



City of Kuna  
Planning & Zoning Department

**City of Kuna**  
P.O. Box 13  
Kuna, Idaho 83634  
Phone: (208) 922-5274  
Fax: (208) 922-5989  
[www.Kunacity.id.gov](http://www.Kunacity.id.gov)

## Agency Transmittal

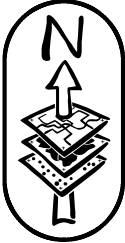
May 1, 2017

Notice is hereby given by the City of Kuna the following actions are under consideration:

<b>FILE NUMBER:</b>	16-11-AN (Annexation) – Kolo, LLC – Proposed New Commercial, C-1.
<b>PROJECT DESCRIPTION</b>	Applicant requests approval for annexation into Kuna City with a C-1 zone for approximately 11.4 acres.
<b>SITE LOCATION</b>	NEC of Meridian and Deer Flat Roads, Kuna, Idaho, 83634.
<b>REPRESENTATIVE</b>	<i>Jaylen Walker</i> All Terra Consulting 849 E. State Street, Ste. 104 Eagle, ID, 83616 208.484.4479 <a href="mailto:jwalker@allterraconsulting.com">jwalker@allterraconsulting.com</a>
<b>SCHEDULED HEARING DATE</b>	Tuesday, <b>June 13, 2017</b> At 6:00 P.M. City Hall, in Kuna.
<b>STAFF CONTACT</b>	Troy Behunin Planner III <a href="mailto:Tbehunin@Kunald.Gov">Tbehunin@Kunald.Gov</a> Phone: 922.5274 Fax: 922.5989

We have enclosed information to assist you with your consideration and response. **No response within 15 business days will indicate you have no objection or comments for this project.** We would appreciate any information you can supply us as to how this action would affect the service(s) you provide. The hearing is scheduled to begin at 6:00 p.m. or as soon as it may be heard. Kuna City Hall is located at 751 W. 4<sup>th</sup> Street, Kuna, ID 83634. Please contact staff with questions. **If your agency needs different plans or paper copies to review, notify our office know and we will send them. Please notify our office who future packets should be sent to, included their email as well.**

# VICINITY MAP



*Kuna Canal*

E Lazy Db Ln

Kolo, LLC

E Deer Flat Rd

N Abstein Ln

Ridley's  
Ace






McDonald's

E Profile Ln

Don Newell  
Ashton Estates

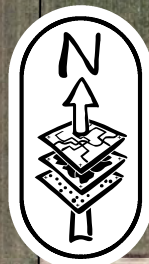
N Meridian Rd

## Legend

-  PARCEL LINES
-  RAILROAD
-  ROADS
-  KUNA CITY LIMITS
-  WATER FEATURES



# AERIAL MAP



E Lazy Db Ln

N Meridian Rd

SUBJECT  
SITE

*Kuna Canal*

E Deer Flat Rd



# KENT BROWN PLANNING SERVICES

October 25, 2016

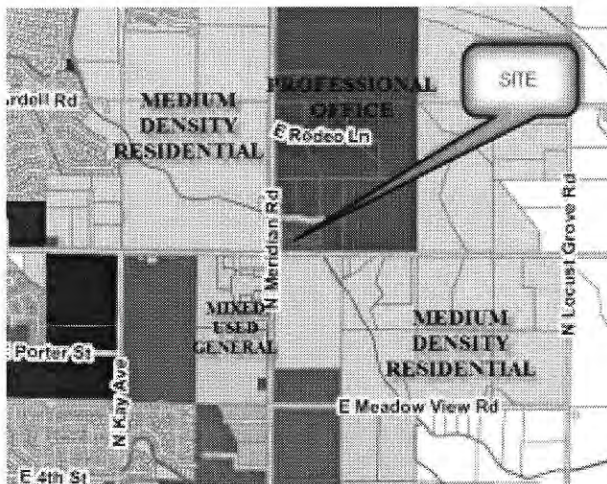
City of Kuna  
751 W 4<sup>th</sup> St  
Kuna, ID 83634

## RE: Annexation of 1800 Meridian Road

Dear Commissioners and Council Members:

We respectfully request the City of Kuna's approval, to annex 11.41 acres, at the northeast corner of Meridian and Deer Flat Roads. This request also includes a request for C-1 zoning with an accompanying development agreement. The request, for C-1 zoning is due to the fact that a C-1 zone most closely complies with the Mixed Use City Center designation, in the Comprehensive Plan.

The Comprehensive Plan designates the surrounding properties with the following designations:



North - Professional Office  
East - Professional Office  
South - Medium Density Residential  
West - Medium Density Residential

As these surrounding properties redevelop, we can foresee many significant changes to the existing land use, in the area. A good example of how significant these changes might be is to simply look across the street at Ridley's and the other surrounding development.

The development at the southwest corner of this intersection (Ridley's), came partly because city services were extended to the area. We envision this same type of growth happening on the east side of Meridian Road, when these same city services are available. At this time we have no firm commitment from any commercial developer for this site. Therefore, we have drawn a conceptual plan to show some possibilities for this site in the future.

The proposed C-1 zone, allows some flexibility for this property. We are requesting a Development Agreement to allow our neighbors some ability to review any future

multi-family applications. We propose that if a multi-family application was submitted for this site, that it would be required to go through a conditional use application. Currently, multi-family is an allowed use and would not require a conditional use application.

At our neighborhood meeting, the neighbors voiced some concerns about our conceptual drawing (see exhibit A) which showed many multi-family buildings in the area north of the Kuna Canal. Because of their concerns, we modified our conceptual drawing. We reduced the number of multi-family buildings and moved them closer to center of the site (see exhibit B). This is only a conceptual drawing, to demonstrate how C-1 zoning can work on this site. We suggest the use of a Development Agreement to reassure that our neighbors will have the opportunity to comment, if multi-family is used on this site.

We look forward to your approval of this application for annexation and zoning into the City of Kuna.

Sincerely,

A handwritten signature in black ink, appearing to read "Ted A. Beaman". The signature is written in a cursive, slightly stylized font.



October 9, 2016

**PROPOSED ANNEXATION DESCRIPTION**

For  
**City of Kuna**

A portion of the Southwest 1/4 of Section 18, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho being more particularly described as follows:

**BEGINNING** at the Southwest corner of said Section 18 from which the South 1/4 corner of Section 18 bears South 89°59'00" East, 2558.77 feet;

Thence along the West boundary line of said Section 18 North 00°11'36" West, 617.24 feet;

Thence leaving said West boundary line North 89°48'24" East, 70.00 feet to the Southwest corner of Trinity View Estates Subdivision as filed in Book 64 of Plats at Pages 6467 and 6468, records of Ada County, Idaho;

Thence along the exterior boundary line of said Trinity View Estates Subdivision the following 7 courses and distances:

Thence continuing North 89°48'24" East, 368.85 feet;

Thence South 67°45'25" East, 132.20 feet;

Thence South 71°09'07" East, 144.20 feet;

Thence South 60°26'08" East, 121.73 feet;

Thence South 24°08'41" East, 105.17 feet;

Thence South 10°43'23" East, 129.54 feet;

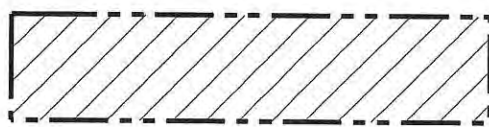
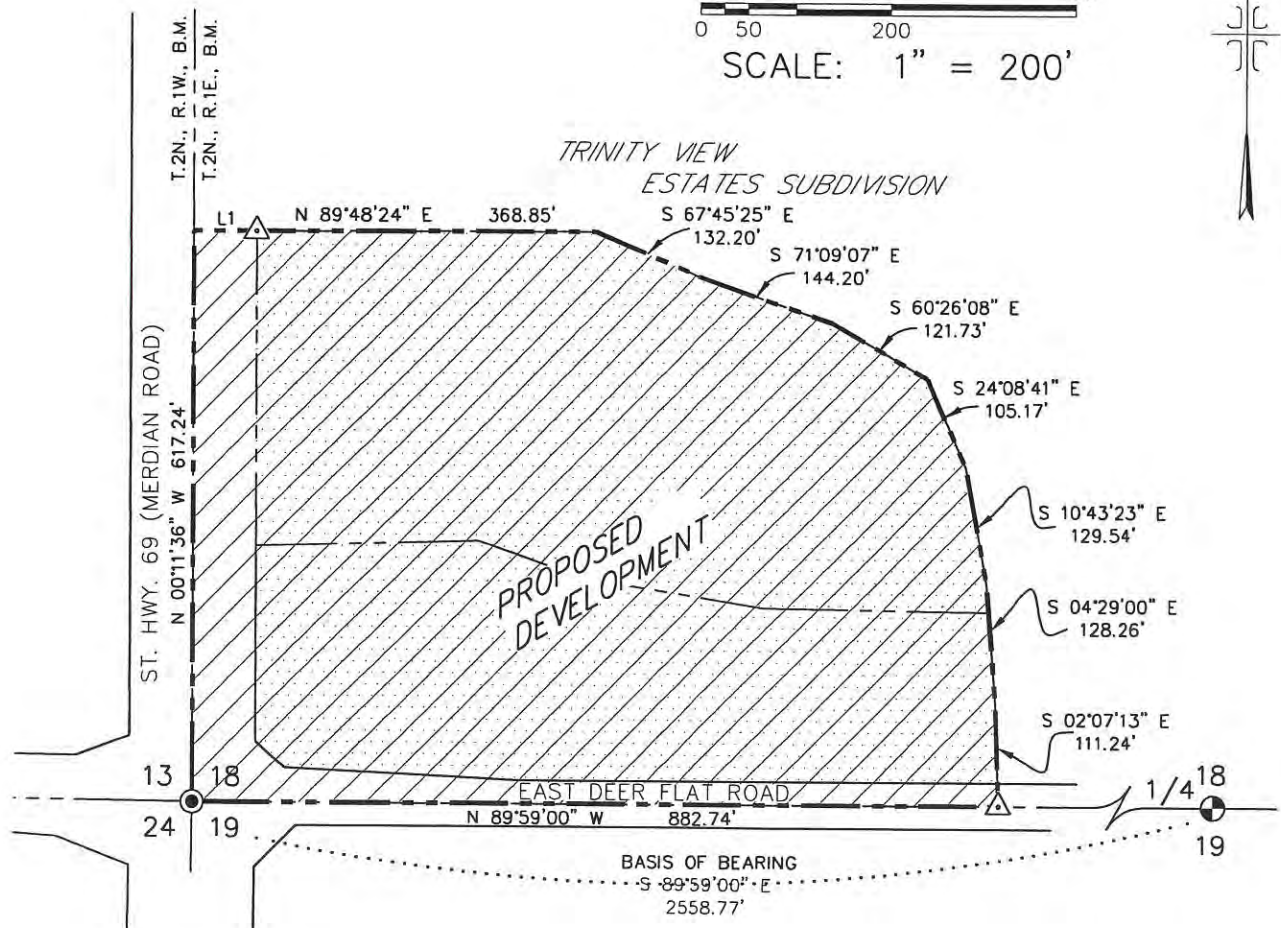
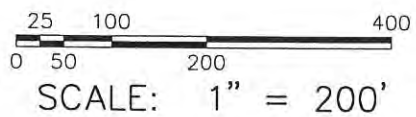
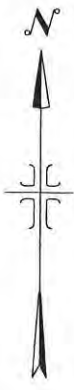
Thence South 04°29'00" East, 128.26 feet;

Thence continuing along said exterior boundary line and the southerly extension thereof South 02°07'13" East, 111.24 feet to a point on the South boundary line of said Section 18;

Thence along said South boundary line North 89°59'00" West, 882.74 feet to the **REAL POINT OF BEGINNING**. Contains an area of 11.41 acres, more or less.

RECEIVED  
10.20.16





PROPOSED ANNEXATION AREA

LINE TABLE		
LINE	BEARING	LENGTH
L1	N 89°48'24" E	70.00'



**RECEIVED**  
10.26.16

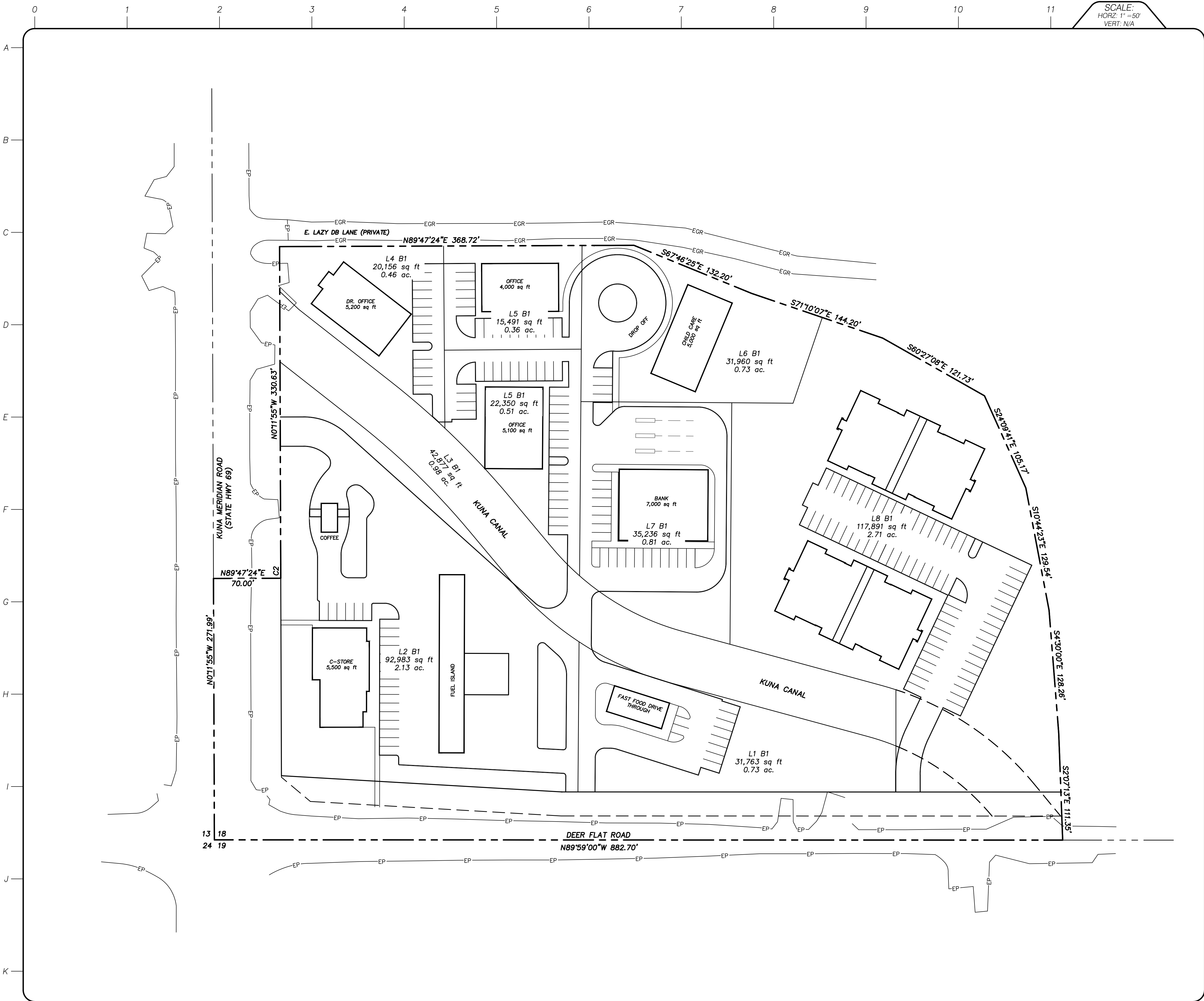
S:\SG Projects\1900 Deer Flat Topo 16-223\dwg\annex desc EXB.dwg 10/7/2016 12:28:08 PM MDT

**ISG** IDAHO SURVEY GROUP, P.C.  
1450 E. WATERTOWER ST.  
SUITE 130  
MERIDIAN, IDAHO 83642  
(208) 846-8570

EXHIBIT DRAWING FOR  
CITY OF KUNA  
PROPOSED ANNEXATION  
A PORTION OF THE SW 1/4 OF SECTION 18, T.2N., R.1E.,  
BOISE MERIDIAN, ADA COUNTY, IDAHO

JOB NO.  
16-223  
SHEET NO.  
1  
DWG. DATE  
09-01-16





SCALE:  
 HORZ: 1" = 50'  
 VERT: N/A

VICINITY MAP  
 1" = 500'

REVISIONS

NO.	DESCRIPTION

BENCHMARKS


PREPARED BY



OWNER


PROJECT:

PRELIMINARY NOT APPROVED  <small>SURVEYOR STAMP FOR          BOUNDARY INFORMATION ONLY</small>	<b>1800 N. MERIDIAN RD.</b> SW 1/4 SEC. 18, T2N, R1E B.M. KUNA, ID. 83634
	<b>CONCEPT</b>



# COMMERCIAL DEVELOPMENT



KUNA MERIDIAN ROAD

DEER FLAT ROAD

E. LAZY DB LANE (PRIVATE)

TIRINITY VIEW ESTATES  
SUBDIVISION



## 1800/1900 N. Meridian

KUNA, ID