



City of Kuna  
Planning & Zoning Department

**City of Kuna**  
751 W. 4<sup>th</sup> Street,  
Kuna, Idaho 83634  
Phone: (208) 922-5274  
Fax: (208) 922-5989  
**Kunacity.id.gov**

## Agency Transmittal

November 30, 2017

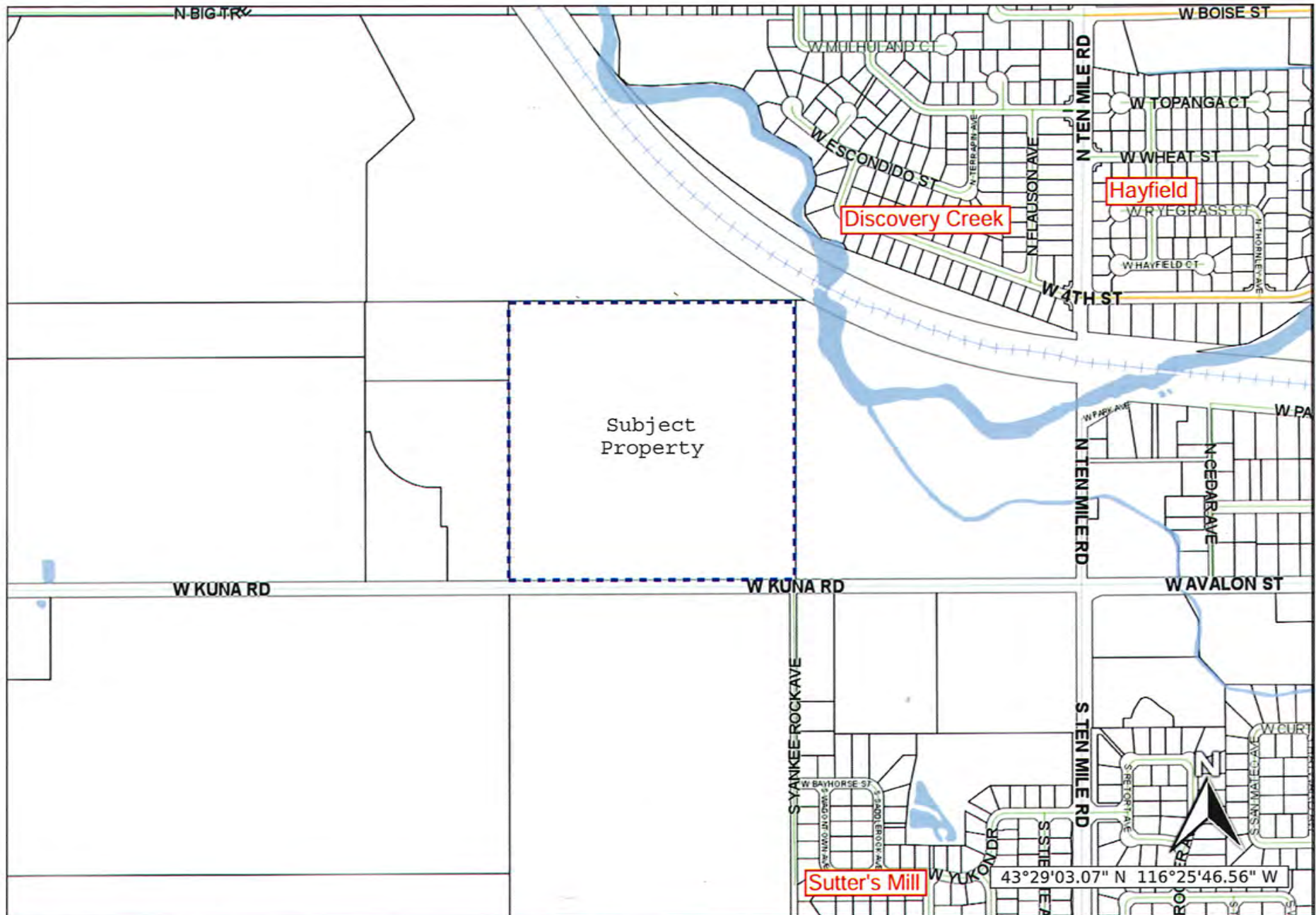
Notice is hereby given that the following action is under consideration by the City of Kuna:

<b>FILE NUMBER</b>	17-07-5 (Annexation); Former Urza Property.
<b>PROJECT DESCRIPTION</b>	Applicant proposes annexing (approx.) 39.48 acres into Kuna City with an R-8 (Medium Residential Density) zone. Applicant will propose development at a later time.
<b>SITE LOCATION</b>	<b>2030 W. Kuna Road, Kuna, ID 83634</b>
<b>APPLICANT/ REPRESENTATIVE</b>	<i>KM Engineering</i> Kirsti Grabo 9233 W. State Street Boise, ID 83714 208.639.6939 <a href="mailto:kgrabo@kmengllp.com">kgrabo@kmengllp.com</a>
<b>SCHEDULED HEARING DATE</b>	<b>Tuesday, January 9, 2018</b> <b>6:00 p.m.</b>
<b>KUNA STAFF CONTACT</b>	Troy Behunin, Planner III <a href="mailto:tbehunin@kunaid.gov">tbehunin@kunaid.gov</a> Phone: 208.922.5274 Fax: 208.922.5989

We have included a packet with the application items that were submitted to assist you with your consideration and responses. **No response within 15 business days will indicate you have no objection or concerns with this proposed project.** We would appreciate any information you can supply us as to how this action would affect the services you provide. The public hearing is at 6:00 p.m. or as soon thereafter as it may be heard located at Kuna City Hall 751 W. 4<sup>th</sup> Street, Kuna, ID 83634.

# Vicinity Map

## 2030 West Kuna Road





October 30, 2017  
Project No.: 17-054

Mr. Troy Behunin  
Planning & Zoning Department  
City of Kuna  
751 West 4<sup>th</sup> Street  
Kuna, ID 83634

**RE: Property at 2030 West Kuna Road – Ada County, ID  
Annexation Application**

Dear Mr. Behunin:

On behalf of N Star Farm, LLC, and Waters Edge Farm, LLC, we are pleased to submit the attached application and required supplements for annexation and zoning of the property referenced above.

The subject property is approximately 39.5 acres of agricultural ground identified as parcel number S1322438400 and located approximately one quarter mile west of Ten Mile on the north side of Kuna Road. The site is currently zoned RUT in Ada County with a comprehensive plan designation of Medium Density Residential and is contiguous to City limits on the north and in the southeast corner across Kuna Road. As a part of this application, we are requesting to annex the property into the City of Kuna with a zoning designation of R-8 to accommodate future single-family residential development. The requested zoning is commensurate with the comprehensive plan designation of Medium Density Residential, and is compatible with other residential developments in the area.

The applicant has met with the City regarding water, sewer, and pressure irrigation facilities in the area and will continue to do so to ensure that adequate public facilities are available to accommodate future development of the property. It is our intention to follow this application package with a preliminary plat submittal in the coming months; however, before expending resources to prepare the drawings, we felt it prudent to obtain the City's feedback on the requested zoning designation.

With the proposals discussed herein, we feel that this project complements the City's vision for growth and will ultimately provide opportunities for additional housing in this growing area. Should you have questions or require further information in order to process this application, please feel free to contact me.

Sincerely,  
KM Engineering, LLP

  
Kirsti Grabo  
Development Coordinator

cc: N Star Farm, LLC  
Waters Edge Farm, LLC





October 30, 2017  
Project No.: 17-054

**Exhibit A  
Legal Description for  
Annexation and Rezone**

A parcel of land being the Southwest 1/4 of the Southeast 1/4 of Section 22, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho and being more particularly described as follows:

Beginning at a found brass cap monument marking the South 1/4 corner of said Section 22, which bears  $S00^{\circ}21'13''W$  a distance of 5,298.67 feet from a found 5/8-inch rebar marking the North 1/4 corner of said Section 22, thence following the westerly line of the Southeast 1/4 of said Section 22,  $N00^{\circ}21'13''E$  a distance of 1,324.70 feet to the Northwest corner of said Southwest 1/4 of the Southeast 1/4;

Thence leaving said westerly line and following the northerly line of said Southwest 1/4 of the Southeast 1/4,  $S89^{\circ}37'26''E$  a distance of 1,330.95 feet to a found 5/8-inch rebar marking the Northeast corner of said Southwest 1/4 of the Southeast 1/4;

Thence leaving said northerly line and following the easterly line of said Southwest 1/4 of the Southeast 1/4,  $S00^{\circ}31'02''W$  a distance of 1,323.16 feet to a found 5/8-inch rebar marking the Southeast corner of said Southwest 1/4 of the Southeast 1/4;

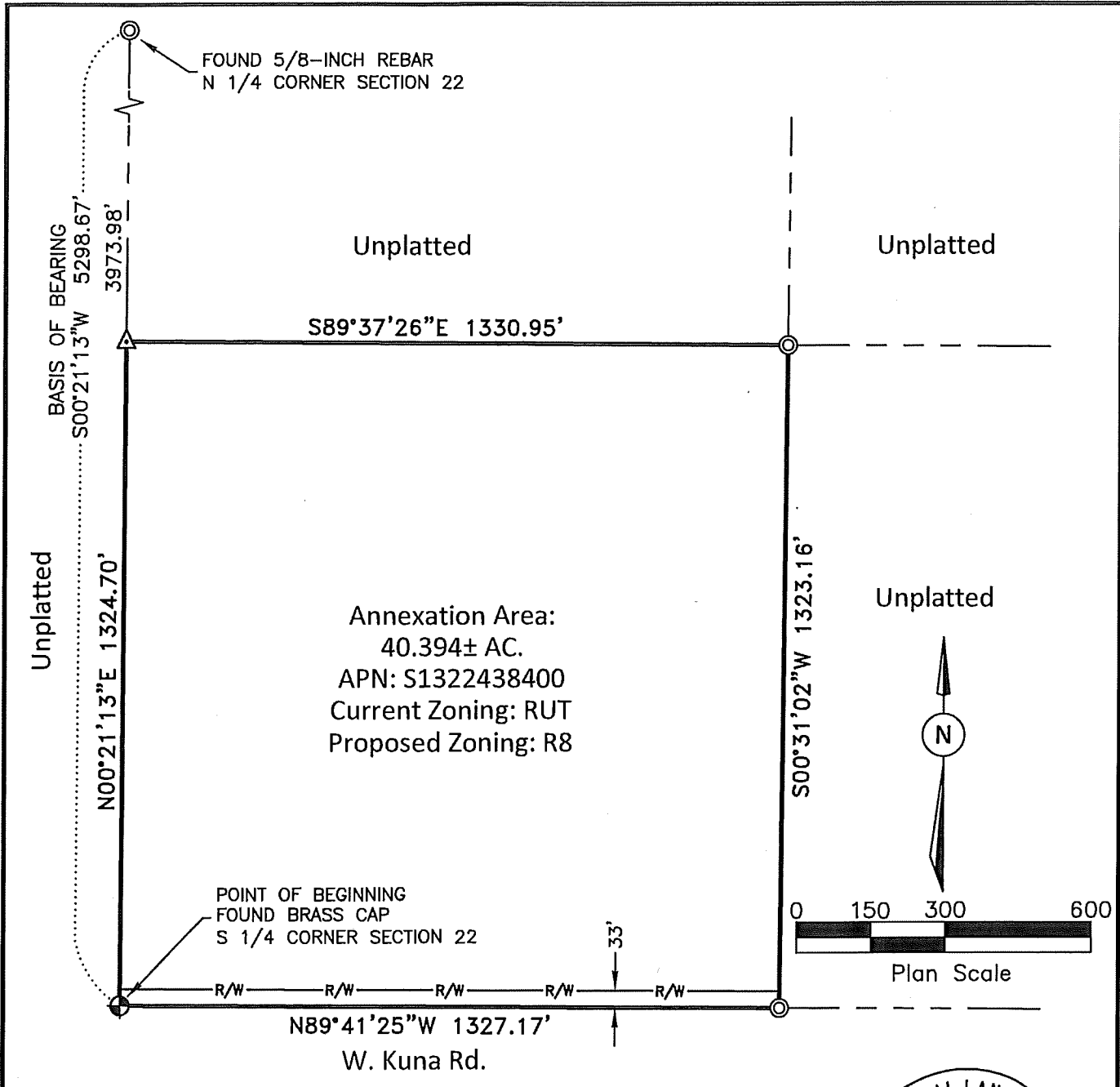
Thence leaving said easterly line and following the southerly line of said Southwest 1/4 of the Southeast 1/4,  $N89^{\circ}41'25''W$  a distance of 1,327.17 feet to the **POINT OF BEGINNING**.

Said parcel contains a total of 40.394 acres, more or less, and is subject to all existing easements and/or rights-of-way of record or implied.

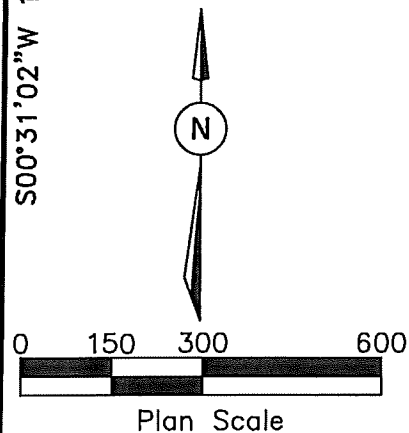
Attached hereto is Exhibit B and by this reference is made a part hereof.



P:\17-054\CAD\EXHIBITS\17-054 ANNEXATION.DWG, AARON BALLARD, 10/30/2017, KYOCERA TASKALFA 4550CI KX.PCS, ---



Annexation Area:  
40.394± AC.  
APN: S1322438400  
Current Zoning: RUT  
Proposed Zoning: R8



**LEGEND**

- FOUND BRASS CAP
- FOUND 5/8-INCH REBAR
- CALCULATED POINT
- ANNEXATION AND ZONING BOUNDARY
- SECTION LINE



**km**  
**ENGINEERING**  
ENGINEERS . SURVEYORS . PLANNERS  
9233 WEST STATE STREET  
BOISE, IDAHO 83714  
PHONE (208) 639-6939  
FAX (208) 639-6930

DATE:	10/30/2017
PROJECT:	17-054
SHEET:	1 OF 1

**Exhibit B**  
**Annexation and Rezone**

N. Star Farm, LLC - 2030 W. Kuna Rd.  
The SW 1/4 of the SE 1/4 of Section 22, T2N., R1W., B.M., Ada County, Idaho