

NOTICE OF REGULAR MEETING AND PUBLIC HEARING
BY THE CITY COUNCIL OF THE CITY OF KUNA, IDAHO,
TO CONSIDER THE URBAN RENEWAL PLAN FOR THE
KUNA EAST URBAN RENEWAL PROJECT
OF THE URBAN RENEWAL AGENCY OF THE CITY OF KUNA, IDAHO

NOTICE IS HEREBY GIVEN that on Tuesday, November 1, 2022, at 6:00 p.m. in the City Council Chamber, at the Kuna City Hall, 751 W. 4th Street, Kuna, Idaho, the City Council of the city of Kuna, Idaho (the “City”) will hold, during its regular meeting, a public hearing to consider for adoption the proposed Urban Renewal Plan for the Kuna East Urban Renewal Project (the “Plan”), of the Urban Renewal Agency of the City of Kuna, Idaho (“Agency”). The urban renewal and revenue allocation area boundary is coterminous and is hereinafter described. The Plan proposes that the Agency undertake urban renewal projects, including identifying public facilities for funding, pursuant to the Idaho Urban Renewal Law of 1965, Title 50, Chapter 20, Idaho Code, as amended. The Plan being considered for adoption contains a revenue allocation financing provision pursuant to the Local Economic Development Act, Title 50, Chapter 29, Idaho Code, as amended, that will cause property taxes resulting from any increase in equalized assessed valuation in excess of the equalized assessed valuation as shown on the base assessment roll as of January 1, 2022, to be allocated to the Agency for urban renewal purposes. The Agency has adopted and recommended approval of the Plan.

The general scope and objectives of the Plan are:

- a. The engineering, design, installation, construction, and/or reconstruction of storm water management infrastructure to support compliance with federal, state, and local regulations for storm water discharge and to support private development;
- b. The provision for participation by property owners and developers within the Project Area to achieve the objectives of this Plan;
- c. The engineering, design, installation, construction, and/or reconstruction of streets and streetscapes, including but not limited to improvements to portions of Kuna Mora Road, Barker Road, Cole Road and Curtis Road, and related pedestrian facilities, curb and gutter, intersection improvements, and traffic signals;
- d. The engineering, design, installation and/or construction of new local, collector and arterial rights-of way including the establishment of internal street networks to support connectivity within the Project Area, as well as connectivity with the broader community, together with new north-south and east-west collectors;
- e. The engineering, design, installation, construction, and/or reconstruction of utilities (within and outside of the Project Area) including but not limited to improvements and upgrades to the water distribution system, including extension of the water distribution system, water capacity improvements, water storage upgrades, sewer system improvements and upgrades, including extension of the sewer collection system, sewer capacity improvements, additional land application, lift station and force main, and

improvements, and upgrades to power, gas, fiber optics, communications and other such facilities. To the extent construction of utilities outside of the Project Area are identified, such improvements are directly related to the growth and development within the Project Area, but cannot be sited within the Project Area;

- f. Removal, burying, or relocation of overhead utilities; removal or relocation of underground utilities; extension of electrical distribution lines and transformers; improvement of irrigation and drainage ditches and laterals; undergrounding or piping of laterals; addition of fiber optic lines or other communication systems; public parking facilities, and other public improvements, including but not limited to, fire protection systems, roadways, curbs, gutters, and streetscapes, which for purposes of this Plan, the term streetscapes includes sidewalks, lighting, landscaping, benches, signage, way-finding, bike racks, public art, and similar amenities between the curb and right-of-way line; and other public improvements, including public open spaces that may be deemed appropriate by the Board;
- g. The acquisition of real property for public right-of-way improvements, public parks, pedestrian facilities, pathways, and trails and to encourage development opportunities consistent with the Plan, including but not limited to future disposition to qualified developers;
- h. The acquisition of real property for utility undergrounding and streetscape improvements to create development opportunities consistent with the Plan, including but not limited to future disposition to qualified developers and for qualified developments, including economic development;
- i. The disposition of real property through a competitive process in accordance with this Plan, Idaho law, including Idaho Code § 50-2011, and any disposition policies adopted by the Agency;
- j. The demolition or removal of certain buildings and/or improvements for public rights-of-way, pedestrian facilities, utility undergrounding and streetscape improvements to encourage and enhance transportation and mobility options, decrease underutilized parcels, to eliminate unhealthful, unsanitary, or unsafe conditions, eliminate obsolete or other uses detrimental to the public welfare or otherwise to remove or to prevent the spread of deteriorating or deteriorated conditions;
- k. The management of any property acquired by and under the ownership and control of the Agency;
- l. The development or redevelopment of land by private enterprise or public agencies for uses in accordance with this Plan;
- m. The provision of financial and other assistance to encourage and attract business enterprise including but not limited to start-ups and microbusinesses, mid-sized companies and large-scale corporations and industries;

- n. The rehabilitation of structures and improvements by present owners, their successors, and the Agency;
- o. The preparation and assembly of adequate sites for the development and construction of facilities for industrial and commercial use;
- p. In collaboration with property owners and other stakeholders, working with the City to amend zoning regulations (if necessary) and standards and guidelines as needed to support implementation of this Plan;
- q. In conjunction with the City, the establishment and implementation of performance criteria to assure high site design standards and environmental quality and other design elements which provide unity and integrity to the entire Project Area, including commitment of funds for planning studies, achieving high standards of development, and leveraging such development to achieve public objectives and efficient use of scarce resources;
- r. To the extent allowed by law, lend or invest federal funds to facilitate development and/or redevelopment;
- s. The provision for relocation assistance to displaced Project Area occupants, as required by law, or within the discretion of the Agency Board for displaced businesses;
- t. Other related improvements to those set forth above as further set forth in Attachment 5.

Any such land uses as described in the Plan will be in conformance with zoning for the City and The City of Kuna 2019 Comprehensive Plan, *Envision Kuna*, as adopted by the City Council. Land made available will be developed by private enterprises or public agencies as authorized by law. The Plan identifies various public and private improvements which may be made within the Project Area.

The Urban Renewal Project Area and Revenue Allocation Area herein referred to is generally described as follows:

An area within the City consisting of approximately 1,538.50 acres and is generally located along Cole Road, between Curtis Road and South Five Mile Road. The Project Area extends just north of Kuna Mora Road and south of Barker Road to the Union Pacific Railroad.

The Project Area is more particularly described as follows:

A tract of land situate in portions of Sections 6, 7, and 18 of Township 1 North, Range 2 East, Section 1 of Township 1 North, Range 1 East, and Section 31 of Township 2 North, Range 2 East, Boise Meridian, City of Kuna, County of Ada, State of Idaho, and being more particularly described as follows:

Commencing at the northwest corner of said Section 1; thence from said Point of Commencement, South 89°47'51" East, coincident with the north line of said Section 1 a distance of 2,661.50 feet to the north quarter corner of said Section 1, said corner being the Point of Beginning of this description;

thence from said Point of Beginning, South 89°48'58" East, continuing coincident with the north line of said Section 1, a distance of 2,661.46 feet to the northeast corner of said Section 1; thence leaving said north line, coincident with the west line of said Section 31 the following two (2) consecutive courses and distances:

1. North 00°06'10" East, a distance of 2,656.49 feet to the west quarter corner of said Section 31, and
2. North 00°05'30" East, a distance of 1,320.06 feet to the northwest corner of Government Lot 2 of said Section 31;

thence leaving said west line, the following six (6) consecutive courses and distances:

1. South 89°28'06" East, coincident with the north line of said Government Lot 2, a distance of 1,397.85 feet to the northeast corner of said Government Lot 2,
2. South 00°14'00" West, coincident with the east line of said Government Lot 2, a distance of 1,323.60 feet to the southeast corner of said Government Lot 2,
3. South 89°21'12" East, a distance of 1,306.49 feet to the center quarter corner of said Section 31,
4. South 00°02'39" West, a distance of 1,326.22 feet to the center-south sixteenth corner of said Section 31,
5. South 89°09'59" East, a distance of 1,318.72 feet to the southeast sixteenth corner of said Section 31, and
6. South 00°14'40" East, a distance of 1,329.95 feet to the east sixteenth corner on the south line of said Section 31;

thence South 89°00'46" East, coincident with the south line of said Section 31, a distance of 925.42 feet to the northeasterly corner of the tract of land described in the Special Warranty Deed recorded as Instrument No. 2021-178270, Official Records of Ada County, as said tract is shown on the Record of Survey No. 11796, Ada County Records; thence coincident with the northeasterly lines of said tract the following two (2) consecutive courses and distances:

1. South 00°05'21" West, a distance of 545.00 feet, and
2. South 89°00'46" East, a distance of 400.00 feet to a point on the east line of the aforesaid Section 6;

thence coincident with said east line, the following two (2) consecutive courses and distances:

1. South 00°05'21" West, a distance of 2,107.72 feet to the east quarter corner of said Section 6, and
2. South 00°04'01" West, a distance of 1,866.41 feet to an angle point in the easterly line of the tract of land described as Parcel 4 in the Special Warranty Deed recorded as Instrument No. 2022-013972, Official Records of Ada County, as said tract is shown on the Record of Survey No. 10795, Ada County Records;

thence coincident with the southeasterly lines of said tract the following two (2) consecutive courses and distances:

1. North 89°19'01" West, a distance of 330.00 feet, and
2. South 00°04'01" West, a distance of 792.05 feet to a point on the south line of said Section 6;

thence South 89°19'01" East, coincident with said south line, a distance of 330.05 feet to the southeast corner of said Section 6; thence leaving said south line, coincident with the east line of the aforesaid Section 7, the following two (2) consecutive courses and distances:

1. South 00°15'02" East, a distance of 2,674.00 feet to the east quarter corner of said Section 7, and
2. South 00°16'00" East, a distance of 2,632.33 feet to the southeast corner of said Section 7;

thence leaving said east line, South 00°50'11" West, coincident with the east line of the aforesaid Section 18, a distance of 364.70 feet to the intersection of said east line with the northerly right-of-way line of the Union Pacific Railroad as said right-of-way is shown on the Record of Survey No. 12419, Ada County Records; thence leaving said east line, North 68°27'55" West, coincident with said right-of-way line, a distance of 5,752.78 feet to the intersection of said right-of-way with the west line of the aforesaid Section 7; thence North 00°01'57" West, coincident with said west line, a distance of 3,622.89 feet to the northwest corner of said Section 7; thence leaving said west line, South 89°19'01" East, coincident with the north line of said Section 7, a distance of 2,693.27 feet to the north quarter corner of said Section 7, said corner being hereinafter referred to as Point "A"; thence continuing South 89°19'01" East, coincident with said north line, a distance of 50.00 feet to an angle point in the northerly line of the tract of land described as Parcel 7 in the Warranty Deed recorded as Instrument No. 2021-171629, Official Records of Ada County, as said tract is shown on the Record of Survey No. 12419, Ada County Records; thence

coincident with the northerly line of said tract, the following four (4) consecutive courses and distances:

1. South 00°07'52" East, a distance of 280.04 feet,
2. South 44°59'42" East, a distance of 575.09 feet,
3. South 89°18'09" East, a distance of 352.75 feet, and
4. North 00°07'54" West, a distance of 681.98 feet to a point on the north line of said Section 7;

thence South 89°19'01" East, coincident with said north line, a distance of 164.85 feet to the southwest corner of the tract of land described as Parcel 4 in the Special Warranty Deed recorded as Instrument No. 2022-013972, Official Records of Ada County, as said tract is shown on the Record of Survey No. 10795, Ada County Records, said corner being hereinafter referred to as Point "B"; thence leaving the north line of said Section 7, coincident with the westerly lines of said tract, the following three (3) consecutive courses and distances:

1. North 00°01'30" East, a distance of 495.06 feet,
2. South 89°19'01" East, a distance of 147.50 feet, and
3. North 00°01'30" East, a distance of 2,163.89 feet to a point on the north line of the southeast quarter of the aforesaid Section 6;

thence North 89°17'58" West, coincident with said north line, a distance of 1,122.83 feet to the center quarter corner of said Section 6; thence coincident with the north line of the southwest quarter of said Section 6, the following two (2) consecutive courses and distances:

1. North 89°17'57" West, a distance of 1,318.37 feet to the northeast corner of Government Lot 6 of said Section 6, and
2. North 89°17'21" West, a distance of 1,380.32 feet to the west quarter corner of said Section 6;

thence South 00°08'05" East, coincident with the west line of said Section 6, a distance of 2,365.37 feet to the northeast corner of the tract of land described as Parcel 4 in the Corrected Bargain and Sale Deed recorded as Instrument No. 2016-028450, Official Records of Ada County; thence coincident with the respective northerly and westerly lines of said tract, the following two (2) consecutive courses and distances:

1. South 89°54'25" West, a distance of 295.00 feet to the northwesterly corner thereof, and
2. South 00°07'21" East, a distance of 295.00 feet to a point on the south line of the aforesaid Section 1;

thence South 89°54'25" West, coincident with said south line, a distance of 1,029.33 feet to the east sixteenth corner on the south line of said Section 1; thence leaving said south line, North 00°12'01" West, coincident with the west line of the southeast quarter of the southeast quarter of said Section 1, a distance of 1,330.75 feet to the southeast sixteenth corner of said Section 1; thence South 89°55'56" West, coincident with the south line of the northwest quarter of the southeast quarter of said Section 1, a distance of 1,325.80 feet to the center-south sixteenth corner of said Section 1; thence South 89°58'42" West, coincident with the south line of the northeast quarter of the southwest quarter of said Section 1, a distance of 1,325.13 feet to the southwest sixteenth corner of said Section 1; thence North 00°14'32" West, coincident with the west line of northeast quarter of the southwest quarter of said Section 1, a distance of 1,330.83 feet to the center-west sixteenth corner of said Section 1; thence North 00°24'16" West, coincident with the west line of the southeast quarter of the northwest quarter of said Section 1, a distance of 1,328.34 feet to the southwest corner of Government Lot 3 of said Section 1; thence coincident with the respective south and east lines of said Government Lot 3, the following two (2) consecutive courses and distances:

1. North 89°55'56" East, a distance of 1,327.55 feet to the southeast corner of said Government Lot 3, and
2. North 00°16'15" West, a distance of 1,341.75 feet to the Point of Beginning.

EXCEPTING THEREFROM, a tract of land situate in the northwest quarter of the aforesaid Section 7, being more particularly described as follows:

Commencing at the aforesaid Point "A", thence South 00°07'37" East, coincident with the east line of the northwest quarter of said Section 7, a distance of 1,333.41 feet to the center-north sixteenth corner of said Section 7, said corner being the Point of Beginning, of this Exception;

thence from said Point of Beginning, South 00°07'49" East, coincident with the east line of the northwest quarter of said Section 7, a distance of 1,333.35 feet to the center quarter corner of said Section 7; thence North 89°09'47" West, coincident with the south line of the northwest quarter of said Section 7, a distance of 1,321.51 feet to the southeast corner of Government Lot 2 of said Section 7; thence North 00°06'58" West, coincident with the east line of said Government Lot 2, a distance of 1,331.59 feet to the northeast corner of said Government Lot 2; thence South 89°14'20" East, coincident with the north line of the southeast quarter of the northwest quarter of said Section 7, a distance of 1,321.15 feet to the Point of Beginning.

FURTHER EXCEPTING THEREFROM, a tract of land situate in the southeast quarter of the aforesaid Section 6, being more particularly described as follows:

Commencing at the aforesaid Point "B", thence South 89°19'01" East, coincident with the south line of said Section 6, a distance of 200.00 feet to the Point of Beginning of this Exception;

thence from said Point of Beginning, continuing South 89°19'01" East, coincident with said south line, a distance of 295.00 feet; thence leaving said south line, the following three (3) consecutive courses and distances:

1. North 00°01'30" East, a distance of 295.05 feet,
2. North 89°19'01" West, a distance of 295.00 feet, and
3. South 00°01'30" West, a distance of 295.05 feet to the Point of Beginning.

The above-described tract of land contains a net area of 1,538.50 acres of land, more or less.

This document is an unofficial version. Reference is made hereby to the legal description of the Kuna East Urban Renewal District (URD) Exhibit "A" and Exhibit "B" stamped and signed by Timothy Harrigan, PLS on September 19, 2022 as the official legal description.

End of Description.

The Project Area is also depicted in the map below.

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SEE SHEET 7
FOR LEGEND AND
LINE TABLES

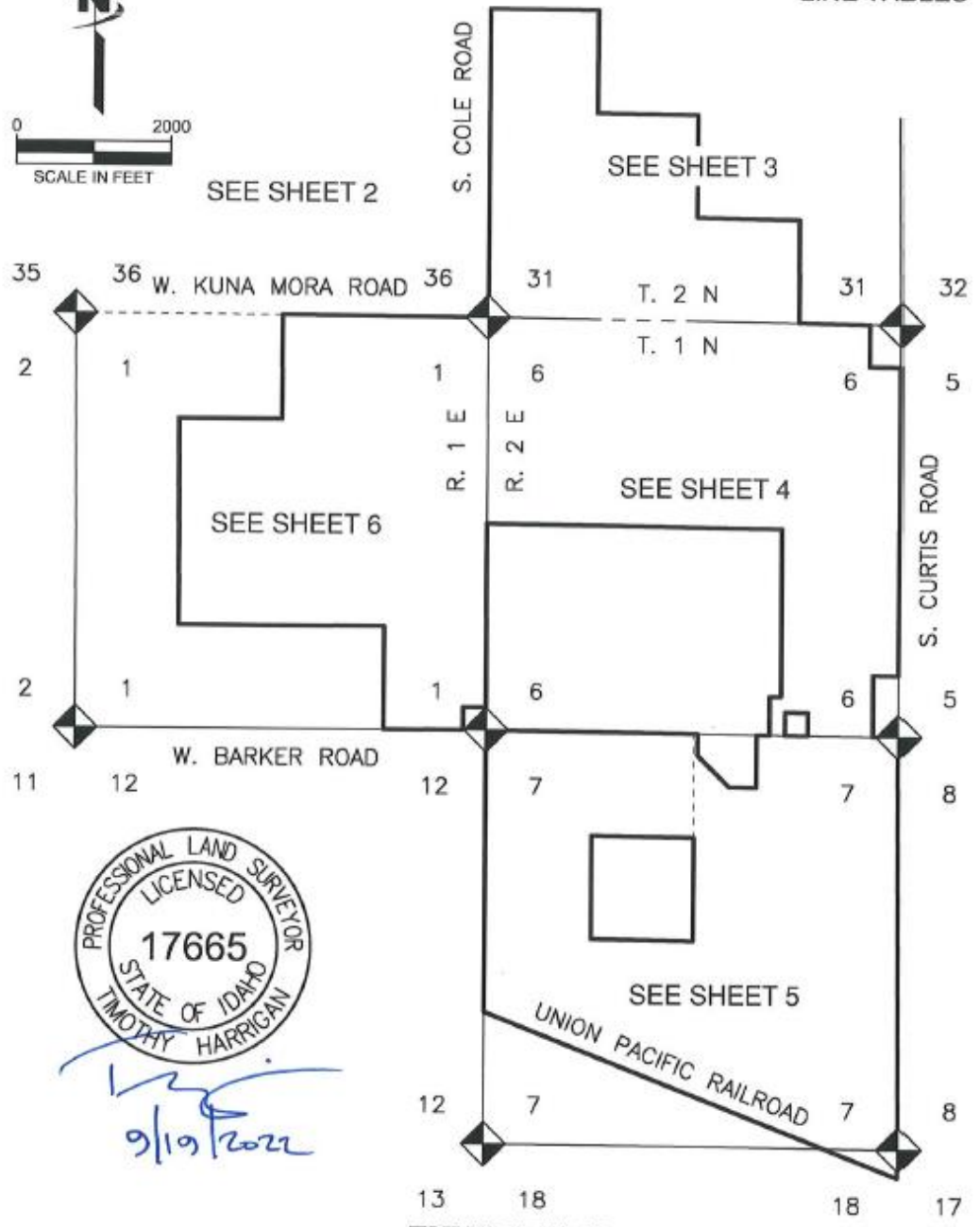


EXHIBIT "B"

CITY OF KUNA

EAST - URBAN RENEWAL DISTRICT LEGAL DESCRIPTION

PORTIONS OF SECTIONS 6, 7, AND 18, T1N, R2E, SECT. 1, T1N, R1E, & SECT. 31, T2N, R2E, BOISE MERIDIAN, CITY OF KUNA, COUNTY OF ADA, STATE OF IDAHO



SHEET
1 OF 7

Copies of the proposed Plan are on file for public inspection and copying at the office of the City Clerk, 751 W. 4th Street, Kuna, Idaho, 83634 between the hours of 8:30 a.m. and 4:00 p.m., Monday through Friday, exclusive of holidays. The Plan can also be accessed online at <https://kunacity.id.gov/543/Kuna-East-Urban-Renewal-District>. For additional assistance in obtaining a copy of the Plan in the event of business office interruptions, contact the office of the City Clerk at 208-387-7726.

At the hearing date, time, and place noted above (November 1, 2022, at 6:00 p.m.), all persons interested in the above matters may appear and be heard. Written testimony is encouraged. Written testimony must be submitted at least five days prior to the hearing. Oral testimony may be limited to three minutes per person. Additional information regarding attending the meeting and submitting written testimony can be obtained by calling 208-387-7726 or by email at CityClerk@KunaID.gov.

Kuna City Hall is accessible to persons with disabilities. All information presented in the hearing shall also be available upon advance request in a form usable by persons with hearing or visual impairments, individuals with other disabilities may receive assistance by contacting the City twenty-four (24) hours prior to the hearing.

DATED: September 22, 2022.

Chris Engels, City Clerk

Publication date: September 29 and October 13, 2022.