Planning & Zoning Application Coversheet
PO Box 13 | 751 W 4th Street | Kuna, ID 83634
(208) 922-5274 | www.KunaCity.ID.gov

**Office Use Only**

File No.(s): 22-15-AN (Annex)

Project Name: Rising Sun WEST

Date Received: 7.27.22

Date Accepted as Complete: 11.03.22 - UPDATED February 2023

Type of review requested (check all that apply); please submit all associated applications:

- ✔ Annexation
- Comp. Plan Map Amendment
- Design Review
- Final Planned Unit Development
- Lot Line Adjustment
- Ordinance Amendment
- Preliminary Plat
- Special Use Permit
- Vacation
- Appeal
- Combination Pre & Final Plat
- Development Agreement
- Final Plat
- Lot Split
- Planned Unit Development
- Rezone
- Temporary Business
- Variance

Owner of Record

Name: M3 Companies - Mark Tate

Address: 1673 Shoreline Drive, Suite 200 ID, 83702

Phone: 208.939.6263 Email: mtate@m3companiesllc.com

Applicant (Developer) Information

Name: JUB Engineering / Wendy Shrief

Address: 2760 Excursion Lane, Ste 400

Meridian, ID 83642

Phone: 208-376-7330 Email: wshrief@jub.com

Engineer/Representative Information

Name: Matt Price - Engineer

Address: 2760 Excursion Ln. Ste 400, Meridian, ID 83642
### Subject Property Information

**Site Address:** E Kuna Rd.

**Nearest Major Cross Streets:** South of E Kuna Rd. and E Avalon St

**Parcel No.(s):** R0615251201, R0615250567

**Section, Township, Range:** Township 2N, Range 1E

**Property Size:** 42.02 +/- Acres

**Current Land Use:** Agricultural

**Proposed Land Use:** Single-family, Multi-family commercial

**Current Zoning:** RUT

**Proposed Zoning:** C-1

### Project Description

**Project Name:** Rising Sun West Subdivision

**General Description of Project:** Annexation and proposed commercial zoning.

### Type of proposed use (check all that apply and provide specific density/zoning):

- [ ] Residential: R-2  R-4  R-6  R-8  R-12  R-20  [ ] Commercial: C-1  C-2  C-3  [ ] CBD
- [ ] Office  [ ] Industrial: M-1  M-2  [ ] Other:

**Type(s) of amenities provided with development:** N/A

### Residential Project Summary (If Applicable)

Are there existing buildings? YES [ ] NO

If YES, please describe:

Will any existing buildings remain? YES [ ] NO

**No. of Residential Units:** N/A  **No. of Building Lots:** N/A
No. of Common Lots: ____________________  No. of Other Lots: ____________________

Type of dwelling(s) proposed (check all that apply):
❑ Single-Family  ❑ Townhomes  ❑ Duplexes  ❑ Multi-Family
❑ Other: __________________________________________________________

Minimum square footage of structure(s): __________________________________

Gross Density (Dwelling Units + Total Acreage): _________________________

Net Density (Dwelling Units + Total Acreage not including Roads): _____________

Percentage of Open Space provided: _____________  Acreage of Open Space: _____________

Type of Open Space provided (i.e. public, common, landscaping): _____________

____________________________________________________________________

Non-Residential Project Summary (If Applicable)

Number of building lots: ____________________  Other lots: ____________________

Gross floor area square footage: _____________  Existing (if applicable): _____________

Building height: _____________  Hours of Operation: _____________

Total no. of employees: _____________  Max no. of employees at one time: _____________

No. of and ages of students: _____________  Seating capacity: _____________

Proposed Parking:

ADA accessible spaces: _____________  Dimensions: _____________

Regular parking spaces: _____________  Dimensions: _____________

Width of driveway aisle: __________________

Proposed lighting: __________________

Is lighting "Dark Sky" compliant? [YES] [NO]

Proposed landscaping (i.e. berms, buffers, entrances, parking areas, etc.):

____________________________________________________________________

____________________________________________________________________

Applicant Signature: _______________________________  Date: 7/22/2022  3/9/2023

Verified by: ___________________
Annexation & Zoning
Application

PO Box 13 | 751 W. 4th Street | Kuna, ID 83634
(208) 922-5274 | www.KunaCity.ID.gov

Annexation requires public hearings with both the Planning & Zoning Commission and City Council. Public hearing signs will be required to be posted by the applicant for both meetings. Sign posting regulations are available online in Kuna City Code 5-1A-8.

**Office Use Only**

Case No(s.): 22-15-AN

Project Name: Rising Sun West

Date of Pre-Application Meeting: 4.14.22

Date Received: 7.27.22

Date Accepted as Complete: 11.03.22

Application shall contain one (1) copy of the following (digital documents preferred):

- Complete Planning & Zoning Application Coversheet.
- Complete Annexation Application (It is the applicant’s responsibility to use the most current application.)
- Detailed narrative or justification for the application, describing the project, design elements, serviceability, amenities, and how the project complies with the requirements found within Kuna City Code 5-13 and Idaho Code §50-222.
- Legal Description of Annexation Area: Include metes & bounds description to the section line of all adjacent roadways; stamped & signed by a registered professional Land Surveyor; calculated closure sheet; and a map showing the boundaries of the legal description.
- Vicinity Map 8.5" x 11": Drawn to scale of 1” = 300’ (or similar), showing the location of subject property. Map shall contain a shaded area showing the annexation property; surrounding street names; and name(s) of surrounding subdivisions.
- Recorded Warranty Deed for property.
- Affidavit of Legal Interest if the individual submitting this application is not the legal property owner. (One Affidavit required for each party involved. Originals must be submitted to the Planning & Zoning Department.)
- Neighborhood Meeting Certification.
- Commitment of Property Posting form signed by the applicant/agent.

This application shall not be considered complete (nor will a Public Hearing be scheduled) until Staff has received all required information. Once the application is deemed complete, Staff will notify the Applicant of the scheduled hearing date, fees due, and any additional items via a Letter of Completeness.

Information to Note:
The date of application acceptance shall be the date the applicant submits the final required information to the Planning & Zoning Department, including the application fee (KCC 5-1A-2C).

Complete applications shall be reviewed within sixty (60) days of date of acceptance (KCC 5-1A-5A).

Applicant Signature: ___________________________ Date: 7/11/22

By signing, you are confirming you have provided all required items listed on this application.
July 27, 2022

SUBJECT: RISING SUN WEST ANNEXATION; LETTER OF INTENT

The intent of annexation for parcel numbers R0615251201 and R0615250567 is for the build-out of Rising Sun West Subdivision consisting of future commercial properties. The property is currently zoned RUT (Rural Urban Transition) within Ada County and would be zoned for commercial use upon annexation into the City of Kuna. The proposed zoning designation (C-1) and intent of the Rising Sun West Subdivision aligns with the Kuna Comprehensive Plan Future Land Use Map. The proposed development, located south of E Kuna Road and E Avalon Street, will include future commercial uses. The proposed project would also accommodate a future SH-69 extension and railroad overpass.

The proposed property would utilize City water, sewer, and pressurized irrigation. Landscaping and adequate open space would be provided as the property is adjacent to Indian Creek and would allow for recreational use along the water frontage.

Ultimately, the proposed development of the Rising Sun West Subdivision will not negatively impact the surrounding land uses as it will comply with City’s Comprehensive Plan and Future Land Use Map.

Please consider our proposal as we greatly look forward to assisting in the development of a community that will increase the quality of life of current and future residents of the City of Kuna.

Sincerely,

Wendy Shrief, AICP
J-U-B Engineers, Inc.
Vicinity Map
Rising Sun West

Indian Creek
E S ad i e C r e e k D r
N Meridian Rd
E L i m e s t o n e S t
S Sailer Pl
E S t a g e c o a c h W
a...Kuna Rd
S Threave Ave
S Penmark Ave
E K o k a n e e
L n
S Stroebel Rd
E Albacore Ln
E Ludlow Dr
E Meadow View Rd

CITY LIMITS
WATER_FEATURES
RAILROAD_LINE
ROAD_CENTERLINE
SUBJECT SITE
RISING SUN WEST SUBDIVISION
LEGAL DESCRIPTION

Those portions of Lots 1 through 6 of Block 6 of the Amended Plat of Part of the Avalon Orchard Tracts according to the official plat thereof filed in Book 6 of Plats at Page 254, Ada County Records, lying in the Northwest Quarter of the Northwest Quarter of Section 30, Township 2 North, Range 1 East, Boise Meridian, Ada County Idaho, particularly described as follows:

Commencing at the northwest corner of Section 30, Township 2 North, Range 1 East, Boise Meridian, from which the north quarter corner of said Section 30 bears South 89°33'00" East, 2542.42 feet; Thence along the north line of said Section 30, South 89°33'00" East, 25.00 feet; Thence departing from said north line, South 00°03'00" West, 60.00 feet to the southerly right-of-way line of E. Kuna Road and the POINT OF BEGINNING;

Thence along said southerly right-of-way line the following three (3) courses:
1) N 89°14'01" E, 471.28 feet;
2) N 81°03'02" E, 153.05 feet;
3) S 89°33'00" E, 396.12 feet;

Thence S 00°54'07" W, 294.15 feet departing from said right-of-way line to the centerline of the Teed 346 Rotation Sub-Lateral according to Record of Survey No. 10912, Ada County Records;

Thence along said centerline the following nineteen (19) courses:
1) S 81°53'53" W, 76.17 feet to the beginning of a non-tangent curve;
2) Along said non-tangent curve to the left an arc length of 144.55 feet, having a radius of 214.67 feet, a central angle of 38°34'46", a chord bearing of S 63°14'59" W and a chord length of 141.83 feet;
3) S 36°40'09" W, 72.95 feet;
4) S 40°39'48" W, 102.55 feet to the beginning of a non-tangent curve;
5) Along said non-tangent curve to the left an arc length of 53.06 feet, having a radius of 105.54 feet, a central angle of 28°48'13", a chord bearing of S 22°53'58" W and a chord length of 52.50 feet;
6) S 08°29'05" W, 64.63 feet;
7) S 15°27'35" W, 54.66 feet to the beginning of a non-tangent curve;
8) Along said non-tangent curve to the right an arc length of 73.93 feet, having a radius of 215.91 feet, a central angle of 19°37'08", a chord bearing of S 21°44'39" W and a chord length of 73.57 feet;
9) S 51°08'42" W, 67.26 feet to the beginning of a non-tangent curve;
10) Along said non-tangent curve to the left an arc length of 56.46 feet, having a radius of 94.98 feet, a central angle of 34°03'31", a chord bearing of S 44°45'44" W and a chord length of 55.63 feet to the beginning of a non-tangent curve;
11) Along said non-tangent curve to the left an arc length of 91.59 feet, having a radius of 192.42 feet, a central angle of 27°16'22", a chord bearing of S 14°05'48" W and a chord length of 90.73 feet;
12) S 00°27'30" W, 91.98 feet to the beginning of a non-tangent curve;
13) Along said non-tangent curve to the right an arc length of 20.01 feet, having a radius of 45.42
feet, a central angle of 25°14'38", a chord bearing of S 09°00'10" W and a chord length of 19.85 feet to the beginning of a non-tangent curve;

14) Along said non-tangent curve to the right an arc length of 116.76 feet, having a radius of 277.85 feet, a central angle of 24°04'36", a chord bearing of S 33°39'56" W and a chord length of 115.90 feet to the beginning of a non-tangent curve;

15) Along said non-tangent curve to the right an arc length of 66.12 feet, having a radius of 198.51 feet, a central angle of 19°04'58", a chord bearing of S 65°42'17" W and a chord length of 65.81 feet to the beginning of a non-tangent curve;

16) Along said non-tangent curve to the right an arc length of 33.43 feet, having a radius of 38.03 feet, a central angle of 50°21'32", a chord bearing of N 79°34'52" W and a chord length of 32.36 feet;

17) N 54°24'29" W, 55.42 feet;

18) N 48°50'30" W, 141.03 feet to the beginning of a non-tangent curve;

19) Along said non-tangent curve to the left an arc length of 12.43 feet, having a radius of 197.19 feet, a central angle of 03°36'45", a chord bearing of N 52°35'31" W and a chord length of 12.43 feet to the beginning of a non-tangent curve;

Thence S 00°47'53" E, 281.56 feet departing from said centerline to the North Top of Bank of Indian Creek;

Thence along said North Top of Bank the following five (5) courses:

1) N 39°12'52" W, 74.89 feet;
2) N 19°07'35" W, 42.92 feet;
3) N 68°43'10" W, 50.36 feet;
4) N 84°41'06" W, 45.69 feet;
5) S 89°09'40" W, 46.08 feet to the west line Block 6 of said Amended Plat of Part of the Avalon Orchard Tracts;

Thence N 00°03'00" E, 181.66 feet along said west line to said centerline;

Thence continuing N 00°03'00" E, 957.08 feet along said west line to the POINT OF BEGINNING.

TOGETHER WITH

Those portions of Lots 1 through 8 of Block 9 of the Amended Plat of Part of the Avalon Orchard Tracts according to the official plat thereof filed in Book 6 of Plats at Page 254, Ada County Records, lying in the Northeast Quarter of the Northeast Quarter of Section 25, Township 2 North, Range 1 West, Boise Meridian, Ada County Idaho, particularly described as follows:

Commencing at the northeast corner of Section 25, Township 2 North, Range 1 West, Boise Meridian, from which the north quarter corner of said Section 25 bears North 88°38'59" West, 2667.49 feet; Thence along the north line of said Section 25, North 88°38'59" West, 25.01 feet; Thence departing from said north line, South 00°03'00" West, 50.01 feet to the southerly right-of-way line of E. Kuna Road and the POINT OF BEGINNING;
Thence S 00°03'00" W, 981.85 feet along the east line of Block 9 of said Amended Plat of Part of the Avalon Orchard Tracts to the centerline of the Teed 346 Rotation Sub-Lateral according to Record of Survey No. 10912, Ada County Records;

Thence along said centerline the following twenty-one (21) courses;

1)  S 89°26'16" W, 8.68 feet;
2)  S 87°06'47" W, 41.66 feet;
3)  N 72°50'48" W, 90.38 feet;
4)  S 86°36'09" W, 52.93 feet;
5)  S 75°25'53" W, 126.23 feet;
6)  S 71°06'38" W, 279.01 feet;
7)  S 79°47'29" W, 102.40 feet;
8)  N 53°29'10" W, 183.78 feet;
9)  N 46°17'20" W, 76.46 feet;
10) N 30°24'50" W, 103.85 feet;
11) N 25°36'39" W, 95.39 feet;
12) N 14°15'51" W, 180.00 feet;
13) N 03°49'05" W, 53.13 feet;
14) N 07°42'19" E, 71.58 feet;
15) N 27°15'58" E, 141.68 feet;
16) N 16°15'01" E, 44.61 feet;
17) N 00°32'36" E, 78.83 feet;
18) N 24°17'03" W, 48.54 feet;
19) N 45°07'40" W, 113.54 feet;
20) N 50°52'11" W, 138.48 feet;
21) N 39°36'13" W, 22.72 feet to the southerly right-of-way line of State Highway 69 as described in that Warranty Deed recorded under Instrument No. 97062884, Ada County Records;

Thence along said southerly right-of-way line as described in those Warranty Deeds recorded under Instrument Nos. 97062884 and 97051061, Ada County Records, the following two (2) courses:

1)  S 88°38'59" E, 343.42 feet to the beginning of a curve;
2)  Along said curve to the left an arc length of 238.48 feet, having a radius of 883.51 feet, a central angle of 15°27'56", a chord bearing of N 83°37'03" E and a chord length of 237.76 feet;

Thence along said southerly right-of-way as described in that Right of Way Deed recorded under Instrument No. 146980, Ada County Records, the following two (2) courses:

1)  S 88°38'59" E, 293.11 feet to the beginning of a non-tangent curve;
2)  Along said non-tangent curve to the left an arc length of 73.30 feet, having a radius of 334.60 feet, a central angle of 12°33'05", a chord bearing of N 85°04'18" E and a chord length of 73.15 feet;

Thence along said southerly right-of-way line and the north line of Block 9 of said Amended Plat of Part of the Avalon Orchard Tracts, S 88°38'59" E, 143.68 feet;
Thence along said southerly right-of-way line as described in that Warranty Deed recorded under Instrument No. 97051061, Ada County Records, the following two (2) courses:

1) S 01°21'22" W, 25.00 feet;
2) S 88°38'59" E, 67.99 feet to the POINT OF BEGINNING.

The above-described parcel of land contains 42.04 acres, more or less.

END OF DESCRIPTION

J-U-B ENGINEERS, Inc.
This description was prepared by me or under my supervision. If any portion of this description is modified or removed without the written consent of Robert L. Kazarinoff, PLS, all professional liability associated with this document is hereby declared null and void.

______________________________
Robert L. Kazarinoff, PLS

27 MAY 2021
AFFIDAVIT OF LEGAL INTEREST
PO Box 13 | 751 W 4th Street | Kuna, ID 83634
(208) 922-5274 | www.KunaCity.ID.gov

State of Idaho )
) ss
County of Ada )

I, Black Creek LTD Partnership, Full Name

P.O. Box 690

Meridian
ID
83680

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 JUB Engineering

2760 W Excursion Ln.

Meridian
ID
83642

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 ______ day of ______, 202__

__________________________
Signature

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

__________________________
Linda Boots

Residing at: 4500 S. Five Mile Rd

Bovill
ID
83705

My Commission expires: 05/31/25

__________________________
Signature
Per Kuna City Code (KCC) 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 on the property under consideration; all posting must be in substantial compliance.

The Applicant shall submit proof of property posting in the form of a notarized statement and a photograph of the posting to the Planning and Zoning Department 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 to the next available date, as scheduling permits.

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

Print Name: **Wendy Shrief, AICP**

Signature: [Signature]

Date: **7/10/21**
PROPERTY INFORMATION

Date:
6/10/2021

Prepared By:
TitleOne Customer Service

Property Address:
E Kuna Rd Kuna 83634

Parcel Number:
R0615250551

Warmest Regards,

The TitleOne Team
TitleOne Corporation
www.TitleOneCorp.com

Disclaimer
Any property information contained in this email is subject to the following: This report is based on a search of our tract indexes of the county records. This is not a title or ownership report and no examination of the title to the property described has been made. For this reason, no liability beyond the amount paid for this report is assumed hereunder, and the company is not responsible beyond the amount paid for any errors and omissions contained herein.
Parcel ID: R0615250551
Property Addr: E Kuna Rd
Kuna ID 83634
Property Type: Other

Owner Information
Owner Name: Black Creek Ltd Partnership
Second Owner:
    Mail Addr: PO Box 690
               Meridian ID 83680 - 0690

Assessor Information
Legal Desc: PAR #0551 NW'LY POR BLK 06 LYING NW
           OF TEED LATERAL AVALON ORCHARD
           TRACTS AMD PLAT BK 06 PG 0254
Subdivision: Avalon Orchard Tracts
Lot/Block: 6
Twn/Rng/Sec: 02N / 01E / 30
   Acres: 17.71
Irrigation Dist: BOISE-KUNA IRR
Tax Code Area: 239
2020 Levy Rate: 0.0088
   Zoning: Ada County-RUT
Homeowner
Exemption:

Treasurer Information
Year: 2018    Tax: $310.36
Year: 2019    Tax: $229.99
Year: 2020    Tax: $153.94

Assessor Categories
Year    Cat. Description    Acres    Value
2020    10    IRRIGATED AG    16.56    $17,500.00
2020    190  WASTE LAND      1.15    $0.00
Totals: 17.71

Land Information
Residential Acres: Commercial Acres:
Other Acres: Street:
Water Source: Sewer:
View: Water Influence:
Topography: Recreation:

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.
WARRANTY DEED

TFI LIMITED PARTNERSHIP, Grantor, does hereby convey, grant and warrant to BLACK CREEK LIMITED PARTNERSHIP, an Idaho Limited Partnership, Grantee, whose current address is P.O. Box 690, Meridian, ID 83680-0690, all of the real property described in Exhibit A and B attached hereto, together with all improvements, water, water rights, ditches, ditch rights, easements, hereditaments, appurtenances, reversions, and remainders appurtenant thereto.

SUBJECT, HOWEVER, to the following:

1. All easements and rights-of-way appearing on record or on the premises.
3. Covenants, restrictions and zoning regulations as appear of record or by use upon the premises.
4. Current real property taxes, irrigation assessments or other governmental assessments or charges.

SUBJECT TO taxes and assessments for the year 2015 and all subsequent years, together with any and all existing easements, rights-of-way, reservations, restrictions and encumbrances of record, to any existing tenancies, to all zoning laws and ordinances, and to any state of facts an accurate survey or inspection of the premises would show.

The Grantors covenant to the Grantee that they are the owners of said premises; that the premises are free from all encumbrances, excepting those as may be herein set forth, and excepting those of record, and that they will warrant and defend the same from all lawful claims.

IN WITNESS WHEREOF, the Grantors has executed this instrument on this 9th day of November, 2015.

Thomas T. Nicholson, General Partner

Scott R. Nicholson, General Partner

STATE OF IDAHO )
   ) ss
COUNTY OF ADA )

On this 9th day of November, 2015, before me, Linda Boots, a Notary Public, personally appeared THOMAS T. NICHOLSON and SCOTT R. NICHOLSON, General Partners, known or identified to me to be the persons whose names subscribed to the within instrument, and acknowledged to me that they executed the same.

Linda Boots, Notary Public for Idaho
My Commission expires 5/31/19
Residing in Boise, ID
EXHIBIT A

Lots 1, 3, 5, and 7 in Block 15 of the Amended Plat of a part of the Avalon Orchard Tracts, according to the plat thereof, filed in Book 6 of Plats at Page 254, records of Ada County, Idaho.

EXCEPT that portion of said Lot 7 conveyed to the State of Idaho by deed recorded under Instrument No. 97051060.

All of Block 6 of the Amended Plat of a part of the Avalon Orchard Tracts according to the plat thereof, filed in Book 6 of Plats at Page 254, records of Ada County, Idaho, North and West of Teed Lateral.

EXCEPTING THEREFROM the following described parcel of land:

The Northeastern portion of Lot 1 in Block 6 of Avalon Orchard Tract, lying in the NW4NW4 of Section 30, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, between the North boundary of Lot 1 and the Teed Sublateral, more particularly described as follows:

Beginning at a point 25 feet South of the Northwest Corner of Section 30, Township 2 North, Range 1 East, Boise Meridian;
Thence East parallel to the Northern boundary of Section 30 Lot 1 in Block 6, 1037.6 feet to the REAL POINT OF BEGINNING;
Thence continuing East 151.6 feet to the Eastern boundary of Lot 1 in Block 6;
Thence South 201.5 feet along the Eastern boundary of Lot 1 in Block 6 to the Teed Sublateral;
Thence Westerly South 58°20' West 185 feet following the Teed Sublateral;
Thence North 297.5 feet to the REAL POINT OF BEGINNING.

AND EXCEPT that portion of said Block 6 conveyed to the State of Idaho by deed recorded under Instrument No. 97051068.

All of Block 9 of the Amended Plat of a part of the Avalon Orchard Tracts, according to the plat thereof, filed in Book 6 of Plats at Page 254, records of Ada County, Idaho, North and East of Teed Lateral.

EXCEPT that portion conveyed to the State of Idaho by deed recorded under Instrument No. 97051061.

Lot 4, South of Teed Lateral, Section 19, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho.

EXCEPT those portions conveyed to the State of Idaho by deed recorded under Instrument No’s. 97051063 and 97051064.

The SE4SE4 Section 24, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho

EXCEPT right-of-way for Kuna Road.

AND EXCEPT that portion conveyed to the State of Idaho by deeds recorded under Instrument No. 97051066.
EXHIBIT B

A parcel of land being a portion of the southeast 1/4 of the southeast 1/4 of Section 24, Township 2 North, Range 1 West, Boise Meridian and the southwest 1/4 of the southwest 1/4 of Section 19, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho more particularly described as follows to wit:

Commence at the brass cap marking the southeast corner of said Section 24, Township 2 North, Range 1 West, Boise Meridian;

thence N 0°04'05" E a distance of 34.69 feet to the Northeasterly Right-of-Way of Kuna Mora Road, according to Federal Aid Project No. STR-3782(600), said point being a 5/8" rebar with an orange plastic cap marked "ITD" on a non-tangent curve and the POINT OF BEGINNING;

thence along a curve to the right, coincident with said Northeasterly Right-of-Way of Kuna Mora Road, a distance of 147.18 feet, having a radius of 202.80 feet, a chord bearing of N 60° 16'10" W a distance of 143.98 feet, and a central angle of 41°34'59" to the intersection of the Northwest Right-of-Way of the original SH-69, according to Federal Aid Project No. S356(1) and the Northeasterly Right-of-Way of Kuna Mora Road, according to Federal Aid Project No. STR-3782(600) said point being a 5/8" rebar with an orange plastic cap marked "ITD" on a non-tangent curve;

thence along a curve to the left, coincident with the said Northwest Right-of-Way of the original SH-69, a distance of 229.35 feet, having a radius of 268.61 feet, a chord bearing of N 24°31'44" E a distance of 222.44 feet, and a central angle of 48°55'19" to a 5/8" rebar with an orange plastic cap marked "ITD";

thence N 0°04'05" E, coincident with the said Northwesterly Right-of-Way of the original SH-69, a distance of 104.87 feet to a Right-of-Way monument, said monument being 74.00' right of station 63+48.19 and the Southeast Right-of-Way of the existing SH-69, according to Federal Aid Project No. S356(1) and STP-3782(101), said monument being a point of curvature of a tangent curve;

thence along a curve to the left, coincident with the said Southeasterly Right-of-Way of the existing SH-69, a distance of 170.08 feet, having a radius of 892.53 feet, a chord bearing of N 22°56'18" E a distance of 169.82 feet, and a central angle of 10°55'05" to a Right-of-Way monument, said monument being 74.00' right of station 65+04.18 and the East Right-of-Way of the original SH-69;

thence S 0°04'05" W, coincident with the said East Right-of-Way of the original SH-69, a distance of 261.34 feet to a 5/8" rebar with an orange plastic cap marked "ITD";
EXHIBIT B (Continued)

Additional Remainder Parcel, a portion of the SE1/4 SE1/4 of Section 24, T2N, R1W, B.M. and the SW1/4 SW1/4 of Section 19, T2N, R1E, B.M. SH-69, Kuna to Amity Rd.;

thence N 89°55'55" W, coincident with the said East Right-of-Way of the original SH-69, a distance of 8.00 feet to a 5/8" rebar with an orange plasitce cap marked "ITD";

thence S 0°04'05" W, coincident with the said East Right-of-Way of the original SH-69, a distance of 276.06 feet to a Right-of-Way monument, said monument being 41.58 feet left of station 3+90.18 and stamped "3+90.20 41.47 LT" and the Northeasterly Right-of-Way of Kuna Mora Road, a non-tangent curve;

thence along a curve to the right, coincident with said Northeasterly Right-of-Way of Kuna Mora Road, a distance of 25.12 feet, having a radius of 202.80 feet, a chord bearing of N 84°36'36" W a distance 25.11 feet, and a central angle of 7°05'53" to the POINT OF BEGINNING;

the above described parcel contains approximately 0.8411 acres and is subject to all easements of record.
You **must** conduct a Neighborhood Meeting **prior** to submission of an application for Annexation; Rezone; Special Use Permit; Subdivision; and Variance. Please see Kuna City Code 5-1A-2 for more information or contact the Planning & Zoning Department at (208) 922-5274.

The Neighborhood Meeting Certification packet includes the following:
- Neighborhood Meeting Certification – This acts as quick reference information regarding your project.
- Sign-in Sheet – This provides written record of who attended your Neighborhood Meeting.
- Neighborhood Meeting Minutes – Provides space in which to record the items discussed and any concerns attendees may have.

A Neighborhood Meeting cannot take place more than two (2) months prior to acceptance of the application and an application will not be accepted before the meeting is conducted. You are required to mail written notification of your meeting, allowing at least fourteen (14) days before your meeting for property owners to plan to attend. **Contacting and/or meeting individually with property owners will not fulfill Neighborhood Meeting requirements.** You may request a 300’ property owners mailing list by completing the Neighborhood Meeting Mailing List Request form located under Forms & Applications on the City of Kuna website.

Neighborhood Meetings must be held on either a weekend between 10:00 Am & 7:00 PM, or a weekday between 6:00 PM & 8:00 PM. The meeting **cannot** be conducted on holidays, holiday weekends, or the day before/after a holiday or holiday weekend. The meeting must be held at one of the following locations:
- Subject property;
- Nearest available public meeting place (i.e. Libraries, Community Centers, etc.); or
- An office space within a one (1) mile radius of the subject property.

Once you have held your Neighborhood Meeting, please complete this certification form and include with your application along with the Sign-in Sheet, Neighborhood Meeting Minutes & a copy of the notification mailed to attendees.

**Description of proposed project:** Annexation and request for commercial zoning for a future development.

---

**Date of Meeting:** July 7, 2022  
**Time:** 6:00 p.m.

**Meeting Location:** On-site, east of Kuna Road

**Site Information**

<table>
<thead>
<tr>
<th>Location: Section</th>
<th>Township</th>
<th>Range</th>
<th>Total Acres</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>2N</td>
<td>1E</td>
<td>42.02</td>
</tr>
</tbody>
</table>

**Subdivision Name:** Rising Sun West Subdivision

Lot______ Block______
Address: E Kuna Road

Parcel No(s.): R0615251201, R0615250567

Include ALL addresses and parcel numbers for your application.

Current Property Owner

Name: M3 Companies
Address: 1087 W River Street, Ste. 301, Boise, ID 83702

Contact Person

Name: Wendy Shrief

Business Name (if applicable): J-U-B Engineers, Inc.
Address: 2760 Excursion Lane, Ste 400, Meridian, ID 83642
Phone: 208-376-7330 Email: wshrief@jub.com

Applicant

Name: Wendy Shrief
Address: 2760 Excursion Lane, Ste 400, Meridian, ID 83642
Phone: 208-376-7330 Email: wshrief@jub.com

I, Wendy Shrief, certify that a Neighborhood Meeting was conducted at the time and location noted on this form in accordance with Kuna City Code 5-1A-2.

Applicant Signature: ___________________________ Date: ___________________________
NEIGHBORHOOD MEETING MINUTES

Meeting Date: 7/6/22
Number of Attendees: 3

Location: On-site - East Kuna Road

Project Description: Annexation of a future mixed use development

Attendee Comments or Concerns: Comments and concerns that were received were regarding the proposed project, timeline, and questions related to irrigation.

I, Wendy Shrief, hereby certify the above information and the information provided within these forms is true, complete and correct to the best of my knowledge.

Applicant Signature: Lya Lf
Date: July 10, 2022
# Neighborhood Meeting Sign Up

**July 8th, 2022 6pm**

Annexation/Rezones Rising Sun West Subdivision and Rising Sun Sub #3

<table>
<thead>
<tr>
<th>Name</th>
<th>Address</th>
<th>Email</th>
<th>Phone</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mike &amp; Bobbie</td>
<td>1185 Evora Rd</td>
<td></td>
<td>928-1181</td>
</tr>
<tr>
<td>Jim Main</td>
<td>414 S Sailer</td>
<td></td>
<td>208 880 3658</td>
</tr>
<tr>
<td>Michael Schlag</td>
<td>390 S. Sailer Pl</td>
<td><a href="mailto:maschlag2208-275@gmail.com">maschlag2208-275@gmail.com</a></td>
<td>9391</td>
</tr>
<tr>
<td>Scott Prillman</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Van Ellis</td>
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</tbody>
</table>
June 24, 2022

RE: NOTICE OF NEIGHBORHOOD MEETING | July 7, 2022

Dear Neighbor:

You are cordially invited to attend an informational Neighborhood Meeting regarding the property highlighted in blue below. We will be submitting for an Annexation application to the City of Kuna along with a request for Commercial zoning: a development application is not being proposed at this time. The Neighborhood Meeting is also being held to discuss the rezone of a portion of the third phase of Rising Sun Subdivision to R-6 zoning; the rezone is being done to correct an error in the legal description for the zoning of Rising Sun Subdivision, the development and proposed uses are not changing.

The meeting will be held, **July 7, 2022 at 6:00 p.m.** on the property located at E Kuna Road, ID. The meeting location is noted on the map above with the star.

I look forward to your participation and support. If you have any questions, feel free to contact me at 208.376.7330 or wshrief@jub.com.

Sincerely,

Wendy Shrief, AICP
J-U-B ENGINEERS, Inc.
RISING SUN WEST SUBDIVISION
KUNA, IDAHO
ACCESS LOCATIONS

CONCEPTUAL LAND USE PLAN – ALLOWED USES TO BE DEFINED IN THE DEVELOPMENT AGREEMENT

NOTE:
STREET ALIGNMENTS ARE FOR ILLUSTRATIVE PURPOSES ON AND ARE SUBJECT TO CHANGE

MAXIMUM ACREAGE OF ALLOWED USES
COMMERCIAL 39 AC.
R-20 16 AC.
R-12 16 AC.

SCALE IN FEET
0 100 200 300

SCALE IN FEET
0 20 40 60

COMMERCIAL STANDARDS 7 – 13.4 AC.
10.22 AC.
DETACHED SIDEWALK

COMMERCIAL OR R-12 STANDARDS
3.43 AC.

COMMERCIAL OR R-20 STANDARDS
13.02 AC.

FUTURE MERIDIAN ROAD ALIGNMENT AND ROW TBD. AS SHOWN WOULD INCLUDE 6 Lanes PLUS SIDE LINES.

PROPOSED ACCESS

PROPOSED ACCESS

PROPOSED ACCESS

PROPOSED ACCESS

PROPOSED ACCESS

PROPOSED ACCESS

PROPERTY LINE

PROPOSED EMERGENCY ACCESS

PROPOSED 8' SIDEWALK

EXISTING ROW

DETACHED SIDEWALK

DETACHED SIDEWALK

COMMERCIAL, R-20, OR R-12 STANDARDS
2.67 AC.

MUNICIPAL OPEN SPACE 2.5 – 3.5 AC.
3.07 AC.

COMMERCIAL OR R-12 STANDARDS
9.65 AC.