

Ag - 'C-2'



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

### Rezoning Checklist

Rezoning requires public hearings with both the Planning & Zoning Commission and City Council. Public hearing signs will be required to be posted by the applicant for both meetings. Sign posting regulations are available online.

<b>Project name:</b> KEITH CLOW	<b>Applicant:</b> - 16-04-ZC / 16-06-SUP
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All applications are required to contain one copy of the following:

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

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

(Signature)

*This application shall not be considered complete (nor will a Public Hearing be set) until staff has received all required information. Once the application is deemed complete, staff will notify the applicant of the scheduled hearing date, fees due, additional copies needed, etc.*

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10.12.16



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 Planning & Zoning  
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## 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)	16-04-ZC
Project name	KEITH CLOW
Date Received	10/12/16
Date Accepted/Complete	10/25/16
Cross Reference Files	16-06-SUP
Commission Hearing Date	11/22/2016
City Council Hearing Date	

### Type of Review (check all that apply):

- Annexation
- Appeal
- Comprehensive Plan Amendment
- Design Review (@ a later date)
- 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>KEITH CLOW</u>	Phone Number: <u>208-407-7218</u>
Address: <u>1085 GLENWAY AVE</u>	E-Mail: <u>KEITHCLOW6@GMAIL</u>
City, State, Zip: <u>FRUITLAND ID 83619</u>	Fax #: _____
Applicant (Developer): <u>N/A</u>	Phone Number: _____
Address: _____	E-Mail: _____
City, State, Zip: _____	Fax #: _____
Engineer/Representative: <u>ADVANTAGE ENGINEERS</u>	Phone Number: <u>(208) 453-9350 CELL 250-2992</u>
Address: <u>PO BOX 1381</u>	E-Mail: <u>LLOYD@ADVANTAGE-ENGINEERS.COM</u>
City, State, Zip: <u>CALDWELL, ID 83606</u>	Fax #: _____

### Subject Property Information

Site Address: _____	
Site Location (Cross Streets): <u>MERIDIAN RD / DEERFLAT - North of Kuna Rd</u>	
Parcel Number (s): <u>(2 R/S 6495) PARCEL# 51419333400 NORTH</u>	
Section, Township, Range: <u>19 2N 1E</u>	
Property size: <u>8.74</u>	
Current land use: <u>AG CITY (A)</u>	Proposed land use: <u>C2</u>
Current zoning district: <u>AG</u>	Proposed zoning district: <u>C-2</u>

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Exhibit  
A-2a

**Project Description**

Project / subdivision name: \_\_\_\_\_  
 General description of proposed project / request: OFFICE / MINI STORAGES

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

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Amenities provided with this development (if applicable): \_\_\_\_\_

**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 \_\_\_\_\_  
 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: 13 MINI STORAGE / OFFICE 4 Other lots: \_\_\_\_\_  
 Gross floor area square footage: \_\_\_\_\_ Existing (if applicable): \_\_\_\_\_  
 Hours of operation (days & hours): 8-5:30 Building height: OFFICES 24FT PERK / STORAGES 10-25FT  
 Total number of employees: 2/3 Max. number of employees at one time: 1  
 Number and ages of students/children: \_\_\_\_\_ Seating capacity: \_\_\_\_\_  
 Fencing type, size & location (proposed or existing to remain): CHAIN LINK (ROOFTOP Gate)

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Proposed Parking:  
 a. Handicapped spaces: 1 AT STORAGE / 1 for every 50 Dimensions: \_\_\_\_\_  
 b. Total Parking spaces: \_\_\_\_\_ Dimensions: \_\_\_\_\_  
 c. Width of driveway aisle: 10'

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Proposed Lighting: \_\_\_\_\_  
 Proposed Landscaping (berms, buffers, entrances, parking areas, common areas, etc.): AS PER LANDSCAPE PLAN 30 FT Buffer

Applicant's Signature: Keith Chew Date: OCT 12TH 2016

Keith Clow Storage  
Letter of Intent

October 12, 2016

This letter of intent is to outline the reasons for the request for rezoning.

The project property is currently located in an agricultural zone. The proposed project requires a rezoning to commercial, C-2. The proposed project is a storage unit facility in the back portion of the property with a commercial rental building area, for retail or professionals, in the front.

The Comprehensive Plan for the city is calling for this property to be zoned commercial in the future, so this request is in keeping with the Comprehensive Plan. When completed the visual aspect of the front of the property will add a clean business look along the Hwy 69 corridor, which appears to be the intent of the City Council for this corridor.

This project will also benefit the area by reducing the dust pollution in the air and the "tracked" soil pollution onto the roadway, both common to agriculture endeavors.

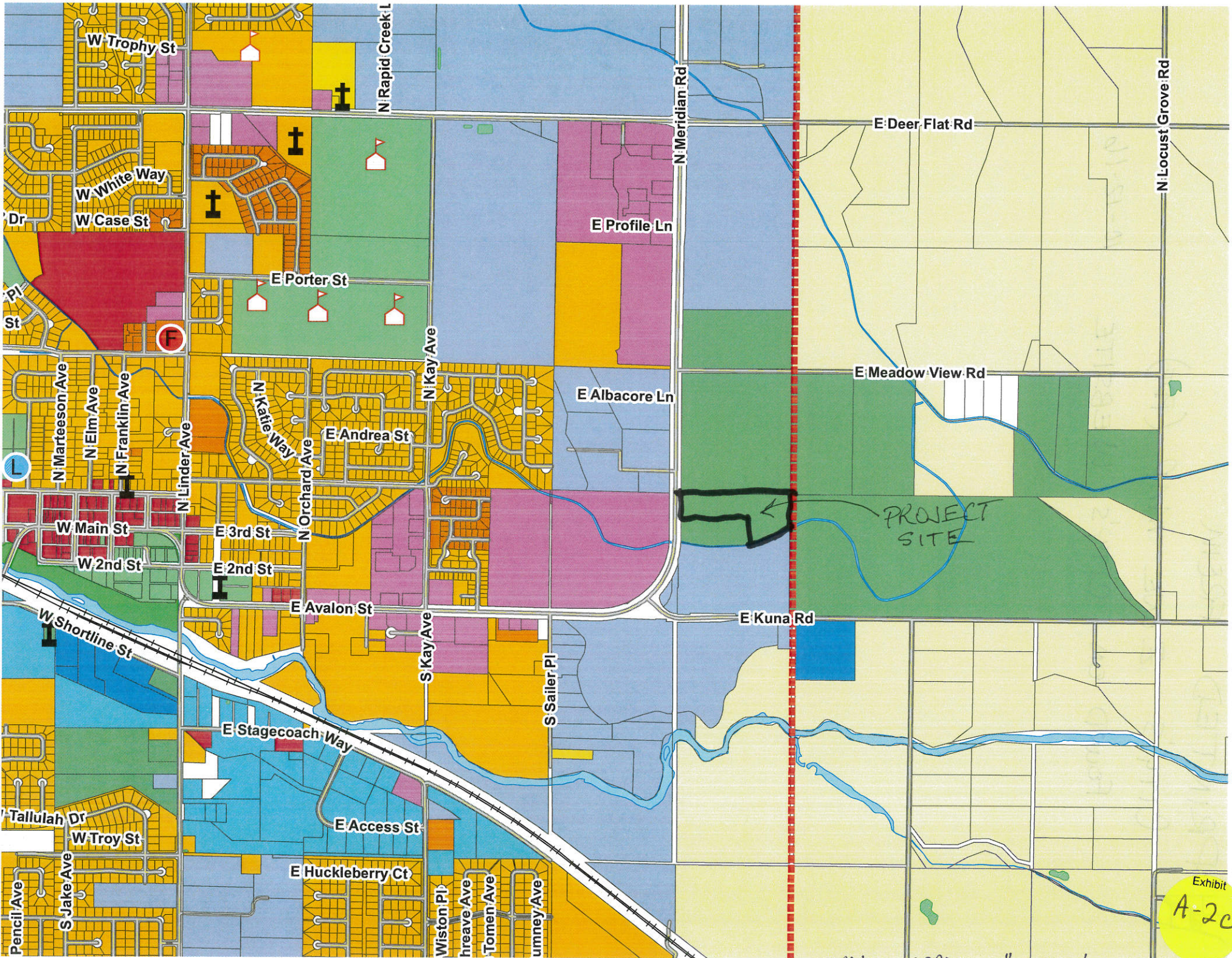
Thank you for your consideration,



Keith Clow, owner

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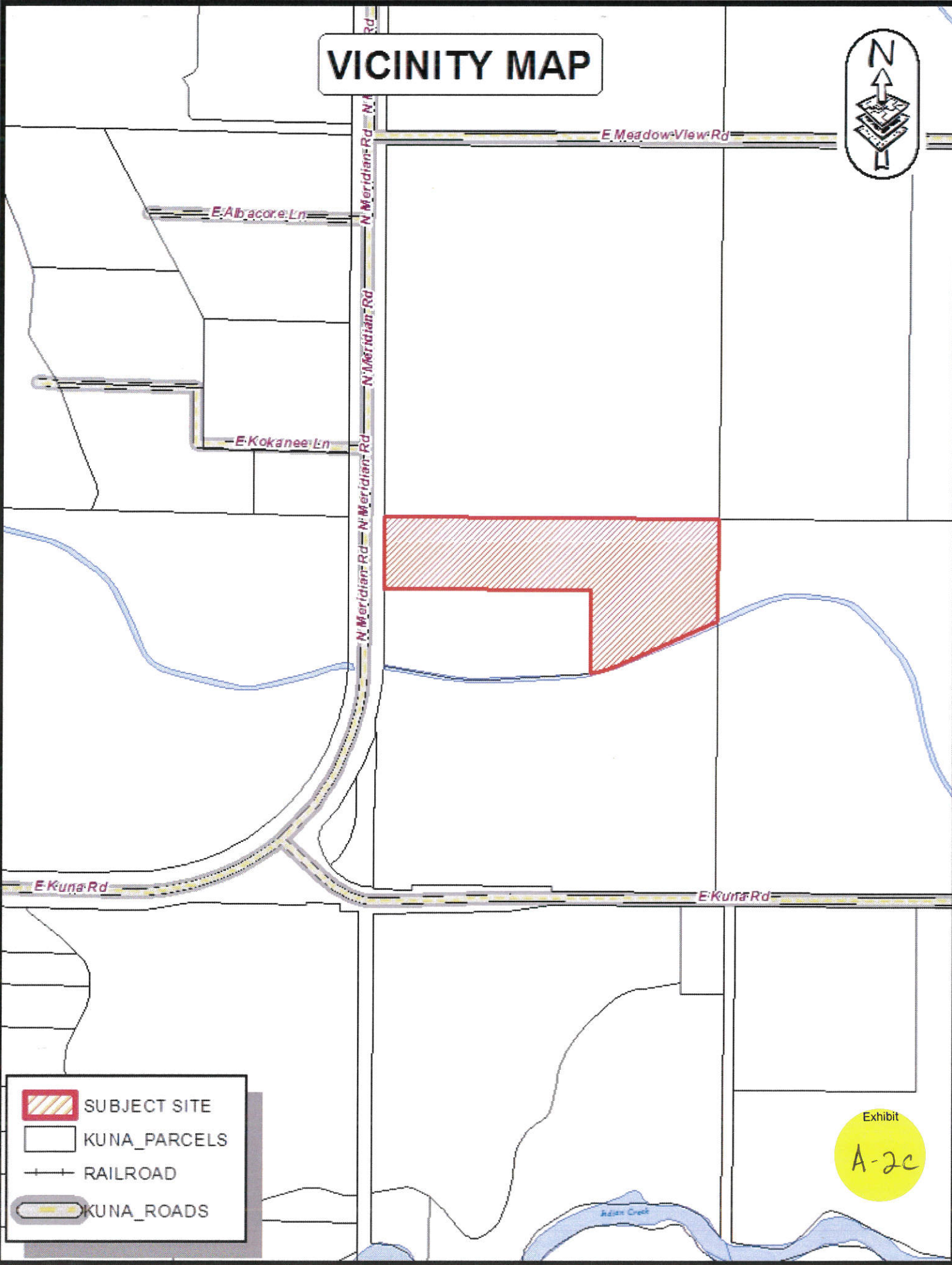
Exhibit  
A-2b



SCALE: APPROX 1" = 1200'

Exhibit  
A-2c

# VICINITY MAP







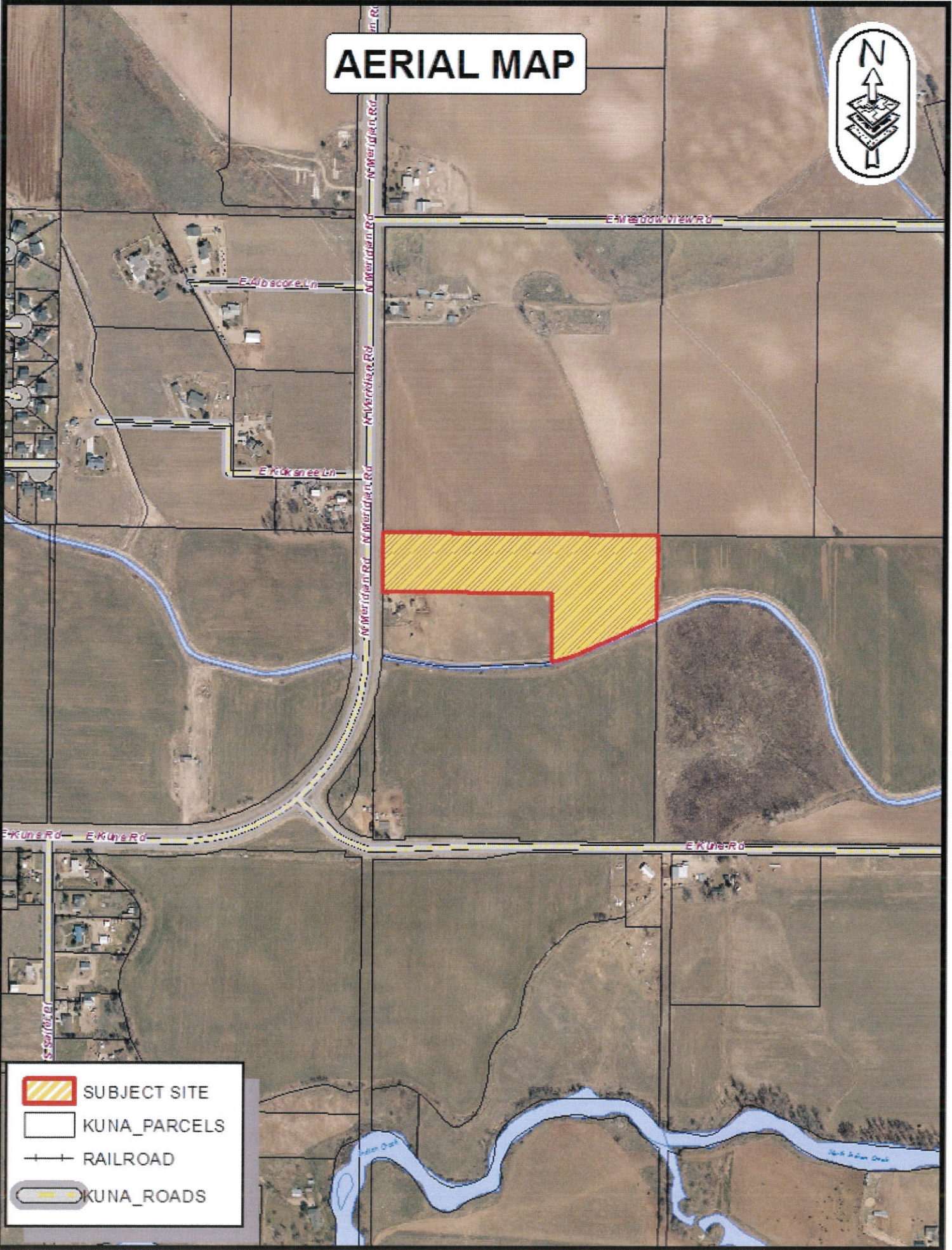
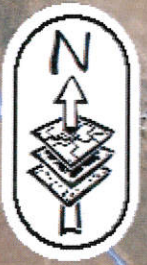
	SUBJECT SITE
	KUNA_PARCELS
	RAILROAD
	KUNA_ROADS

Exhibit  
A-2c

# AERIAL MAP







-  SUBJECT SITE
-  KUNA\_PARCELS
-  RAILROAD
-  KUNA\_ROADS

EXHIBIT A

A parcel of land located in Government Lot 4 in Section 19, Township 2 North, Range 1 East, Boise Meridian, Ada County, Idaho, lying North of the Teed Lateral, more particularly described as follows:

Commencing at the Northwest corner of said Government Lot 4, the South sixteenth corner, common to Section 19, Township 2 North, Range 1 East, Boise Meridian and Section 24, Township 2 North, Range 1 West, Boise Meridian, marked with a 5/8 inch pin with plastic cap;

Thence North 89°49'04" East, a distance of 60.00 feet to a 5/8 inch diameter by 30 inch long rebar with plastic cap on the Easterly side of State Highway 69, the Real Point of Beginning;

Thence South 00°30'25" East, a distance of 250.08 feet to a 1/2 inch diameter by 24 inch long rebar with plastic cap;

Thence North 89°49'04" East, a distance of 721.70 feet to a 1/2 inch diameter by 24 inch long rebar with plastic cap;

Thence South 00°30'25" East, a distance of 290.02 feet to a point at the centerline of the Teed Lateral, said point bearing South 00°30'25" East, a distance of 30.52 feet from a 1/2 inch diameter by 24 inch long rebar with plastic cap Witness Corner on the Northerly 30.00 feet Easement Line for the Teed Lateral;

Thence along the centerline of the Teed Lateral 135.06 feet along a curve to the left, said curve having a radius of 549.84 feet, an interior angle of 14°04'25" and a long chord of 134.72 feet with a chord bearing of North 72°08'14" East to a point;

Thence along the centerline of the Teed Lateral North 65°06'02" East, a distance of 344.65 feet to a point, said point bearing South 00°09'22" East, a distance of 33.03 feet from a 5/8 inch diameter by 30 inch long rebar with plastic cap Witness Corner on the Northerly 30.00 feet Easement Line for the Teed Lateral;

Thence along the Easterly line of said Government Lot 4, North 00°09'22" West, a distance of 355.23 feet to a 5/8 inch diameter by 30 inch long rebar with plastic cap, the Southwest Sixteenth Corner of said Section 19, Township 2 North, Range 1 East, Boise Meridian;

Thence along the Northerly line of said Government Lot 4, South 89°48'36" West, a distance of 1,166.35 feet to a 5/8 inch diameter by 30 inch long rebar with plastic cap at the Easterly side of State Highway 69, the Real Point of Beginning.







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

ADA COUNTY RECORDER Christopher D. Rich  
BOISE IDAHO Pgs=2 LISA BATT  
PIONEER TITLE COMPANY OF ADA COUNTY

2016-063264  
07/15/2016 11:31 AM  
\$13.00

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

File No. 587622 CH/SK

**WARRANTY DEED**

For Value Received Stephen J. Guinn, an unmarried person hereinafter referred to as Grantor, does hereby grant, bargain, sell, warrant and convey unto

Keith Clow, a married man as his sole and separate property <sup>KC</sup> hereinafter referred to as Grantee, whose current address is 1085 Glenway Ave Fruitland, ID 83619

The following described premises, to-wit:

See Exhibit A attached hereto and made a part hereof.

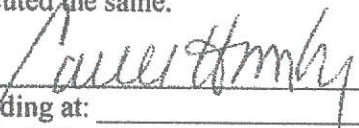
To HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee(s), and Grantees(s) heirs and assigns forever. And the said Grantor(s) does (do) hereby covenant to and with the said Grantee(s), the Grantor(s) is/are the owner(s) in fee simple of said premises; that said premises are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee(s); and subject to U.S. Patent reservations, restrictions, dedications, easements, rights of way and agreements, (if any) of record, and current years taxes, levies, and assessments, includes irrigation and utility assessments, (if any) which are not yet due and payable, and that Grantor(s) will warrant and defend the same from all lawful claims whatsoever.

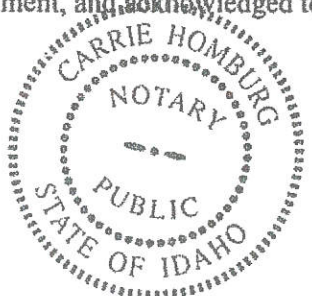
Dated: July 14, 2016

  
\_\_\_\_\_  
Stephen J Guinn

State of IDAHO, County of CANYON

On this 15 day of July in the year of 2016, before me, the undersigned, a Notary Public in and for said State, personally appeared Stephen J Guinn known or identified to me to be the person/persons whose name(s) is/are subscribed to the within instrument, and acknowledged to me that he/she/they executed the same.

  
Residing at: \_\_\_\_\_  
Commission Expires: \_\_\_\_\_



Residing at: Melba, ID  
Commission Expires: 3/10/2021





# 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  
Web: www.cityofkuna.com

State of Idaho )  
                          ) ss.  
County of Ada )

I, KEITH CLOW , 1085 GLENWAY AVE  
Name Address  
FRUITLAND , ID 83619  
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 Keith Clow 1085 Glenway Ave Fruitland ID 83619  
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 12th day of October, 2016

Keith Clow  
Signature

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

\_\_\_\_\_  
Notary Public for Idaho

Residing at: \_\_\_\_\_

My commission expires: \_\_\_\_\_

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Exhibit  
A-2g



# Neighborhood Meeting Certification

CITY OF KUNA PLANNING & ZONING \* 763 W. Avalon, Kuna, Idaho, 83634 \* [www.cityofkuna.com](http://www.cityofkuna.com) \* (208) 922-5274 \* Fax: (208) 922-5989

## GENERAL INFORMATION:

You must conduct a neighborhood meeting prior to application for variance, conditional use, zoning ordinance map amendment, expansion or extension of a nonconforming use, and/or a subdivision. Please see Section 8-7A-3 of the Kuna City Code or ask one of our planners for more information on neighborhood meetings.

The meeting must be held either on a weekend between 10 a.m. and 7 p.m., or a weekday between 6 p.m. and 8 p.m. Meetings cannot be conducted on holidays, holiday weekends, or the day before or after a holiday or holiday weekend. The meeting must be held at one of the following locations:

- The Subject Property;
- The nearest available public meeting place (Examples include fire stations, libraries and community centers);
- An office space within a 1-mile radius of the subject property.

The meeting cannot take place more than 6 months prior to acceptance of the application and the application will not be accepted before the neighborhood meeting is conducted. You are required to send written notification of your meeting, allowing a reasonable amount of time before your meeting for property owners to plan to attend. Contacting and/or meeting individually with residents will not fulfill Neighborhood Meeting requirements.

You may request a list of the people you need to invite to the neighborhood meeting from our department. This list includes property owners within 300 feet of the subject property. Once you have held your neighborhood meeting, please complete this certification form and include it with your application.

**Please Note: The neighborhood meeting must be conducted in one location for attendance by all neighboring residents. Contacting and/or meeting individually with residents does not comply with the neighborhood meeting requirements.**

**Please include a copy of the sign-in sheet for your neighborhood meeting, so we have written record of who attended your meeting and the letter of intent sent to each recipient. In addition, provide any concerns that may have been addressed by individuals that attended the meeting.**

Description of proposed project: Mini Storage Facility / office Building

Date and time of neighborhood meeting: Sept 8, 2016 at 6:00 pm

Location of neighborhood meeting: Parcel #S1419333400 N Meridian Road

## SITE INFORMATION:

Location: Quarter: \_\_\_\_\_ Section: 19 2N1E Township: 2N Range: 1E Total Acres: 8.74

Subdivision Name: \_\_\_\_\_

Lot: \_\_\_\_\_ Block: \_\_\_\_\_

Site Address: N Meridian Road

Tax Parcel Number(s): 2 R/S 6495

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

## CURRENT PROPERTY OWNER:

Name: Keith Clow

Address: 1085 Glenway Ave City: Fruitland State: ID Zip: 83619

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

Name: Keith Clow Business (if applicable): \_\_\_\_\_

Address: 1085 Glenway Ave City: Fruitland State: ID Zip: 83619



**PROPOSED USE:**

***Application Type***

- Annexation
- Re-zone
- Subdivision (Sketch Plat and/or Prelim. Plat)
- Special Use
- Variance
- Expansion of Extension of a Nonconforming Use
- Zoning Ordinance Map Amendment

***Brief Description***

commercial C2

**APPLICANT:**

Name: Keith Clow

Address: 1085 Glenway Ave

City: Fruitland

State: ID

Zip: 83619

Telephone: 208-407-7218

Fax: \_\_\_\_\_

I certify that a neighborhood meeting was conducted at the time and location noted on this form and in accord with Section 8-7A-3 of the Kuna City Code.

Keith Clow

Signature: (Applicant)

Date 9-9-16

# SIGN IN SHEET

PROJECT NAME: KEITH CLOW

Date: 9-8-16

Everybody was positive on offices/retail/STORAGES

	<u>Name</u>	<u>Address</u>	<u>Zip</u>	<u>Phone</u>
1	Sergey Stedimitsky	205 De Anza Blvd. #38 San Mateo, CA 94402		-650.868.3591
2	Dylan Davis	252 N MERIDIAN	KUNA	208-629-9687
3	John O'Brien	1420 KOKONAEE	Kona	208-956-9896
4	Bob Green	951 W Avalon	"	989-6455
5	Garnet Green	"	"	"
6	John Beeson	14836 Pistol CRK	83607	208-895-8582
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*City of Kuna*  
**COMMITMENT TO  
PROPERTY POSTING**

P.O. Box 13  
Kuna, Idaho 83634  
208.922.5274  
Fax: 208.922.5989  
Website:  
www.cityofkuna.com

Per City Code 5-1A-8, the applicant for all applications requiring a public hearing shall post the subject property not less than ten (10) days prior to the hearing. The applicant shall post a copy of the public hearing notice or the application (s) on the property under consideration.

The applicant shall submit proof of property posting in the form of a notarized statement and a photograph of the posting to the City no later than seven (7) days prior to the public hearing attesting to where and when the sign (s) were posted. Unless such Certificate is received by the required date, the hearing will be continued.

The sign (s) shall be removed no later than three (3) days after the end of the public hearing for which the sign (s) had been posted.

I am aware of the above requirements and will comply with the posting requirements as stated in Kuna City Code 5-1A-8

*Keith Claw*

Applicant/agent signature

*10-12-16*

Date