



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

October 26, 2020

Notice is hereby given by the City of Kuna that the following action(s) are under consideration:

|                                     |   |
|-------------------------------------|---|
| <b>File Number &amp; Case Name:</b> | 20-09-S (Preliminary Plat), 20-04-AN (Annexation), 20-05-ZC (Rezone) & 20-19-DR (Design Review)– Linrock Subdivision  |
| <b>Project Description</b>          | Trilogy Development requests to annex an approx. 0.75-acre parcel Kuna City Limits and rezone an approx. 39.64-acre parcel already within Kuna City Limits. The two parcels will make up a mixed-use development with C-1 (Neighborhood Commercial), R-6 (Medium Density Residential) and R-12 (High Density Residential) zones. The total 40.4 acres will be subdivided into 208 total lots (148 single family residential, 26 multifamily, 30 common and 4 commercial). The subject site is located at 5700 S Linder Road, Kuna, ID 83634, within Section 36, Township 3 North, Range 1 West; (APNs: S1236335800, S1236315400). |
| <b>Site Location</b>                | 5700 S Linder Road, Kuna, ID 83634  |
| <b>Applicant</b>                    | <b>Trilogy Development</b><br>9839 W. Cable Car St, Ste 101<br>Boise, ID 83709<br>208-895-8858  |
| <b>Representative</b>               | <b>Gem State Planning</b><br>9840 W. Overland Rd, Ste 120<br>Boise, ID 83709<br>208-602-6941<br><a href="mailto:jane@gemstateplanning.com">jane@gemstateplanning.com</a>  |
| <b>Public Hearing Date</b>          | Tuesday, <b>January 12, 2021</b><br>6:00 pm<br>Kuna City Hall is located at 751 W. 4 <sup>th</sup> Street, Kuna, ID 83634   |
| <b>Staff Contact</b>                | Doug Hanson, Planner I<br><a href="mailto:dhanson@kunaid.gov">dhanson@kunaid.gov</a><br>Phone: 208.922.5274<br>Fax: 208.922.5989  |

Enclosed is information to assist you with your consideration and response. All comments as to how this action may affect the service(s) your agency provides, is greatly appreciated. Please contact staff with any questions. **If your agency needs different or additional information to review and provide comments please notify our office and they will be sent to you.** If your agency needs additional time for review, please let our office know as soon as possible. *No response within 15 business days will indicate you have no objection or comments for this project.*



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 Department  
 P.O. Box 13  
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 Website: www.kunacity.id.gov

## Commission & Council Review Application

Note: Engineering fees shall be paid by the applicant if required.

\*Please submit the appropriate checklist (s) with application

### Type of Review (check all that apply):

- Annexation
- Appeal
- Comprehensive Plan Amendment
- Design Review
- Development Agreement
- Final Planned Unit Development
- Final Plat
- Lot Line Adjustment
- Lot Split
- Planned Unit Development
- Preliminary Plat
- Rezone
- Special Use
- Temporary Business
- Vacation
- Variance

| For Office Use Only       |                                       |
|---------------------------|---------------------------------------|
| File Number (s)           | 20-09-S, 20-04-AN, 20-05-ZC, 20-19-DR |
| Project name              | Linrock Sub                           |
| Date Received             | 09.24.2020                            |
| Date Accepted/Complete    | 10.16.2020                            |
| Cross Reference Files     |                                       |
| Commission Hearing Date   | 1.12.2021                             |
| City Council Hearing Date |                                       |

### Contact/Applicant Information

|   |  |
|---|--|
| Owners of Record: <u>Viper Investments, LLC</u>                 | Phone Number: _____                      |
| Address: <u>1977 E. Overland Road</u>                           | E-Mail: _____                            |
| City, State, Zip: <u>Meridian, ID</u>                           | Fax #: _____                             |
| Applicant (Developer): <u>Trilogy Development, Inc.</u>         | Phone Number: <u>208-895-8858</u>        |
| Address: <u>9839 W. Cable Car St., Suite 101</u>                | E-Mail: _____                            |
| City, State, Zip: <u>Boise, ID 83709</u>                        | Fax #: _____                             |
| Engineer/Representative: <u>Gem State Planning / Jane Suggs</u> | Phone Number: <u>208-602-6941</u>        |
| Address: <u>9840 W. Overland Road, Suite 120</u>                | E-Mail: <u>jane@gemstateplanning.com</u> |
| City, State, Zip: <u>Boise, ID 83709</u>                        | Fax #: _____                             |

### Subject Property Information

|   |   |
|---|---|
| Site Address: <u>5700 S. Linder Road</u>                                  |   |
| Site Location (Cross Streets): <u>south of Amity, north of Lake Hazel</u> |   |
| Parcel Number (s): <u>S1236335800, S1236315400</u>                        |   |
| Section, Township, Range: <u>3N, 1W, 36</u>                               |   |
| Property size : <u>40.4 acres</u>   |   |
| Current land use: <u>SF home and agriculture</u>                          | Proposed land use: <u>commercial, multi-family, single family</u> |
| Current zoning district: <u>A and RUT</u>                                 | Proposed zoning district: <u>C-1, R-12, R-6</u>                   |

**Project Description**

Project / subdivision name: Linrock Subdivision

General description of proposed project / request: mixed use development with commercial lots, multi-family/four-plex lots and single family lots of various sizes

Type of use proposed (check all that apply):

Residential \_\_\_\_\_

Commercial \_\_\_\_\_

Office \_\_\_\_\_

Industrial \_\_\_\_\_

Other \_\_\_\_\_

Amenities provided with this development (if applicable): 2 acre park with picnic shelter and playground, connecting pathways throughout

**Residential Project Summary (if applicable)**

Are there existing buildings?  Yes  No

Please describe the existing buildings: SF home to be removed

Any existing buildings to remain?  Yes  No

Number of residential units: 252 Number of building lots: 178

Number of common and/or other lots: 28, plus service drives (2)

Type of dwellings proposed:

Single-Family \_\_\_\_\_

Townhouses \_\_\_\_\_

Duplexes \_\_\_\_\_

Multi-Family \_\_\_\_\_

Other \_\_\_\_\_

Minimum Square footage of structure (s): \_\_\_\_\_

Gross density (DU/acre-total property): 6.24 du/acre Net density (DU/acre-excluding roads): 7.99 du/acre

Percentage of open space provided: 22.8 % / 9.7 %\* Acreage of open space: 9.2 / 3.9\* \* = usable open space

Type of open space provided (i.e. landscaping, public, common, etc.): park, pathways, buffers

**Non-Residential Project Summary (if applicable)**

Number of building lots: 4 Other lots: \_\_\_\_\_

Gross floor area square footage: unknown at this time Existing (if applicable): \_\_\_\_\_

Hours of operation (days & hours): \_\_\_\_\_ Building height: \_\_\_\_\_

Total number of employees: \_\_\_\_\_ Max. number of employees at one time: \_\_\_\_\_

Number and ages of students/children: \_\_\_\_\_ Seating capacity: \_\_\_\_\_

Fencing type, size & location (proposed or existing to remain): \_\_\_\_\_

Proposed Parking:

a. Handicapped spaces: \_\_\_\_\_ Dimensions: \_\_\_\_\_

b. Total Parking spaces: \_\_\_\_\_ Dimensions: \_\_\_\_\_

c. Width of driveway aisle: \_\_\_\_\_

Proposed Lighting: \_\_\_\_\_

Proposed Landscaping (berms, buffers, entrances, parking areas, common areas, etc.): \_\_\_\_\_

Applicant's Signature: Jane Suggs Date: 9/18/20



# City of Kuna

## Design Review Application

P.O. Box 13  
 Kuna, Idaho 83634  
 (208) 922.5274  
 Fax: (208) 922.5989  
 Website: www.kunacity.id.gov

FILE NO.: 20-19-DR Linrock Subdivision

CROSS REF.: 20-09-S, 20-05-ZC, 20-04-AN

FILES: \_\_\_\_\_

The City of Kuna has adopted a Design Review process whose purpose is to make Kuna a pleasant and comfortable place to live and work. This Design Review process is based on standards and guidelines found in the Design Review Ordinance No. 2007-02 and the Architecture and Site Design Booklet. Both documents can be found online ([www.cityofkuna.com](http://www.cityofkuna.com)) or are picked up in the City's Planning and zoning department is located at 751 W 4<sup>th</sup> Street, Kuna ID.

### The Design Review application applies to the following land use actions:

- ▶ Multi- family dwellings (3 or more)
- ▶ Commercial
- ▶ Industrial
- ▶ Institutional
- ▶ Office
- ▶ Common Area
- ▶ Subdivision Signage
- ▶ Proposed Conversions
- ▶ Proposed changes in land use and/or building use or exterior remodeling
- ▶ Exterior restoration, and enlargement or expansion of existing buildings, signs or sites.

## Application Submittal Requirements

| Applicant Use            |   | Staff Use                |
|--------------------------|---|--------------------------|
| <input type="checkbox"/> | Date of pre- application meeting : <u>8/13/20</u><br><i>Note: Pre-Applications are valid for a period of three (3) months.</i>  | <input type="checkbox"/> |
| <input type="checkbox"/> | A complete Design Review Application form<br><i>Note: It is the applicant's responsibility to use a current application.</i>  | <input type="checkbox"/> |
| <input type="checkbox"/> | Detailed letter of explanation or justification for the application, describing the project and design elements, and how the project complies with Design Review standards.   | <input type="checkbox"/> |
| <input type="checkbox"/> | One (1) Vicinity Map (8 ½" x 11") at 1" = 300' scale (or similar), label the location of the property and adjacent streets.   | <input type="checkbox"/> |
| <input type="checkbox"/> | One 8 ½" x 11" colored aerial photo depicting proposed site, street names, and surrounding area within five-hundred feet (500').  | <input type="checkbox"/> |
| <input type="checkbox"/> | Copy of Deed; and, if the applicant is not the owner, an original notarized statement (affidavit of legal interest) from the owner (and all interested parties) stating the applicant is authorized to submit this application. | <input type="checkbox"/> |

Detailed site, landscape, drainage plan, elevation and to scale. *(No smaller than 1"=30', unless otherwise approved.)*  
 One of each plan (site, landscape, drainage plan and elevations) is required to be submitted in the following plan sizes:

- (2) 24" x 36" LARGE FORMAT PLANS
- (1) 11" X 17" PLAN REDUCTIONS
- (1) 8 1/2" x 11" PLAN REDUCTIONS

Provide a color rendering and material sample board specifically noting where each color and material is to be located on the structure.  
*Note: Provide photo of the colored rendering and material samples board to City Staff electronically in a JPG or PDF format.*

The Applicant is obligated to provide a site plan that graphically portrays the site and includes the following features:

**Site Plan**

Applicant Use

North Arrow

To scale drawings

Property lines

Name of "Plan Preparer" with contact information

Name of project and date

Existing structures, identify those which are to be relocated or removed

On-site and adjoining streets, alleys, private drives and rights-of-way

Drainage location and method of on-site retention / detention

Location of public restrooms

Existing / proposed utility service and any above-ground utility structures and their location

Location and width of easements, canals and drainage ditches

Location and dimension of off-street parking

Locations and sizes of any loading area, docks, ramps and vehicle storage or service areas

Trash storage areas and exterior mechanical equipment, with proposed method of screening

Sign locations *(a separate sign application must be submitted with this application)*

On-site transportation circulation plan for motor vehicles, pedestrians and bicycles

Locations and uses of ALL open spaces

Locations, types and sizes of sound and visual buffers *(Note: all buffers must be located outside the public right-of-way)*

Parking layout including spaces, driveways, curb cuts, circulation patterns, pedestrian walks and vision triangle

Locations of subdivision lines *(if applicable)*

Illustration that demonstrates adequate sight distance is provided for motor vehicles, pedestrians and bicycles

Location of walls and fences and indication of their height and material of construction

Roofline and foundation plan of building, location on the site

Location and designations of all sidewalks

Location and designation of all rights-of-way and property lines

Staff Use

## Landscape and Streetscape Plan

The landscape and streetscape plans need to be drawn by the project architect, professional landscape architect, landscape designer, or qualified nurseryman for development's possessing more than twelve thousand (12,000) square feet of private land. The landscaped and streetscape plans must be colored. The Planning Director or City Forester may require the preparation of a landscape plan for smaller developments by one of the noted individuals if the lot(s) have unique attributes.

| Applicant<br>Use  | Staff<br>Use             |
|---|--------------------------|
| <input type="checkbox"/> North Arrow  | <input type="checkbox"/> |
| <input type="checkbox"/> To scale drawings  | <input type="checkbox"/> |
| <input type="checkbox"/> Boundaries, property lines and dimensions  | <input type="checkbox"/> |
| <input type="checkbox"/> Name of "Plan Preparer" with contact information   | <input type="checkbox"/> |
| <input type="checkbox"/> Name of project and date   | <input type="checkbox"/> |
| <input type="checkbox"/> Type and location of all plant materials and other ground covers.<br><i>Please review the City's plant list and rely upon it to identify the site's planting strategy. Include botanical and common name, quantity, spacing and sizes of all proposed landscape materials at the time of planting, and at maturity. A list of acceptable trees is available upon request from City Planning Staff.</i> | <input type="checkbox"/> |
| <input type="checkbox"/> Existing vegetation identified by specific size. Identify those which are proposed to be relocated or removed  | <input type="checkbox"/> |
| <input type="checkbox"/> Method of irrigation<br><i>Note: All plant materials, except existing native plants not damaged during construction or xeriscape species shown not to require regular watering, shall be irrigated by underground sprinkler systems set on a timer in order to obtain proper watering duration and ease of maintenance.</i>  | <input type="checkbox"/> |
| <input type="checkbox"/> Location, description, materials, and cross-sections of special features, including berming, retaining walls, hedges, fences, fountains street/pathway furniture (benches, etc.), etc.   | <input type="checkbox"/> |
| <input type="checkbox"/> Sign locations<br><i>Note: A separate sign application must be submitted with this application</i>   | <input type="checkbox"/> |
| <input type="checkbox"/> Locations and uses for open spaces   | <input type="checkbox"/> |
| <input type="checkbox"/> Parking layout including spaces, driveways, curb cuts, circulation patterns, pedestrian walks and vision triangle  | <input type="checkbox"/> |
| <input type="checkbox"/> Illustration that demonstrates adequate sight distance is provided for motor vehicles, pedestrians and bicycles  | <input type="checkbox"/> |
| <input type="checkbox"/> Location and designations of all sidewalks   | <input type="checkbox"/> |
| <input type="checkbox"/> Clearly identify pressurized irrigation lines and underground water storage  | <input type="checkbox"/> |
| <input type="checkbox"/> Engineered grading and drainage plans: A generalized drainage plan showing direction drainage with proposed on-site retention. Upon submission of building/construction plans for an approved design review application, a detailed site grading and drainage plan, prepared by a registered professional engineer (PE) shall be submitted to the City for review and approval by the City Engineer.   | <input type="checkbox"/> |

## Building Elevations

Applicant  
Use

Detailed elevation plans of each side of any proposed building(s) or additions(s)  
*Note: Four (4) elevations to include all sides of development and must be in color*

Identify the elevations as to north, south, east, and west orientation

Colored copies of all proposed building materials and indication where each material and color application is to be located

*Note: Submit as 11"x17" reductions*

Screening/treatment of mechanical equipment

Provide a cross-section of the building showing any roof top mechanical units and their roof placement

Detailed elevation plans showing the materials to be used in construction of trash enclosures

Staff  
Use

## Lighting Plan

Applicant  
Use

Exterior lighting including detailed cut sheets and photometric plan (pedestrian, vehicle, security, decoration)

Types and wattage of all light fixtures

*Note: The City encourages use of "dark sky" lighting fixtures*

Placement of all light fixtures shown on elevations and landscaping plans

Staff  
Use

## Roof Plans

Applicant  
Use

Size and location of all roof top mechanical units

Staff  
Use



# Design Review Application

Applicant: Jane Suggs / Gem State Planning Phone: 208-602-6941

Owner

Representative

Fax/Email: \_\_\_\_\_

Applicant's Address: 9840 W. Overland Road, Suite 120

Boise, Idaho

Zip: 83709

Owner: Viper Investments, LLC Phone: \_\_\_\_\_

Owner's Address: 1977 E. Overland Road Email: \_\_\_\_\_

Meridian, Idaho

Zip: 83642

Represented By: *(if different from above)* applicant Phone: \_\_\_\_\_

Address: \_\_\_\_\_ Email: \_\_\_\_\_

Zip: \_\_\_\_\_

Address of Property: 5700 S. Linder Road

Zip: \_\_\_\_\_

Distance from Major Cross Street: located on Linder Road, between Amity and Lake Hazel Roads Street Name(s): \_\_\_\_\_

*Please check the box that reflects the intent of the application*

BUILDING DESIGN REVIEW

SUBDIVISION / COMMON AREA LANDSCAPE

DESIGN REVIEW MODIFICATION

STAFF LEVEL APPLICATION

This Design Review application is a request to construct, add or change the following: *(Briefly explain the nature of the request.)*

landscaping on common lots throughout the subdivision,

1. Dimension of Property: 40.4 acres

2. Current Land Use(s): single family home and agriculture

3. What are the land uses of the adjoining properties?

North: single family home, agriculture,

South: communications towers and radio tower building

East: single family homes, agriculture

West: Linder Road, single family homes in Ada County

4. Is the project intended to be phased, if so what is the phasing time period? 2021 - 2025

Please explain: \_\_\_\_\_

5. The number and use(s) of all structures: SF homes, four-plexes, future commercial lots,  
picnic shelter and play structure

6. Building heights: \_\_\_\_\_ Number of stories: \_\_\_\_\_

The height and width relationship of new structures shall be compatible and consistent with the architectural character of the area and proposed use.

*Note: The maximum building height for each zoning district is as follows:*

|          |          |          |          |        |
|----------|----------|----------|----------|--------|
| L-O: 35' | C-2: 60' | CBD: 80' | M-2: 60' | P: 60' |
| C-1: 35' | C-3: 60' | M-1: 60' | M-3: 60' |        |

7. What is the percentage of building space on the lot when compared to the total lot area? \_\_\_\_\_

8. Exterior building materials & colors: *(Note: This section must be completed in compliance with the City of Kuna Ordinance No. 2007-21A (as amended); found online at [www.cityofkuna.com](http://www.cityofkuna.com) under the City Code.*

MATERIAL COLOR

Roof: \_\_\_\_\_ / \_\_\_\_\_

Walls: *(State percentage of wall coverage for each type of building material below for each frontage wall) If there is not adequate space to identify the various building materials and applications, please list them on the attached sheet of this application. Please attach photos to support application types.*

% of Wood application: \_\_\_\_\_ / \_\_\_\_\_

% EIFS: \_\_\_\_\_ / \_\_\_\_\_  
*(Exterior Insulation Finish System)*

% Masonry: \_\_\_\_\_ / \_\_\_\_\_

% Face Block: \_\_\_\_\_ / \_\_\_\_\_

% Stucco: \_\_\_\_\_ / \_\_\_\_\_

& other material(s): \_\_\_\_\_ / \_\_\_\_\_

List all other materials: \_\_\_\_\_

Windows/Doors: \_\_\_\_\_ / \_\_\_\_\_  
*(Type of window frames & styles / doors & styles, material)*

Soffits and fascia material: \_\_\_\_\_ / \_\_\_\_\_

Trim, etc.: \_\_\_\_\_ / \_\_\_\_\_

Other: \_\_\_\_\_ / \_\_\_\_\_

9. Please identify Mechanical Units: \_\_\_\_\_

Type/Height: \_\_\_\_\_

Proposed Screening Method: \_\_\_\_\_

10. Please identify trash enclosure: *(size, location, screening & construction materials)* \_\_\_\_\_

11. Are there any irrigation ditches/canals on or adjacent to the property? \_\_\_\_\_

If yes, what is the name of the irrigation or drainage provider? \_\_\_\_\_

12. Fencing: *(Please provide information about new fencing material as well as any existing fencing material)*

**6' vinyl fence, 4' vinyl fence as noted next to pathways**

Type: \_\_\_\_\_

Size: \_\_\_\_\_

Location: \_\_\_\_\_

*(Please note that the City has height limitations of fencing material and requires a fence permit to be obtained prior to installation)*

13. Proposed method of On-site Drainage Retention/Detention:

**subsurface infiltration basins, potentially surface drainage basins in some locations**

14. Percentage of Site Devoted to Building Coverage: \_\_\_\_\_

% of Site Devoted to Landscaping: \_\_\_\_\_ Square Footage: \_\_\_\_\_  
*(Including landscaped rights-of-way)*

% of Site that is Hard Surface: \_\_\_\_\_ Square Footage: \_\_\_\_\_  
*(Paving, driveways, walkways, etc.)*

% of Site Devoted to other uses: \_\_\_\_\_

Describe: \_\_\_\_\_

% of landscaping within the parking lot (landscaped islands, etc.): \_\_\_\_\_

15. For details, please provide dimensions of landscaped areas within public rights-of-way: \_\_\_\_\_

16. Are there any existing trees of 4" or greater in caliper on the property? *(Please provide the information on the site plans.)*

If yes, what type, size and the general location? *(The City's goal is to preserve existing trees with a four inch (4") or greater caliper whenever possible):*

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

17. Dock Loading Facilities:

Number of docking facilities and their location: \_\_\_\_\_

Method of screening: \_\_\_\_\_

18. Pedestrian Amenities: *(bike racks, receptacles, drinking fountains, benches, etc.)* **2 acre park with play structure, picnic shelter and pathway around perimeter; 1 acre open space for four-plex community; pathways to connect neighbors; significant landscaping adds to pedestrian comfort**

19. Setbacks of the proposed building from property lines:

Front \_\_\_\_\_ -feet      Rear \_\_\_\_\_ -feet      Side \_\_\_\_\_ -feet      Side \_\_\_\_\_ -feet

20. Parking requirements: \_\_\_\_\_

Total Number of Parking Spaces: **see notes on plat**      Width and Length of Spaces: \_\_\_\_\_

Total Number of Compact Spaces 8'x17': \_\_\_\_\_

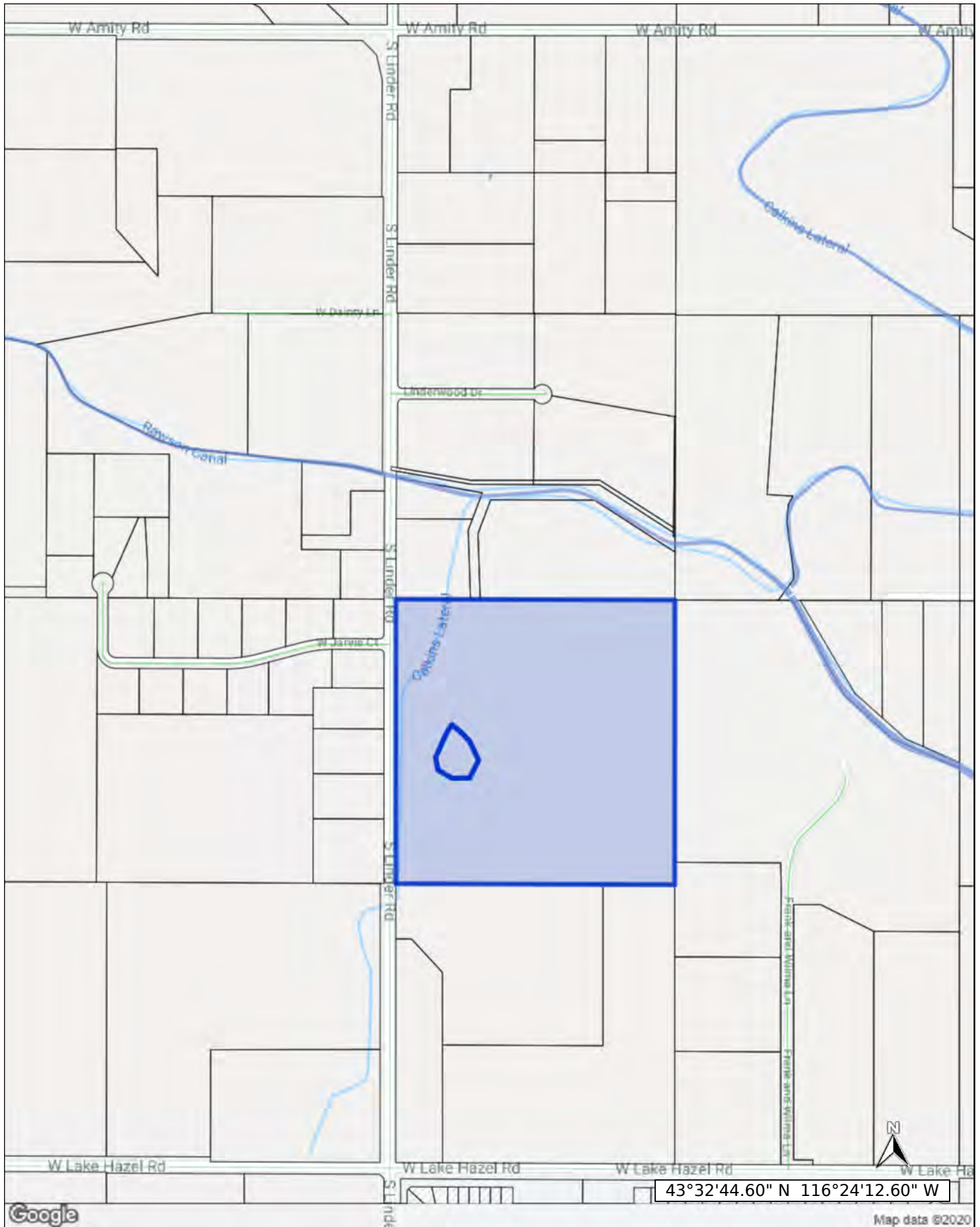
21. Is any portion of the property subject to flooding conditions?      Yes \_\_\_\_\_      No \_\_\_\_\_

IF THE PLANNING DIRECTOR OR DESIGNEE, THE DESIGN REVIEW BOARD AND/OR THE CITY COUNCIL DETERMINE THAT ADDITIONAL AND/OR REVISED INFORMATION IS NEEDED, AND/OR IF OTHER UNFORESEEN CIRCUMSTANCES ARISE, ANY DATES OUTLINED FOR PROCESSING MAY BE RE-SCHEDULED BY THE CITY. APPLICANT/REPRESENTATIVE MUST ATTEND THE DESIGN REVIEW BOARD MEETING/PLANNING AND ZONING MEETINGS.

The Ada County Highway District may also conduct public meetings regarding this application. IF you have questions about the meeting date or the traffic that this development may generate or the impact of that traffic on streets in the area, please contact the Ada County Highway District at 208.387.6170. In order to expedite you request, please have ready the file number indicated in this notice.



# Linrock Subdivision Vicinity Map





# Linrock Subdivision Vicinity Map



EXHIBIT \_\_

DESCRIPTION FOR

**LINROCK SUBDIVISION  
ANNEXATION**

A portion of the NW 1/4 of the SW 1/4 of Section 36, T.3N., R.1W., B.M., Ada County, Idaho being more particularly described as follows:

Commencing at the W1/4 corner of said Section 36 from which the S1/16 corner of said Section 36 bears South 00°28'44" West, 1323.70 feet;

thence South 25°40'53" East, 649.82 feet to the **REAL POINT OF BEGINNING**;

thence South 49°28'55" East, 65.95 feet;

thence South 42°33'43" East, 48.90 feet;

thence South 24°53'05" East, 97.32 feet;

thence South 27°21'39" West, 92.73 feet;

thence North 90°00'00" West, 82.80 feet;

thence North 59°21'31" West, 75.58 feet;

thence North 10°17'12" West, 59.67 feet;

thence North 24°46'54" East, 127.20 feet;

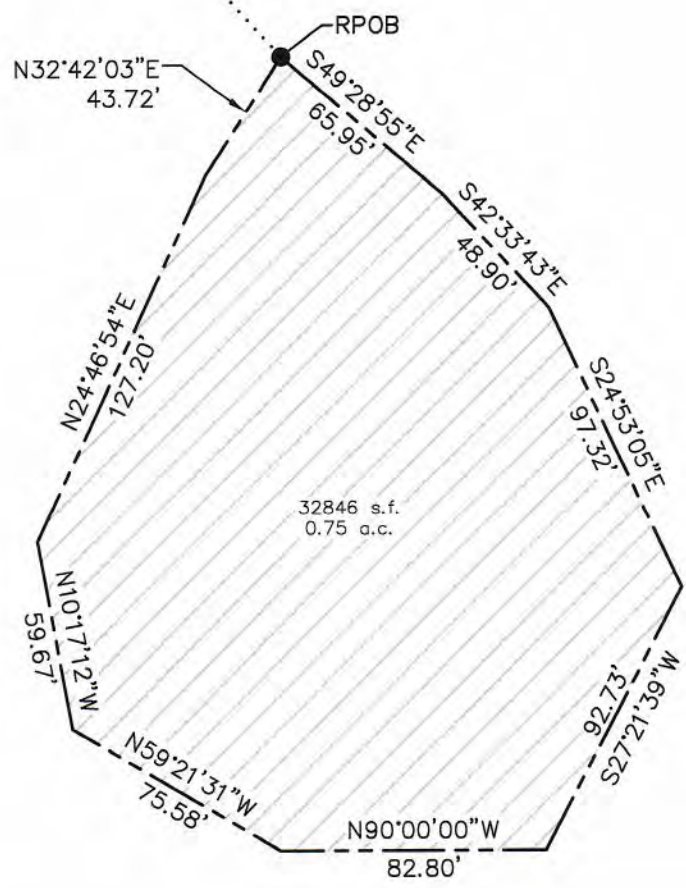
thence North 32°42'03" East, 43.72 feet to the **REAL POINT OF BEGINNING**.  
Containing 32,846 square feet or 0.75 acres, more or less.







SCALE: 1" = 60'



P:\5700 Linder Rd Topo 19-405\dwg\ANNEX-BEZONE\LINROCK ANNEXATION.dwg 6/27/2020 10:54:32 AM



**IDAHO SURVEY GROUP, LLC**

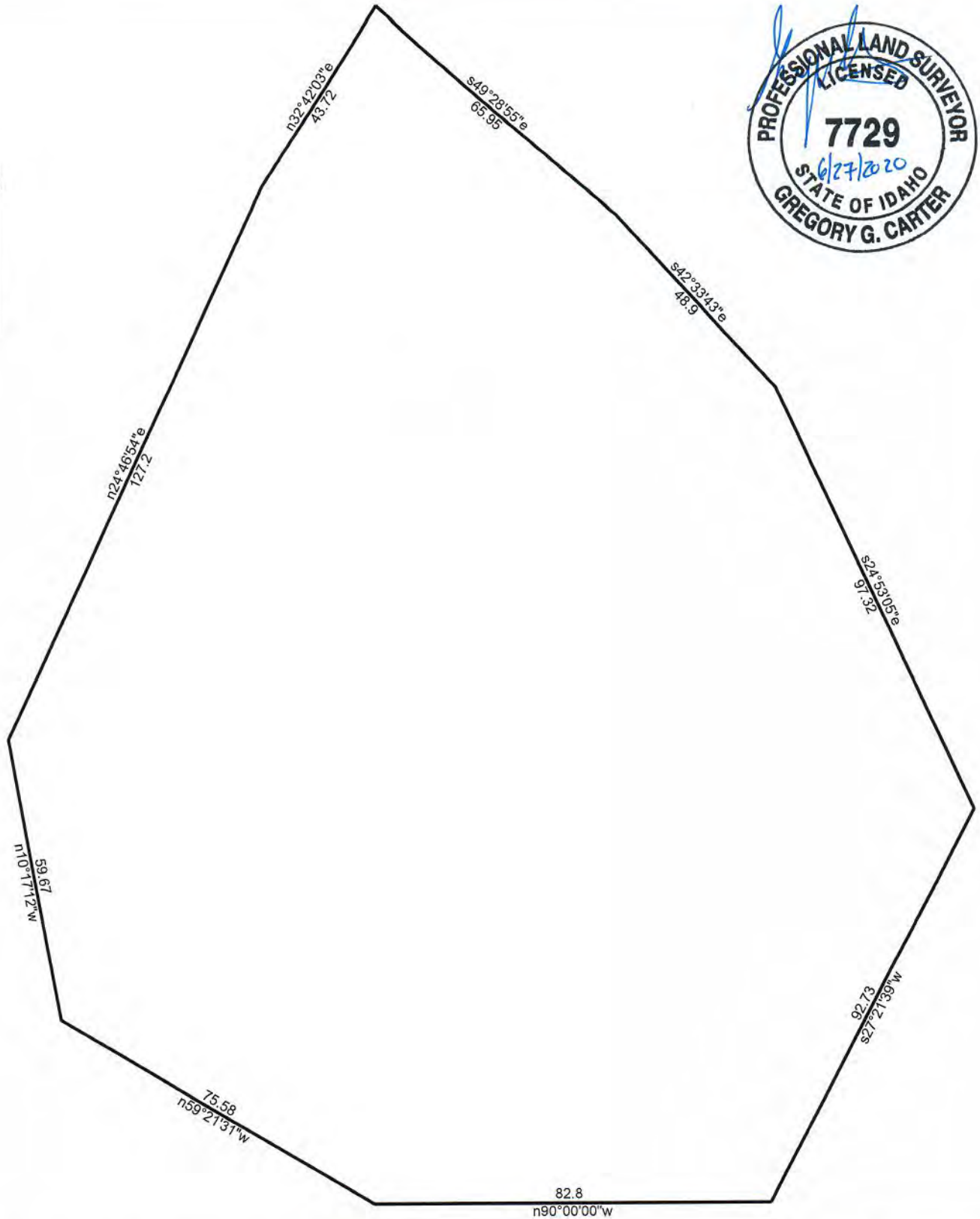
9955 W. EMERALD ST.  
BOISE, IDAHO 83704  
(208) 846-8570

EXHIBIT \_\_ DRAWING FOR  
LINROCK SUBDIVISION  
CITY OF KUNA ANNEXATION

LOCATED IN THE NW 1/4 OF THE SW 1/4 OF SECTION 36,  
T.3N., R.1W., B.M., ADA COUNTY, IDAHO

|                       |
|-----------------------|
| JOB NO.<br>19-405     |
| SHEET NO.<br>1        |
| DWG. DATE<br>6/2/2020 |





# Linrock Sub Annexation Closure Sheet

6/27/2020

Scale: 1 inch= 30 feet

File:

Tract 1: 0.7540 Acres (32846 Sq. Feet), Closure: n00.0000e 0.00 ft. (1/195749), Perimeter=694 ft.

- 01 s49.2855e 65.95
- 02 s42.3343e 48.9
- 03 s24.5305e 97.32
- 04 s27.2139w 92.73
- 05 n90.0000w 82.8
- 06 n59.2131w 75.58
- 07 n10.1712w 59.67

- 08 n24.4654e 127.2
- 09 n32.4203e 43.72

EXHIBIT \_\_

DESCRIPTION FOR

**LINROCK SUBDIVISION  
C-1 REZONE**

A portion of the NW 1/4 of the SW 1/4 of Section 36, T.3N., R.1W., B.M., Kuna, Ada County, Idaho being more particularly described as follows:

Commencing S1/16 corner of said Section 36 of from which the W1/4 corner of said Section 36 bears North 00°28'44" East 1323.70 feet;

thence along the West boundary line of said Section 36 North 00°28'44" East, 879.88 feet to the **REAL POINT OF BEGINNING**;

thence continuing along said West boundary line North 00°28'44" East, 443.81 feet to the W1/4 corner of said Section 36;

thence along the East-West centerline of said Section 36 South 89°22'49" East, 553.87 feet;

thence leaving said East-West centerline South 14°01'33" East, 35.25 feet;

thence 114.00 feet along the arc of a non-tangent curve to the left, said curve having a radius of 250.00 feet, a central angle of 26°07'39" and a long chord which bears South 55°37'01" West, 113.02 feet;

thence South 42°33'11" West, 12.35 feet;

thence 63.91 feet along the arc of a non-tangent curve to the right, said curve having a radius of 300.00 feet, a central angle of 12°12'20" and a long chord which bears South 48°14'44" West, 63.79 feet;

thence South 39°00'19" East, 102.42 feet;

thence 15.20 feet along the arc of a non-tangent curve to the right, said curve having a radius of 82.50 feet, a central angle of 10°33'23" and a long chord which bears South 33°44'03" East, 15.18 feet;

thence South 61°32'38" West, 9.96 feet;

thence North 89°32'27" West, 60.35 feet;

thence South 00°27'33" West, 103.15 feet;

thence North 89°31'16" West, 53.62 feet;

thence South 00°28'44" West, 10.00 feet;

thence North 89°31'16" West, 139.96 feet;

thence South 00°28'44" West, 9.19 feet;

thence 39.70 feet along the arc of a non-tangent curve to the left, said curve having a radius of 67.50 feet, a central angle of 33°41'56" and a long chord which bears South 69°22'53" West, 39.13 feet;

thence South 63°57'28" West, 50.28 feet;

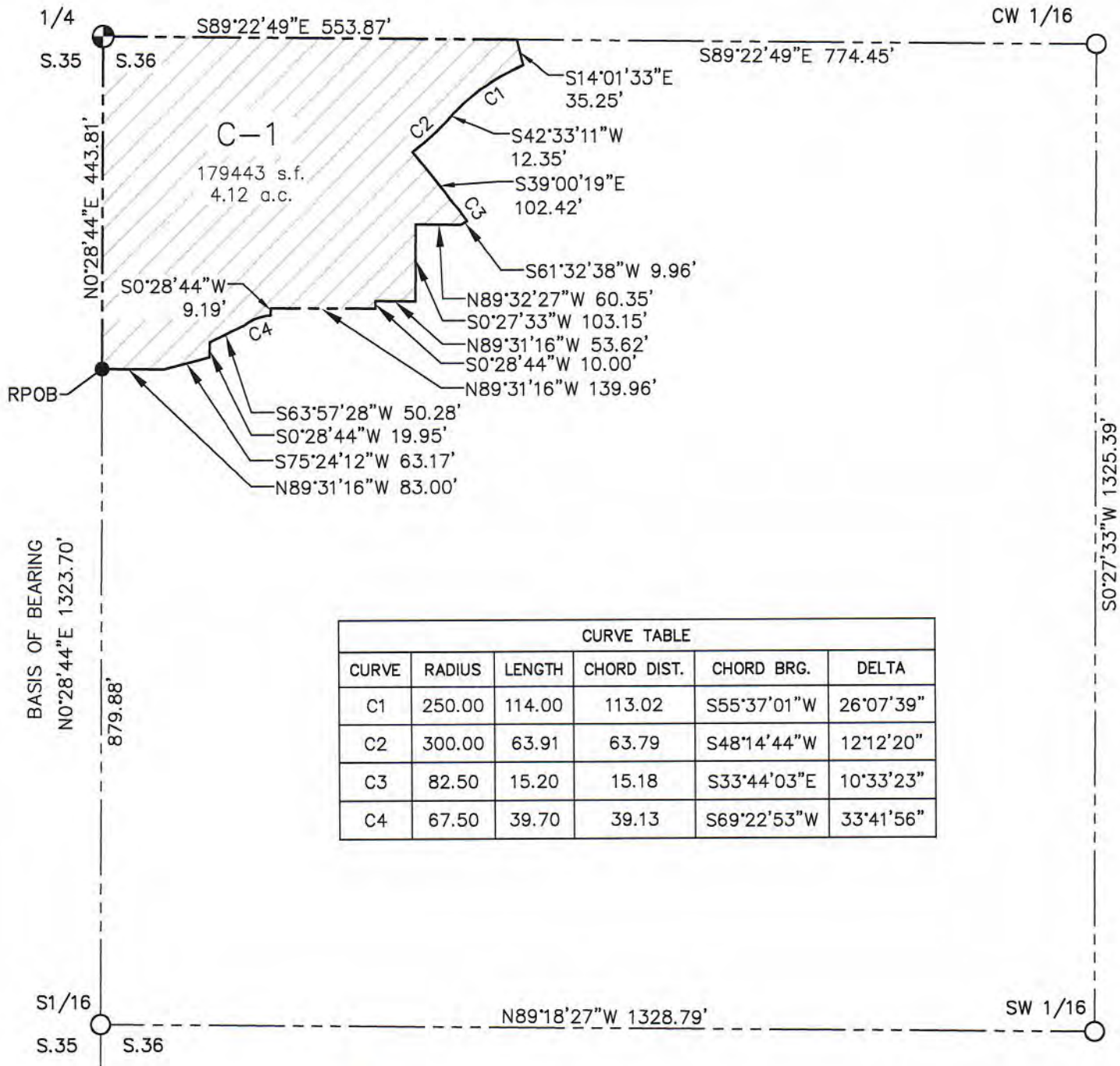
thence South 00°28'44" West, 19.95 feet;

thence South 75°24'12" West, 63.17 feet;

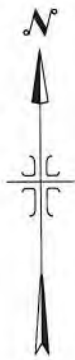
thence North 89°31'16" West, 83.00 feet to the **REAL POINT OF BEGINNING**.  
Containing 4.12 acres, more or less.







| CURVE TABLE |        |        |             |             |           |
|-------------|--------|--------|-------------|-------------|-----------|
| CURVE       | RADIUS | LENGTH | CHORD DIST. | CHORD BRG.  | DELTA     |
| C1          | 250.00 | 114.00 | 113.02      | S55°37'01"W | 26°07'39" |
| C2          | 300.00 | 63.91  | 63.79       | S48°14'44"W | 12°12'20" |
| C3          | 82.50  | 15.20  | 15.18       | S33°44'03"E | 10°33'23" |
| C4          | 67.50  | 39.70  | 39.13       | S69°22'53"W | 33°41'56" |



SCALE: 1" = 200'

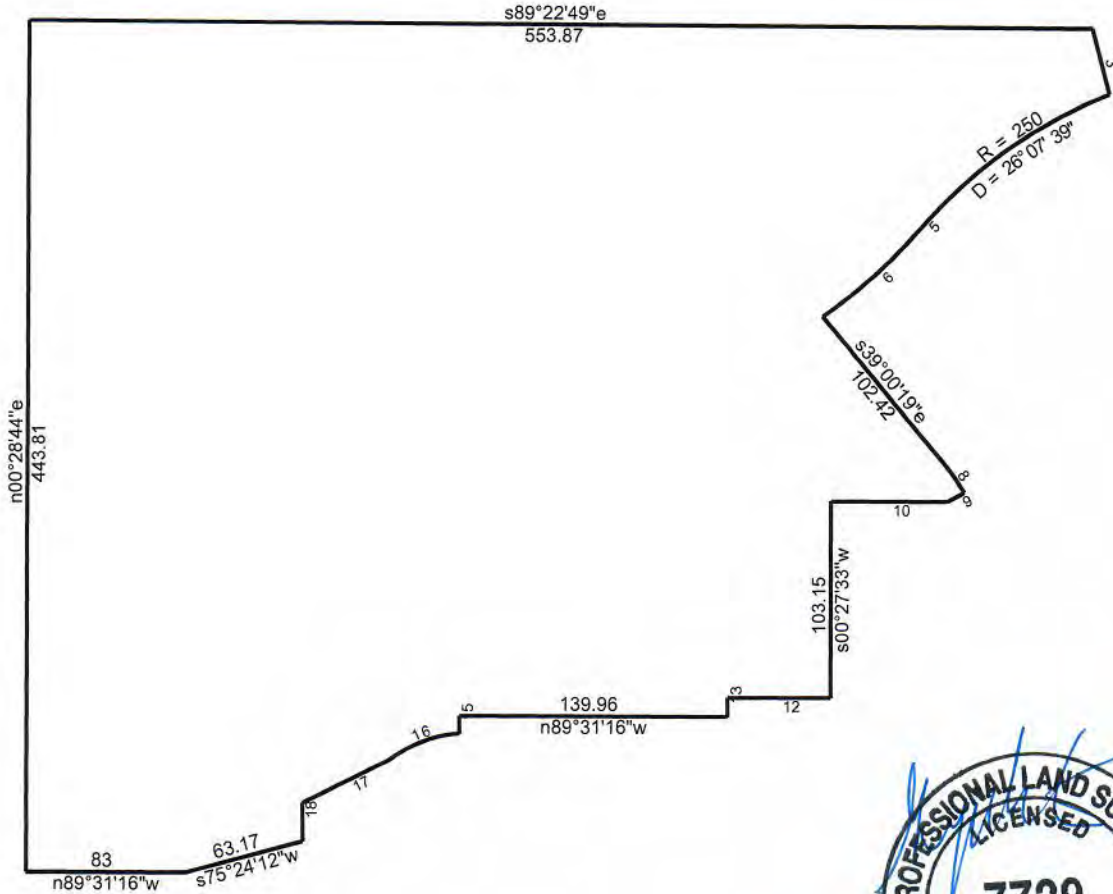
P:\5700 Linder Rd Topo 19-405\dwg\ANNEX-REZONE\LINROCK C-1 Zone.dwg 6/27/2020 11:12:37 AM

**IDAHO SURVEY GROUP, LLC**  
 9955 W. EMERALD ST.  
 BOISE, IDAHO 83704  
 (208) 846-8570

EXHIBIT \_\_\_ DRAWING FOR  
**LINROCK SUBDIVISION**  
**C-1 REZONE**

LOCATED IN THE NW 1/4 OF THE SW 1/4 OF SECTION 36,  
 T.3N., R.1W., B.M., KUNA, ADA COUNTY, IDAHO

|                        |
|------------------------|
| JOB NO.<br>19-405      |
| SHEET NO.<br>1         |
| DWG. DATE<br>6/27/2020 |



Linrock Sub C-1 Zone Closure Sheet

6/27/2020

Scale: 1 inch= 100 feet

File:

Tract 1: 4.1194 Acres (179440 Sq. Feet), Closure: n38.3441w 0.02 ft. (1/90995), Perimeter=1983 ft.

- |   |   |
|---|---|
| 01 n00.2844e 443.81                                     | 14 n89.3116w 139.96                                   |
| 02 s89.2249e 553.87                                     | 15 s00.2844w 9.19                                     |
| 03 s14.0133e 35.25                                      | 16 Lt, r=67.50, delta=033.4156, chord=s69.2253w 39.13 |
| 04 Lt, r=250.00, delta=026.0739, chord=s55.3701w 113.02 | 17 s63.5728w 50.28                                    |
| 05 s42.3311w 12.35                                      | 18 s00.2844w 19.95                                    |
| 06 Rt, r=300.00, delta=012.1220, chord=s48.1444w 63.79  | 19 s75.2412w 63.17                                    |
| 07 s39.0019e 102.42                                     | 20 n89.3116w 83                                       |
| 08 Rt, r=82.50, delta=010.3323, chord=s33.4403e 15.18   |   |
| 09 s61.3238w 9.96                                       |   |
| 10 n89.3227w 60.35                                      |   |
| 11 s00.2733w 103.15                                     |   |
| 12 n89.3116w 53.62                                      |   |
| 13 s00.2844w 10   |   |



EXHIBIT \_\_

DESCRIPTION FOR

**LINROCK SUBDIVISION  
R-6 REZONE**

A portion of the NW 1/4 of the SW 1/4 of Section 36, T.3N., R.1W., B.M., Kuna, Ada County, Idaho being more particularly described as follows:

Commencing at the S1/16 corner of said Section 36 of from which the W1/4 corner of said Section 36 bears North 00°28'44" East 1323.70 feet.

thence along the South boundary line of the NW 1/4 of the SW 1/4 of said Section 36 South 89°18'27" East, 1,193.79 feet to the **REAL POINT OF BEGINNING**;

thence leaving said South boundary line North 00°27'33" East, 125.00 feet;

thence North 89°18'27" West, 270.00 feet;

thence North 00°27'33" East, 608.87 feet;

thence North 89°22'49" West, 280.00 feet;

thence North 00°27'33" East, 270.00 feet;

thence South 89°22'49" East, 494.86 feet;

thence 78.68 feet along the arc of curve to the left, said curve having a radius of 50.00 feet, a central angle of 90°09'38" and a long chord which bears North 45°32'22" East, 70.81 feet;

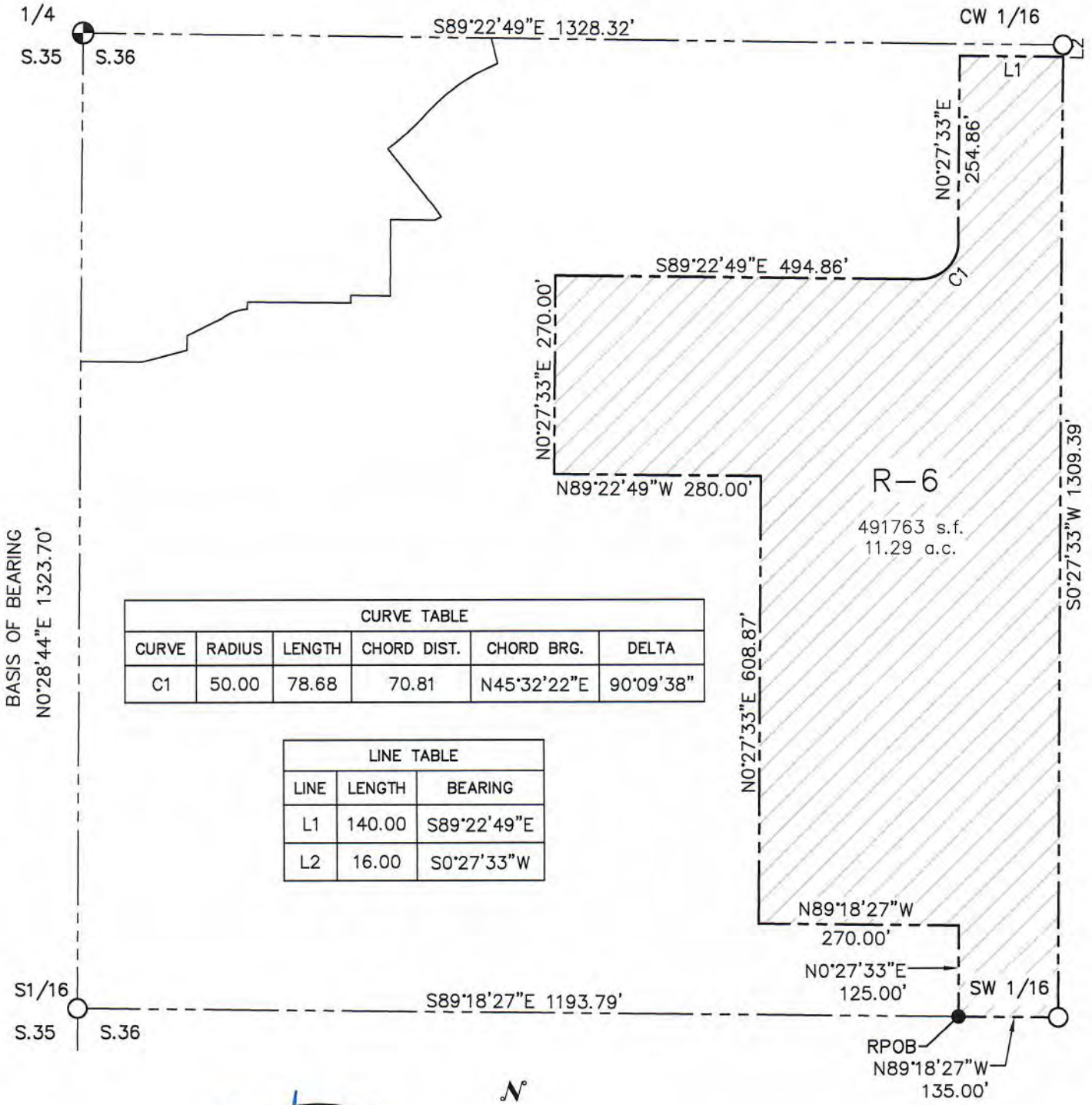
thence North 00°27'33" East, 254.86 feet;

thence South 89°22'49" East, 140.00 feet to a point on the East boundary line of the NW 1/4 of the SW 1/4 of said Section 36;

thence along said East boundary line South 00°27'33" West, 1,309.39 feet to the SW1/16 corner of said Section 36;

thence along South boundary line of the NW 1/4 of the SW 1/4 of said Section 36 North 89°18'27" West, 135.00 feet to the **REAL POINT OF BEGINNING**. Containing 11.29 acres, more or less.

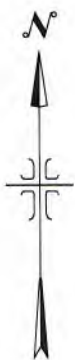




| CURVE TABLE |        |        |             |              |            |
|-------------|--------|--------|-------------|--------------|------------|
| CURVE       | RADIUS | LENGTH | CHORD DIST. | CHORD BRG.   | DELTA      |
| C1          | 50.00  | 78.68  | 70.81       | N45°32'22\"E | 90°09'38\" |

| LINE TABLE |        |              |
|------------|--------|--------------|
| LINE       | LENGTH | BEARING      |
| L1         | 140.00 | S89°22'49\"E |
| L2         | 16.00  | S0°27'33\"W  |

BASIS OF BEARING  
N0°28'44\"E 1323.70'



SCALE: 1" = 200'

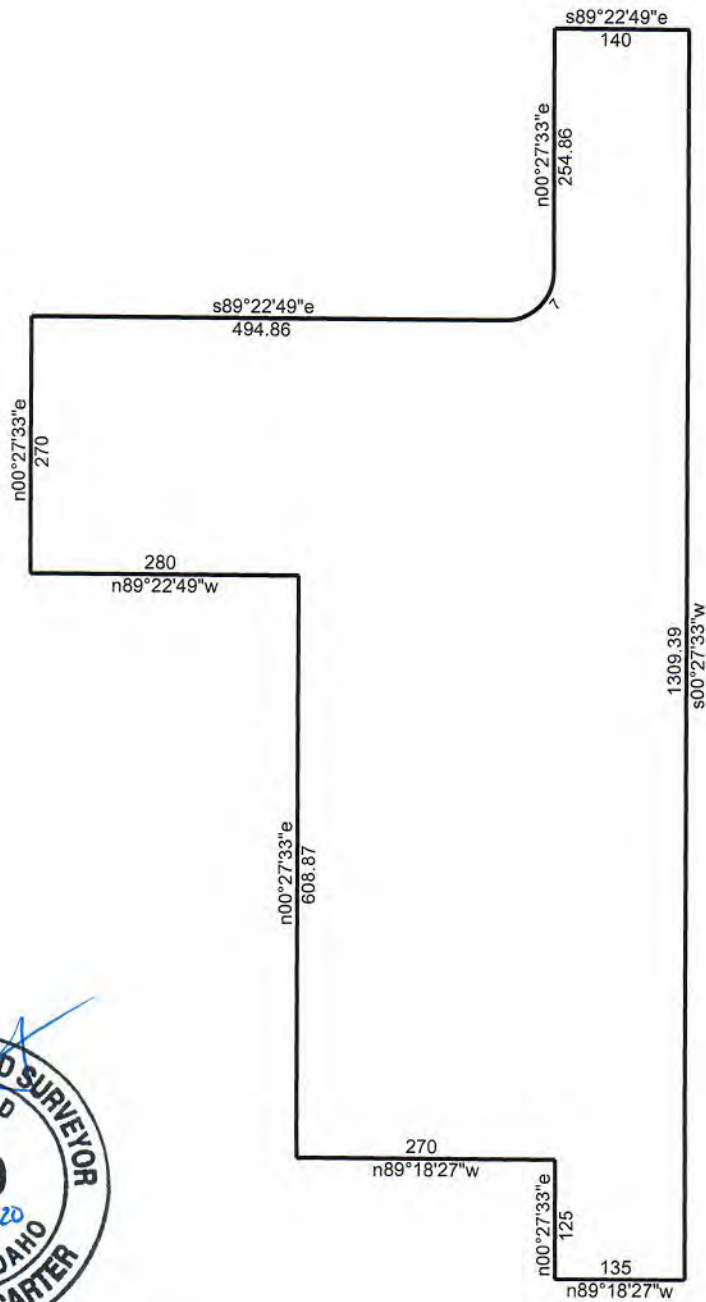
P:\5700 Linder Rd Topo 19-405\dwg\ANNEX-REZONE\LINROCK R-6 Zone.dwg 6/27/2020 11:02:05 AM

**ISG** IDAHO SURVEY GROUP, LLC  
 9955 W. EMERALD ST.  
 BOISE, IDAHO 83704  
 (208) 846-8570

EXHIBIT \_\_\_ DRAWING FOR  
 LINROCK SUBDIVISION  
 R-6 REZONE

LOCATED IN THE NW 1/4 OF THE SW 1/4 OF SECTION 36,  
 T.3N., R.1W., B.M., KUNA, ADA COUNTY, IDAHO

|                        |
|------------------------|
| JOB NO.<br>19-405      |
| SHEET NO.<br>1         |
| DWG. DATE<br>6/25/2020 |



# Linrock Sub R-6 Zone Closure Sheet

6/27/2020

Scale: 1 inch= 200 feet

File:

Tract 1: 11.2893 Acres, Closure: n21.0444w 0.01 ft. (1/701297), Perimeter=3967 ft.

01 n00.2733e 125

02 n89.1827w 270

03 n00.2733e 608.87

04 n89.2249w 280

05 n00.2733e 270

06 s89.2249e 494.86

07 Lt, r=50.00, delta=090.0938, chord=n45.3222e 70.81

08 n00.2733e 254.86

09 s89.2249e 140

10 s00.2733w 1309.39

11 n89.1827w 135



EXHIBIT \_\_

DESCRIPTION FOR

**LINROCK SUBDIVISION**

**R-12 REZONE**

A portion of the NW 1/4 of the SW 1/4 of Section 36, T.3N., R.1W., B.M., Ada County, Idaho being more particularly described as follows:

**BEGINNING** at the S1/16 corner of said Section 36 of from which the W1/4 corner of said Section 36 bears North 00°28'44" East 1323.70 feet.

thence along the West boundary line of said Section 36 North 00°28'44" East, 879.88 feet;

thence leaving said West boundary line South 89°31'16" East, 83.00 feet;

thence North 75°24'12" East, 63.17 feet;

thence North 00°28'44" East, 19.95 feet;

thence North 63°57'28" East, 50.28 feet;

thence 39.70 feet along the arc of a non-tangent curve to the right, said curve having a radius of 67.50 feet, a central angle of 33°41'56" and a long chord which bears North 69°22'53" East, 39.13 feet;

thence North 00°28'44" East, 9.19 feet;

thence South 89°31'16" East, 139.96 feet;

thence North 00°28'44" East, 10.00 feet;

thence South 89°31'16" East, 53.62 feet;

thence North 00°27'33" East, 103.15 feet;

thence South 89°32'27" East, 60.35 feet;

thence North 61°32'38" East, 9.96 feet;

thence 15.20 feet along the arc of a non-tangent curve to the left, said curve having a radius of 82.50 feet, a central angle of 10°33'23" and a long chord which bears North 33°44'03" West, 15.18 feet;

thence North 39°00'19" West, 102.42 feet;

thence 63.91 feet along the arc of a non-tangent curve to the left, said curve having a radius of 300.00 feet, a central angle of 12°12'20" and a long chord which bears North 48°14'44" East, 63.79 feet;

thence North 42°33'11" East, 12.35 feet;

thence 114.00 feet along the arc of curve to the right, said curve having a radius of 250.00 feet, a central angle of 26°07'39" and a long chord which bears North 55°37'01" East, 113.02 feet;

thence North 14°01'33" West, 35.25 feet to a point on the East-West centerline of said Section 36;

thence along said East-West centerline South 89°22'49" East, 774.45 feet to the C-W 1/16 corner of said Section 36;

thence along the East boundary line of the NW 1/4 of the SW ¼ of said Section 36 South 00°27'33" West, 16.00 feet;

thence leaving said East boundary line North 89°22'49" West, 140.00 feet;

thence South 00°27'33" West, 254.86 feet;

thence 78.68 feet along the arc of curve to the right, said curve having a radius of 50.00 feet, a central angle of 90°09'38" and a long chord which bears South 45°32'22" West, 70.81 feet;

thence North 89°22'49" West, 494.86 feet;

thence South 00°27'33" West, 270.00 feet;

thence South 89°22'49" East, 280.00 feet;

thence South 00°27'33" West, 608.87 feet;

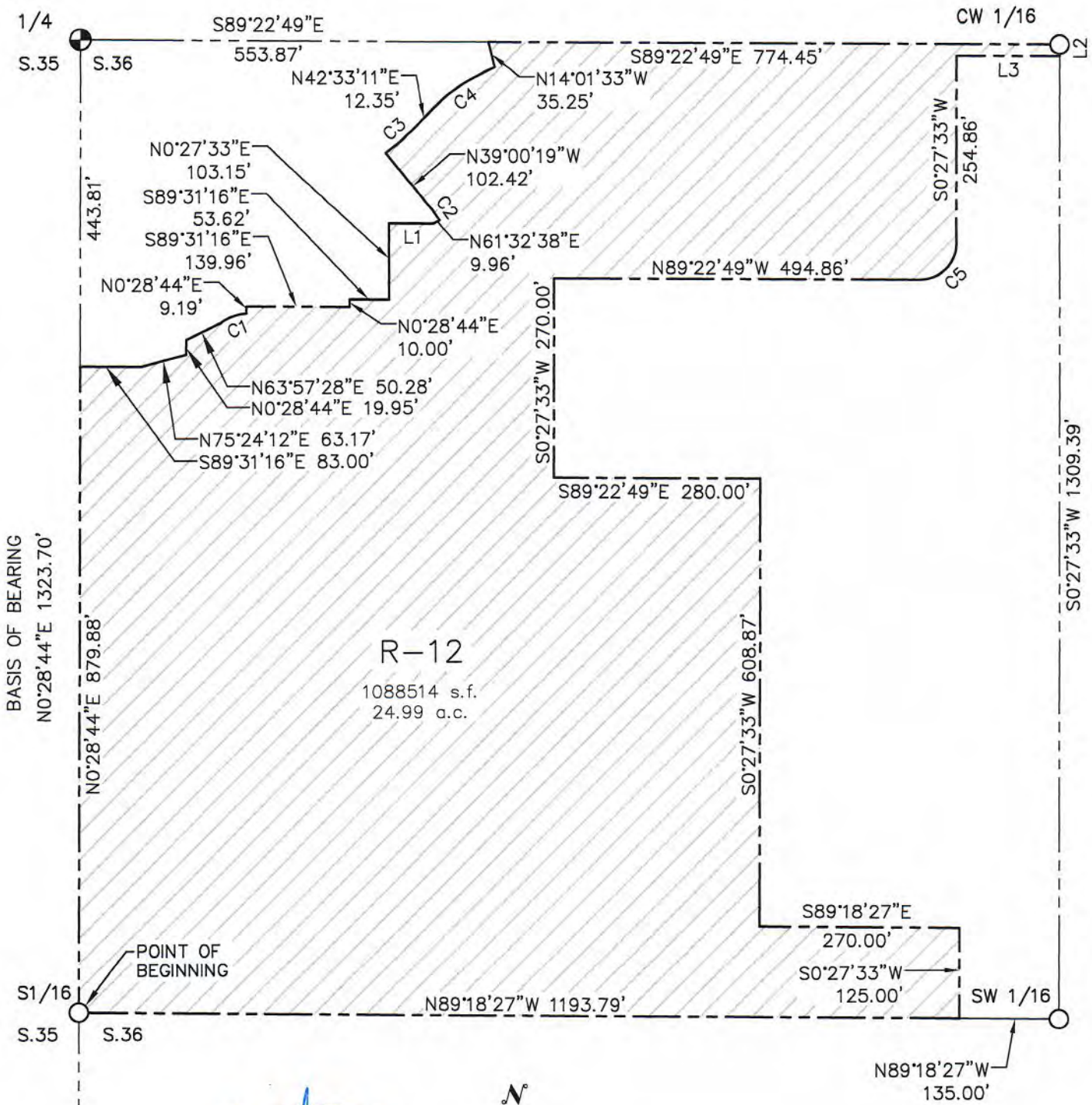
thence South 89°18'27" East, 270.00 feet;

thence South 00°27'33" West, 125.00 feet to a point on South boundary line of NW 1/4 of the SW 1/4 of said Section 36;

thence along said South boundary line North 89°18'27" West, 1,193.79 feet to the **POINT OF BEGINNING**. Containing 24.99 acres, more or less.







R-12  
1088514 s.f.  
24.99 a.c.

BASIS OF BEARING  
N0°28'44\"/>



SCALE: 1" = 200'

P:\5700 Linder Rd Topo 19-405\dwg\ANNEX-REZONE\LINROCK R-12 Zone.dwg 6/27/2020 11:21:26 AM

|  |   |
|--|---|
|  | <b>IDAHO SURVEY GROUP, LLC</b><br>9955 W. EMERALD ST.<br>BOISE, IDAHO 83704<br>(208) 846-8570 |
|  | EXHIBIT __ DRAWING FOR<br><b>LINROCK SUBDIVISION<br/>         R-12 REZONE</b>                 |


|   |   |
|---|---|
| LOCATED IN THE NW 1/4 OF THE SW 1/4 OF SECTION 36,<br>T.3N., R.1W., B.M., ADA COUNTY, IDAHO | JOB NO.<br>19-405<br>SHEET NO.<br><b>1 of 2</b><br>DWG. DATE<br>6/25/2020 |
|---|---|

| CURVE TABLE |        |        |             |             |           |
|-------------|--------|--------|-------------|-------------|-----------|
| CURVE       | RADIUS | LENGTH | CHORD DIST. | CHORD BRG.  | DELTA     |
| C1          | 67.50  | 39.70  | 39.13       | N69°22'53"E | 33°41'56" |
| C2          | 82.50  | 15.20  | 15.18       | N33°44'03"W | 10°33'23" |
| C3          | 300.00 | 63.91  | 63.79       | N48°14'44"E | 12°12'20" |
| C4          | 250.00 | 114.00 | 113.02      | N55°37'01"E | 26°07'39" |
| C5          | 50.00  | 78.68  | 70.81       | S45°32'22"W | 90°09'38" |

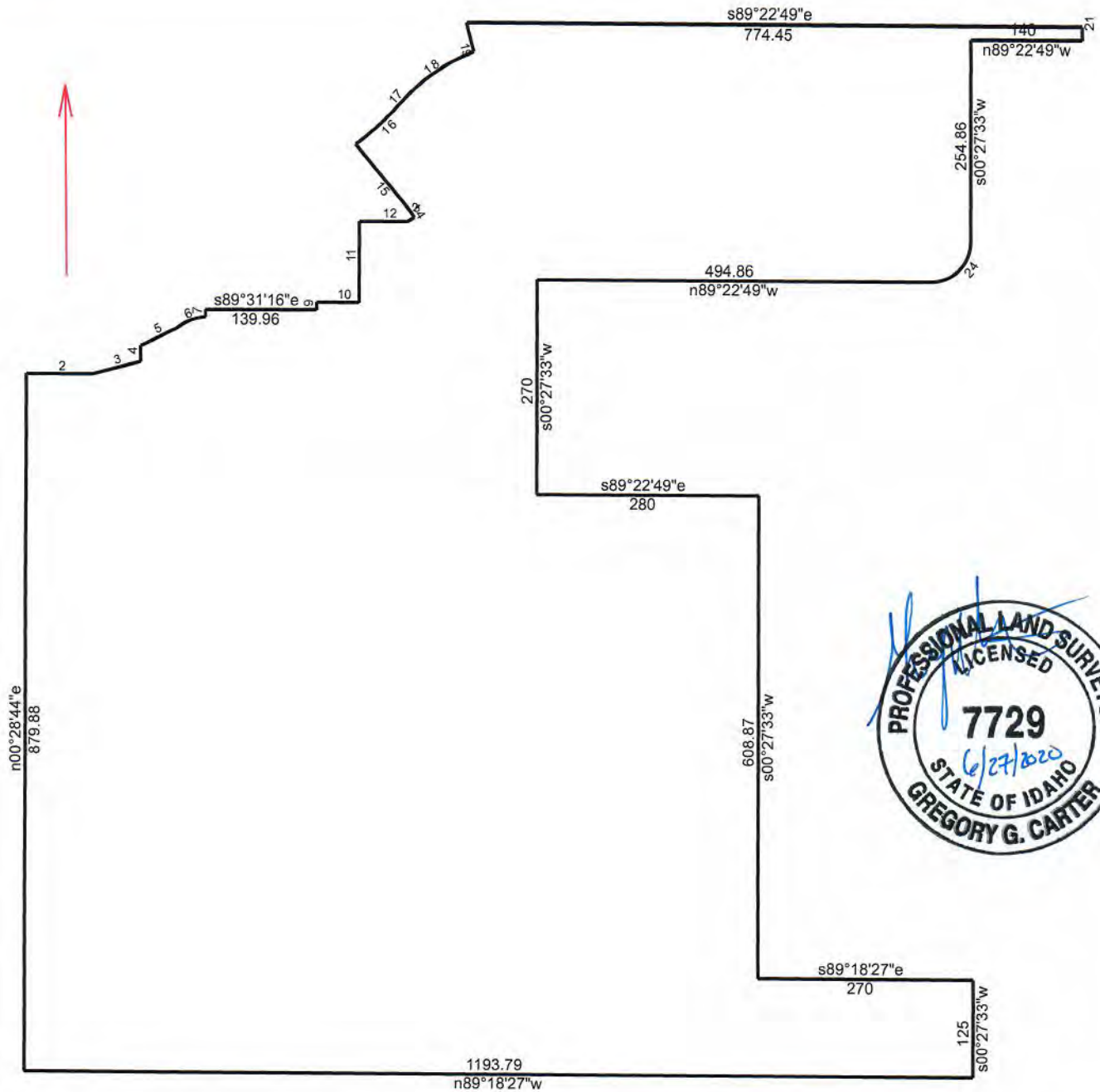
| LINE TABLE |        |             |
|------------|--------|-------------|
| LINE       | LENGTH | BEARING     |
| L1         | 60.35  | S89°32'27"E |
| L3         | 140.00 | N89°22'49"W |



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|  |   |  |
|--|---|--|
|  <b>IDAHO SURVEY GROUP, LLC</b><br>9955 W. EMERALD ST.<br>BOISE, IDAHO 83704<br>(208) 846-8570 | EXHIBIT ___ DRAWING FOR<br><b>LINROCK SUBDIVISION</b><br><b>R-12 REZONE</b>                 | JOB NO.<br>19-405                                    |
|  | LOCATED IN THE NW 1/4 OF THE SW 1/4 OF SECTION 36,<br>T.3N., R.1W., B.M., ADA COUNTY, IDAHO | SHEET NO.<br><b>2 of 2</b><br>DWG. DATE<br>6/25/2020 |





# Linrock Sub R-12 Zone Closure Sheet

6/27/2020

Scale: 1 inch= 200 feet

File:

Tract 1: 24.9888 Acres, Closure: s64.4354e 0.03 ft. (1/237412), Perimeter=6372 ft.

- |   |   |
|---|---|
| 01 n00.2844e 879.88                                     | 20 s89.2249e 774.45                                   |
| 02 s89.3116e 83   | 21 s00.2733w 16                                       |
| 03 n75.2412e 63.17                                      | 22 n89.2249w 140                                      |
| 04 n00.2844e 19.95                                      | 23 s00.2733w 254.86                                   |
| 05 n63.5728e 50.28                                      | 24 Rt, r=50.00, delta=090.0938, chord=s45.3222w 70.81 |
| 06 Rt, r=67.50, delta=033.4156, chord=n69.2253e 39.13   | 25 n89.2249w 494.86                                   |
| 07 n00.2844e 9.19                                       | 26 s00.2733w 270                                      |
| 08 s89.3116e 139.96                                     | 27 s89.2249e 280                                      |
| 09 n00.2844e 10   | 28 s00.2733w 608.87                                   |
| 10 s89.3116e 53.62                                      | 29 s89.1827e 270                                      |
| 11 n00.2733e 103.15                                     | 30 s00.2733w 125                                      |
| 12 s89.3227e 60.35                                      | 31 n89.1827w 1193.79                                  |
| 13 n61.3238e 9.96                                       |   |
| 14 Lt, r=82.50, delta=010.3323, chord=n33.4403w 15.18   |   |
| 15 n39.0019w 102.42                                     |   |
| 16 Lt, r=300.00, delta=012.1220, chord=n48.1444e 63.79  |   |
| 17 n42.3311e 12.35                                      |   |
| 18 Rt, r=250.00, delta=026.0739, chord=n55.3701e 113.02 |   |
| 19 n14.0133w 35.25                                      |   |

EXHIBIT \_\_

PRELIMINARY PLAT DESCRIPTION FOR

**LINROCK SUBDIVISION**

The NW 1/4 of the SW 1/4 of Section 36, T.3N., R.1W., B.M., Ada County, Idaho being more particularly described as follows:

**BEGINNING** at the S1/16 corner of said Section 36;

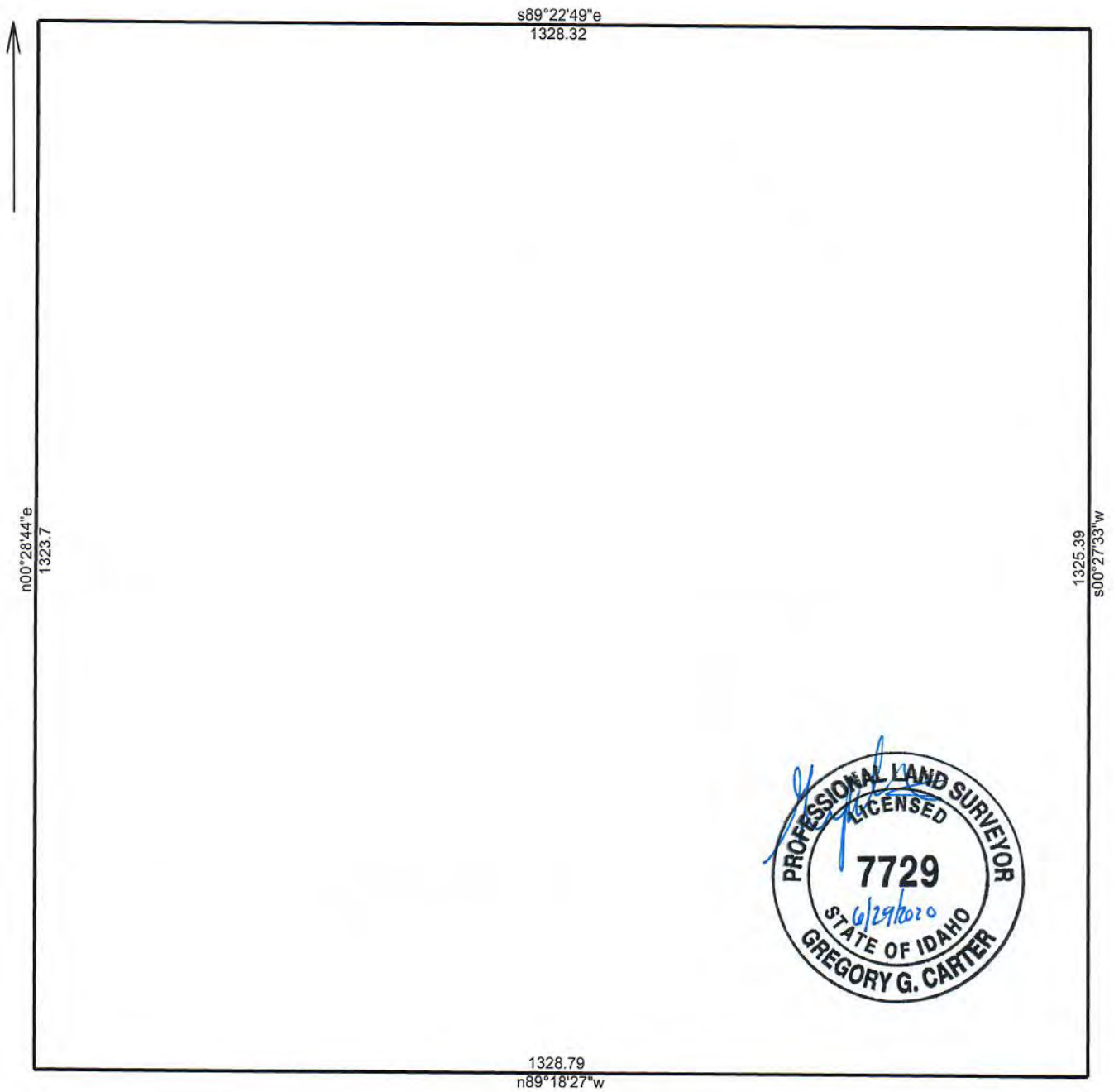
thence along the West boundary line of the NW 1/4 of the SW 1/4 of said Section 36 North 00°28'44" East, 1,323.70 feet to the W1/4 corner of said Section 36;

thence along the East-West centerline of said Section 36 South 89°22'49" East, 1,328.32 feet to the to the C-W 1/16 corner of said Section 36;

thence along said East boundary line of the NW 1/4 of the SW 1/4 of said Section 36 South 00°27'33" West, 1,325.39 feet to the SW1/16 corner of said Section 36;

thence along the South boundary line of the NW 1/4 of the SW 1/4 of said Section 36 North 89°18'27" West, 1,328.79 feet to the **POINT OF BEGINNING**. Containing 40.40 acres, more or less.





Linrock Subdivision Pre-Plat Closure Sheet

6/29/2020

Scale: 1 inch= 200 feet

File:

Tract 1: 40.3976 Acres, Closure: n84.1639e 0.01 ft. (1/616531), Perimeter=5306 ft.

- 01 n00.2844e 1323.7
- 02 s89.2249e 1328.32
- 03 s00.2733w 1325.39
- 04 n89.1827w 1328.79





City of Kuna  
P.O. Box 13  
Kuna, Idaho 83634

Phone: (208) 922-5274  
Fax: (208) 922-5989  
Web: www.kunacity.id.gov

# City of Kuna AFFIDAVIT OF LEGAL INTEREST

State of Idaho )  
) ss  
County of Ada )

I, Corey Barton / Viper Investments, LLC , 1977 E. Overland Road  
Name Address  
Meridian , Idaho 83642  
City State Zip Code

being first duly sworn upon oath, depose and say:

**(If Applicant is also Owner of Record, skip to B)**

A. That I am the record owner of the property described on the attached, and I grant my

Permission to Gem State Planning, 9840 W. Overland Road, Suite 120, Boise, Idaho 83709 Name Address  
to submit the accompanying application pertaining to that property.

B. I agree to indemnify, defend and hold City of Kuna and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

C. I hereby grant permission to the City of Kuna staff to enter the subject property for the purpose of site inspections related to processing said application(s).

Dated this 20<sup>th</sup> day of August, 2020

Signature [Handwritten Signature]

**Subscribed and sworn** to before me the day and year first above written.

Adair  
Notary Public for Idaho

Residing at: Nampa, ID

My commission expires: 6-05-22







100 10th Avenue South  
Nampa, ID 83651

**ELECTRONICALLY RECORDED-DO NOT REMOVE THE COUNTY STAMPED FIRST PAGE AS IT IS NOW INCORPORATED AS PART OF THE ORIGINAL DOCUMENT**

File No. 673173 KD/SP

ADA COUNTY RECORDER Phil McGrane  
BOISE IDAHO Pgs=5 VICTORIA BAILEY  
PIONEER TITLE COMPANY OF ADA COUNTY  
2019-071807  
08/07/2019 02:57 PM  
\$15.00

### WARRANTY DEED

For Value Received David P Tidwell and Helen C Tidwell, husband and wife hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Viper Investments, LLC an Idaho limited liability company hereinafter referred to as Grantee, whose current address is 1977 E. Overland Road Meridian, ID 83642

The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: August 4, 2019

*David P. Tidwell by Tina L. Bell attorney in fact*  
David P. Tidwell by Tina L. Bell as attorney in fact

*Helen C. Tidwell by Tina L. Bell attorney in fact*  
Helen C. Tidwell by Tina L. Bell as attorney in fact

State of Idaho, County of Canyon

This record was acknowledged before me on August 6, 2019 by Tina L. Bell as attorney in fact for David P. Tidwell and Helen C. Tidwell.

Signature of notary public  
Commission Expires:

KATEE DODGE  
COMMISSION EXPIRES: 07/25/2023  
RESIDING: BOISE, IDAHO

KATEE DODGE  
COMMISSION #44929  
NOTARY PUBLIC  
STATE OF IDAHO



100 10th Avenue South  
Nampa, ID 83651

ELECTRONICALLY RECORDED-DO NOT REMOVE THE COUNTY STAMPED FIRST PAGE AS IT IS NOW INCORPORATED AS PART OF THE ORIGINAL DOCUMENT

File No. 673173 KD/SP

**WARRANTY DEED**

For Value Received David P Tidwell and Helen C Tidwell, husband and wife hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Viper Investments, LLC an Idaho limited liability company hereinafter referred to as Grantee, whose current address is 1977 E. Overland Road Meridian, ID 83642 The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: August 4, 2019

*David P. Tidwell by Tina L. Bell attorney in fact*  
David P. Tidwell by Tina L. Bell as attorney in fact

*Helen C. Tidwell by Tina L. Bell attorney in fact*  
Helen C. Tidwell by Tina L. Bell as attorney in fact

State of Idaho, County of Canyon

This record was acknowledged before me on August 6, 2019 by Tina L. Bell as attorney in fact for David P. Tidwell and Helen C. Tidwell.

*Katee Dodge*  
Signature of notary public  
Commission Expires:

KATEE DODGE  
COMMISSION #44929  
NOTARY PUBLIC  
STATE OF IDAHO

KATEE DODGE  
COMMISSION EXPIRES: 07/25/2023  
RESIDING: BOISE, IDAHO



EXHIBIT A

A parcel of land being all of the NW ¼ of the SW ¼ of Section 36, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho, described as follows:

BEGINNING at the quarter corner common to Sections 35 & 36, Township 3 North, Range 1 West, Boise Meridian, from which the SW corner of said Section 36, bears S.00°28'26"W., 2647.40 feet; thence, along the northerly line of said NW ¼ of the SW ¼,

- 1) S.89°22'49"E., 1328.32 feet to the northeasterly corner of the NW ¼ of the SW ¼ ;  
Thence, along the easterly line of said NW ¼ of the SW ¼,
- 2) S. 00°27'33" W., 1325.40 feet to the southeasterly corner thereof; thence along the Southerly line of said NW ¼ of the SW ¼ ,
- 3) N.89°18'27" W., 1328.67 feet to the southwesterly corner thereof, thence, along the Westerly line of said NW ¼ of the SW ¼ ,
- 4) N.00°28'26"E., 1323.70 feet to the POINT OF BEGINNING.

BUT RESERVING THEREFROM an access easement to the land described immediately below, which is excepted from the said parcel described above, which access easement consists of a 30 foot wide strip of land located in the NW ¼ of the SW ¼ of Section 36, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho, described as follows:

COMMENCING at the quarter corner common to Sections 35 & 36, Township 3 North, Range 1 West, Boise Meridian, from which the SW corner of said Section 36, bears S.00°28'26"W., 2647.40 feet; thence, along the westerly line of said Section 36,

A) S.00° 28'26"W., 365.86 feet to the POINT OF BEGINNING; thence, leaving said westerly line, the following courses:

- 1) S.42°41'39"E., 121.61 feet; thence
- 2) S.57°17'57"E., 238.64 feet; thence
- 3) S.32°42'03"W., 30.00 feet; thence
- 4) N. 57°17'57"W., 242.49; thence
- 5) N.42°41'39"W., 95.47 feet to the said westerly line of Section 36; thence, along said westerly line,
- 6) N.00°28'26"E., 43.85 feet to the POINT OF BEGINNING.

AND EXCEPTING THEREFROM, a parcel of land being a portion of the NW ¼ of the SW ¼ of Section 36, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho described as follows:

COMMENCING at the quarter corner common to Sections 35 & 36, Township 3 North, Range 1 West, Boise Meridian, from which the SW corner of said Section 36, bears S.00°28'26"W., 2647.40 feet; thence, along the westerly line of said Section 36,

- A) S.00°28'26"W., 365.86 feet; thence, leaving said westerly line,
- B) S.42°41'39"E., 123.61 feet; thence
- C) S.57°17'57"E., 238.64 feet to the POINT OF BEGINNING; thence
- 1) S.49°28'55"E., 65.9 feet; thence,
- 2) S.42°33'43"E., 48.90 feet; thence,
- 3) S.24°53'05"E., 97.32 feet; thence,
- 4) S.27°21'39"W., 92.74 feet; thence,
- 5) N.90°00'00"W., 82.79 feet; thence,
- 6) N.59°21'31"W., 75.58 feet; thence,
- 7) N.10°17'12"W., 59.67 feet thence,
- 8) N.24°46'54"E., 127.20 feet; thence,
- 9) N.32°42'03"E., 43.72 feet to the POINT OF BEGINNING.

*see Attached*

Parcel I: (Remainder Parcel)

A parcel of land being all of the NW ¼ of the SW ¼ of Section 36, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho, described as follows:

BEGINNING at the quarter corner common to Sections 35 & 36, Township 3 North, Range 1 West, Boise Meridian, from which the SW corner of said Section 36, bears S.00°28'26"W., 2647.40 feet; thence, along the northerly line of said NW ¼ of the SW ¼,

1) S.89°22'49"E., 1328.32 feet to the northeasterly corner of the NW ¼ of the SW ¼ ;

Thence, along the easterly line of said NW ¼ of the SW ¼,

2) S. 00°27'33" W., 1325.40 feet to the southeasterly corner thereof; thence along the Southerly line of said NW ¼ of the SW ¼ ,

3) N.89°18'27" W., 1328.67 feet to the southwesterly corner thereof, thence, along the Westerly line of said NW ¼ of the SW ¼ ,

4) N.00°28'26"E., 1323.70 feet to the POINT OF BEGINNING.

BUT RESERVING THEREFROM an access easement to the land described immediately below, which is excepted from the said parcel described above, which access easement consists of a 30 foot wide strip of land located in the NW ¼ of the SW ¼ of Section 36, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho, described as follows:

COMMENCING at the quarter corner common to Sections 35 & 36, Township 3 North, Range 1 West, Boise Meridian, from which the SW corner of said Section 36, bears S.00°28'26"W., 2647.40 feet; thence, along the westerly line of said Section 36,

A) S.00° 28'26"W., 365.86 feet to the POINT OF BEGINNING; thence, leaving said westerly line, the following courses:

1) S.42°41'39"E., 121.61 feet; thence

2) S.57°17'57"E., 238.64 feet; thence

3) S.32°42'03"W., 30.00 feet; thence

4) N. 57°17'57"W., 242.49; thence

5) N.42°41'39"W., 95.47 feet to the said westerly line of Section 36; thence, along said westerly line,

6) N.00°28'26"E., 43.85 feet to the POINT OF BEGINNING.

AND EXCEPTING THEREFROM, a parcel of land being a portion of the NW ¼ of the SW ¼ of Section 36, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho described as follows:

COMMENCING at the quarter corner common to Sections 35 & 36, Township 3 North, Range 1 West, Boise Meridian, from which the SW corner of said Section 36, bears S.00°28'26"W., 2647.40 feet; thence, along the westerly line of said Section 36,

A) S.00°28'26"W., 365.86 feet; thence, leaving said westerly line,

- B) S.42°41'39"E., 123.61 feet; thence
- C) S.57°17'57"E., 238.64 feet to the POINT OF BEGINNING; thence
- 1) S.49°28'55"E., 65.9 feet; thence,
- 2) S.42°33'43"E., 48.90 feet; thence,
- 3) S.24°53'05"E., 97.32 feet; thence,
- 4) S.27°21'39"W., 92.74 feet; thence,
- 5) N.90°00'00"W., 82.79 feet; thence,
- 6) N.59°21'31"W., 75.58 feet; thence,
- 7) N.10°17'12"W., 59.67 feet thence,
- 8) N.24°46'54"E., 127.20 feet; thence,
- 9) N.32°42'03"E., 43.72 feet to the POINT OF BEGINNING.

Parcel II: (House Parcel)

A parcel of land being a portion of the NW ¼ of the SW ¼ of Section 36, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho described as follows:

COMMENCING at the quarter corner common to Sections 35 & 36, Township 3 North, Range 1 West, Boise Meridian, from which the SW corner of said Section 36, bears S.00°28'26"W., 2647.40 feet; thence, along the westerly line of said Section 36,

- A) S.00°28'26"W., 365.86 feet; thence, leaving said westerly line,
- B) S.42°41'39"E., 123.61 feet; thence
- C) S.57°17'57"E., 238.64 feet to the POINT OF BEGINNING; thence
- 1) S.49°28'55"E., 65.9 feet; thence,
- 2) S.42°33'43"E., 48.90 feet; thence,
- 3) S.24°53'05"E., 97.32 feet; thence,
- 4) S.27°21'39"W., 92.74 feet; thence,
- 5) N.90°00'00"W., 82.79 feet; thence,
- 6) N.59°21'31"W., 75.58 feet; thence,
- 7) N.10°17'12"W., 59.67 feet thence,
- 8) N.24°46'54"E., 127.20 feet; thence,
- 9) N.32°42'03"E., 43.72 feet to the POINT OF BEGINNING.

BUT RESERVING THEREFROM an access easement to the land described immediately below, which is excepted from the said parcel described above, which access easement consists of a 30 foot wide strip of land located in the NW  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  of Section 36, Township 3 North, Range 1 West, Boise Meridian, Ada County, Idaho, described as follows:

COMMENCING at the quarter corner common to Sections 35 & 36, Township 3 North, Range 1 West, Boise Meridian, from which the SW corner of said Section 36, bears S.00°28'26"W., 2647.40 feet; thence, along the westerly line of said Section 36,

A) S.00° 28'26"W., 365.86 feet to the POINT OF BEGINNING; thence, leaving said westerly line, the following courses:

1) S.42°41'39"E., 121.61 feet; thence

2) S.57°17'57"E., 238.64 feet; thence

3) S.32°42'03"W., 30.00 feet; thence

4) N. 57°17'57"W., 242.49; thence

5) N.42°41'39"W., 95.47 feet to the said westerly line of Section 36; thence, along said westerly line,

6) N.00°28'26"E., 43.85 feet to the POINT OF BEGINNING.

# Gem State Planning, LLC

September 23, 2020

Ms. Wendy Howell, Planning Director  
751 W. 4<sup>th</sup> Street  
Kuna, ID 83634

Subject: Linrock Subdivision  
Applications for Annexation, Rezone, Preliminary Plat and Design Review

Dear Ms. Howell:

Please accept the attached applications and support materials for a new mixed-use development located at 5700 S. Linder Road. Linrock Subdivision will be located on the east side of Linder Road, approximately ½ mile north of Lake Hazel Road (3N, 1W, section 30). The 40.4-acre property includes agricultural land and a single-family home, which is currently empty.

Linrock Subdivision will include 4 lots for commercial use, 26 lots for four-plexes, and 148 lots for single family homes of various sizes, for a total of 252 dwelling units. The community also features substantial open space with play structure and picnic shelter, plus pathway connections throughout the subdivision. The gross density of Linrock Subdivision is 6.24 du/acre. The development of Linrock will incorporate the construction of a new east-west mid-mile collector street, Jarvis Road, that runs along the north boundary of the property and connects to Linder Road across from Jarvis Court.

## **Annexation and Rezone**

A large portion of the development site, 39.65 acres, is already annexed into the City of Kuna with an A-Agriculture zoning designation. We are requested that the remaining 0.75 acres in the interior of the property be annexed into Kuna as well.

To comply with the Mixed-Use designation in the Kuna Comprehensive Plan/Envision Kuna. We request the property be rezoned into 3 zoning districts. The four (4) commercial lots will be zoned C-1, Neighborhood Commercial district. This district is appropriate for low impact commercial uses that serve residents in the neighborhood.

The four-plexes and smaller lots will be zoned R-12. This residential density is for higher densities, like multifamily homes, and will provide a buffer between commercial uses and Linder Road, a minor arterial, and the less intensive residential uses to the east.

The remaining residential lots will be zoned R-6. This zone accommodates standard single family lots at up to 6 du/acre.



This mix of zones will meet the Comprehensive Plan Future Land Use Map for this area of north Kuna. Some of the Planning Principles of the Comprehensive Plan include encouraging a mix of land uses to meet community demands and to provide a variety of housing options. The Plan added “mixed-use” as a land use designation to “encourage complementary residential, commercial and industrial activities to achieve true mixed uses”. Linrock Subdivision will accomplish the principles and goals in the Comprehensive Plan.

### **Preliminary Plat**

As noted above, Linrock is a true mixed-use community with a mix of lot/housing choices along with 4 lots for neighborhood business opportunities. Linrock will include 26 lots for four-plexes or 104 dwelling units, and 148 single family home lots, for a total of 252 dwelling units. The two story four-plexes are adjacent to Linder Road and are also grouped around a 0.97-acre open space. The four-plexes provide noise attenuation from Linder Road and a nice transition to the single-family homes. There are 3 parking spaces provided for each four-plex unit, or 312 spaces. One hundred and forty (45%) of those spaces are covered.

The single-family home lots range in size from 3360 sf for alley loaded lots, to 12,085 for standard front load lots. The smaller lots are included in the R-12 zone and meet all the dimensional standards for that zone, except for the lot frontage of 40 feet. As allowed in Kuna City Code 5-3-3, we request a director’s allowance for reduced frontage for the single-family homes in the R-12 zone. We also request a 15’ front yard setback for our alley loaded lots. These allowances facilitate a more creative subdivision design and provide for a mix of home lots and home sizes. We have planned Linrock Subdivision to be a diverse community.

### **Open Space and Connectivity**

There is plenty of open space for Linrock families to gather and recreate. A 2-acre park includes a community play structure and two picnic shelters, plus lots of lawn area for open play. Mid-block pathways provide great access to the park and to neighbors.

The four-plexes surround a large open area; providing a great gathering space for residents and guests.

Open space in Linrock totals 9.23 acres or 22.8% of the property area. However, since buffers and endcaps are not included, the usable open space totals 3.91 acres or 9.7% of the site area; exceeding the required 9.5% in the Kuna Code 5-17-12 D.

We have included a Design Review application for the approval of the landscaping.

### **Streets and Utilities**

A new mid-mile collector, Jarvis Drive, will be constructed along the north property line. As advised by ACHD, the collector will intersect Linder Road across from Jarvis Court. This collector will serve the future commercial lots and much of the residential portion of the community. Jarvis Drive will be constructed to residential collector standards.



A second local street, Braden Drive, will intersect Linder Road approximately 800 feet south of Jarvis Drive. Braden Drive will provide access to the four-plexes and many of the single-family homes. This access will also provide great access for emergency vehicles.

A traffic impact study has been completed and is under review by ACHD and ITD.

Local streets are public streets and constructed to ACHD and Kuna street standards, with 36' back of curb to back of curb, with attached sidewalks in a 50' right of way. In addition to the Jarvis Drive stub to the east, Shafer View Drive will stub to the east and Collier Avenue will stub to the south.

The four-plexes will be served by a common drive that includes parking spaces and a 25' wide drive aisle. This common drive will be maintained by the property owners' association for the four-plex community.

Sewer will be extended along Linder Road from a main in Lake Hazel Road. Sewer, water and pressurized irrigation will be provided to each lot.

### **Neighborhood Meeting**

A neighborhood meeting was held on-site on Thursday, August 13, 2020, at 6 pm. The meeting was attended by 6 neighbors. The meeting certification, attendance sheet and minutes are attached.

#### Summary

Linrock Subdivision is a convenient and well-designed mixed-use community that will provide a much needed mix of housing opportunities, along with commercial lots for neighborhood services.

We look forward to working with you and the Kuna Planning staff throughout the approval process. Please let me know if you have any questions about Linrock Subdivision or our applications.

Sincerely,

*Jane Suggs*

Jane Suggs



*City of Kuna*  
**COMMITMENT TO  
PROPERTY POSTING**

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

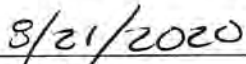
Per City Code 5-1A-8, the applicant for all applications requiring a public hearing shall post the subject property not less than ten (10) days prior to the hearing. The applicant shall post a copy of the public hearing notice or the application(s) on the property under consideration.

The applicant shall submit proof of property posting in the form of a notarized statement and a photograph of the posting to the City no later than seven (7) days prior to the public hearing attesting to where and when the sign(s) were posted. Unless such Certificate is received by the required date, the hearing will be continued.

The sign(s) shall be removed no later than three (3) days after the end of the public hearing for which the sign(s) had been posted.

I am aware of the above requirements and will comply with the posting requirements as stated in Kuna City Code 5-1A-8.

  
Applicant/agent signature:

  
Date:

## Jane Suggs

---

**From:** Sub Name Mail <subnamemail@adacounty.id.gov>  
**Sent:** Tuesday, February 11, 2020 8:31 AM  
**To:** Jane Suggs  
**Cc:** 'Gregory Carter (gcarter@idahosurvey.com)'  
**Subject:** RE: Linrock Subdivision Name Reservation

February 11, 2020

Greg Carter, Idaho Survey Group  
Jane Suggs, Gem State Planning

RE: Subdivision Name Reservation: **LINROCK SUBDIVISION**

At your request, I will reserve the name **Linrock Subdivision** for your project. I can honor this reservation only as long as your project is in the approval process. Final approval can only take place when the final plat is recorded.

This reservation is available for the project as long as it is in the approval process unless the project is terminated by the client, the jurisdiction or the conditions of approval have not been met, in which case the name can be re-used by someone else.

Sincerely,



**Glen Smallwood**  
**Surveying Technician**  
Ada County Development Services  
200 W. Front St., Boise, ID 83702  
(208) 287-7926 *office*  
(208) 287-7909 *fax*

**From:** Jane Suggs <jane@gemstateplanning.com>  
**Sent:** Wednesday, February 5, 2020 4:31 PM  
**To:** Sub Name Mail <subnamemail@adacounty.id.gov>  
**Cc:** Danielle Couchman <danielle@trilogyidaho.com>; gcarter@idahosurvey.com  
**Subject:** [EXTERNAL] New Subdivision Name for a mixed use development at 5700 Linder Road

**CAUTION:** This email originated from outside Ada County email servers. Do not click on links or open attachments unless you recognize the sender and know the content is safe. Verify the sender by mouse-hovering over their display name in order to see the sender's full email address and confirm it is not suspicious. If you are unsure an email is safe, please report the email by using the 'Phish Alert' button in Outlook.

Hi Subnamemail,

I would like to request the name: **Linrock Subdivision** for a new development located at 5700 S. Linder Road (Section 36, 3N, 1W).

The parcel numbers are: S1236335800 and S1236315400.

The surveyor is: Greg Carter at Idaho Survey Group

The developer is: Trilogy Development, Inc.  
The project engineer is: Bailey Engineering.  
Thank you,  
Jane

Jane Suggs

**Gem State Planning, LLC**

9840 W. Overland Road, Suite 120

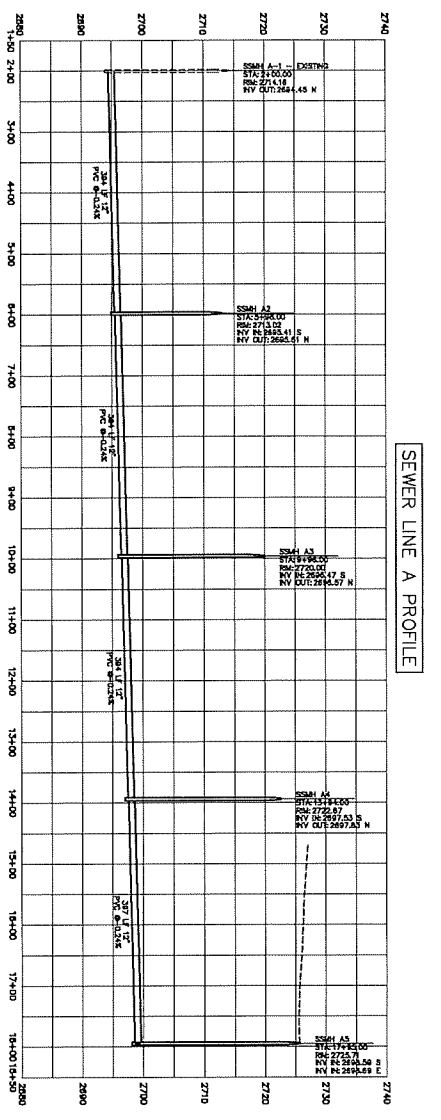
Boise, ID 83709



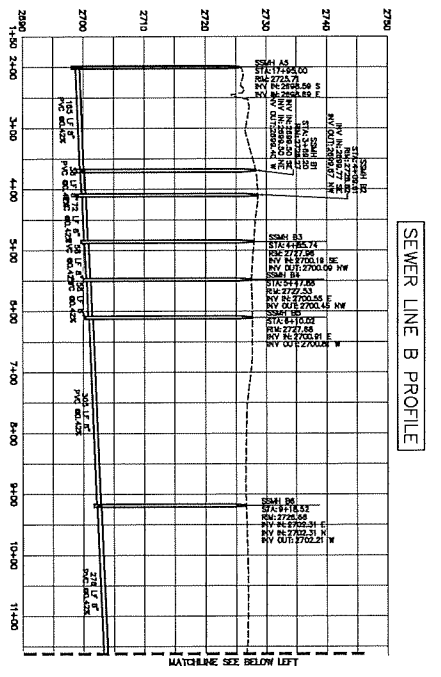




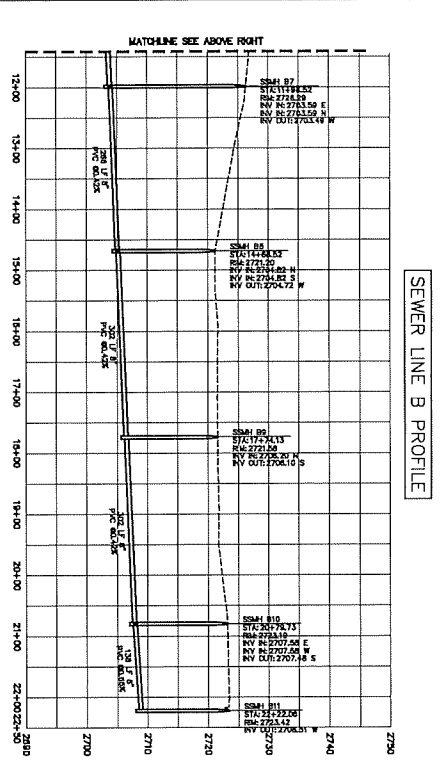




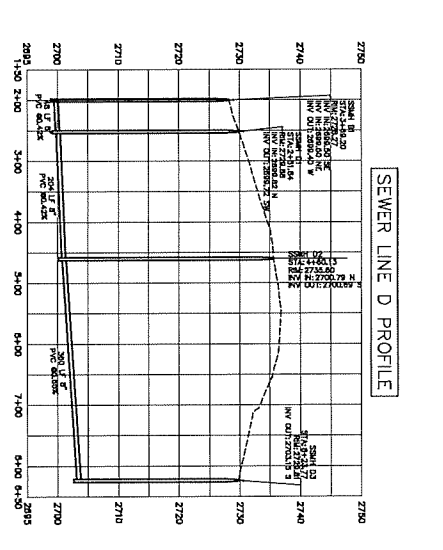
SEWER LINE A PROFILE



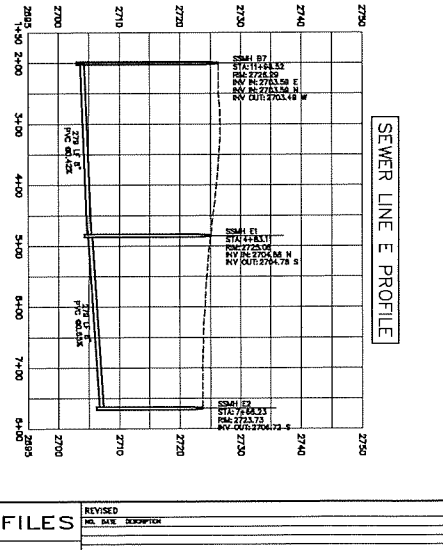
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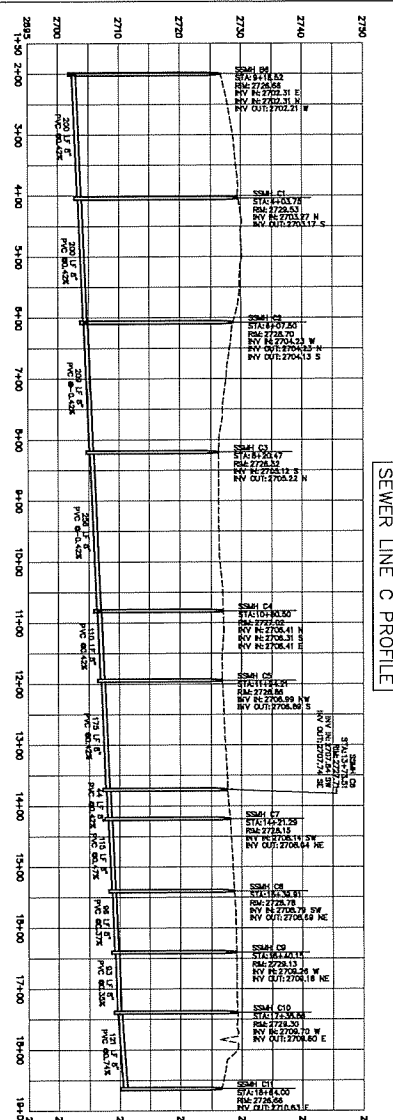
SEWER LINE C PROFILE



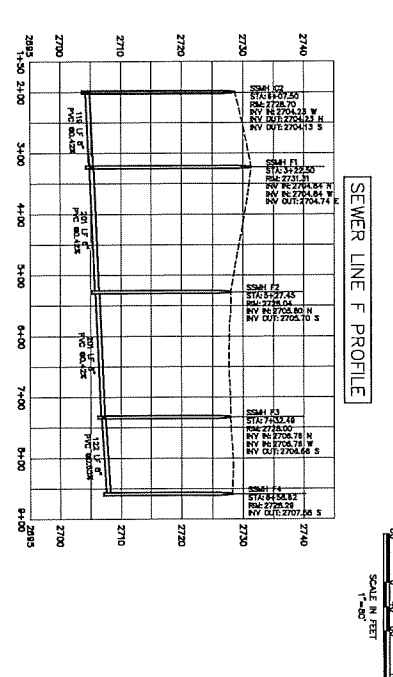
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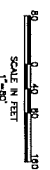
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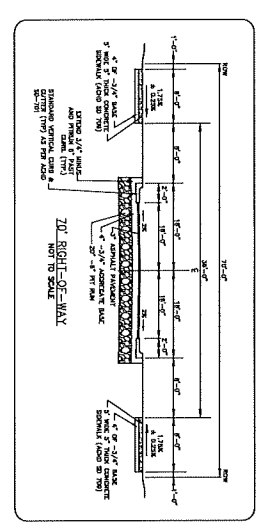
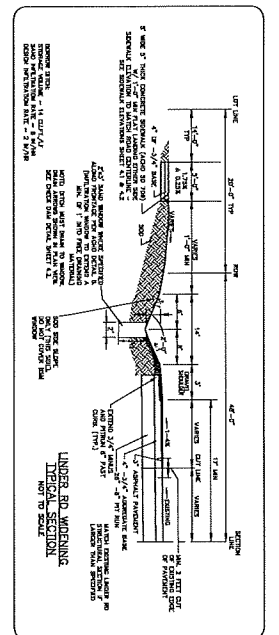
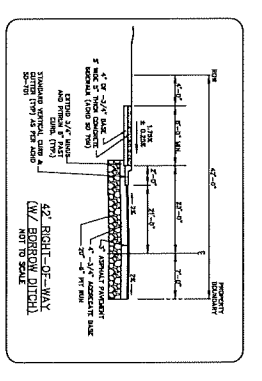
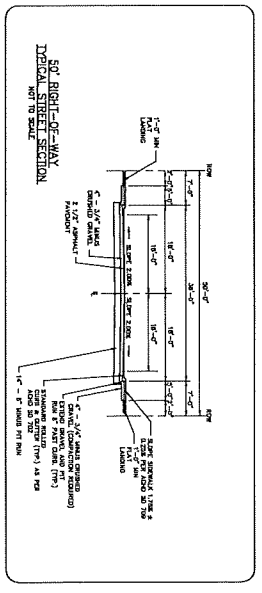
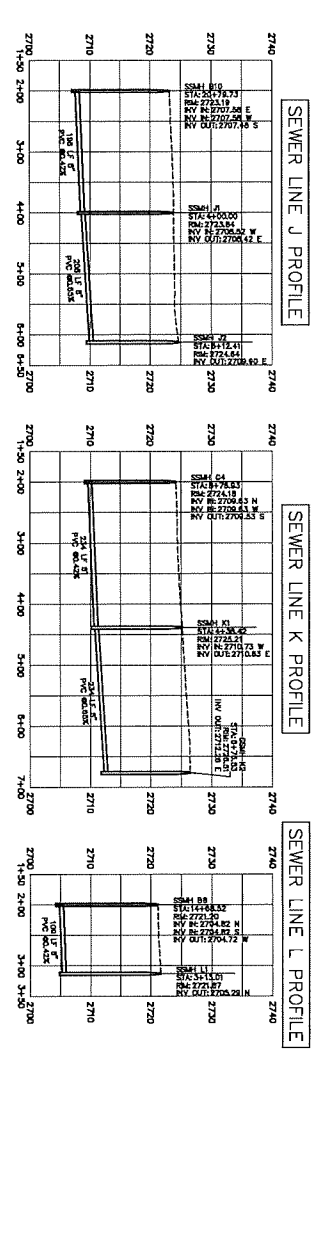
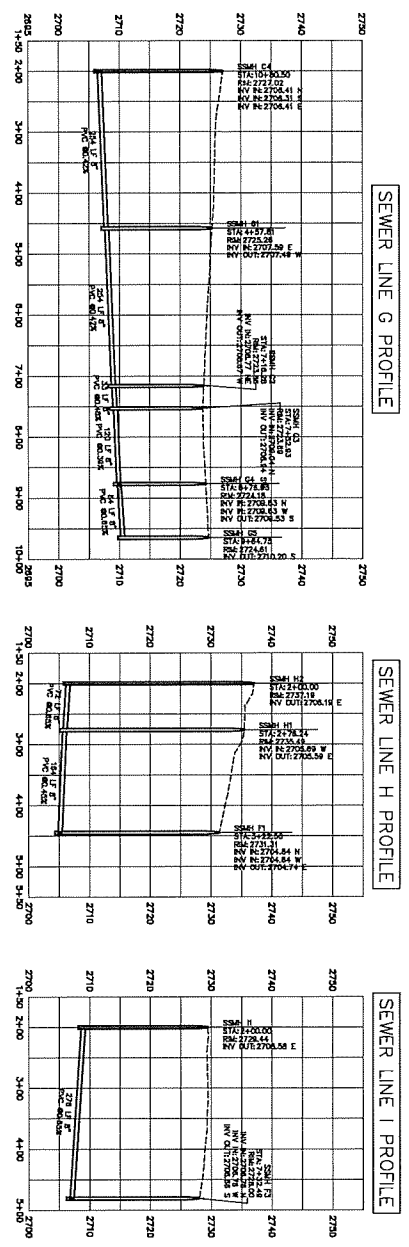


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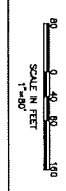


SEWER LINE G PROFILE





| Lot            | Area | Perimeter | Construction | Lot            | Area | Perimeter | Construction |
|----------------|------|-----------|--------------|----------------|------|-----------|--------------|
| 8000 1 14 1 2  | 2882 | 642       | CONCRETE     | 8000 1 14 1 2  | 2882 | 642       | CONCRETE     |
| 8000 1 14 1 3  | 2882 | 642       | CONCRETE     | 8000 1 14 1 3  | 2882 | 642       | CONCRETE     |
| 8000 1 14 1 4  | 2882 | 642       | CONCRETE     | 8000 1 14 1 4  | 2882 | 642       | CONCRETE     |
| 8000 1 14 1 5  | 2882 | 642       | CONCRETE     | 8000 1 14 1 5  | 2882 | 642       | CONCRETE     |
| 8000 1 14 1 6  | 2882 | 642       | CONCRETE     | 8000 1 14 1 6  | 2882 | 642       | CONCRETE     |
| 8000 1 14 1 7  | 2882 | 642       | CONCRETE     | 8000 1 14 1 7  | 2882 | 642       | CONCRETE     |
| 8000 1 14 1 8  | 2882 | 642       | CONCRETE     | 8000 1 14 1 8  | 2882 | 642       | CONCRETE     |
| 8000 1 14 1 9  | 2882 | 642       | CONCRETE     | 8000 1 14 1 9  | 2882 | 642       | CONCRETE     |
| 8000 1 14 1 10 | 2882 | 642       | CONCRETE     | 8000 1 14 1 10 | 2882 | 642       | CONCRETE     |
| 8000 1 14 1 11 | 2882 | 642       | CONCRETE     | 8000 1 14 1 11 | 2882 | 642       | CONCRETE     |
| 8000 1 14 1 12 | 2882 | 642       | CONCRETE     | 8000 1 14 1 12 | 2882 | 642       | CONCRETE     |
| 8000 1 14 1 13 | 2882 | 642       | CONCRETE     | 8000 1 14 1 13 | 2882 | 642       | CONCRETE     |
| 8000 1 14 1 14 | 2882 | 642       | CONCRETE     | 8000 1 14 1 14 | 2882 | 642       | CONCRETE     |
| 8000 1 14 1 15 | 2882 | 642       | CONCRETE     | 8000 1 14 1 15 | 2882 | 642       | CONCRETE     |
| 8000 1 14 1 16 | 2882 | 642       | CONCRETE     | 8000 1 14 1 16 | 2882 | 642       | CONCRETE     |
| 8000 1 14 1 17 | 2882 | 642       | CONCRETE     | 8000 1 14 1 17 | 2882 | 642       | CONCRETE     |
| 8000 1 14 1 18 | 2882 | 642       | CONCRETE     | 8000 1 14 1 18 | 2882 | 642       | CONCRETE     |
| 8000 1 14 1 19 | 2882 | 642       | CONCRETE     | 8000 1 14 1 19 | 2882 | 642       | CONCRETE     |
| 8000 1 14 1 20 | 2882 | 642       | CONCRETE     | 8000 1 14 1 20 | 2882 | 642       | CONCRETE     |
| 8000 1 14 1 21 | 2882 | 642       | CONCRETE     | 8000 1 14 1 21 | 2882 | 642       | CONCRETE     |
| 8000 1 14 1 22 | 2882 | 642       | CONCRETE     | 8000 1 14 1 22 | 2882 | 642       | CONCRETE     |
| 8000 1 14 1 23 | 2882 | 642       | CONCRETE     | 8000 1 14 1 23 | 2882 | 642       | CONCRETE     |
| 8000 1 14 1 24 | 2882 | 642       | CONCRETE     | 8000 1 14 1 24 | 2882 | 642       | CONCRETE     |
| 8000 1 14 1 25 | 2882 | 642       | CONCRETE     | 8000 1 14 1 25 | 2882 | 642       | CONCRETE     |
| 8000 1 14 1 26 | 2882 | 642       | CONCRETE     | 8000 1 14 1 26 | 2882 | 642       | CONCRETE     |
| 8000 1 14 1 27 | 2882 | 642       | CONCRETE     | 8000 1 14 1 27 | 2882 | 642       | CONCRETE     |
| 8000 1 14 1 28 | 2882 | 642       | CONCRETE     | 8000 1 14 1 28 | 2882 | 642       | CONCRETE     |
| 8000 1 14 1 29 | 2882 | 642       | CONCRETE     | 8000 1 14 1 29 | 2882 | 642       | CONCRETE     |
| 8000 1 14 1 30 | 2882 | 642       | CONCRETE     | 8000 1 14 1 30 | 2882 | 642       | CONCRETE     |
| 8000 1 14 1 31 | 2882 | 642       | CONCRETE     | 8000 1 14 1 31 | 2882 | 642       | CONCRETE     |
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| 8000 1 14 1 33 | 2882 | 642       | CONCRETE     | 8000 1 14 1 33 | 2882 | 642       | CONCRETE     |
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| 8000 1 14 1 35 | 2882 | 642       | CONCRETE     | 8000 1 14 1 35 | 2882 | 642       | CONCRETE     |
| 8000 1 14 1 36 | 2882 | 642       | CONCRETE     | 8000 1 14 1 36 | 2882 | 642       | CONCRETE     |
| 8000 1 14 1 37 | 2882 | 642       | CONCRETE     | 8000 1 14 1 37 | 2882 | 642       | CONCRETE     |
| 8000 1 14 1 38 | 2882 | 642       | CONCRETE     | 8000 1 14 1 38 | 2882 | 642       | CONCRETE     |
| 8000 1 14 1 39 | 2882 | 642       | CONCRETE     | 8000 1 14 1 39 | 2882 | 642       | CONCRETE     |
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| 8000 1 14 1 41 | 2882 | 642       | CONCRETE     | 8000 1 14 1 41 | 2882 | 642       | CONCRETE     |
| 8000 1 14 1 42 | 2882 | 642       | CONCRETE     | 8000 1 14 1 42 | 2882 | 642       | CONCRETE     |
| 8000 1 14 1 43 | 2882 | 642       | CONCRETE     | 8000 1 14 1 43 | 2882 | 642       | CONCRETE     |
| 8000 1 14 1 44 | 2882 | 642       | CONCRETE     | 8000 1 14 1 44 | 2882 | 642       | CONCRETE     |
| 8000 1 14 1 45 | 2882 | 642       | CONCRETE     | 8000 1 14 1 45 | 2882 | 642       | CONCRETE     |
| 8000 1 14 1 46 | 2882 | 642       | CONCRETE     | 8000 1 14 1 46 | 2882 | 642       | CONCRETE     |
| 8000 1 14 1 47 | 2882 | 642       | CONCRETE     | 8000 1 14 1 47 | 2882 | 642       | CONCRETE     |
| 8000 1 14 1 48 | 2882 | 642       | CONCRETE     | 8000 1 14 1 48 | 2882 | 642       | CONCRETE     |
| 8000 1 14 1 49 | 2882 | 642       | CONCRETE     | 8000 1 14 1 49 | 2882 | 642       | CONCRETE     |
| 8000 1 14 1 50 | 2882 | 642       | CONCRETE     | 8000 1 14 1 50 | 2882 | 642       | CONCRETE     |





















# Neighborhood Meeting Certification

CITY OF KUNA PLANNING & ZONING \* 763 W. Avalon, Kuna, Idaho, 83634 \* www.kunacity.id.gov \* (208) 922-5274 \* Fax: (208) 922-5989

## GENERAL INFORMATION:

You must conduct a neighborhood meeting prior to application for variance, conditional use, zoning ordinance map amendment, expansion or extension of a nonconforming use, and/or a subdivision. Please see Section 5-1A-2 of the Kuna City Code or ask one of our planners for more information on neighborhood meetings.

The meeting must be held either on a weekend between 10 a.m. and 7 p.m., or a weekday between 6 p.m. and 8 p.m. Meetings cannot be conducted on holidays, holiday weekends, or the day before or after a holiday or holiday weekend. The meeting must be held at one of the following locations:

- The Subject Property;
- The nearest available public meeting place (Examples include fire stations, libraries and community centers);
- An office space within a 1-mile radius of the subject property.

The meeting cannot take place more than 2 months prior to acceptance of the application and the application will not be accepted before the neighborhood meeting is conducted. You are required to send written notification of your meeting, allowing a reasonable amount of time before your meeting for property owners to plan to attend. Contacting and/or meeting individually with residents will not fulfill Neighborhood Meeting requirements.

You may request a list of the people you need to invite to the neighborhood meeting from our department. This list includes property owners within 300 feet of the subject property. Once you have held your neighborhood meeting, please complete this certification form and include it with your application.

**Please Note: The neighborhood meeting must be conducted in one location for attendance by all neighboring residents. Contacting and/or meeting individually with residents does not comply with the neighborhood meeting requirements.**

**Please include a copy of the sign-in sheet for your neighborhood meeting, so we have written record of who attended your meeting and the letter of intent sent to each recipient. In addition, provide any concerns that may have been addressed by individuals that attended the meeting.**

Description of proposed project: mixed use development w/commercial lots, 4 plexes and SF residential lots

Date and time of neighborhood meeting: Thursday, August 13, 2020, 6 pm

Location of neighborhood meeting: on-site at 5700 S. Linder Road

## SITE INFORMATION:

Location: Quarter: \_\_\_\_\_ Section: 30 Township: 3N Range: 1W Total Acres: 40.4 acres

Subdivision Name: Linrock Subdivision Lot: \_\_\_\_\_ Block: \_\_\_\_\_

Site Address: 5700 S. Linder Road Tax Parcel Number(s): S1236315400, S1236335800

Please make sure to include **all** parcels & addresses included in your proposed use.

## CURRENT PROPERTY OWNER:

Name: Viper Investments, LLC

Address: 1977 E. Overland Road City: Meridian State: ID Zip: 83642

## CONTACT PERSON (Mail recipient and person to call with questions):

Name: Jane Suggs Business (if applicable): jane@gemstateplanning.com

Address: 9840 W. Overland Road City: Boise State: ID Zip: 83709

**PROPOSED USE:**

I request a neighborhood meeting list for the following proposed use of my property (check all that apply):

**Application Type**

**Brief Description**

Annexation

annex 0.75 acres - home lot in the middle of property

Re-zone

rezone from A & RUT to mix of C-1, R-12, R-6

Subdivision (Sketch Plat and/or Prelim. Plat)

preliminary plat

Special Use

Variance

Expansion of Extension of a Nonconforming Use

Zoning Ordinance Map Amendment

**APPLICANT:**

Name: Jane Suggs

Address: 9840 W. Overland Road, Suite 120

City: Boise State: ID Zip: 83709

Telephone: 208-602-6941 Fax: \_\_\_\_\_

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accord with Section 5-1A-2 of the Kuna City Code

Signature: (Applicant)  Date 8/19/20

# Gem State Planning, LLC

August 5, 2020

Dear Neighbor,

You and your family are invited to attend a neighborhood meeting to discuss the plans to develop **Linrock Subdivision**, a Mixed-Use community, located at 5700 S. Linder Road, between Amity and Lake Hazel Roads. (parcel numbers S1236335800 and S1236315400).

The site is approximately 40.4 acres and has already been annexed into the City of Kuna (excepting the 0.75-acre home site). The properties in this area are designated in the Kuna Comprehensive Plan as Mixed-Use. To meet the City's requirement for Mixed-Use, Linrock Subdivision will include 4 lots for neighborhood commercial uses, 26 multifamily/4-plex lots surrounding a dedicated green space, and 148 single family home lots of various sizes. The subdivision includes over 4 acres of park/open space and pathways. A copy of the layout is on the back of this letter.

The meeting will be held on **Thursday, August 13, 2020, at 6:00 pm**, at the project site. We will gather, socially distant and with masks, under the trees at the home site.

Later in August we hope to submit our applications to the City of Kuna. If you received this letter, you will also be notified of upcoming public hearings at Kuna Planning and Zoning Commission and City Council.

If you have questions about the meeting or the proposed community, please email me at [jane@gemstateplanning.com](mailto:jane@gemstateplanning.com).

Thank you,

Jane Suggs



# Gem State Planning, LLC



Linrock Subdivision  
**Neighborhood Meeting**  
Thursday, August 13, 2020  
6 pm

| Name              | Address            | Email                     |
|-------------------|--------------------|---------------------------|
| 1. Kim Cover      | 5755 S. Linder Rd. | KimCoverF@hotmail.com     |
| 2. Beth Stimpson  | 5831 S Linder Rd   | stimpson_family@yahoo.com |
| 3. Tyler Johnson  | 5975 S Linder Rd   | wattjj1@gmail             |
| 4. Cindy Dooms    |                    | Cindydooms@gmail          |
| 5. DALE VORIS     | 1710 JARVIS CT.    | DALESAYS@<br>CABLEONE.NET |
| 6. Helen Connolly | 1935 Jarvis Ct.    | cfconno@msn.com           |
| 7.                |                    |                           |
| 8.                |                    |                           |
| 9.                |                    |                           |
| 10.               |                    |                           |
| 11.               |                    |                           |
| 12.               |                    |                           |
| 13.               |                    |                           |

## NEIGHBORHOOD MEETING MINUTES

Meeting Date: Thursday, August 13, 2020, 6 pm Number of Attendees: 6

Meeting Location: on-site at 5700 S. Linder Road

### Description of Project Presented:

presented full sized plans of DRAFT preliminary plat

discussed unit mix, access locations and approval process

### Attendee's comments:

concerns about traffic on Linder Road since 3 of the 6 attendees have homes/driveways on Linder

concerns about speeding on Linder and line of sight for pulling into traffic.

Can speed limit be reduced when or after development occurs?

where will kids go to school?

concerns about 2 story four-plexes on Linder Road

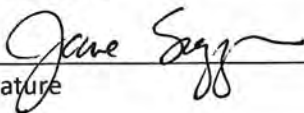
residents concerned about being surrounded by new subdivisions

I hereby certify that the above information is complete and correct to the best of my knowledge.

Jane Suggs

Printed Name

Signature



8/19/20

Date