



KUNA PLANNING AND ZONING COMMISSION

Agenda for December 13, 2016

Kuna City Hall ▪ Council Chambers ▪ 763 W. Avalon ▪ Kuna, Idaho

1. CALL TO ORDER AND ROLL CALL

Chairman Lee Young
Commissioner Dana Hennis
Commissioner Cathy Gealy
Commissioner Ron Herther
Commissioner Stephen Damron

2. CONSENT AGENDA

- a. Planning and Zoning Commission meeting minutes for November 22, 2016
- b. 16-04-ZC (Rezone) and 16-06-SUP (Special Use Permit) - Keith Clow; Special Use Permit and rezone request from Keith Clow to rezone approximately 8.74 acres in City limits from the current (A) agriculture zone to a C-2 (Area Business District) commercial zoning designation; and a special use permit to construct a future storage facility. The site has no assigned address and is located on the east side of N. Meridian Road, south of E. Meadowview Road and north of E. Kuna Road.

– *Findings of Fact and Conclusions of Law*

3. NEW BUSINESS

- a. 16-10-DR (Design Review) – Rikk Manzer: Requesting Design Review approval to place a 196-square foot accessory commercial building to house a new bail bonds office in the southwestern portion of the paved parking lot of the Kuna Lube-N-Go, located at 564 E. Avalon Street within the Zatica Subdivision No. 2 commercial subdivision.

4. PUBLIC HEARING

- a. 16-03-S (Subdivision), 16-06-AN (Annexation) and 16-13-DR (Design Review) – J.U.B. Engineers representing Coleman Homes, LLC: The proposed Winfield Springs Subdivision submitted Preliminary Plat has been revised per external agency recommendations. ***Staff is requesting this item be tabled until transportation agencies have accepted the revised Preliminary Plat and Traffic Impact Study, made comments/recommendations on the revisions and provided the City of Kuna with an official report or memorandum for the proposed development.***
- b. 15-05-S (Subdivision) and 15-08-DR (Design Review) – A request from Viper Investments, LLC for preliminary plat approval and design review for a new residential subdivision (Silvertrail Addition Subdivision). Applicant proposes 421 single family homes and 56 common lots (approximately 8.68 ac.) on 130.55 acres already zoned R-6 in Kuna City.
- c. 16-04-ZOA (Zoning Ordinance Amendment) – A request by the City of Kuna to amend Title 6, Chapter 3, Section 4, PART A of the Kuna City Code, entitled “Street Right-Of-Way Widths” to change the right-of-way for a residential local street from fifty-one feet (51’) to fifty feet (50’), and a new part- PART E: to provide standards for access to collector and arterial streets; providing for a severability clause; and providing an effective date.

5. ADJOURNMENT

Kuna City Codes, Comprehensive Plan, and Maps are available on the City web site:

<http://www.kunacity.id.gov>

**CITY OF KUNA
REGULAR PLANNING & ZONING COMMISSION**

**MEETING MINUTES
Tuesday, November 22, 2016**

| PZ COMMISSION MEMBER | PRESENT | CITY STAFF PRESENT: | PRESENT |
|--------------------------|---------|-------------------------------------|---------|
| Chairman Lee Young | X | Wendy Howell, Planning Director | Absent |
| Commissioner Dana Hennis | X | Troy Behunin, Senior Planner | X |
| Commissioner Cathy Gealy | X | Trevor Kesner, Planner II | Absent |
| Commissioner Ron Herther | X | Nancy Stauffer, Planning Technician | X |
| | | | |

6:00 pm – COMMISSION MEETING & PUBLIC HEARING

Call to Order and Roll Call

Chairman Young called the meeting to order at **6:00 pm**.

1. CONSENT AGENDA

- a. Planning and Zoning Commission meeting minutes for November 8, 2016
- b. 16-03-ZC (Rezone) – Michael Larson: Request to rezone approximately 0.283 acres inside City limits from the current R-6 (medium density residential) zone to a CBD (Central Business District) commercial zoning designation. The site is located at 368 N. Linder Avenue, Kuna, Idaho (APN#: R061500530). – ***Findings of Fact and Conclusions of Law***

Commissioner Hennis motions to approve the consent agenda; Commissioner Herther Seconds, all aye and motion carried 3-0.

2. PUBLIC HEARING

- a. 16-03-S (Subdivision), 16-06-AN (Annexation) and 16-13-DR (Design Review) – J.U.B. Engineers representing Coleman Homes, LLC: Requesting annexation of approximately 111.18 acres into Kuna City limits with an R-6 residential zoning designation; and subdivide the property into 348 single family residential lots and 35 common lots (Winfield Springs Subdivision). The site is located northwest of the intersection of Deer Flat and Meridian Roads at 1925 N. Meridian Road, Kuna, Idaho.
-Staff is requesting this item be tabled to the December 13, 2016 Planning and Zoning Commission meeting

Commissioner Hennis motions to table 16-03-S and 16-06-AN and 16-13-DR; Commissioner Gealy Seconds, all aye and motion carried 3-0.

- b. 16-04-ZC and 16-06-SUP - Keith Clow; Special Use Permit and rezone request from Keith Clow to rezone approximately 8.74 acres in City limits from the current (A) agriculture zone to a C-2 (Area Business District) commercial zoning designation; and a special use permit to construct a future storage facility. The site has no assigned address and is located on the east side of N. Meridian Road, south of E. Meadowview Road and north of E. Kuna Road.

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Kieth Clow: My name is Kieth Clow, I reside at 1085 (inaudible) What I am trying to propose is to build office facility and retail space on the front and in the back, storage facility.

Commissioner Hennis: Do we have any sort of preliminary plat or anything that shows just how much retail office you are talking about, versus how much storage space?

Kieth Clow: Yes, I submitted them.

Commissioner Hennis: Ok, I just figured as a Special Use Permit we kind of need to know at least a variation as to how big of a project we are looking at.

Kieth Clow: It is approximately 9000 square feet of office space up front and approximately 140000 square feet of storage facility in the back.

Commissioner Hennis: Ok

Kieth Clow: The front would be surrounded with offices which would take up approximately one acre. It's a total of 8.74 acres.

Commissioner Gealy: The access would be off of Meridian road?

Kieth Clow: Yes, it would.

Commissioner Gealy: For the entire property, there would be one access?

Kieth Clow: Yes, and that was approved by ITD already.

All: No other questions.

Chairman Young: Can we have Trevor come up?

Trevor Kesner: Trevor Kesner for the record, 751 W 4th street, Kuna. Just a real quick housekeeping item on this particular staff report. In letter F under staff analysis it refers to the proposed conditions by the commission as being in section N of the staff report, that is actually section O of the staff report. In section N it should actually state instead of Findings of fact, it should state proposed findings of fact. So, if you guys want to pencil that in, or make a note of that. And also, I would like to introduce into the record an exhibit that arrived actually just yesterday via fax from Boise Project Board of Control. This is going to be put forth in the record as it is, exhibit B7. The application before you tonight from the property owner Kieth Clow seeks rezone approval for approximately 8.74 acre parcel that is currently in city limits with an agricultural zoning designation. The applicant⁶ proposes a C-2 Commercial zoning designation and he is also requesting a special use permit approval to construct a future commercial storage facility along with some commercial and office suites along the front of that parcel. At this time the applicant has submitted what I consider to be a napkin sketch of a highly conceptual drawing of what he proposes. We did not put that forth

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in this application because it is not a design review, it's not an engineering site plan, it is strictly conceptual, the applicant could change that at any time, so that is the reason you are not seeing any conceptual drawings at this time. If they want to present that to you, they are certainly welcome to put that forth, but that's really not part of this consideration. Because of that, the design review application is going to be forthcoming for the building elevations, landscaping, parking, fencing, colors, materials, trash enclosures, the like. The site is located on the east side of Meridian road, south of Meadowview, north of east Kuna. It's currently bare land, the applicant has commenced with some earth work on site. The future land use map within the comprehensive plan indicates a neighborhood and community commercial use for this site. Kuna city code Title 5 chapter 3 section 2 on the land use table mandates that a special use permit is required to develop a commercial storage facility within a 5-10 acre parcel in a C-2 zone. That is actually the case for all zoning designations where storage facilities are proposed. Agencies were notified of the proposed action on October 25th, property owners within 300 feet of the site were mailed notice of tonight's hearing on November 1st. The legal notification was published in the Kuna Melba News on November 2nd and the site was posted to reflect tonight's hearing on November 11th. Planning and zoning staff would conclude that the application complies with Title 5 & 6. The Kuna city code and the future land use map within the comp plan. We would forward a recommendation of approval to the commission with the conditions listed in the staff report. With that I will stand for any questions.

All: I have no questions.

Chairman Young: I will go ahead and open up the public testimony at 6:12. And Mr. Clow has already testified, I also see in favor to testify is Lloyd Pack. (Not audible). I'm not seeing anybody else listed in favor, neutral or in opposition, I will go ahead and close the public testimony at 6:13. This brings us to our discussion.

Commissioner Gealy: I have looked through the ITD response and I know they are being really careful about access on Meridian road and so I'm not exactly sure how they will set up access on that side of the road, but I guess that's not really up to us as long as you are aware that they do restrict access to some extent, so, you may or may not share access with other properties along that side of the road. But we don't really know that right now.

Trevor Kesner: Actually, Commissioner Gealy, the ITD provided a copy of their permit application for that access, which is included, it's exhibit B-6 in agency responses, and this is just ITD sending us a copy validating that they have approved access for this site and that that's the existing access and they are allowing the applicant to keep that access point. They won't require any turn lanes or any additional work to be performed within the right of way. The access you see is the access you are going to get. Obviously entrance to the site will need to conform to city code standards for commercial entrances, ingress and egress, but what ITD provided is an agreement for the applicant to sign and be able to use that access that's existing.

Commissioner Gealy: So it's unlikely that they will be sharing access with any other property on that side of the road?

Trevor Kesner: Yes, that is correct.

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Commissioner Gealy: Thank you. So, never mind. It just seems unusual to me with how careful they are being on the west side of the road with access points.

Commissioner Hennis: That is what struck me is that it just didn't seem like it was complete, but, it's there. With everything they are making them do over for Tractor Supply and Ridleys and everything else.

Chairman Young: I guess I'd have to look at ITD.

Kieth Clow: On my deed it was recorded that they had already granted it is how I interpreted it.

Commissioner Hennis: Well yes, access I agree, but for the use of the property, I can see...

Wendy Howell: The policy has changed a little bit at ITD and their surrounding access onto a highway. I think they are a little bit more liberal now.

Commissioner Hennis: If it were just a storage facility I could see there is not a lot of traffic there, but with a retail and office building I would say that there would be a little more flow.

Kieth Clow: They made me do a traffic study before I could even get approved.

Commissioner Hennis: Ok, that's the reason I asked on the size is because I wasn't sure, I couldn't get any grasp of how big, I knew storage units but I wasn't sure how big the office and the retail was because that effects a lot of that traffic.

Chairman Young: Let the record show that the applicant has brought up the "napkin sketch".

Wendy Howell: You need to make sure that all the commissioners see that please.

Commissioner Hennis: This helps me, I have been trying to figure out the scale of this, proportions of retail, units, office. I can see that the scale is a lot more self storage. It makes I understandable.

Chairman Young: Other than that access point I think the project itself is consistent with the comp plan, with the intended zoning uses going up in that area, it's consistent. It's nice to see new retail coming into town as opposed to just housing rooftops. I don't have any other thoughts or concerns.

Mr. Chairman, I move to recommend approval of 16-04-ZC to the City Council and approval 16-06-SUP for the Special Use Permit with the conditions as outlined in the staff report. *Commissioner Gealy Seconds, all aye and motion carried 3-0.*

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3. ADJOURNMENT:

*Commissioner Gealy motions to adjourn at **6:22 pm**; Commissioner Hennis Seconds, all aye and motion carried 3-0.*

Lee Young, Chairman
Kuna Planning and Zoning Commission

ATTEST:

Wendy I. Howell, Planning and Zoning Director
Kuna Planning and Zoning Department



City of Kuna

Findings of Fact and Conclusions of Law

P.O. Box 13
Phone: (208) 922-5274
Fax: (208) 922-5989
www.Kunacity.id.gov

To: P & Z Commission

File Numbers: 16-04-ZC (Rezone) and
16-06-SUP (Special Use Permit)

Location: N. Meridian Road,
South of E. Meadowview
Road, north of E. Kuna Road,
Kuna, Idaho (Parcel
S1419333400)

Planner: Trevor Kesner, Planner II

Hearing date: November 22, 2016
Findings: December 13, 2016

Applicant/Owner: Keith Clow
1085 Glenway Ave.
Fruitland, ID 83619
208.407-7218
keithclow6@gmail.com

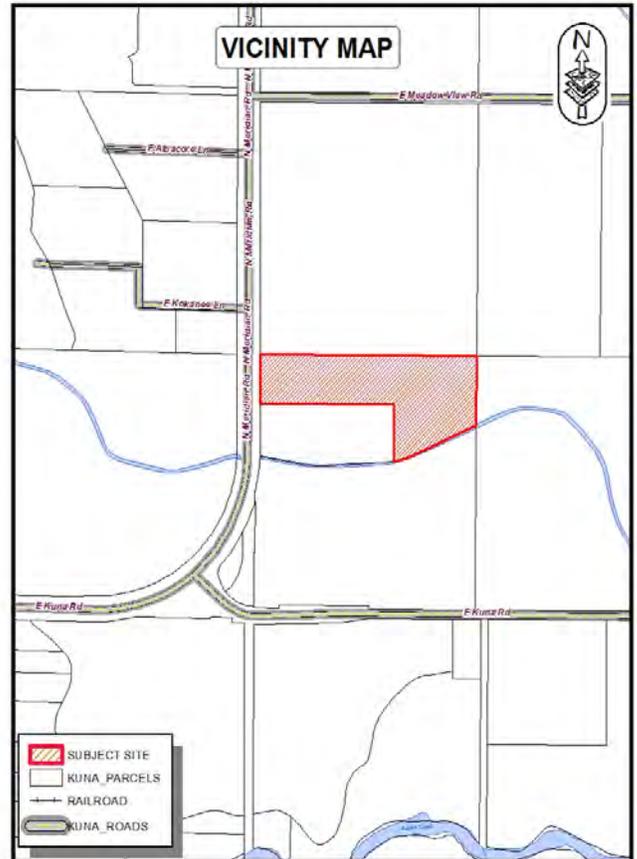


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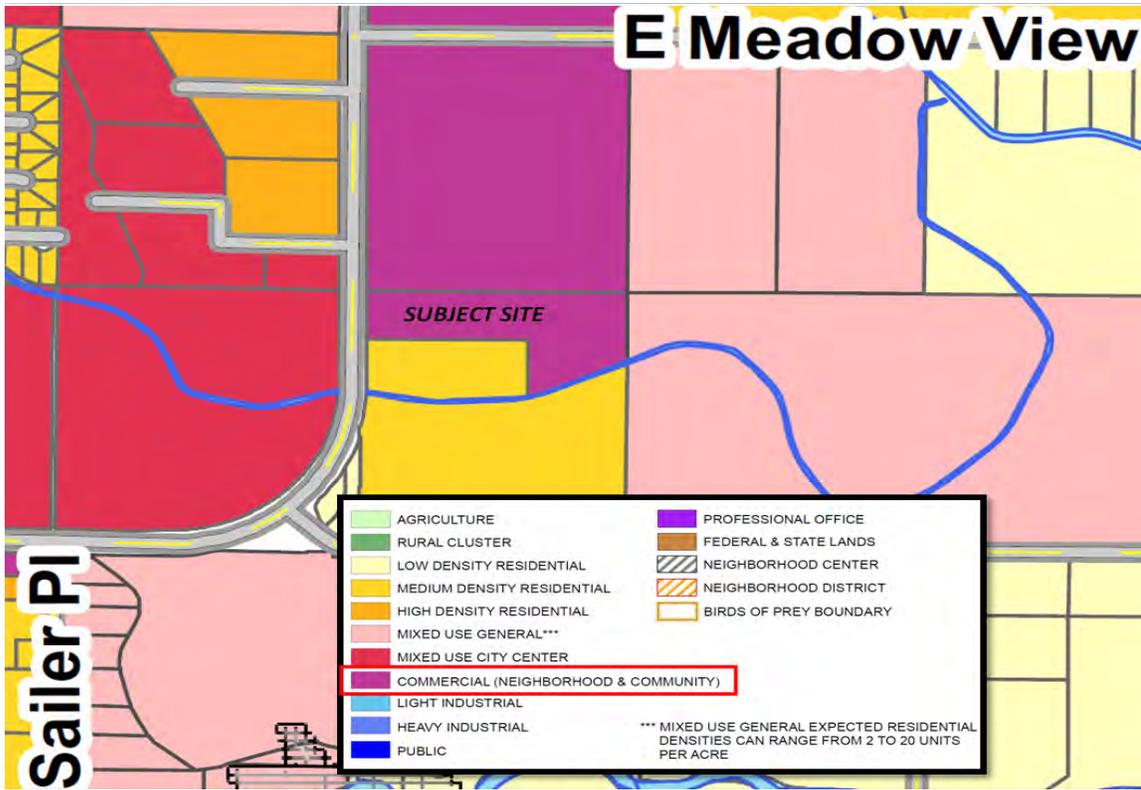
- A. Process and Noticing
- B. Applicant Request
- C. Aerial map
- D. Site History
- E. General Project Facts
- F. Staff Analysis
- G. Applicable Standards
- H. Procedural Background
- I. Findings of Fact
- J. Factual Summary
- K. Comprehensive Plan Analysis
- L. Kuna City Code Analysis
- M. Conclusions of Law
- N. Recommendation to the Council.

A. Process and Noticing:

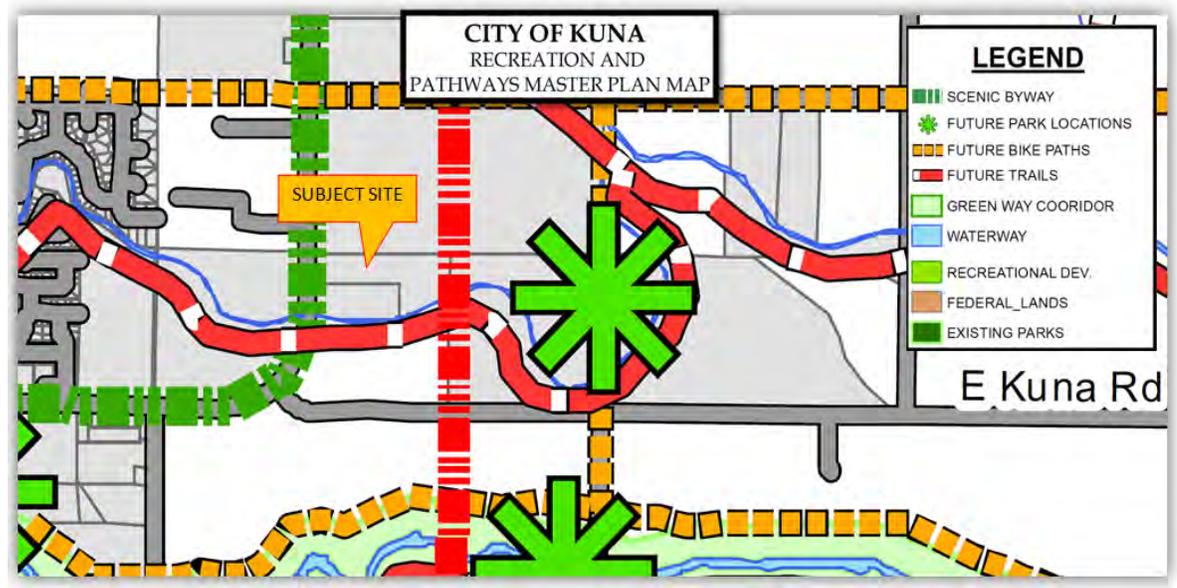
1. Kuna City Code 1-14-3 (KCC), states that Rezones, and Special Use Permits are designated as a public hearing, with the Commission as the decision-making body for Special Use Permits; and the recommending body for Rezones to City Council as the decision-making body. These land use applications were given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65 Local Planning Act.

a. Notifications

- | | |
|----------------------------------|--|
| i. Neighborhood Meeting | September 8, 2016 (six persons attended) |
| ii. Agency Comment Request | October 25, 2016 |
| iii. 300' Property Owners Notice | November 1, 2016 |
| iv. Kuna, Melba Newspaper | November 2, 2016 |
| v. Site Posted | November 11, 2016 |



2. **Recreation and Pathways Master Plan Map:** The Recreation and Pathways Master Plan Map provides a comprehensive guide and supporting visual depiction for where pathways, trails and greenways should be planned for and constructed as development occurs. The subject parcel fronts a designated 'Scenic Byway' and is directly adjacent to City-owned lands which are planned as a future park site. The Recreation and Pathways Master Plan Map indicates a future trail along the southwest boundary of the site, situated along the Kuna Canal lateral.



3. **Surrounding Land Uses:**

| | | |
|--------------|------------|--|
| North | A | Agriculture – Kuna City |
| South | A / RUT | Agriculture – Kuna City / Rural Urban Transition – Ada County |
| East | A | Agriculture – Kuna City (Kuna School District Property) |
| West | C-1 | Neighborhood Business District (Commercial) – Kuna City |

4. **Parcel Sizes, Current Zoning, Parcel Number(s):**

- Parcel Size: 8.77 acres (approximately)
- Zoning: A; Agriculture – Kuna City
- Parcel #: S1419333400

5. **Services:**

Sanitary Sewer– Future City of Kuna (connection required when services are within 300’ of property or when sewer demand exceeds two {2} Equivalent Dwelling Units)
Potable Water – Future City of Kuna (connection is required)
Irrigation District – Boise Kuna Irrigation District (BKID)
Pressurized Irrigation – Future City of Kuna (connection required when services are within 300’ of property)
Fire Protection – Kuna Rural Fire District
Police Protection – Kuna Police (Ada County Sheriff’s office)
Sanitation Services – Future J&M Sanitation

6. **Existing Structures, Vegetation and Natural Features:**

There are currently no structures situated on the subject site. The site’s vegetation has been cleared and earth work for future development is underway.

7. **Transportation / Connectivity:**

The site’s frontage is situated within the State Highway 69 overlay district. A 45-foot-wide future Ingress/Egress access point to the site is proposed on the northern portion of the site’s frontage. Idaho Transportation Department (ITD) has reviewed and accepted a Traffic Impact Study (TIS) from the applicant and has approved an approach permit for site access (see Exhibit B-6).

8. **Environmental Issues:**

Staff is not aware of any environmental issues, health or safety conflicts. The site’s topography is generally flat.

9. **Agency Responses:**

The responding agency comments are included as exhibits with this report.
Central District Health Department (CDHD) – Exhibit A
Ada County Highway District (ACHD) – Exhibit B
Idaho Transportation Department (ITD) – Exhibit C
Kuna City Engineer (Gordon Law, P.E.) - Exhibit D
Boise Project Board of Control – Exhibit E

F. **Staff Analysis:**

The rezone and special use permit applications involve a parcel that abuts Highway 69/Meridian Road corridor. No public utilities are currently near the subject site. These applications have been submitted to prepare the site for a future commercial storage facility development.

The applicant has submitted all the necessary documentation associated with these requests to the Planning and Zoning Department. Applicant intends to apply landscaping adjacent to Highway 69/Meridian Road as a screening buffer, following setbacks and other site design requirements for the Highway 69 overlay district. A Design Review application will be required for future buildings, site landscaping, parking, fencing and trash enclosures. An engineered site grading and drainage plan will be required.

Staff has determined this application complies with Title 5 of Kuna City Code; Idaho Statute § 67-6511; and Kuna's Comprehensive Plan; and forwards a recommendation of approval for Case No's 16-04-ZC and 16-06-SUP subject to the recommended conditions of approval listed in Section 'N' of this report.

G. Applicable Standards:

1. Kuna City Code, Title 5, Chapter 13
2. City of Kuna Comprehensive Plan, adopted September 1, 2009
3. Idaho Code, Title 67, Chapter 65- the Local Land Use Planning Act.

H. Procedural Background:

The Commission held a Public Hearing on November 22, 2016, where it considered Case No.'s 16-04-ZC and 16-06-SUP, including the application, agency comments, staff's report, application exhibits and public testimony presented.

I. Commission Findings:

Based upon the record for 16-04-ZC and 16-06-SUP, including the exhibits, staff report and any testimony during the public hearing, the Planning and Zoning Commission hereby *approves* Case No. 16-06-SUP (Special Use Permit); and hereby recommends *approval* for Case No 16-04-ZC, to the City Council of Kuna.

J. Factual Summary:

This site is located along N. Meridian Road. Applicant proposes a rezone of the approximately 8.77-acre site from Agriculture (A) to a Commercial (C-2) zoning designation and a special use permit to develop the parcel into a future commercial storage facility and office/retail suites. The site will have one access point from Highway 69/N. Meridian Road in one location.

K. Comprehensive Plan Analysis:

The Kuna Planning and Zoning Commission accepts the Comprehensive Plan components as described below: The proposed zone change and special uses for the site appear to be generally consistent with the following Comprehensive Plan components:

The City Council accepts the Comprehensive Plan components as described below.

1. The proposed rezone and special uses are generally consistent with the following Comprehensive Plan components:

GOALS AND POLICIES – *Property Rights*

Goal 1: *Ensure that the City of Kuna land use policies, restrictions, conditions and fees do not violate private property rights. Establish an orderly, consistent review process for the City of Kuna to evaluate whether proposed actions may result in private property "takings".*

Policy 1: As part of a land use action review, the staff shall evaluate with guidance from the City's attorney; The Idaho Attorney General's six criterion established to determine the potential for property taking.

GOALS AND POLICIES – *Economic Development*

Goal 1: Promote and support a diverse and sustainable economy that will allow more Kuna residents to work in their community.

Policy 1.3: The City will develop a policy to provide incentives and/or assistance in order to competitively attract firms.

GOALS AND POLICIES – Land Use

Goal 2: Encourage a balance of land uses to ensure that Kuna remains a desirable, stable, and self-sufficient community.

Objective 2.2: Plan for areas designed to accommodate a diverse range of businesses and commercial activity – within both the community-scale and neighborhood-scale centers – to strengthen the local economy and to provide more opportunities for social interaction.

Policy 2.3: Retail and residential land uses should be appropriately mixed and balanced with professional offices and service facilities to provide residents with a broader mix of services within walking distance from their homes.

L. Idaho Code Analysis:

1. The Commission finds that the proposal is in compliance with the following Idaho State Code sections.
2. **IC §67-6511 (2) C** requires that the Commission analyze the proposed changes to zoning ordinances to ensure that they are not in conflict with the policies of the adopted comprehensive plan. If the request is found by the governing board to be in conflict with the adopted plan, or would result in demonstrable adverse impacts upon the delivery of services by any political subdivision providing public services, including school districts, within the planning jurisdiction the governing board may require the request to be submitted to the planning board or planning and zoning commission or, in absence of a commission, the governing board may consider an amendment to the comprehensive plan pursuant to the notice and hearing procedures provided in section [67-6509](#), Idaho Code.

M. Comprehensive Plan Analysis:

1. The site is physically suitable for a commercial storage facility use.

Comment: *The 8.77-acre (approximate) project appears to be suitable for a commercial storage facility and light office/retail uses.*

2. The rezone uses are not likely to cause substantial environmental damage or avoidable injury to wildlife or their habitat.

Comment: *The land to be rezoned is not used as wildlife habitat. The access, landscaping, parking, drive aisles and structures planned for construction will be installed according the City requirements and best practices and will therefore not cause environmental damage or loss of habitat.*

3. The rezone and special use applications are not likely to cause adverse public health problems.

Comment: *The rezone and Comprehensive Plan Map amendment for the property requires a zoning designation per Kuna Code 5-13-9. The project requires connection to public sewer and potable water systems, therefore eliminating the occurrence of adverse public health problems.*

4. The application appears to avoid detriment to the present and potential surrounding uses; to the health, safety, and general welfare of the public taking into account the physical features of the site, public facilities and existing adjacent uses.

Comment: *The Commission considered the rezone, special uses and the location of the property with adjacent uses.*

5. The existing and proposed street and utility services in proximity to the site are suitable and adequate for commercial purposes.

Comment: *Correspondence from ITD, ACHD and Kuna Public Works confirms that the existing and proposed streets and available utility services are suitable and adequate for the commercial project.*

N. Conclusions of Law:

1. Based on the evidence contained in Case Nos. 16-04-ZC and 16-06-SUP, the Commission finds Case No's 16-04-ZC and 16-06-SUP generally comply with Kuna City Code.
2. Based on the evidence contained in Case Nos. 16-04-ZC and 16-06-SUP, the Commission finds Case No's 16-04-ZC and 16-06-SUP are generally consistent with Kuna's Comprehensive Plan.
3. The public notice requirements have been met and the neighborhood meeting was conducted within the guidelines of applicable Idaho Code and City Ordinances.

O. Decision by the Commission:

1. The applicant/owner or future assigns will be required to construct a 12-inch Pressurized Irrigation Trunk Line for the portion of the property fronting Highway 69, and for any extensions occupying facilities master plan routes when services are available within 300 feet of the property as set forth by the Kuna City Engineer. **Pressure Irrigation connection fees are to be pre-paid** and piping shall be configured to facilitate convenient connection when required. Any new structure is subject to connection fees for its connected load.
2. The applicant/owner or future assigns is required to connect to the City water system for all potable water and fire suppression needs. Installation of a 12-inch water trunk line for the portion of the property fronting Highway 69 and for any extensions occupying facilities master plan routes is required. **Potable water connection fees are to be pre-paid.** Any new structure is subject to connection fees for its connected load.
3. The applicant/owner or future assigns shall obtain written approval of the construction plans from the agencies noted below. The approvals may be either on agency letterhead referring to the approved use or may be written or stamped upon a copy of the approved plans. All site improvements are prohibited prior to approval of these agencies:
 - a) The City Engineer must approve the sewer hook-ups. Connection to the City sewer system for all sanitary sewer needs when services are available within 300 feet of the property in accordance with the sewer master plan. **Sewer connection fees are to be pre-paid.** Plumbing shall be configured to facilitate convenient connection, when required.
 - b) The Kuna Fire District must approve all fire flow requirements and/or building plans. Installation of fire protection facilities as specifically required by the Kuna Fire District, are required.
 - c) The Boise-Kuna Irrigation District must approve all proposed modifications to the existing irrigation system.
 - d) Approval from Ada County Highway District and Impact Fees, if any, shall be paid prior to building permit issuance.
 - e) The City Engineer must approve a surface drainage run-off plan. As recommended by Central District Health Department, the plan should be designed and constructed in conformance with standards contained in "Catalog for Best Management Practices for Idaho Cities and Counties". No construction, grading, filling, clearing, excavation of any kind shall be initiated until the applicant has received approval of a drainage design plan from the Kuna City Engineer. The drainage design plan shall include all proposed site grading. Site grading must not create a slope burden on adjacent properties.

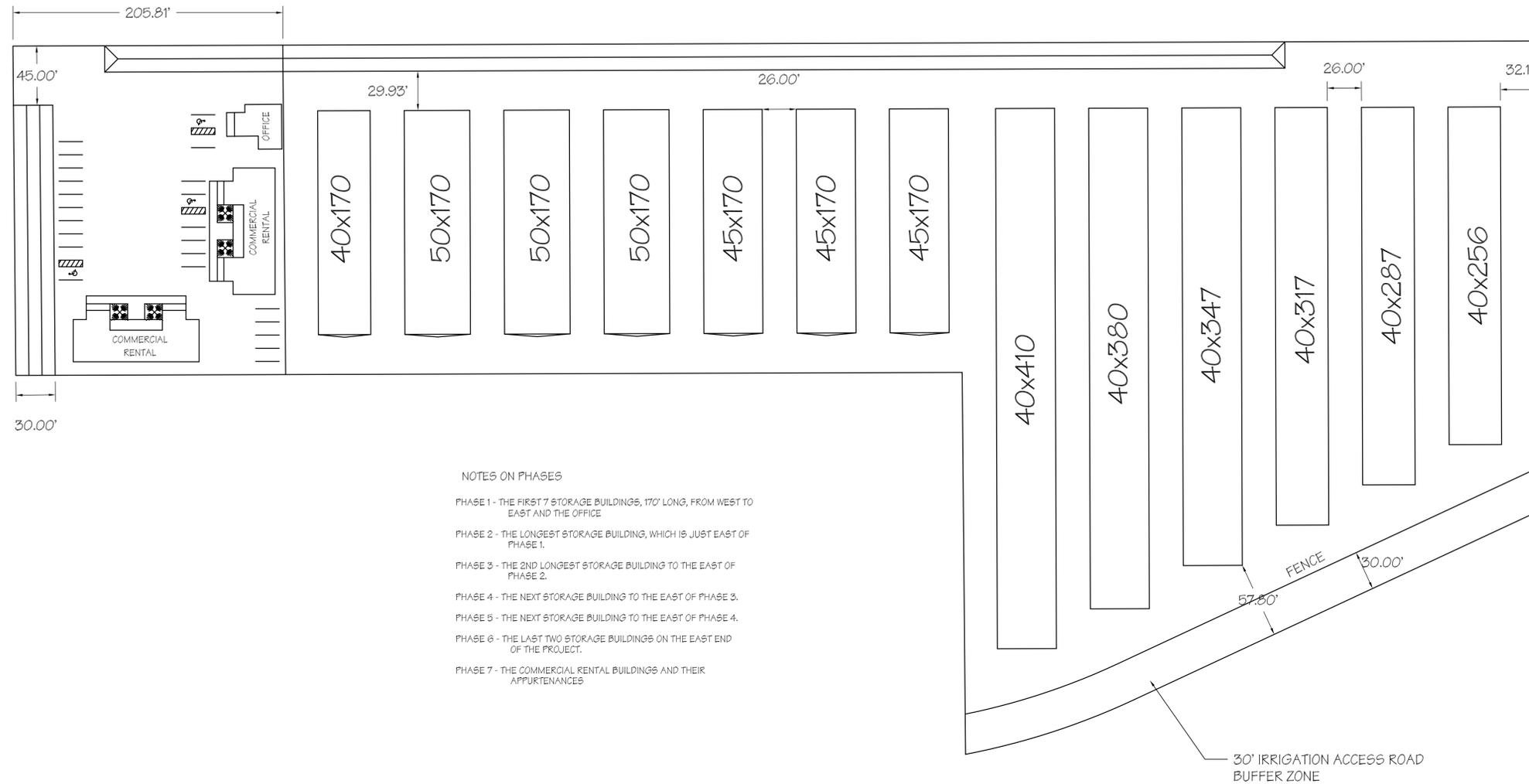
4. All public rights-of-way shall be dedicated and constructed to standards of the City, Idaho Transportation Department and Ada County Highway District. No public street construction may be commenced without the approval and permits are issued by the Idaho Transportation Department and Ada County Highway District. The applicant shall have approved permit(s) from the Idaho Transportation Department (ITD) for construction of any access to the State Highway 69 or construction done within the state highway right-of-way.
5. Installation of all service facilities shall comply with the requirements of the public utility and/or irrigation district providing the services. All utilities shall be installed underground.
6. Compliance with Idaho Code §31-3805 pertaining to irrigation waters is required. Irrigation/drainage waters shall not be impeded by any construction on site. Compliance with the specific requirements of the Boise Project Board of Control is required.
7. All required compliance letters and plans (lighting, landscaping, fencing, drainage, and site development) must be submitted to Planning and Zoning.
8. Lighting, parking, fencing, signage and building elevations within and on the site, shall comply with Kuna City Code (except as specifically approved otherwise through the Design Review process) and The applicant shall apply for the appropriate permits prior to commencing any construction.
9. All required landscaping shall be permanently maintained in a healthy growing condition. The property owner shall remove, and replace any unhealthy or dead plant material immediately (within 3 days and weather permitting) or as the planting season permits, as required to meet the standards of these requirements. Maintenance and planting within public rights-of-way shall be with approval from the public and/or private entities owning the property.
10. The applicant/owner or future assigns should consider adding a pathway, or providing an easement along the Teed Lateral per the 2013 Kuna Recreation and Pathways Master Plan Map for future bicycle and pedestrian connectivity.
11. Water rights are still currently owned by the property owner; prior to hooking into City Pressurized Irrigation services, all water rights must be transferred to Kuna City through the adoption of a water rights annexation ordinance.

Dated this 13th day of December, 2016

Lee Young - Chairman
Planning & Zoning Commission

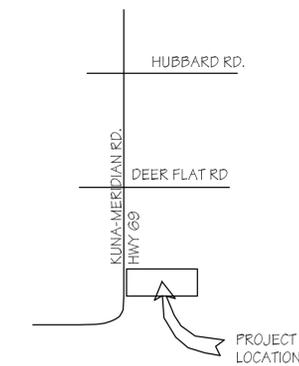
ATTEST:

Trevor Kesner - Planner II
Kuna Planning and Zoning Dept.



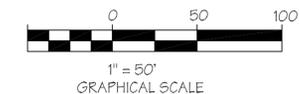
- NOTES ON PHASES
- PHASE 1 - THE FIRST 7 STORAGE BUILDINGS, 170' LONG, FROM WEST TO EAST AND THE OFFICE
 - PHASE 2 - THE LONGEST STORAGE BUILDING, WHICH IS JUST EAST OF PHASE 1.
 - PHASE 3 - THE 2ND LONGEST STORAGE BUILDING TO THE EAST OF PHASE 2.
 - PHASE 4 - THE NEXT STORAGE BUILDING TO THE EAST OF PHASE 3.
 - PHASE 5 - THE NEXT STORAGE BUILDING TO THE EAST OF PHASE 4.
 - PHASE 6 - THE LAST TWO STORAGE BUILDINGS ON THE EAST END OF THE PROJECT.
 - PHASE 7 - THE COMMERCIAL RENTAL BUILDINGS AND THEIR APPURTENANCES

- NOTES
1. ENTIRE SITE IS SLOPED DOWN TO THE NORTH AT 1%.
 2. CROSS SLOPES FROM BUILDINGS TO BOTTOM OF SWALE IN THE AISLES IS AT 2%.
 3. BUILDING PADS ARE SLOPED AT 1% DOWN TO THE NORTH JUST LIKE THE REST OF THE SITE.
 4. AISLES WILL BE PAVED WITH ASPHALT.
 5. CONSTRUCTION WILL BE PHASED AS FUNDING ALLOWS.
 6. STORAGE UNIT BUILDINGS WILL BE FRAMES WITH METAL ROOFS AND SIDES
 7. LIGHTING WILL BE LED LIGHTS ALONG THE SIDES OF THE STORAGE UNIT BUILDINGS, APPROX 4 PER SIDE ON THE 170' BLDGS, AND ONE ON EACH END. THERE WILL ALSO BE SOFFIT LIGHTS AROUND THE OFFICE BUILDING AND A LIGHT FOR THE ACCESS KEYPAD.
 8. THERE IS A 30' LANDSCAPE BUFFER BETWEEN THE FUTURE PARKING LOT AND HWY 69. IT INCLUDES A 10' SIDEWALK, 10 TREES, AND 25 SHRUBS, WITH 60% OF THE TREES BEING EVERGREEN.
 9. THE OFFICE BUILDING WILL BE SINGLE-STORY WITH 10' WALLS AND AN 8:12 PITCH ROOF. THE ROOF WILL HAVE COMPOSITION ARCHITECTURAL SHINGLES.
 10. THE COMMERCIAL RENTAL BUILDINGS WILL BE BUILT WITH THE SAME STYLING AS THE OFFICE BUILDING.
 11. THERE WILL BE NO FENCING ALONG THE FRONT/WEST PROPERTY LINE. THE FIRST FENCE ENCOUNTERED AS YOU MOVE EAST WILL BE SET BACK FROM THE WEST LINE 205' AND WILL BE MIXED, CHAIN LINK WITH A WROUGHT IRON STYLE SECURITY ACCESS GATE. FROM WHERE THAT FENCE MEETS THE NORTH AND SOUTH PROPERTY LINES THE REST OF THE PERIMETER FENCING IS PROPOSED TO BE CHAIN LINK FOR SECURITY.



VICINITY MAP - KUNA
N.T.S.

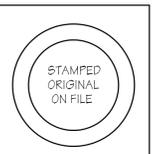
EXHIBIT A-4 (entered into record 11/22/2016)



STRUCTURAL * GEOTECHNICAL * CIVIL
P.O. Box 1381
CALDWELL, ID 83406
PHONE: 208-453-9356

ADVANTAGE
CONSULTING
ENGINEERS

KEITH CLOW
STORAGE & COMMERCIAL
SITE CONCEPTUAL PLAN



10-11-16

| REVISIONS | REMARKS |
|-----------|---------|
| No. | |
| | |
| | |
| | |

SITE PLAN

| | |
|----------|----------|
| DATE | 10-11-16 |
| JOB No. | 16-111 |
| DRAWN BY | LCP |
| SCALE | 1"=50' |

C1.0



City of Kuna

Design Review Staff Report

P.O. Box 13
Phone: (208) 922-5274
Fax: (208) 922-5989
www.kunacity.id.gov

To: Planning and Zoning Commission; acting as Design Review Committee

Case Numbers: 16-10-DRC (Design Review)
Rikk Manzer

Location: 564 E. Avalon St.
Kuna, Idaho 83634

Planner: Trevor Kesner, Planner II

Meeting Date: December 13, 2016

Owner: Jason Ashby
Kuna Lube-N-Go
564 E. Avalon St.
Kuna, ID 83634
lubengo@msn.com

Applicant: Rikk Manzer
Beneficial Bail Bonds
1623 N. Two Point Dr.
Kuna, ID 83634
208.800.8935
rikkmanzer@hotmail.com

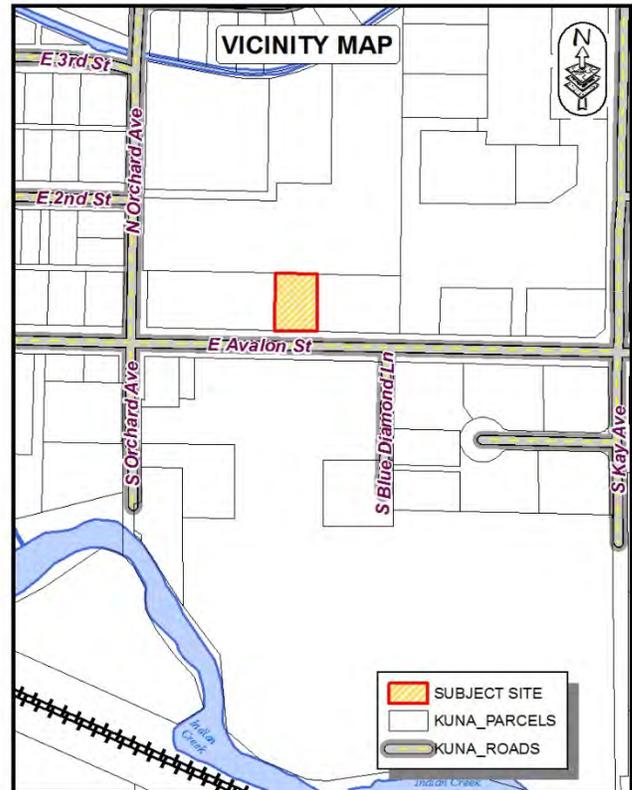


Table of Contents:

- A. Course Proceedings
- B. Applicant Request
- C. Aerial Map and Vicinity Map
- D. History
- E. General Project Facts
- F. Staff Analysis
- G. Applicable Standards
- H. Proposed Decision by the Commission
- I. Conditions of Approval

A. Course of Proceedings:

1. According to Kuna City Code (KCC) Title 5, Chapter 4, Section 2 (Design Review); all new commercial buildings are required to submit an application for review by the Design Review Committee (DRC). As a public meeting item, this action requires no formal public noticing actions.

a. Notifications

- i. Agenda

December 13, 2016

2. In accordance with KCC 5-4-2 and KCC 5-10-4-Q, this application seeks DRC approval to place an accessory commercial building in an existing commercial business parking lot as a bail bonding office.

B. Applicant Request:

1. Applicant requests approval from the Planning and Zoning Commission (acting as Design Review Committee) to place 196 square foot accessory commercial building to house a new bail bonds office in the southwestern portion of the paved parking lot of the Kuna Lube-N-Go located at 564 E. Avalon Street within the Zatica Subdivision No. 2 commercial subdivision.

C. Aerial Map:



D. History:

The property is in the City limits and is currently zoned C-2 (Neighborhood Commercial District). This parcel has been used as an automotive maintenance facility since March of 2004.

- E. General Project Facts:** This parcel is just east of the Albertson's store – Kuna, Idaho. The Beneficial Bail Bonds building will be 14' X 14', which is a total of 196 total square feet in size and is a custom built pre-fabricated structure. There are no requirements for landscaping and parking spaces, as they already exist on site.

1. **Comprehensive Plan Designation:** The Comprehensive Plan Map (CPM) identifies this site as a Neighborhood Commercial District (C-2) zoning designation. As no zone changes are being requested, staff views this request to be consistent with the approved Comprehensive Plan Map.

See Comprehensive Plan Future Land Use Map Illustration; page 3.



2. Surrounding Land Uses:

| | | |
|--------------|-----|---|
| North | R-4 | Low Density Residential – Kuna City |
| South | R-4 | Low Density Residential – Kuna City |
| East | C-2 | Community & Neighborhood Commercial – Kuna City |
| West | C-2 | Community & Neighborhood Commercial – Kuna City |

3. Parcel Sizes, Current Zoning, Parcel Numbers:

- Approximately .42 acres – Commercial Pad.
- C-2, Neighborhood Commercial
- Parcel No. R9835310038
- 2N, 1W, Section 24

4. Services:

- Sanitary Sewer– City of Kuna
- Potable Water – City of Kuna
- Pressurized Irrigation – City of Kuna (KMID)
- Fire Protection – Kuna Fire District
- Police Protection – Kuna City Police (Ada County Sheriff’s office)
- Sanitation Services – J&M Sanitation

5. Existing Structures, Vegetation and Natural Features: The property has one existing building, Kuna Lube-N-Go, and is 1455 Sq. Ft. The existing parking lot is paved and striped and the property has mature landscaping.

6. Transportation / Connectivity: Access for ingress/egress to the subject site is directly from Avalon Street. The existing roadways, drive aisles and surface parking are adequate for the proposed use.

7. Environmental Issues: Staff is not aware of any environmental issues, health or safety conflicts associated with this Design Review application.

F. Staff Analysis:

Staff has reviewed the application and finds the proposed building generally satisfies the intent of Kuna City Codes and fits into the overall vision of the C-2 District. The accessory building generally conforms to 'Kuna Architectural' design guidelines.

Staff finds that the proposed commercial accessory building for Beneficial Bail Bonds is in general conformance with the Design Review Ordinance (Kuna City Code [KCC] Title 5, Chapter 4).

Staff notes that there were no signs included in this design review. Any future signs at this location will need to be permitted separately, and possibly go through the design review process for new signage.

Applicant is subject to design review inspections and fees for inspections (post construction), for DRC compliance verification of the building, prior to the certificate of occupancy being issued.

Staff views the proposed new commercial accessory building to be generally consistent with the goals and vision of the commercial overlay district and the Kuna Comprehensive Plan. Staff forwards a recommendation of approval for case No. 16-10-DRC, a Design Review request by Rikk Manzer, to the Design Review Committee.

G. Applicable Standards:

1. City of Kuna Zoning Ordinance No. 230.
2. City of Kuna Design Review Ordinance, 2011-08.
3. City of Kuna Comprehensive Plan.
4. City of Kuna Commercial Design Review Overlay District Ordinance, 2011-06
5. City of Kuna Parking Lot Ordinance, 2011-12

H. Proposed Decision by the Commission:

Note: This proposed motion is for approval, conditional approval or denial of this request. However, if the Design Review Committee wishes to approve or deny specific parts of the requests as detailed in the report, those changes must be specified.

I. Conditions of Approval:

1. A business license shall be filed with the City Clerk's office.
2. Additional signage for the site shall comply with current Kuna City Code, go through the Design Review process, and *obtain a sign and building permit prior to construction.*
3. The building must be Americans with Disabilities Act (ADA) accessible, including a wheelchair ramp, parking stall, front entrance door and bathroom facilities. A building permit is required to construct a wheelchair ramp.
4. Power to the accessory building shall be properly permitted and inspected as necessary.
5. Applicant shall provide city staff with a copy of the user agreement stating that the bathrooms located within the primary commercial structure on site can be used by the applicant's customers. Bathrooms in the primary commercial structure must be ADA accessible and an inspection is required.
6. The applicant shall follow all staff and agency recommendations and requirements.
7. The applicant shall comply with all federal, state and local laws.

RECEIVED
12-6-16



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

| For Office Use Only | |
|------------------------------|-----------------------------|
| File Number (s) | 16-10-DR |
| Project name | Beneficial Bail Bonds DR |
| Date Received | 12-5-16 |
| Date Accepted/ Complete | 12-6-16 |
| Cross Reference Files | N/A |
| Commission Hearing Date | 12-13-16 |
| City Council Hearing Date | N/A |

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
- Lot Split
- Planned Unit Development
- Preliminary Plat
- Rezone
- Special Use
- Temporary Business
- Vacation
- Variance

Contact/Applicant Information

| | |
|---|---------------------------------------|
| Owners of Record: <u>Jason Ashby</u> | Phone Number: <u>208-941-5235</u> |
| Address: <u>564 EAST Avalon</u> | E-Mail: <u>Lubengo@msn.com</u> |
| City, State, Zip: <u>Kuna Id. 83634</u> | Fax #: <u>0</u> |
| Applicant (Developer): <u>Rick Manzer</u> | Phone Number: <u>208-900-8935</u> |
| Address: <u>1623 N Two Point</u> | E-Mail: <u>r.kkmanzer@hotmail.com</u> |
| City, State, Zip: <u>Kuna, Id 83634</u> | Fax #: _____ |
| Engineer/Representative: _____ | Phone Number: _____ |
| Address: _____ | E-Mail: _____ |
| City, State, Zip: <u>N/A</u> | Fax #: _____ |

Subject Property Information

| | |
|--|--------------------------------------|
| Site Address: <u>564 EAST Avalon Kuna Luben Go</u> | |
| Site Location (Cross Streets): <u>E. Avalon Between Orchard & Blue Diamond</u> | |
| Parcel Number (s): <u>R9835310038</u> | |
| Section, Township, Range: <u>2N 1W 24</u> | |
| Property size: <u>0.42 Acres</u> | |
| Current land use: <u>Commercial</u> | Proposed land use: <u>Same/N/A</u> |
| Current zoning district: <u>C-2</u> | Proposed zoning district: <u>N/A</u> |

B-1

Project Description

Project / subdivision name: Viper Bail Bonds
General description of proposed project / request: Bail Bond office

Type of use proposed (check all that apply):
 Residential
 Commercial
 Office
 Industrial
 Other

Amenities provided with this development (if applicable): Electric,

Residential Project Summary (if applicable)

Are there existing buildings? Yes No
Please describe the existing buildings: _____
Any existing buildings to remain? Yes No
Number of residential units: _____ Number of building lots: _____
Number of common and/or other lots: _____
Type of dwellings proposed:
 Single-Family
 Townhouses
 Duplexes
 Multi-Family
 Other N/A

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: 1 Other lots: _____
Gross floor area square footage: 196 Existing (if applicable): _____
Hours of operation (days & hours): 24/7 Building height: 16'
Total number of employees: 2 Max. number of employees at one time: 2
Number and ages of students/children: N/A Seating capacity: 3
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: [Signature] Date: 12/5/16



City of Kuna Design Review Application

RECEIVED
8-17-16

P.O. Box 13
Kuna, Idaho 83634
(208) 922.5274
Fax: (208) 922.5989
Website: www.kunacity.id.gov

FILE NO.: 16-10-DR 564 E. Avalon

CROSS REF.: N/A (Beneficial Bail Bonds)

FILES: Rikk Mangel

The City of Kuna has adopted a Design Review process whose purpose is to make Kuna a pleasant and comfortable place to live and work. This Design Review process is based on standards and guidelines found in the Design Review Ordinance No. 2007-02 and the Architecture and Site Design Booklet. Both of these documents can be found online (www.cityofkuna.com) or are picked up in the City's Planning and zoning department is located at 763 W Avalon, Kuna ID. Staff is glad to assist you with your application form.

The Design Review application applies to the following land use actions:

- ▶ Multi- family dwellings (3 or more)
- ▶ Commercial
- ▶ Industrial
- ▶ Institutional
- ▶ Office
- ▶ Common Area
- ▶ Subdivision Signage
- ▶ Proposed Conversions
- ▶ Proposed changes in land use and/or building use or exterior remodeling
- ▶ Exterior restoration, and enlargement or expansion of existing buildings, signs or sites.

Application Submittal Requirements

| Applicant Use | | Staff Use |
|--------------------------|--|-------------------------------------|
| <input type="checkbox"/> | Date of pre- application meeting : <u>12-5-16</u> <u>(via telephone)</u> <i>Note: Pre-Applications are valid for a period of three (3) months.</i> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | A complete Design Review Application form <i>Note: It is the applicant's responsibility to use a current application.</i> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | Detailed letter of explanation or justification for the application, describing the project and design elements, and how the project complies with Design Review standards. | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | One (1) Vicinity Map (8 1/2" x 11") at 1" = 300' scale (or similar), label the location of the property and adjacent streets. | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | One 8 1/2" x 11" colored aerial photo depicting proposed site, street names, and surrounding area within five-hundred feet (500'). | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | Copy of Deed; and, if the applicant is not the owner, an original notarized statement (affidavit of legal interest) from the owner (and all interested parties) stating the applicant is authorized to submit this application. | <input checked="" type="checkbox"/> |

Exhibit
B-2

N/A



Detailed site, landscape, drainage plan, elevation and to scale. (No smaller than 1"=30', unless otherwise approved.)

One of each plan (site, landscape, drainage plan and elevations) is required to be submitted in the following plan sizes:

- (2) 24" x 36" LARGE FORMAT PLANS
- (1) 11" X 17" PLAN REDUCTIONS
- (1) 8 1/2" x 11" PLAN REDUCTIONS



Provide a color rendering and material sample board specifically noting where each color and material is to be located on the structure.

Note: Provide photo of the colored rendering and material samples board to City Staff electronically in a JPG or PDF format.



The Applicant is obligated to provide a site plan that graphically portrays the site and includes the following features:

Site Plan

| Applicant Use | | Staff Use |
|--------------------------|--|-------------------------------------|
| <input type="checkbox"/> | North Arrow | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | To scale drawings | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | Property lines | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | Name of "Plan Preparer" with contact information | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | Name of project and date | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | Existing structures, identify those which are to be relocated or removed | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | On-site and adjoining streets, alleys, private drives and rights-of-way | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | Drainage location and method of on-site retention / detention | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | Location of public restrooms | <input type="checkbox"/> |
| <input type="checkbox"/> | Existing / proposed utility service and any above-ground utility structures and their location | <input type="checkbox"/> |
| <input type="checkbox"/> | Location and width of easements, canals and drainage ditches | <input type="checkbox"/> |
| <input type="checkbox"/> | Location and dimension of off-street parking | <input type="checkbox"/> |
| <input type="checkbox"/> | Locations and sizes of any loading area, docks, ramps and vehicle storage or service areas | <input type="checkbox"/> |
| <input type="checkbox"/> | Trash storage areas and exterior mechanical equipment, with proposed method of screening | <input type="checkbox"/> |
| <input type="checkbox"/> | Sign locations (a separate sign application must be submitted with this application) | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | On-site transportation circulation plan for motor vehicles, pedestrians and bicycles | <input type="checkbox"/> |
| <input type="checkbox"/> | Locations and uses of ALL open spaces | <input type="checkbox"/> |
| <input type="checkbox"/> | Locations, types and sizes of sound and visual buffers (Note: all buffers must be located outside the public right-of-way) | <input type="checkbox"/> |
| <input type="checkbox"/> | Parking layout including spaces, driveways, curb cuts, circulation patterns, pedestrian walks and vision triangle | <input type="checkbox"/> |
| <input type="checkbox"/> | Locations of subdivision lines (if applicable) | <input type="checkbox"/> |
| <input type="checkbox"/> | Illustration that demonstrates adequate sight distance is provided for motor vehicles, pedestrians and bicycles | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | Location of walls and fences and indication of their height and material of construction | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | Roofline and foundation plan of building, location on the site | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | Location and designations of all sidewalks | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | Location and designation of all rights-of-way and property lines | <input checked="" type="checkbox"/> |

Inclusive

Landscape and Streetscape Plan

The landscape and streetscape plans need to be drawn by the project architect, professional landscape architect, landscape designer, or qualified nurseryman for development's possessing more than twelve thousand (12,000) square feet of private land. The landscaped and streetscape plans must be colored.

The Planning Director or City Forester may require the preparation of a landscape plan for smaller developments by one of the noted individuals if the lot(s) have unique attributes.

| Applicant Use | | Staff Use |
|--------------------------|--|--------------------------|
| <input type="checkbox"/> | North Arrow | <input type="checkbox"/> |
| <input type="checkbox"/> | To scale drawings | <input type="checkbox"/> |
| <input type="checkbox"/> | Boundaries, property lines and dimensions | <input type="checkbox"/> |
| <input type="checkbox"/> | Name of "Plan Preparer" with contact information | <input type="checkbox"/> |
| <input type="checkbox"/> | Name of project and date | <input type="checkbox"/> |
| <input type="checkbox"/> | Type and location of all plant materials and other ground covers. <i>Please review the City's plant list and rely upon it to identify the site's planting strategy. Include botanical and common name, quantity, spacing and sizes of all proposed landscape materials at the time of planting, and at maturity. A list of acceptable trees is available upon request from City Planning Staff. If there are any questions, please contact the City Forester, Natalie Reeder, at 208.880.0953</i> | <input type="checkbox"/> |
| <input type="checkbox"/> | Existing vegetation identified by specific size. Identify those which are proposed to be relocated or removed. | <input type="checkbox"/> |
| <input type="checkbox"/> | Method of irrigation. <i>Note: All plant materials, except existing native plants not damaged during construction or xeriscape species shown not to require regular watering, shall be irrigated by underground sprinkler systems set on a timer in order to obtain proper watering duration and ease of maintenance.</i> | <input type="checkbox"/> |
| <input type="checkbox"/> | Location, description, materials, and cross-sections of special features, including berming, retaining walls, hedges, fences, fountains street/pathway furniture (benches, etc.), etc. | <input type="checkbox"/> |
| <input type="checkbox"/> | Sign locations <i>Note: A separate sign application must be submitted with this application</i> | <input type="checkbox"/> |
| <input type="checkbox"/> | Locations and uses for open spaces | <input type="checkbox"/> |
| <input type="checkbox"/> | Parking layout including spaces, driveways, curb cuts, circulation patterns, pedestrian walks and vision triangle | <input type="checkbox"/> |
| <input type="checkbox"/> | Illustration that demonstrates adequate sight distance is provided for motor vehicles, pedestrians and bicycles | <input type="checkbox"/> |
| <input type="checkbox"/> | Location and designations of all sidewalks | <input type="checkbox"/> |
| <input type="checkbox"/> | Engineered grading and drainage plans: A generalized drainage plan showing direction drainage with proposed on-site retention. Upon submission of building/construction plans for an approved design review application, a detailed site grading and drainage plan, prepared by a registered professional engineer (PE) shall be submitted to the City for review and approval by the City Engineer. | <input type="checkbox"/> |

N/A



Building Elevations

| Applicant Use | | Staff Use |
|--------------------------|--|-------------------------------------|
| <input type="checkbox"/> | Detailed elevation plans of each side of any proposed building(s) or additions(s) <i>Note: Four (4) elevations to include all sides of development and must be in color</i> | <input checked="" type="checkbox"/> |
| <input type="checkbox"/> | Identify the elevations as to north, south, east, and west orientation | <input checked="" type="checkbox"/> |

- Colored copies of all proposed building materials and indication where each material and color application is to be located
Note: Submit as 11"x17" reductions
- Screening/treatment of mechanical equipment
- Provide a cross-section of the building showing any roof top mechanical units and their roof placement
- Detailed elevation plans showing the materials to be used in construction of trash enclosures

inclusion
 n/a

← ?

Lighting Plan

Applicant Use

- Exterior lighting including detailed cut sheets and photometric plan (pedestrian, vehicle, security, decoration)
- Types and wattage of all light fixtures
Note: The City encourages use of "dark sky" lighting fixtures
- Placement of all light fixtures shown on elevations and landscaping plans

Staff Use

n/a

Roof Plans

Applicant Use

- Size and location of all roof top mechanical units

Staff Use

n/a

Design Review Application

Applicant: Rikk Manzer Phone: 208-800-8935
 Owner Representative Fax/Email: RikkManzer@hotmail.com

Applicant's Address: 1683 N Twopoint Ave
Kona, Id Zip: 83634

Owner: _____ Phone: _____

Owner's Address: _____ Email: _____

Zip: _____

Represented By: (if different from above) _____ Phone: _____

Address: _____ Email: _____

Zip: _____

Address of Property: _____

Zip: _____

Distance from Major Cross Street: _____ Street Name(s): _____

Please check the box that reflects the intent of the application

- BUILDING DESIGN REVIEW DESIGN REVIEW MODIFICATION
 SUBDIVISION / COMMON AREA LANDSCAPE STAFF LEVEL APPLICATION

This Design Review application is a request to construct, add or change the following: (Briefly explain the nature of the request.)

Add existing building to bare land for the purpose of a Bail Bonds office

1. Dimension of Property: _____
2. Current Land Use(s): _____
3. What are the land uses of the adjoining properties?

North: _____
South: _____
East: _____
West: _____

4. Is the project intended to be phased, if so what is the phasing time period? N/A

Please explain: _____

5. The number and use(s) of all structures: _____

6. Building heights: 16' Number of stories: 1
The height and width relationship of new structures shall be compatible and consistent with the architectural character of the area and proposed use.

Note: The maximum building height for each zoning district is as follows:

| | | | | |
|----------|----------|----------|----------|--------|
| L-O: 35' | C-2: 60' | CBD: 80' | M-2: 60' | P: 60' |
| C-1: 35' | C-3: 60' | M-1: 60' | M-3: 60' | |

7. What is the percentage of building space on the lot when compared to the total lot area? _____
8. Exterior building materials & colors: (Note: This section must be completed in compliance with the City of Kuna Ordinance No. 2007-21A (as amended); found online at www.cityofkuna.com) under the City Code.

Roof: MATERIAL Shingle / COLOR Black

Walls: (State percentage of wall coverage for each type of building material below for each frontage wall) If there is not adequate space to identify the various building materials and applications, please list them on the attached sheet of this application. Please attach photos to support application types.

% of Wood application: _____ / _____
% EIFS: _____ / _____
(Exterior Insulation Finish System)
% Masonry: _____ / _____
% Face Block: _____ / _____
% Stucco: _____ / _____
& other material(s): _____ / _____

List all other materials: _____

Windows/Doors: 3 Thermopane w/screen / 36" Steel Entry w/9 Lite windows
(Type of window frames & styles / doors & styles, material)

Soffits and fascia material: _____ / _____
Trim, etc.: _____ / _____
Other: _____ / _____

9. Please identify Mechanical Units: _____
Type/Height: _____
Proposed Screening Method: _____

10. Please identify trash enclosure: (size, location, screening & construction materials) _____

11. Are there any irrigation ditches/canals on or adjacent to the property?
If yes, what is the name of the irrigation or drainage provider? _____

12. Fencing: (Please provide information about new fencing material as well as any existing fencing material) _____

Type: _____
Size: _____
Location: _____

(Please note that the City has height limitations of fencing material and requires a fence permit to be obtained prior to installation)

13. Proposed method of On-site Drainage Retention/Detention: _____

14. Percentage of Site Devoted to Building Coverage: _____

% of Site Devoted to Landscaping: _____ Square Footage: _____
(Including landscaped rights-of-way)

% of Site that is Hard Surface: _____ Square Footage: _____
(Paving, driveways, walkways, etc.)

% of Site Devoted to other uses: _____

Describe: _____

% of landscaping within the parking lot (landscaped islands, etc.): _____

15. For details, please provide dimensions of landscaped areas within public rights-of-way: _____

16. Are there any existing trees of 4" or greater in caliper on the property? *(Please provide the information on the site plans.)*
If yes, what type, size and the general location? *(The City's goal is to preserve existing trees with a four inch (4") or greater caliper whenever possible):*

17. Dock Loading Facilities:

Number of docking facilities and their location: _____

Method of screening: _____

18. Pedestrian Amenities: *(bike racks, receptacles, drinking fountains, benches, etc.)* _____

19. Setbacks of the proposed building from property lines:

Front _____ -feet Rear _____ -feet Side _____ -feet Side _____ -feet

20. Parking requirements: _____

Total Number of Parking Spaces: _____ Width and Length of Spaces: _____

Total Number of Compact Spaces 8'x17': _____

21. Is any portion of the property subject to flooding conditions? Yes _____ No _____

IF THE PLANNING DIRECTOR OR DESIGNEE, THE DESIGN REVIEW BOARD AND/OR THE CITY COUNCIL DETERMINE THAT ADDITIONAL AND/OR REVISED INFORMATION IS NEEDED, AND/OR IF OTHER UNFORESEEN CIRCUMSTANCES ARISE, ANY DATES OUTLINED FOR PROCESSING MAY BE RE-SCHEDULED BY THE CITY. APPLICANT/REPRESENTATIVE MUST ATTEND THE DESIGN REVIEW BOARD MEETING/PLANNING AND ZONING MEETINGS.

The Ada County Highway District may also conduct public meetings regarding this application. If you have questions about the meeting date or the traffic that this development may generate or the impact of that traffic on streets in the area, please contact the Ada County Highway District at 208.387.6170. In order to expedite your request, please have ready the file number indicated in this notice.

About Our Office



14' X 14' building, 196 total square feet custom designed and built.

Our office was designed by us and custom built to our exact specifications. Every bit of our unit is designed to draw attention, from its size, style, and colors; to its adorableness (for the ladies). Some of the attention grabbing features include, a custom built fireplace, air condition unit, and big screen TV, all enclosed within the brick fireplace cabinet. The unit includes vaulted ceilings, a unique ceiling fan, unique interior design and floor plan, a custom storage hatch for storage access, a thru-the-wall drop safe, and a redwood deck with custom poles and rails.

The office includes a redwood porch that is warm and inviting, attracting clients to our office and into our City.

Our policy's and procedure require each unit to be 100% perfection,

cleanliness, style, and professionalism. The exterior and interior will be maintained at all times and kept cleaned beyond the highest standards.

The units are designed to be mobile and easily moved if necessary, however will appear as a stand-alone permanent building. Eliminating the "cheesy" factor you typically see with other mobile businesses. The unit is not equipped with any water services, so water is not needed. It will however require access to power, but is very energy efficient requiring no more than 1kw (1 kilowatt or 1000 watts) of power every hour during peak operational hours. Average will be closer to the 500-watt range per hour.

Every bit of attention to detail was put into the design of this unit, and

we are proud to propose a small footprint of your property to put it on display.



Trevor Kesner
City of Kuna
763 W Avalon St
Kuna, Idaho 83634

Exhibit

B-3

About Our Office



14' X 14' building, 196 total square feet custom designed and built.

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Trevor Kesner
City of Kuna
763 W Avalon St
Kuna, Idaho 83634

Exhibit

B-3



eneficial
bail bonds

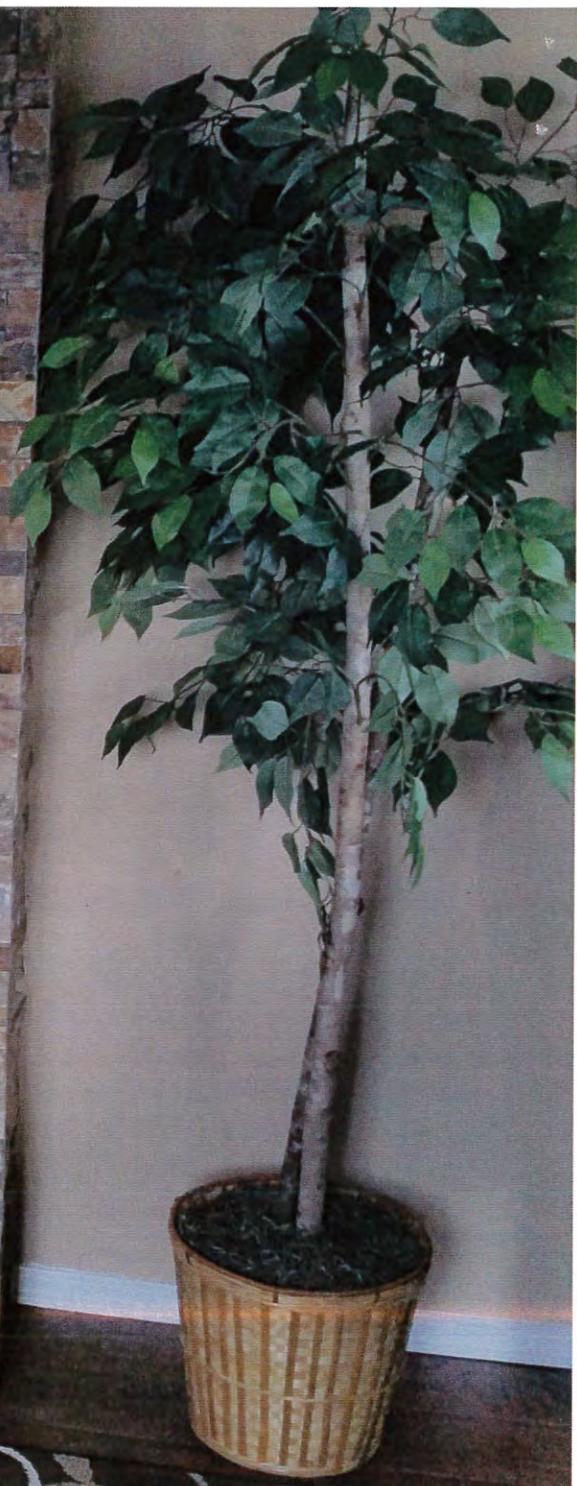
9116

eneficial
bail bonds

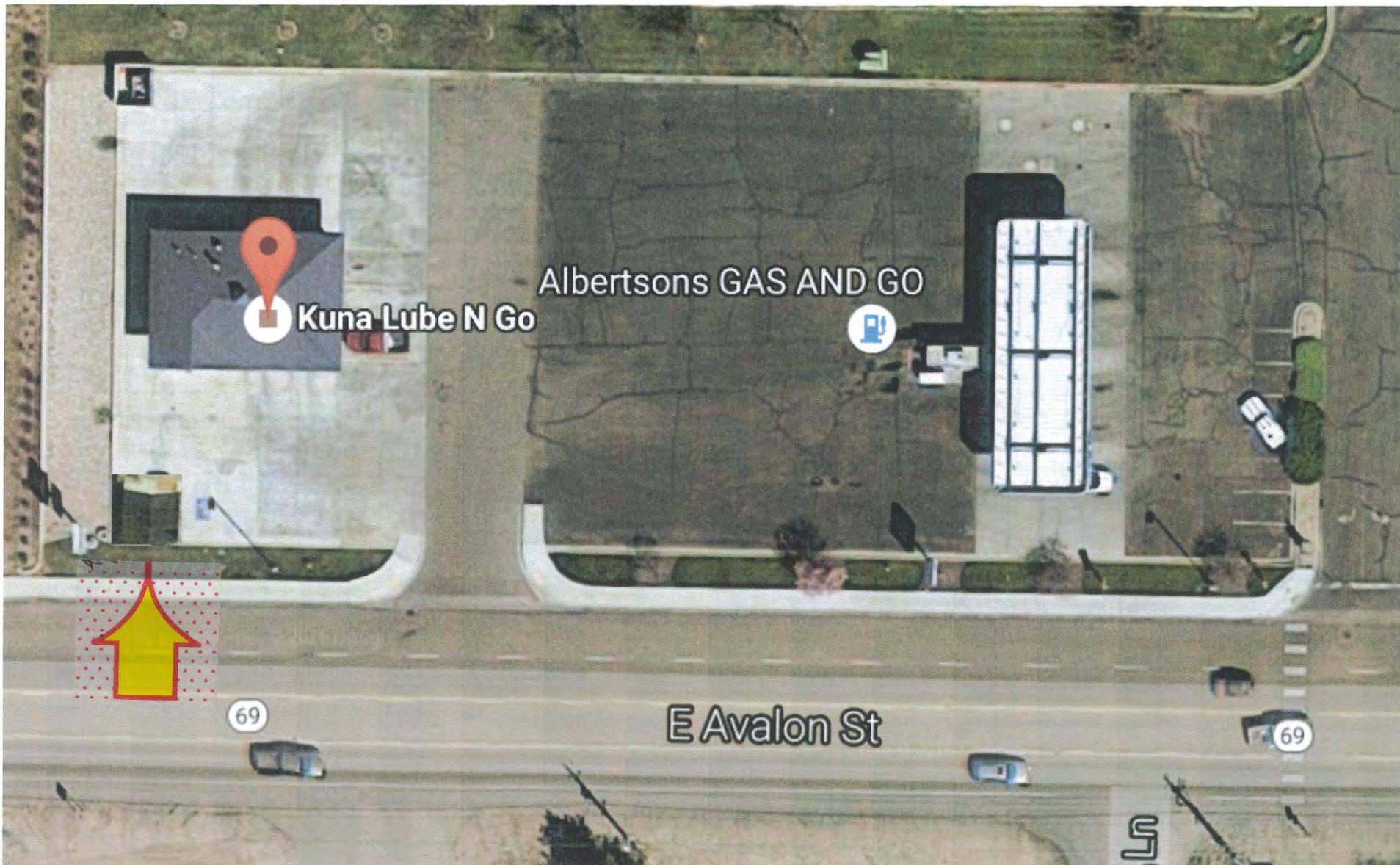
DROP BOX

Exhibit
D-2/3

 *eneficial*
bail bonds
OPEN 24/7
208-389-(BAIL)







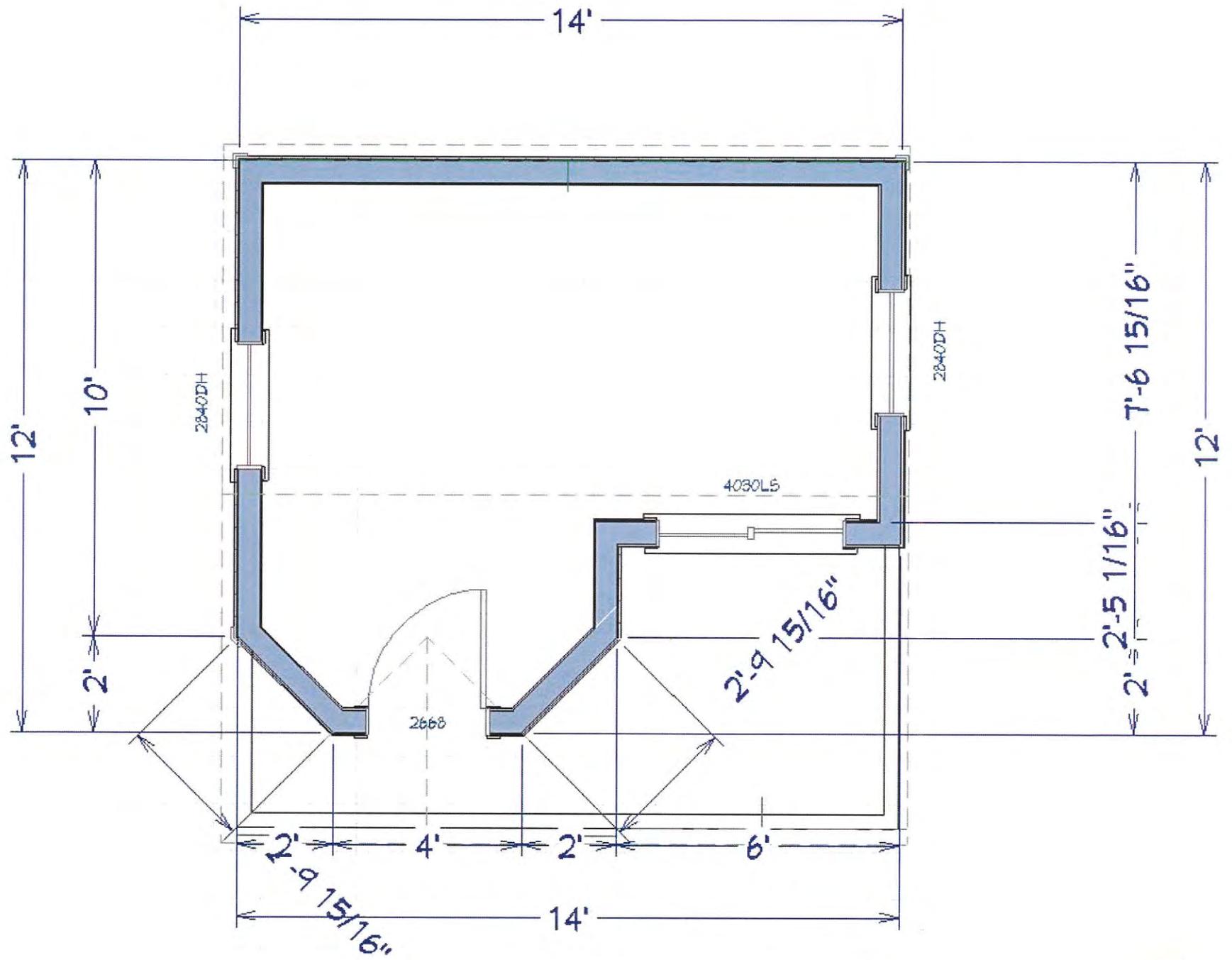




Exhibit
B-8



Exhibit
B-8

RECEIVED
12-7-16



City of Kuna AFFIDAVIT OF LEGAL INTEREST

City of Kuna
P.O. Box 13
Kuna, Idaho 83634
Phone: (208) 922-5274
Fax: (208) 922-5989
Kunacity.id.gov

State of Idaho)
County of Ada) ss

I, Jason Ashby 564 E Avalon
Name Address
Kuna Idaho 83634
City State Zip Code

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 Rikk Manzer 1623 N Two Point Ave. Kuna, Idaho 83634
Name Address

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 07 day of December, 2016

Jason Ashby
Signature

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

Sanela Zornic
Notary Public for Idaho

Residing at: Idaho

My commission expires: 4-7-22



B-4

TIME RECEIVED
December 6, 2016 3:06:29 PM PST

REMOTE CSID

DURATION
93

PAGES
4

STATUS
Received

DEC. 6. 2016 3:15PM PIONEER TITLE

NO. 797 P. 1

4 A0426845 ST

2

ADA COUNTY RECORDER J. DAVID NAVARRO
BOISE IDAHO 04/07/04 11:55 AM
DEPUTY Vicki Allen
RECORDED - REQUEST OF
Title One
AMOUNT 6.00

2



QUITCLAIM DEED

FOR VALUE RECEIVED, MICHAEL H. ASHBY AND KATHIE K. ASHBY, HUSBAND AND WIFE AND JASON M. ASHBY AND APRIL D. ASHBY, HUSBAND AND WIFE

Does hereby convey, release, remise and forever quit claim unto

KUNA LUBE 'N GO, LLC, AN IDAHO ~~LIMITED~~ LIMITED LIABILITY COMPANY

whose current address is: ~~387 Swan Falls Road, Kuna, Idaho 83634~~

the following described premises:

A parcel of land situate in the Southeast Quarter of the Southwest Quarter of Section 24, Township 2 North, Range 1 West, Boise Meridian, Ada County, Idaho, being a portion of Lot 4 of Block 1 of ZATICA NO. 1 SUBDIVISION, as shown on the official plat thereof on file in the office of the Ada County, Idaho, Recorder, being Parcel 7 of land shown on Record of Survey No. 5123, records of Ada County, Idaho, and being more particularly described as follows:

Beginning at the Northwest corner of said Lot 4, which is the REAL POINT OF BEGINNING; thence South 89 degrees 14'00" East, 114.42 feet along the Northerly boundary of said Lot 4; thence South 00 degrees 20'25" West, 160.00 feet along a line parallel to the Westerly boundary of said Lot 4 to the Southerly boundary of said Lot 4; thence North 89 degrees 14'00" West, 114.42 feet along the Southerly boundary of said Lot 4 to the Southwest corner of said Lot 4; thence North 00 degrees 20'25" East, 160.00 feet along the Westerly boundary of said Lot 4 to the REAL POINT OF BEGINNING.

TO HAVE AND TO HOLD the said premises, unto the said grantees, heirs and assigns forever.

Date:

By: Michael H. Ashby
MICHAEL H. ASHBY

By: Kathie K. Ashby
KATHIE K. ASHBY

By: Jason M. Ashby
JASON M. ASHBY

By: April D. Ashby
APRIL D. ASHBY

Exhibit

B-5

STATE OF IDAHO
COUNTY OF ADA

ON THIS 17th OF MARCH, 2004, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC PERSONALLY APPEARED, MICHAEL H. ASHBY, KATHIE K. ASHBY, JASON M. ASHBY AND APRIL D. ASHBY KNOWN TO ME OR PROVEN TO ME ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME.



NOTARY PUBLIC
RESIDING AT: Boise
MY COMMISSION EXPIRES: 2/5/2016

(SEAL)



FILED EFFECTIVE

280



RESTATEMENT OF CERTIFICATE OF ORGANIZATION LIMITED LIABILITY COMPANY

(Instructions on back of application)

2014 JAN -6 PM 2:44

SECRETARY OF STATE STATE OF IDAHO

- 1. The name of the limited liability company is: Kuna Lube 'N Go, LLC
2. The date the certificate of organization were filed was: January 24, 2003
3. The complete street and mailing addresses of the designated principal office is amended to: 1502 S. Belinda Lane, Kuna, ID 83634

The Certificate of Organization is amended and restated to read:

- 4. The name of the limited liability company is: Kuna Lube 'N Go, LLC
5. The registered agent and registered office is: April Ashby, 1502 S. Belinda Lane, Kuna, ID 83634
6. The mailing address for future correspondence is: PO Box 521, Kuna, ID 83634
7. The name and address of at least one manager or member: Jason M. Ashby, 1502 S. Belinda Lane / PO Box 521, Kuna, ID 83634

- 8. Signature of a manager, member or authorized person. Signature: Jason M. Ashby, Typed Name: Jason M. Ashby, Capacity: Manager

Secretary of State use only

W22458

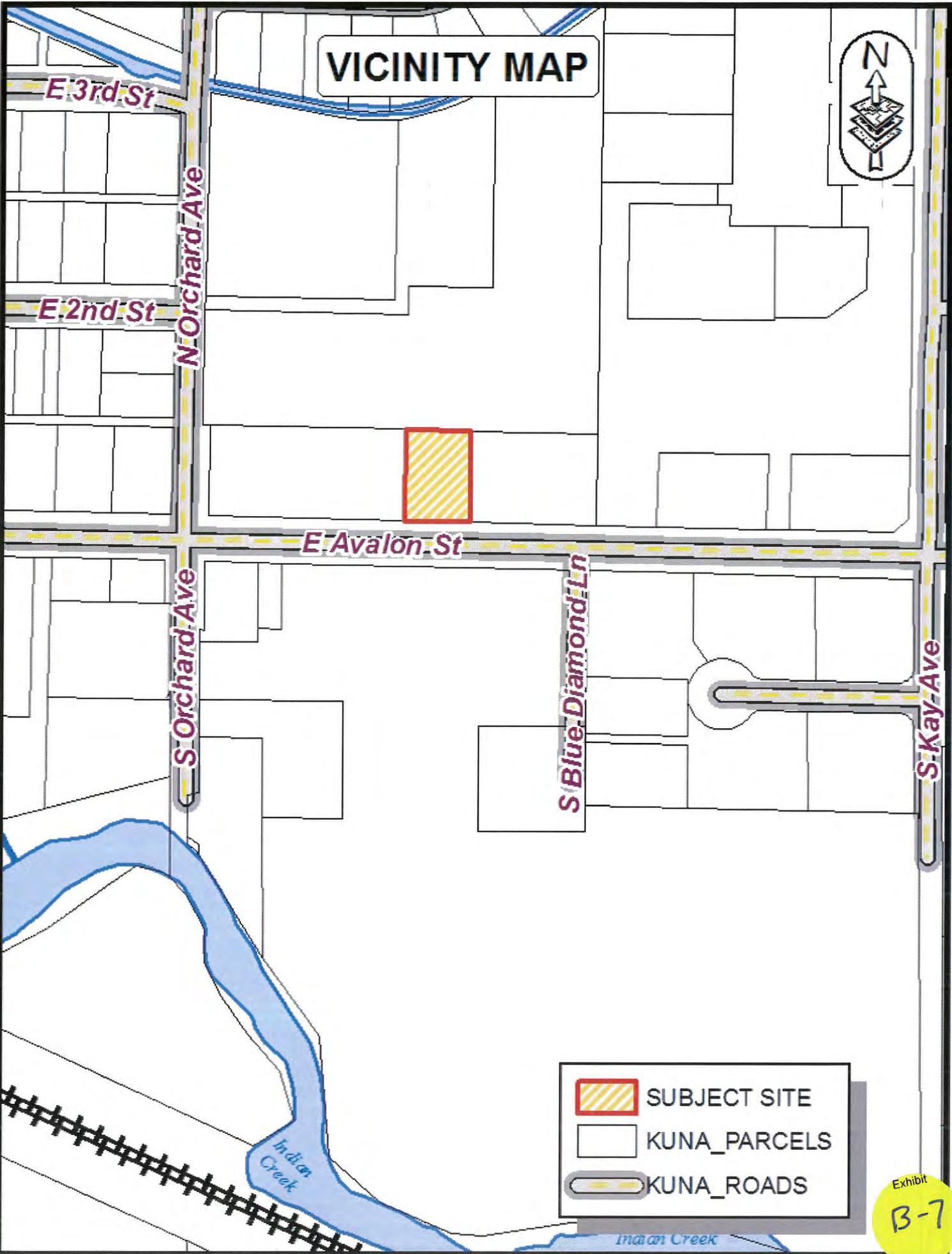
IDAHO SECRETARY OF STATE 01/06/2014 05:00 CR: 1661682 CT: 172099 BH: 1484567 I @ 30.00 = 30.00 ARADLIC # 2

Annual Report for W 22458

12/6/2016

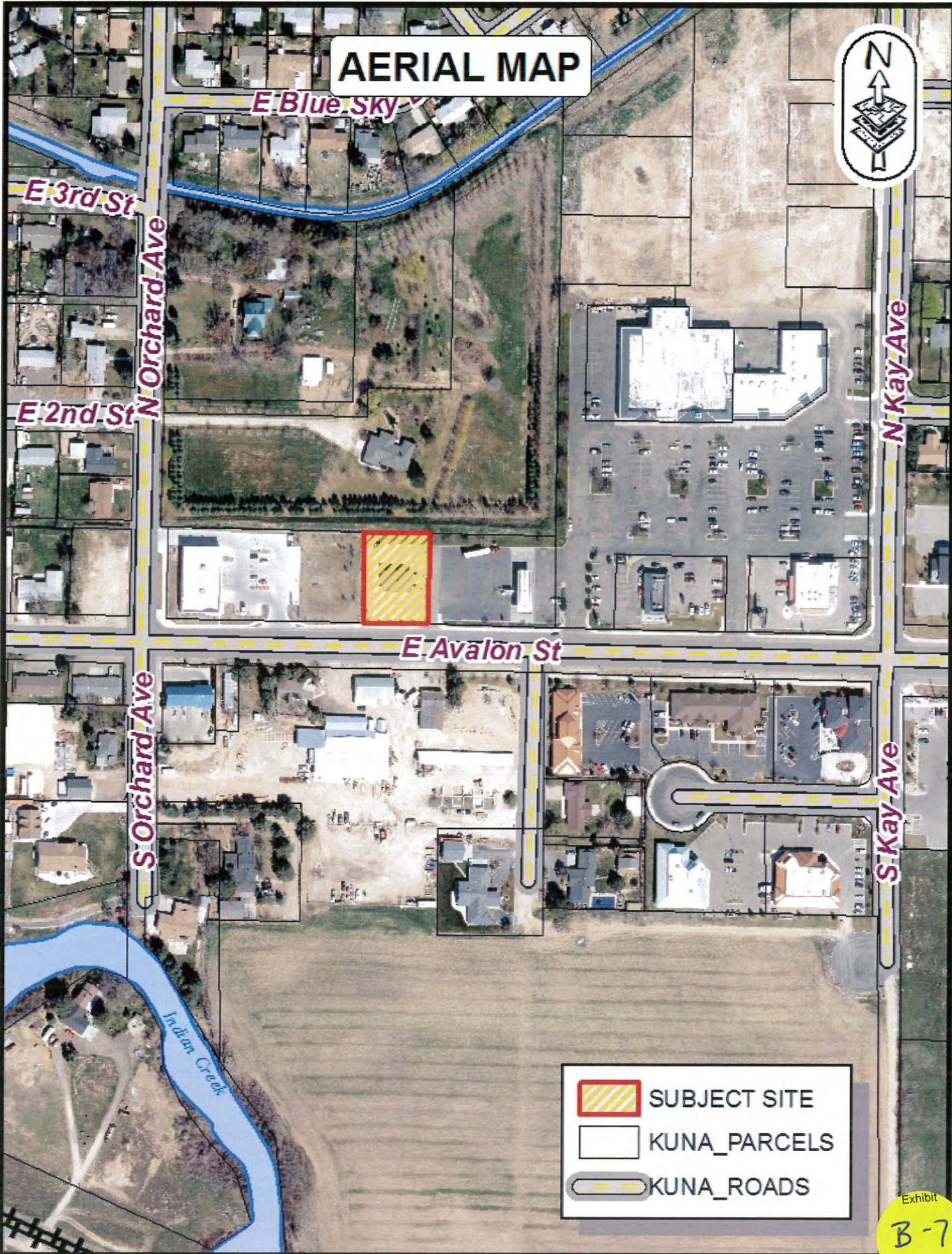
| No. W 22458 | Due no later than Jan 31, 2016 Annual Report Form | 2. Registered Agent and Address (NO PO BOX) | | | | | | | | | | | | | | | | | | | | | |
|--|---|--|---|-------|----------------------|-------------|-------|---------|-------------|--------|---------------|---------------------|------|----|-----|-------|--------|---------------|---------------------|------|----|-----|-------|
| Return to: SECRETARY OF STATE 700 WEST JEFFERSON PO BOX 83720 BOISE, ID 83720-0080 NO FILING FEE IF RECEIVED BY DUE DATE | | 1. Mailing Address: Correct in this box if needed KUNA LUBE 'N GO, LLC APRIL ASHBY PO BOX 521 KUNA ID 83634 | APRIL ASHBY 1502 S BELINDA LANE KUNA ID 83634 | | | | | | | | | | | | | | | | | | | | |
| 4. Limited Liability Companies: Enter Names and Addresses of at least one Member or Manager. | | 3. <u>New</u> Registered Agent Signature:* | | | | | | | | | | | | | | | | | | | | | |
| <table border="1"> <thead> <tr> <th>Office Held</th> <th>Name</th> <th>Street or PO Address</th> <th>City</th> <th>State</th> <th>Country</th> <th>Postal Code</th> </tr> </thead> <tbody> <tr> <td>MEMBER</td> <td>JASON M ASHBY</td> <td>1502 S BELINDA LANE</td> <td>KUNA</td> <td>ID</td> <td>USA</td> <td>83634</td> </tr> <tr> <td>MEMBER</td> <td>APRIL D ASHBY</td> <td>1502 S BELINDA LANE</td> <td>KUNA</td> <td>ID</td> <td>USA</td> <td>83634</td> </tr> </tbody> </table> | | | Office Held | Name | Street or PO Address | City | State | Country | Postal Code | MEMBER | JASON M ASHBY | 1502 S BELINDA LANE | KUNA | ID | USA | 83634 | MEMBER | APRIL D ASHBY | 1502 S BELINDA LANE | KUNA | ID | USA | 83634 |
| Office Held | Name | Street or PO Address | City | State | Country | Postal Code | | | | | | | | | | | | | | | | | |
| MEMBER | JASON M ASHBY | 1502 S BELINDA LANE | KUNA | ID | USA | 83634 | | | | | | | | | | | | | | | | | |
| MEMBER | APRIL D ASHBY | 1502 S BELINDA LANE | KUNA | ID | USA | 83634 | | | | | | | | | | | | | | | | | |
| 5. Organized Under the Laws of: ID W 22458 | 6. Annual Report must be signed.* Signature: April D. Ashby Name (type or print): April D. Ashby Date: 01/17/2016 Title: member | | | | | | | | | | | | | | | | | | | | | | |
| Processed 01/17/2016 * Electronically provided signatures are accepted as original signatures. | | | | | | | | | | | | | | | | | | | | | | | |

VICINITY MAP



-  SUBJECT SITE
-  KUNA_PARCELS
-  KUNA_ROADS

AERIAL MAP





City of Kuna
Planning and Zoning Department

City of Kuna
P.O. Box 13
Kuna, Idaho 83634

Phone: (208) 922-5274
Fax: (208) 922-5989
Web: www.cityofkuna.com

December 6, 2016

Owner:

Jason Ashby
564 E. Avalon St.
Kuna, ID 83634
lubengo@msn.com

Applicant:

Rikk Manzer
1623 N. Two Point Ave.
Kuna, ID 83635
rikkmanzer@hotmail.com

Letter of Completeness

Dear Rikk,

Staff has reviewed your application for Planning and Zoning Commission Design Review of the proposed 14' x 14' custom accessory structure (building) to be placed at the existing commercial address located at 564 E. Avalon St., Kuna, Idaho (Beneficial Bail Bonds).

Staff has determined that the application is now complete and will place the matter before the Planning and Zoning Commission acting as the Design Review Board.

We will schedule your Design Review application to be heard by the Planning and Zoning Commission on December 13, 2016 starting at 6:00 pm, at Kuna City Hall. Please plan on attending the meeting to address the Commission regarding your request and answer any questions they may have.

Fees:

The following application fees have been received by Planning and Zoning:

Office/Commercial Architectural Building Design Review: \$400.00 (Paid in Full 12/06/16)

No additional fees are due for this request.

Please contact me if you have any questions at 208.387.7729 or by email at tkesner@kunaid.gov

Respectfully,

Trevor Kesner, Planner II

Kuna Planning and Zoning Department

Exhibit

G1



CITY OF KUNA
P.O. BOX 13
KUNA, ID 83634
www.kunacity.id.gov

Bob Bachman BOC 1, IBC
Facilities Director
City of Kuna

MEMO

Date: 11-17-2016
From: Bob Bachman
To: Rikk Manzer, Beneficial Bail Bonds
RE:

Rikk,

This building must meet the following conditions:

1. Must be ADA accessible, including ramp, parking, door, etc.
2. Must have a signed copy of a use agreement with the owner stating that the bathrooms can be used for your customers. Bathrooms must be ADA accessible and inspected.
3. Building must meet all Building Code and Planning and Zoning Codes.



City of Kuna

Planning & Zoning Commission

P.O. Box 13
Kuna, ID 83634
Phone: (208) 922-5274
Fax: (208) 922-5989
www.kunacity.id.gov

To: Kuna Planning and Zoning Commission

File Numbers: 16-04-ZOA (Zoning Ordinance Amendment)

Planner: Wendy I. Howell, PCED

Hearing Date: December 13, 2016

A. Course of Proceedings

Kuna City Code (KCC), Title 1, Chapter 14, Section 3, states text amendments and ordinance changes are designated as public hearing with the Planning and Zoning Commission as the recommending body and City Council as the decision-making body. This request was given proper public notice and followed the requirements set forth in Idaho Code, Chapter 65, Local Planning Act.

a. Notifications

| | |
|---------------------------|-------------------|
| i. Agencies | November 3, 2016 |
| ii. Kuna, Melba Newspaper | November 16, 2016 |
| | November 23, 2016 |

B. Agency Responses

- *Central District Health* responded on November 8, 2016 stating they have no objections. (Exhibit C-1)
- *Idaho Transportation Department* responded on November 23, 2016 stating they have no objections. (Exhibit C-2)

C. Staff Comments

Staff has made an amendment to the residential local streets right-of-way width to be changed from 51 feet to 50 feet. This will be consistent with Ada County Highway District's typical requirement for local roadways. The intent of adding Part E is to improve the safety of the public by limiting access points along collector and arterial streets.

The changes are consistent with the Comprehensive Plan. The City attorney has reviewed the proposed ordinance without any objections.

D. Applicable Standards

1. City of Kuna Subdivision Ordinance Title 6
2. City of Kuna Comprehensive Plan
3. Idaho Code, Title 67, Chapter 65, Local Land Use Planning Act

E. Proposed Recommendation by Planning and Zoning Commission

The Commission shall consider and discuss the evidence and testimony presented at the meeting prior to rendering its decision.

Note: This proposed motion is for approval, conditionally approval or denial of this request. However, if the Commission wishes to approve or deny specific parts of the request as detailed in this report, they must be specified.

- F.** Based on the facts outlined in staff's report and public testimony as presented (if any), an Ordinance of City of Kuna, Idaho, amending Title 6, Chapter 3, Section 4, part of Kuna City Code entitled "Street Right-of-Way Widths" to change the right-of-way for a residential local street from fifty-one feet (51') to fifty feet (50'); and a new section, Part E to provide standards for access to collector and arterial streets; and providing an effective date.

**ORDINANCE NO.
CITY OF KUNA, IDAHO**

AN ORDINANCE OF THE CITY OF KUNA, IDAHO AMENDING TITLE 6, CHAPTER 3, SECTION 4, PART A OF THE KUNA CITY CODE, ENTITLED “STREET RIGHT-OF-WAY WIDTHS” TO CHANGE THE RIGHT-OF-WAY FOR A RESIDENTIAL LOCAL STREET FROM FIFTY-ONE FEET (51’) TO FIFTY FEET (50’), AND A NEW PART- PART E TO PROVIDE STANDARDS FOR ACCESS TO COLLECTOR AND ARTERIAL STREETS; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Article XII, Section 2 of the Idaho Constitution, and Idaho Code Section 50-302 allow municipal corporations to adopt regulations which are not contrary to the general laws; and

WHEREAS, the City Council finds that it is necessary to provide standards for access to collector and arterials street within the city of Kuna; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KUNA, ADA COUNTY, IDAHO, as follows:

Section 1: Kuna City Code Title 4, Chapter 1, Section 2, Part B, titled “Permit Fees” shall be amended as follows:

6-3-4: - SPECIFICATIONS:

A. *Street right-of-way widths:* Street and road right-of-way widths shall conform to the adopted major street plan or comprehensive development plan and the rules of the state department of highways and the highway district or department having jurisdiction. Minimum right-of-way standards are as follows:

| Highway and Street Types | ROW |
|--|----------------------|
| Expressway, Highway or Entryway Corridor | 160 feet to 260 feet |
| Mobility Arterial | 122 feet to 128 feet |
| Residential Arterial | 97 feet |
| Section Line Road | 97 feet to 128 feet |
| Town Center Collector | 88 feet |

| | |
|-----------------------------------|----------------------|
| Residential Neighborhood Arterial | 80 feet |
| Industrial Collector | 74 feet |
| Mid-Mile Section Road | 74 feet to 88 feet |
| Residential Collector | 69 feet |
| Industrial/Commercial Collector | 66 feet |
| Quarter Section Road | 57 feet to 69 feet |
| Town Center Local | 61 feet |
| Commercial Local | 53 feet |
| Residential Local | 50 1 feet |
| Minor Local Street ** | 42 feet to 50 feet |

* These road classification standards are considered minimum design standards and may be increased for a given roadway at Ada County Highway District's or Idaho Transportation Department's request.

** Except that a reduction of minor street width (below forty-two (42) feet) may be allowed by the planning and zoning commission if the street is designed so as not to encourage through movement. Kuna's minimum road width in all zoning districts is thirty-six (36) feet measured from back of curb to back of curb. The city council may consider exceptions to this standard on a case-by-case basis.

- B. *Street grades:* Street grades shall not exceed ten (10) percent on either minor or collector streets, and six (6) percent for arterial streets. Minimum grade of all streets shall be four-hundredths of one (1) percent (0.04).
- C. *Street alignment:* Shall be as follows:
 - 1. *Horizontal alignment:* When street lines deflect from each other by more than ten (10) degrees in alignment, the centerlines shall be connected by a curve having a minimum radius of five hundred (500) feet for arterial streets, and three hundred (300) feet for collector streets. Between reverse curves on collector and arterial streets there shall be a minimum tangent distance of two hundred (200) feet.

2. *Vertical alignment:* Minimum stopping sight distances shall be two hundred (200) feet for minor streets and designed in accordance with design speed for collector and arterial streets.

D. *Minimum road width:* The minimum road width within the Kuna city limits shall be thirty-six (36) feet back of curb to back of curb in all zoning districts. Exceptions may be considered by the council on a case-by-case basis.

E. *Access to Collector and Arterial Streets:* The following standards are intended to improve the safety of the public by limiting access points on collector and arterial streets and to ensure that motorist can safely enter or exit all streets:

1. These standards shall apply to all properties that have a direct access point to any street, as defined in KCC 5-1-6-2, except an alley, and whether improved or unimproved:

a. If a property is part of an approved subdivision with an interior street or streets, the property’s access shall be limited to the interior street that provides access to the property from the Lot Line, Front, as approved by City Council.

b. If several properties within a subdivision access a collector or arterial street, then the collector or arterial street shall grant unrestricted access for all lots within the subdivision or development.

2. The relevant access standard shall be noted on the subdivision plat; for example, “There shall be no direct lot access to Hubbard Road”.

Section 2: This ordinance shall become effective upon passage and publication.

ADOPTED this ___ day of _____.

CITY COUNCIL OF THE CITY OF
KUNA
Ada County, Idaho

Joe Stear, Mayor

ATTEST:

Chris Engels, City Clerk



City of Kuna
Planning & Zoning Department

City of Kuna
PO Box 13
Kuna, ID 83634
Phone: (208) 922-274
Fax: (208) 922-5989
www.kunacity.id.gov

November 3, 2016

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

| | |
|--|---|
| FILE NUMBER | 16-04-ZOA (Zoning Ordinance Amendment) |
| PROJECT DESCRIPTION | This is a request to amend an ordinance of the city of Kuna, Idaho. AMENDING TITLE 6, CHAPTER 3, SECTION 4, PART A OF THE KUNA CITY CODE, ENTITLED "STREET RIGHT-OF-WAY WIDTHS" TO CHANGE THE RIGHT-OF-WAY FOR A RESIDENTIAL LOCAL STREET FROM FIFTY-ONE FEET (51') TO FIFTY FEET (50'), AND A NEW PART- PART E TO PROVIDE STANDARDS FOR ACCESS TO COLLECTOR AND ARTERIAL STREETS; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE. |
| APPLICANT/ REPRESENTATIVE | City of Kuna PO Box 13 Kuna, ID 83634 |
| SCHEDULED HEARING DATE | Tuesday, December 13, 2016 6:00 pm |
| STAFF CONTACT | Wendy I. Howell, Planning & Zoning Director whowell@cityofkuna.com Phone: 208- 922-5274 Fax: 208-922-5989 |
| We have enclosed information to assist you with your consideration and response. No response within 15 business days will indicate you have no objection or concerns with this proposed amendment. We would appreciate any information you can supply us as to how this action would affect the services your agency provides. The public hearing is at 6:00 pm or as soon as it may be heard located at Kuna City Hall, 751 W. 04 th Street, Kuna, Idaho 83634. | |

Dear Road Wizard: On westbound Franklin Road at the left-hand turn onto the Interstate 184 Connector eastbound, there is a nasty asphalt wrinkle in the middle of the roadway as you turn. It was repaired about two years ago but came back almost immediately. I use this turn frequently and it's taking a toll on my (and others') suspension. Could you please put it on your list of potholes, etc. that need attending to? Joe

Turning movements from trucks coming off of the Connector and heading west on Franklin caused the original wrinkle, but why it reappeared so soon is a head-scratcher. It doesn't seem to be old age.

This time, repairs will be made with a stiffer asphalt mix. However, the high-traffic location may require detour routes while crews are in the intersection, and nighttime work may be necessary.

Due to these logistic wrinkles, a local paving contractor will handle the job. It may be several weeks before repairs begin, and ACHD may add a little temporary asphalt to smooth things out in the meantime.

Dear Road Wizard: I read your post about the "Onward Shay!" race through Downtown Boise. I would like to add something that everyone seems to keep overlooking. The Myrtle/Front corridor is the main ingress/egress route for pretty much everything east of downtown. Every time one of these events happen, particularly on top of the absurd amount of construction closures, it's almost like putting up a wall and telling East and Southeast Boise, "Yeah, you can just stay home today; you're not going anywhere." With the corridor situation being what it is, the approvals for these kinds of events needs to stop. Todd

Driver frustration is understandable. After all, roads may be closed or

traffic delayed for events that could last several hours.

ACHD isn't in the business of encouraging running events. The agency's role is to ensure the traffic control plan is solid and impacts traffic as little as possible. ACHD encourages event organizers to pick one side or the other of Myrtle and Front streets so both routes aren't impacted simultaneously. The high cost of temporary traffic control at locations along the corridor also prevent many, but not all, similar events.

There are city leaders and event organizers who appreciate high-profile downtown locations, and those events often go very well. Unfortunately, for Onward Shay! there were problems with the execution of the traffic control plan that led to unnecessary traffic disruptions.

Dear Road Wizard: The Broadway Bridge river crossing by Boise

State University may be receiving plaudits for the speed and diligence with which it was recently constructed, but what is going on further down Broadway at the Federal Way Overpass? What is taking so long for that bridge to simply be resurfaced? Traffic is in absolute gridlock all day. David

Both the Broadway Bridge and the Federal Way Overpass work were Idaho Transportation Department projects. A big difference is Broadway at the river crossing location was closed entirely for the bridge rebuild. Crews could easily stage equipment and didn't have to work around moving traffic.

The now-completed Federal Way Overpass maintenance work was much smaller in scope, but the bridge stayed open to traffic. That was appreciated, although the side-effect of a slower construction pace and the resulting backups were tough to tolerate at times.

Linder & Deer Flat

INTERSECTION PROJECT

The Ada County Highway District (ACHD) is seeking comments on the design for the Linder Road and Deer Flat Road intersection. The purpose of the project is to improve safety, increase capacity and improve pedestrian connectivity. It will feature:

- Right turn lanes at intersection and into Reed Elementary and Kuna High.
- Dual left turn lanes on southbound Linder Road.
- Controlled access on the north leg of Linder Road and the west leg of Deer Flat Road with an extruded curb.
- Curb, gutter, and sidewalk. Sidewalks extend to match existing sidewalks on the east leg of Linder Road and the south leg of Deer Flat Road.

To arrange for a translator or other accommodation, contact ACHD at (208) 387-6100. Se les recomendamos a las personas que necesitan un intérprete o arreglos especiales que llamen a la coordinadora de participación pública, al (208) 387-6100.

COMMUNITY OPEN HOUSE

NOVEMBER 17

5:30 to 7 p.m.
Kuna High School
637 E. Deer Flat Rd.

What if neighbors can't make it to the open house? Materials from the open house, as well as a short survey, will be available at bit.ly/DeerFlatLinder by close of business on November 18, 2016. Written comments may also be sent to 3775 Adams St., Garden City, ID 83714 or to projects@achdidaho.org by December 1, 2016.



LEGAL NOTICES

LEGAL NOTICE

NOTICE OF TRUSTEE'S SALE

Notice of Trustee's Sale Idaho Code 45-1506 Today's date: October 6, 2016 File No.: 7023.117006 Sale date and time (local time): February 16, 2017 at 11:00 AM Sale location: Front steps of the Ada County Courthouse, 200 W Front St., Boise, ID 83702 Property address: 1411 East Bear Springs Drive Meridian, ID 83646 Successor Trustee: Northwest Trustee Services, Inc., an Idaho Corporation P.O. Box 997 Bellevue, WA 98009 (425) 586-1900 Deed of Trust information Original grantor: Colin A Field and Stephanie L Field, husband and wife Original trustee: Pioneer Title Company Original beneficiary: Wells Fargo Bank, N.A. Recording date: January 27, 2012 Recorder's instrument number: 112008313 County: ADA Sum owing on the obligation: as of October 6, 2016: \$183,765.11 Because of interest, late charges, and other charges that may vary from day to day, the amount due on the day you pay may be greater. Hence, if you pay the amount shown above, an adjustment may be necessary after we receive your check. For further information write or call the Successor Trustee at the address or telephone number provided above. Basis of default: failure to make payments when due. Please take notice that the Successor Trustee will sell at public auction to the highest bidder for certified funds or equivalent the property described above. The property address is identified to comply with IC 60-113 but is not warranted to be correct. The property's legal description is: Lot 19 in Block 2 of Tustin Subdivision No. 1, according to the Plat thereof, filed in Book 97 of Plats at Pages 12094 thru 12097 records of Ada County, Idaho. The sale is subject to conditions, rules and procedures as described at the sale and which can be reviewed at www.northwest-trustee.com or USA-Foreclosure.com. The sale is made without representation, warranty or covenant of any kind. Field, Colin A. and Stephanie L. (TS# 7023.117006) 1002.288962-File No.

November 2, 9, 16, 23, 2016
1534439

LEGAL NOTICE

NOTICE OF TRUSTEE'S SALE

Notice of Trustee's Sale Idaho Code 45-1506 Today's date: October 31, 2016 File No.: 7345.29513 Sale date and time (local time): March 1, 2017 at 11:00 AM Sale location: Front steps of the Ada County Courthouse, 200 W Front St., Boise, ID 83702 Property address: 9667 West Weir Hollis Drive Boise, ID 83709 Successor Trustee: Northwest Trustee Services, Inc., an Idaho Corporation P.O. Box 997 Bellevue, WA 98009 (425) 586-1900 Deed

of Trust information Original grantor: William E. Morgan III, a married man, as his sole and separate property Original trustee: Transnation Title And Escrow Inc Original beneficiary: Mortgage Electronic Registration Systems, Inc. as designated nominee for GreenPoint Mortgage Funding, Inc., its successors and assigns Recording date: 04/25/2007 Recorder's instrument number: 107058782 County: ADA Sum owing on the obligation: as of October 31, 2016: \$177,825.79 Because of interest, late charges, and other charges that may vary from day to day, the amount due on the day you pay may be greater. Hence, if you pay the amount shown above, an adjustment may be necessary after we receive your check. For further information write or call the Successor Trustee at the address or telephone number provided above. Basis of default: failure to make payments when due. Please take notice that the Successor Trustee will sell at public auction to the highest bidder for certified funds or equivalent the property described above. The property address is identified to comply with IC 60-113 but is not warranted to be correct. The property's legal description is: Lot 2 in Block 6 of CHARTER POINTE PLACE SUBDIVISION NO. 1, according to the Official Plat thereof, filed in Book 90 of Plats at Pages 10597 thru 10599, AND AMENDED By Affidavit recorded September 9, 2005, as Instrument No. 105130565, records of Ada County, Idaho. The sale is subject to conditions, rules and procedures as described at the sale and which can be reviewed at www.northwest-trustee.com or USA-Foreclosure.com. The sale is made without representation, warranty or covenant of any kind. MORGAN III, WILLIAM (TS# 7345.29513) 1002.289207-File No.

November 9, 16, 23, 30, 2016
1540736

LEGAL NOTICE

NOTICE OF TRUSTEE'S SALE

Notice of Trustee's Sale Idaho Code 45-1506 Today's date: November 3, 2016 File No.: 7367.22008 Sale date and time (local time): March 13, 2017 at 9:00 AM Sale location: Courtyard by Marriott Boise Downtown, 222 S. Broadway Avenue, Boise, ID 83702, Auction.com Room Property address: 1928 East Blue Tick Street Meridian, ID 83642 Successor Trustee: Northwest Trustee Services, Inc., an Idaho Corporation P.O. Box 997 Bellevue, WA 98009 (425) 586-1900 Deed of Trust information Original grantor: Jasmin Garibovic, a married man, as his sole and separate property Original trustee: Pioneer Title Company Original beneficiary: Mortgage Electronic Registration Systems, Inc. solely as nominee for CMG Mortgage, Inc dba CMG Financial Recording date: 09/20/2013 Recorder's instrument number:

113106864 County: Ada Sum owing on the obligation: as of November 3, 2016: \$180,789.52 Because of interest, late charges, and other charges that may vary from day to day, the amount due on the day you pay may be greater. Hence, if you pay the amount shown above, an adjustment may be necessary after we receive your check. For further information write or call the Successor Trustee at the address or telephone number provided above. Basis of default: failure to make payments when due. Please take notice that the Successor Trustee will sell at public auction to the highest bidder for certified funds or equivalent the property described above. The property address is identified to comply with IC 60-113 but is not warranted to be correct. The property's legal description is: Lot 20 in Block 1 of Raven Hill Subdivision, according to the plat thereof, filed in Book 73 of Plats at Page(s) 7565-7566, records of Ada County, Idaho. The sale is subject to conditions, rules and procedures as described at the sale and which can be reviewed at www.northwest-trustee.com or USA-Foreclosure.com. The sale is made without representation, warranty or covenant of any kind. GARIBOVIC, JASMIN (TS# 7367.22008) 1002.276518-File No.

November 15, 23, 30, 2016
December 7, 2016
1543248

LEGAL NOTICE

NOTICE OF TRUSTEE'S SALE

Notice of Trustee's Sale Idaho Code 45-1506 Today's date: October 28, 2016 File No.: 7431.20757 Sale date and time (local time): February 27, 2017 at 9:00 AM Sale location: Courtyard by Marriott Boise Downtown, 222 S. Broadway Avenue, Boise, ID 83702, Auction.com Room Property address: 6041 West Becky Drive Meridian, ID 83646 Successor Trustee: Northwest Trustee Services, Inc., an Idaho Corporation P.O. Box 997 Bellevue, WA 98009 (425) 586-1900 Deed of Trust information Original grantor: William W. Colson and Lynn C. Colson, husband and wife Original trustee: Stewart Title Guaranty Company Original beneficiary: Mortgage Electronic Registration Systems, Inc. as designated nominee for Freedom Mortgage Corporation, its successors and assigns Recording date: 12/17/2009 Recorder's instrument number: 109139969 County: ADA Sum owing on the obligation: as of October 28, 2016: \$215,921.13 Because of interest, late charges, and other charges that may vary from day to day, the amount due on the day you pay may be greater. Hence, if you pay the amount shown above, an adjustment may be necessary after we receive your check. For further information write or call the Successor Trustee at the address or

telephone number provided above. Basis of default: failure to make payments when due. Please take notice that the Successor Trustee will sell at public auction to the highest bidder for certified funds or equivalent the property described above. The property address is identified to comply with IC 60-113 but is not warranted to be correct. The property's legal description is: PARCEL I: Lot 4 in Tract 2 of APPLE VALLEY SUBDIVISION, according to the Official Plat thereof, filed in Book 30 of Plats at page 1844, records of Ada County, Idaho. PARCEL II: A parcel of land in Lot A of APPLE VALLEY SUBDIVISION, in the West half of the Southwest quarter of Section 33, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, lying South of and adjacent to said Lot 4 in Tract 2 of Apple Valley Subdivision, more particularly described as follows: Commencing at the 1/16th corner on the West boundary of the Southwest quarter of Section 33, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho; thence South 89 degrees 46'46" East, 1,324.00 feet along the South boundary in the North half of the Southwest quarter of said Section 33 to a point on the Southerly extension of the Westerly line of said Lot 4, Tract 2; the REAL POINT OF BEGINNING; thence continuing South 89 degrees 46'57" East (also shown of record as South 69 degrees 46'57" East) 331.00 feet along the South boundary of the North half of the Southwest quarter of said Section 33 to a point being on the Southerly extension of the Easterly line of said Lot 4, Tract 2; Thence North 30.00 feet along an extension of the boundary common to Lots 3 and 4 in Tract 2 of the Apple Valley Subdivision, to a point being the Southeast corner of said Lot 4, Tract 2; thence North 89 degrees 46'57" West, 331.00 feet along a line parallel to the South boundary of the North half of the Southwest quarter of said Section 33, being the South line of said Lot 4, Tract 2 to the Southwest corner of said Lot 4, Tract 2; thence South 30.00 feet along an extension of the boundary between Lots 4 and 5 in Tract 2 of the Apple Valley Subdivision to the REAL POINT OF BEGINNING. The sale is subject to conditions, rules and procedures as described at the sale and which can be reviewed at www.northwest-trustee.com or USA-Foreclosure.com. The sale is made without representation, warranty or covenant of any kind. Colson, William and Lynn (TS# 7431.20757) 1002.289190-File No.

November 16, 23, 30, 2016
December 7, 2016
1541513

LEGAL NOTICE

NOTICE OF TRUSTEE'S SALE

Notice of Trustee's Sale Idaho Code 45-1506 Today's

date: October 4, 2016 File No.: 7477.20310 Sale date and time (local time): February 13, 2017 at 9:00 AM Sale location: Courtyard by Marriott Boise Downtown, 222 S. Broadway Avenue, Boise, ID 83702, Auction.com Room Property address: 9293 West Rustica Drive Boise, ID 83709 Successor Trustee: Northwest Trustee Services, Inc., an Idaho Corporation P.O. Box 997 Bellevue, WA 98009 (425) 586-1900 Deed of Trust information Original grantor: Kellie S. Stephens, a single person Original trustee: Pioneer Title Company of Ada County Original beneficiary: Mortgage Electronic Registration Systems, Inc. solely as nominee for Golf Savings Bank, a Washington Stock Savings Bank Recording date: 02/27/2009 Recorder's instrument number: 109022720 County: Ada Sum owing on the obligation: as of October 4, 2016: \$237,950.45 Because of interest, late charges, and other charges that may vary from day to day, the amount due on the day you pay may be greater. Hence, if you pay the amount shown above, an adjustment may be necessary after we receive your check. For further information write or call the Successor Trustee at the address or telephone number provided above. Basis of default: failure to make payments when due. Please take notice that the Successor Trustee will sell at public auction to the highest bidder for certified funds or equivalent the property described above. The property address is identified to comply with IC 60-113 but is not warranted to be correct. The property's legal description is: Lot 25 in Block 7 of Charter Pointe Subdivision No. 7, according to the plat thereof, filed in Book 93 of Plats at Pages 11108 through 11110, Records of Ada County, Idaho. The sale is subject to conditions, rules and procedures as described at the sale and which can be reviewed at www.northwest-trustee.com or USA-Foreclosure.com. The sale is made without representation, warranty or covenant of any kind. Stephens, Kellie S. (TS# 7477.20310) 1002.288897-File No.

November 2, 9, 16, 23, 2016
1534450

LEGAL NOTICE

CITY OF KUNA
P.O. Box 13
Kuna, ID 83634
Phone: 922-5274
Fax: 922-5989

NOTICE IS HEREBY GIVEN, that the Kuna City Council will hold a public hearing, Tuesday, December 6th, 2016, at 6:00 pm, or as soon as can be heard at Kuna City Hall, 751 W. 04th Street, Kuna, ID; in connection with a request from Michael Larson to rezone approximately 0.283 acres in City limits from the current R-6 residential zone to a CBD (Central Business District) commercial

zoning designation. The site is located at 368 N. Linder Avenue, Kuna, Idaho (APN#: R061500530).

The public is invited to present written and/or oral comments to the Council. No person shall speak at the hearing until recognized by the Mayor. A three (3) minute time limit may be placed on all verbal testimony. Any written testimony must be received by November 30, 2016, or it may not be considered. Please mail to P.O. Box 13 Kuna, ID 83634, or drop off at City Hall; 751 W. 4th Street.

Please do not contact anyone who would be involved in this decision making process, which includes the Planning & Zoning Commissioners, City Council Members, or the Mayor; as such private conversations would be considered ex parte and could jeopardize the public hearing process.

If you have any questions or require special accommodations, please contact the Kuna Planning & Zoning Department prior to the meeting at 922-5274.

Kuna Planning & Zoning

November 16, 2016

1545927

LEGAL NOTICE

16-04-ZOA Zoning Ordinance Amendment

NOTICE IS HEREBY GIVEN that the Kuna Planning and Zoning Commission will hold a public hearing Tuesday, December 13, 2016 at 6:00 p.m. or as soon as possible thereafter at Kuna City Hall, 751 W. 4th, Kuna, ID. The public hearing is to gain input on a proposed zoning amendment. Specifically, AMENDING TITLE 6, CHAPTER 3, SECTION 4, PART A OF THE KUNA CITY CODE, ENTITLED "STREET RIGHT-OF-WAY WIDTHS" TO CHANGE THE RIGHT-OF-WAY FOR A RESIDENTIAL LOCAL STREET FROM FIFTY-ONE FEET (51') TO FIFTY FEET (50'), AND A NEW PART- PART E TO PROVIDE STANDARDS FOR ACCESS TO COLLECTOR AND ARTERIAL STREETS; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

All interested parties are invited to attend and express their views on the proposed amendment.

Those persons desiring to provide public comment must state his/her name and residential address. Persons wishing to speak must first be recognized by the Chairperson. A three (3) minute time limit may be placed on all testimony.

If you have any questions or require special accommodation(s), please contact the Kuna Planning & Zoning Department prior to the public meeting by calling 922-5274.

Kuna Planning & Zoning Department

November 16, 23, 2016

1542151

LEGAL NOTICES

2nd

LEGAL NOTICE

NOTICE OF TRUSTEE'S SALE

Notice of Trustee's Sale Idaho Code 45-1506 Today's date: October 6, 2016 File No.: 7023.117006 Sale date and time (local time): February 16, 2017 at 11:00 AM Sale location: Front steps of the Ada County Courthouse, 200 W Front St., Boise, ID 83702 Property address: 1411 East Bear Springs Drive Meridian, ID 83646 Successor Trustee: Northwest Trustee Services, Inc., an Idaho Corporation P.O. Box 997 Bellevue, WA 98009 (425) 586-1900 Deed of Trust information Original grantor: Colin A Field and Stephanie L Field, husband and wife Original trustee: Pioneer Title Company Original beneficiary: Wells Fargo Bank, N.A. Recording date: January 27, 2012 Recorder's instrument number: 112008313 County: ADA Sum owing on the obligation: as of October 6, 2016: \$183,765.11 Because of interest, late charges, and other charges that may vary from day to day, the amount due on the day you pay may be greater. Hence, if you pay the amount shown above, an adjustment may be necessary after we receive your check. For further information write or call the Successor Trustee at the address or telephone number provided above. Basis of default: failure to make payments when due. Please take notice that the Successor Trustee will sell at public auction to the highest bidder for certified funds or equivalent the property described above. The property address is identified to comply with IC 60-113 but is not warranted to be correct. The property's legal description is: Lot 19 in Block 2 of Tustin Subdivision No. 1, according to the Plat thereof, filed in Book 97 of Plats at Pages 12094 thru 12097 records of Ada County, Idaho. The sale is subject to conditions, rules and procedures as described at the sale and which can be reviewed at www.northwest-trustee.com or USA-Foreclosure.com. The sale is made without representation, warranty or covenant of any kind. Field, Colin A. and Stephanie L. (TS# 7023.117006) 1002.288962-File No.

November 2, 9, 16, 23, 2016
1534439

To place an ad in our Legal Section Call 465-8129

LEGAL NOTICE

NOTICE OF TRUSTEE'S SALE

Notice of Trustee's Sale Idaho Code 45-1506 Today's date: November 1, 2016 File No.: 7345.29346 Sale date and time (local time): March 13, 2017 at 9:00 AM Sale location: Courtyard by Marriott Boise Downtown, 222 S. Broadway Avenue, Boise, ID 83702, Auction.com Room Property address: 4205 W Plum Street Boise, ID 83703 Successor Trustee: Northwest Trustee Services, Inc., an Idaho Corporation P.O. Box 997 Bellevue, WA 98009 (425) 586-1900 Deed of Trust information Original grantor: Derek D. Beese, an unmarried man Original trustee: Chicago Title Insurance Company Original beneficiary: Mortgage Electronic Registration Systems, Inc. solely as nominee for Quicken Loans Inc., its successors and assigns Recording date: 08/10/2012 Recorder's instrument number: 112080804 County: ADA Sum owing on the obligation: as of November 1, 2016: \$137,875.67 Because of interest, late charges, and other charges that may vary from day to day, the amount due on the day you pay may be greater. Hence, if you pay the amount shown above, an adjustment may be necessary after we receive your check. For further information write or call the Successor Trustee at the address or telephone number provided above. Basis of default: failure to make payments when due. Please take notice that the Successor Trustee will sell at public auction to the highest bidder for

certified funds or equivalent the property described above. The property address is identified to comply with IC 60-113 but is not warranted to be correct. The property's legal description is: A parcel of land being a portion of the east half of Lot 9 in Block 4 of Wilson Subdivision, according to the official plat thereof, filed in Book 5 of Plats at Page 201, records of Ada County, Idaho, said parcel being more particularly described as follows: Commencing at the iron pin marking the most northeasterly corner of said Lot 9, said point being the real point of beginning; thence South 43 degrees 11' 40" West 144.96 feet along the line common to said Lots 9 and 10 to an iron pin; thence North 46 degrees 48' 20" West 50.00 feet to an iron pin on the west line of said east half of Lot 9; thence North 43 degrees 11' 40" East 144.96 feet to an iron pin; thence South 46 degrees 48' 20" East 50.00 feet to the real point of beginning. The sale is subject to conditions, rules and procedures as described at the sale and which can be reviewed at www.northwest-trustee.com or USA-Foreclosure.com. The sale is made without representation, warranty or covenant of any kind. Beese, Derek (TS# 7345.29346) 1002.288130-File No.

November 23, 30, 2016
December 7, 14, 2016
1544525

LEGAL NOTICE

NOTICE OF TRUSTEE'S SALE

Notice of Trustee's Sale Idaho Code 45-1506 Today's date: October 31, 2016 File No.: 7345.29513 Sale date and time (local time): March 1, 2017 at 11:00 AM Sale location: Front steps of the Ada County Courthouse, 200 W Front St., Boise, ID 83702 Property address: 9667 West Weir Hollis Drive Boise, ID 83709 Successor Trustee: Northwest Trustee Services, Inc., an Idaho Corporation P.O. Box 997 Bellevue, WA 98009 (425) 586-1900 Deed of Trust information Original grantor: William E. Morgan III, a married man, as his sole and separate property Original trustee: Transnation Title And Escrow Inc Original beneficiary: Mortgage Electronic Registration Systems, Inc. as designated nominee for GreenPoint Mortgage Funding, Inc., its successors and assigns Recording date: 04/25/2007 Recorder's instrument number: 107058782 County: ADA Sum owing on the obligation: as of October 31, 2016: \$177,825.79 Because of interest, late charges, and other charges that may vary from day to day, the amount due on the day you pay may be greater. Hence, if you pay the amount shown above, an adjustment may be necessary after we receive your check. For further information write or call the Successor Trustee at the address or telephone number provided above. Basis of default: failure to make payments when due. Please take notice that the Successor Trustee will sell at public auction to the highest bidder for certified funds or equivalent the property described above. The property address is identified to comply with IC 60-113 but is not warranted to be correct. The property's legal description is: Lot 2 in Block 6 of CHARTER POINTE PLACE SUBDIVISION NO. 1, according to the Official Plat thereof, filed in Book 90 of Plats at Pages 10597 thru 10599, AND AMENDED BY Affidavit recorded September 9, 2005, as Instrument No. 105130565, records of Ada County, Idaho. The sale is subject to conditions, rules and procedures as described at the sale and which can be reviewed at www.northwest-trustee.com or USA-Foreclosure.com. The sale is made without representation, warranty or covenant of any kind. MORGAN III, WILLIAM (TS# 7345.29513) 1002.289207-File No.

November 9, 16, 23, 30, 2016
1540736

LEGAL NOTICE

NOTICE OF TRUSTEE'S SALE

Notice of Trustee's Sale

Idaho Code 45-1506 Today's date: November 3, 2016 File No.: 7367.22008 Sale date and time (local time): March 13, 2017 at 9:00 AM Sale location: Courtyard by Marriott Boise Downtown, 222 S. Broadway Avenue, Boise, ID 83702, Auction.com Room Property address: 1928 East Blue Tick Street Meridian, ID 83642 Successor Trustee: Northwest Trustee Services, Inc., an Idaho Corporation P.O. Box 997 Bellevue, WA 98009 (425) 586-1900 Deed of Trust information Original grantor: Jasmin Garibovic, a married man, as his sole and separate property Original trustee: Pioneer Title Company Original beneficiary: Mortgage Electronic Registration Systems, Inc. solely as nominee for CMG Mortgage, Inc dba CMG Financial Recording date: 09/20/2013 Recorder's instrument number: 113106864 County: Ada Sum owing on the obligation: as of November 3, 2016: \$180,789.52 Because of interest, late charges, and other charges that may vary from day to day, the amount due on the day you pay may be greater. Hence, if you pay the amount shown above, an adjustment may be necessary after we receive your check. For further information write or call the Successor Trustee at the address or telephone number provided above. Basis of default: failure to make payments when due. Please take notice that the Successor Trustee will sell at public auction to the highest bidder for certified funds or equivalent the property described above. The property address is identified to comply with IC 60-113 but is not warranted to be correct. The property's legal description is: Lot 20 in Block 1 of Raven Hill Subdivision, according to the plat thereof, filed in Book 73 of Plats at Page(s) 7565-7566, records of Ada County, Idaho. The sale is subject to conditions, rules and procedures as described at the sale and which can be reviewed at www.northwest-trustee.com or USA-Foreclosure.com. The sale is made without representation, warranty or covenant of any kind. GARIBOVIC, JASMIN (TS# 7367.22008) 1002.276518-File No.

November 15, 23, 30, 2016
December 7, 2016
1543248

kunamelbanews.com

LEGAL NOTICE

NOTICE OF TRUSTEE'S SALE

Notice of Trustee's Sale Idaho Code 45-1506 Today's date: October 28, 2016 File No.: 7431.20757 Sale date and time (local time): February 27, 2017 at 9:00 AM Sale location: Courtyard by Marriott Boise Downtown, 222 S. Broadway Avenue, Boise, ID 83702, Auction.com Room Property address: 6041 West Becky Drive Meridian, ID 83646 Successor Trustee: Northwest Trustee Services, Inc., an Idaho Corporation P.O. Box 997 Bellevue, WA 98009 (425) 586-1900 Deed of Trust information Original grantor: William W. Colson and Lynn C. Colson, husband and wife Original trustee: Stewart Title Guaranty Company Original beneficiary: Mortgage Electronic Registration Systems, Inc. as designated nominee for Freedom Mortgage Corporation, its successors and assigns Recording date: 12/17/2009 Recorder's instrument number: 109139969 County: ADA Sum owing on the obligation: as of October 28, 2016: \$215,921.13 Because of interest, late charges, and other charges that may vary from day to day, the amount due on the day you pay may be greater. Hence, if you pay the amount shown above, an adjustment may be necessary after we receive your check. For further information write or call the Successor Trustee at the address or telephone number provided above. Basis of default: failure to make payments when due. Please take notice that the Successor Trustee will sell at public auction to the highest bidder for certified funds or equivalent the property described above. The property address is identified

to comply with IC 60-113 but is not warranted to be correct. The property's legal description is: PARCEL I: Lot 4 in Tract 2 of APPLE VALLEY SUBDIVISION, according to the Official Plat thereof, filed in Book 30 of Plats at page 1844, records of Ada County, Idaho. PARCEL II: A parcel of land in Lot A of APPLE VALLEY SUBDIVISION, in the West half of the Southwest quarter of Section 33, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho, lying South of and adjacent to said Lot 4 in Tract 2 of Apple Valley Subdivision, more particularly described as follows: Commencing at the 1/16th corner on the West boundary of the Southwest quarter of Section 33, Township 4 North, Range 1 West, Boise Meridian, Ada County, Idaho; thence South 89 degrees 46'46" East, 1,324.00 feet along the South boundary in the North half of the Southwest quarter of said Section 33 to a point on the Southerly extension of the Westerly line of said Lot 4, Tract 2; thence North 30.00 feet along an extension of the boundary common to Lots 3 and 4 in Tract 2 of the Apple Valley Subdivision, to a point being the Southeast corner of said Lot 4, Tract 2; thence North 89 degrees 46'57" West, 331.00 feet along a line parallel to the South boundary of the North half of the Southwest quarter of said Section 33, being the South line of said Lot 4, Tract 2 to the Southwest corner of said Lot 4, Tract 2; thence South 30.00 feet along an extension of the boundary between Lots 4 and 5 in Tract 2 of the Apple Valley Subdivision to the REAL POINT OF BEGINNING. The sale is subject to conditions, rules and procedures as described at the sale and which can be reviewed at www.northwest-trustee.com or USA-Foreclosure.com. The sale is made without representation, warranty or covenant of any kind. Colson, William and Lynn (TS# 7431.20757) 1002.289190-File No.

November 16, 23, 30, 2016
December 7, 2016
1541513

LEGAL NOTICE

NOTICE OF TRUSTEE'S SALE

Notice of Trustee's Sale Idaho Code 45-1506 Today's date: October 4, 2016 File No.: 7477.20310 Sale date and time (local time): February 13, 2017 at 9:00 AM Sale location: Courtyard by Marriott Boise Downtown, 222 S. Broadway Avenue, Boise, ID 83702, Auction.com Room Property address: 9293 West Rustica Drive Boise, ID 83709 Successor Trustee: Northwest Trustee Services, Inc., an Idaho Corporation P.O. Box 997 Bellevue, WA 98009 (425) 586-1900 Deed of Trust information Original grantor: Kellie S. Stephens, a single person Original trustee: Pioneer Title Company of Ada County Original beneficiary: Mortgage Electronic Registration Systems, Inc. solely as nominee for Golf Savings Bank, a Washington Stock Savings Bank Recording date: 02/27/2009 Recorder's instrument number: 109022720 County: Ada Sum owing on the obligation: as of October 4, 2016: \$237,950.45 Because of interest, late charges, and other charges that may vary from day to day, the amount due on the day you pay may be greater. Hence, if you pay the amount shown above, an adjustment may be necessary after we receive your check. For further information write or call the Successor Trustee at the address or telephone number provided above. Basis of default: failure to make payments when due. Please take notice that the Successor Trustee will sell at public auction to the highest bidder for certified funds or equivalent the property described above. The

property address is identified to comply with IC 60-113 but is not warranted to be correct. The property's legal description is: Lot 25 in Block 7 of Charter Pointe Subdivision No. 7, according to the plat thereof, filed in Book 93 of Plats at Pages 11108 through 11110, Records of Ada County, Idaho. The sale is subject to conditions, rules and procedures as described at the sale and which can be reviewed at www.northwest-trustee.com or USA-Foreclosure.com. The sale is made without representation, warranty or covenant of any kind. Stephens, Kellie S. (TS# 7477.20310) 1002.288897-File No.

November 2, 9, 16, 23, 2016
1534450

LEGAL NOTICE

CITY OF KUNA
P.O. Box 13
Kuna, ID 83634
Phone: 922-5274
Fax: 922-5989

Case #: 15-05-S (Subdivision Silvertrail Subdivision

NOTICE IS HEREBY GIVEN, the Kuna Planning and Zoning Commission will hold a public hearing, Tuesday, December 13, 2016, at 6:00 pm, or as soon as can be heard at Kuna City Hall, 751 W. 4th Street, Kuna, ID; in connection with a request from David Crawford (B&A Engineers) and Tim Eck to develop and subdivide approximately 130.55 acres in Kuna creating 421 Residential and 56 Common lots. This request includes a design review application. The site is located near the South East Corner of Ten Mile and Columbia Roads, Kuna, Idaho (APN #'s: R1727730050, S131111350 and R1727750100).

All persons wishing to testify must state his/her name and residential address. No person shall speak until recognized by the Mayor or Chairman. A three (3) minute time limit may be placed on all testimony.

The public is invited to present written and/or oral comments. Any written testimony must be received by December 5, 2015, or it may not be considered. Please mail to P.O. Box 13 Kuna, ID 83634, or drop off at City Hall 763 W. Avalon.

Please do not contact anyone who would be involved in this decision making process, which would include the Planning & Zoning Commissioners, City Council Members, or the Mayor; as such private conversations would be considered ex parte (one sided) and could jeopardize the public hearing process.

If you have any questions or require special accommodations, please contact the Kuna Planning & Zoning Department prior to the meeting at 922-5274.

Kuna Planning & Zoning Department
November 23, 2016
1547900

LEGAL NOTICE

16-04-ZOA Zoning Ordinance Amendment

NOTICE IS HEREBY GIVEN that the Kuna Planning and Zoning Commission will hold a public hearing Tuesday, December 13, 2016 at 6:00 p.m. or as soon as possible thereafter at Kuna City Hall, 751 W. 4th, Kuna, ID. The public hearing is to gain input on a proposed zoning amendment. Specifically, AMENDING TITLE 6, CHAPTER 3, SECTION 4, PART A OF THE KUNA CITY CODE, ENTITLED "STREET RIGHT-OF-WAY WIDTHS" TO CHANGE THE RIGHT-OF-WAY FOR A RESIDENTIAL LOCAL STREET FROM FIFTY-ONE FEET (51') TO FIFTY FEET (50'), AND A NEW PART - PART E TO PROVIDE STANDARDS FOR ACCESS TO COLLECTOR AND ARTERIAL STREETS; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

All interested parties are invited to attend and express their views on the proposed amendment.

Those persons desiring to provide public comment must state his/her name and resi-

dential address. Persons wishing to speak must first be recognized by the Chairperson. A three (3) minute time limit may be placed on all testimony.

If you have any questions or require special accommodation(s), please contact the Kuna Planning & Zoning Department prior to the public meeting by calling 922-5274.

Kuna Planning & Zoning Department
November 16, 23, 2016
1542151

LEGAL NOTICE

ORDINANCE NO. 2016-31

AN ORDINANCE OF THE CITY OF KUNA, IDAHO, AMENDING THE CITY OF KUNA'S MUNICIPAL CODE BY ADDING A NEW CHAPTER ENTITLED "KUNA PARK STANDARDS" THAT PROVIDES FOR DEVELOPMENT STANDARDS FOR NEW CITY PARKS; PROVIDES FOR A SEVERABILITY CLAUSE; PROVIDES FOR A REPEALER CLAUSE; AND PROVIDES FOR THE EFFECTIVE DATE OF THIS ORDINANCE UPON PASSAGE, APPROVAL, AND PUBLICATION ACCORDING TO LAW.

The full text of this ordinance is available at the City Clerk's Office, Kuna City Hall, 751 W. 4th Street, Kuna, Idaho.

THE FOREGOING SUMMARY IS APPROVED for publication this 15th day of November, 2016 by the City Council of the City of Kuna.

CITY OF KUNA,
a Municipal Corporation of Idaho
Joe L. Stear, Mayor

ATTEST:
Chris Engels, City Clerk

I have reviewed the foregoing summary and believe that it provides a true and complete summary of Ordinance No. 2016-31 and that the summary provides adequate notice to the public of the contents of this ordinance.

DATED this 15th day of November, 2016.

Richard T. Roats,
City Attorney
November 23, 2016
1547295

LEGAL NOTICE

ORDINANCE NO. 2016-33

AN ORDINANCE OF THE CITY OF KUNA, IDAHO, ANNEXING PARCEL S1314346791 AND REFERRED TO AS THE GARCIA PROPERTY LOCATED AT 930 -W DEER FLAT ROAD, INTO THE KUNA MUNICIPAL IRRIGATION DISTRICT FROM THE BOISE-KUNA IRRIGATION DISTRICT; CHANGING THE RESPECTIVE BOUNDARIES OF SAID DISTRICTS; DECLARING WATER RIGHTS APPURTENANT THERETO ARE POOLED FOR DELIVERY PURPOSES; DIRECTING THAT COPIES OF THIS ORDINANCE BE RECORDED AS PROVIDED BY LAW; AND PROVIDING AN EFFECTIVE DATE.

The full text of this ordinance is available at the City Clerk's Office, Kuna City Hall, 751 W. 4th Street, Kuna, Idaho.

THE FOREGOING SUMMARY IS APPROVED for publication this 15th day of November, 2016 by the City Council of the City of Kuna.

CITY OF KUNA,
a Municipal Corporation of Idaho
Joe L. Stear, Mayor

ATTEST:
Chris Engels, City Clerk

I have reviewed the foregoing summary and believe that it provides a true and complete summary of Ordinance No. 2016-33 and that the summary provides adequate notice to the public of the contents of this ordinance.

DATED this 15th day of November, 2016.

Richard T. Roats,
City Attorney
November 23, 2016
1547305



IDAHO TRANSPORTATION DEPARTMENT

P.O. Box 8028
Boise, ID 83707-2028

(208) 334-8300
itd.idaho.gov

November 23, 2016

Wendy Howell
City of Kuna, Planning and Zoning Department
P.O. Box 13
Kuna, ID 83634

VIA EMAIL

RE: 16-04-ZOA ZONING ORDINANCE AMENDMENT

The Idaho Transportation Department has reviewed the referenced zoning ordinance amendment application. ITD has the following comments:

1. ITD has no objection to the zoning ordinance changes.

If you have any questions, you may contact Shona Tonkin at 334-8341 or me at 332-7190.

Sincerely,

A handwritten signature in blue ink that reads 'Ken Couch'.

Ken Couch
Development Services Coordinator
Ken.Couch@itd.idaho.gov



CENTRAL DISTRICT HEALTH DEPARTMENT
Environmental Health Division

Return to:

- ACZ
- Boise
- Eagle
- Garden City
- Kuna
- Meridian
- Star

Rezone # 16-04-ZOA

Conditional Use # _____

Preliminary / Final / Short Plat _____

City of Kuna

- 1. We have No Objections to this Proposal.
- 2. We recommend Denial of this Proposal.
- 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- 4. We will require more data concerning soil conditions on this Proposal before we can comment.
- 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
 - high seasonal ground water
 - waste flow characteristics
 - bedrock from original grade
 - other _____
- 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
- 8. After written approval from appropriate entities are submitted, we can approve this proposal for:
 - central sewage
 - community sewage system
 - community water well
 - interim sewage
 - central water
 - individual sewage
 - individual water
- 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
 - central sewage
 - community sewage system
 - community water
 - sewage dry lines
 - central water
- 10. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
- 11. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- 12. We will require plans be submitted for a plan review for any:
 - food establishment
 - swimming pools or spas
 - child care center
 - beverage establishment
 - grocery store
- 13. Infiltration beds for storm water disposal are considered shallow injection wells. An application and fee must be submitted to CDHD.

14. _____

Reviewed By: *[Signature]*

Date: 11/08/16