



City of Kuna
 Planning & Zoning
 Department
 P.O. Box 13
 Kuna, Idaho 83634
 208.922.5274
 Fax: 208.922.5989
 Web: Kunacity.id.gov

Annexation Checklist

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.

Project name: **Washburn**
 19-04-AN

Applicant: **Jefferson Washburn**

All applications are required to contain one copy of the following:

Applicant (✓)	Description	Staff (✓)
✓	Completed and signed Commission & Council Review Application.	✓
✓	Letter of Intent indicating reasons for proposed annexation and the availability of public services.	✓
✓	Vicinity map drawn to scale, showing the location of the subject property. Map shall contain the following information: Shaded area showing the annexation property, Street names and names of surrounding subdivisions.	✓
✓	Legal description of the annexation area: Include a metes & bounds description to the section line of all adjacent roadways stamped & signed by a registered professional land surveyor with a calculated closure sheet & a map showing the boundaries of the legal description.	✓
✓	Recorded warranty deed for the property.	
✓	Proof of ownership—A copy of your deed and Affidavit of Legal Interest (All parties involved)	✓
✓	Development Agreement & Development Agreement Checklist	N/A
✓	Neighborhood meeting certification (certification & neighborhood meeting list forms shall accompany this application).	✓
✓	Commitment of Property Posting form signed by the applicant/agent.	✓

Note: Only one copy of the above items need to be submitted when applying for multiple applications.

This application shall not be considered complete (nor will a Public Hearing be set) 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, additional copies needed, etc.



City of Kuna
 Planning & Zoning
 Department
 P.O. Box 13
 Kuna, Idaho 83634
 208.922.5274
 Fax: 208.922.5989
 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

- Planned Unit Development
- Preliminary Plat

- Special Use
- Temporary Business
- Vacation
- Variance

For Office Use Only	
File Number (s)	19-04-AN
Project name	Washburn Annex
Date Received	4.17.19
Date Accepted/Complete	
Cross Reference Files	
Commission Hearing Date	
City Council Hearing Date	

Contact/Applicant Information

Owners of Record: <u>Jefferson Washburn</u>	Phone Number: <u>208-860-8836</u>
Address: <u>7015 S Ten Mile Rd</u>	E-Mail: <u>jeto722@gmail.com</u>
City, State, Zip: <u>Meridian, ID 83642</u>	Fax #: _____
Applicant (Developer): <u>Dana Washburn</u>	Phone Number: <u>208-573-5511</u>
Address: <u>512 Seasons Ct.</u>	E-Mail: <u>KellyWashburn@hotmail.com</u>
City, State, Zip: <u>DANNA, SD 83686</u>	Fax #: _____
Engineer/Representative: <u>Intermountain Cr</u>	Phone Number: <u>208 941-1245</u>
Address: _____	E-Mail: _____
City, State, Zip: _____	Fax #: _____

Subject Property Information

Site Address: <u>7015 S. Ten Mile Rd. Meridian, ID 83642</u>	
Site Location (Cross Streets): <u>Lake Hazel and Ten Mile</u>	
Parcel Number (s): <u>51303141900</u>	
Section, Township, Range: <u>3, 2 N., 1 W.</u>	
Property size: <u>19.06 acres</u>	
Current land use: <u>Farm</u>	Proposed land use: <u>Medium Den. Residential</u>
Current zoning district: <u>RR</u>	Proposed zoning district: <u>R8</u>

Project Description

Project / subdivision name: Washburn
General description of proposed project / request: Annex 19.06 acres into Kuna and zone R8. Lot split
Type of use proposed (check all that apply):
 Residential _____
 Commercial _____
 Office _____
 Industrial _____
 Other _____
Amenities provided with this development (if applicable): _____

Residential Project Summary (if applicable)

Are there existing buildings? Yes No
Please describe the existing buildings: House, Barn
Any existing buildings to remain? Yes No
Number of residential units: 1 Number of building lots: _____
Number of common and/or other lots: _____
Type of dwellings proposed:
 Single-Family _____
 Townhouses _____
 Duplexes _____
 Multi-Family _____
 Other _____
Minimum Square footage of structure (s): _____
Gross density (DU/acre-total property): _____ Net density (DU/acre-excluding roads): _____
Percentage of open space provided: _____ Acreage of open space: _____
Type of open space provided (i.e. landscaping, public, common, etc.): _____

Non-Residential Project Summary (if applicable)

Number of building lots: _____ Other lots: _____
Gross floor area square footage: _____ 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: M. J. Washburn Date: _____

This 20 acres is in a somewhat unique location, we are trying to transition from Memory Ranch subdivision with standard lot sizes and standard single-family homes to mixed-use, commercial property. For this reason we are proposing a single-family home sub-division with smaller lots which will attract a different user. Someone that wants a single-family home but is not so interested in taking care of a lawn or shop. We want to pattern this project after a very nice small-lot sub. located at Eagle Rd. and Easy Jet Rd. just south of Overland Rd. This project transitions from single-family to commercial very nicely. We are proposing townhome lots on the exterior of the project and smaller single-family lots on the interior. These lots will all fit within the medium density(R-8) zone shown on the new comprehensive plan. Thank you, Dave Washburn(Developer)



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: Annexation of property @ 7015 S. Ten Mile into Kuna, ID
 Date and time of neighborhood meeting: April 15, 2019 6:00 pm
 Location of neighborhood meeting: 7015 S. Ten Mile Rd Meridian, ID 83642

SITE INFORMATION:

Location: Quarter: Portion of SE 1/4 NE 1/4 Section: 3 Township: 2N. Range: 1W. Total Acres: 19.06
 Subdivision Name: _____ Lot: _____ Block: _____
 Site Address: 7015 S. Ten Mile Rd. Tax Parcel Number(s): 51303141900
Meridian ID 83642

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

CURRENT PROPERTY OWNER:

Name: Jefferson Washburn
 Address: 7015 S. Ten Mile Rd City: Meridian State: ID Zip: 83642

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

Name: Jefferson Washburn Business (if applicable): _____
 Address: 7015 S. Ten Mile Rd City: Meridian State: ID Zip: 83642
208-860-8836

April 5, 2019

Annexation into Kuna at 7015 S Ten Mile

To whom it may concern,

On April 15, 2019, there will be meeting at 6:00 pm with information about annexing a parcel of land into the Kuna city limits. In the Kuna comprehensive plan, this land has been designated medium density residential and it will be annexed in under that same designation.

The meeting will be held at the home of Jefferson Washburn at 7015 S Ten Mile Rd. If you have any questions about the annexation of the property, you are invited to attend.

Thank you,

Jefferson and Tess Washburn

SIGN IN SHEET

PROJECT NAME: WASHBURN

Date: 4-15-19

	<u>Name</u>	<u>Address</u>	<u>Zip</u>	<u>Phone</u>
1	<u>Clark Monson</u>	<u>3273 W Devotion</u>	<u>83642</u>	<u>205-250-1025</u>
2	<u>Adriana Van Dyke</u>	<u>3345 W. Devotion</u>	<u>83642</u>	<u>360-910-7887</u>
3				
4				
5				
6				
7				
8				
9				
10				
11				
12				
13				
14				
15				
16				
17				
18				
19				
20				
21				
22				
23				
24				
25				
26				
27				
28				
29				
30				

NEIGHBORHOOD MEETING MINUTES

Meeting Date: 4-15-19 @ 6:00pm Number of Attendees: 2

Meeting Location: 7015 S. Ten Mile Rd Meridian, ID 83642

Description of Project Presented:

- Annex property (7015 S. Ten Mile) into Kuna, ID
- Zone Medium Density according to Kuna P+Z Comp. Plan
- Split Lot

Attendee's comments:

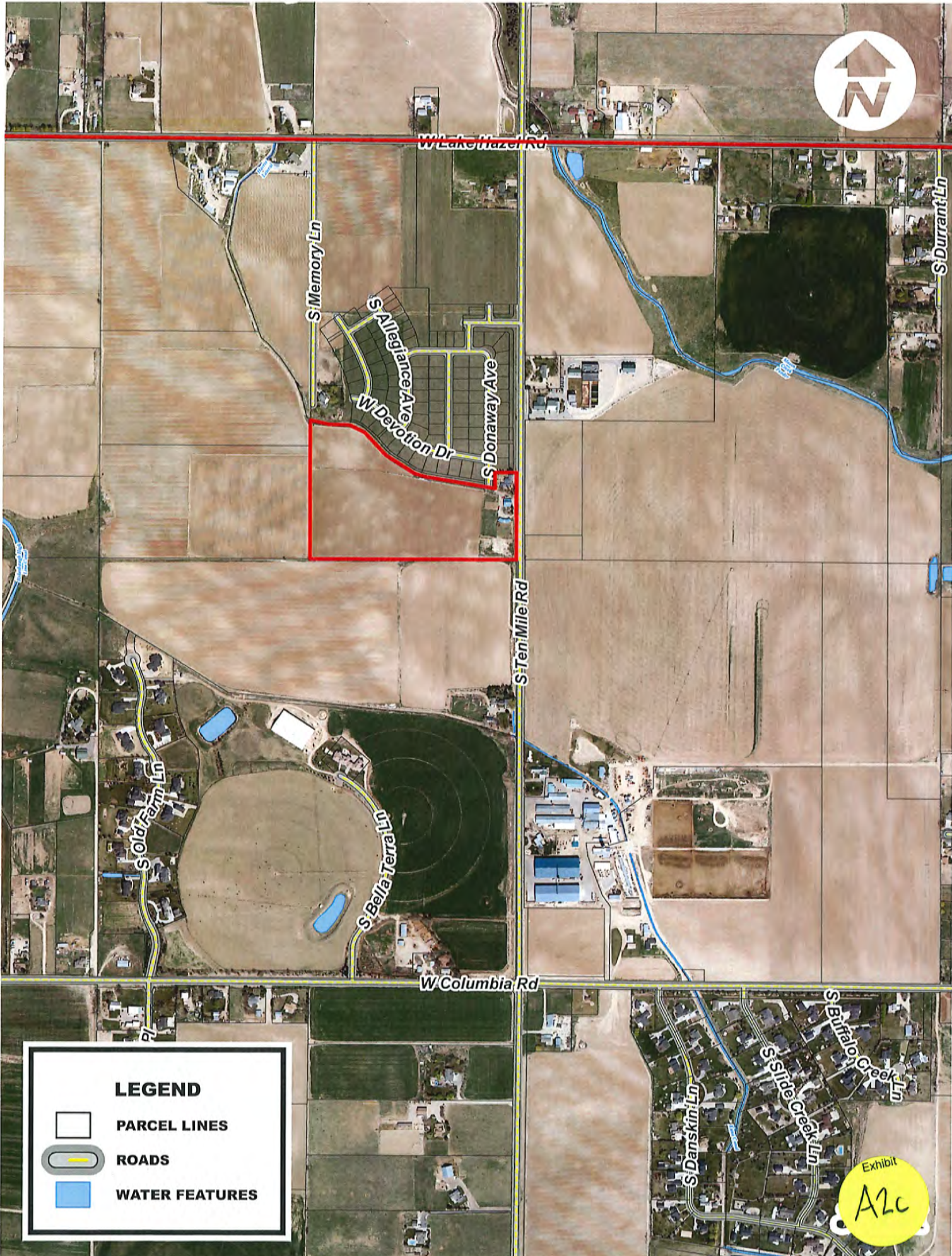
- No Major Concerns
- Asked if it would be apartment buildings

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

Jefferson Washburn
Printed Name


Signature

4-15-19
Date



LEGEND

-  PARCEL LINES
-  ROADS
-  WATER FEATURES

Exhibit
A2c



Pioneer Title Co.

5680 E. Franklin Rd., Ste. 150
Nampa, ID 83687

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

Certified to be a true and
correct copy of the original.

File No. 539049

WARRANTY DEED

For Value Received

Jay Washburn and Lorraine Washburn, husband and wife

hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Jefferson Washburn a married man as his sole and separate property

hereinafter referred to as Grantee, whose current address is 7015 South Ten Mile Road Meridian, ID 83642

The following described premises, to-wit:

That portion of the Southeast quarter of the Northeast quarter of Section 3, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, more particularly described as follows:

Beginning at the Southeast corner of the Southeast quarter of the Northeast quarter of Section 3, Township 2 North, Range 1 West, Boise Meridian; and running thence
North 0°05' East along the Easterly boundary line of the aforesaid Southeast quarter, 569.00 feet; thence
South 89°54' West, 161.0 feet; thence
South 0°05' West, 100.00 feet to a point on the center line of the Harris Canal; thence
North 80°45' West, along the centerline of the Harris Canal, 485.0 feet; thence
North 56°45' West, along the centerline of the Harris Canal, 222.0 feet; thence
North 44°06' West, along the centerline of the Harris Canal, 256.8 feet; thence
North 84°26' West, along the centerline of the Harris Canal, 314.0 feet to the intersection of the West line of the Southeast quarter of the Northeast quarter of the aforementioned Section 3; thence
South 0°06' West, 880.0 feet to the South line of the aforementioned Southeast quarter; thence
North 89°52' East, 1324.0 feet to the Point of Beginning.

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: October 29, 2013

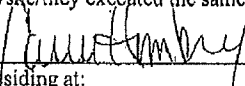
Jay Washburn

Lorraine Washburn

Exhibit
A2e

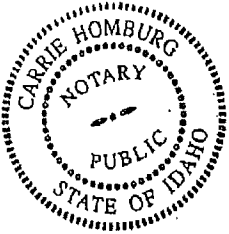
State of IDAHO, County of CANYON

On this 30 day of Oct in the year of 2013, before me, the undersigned, a Notary Public in and for said State, personally appeared Jay Washburn and Lorraine Washburn known or identified to me to be the person/persons whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

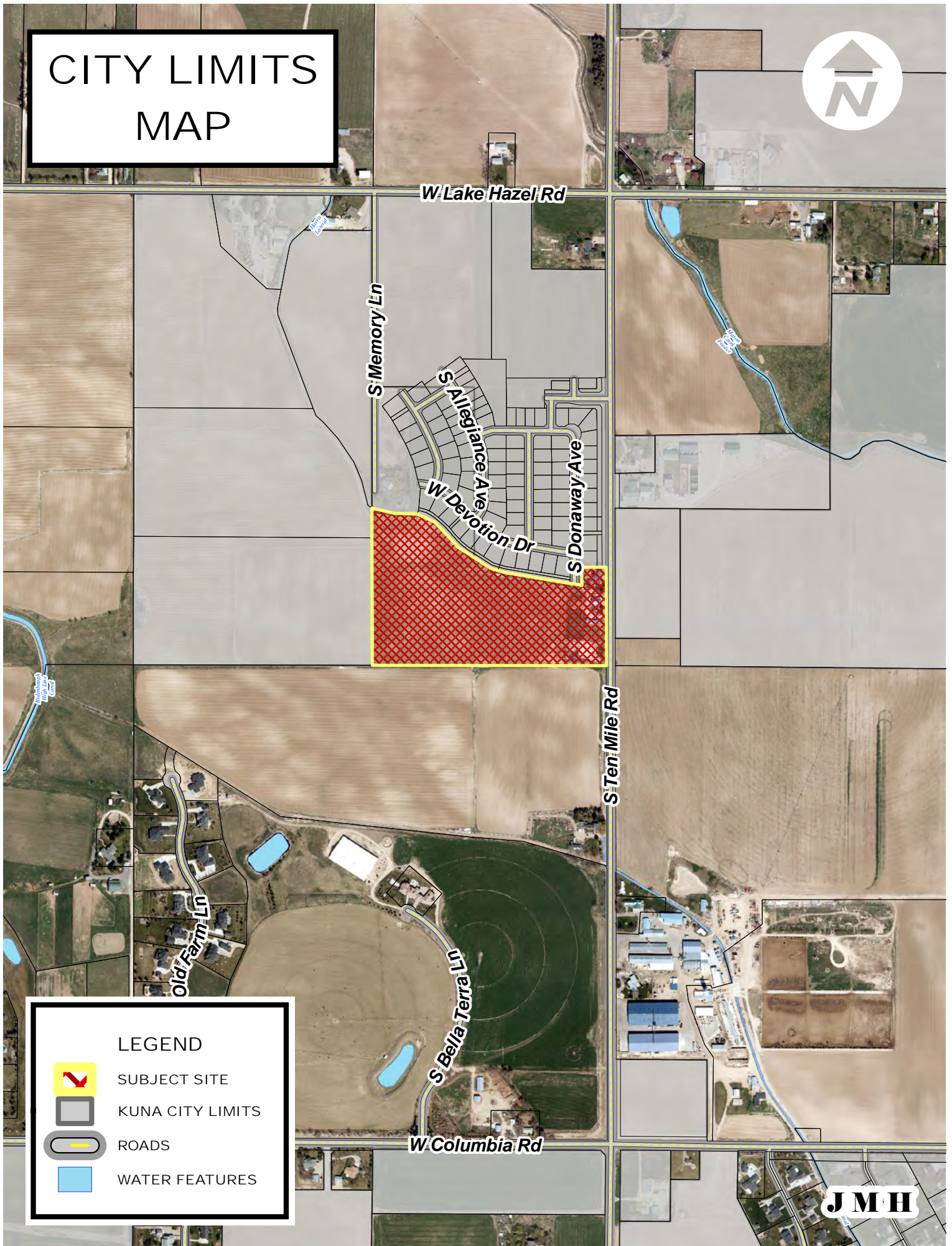


Residing at: _____

Commission Expires: _____
Residing at: Melba, ID
Commission Expires: 3/10/15



CITY LIMITS MAP



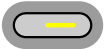
LEGEND



SUBJECT SITE



KUNA CITY LIMITS



ROADS



WATER FEATURES

JMH