



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

Agency Transmittal – June 24, 2022

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

FILE NUMBER:	22-08-AN (Annexation) 5625 W Barker Road
PROJECT DESCRIPTION	Applicant requests to Annex approx.65.08 acres into Kuna City Limits with an M-1 (Light Industrial/Manufacturing) zone; Kuna City Limits are immediately west. The subject site is located at 5265 W Barker Road (APN: S2008223010) and is currently zoned RP (Rural Preservation) in unincorporated Ada County; Section 8, Township 1 North, Range 2 East.
SITE LOCATION	5625 W Barker Road Kuna, ID 83634
REPRESENTATIVE	Billy Edwards Wedwards9177@msn.com
SCHEDULED HEARING DATE	Tuesday, July 26, 2022 at 6:00 PM, Kuna City Hall Council Chambers, 751 W 4 th Street, Kuna, ID 83634
STAFF CONTACT	Jessica Reid 208.387.7731 jreid@kunaid.gov
<p><i>There are potential impacts due to the above request on which your agency may wish to comment. Please provide comments within 15 days; if more time is needed, please inform our offices. We would appreciate any information as to how this action would affect the service(s) your agency provides.</i> The hearing is scheduled to begin at 6:00 p.m. or as soon as it may be heard. Kuna City Hall is located at 751 W. 4th Street, Kuna, ID 83634. If your agency needs different plans or paper copies to review, notify our office know and we will send them. Please notify our office who future packets should be sent to, including their email address. If your agency needs additional time for review, please let our office know ASAP.</p>	



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): 22-08-AN

Project Name: 5625 W Barker Industrial

Date Received: 05.09.2022

Date Accepted as Complete: 06.24.2022

Type of review requested (check all that apply):

<input checked="" type="checkbox"/>	Annexation & Zoning	<input type="checkbox"/>	Appeal
<input type="checkbox"/>	Comp. Plan Map Amendment	<input type="checkbox"/>	Combination Pre & Final Plat
<input type="checkbox"/>	Design Review	<input type="checkbox"/>	Development Agreement
<input type="checkbox"/>	Final Planned Unit Development	<input type="checkbox"/>	Final Plat
<input type="checkbox"/>	Lot Line Adjustment	<input type="checkbox"/>	Lot Split
<input type="checkbox"/>	Ordinance Amendment	<input type="checkbox"/>	Planned Unit Development
<input type="checkbox"/>	Preliminary Plat	<input type="checkbox"/>	Rezone
<input type="checkbox"/>	Special Use Permit	<input type="checkbox"/>	Temporary Business
<input type="checkbox"/>	Vacation	<input type="checkbox"/>	Variance

Owner of Record

Name: THOMAS BEVAN (PROPERTY UNDER CONTRACT WITH STAR ACRES PROPERTIES, LLC.)

Address: 4202 NORTH MARCLIFFE AVENUE, BOISE, ID 83704

Phone: _____ Email: _____

Applicant (Developer) Information

Name: BRIAN FROST, STAR ACRES PROPERTIES, LLC.

Address: 10400 WEST OVERLAND #316, BOISE, ID 83709

Phone: 208-871-4939 Email: BRIAN.SUNRIVER@GMAIL.COM

Engineer/Representative Information

Name: BILLY EDWARDS

Address: 10400 WEST OVERLAND #316, BOISE, ID 83709

Phone: 208-921-5531 Email: WEDWARDS9177@MSN.COM

Subject Property Information

Site Address: 5625 WEST BARKER ROAD, KUNA, ID 83634

Nearest Major Cross Streets: WEST BARKER ROAD and SOUTH CURITS ROAD

Parcel No.(s): S2008223010

Section, Township, Range: 1N2E08

Property Size: 65.084 ACRES

Current Land Use: AGRICULTURAL Proposed Land Use: LIGHT INDUSTRIAL

Current Zoning: ADA COUNTY - RP Proposed Zoning: CITY OF KUNA - M1

Project Description

Project Name: STAR ACRES PROPERTIES - SOUTHEAST KUNA INDUSTRIAL PARK

General Description of Project: _____

ANNEXATION INTO CITY OF KUNA FOR FUTURE LIGHT INDUSTRIAL PARK DEVELOPMENT

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: _____

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: _____ No. of Building Lots: _____

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: TBD Other lots: TBD

Gross floor area square footage: TBD Existing (if applicable): N/A

Building height: TBD Hours of Operation: TBD

Total No. of Employees: TBD Max No. of Employees at one time: TBD

No. of and ages of students: N/A Seating capacity: N/A

Proposed Parking

ADA accessible spaces: TBD Dimensions: _____

Regular parking spaces: TBD Dimensions: _____

Width of driveway aisle: TBD

Proposed lighting: TBD

Is lighting "Dark Sky" compliant? YES NO

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

TBD

Applicant Signature: _____ Date: 05.09.2022

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

Upon completion of this form, please email to pzapplications@kunaid.gov. A link will be provided to you for application attachments to be uploaded to the cloud.



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):	<u>22-08-AN</u>
Project Name:	<u>5625 W Barker Industrial</u>
Date of Pre-Application Meeting:	<u>03.03.2022</u> (3) months, unless otherwise determined by Staff
Date Received:	<u>05.09.2022</u>
Date Accepted as Complete:	<u>06.24.2022</u>

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: 05.02.2022

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

ANNEXATION NARRATIVE

May 09, 2022

Brian Frost
Star Acres Properties, LLC.
10400 West Overland #316
Boise, ID 83709

Jessica Reid, Planner I
Planning & Zoning Department
City of Kuna
751 West 4th Street
Kuna, ID 83634

RE: Southeast Kuna Industrial Park

Dear Ms. Reid,

On behalf of Start Acres Properties, LLC. (Applicant) please accept this application for Annexation into the City of Kuna.

Property Information:
5625 West Barker Road
Kuna, ID 83634
Parcel Number: S2008223010
65.084 Acres

Overview of Proposed Project:

Applicant requests to annex 65.084 acres into Kuna City Limits with an M-1 zoning designation. The property will be subdivided into individual industrial parcels, and the layout for the development will be submitted for further review at a later date and time to the City of Kuna. Preliminary Plat and Design Review applications will be submitted at that time. This parcel is currently within Ada County, has historically been considered agricultural land, and has no existing structures with a designation of RP. Future Land Use Map for the City of Kuna indicates the land use designation as agriculture, but with close proximity to the existing industrial designation, we feel the light industrial M-1 use is appropriate for this area with the support of Planning & Zoning Staff. This parcel falls abuts the City of Kuna's Urban Renewal District which is a mixture of industrial uses (light and heavy) giving another element to this parcel to be appropriately designated for industrial use.

Surrounding Land Use:

North – Agricultural, Ada County, Designation RP

South - Agricultural, Ada County, Designation RP

East - Agricultural, Ada County, Designation RP

West – Industrial, City of Kuna, Designation M-2

Annexation:

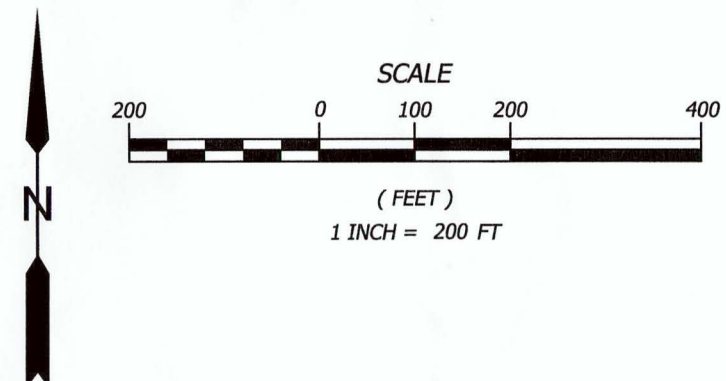
Annexation will allow this property to connect to Kuna’s public services including water, sewer, pressurized irrigation, and police. The property falls within the Kuna Rural Fire District area of service. This industrial park will not create an adverse economic impact on the City. The property to the west that abuts this parcel is within City Limits with a designation of M-2 use.

In conclusion, the Applicant's goal is not to meet City zoning requirements but to exceed them to complement the City’s vision for this newly established industrial district. We look forward to working with Staff to accomplish this great project.

Thank you in advance for your consideration of our application. Please feel free to contact us if you have any questions. We can be reached at (208) 921-5531 or at wedwards9177@msn.com

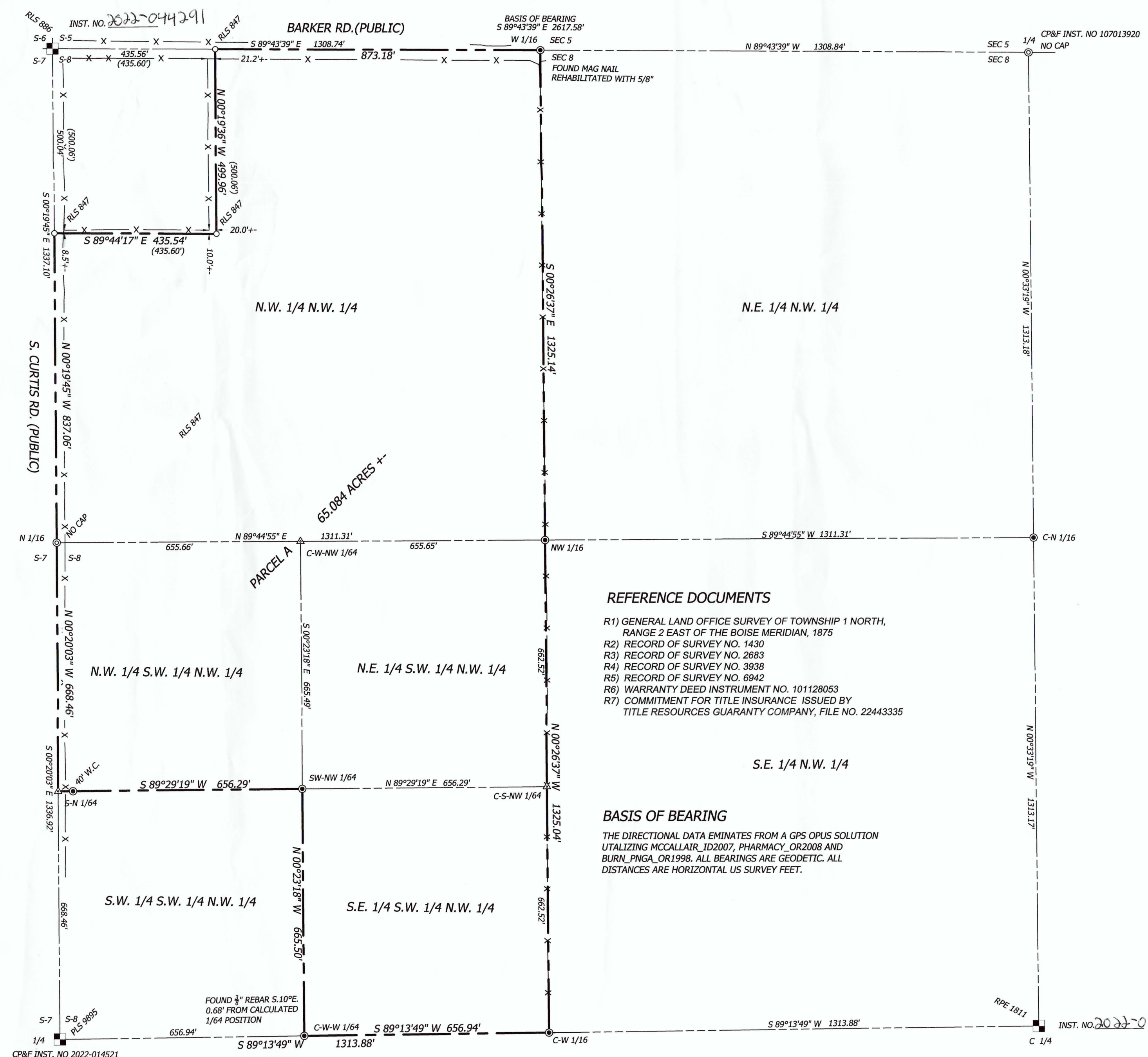
Thank you in advance for your interest.

Best Regard,
Billy Edwards
Planning Consultant



**RECORD OF SURVEY FOR
BRIAN FROST
LOCATED IN THE W1/2 OF THE NW1/4 OF SECTION 8,
T. 1 N., R. 2 E., B.M., ADA COUNTY, IDAHO
2022**

RECORD OF SURVEY NO. 13409
 CERTIFICATE OF COUNTY RECORDER
 INSTRUMENT NO. 2022-044291
 I HEREBY CERTIFY THAT THIS INSTRUMENT WAS RECORDED AT THE REQUEST OF SAWTOOTH LAND SURVEYING, AT 02 MINUTES PAST 9 O'CLOCK P.M., THIS 10th DAY OF May, IN THE YEAR 2022.
 Phil McGivern
 DEPUTY EX-OFFICIO RECORDER
 FEE: \$ 80



LEGEND

— — — — —	PROPERTY BOUNDARY LINE
— — — — —	SECTIONAL LINE
⊙	FOUND 5/8" REBAR AS NOTED
○	FOUND 1/2" REBAR AS NOTED
■	FOUND ALUMINUM CAP MONUMENT
△	CALCULATED POINT
●	SET 5/8" REBAR W/ PLASTIC CAP
— X — X —	BARBED WIRE FENCE
W.C.	WITNESS CORNER

NARRATIVE
 THIS SURVEY WAS CONDUCTED AT THE REQUEST OF STAR ACRES PROPERTIES, LLC. THE INTENT IS TO MONUMENT THAT PARCEL DESCRIBED IN WARRANTY DEED INSTRUMENT NO. 101098083 AND THE COMMITMENT FOR TITLE INSURANCE ISSUED BY TITLE RESOURCES GUARANTY COMPANY, COMMITMENT NO. 22443335. SAID WARRANTY DEED EXCEPTS THAT PORTION LYING WITHIN THE RIGHT-OF-WAY FOR COUNTY ROAD COMMONLY REFERRED TO AS BARKER AND CURTIS ROAD OVER AND ACROSS THE NORTHERLY AND WESTERLY PORTION OF SAID PREMISES. NO CONVEYANCE OF THIS RIGHT-OF-WAY WAS INCLUDED IN THE SCHEDULE B, PART II EXCEPTIONS. THE AREA AND CONFIGURATION OF THE SUBJECT PARCEL DOES NOT ACCOUNT FOR THIS EXCEPTION. THE MONUMENTED CENTER 1/4 CORNER LIES 22.96 FEET NORTH OF AND 2.00 FEET WEST OF THE MATHEMATICAL POSITION PER THE B.L.M. MANUAL OF INSTRUCTION. THE MONUMENT HAS BEEN ACCEPTED ON RECORD OF SURVEY INSTRUMENT NO. S 97054573, 108041616 AND ACCEPTED BY THIS SURVEYOR.

- REFERENCE DOCUMENTS**
- R1) GENERAL LAND OFFICE SURVEY OF TOWNSHIP 1 NORTH, RANGE 2 EAST OF THE BOISE MERIDIAN, 1875
 - R2) RECORD OF SURVEY NO. 1430
 - R3) RECORD OF SURVEY NO. 2683
 - R4) RECORD OF SURVEY NO. 3938
 - R5) RECORD OF SURVEY NO. 6942
 - R6) WARRANTY DEED INSTRUMENT NO. 101128053
 - R7) COMMITMENT FOR TITLE INSURANCE ISSUED BY TITLE RESOURCES GUARANTY COMPANY, FILE NO. 22443335

BASIS OF BEARING
 THE DIRECTIONAL DATA EMANATES FROM A GPS OPUS SOLUTION UTILIZING MCCALLATR_ID2007, PHARMACY_OR2008 AND BURN_PNGA_OR1998. ALL BEARINGS ARE GEODETIC. ALL DISTANCES ARE HORIZONTAL US SURVEY FEET.

CERTIFICATE OF SURVEYOR
 I, FRITZ BROWNELL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS MAP WAS DRAWN FROM AN ACTUAL SURVEY ON THE GROUND UNDER MY DIRECT SUPERVISION, AND ACCURATELY REPRESENTS THE POINTS MAPPED HEREON, AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODE RELATING TO PLATS, SURVEYS, AND THE CORNER PERPETUATION AND FILING ACT, IDAHO CODE.



SURVEY INDEX NO. 121-8-4-4-0-00-00

2030 S. WASHINGTON AVE.
 EMMETT, ID 83617
 (208) 398-8104
 FAX (208) 398-8105

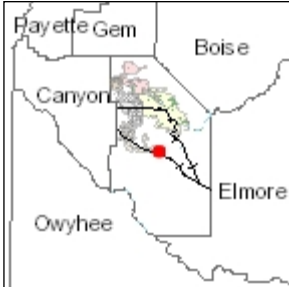
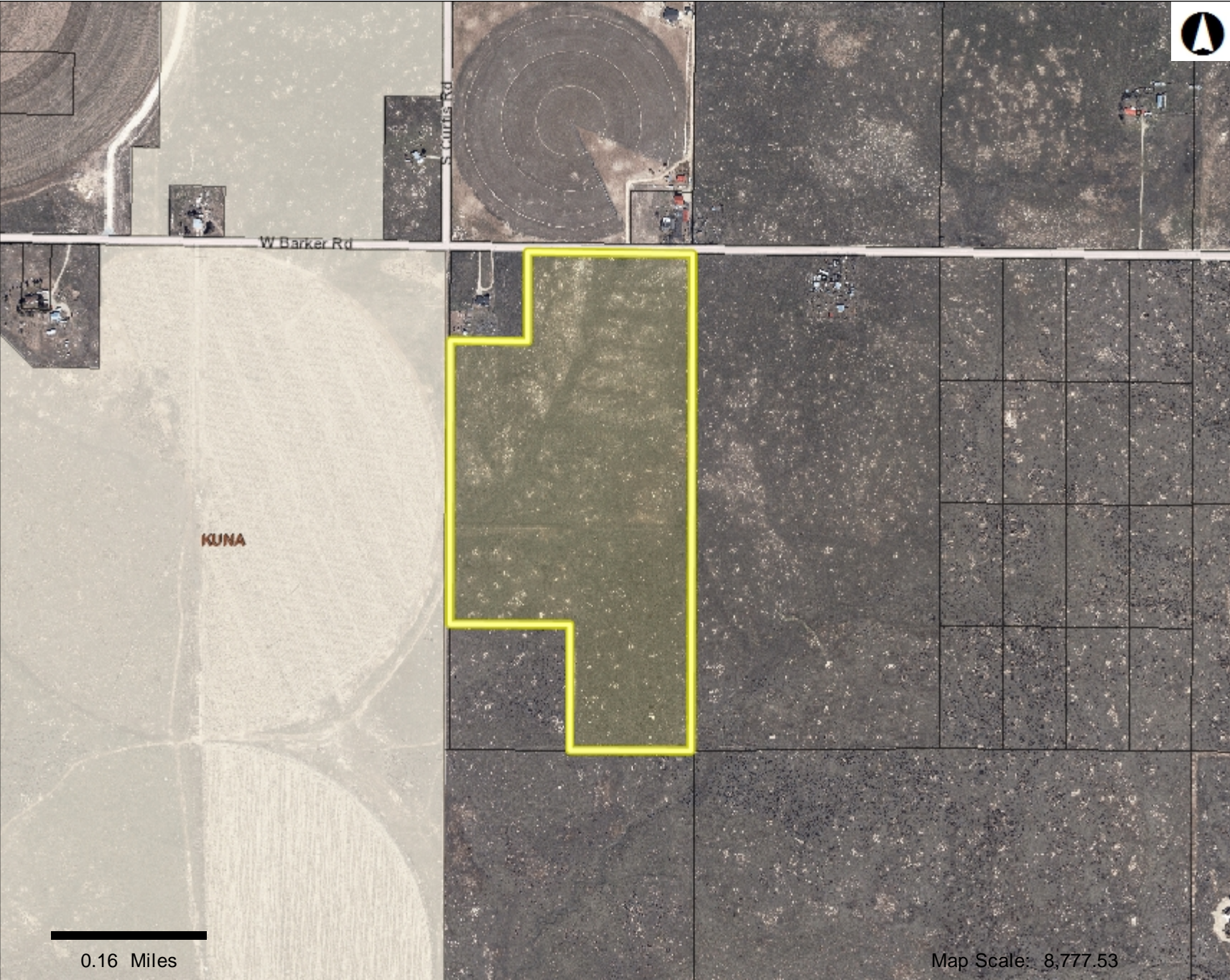
SAWTOOTH
 Land Surveying, LLC
 WWW.SAWTOOTHLS.COM

SHEET: 1 OF 1	DATE: 5/2022	DRAWN BY: TB	CHECKED BY: FB	JOB#: 122087
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DWG#: 122087-ROS

Ada County Assessor

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION OR LEGAL PURPOSES.



Legend

- + Railroad
- Roads (8,000 - 24,000)
 - <all other values>
 - Interstate
 - Ramp
 - Principal Arterial
 - Collector
 - Minor Arterial
 - Local
 - Parks
 - Alley
 - Driveway
- Parks
- Water
- City Limits
 - BOISE
 - EAGLE
 - GARDEN CITY
 - KUNA
 - MERIDIAN
 - STAR
- Condos
- Parcels

The Grantees herein have read and approved the following: _____

Title File No.: T01-77990 *AR 10/10/01* **WARRANTY DEED**

FOR VALUE RECEIVED

V. Janice Stringer, an unmarried woman, Neal Curtis Stringer, an unmarried man and William Curtis Stringer, Jr., a married man dealing with his separate property

GRANTOR(s), does(do) hereby GRANT, BARGAIN, SELL and CONVEY unto: Thomas M. Bevan and Susan K. Bevan, husband and wife

GRANTEES(s), whose current address is: 4202 N. Marcliffe Avenue, Boise, Idaho 83704 the following described real property in Ada County, State of Idaho, more particularly described as follows, to wit:

See exhibit "A" attached hereto and made a part of

RE-RECORD TO CORRECT LEGAL

ADA COUNTY RECORDER
J. DAVID NAVARRO
BOISE, IDAHO

2001 SP 24 PM 4:02

RECORDED-REQUEST OF

FEE *6* DEPUTY *K. Hugh*

101098083

TRANSACTION

THIS W/TA, need by TA within 10 d, S.K.B

INCLUDING ALL WATER AND MINERAL RIGHTS SPECIFICALLY, WATER RIGHT LICENSE, WATER RIGHT NO. 63-09156, STATE OF IDAHO, DEPARTMENT OF WATER RESOURCES

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantee(s) heirs and assigns forever. And the said Grantor(s) does(do) hereby covenant to and with the said Grantee(s), that 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 reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and general taxes and assessments, (including irrigation and utility assessments, if any) for the current year, which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

Dated: September 21, 2001

V. Janice Stringer
V. Janice Stringer

Neal Curtis Stringer by V. Janice Stringer atty. in fact
Neal Curtis Stringer

William Curtis Stringer, Jr.
William Curtis Stringer, Jr.

STATE OF Idaho, County of Ada, ss.

On this 21st day of September, in the year of 2001, before me, the undersigned, a Notary Public in and for said State, personally appeared V. Janice Stringer, Neal Curtis Stringer, William Curtis Stringer, Jr.

known or identified to me to be the persons whose names are subscribed to the within instrument, and acknowledged to me that they executed the same.

Signature: *[Signature]*

Name: Alana G. Pierce

Residing at: RESIDING IN MERIDIAN, IDAHO
My commission expires: COMM. EXPIRES: 9-18-2003



ACKNOWLEDGEMENT - Attorney in Fact

STATE OF Idaho, County of Ada, ss.

On this 21st day of September, in the year of 2001, before me, the undersigned, a Notary Public in and for said State, personally appeared

V. Janice Stringer

known or identified to me to be the person(s) whose name(s) are/is subscribed to

the within instrument, as the attorney in fact of Neal Curtis Stringer

thereto as principal, and Mr. own name as attorney in fact.

Signature: *[Signature]*
Name: Alana G. Pierce
(Type or print)

Transaction T

Residing at: RESIDING IN MERIDIAN, IDAHO
My commission expires: COMM. EXPIRES: 9-18-2003

EXHIBIT "A"

The West half of the Northwest quarter of Section 8, Township 1 North, Range 2 East, Boise Meridian, Ada County, Idaho.

EXCEPT the Southwest quarter of the Southwest quarter of the Northwest quarter of said Section 8.

FURTHER EXCEPT a parcel of land situated in the Northwest quarter of the Northwest quarter of Section 8, Township 1 North, Range 2 East, Boise Meridian, Ada County, Idaho, and more particularly described as follows:

Commencing at the section corner common to Sections 5, 6, 7 and 8, Township 1 North, Range 2 East, which point is a brass cap, and being the REAL POINT OF BEGINNING; thence
South 89°38'56" East along the North line of Section 8 a distance of 435.60 feet to a 1/2 inch iron pin; thence
South 00°15'06" East a distance of 500.06 feet to a 1/2 inch iron pin; thence
North 89°38'56" West a distance of 435.60 feet to a 1/2 inch iron pin; thence
North 00°15'06" West a distance of 500.06 feet along the West line of Section 8 to the REAL POINT OF BEGINNING.

EXCEPT that portion lying within the right of way for county road commonly referred to as Barker Road and Curtis Road over and across the Northerly and Westerly portion of said premises.

SKB
TMZ.
nd
nd
nd

WATER RIGHT REPORT

2/24/2022
 IDAHO DEPARTMENT OF WATER RESOURCES
 Water Right Report
 WATER RIGHT NO. 63-31583

<u>Owner Type</u>	<u>Name and Address</u>
Current Owner	SUSAN K BEVAN
Current Owner	THOMAS M BEVAN 4202 N MARCLIFFE AVE BOISE, ID 83704 2083237873
Original Owner	VIOLET J STRINGER
Original Owner	WILLIAM C STRINGER 421 MARCUS CT MOAB, UT 84532 8012598686

Priority Date: 06/08/1978
 Basis: Decreed
 Status: Active

<u>Source</u>	<u>Tributary</u>
GROUND WATER	

<u>Beneficial Use</u>	<u>From</u>	<u>To</u>	<u>Diversion Rate</u>	<u>Volume</u>
IRRIGATION	03/15	11/15	0.15 CFS	56.3 AFA
DOMESTIC	01/01	12/31	0.04 CFS	0.6 AFA
Total Diversion			0.15 CFS	56.9 AFA

Location of Point(s) of Diversion:

GROUND WATER|NWNW|Sec. 08|Township 01N|Range 02E|ADA County

Place(s) of use:
 Place of Use Legal Description: IRRIGATION ADA County

<u>Township</u>	<u>Range</u>	<u>Section</u>	<u>Lot</u>	<u>Tract</u>	<u>Acres</u>	<u>Lot</u>	<u>Tract</u>	<u>Acres</u>	<u>Lot</u>	<u>Tract</u>	<u>Acres</u>	<u>Lot</u>	<u>Tract</u>	<u>Acres</u>
01N	02E	8		NWNW	12.5									

Place of Use Legal Description: DOMESTIC ADA County

<u>Township</u>	<u>Range</u>	<u>Section</u>	<u>Lot</u>	<u>Tract</u>	<u>Acres</u>	<u>Lot</u>	<u>Tract</u>	<u>Acres</u>	<u>Lot</u>	<u>Tract</u>	<u>Acres</u>	<u>Lot</u>	<u>Tract</u>	<u>Acres</u>
01N	02E	8		NWNW										

Total Acres: 12.5
 Conditions of Approval:

1. S39 THE USE OF WATER FOR IRRIGATION UNDER THIS RIGHT MAY BEGIN AS EARLY AS MARCH 1, PROVIDED OTHER ELEMENTS OF THE RIGHT ARE NOT EXCEEDED. THE USE OF WATER BEFORE MARCH 15 UNDER THIS REMARK IS SUBORDINATE TO ALL WATER RIGHTS HAVING NO SUBORDINATED EARLY OR LATE IRRIGATION USE AND A PRIORITY DATE EARLIER THAN THE DATE A PARTIAL DECREE IS ENTERED FOR THIS RIGHT.
2. P21 This right is a portion of 63-9156. This portion was split from 63-31438 per Transfer 70232.
3. C18 This partial decree is subject to such general provisions necessary for the definition of the rights or for the efficient administration of the water rights as may be ultimately determined by the Court at a point in time no later than the entry of a final unified decree. Section 42-1412(6), Idaho Code.
4. R65 This right when combined with all other rights shall provide no more than 0.02 cfs per acre nor more than 4.5 afa per acre at the field headgate for irrigation of the lands above.
5. WB5 Domestic use is for 1 home and does not include lawn, garden, landscape, or other types of irrigation.

Dates:

Licensed Date:

Decreed Date: 04/29/2009

Enlargement Use Priority Date:

Enlargement Statute Priority Date:

Water Supply Bank Enrollment Date Accepted:

Water Supply Bank Enrollment Date Removed:

Application Received Date:

Protest Deadline Date:

Number of Protests: 0

Other Information:

State or Federal: S

Owner Name Connector: And

Water District Number: TBD

Generic Max Rate per Acre: 0.02

Generic Max Volume per Acre: 4.5

Civil Case Number:

Old Case Number:

Decree Plaintiff:

Decree Defendant:

Swan Falls Trust or Nontrust:

Swan Falls Dismissed:

DLE Act Number:

Cary Act Number:

Mitigation Plan: False

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, Thomas Bevan Full Name

4204 N. Marcliffe Ave Boise, Idaho 83709 ZIP

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 Brian Frost Full Name

10400 W. Overland, #316 Boise, Idaho 83709 ZIP

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.

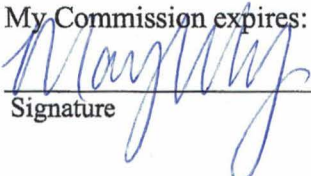
C. I hereby grant permission to the City of Kuna staff to enter the subject property for the purpose of site inspections related to processing said application(s).

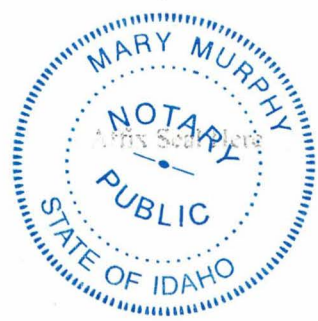
Dated this 11th day of May Month, 20 22


Signature

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


Residing at: 3030 Boulders Creek Pl
Mendota ID 83646

My Commission expires: 7/18/2026

Signature





Neighborhood Meeting Mailing List Request Form

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



If you are applying for one of the uses listed below, you must conduct a Neighborhood Meeting *prior* to submission of your application. This meeting allows surrounding neighbors to learn more about your project prior to the public hearing (The Planning and Zoning Department will notify surrounding property owners of the public hearing). All property owners within a minimum of three-hundred (300) feet of the subject property boundary need to be invited to your meeting.

According to Kuna City Code (KCC) 5-1A-2, the meeting must be held on either a weekend between 10:00 AM and 7:00 PM, or a weekday between 6:00 PM and 8:00 PM. Meetings **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
- The nearest available public meeting place (i.e. Fire Stations, Libraries, and Community Centers)
- An office space within a 1-mile radius of the subject property

Meeting cannot take place more than two (2) months prior to acceptance of the application and the application will not be accepted if a Neighborhood Meeting has not been 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 the Neighborhood Meeting requirements.

** There is a \$20.00 fee if pre-printed mailing labels are requested from the Planning and Zoning Department**

Proposed Use:

<u>Application Type</u>	<u>Brief Description</u>
<input type="checkbox"/> Subdivision (Sketch Plat and/or Pre-Plat)	_____
<input checked="" type="checkbox"/> Annexation	<u>65.5 Acre Parcel Annexation for Light Industrial Use</u>
<input type="checkbox"/> Rezone	_____
<input type="checkbox"/> Special/Conditional Use Permit	_____
<input type="checkbox"/> Variance	_____
<input type="checkbox"/> Comp. Plan Map Amendment	_____
<input type="checkbox"/> Comp. Plan Amendment	_____

Site Information

(Please make sure to include all parcels & addressed included in your proposed use.)

Project Name: _____

Address: _____

Parcel No(s): _____

Section _____ Township _____ Range _____ Total Acres _____

Lot Count: _____ No. of Blocks: _____

Current Property Owner

Name: _____

Address: _____

Phone: _____ Email: _____

Representative

Name: _____

Company Name: _____

Company Address: _____

Phone: _____ Email: _____

SIGN-IN SHEET

Project Name: _____

	Name	Address	Phone
1	Elber Miller	116900 S. Curtis	208-919-6506
2	Ricardo Zwalc	5490 W Barker Rd	208-918-0352
3	Adrian V Barker	1555 11th E MTN Home	208-571-4517
4	JENNIFER BARKER	5005 W. BARKER RD	ZUL 571-4518
5	Diana & Alex Storey	54311 W. Bark.	208 871 8406
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NEIGHBORHOOD MEETING MINUTES

Meeting Date: _____ Number of Attendees: _____

Location: _____

Project Description: _____

Attendee Comments or Concerns: _____

I, _____, 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: _____ Date: _____

**NOTICE OF NEIGHBORHOOD MEETING
REQUIREMENT FOR ANNEXATION APPLICATION**

April 08, 2022

Star Acres Properties, LLC.
10400 West Overland #316
Boise, ID 83709

Dear Neighbor,

Please join us at a neighborhood meeting about the proposed annexation application described below in this letter. The purpose of the meeting is to provide residents in the vicinity of the site with information about the proposed annexation into the City of Kuna.

This is an informational meeting and no public appointed or elected officials will be present. The applicant and their representatives will be present for the meeting. Once the application has been submitted and processed, a public hearing date will be scheduled. The property will be posted with signage and published in the local newspaper noting the public hearing date.

Property Information:
5625 West Barker Road
Kuna, ID 83634
Parcel Number: S2008223010
65.54 Acres

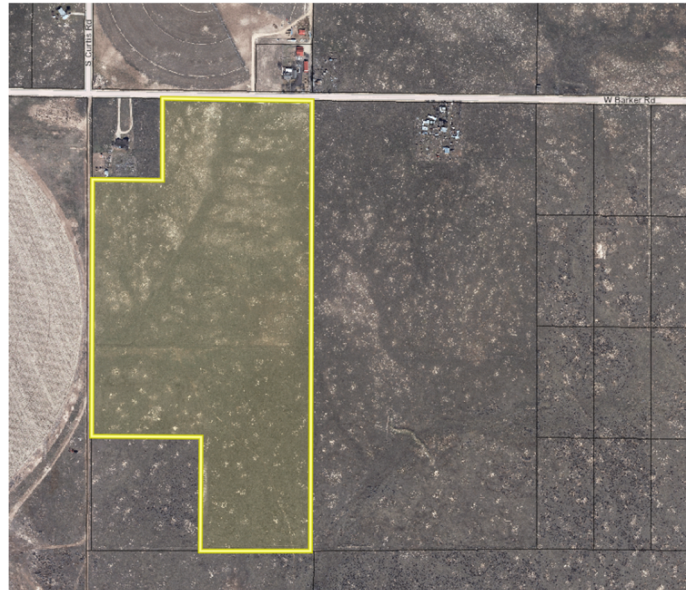
NEIGHBORHOOD MEETING INFORMATION:

WHEN: Tuesday, April 26, 2022 6:00 to 6:30PM
WHERE: On-site at Subject Property

We look forward to the neighborhood meeting and encourage you to attend. We can be reached by email at wedwards9177@msn.com if you have any questions.

Thank you in advance for your interest.

Best Regard,
Billy Edwards
Planning Consultant





Proof of Property Posting

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



This form shall confirm that the Public Hearing Notice for TBD No.
SOUTHEAST KUNA INDUSTRIAL PARK was posted, as required per Kuna City Code

5-1A-8, on 05.09.2022. This form and associated photos shall be returned to the Planning & Zoning department no later than seven (7) days prior to the Public Hearing.

Signs shall be removed from the site within three (3) days after the Public Hearing.

DATED this 09 day of MAY, 2022.

Signature: William T. Edwards

State of Idaho)
) ss
County of Ada)

On this 9th day of May, 2022, before me, the

Undersigned, a Notary Public in and for said State, personally appeared before me (Owner/Developer).

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written. Subscribed and sworn to before me the day and year first above written.

Deirdre Burns

Residing at: 1384 E Fall Ct

Boise ID 83706

My Commission expires: 5/26/2027

[Signature]
Signature

