



Boise County Planning and Zoning

413 Main Street

Phone: 208-392-2293

P.O. Box 1300

Fax: 208-392-2259

Idaho City, Idaho 83631

website: www.boisecounty.us

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN:

that the Boise Board of County Commissioners
will be conducting a public hearing on the referenced matter below:

RE: Partial Plat Amendment -SUB-PPA #2020-003 Wilderness Ranch Bridge

APPLICANT: River Structures Consulting Inc.

LEGAL DESCRIPTION: N/A

GENERAL LOCATION: Rush Creek Bridge

Request: Incorporate .031 acres to Rush Creek Right-of-way

WHERE: Miners' Exchange Building, Commissioner Chambers
420 Main Street
Idaho City, ID 83631

DATE: Tuesday, July 14, 2020

TIME: 1:15 p.m.

As required by Boise County Ordinance you are invited to comment concerning this matter. Comments may be made prior to the hearing date in written form. Written comments must be received (7) seven days prior to the hearing date in order to be accepted. Last day to accept written comments is on July 7, 2020 by 5:00 P.M. Oral testimony will be accepted at the public hearing.

Please Send comments to: Boise County Planning & Zoning Department
P.O. Box 1300 / 413 Main Street
Idaho City, Idaho 83631

Any person needing special accommodations to participate in the above noticed meeting must contact the Boise County Clerk's Office two (2) days prior to the meeting at (208) 392-4431, 420 Main Street, Idaho City, ID 83631.

BOISE COUNTY APPLICATION COMMENT FORM

Completed form may be mailed to Boise County P&Z Dept., PO Box 1300, Idaho City, ID 83631 or emailed to the P&Z Administrative Staff- Brenda Wood Hanson at bwood@co.boise.id.us

Boise County Case # SUB-PPA #2020-003 Wilderness Ranch Bridge

Applicant Name: River Structures Consulting Inc.

Application requesting: Incorporate 0.031 acres to Rush Creek Right-of-Way

Agency responding: _____ Date of Response: _____

Agency representative: _____

OR Surrounding Property Owner Name: _____

You are invited to attend the public hearing and provide oral testimony on **Tuesday July 14, 2020 at 1:15 p.m.** at the Boise County Miners' Exchange Building, 420 Main Street, Idaho City, ID 83631.

Your comments on the above application are important to us. Please submit your comments to the P&Z Dept. **no later than 5:00 p.m. on July 7, 2020.**

Comments: (please attach additional sheets as necessary)

Multiple horizontal lines for writing comments.

signed by: _____
Agency/Title _____
Date: _____

Boise County Planning and Zoning Department

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 Idaho City, Idaho 83631
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www.boisecounty.us



MASTER PUBLIC HEARING APPLICATION

TYPE OF APPLICATION: (PLEASE CHECK ALL THAT APPLY.)

- | | | |
|--|---|---|
| <input type="checkbox"/> APPEAL | <input type="checkbox"/> DEVELOPMENT AGREEMENT | <input type="checkbox"/> SUBDIVISION, FINAL |
| <input type="checkbox"/> COMPREHENSIVE PLAN TEXT AMENDMENT | <input type="checkbox"/> PLANNED UNIT DEVELOPMENT | <input type="checkbox"/> SUBDIVISION, VACATION |
| <input type="checkbox"/> COMPREHENSIVE PLAN MAP AMENDMENT | <input type="checkbox"/> PLANNED COMMUNITY | <input checked="" type="checkbox"/> SUBDIVISION, AMENDED PLAT |
| <input type="checkbox"/> ROAD NAME CHANGE | <input type="checkbox"/> CONDITIONAL USE PERMIT | <input type="checkbox"/> VARIANCE |
| | <input type="checkbox"/> SUBDIVISION, PRELIMINARY | <input type="checkbox"/> OTHER _____ |

HEARING BEFORE: BOARD OF COUNTY COMMISSIONERS P&Z COMMISSION

PROJECT NAME: Wilderness Ranch Subdivision No. 1

SITE INFORMATION:

(This information can be found on the Assessor's property information assessment sheet.)

Quarter: _____ Section: 21 Township: 4N Range: 4E Total Acres: 0.031

Subdivision Name (if applicable): Wilderness Ranch Subdivision No. 1 Lot: N/A Block: N/A

Site Address: N/A City: Boise

Tax Parcel Number(s): N/A Current Land Use: Rush Creek Right-of-Way

PROPERTY OWNER:

Name: Wilderness Ranch Owners' Association, Inc.

Address: 46 Wilderness Ranch Road

City: Boise State: ID Zip: 83716

Telephone: _____ Fax: _____
 Email: board@wildernessranch.net

APPLICANT:

Name: River Structures Consulting, Inc.

Address: PO BOX 1643

City: Boise State: ID Zip: 83701

Telephone: 208-890-1727 Fax: _____
 Email: nawid@riverstructures.com

I consent to this application, I certify this information is correct, and allow Planning and Zoning staff to enter the property for related site inspections. I agree to indemnify, defend and hold harmless Boise County and its employees from any claim or liability resulting from any dispute as to the statements contained in this application or as to the ownership of the property, which is the subject of this application.

Shandi Lambert 3/30/2020
 Signature: All Owner(s) of _____ Date
 Record President of WRORA

I consent to this application, I certify this information is correct, and allow Planning and Zoning staff to enter the property for related site inspections. I agree to indemnify, defend and hold harmless Boise County and its employees from any claim or liability resulting from any dispute as to the statements contained in this application or as to the ownership of the property, which is the subject of this application.

AS 03/26/2020
 Signature: Applicant _____ Date

NOTE: THIS APPLICATION MUST BE SUBMITTED WITH THE APPROPRIATE APPLICATION FORM

Boise County Planning and Zoning Department

413 Main Street, PO Box 1300
Idaho City, Idaho 83631
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www.boisecounty.us



AFFIDAVIT OF LEGAL INTEREST and Letter of Authorization

Wilderness Ranch Owners' Association, Inc. "Owner" whose address is 46 Wilderness Ranch Road
City Boise State ID Zip 83716

As owner of property more specifically described as: North 0° 12' 03" East 100.00 feet to a point, thence leaving said Westerly boundary South 82° 01' 03" East 27.08 feet to a point of intersection with said Westerly Right-Of-Way line of State Highway 21, thence along said Westerly Right-Of-Way South 15° 45' 51" West 100.00 feet to the POINT OF BEGINNING. Said parcel contains 1,342 square feet or 0.031 acres, more or less.

HEREBY AUTHORIZES River Structures Consulting, Inc. as Agent to represent and act for the Owner in making application for and receiving and accepting on Owners behalf, any permits or other action by the Boise County Board of Commissioners, Boise County Planning and Zoning Commission, Boise County Planning and Zoning Staff, and or other Boise County Departments relating to the modification, development, planning, platting, re-platting, improvements, use or occupancy of land in Boise County, Idaho. Owner agrees that; Owner is or shall be deemed conclusively to be fully aware of and to have authorized and/or made any and all representations or promises contained in said application of any Owner information in support thereof, and shall be deemed to be aware of and to have authorized any subsequent revisions, corrections or modifications to such materials. Owner acknowledges and agrees that; Owner shall be bound and shall abide by the written terms or conditions of issuance of any such named representative, whether actually delivered to Owner or not. Owner agrees that no modification, development, platted or re-platting, improvement, occupancy, or use of any structure or land involved in the application shall take place until approved by the appropriate official of Boise County, Idaho, in accordance with applicable codes and regulations.

Owner agrees to pay any fines and be liable for any other penalties arising out of failure to comply with the terms of any permit or arising out of any violation of applicable laws, codes, or regulations applicable to the action sought to be permitted by the application authorized herein.

Under penalty of perjury, the undersigned swears that the foregoing is true and , if signing on the behalf of a corporation, partnership, limited liability company or other entity, the undersigned swears that this authorization is given with the appropriate approval of such entity, if required.

OWNER:

Rhonda Jalbert
(Signature of Owner)

Rhonda Jalbert President, WROA
(Print Name) (Title)

(Signature of Owner)

(Print Name) (Title)

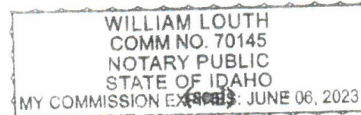
(Signature of Owner)

(Print Name) (Title)

(Secretary or Corporate Owner)

(Print Name)

NOTARY STATE OF IDAHO) ss
COUNTY OF Ada)



SUBSCRIBED and sworn to before me by RHONDA JALBERT
on this 30 day of MARCH, 2020

William Louth
Notary Public
My Commission expires on: 06/06/2023

03/30/2020
Date

Boise County Planning and Zoning Department

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PARTIAL PLAT AMENDMENT APPLICATION

PPA # 2020-003

The Planning and Zoning staff is available to discuss this application and answer questions. Upon receipt of the required materials the Planning & Zoning Administrator will stamp the application received and review the application for completeness. Once the application is deemed complete a public hearing will be scheduled with the Boise County Commissioners. It is recommended that the Applicant review the Unified Land Use Ordinance #2016-01 (ULO) prior to submittal. This Ordinance along with application materials are located on the County website at www.boisecounty.us.

ULO #2016-01, Section 5.18, Amendments/Vacation of Subdivision Plats or Parts Thereof:

Any person desiring to amend or vacate an existing subdivision plat or any part thereof in whole lots or which otherwise requires County approval, shall apply to the Board. Said person shall be the owner of record of the parcels proposed for vacation, or be authorized by the owner of record to petition the Board. Said application shall include and/or be subject to:

To expedite the review of your application, please be sure to address each of the following items.

SECTION I: PERSONAL AND PROPERTY RELATED DATA

Owner: Wilderness Ranch Owners' Association, Inc.
Email: board@wildernessranch.net
Phone: () _____ Mailing Address: 46 Wilderness Ranch Road
City: Boise State: ID Zip Code: 83716
Applicant (if different): River Structures Consulting, Inc.
Email: nawid@riverstructures.com
Phone: 208-918-0627 Mailing Address: PO BOX 1643
City: Boise State: ID Zip Code: 83701
Engineering Firm: River Structures Consulting, Inc.
Contact Person: Nawid Mousa Phone: (208-890-1727)
Address: PO BOX 1643, Boise, ID 83701 Email: nawid@riverstructures.com
Surveyor: Quadrant Consulting, Inc. Phone: (208-342-0091)

Location and size:

Property Address: N/A

Parcel Number(s): N/A

Section: 21 Township: 4N Range: 4E Total Acreage of Parcel: 0.031

Assessor Exemptions (i.e. agriculture, timber, etc.): No Yes: _____ list: _____

Reason for request to amend plat Rush Creek Right-of-Way.
To incorporate 0.031 acres as shown in attached amended plat.

Is property currently mortgaged? Y/N (if yes, Certificate of Acceptance of Mortgagee is required on plat)

I consent to this application, I certify this information is correct and I authorize the Boise County Planning & Zoning Department staff and its designated inspection agent to enter the property for any site inspection or compliance purposes as long as this application and a conditional use permit are in effect. I agree to indemnify, defend and hold harmless Boise County and its employees from any claim or liability resulting from any dispute as to the statements contained in this application or as to the ownership of the property, which is the subject of this application.

• Applicant Signature: _____ 

Date: 03/26/2020

I, the undersigned, am the owner of the referenced property and do hereby give my permission to River Structures Consulting, Inc. to be my agent and represent me in the matters of this application. I consent to this application, I certify this information is correct and I authorize the Boise County Planning & Zoning Department staff and its designated inspection agent to enter the property for any site inspection or compliance purposes as long as this application and a conditional use permit are in effect. I agree to indemnify, defend and hold harmless Boise County and its employees from any claim or liability resulting from any dispute as to the statements contained in this application or as to the ownership of the property, which is the subject of this application.

• Owner Signature: Chanda Jalbut, WROA President

Date: 3/30/2020

SECTION II: ITEMS REQUIRED

1. Latest recorded deed to the property.
2. Application complete & signed; including Affidavit of Legal Interest and Letter of Authorization, if applicable, filed with the Administrator.
3. Application fees paid in full in accordance with the current fee schedule; including any/all applicable fees (i.e. publication costs).
4. A statement of circumstances surrounding the issue as to why the plat should be amended.
5. A legal description of the platted area or property to be amended.
6. The names of all persons affected by the amendment of the plat.
7. Draft 11" x 17" copy of the proposed plat amendment.
8. Proof all property taxes are paid in full, including pre-paid taxes for all properties. (see attached form)
9. Unrecorded new deeds, one for each new parcel, with new legal descriptions.
10. Amended Plat, labeled "Amended Plat of XXX Subdivision", that complies with the following:
 - Vicinity Map, Date of survey, and North Arrow;
 - Map scale adequate to depict all parcels (show Bar Scale);
 - Legend with a description for all weights and symbols used;
 - All bearings and distances for all property lines. Include Basis of Bearing and CP&F Reference.
 - All known easements shown with their instrument numbers;
 - All existing physical access points shown;
 - Adequate access easements for each parcel meeting ULO standards;
 - Property Descriptions-the new legal descriptions for each parcel;
 - Surveyor's Certification-Signature block with statement and stamp;
 - Date of plat.
 - Electronic form: either in DXF or DWG format, using Coordinate System of NAD 1983 State Plane Idaho West FIPS 1103 Feet, and identify two public land ties on the plat or ROS, and including GPS references, if available.
11. A public hearing will be scheduled with the Board, including public notice requirements as required for a new subdivision per the ULO.

SECTION III: STAFF ANALYSIS

SECTION IV: BOARD FINDINGS OF FACT, CONCLUSIONS, CONDITIONS AND ORDER

SECTION V: BOARD ACTION dated: _____
APPROVED DENIED

THIS BOX TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT	
FILE # <u>PPA 2020-003</u>	Rec'd Date: <u>4-3-20</u>
Fee paid: _____	Date: <u>4-21-20</u>
Payment type: <u>ck</u>	Receipt Number: <u>011412</u>
	Are application materials attached? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
ACCEPTED BY <u>Brenda Wood</u>	Date: <u>5-4-20</u>



March 23, 2020

Boise County Planning and Zoning Department
413 Main Street
Idaho City, Idaho 83631

Subject: Wilderness Ranch Plat Amendment Applications

To Whom it May Concern,

Historically, the primary access to Wilderness Ranch via Rush Creek Road is accessed across a private bridge to the south of Wilderness Ranch Owners Association (WROA) property. This bridge is reaching the end of its structural life and needs to be replaced.

The new WROA bridge is located to the north of the existing bridge, provides better access to Rush Creek Road, and is located along a SH21 straightaway providing better visibility for turning traffic. The new bridge crosses a small portion of land belonging to Black Creek Limited Partnership (Black Creek). Black Creek has agreed to transfer the parcel to WROA via a quit claim deed. The parcel is located beneath the bridge, primarily within the Mores Creek stream channel, and is located between Highway 21 and WROA right-of-way (see the attached Amended Plat Plan).

The Plat Amendment would incorporate this parcel into the WROA right-of-way property so that the new bridge and the parcel beneath the bridge will belong to WROA.

If you have any questions or need any additional information, please contact me at Chris@RiverStructures.com or (208) 819-0808.

Sincerely,

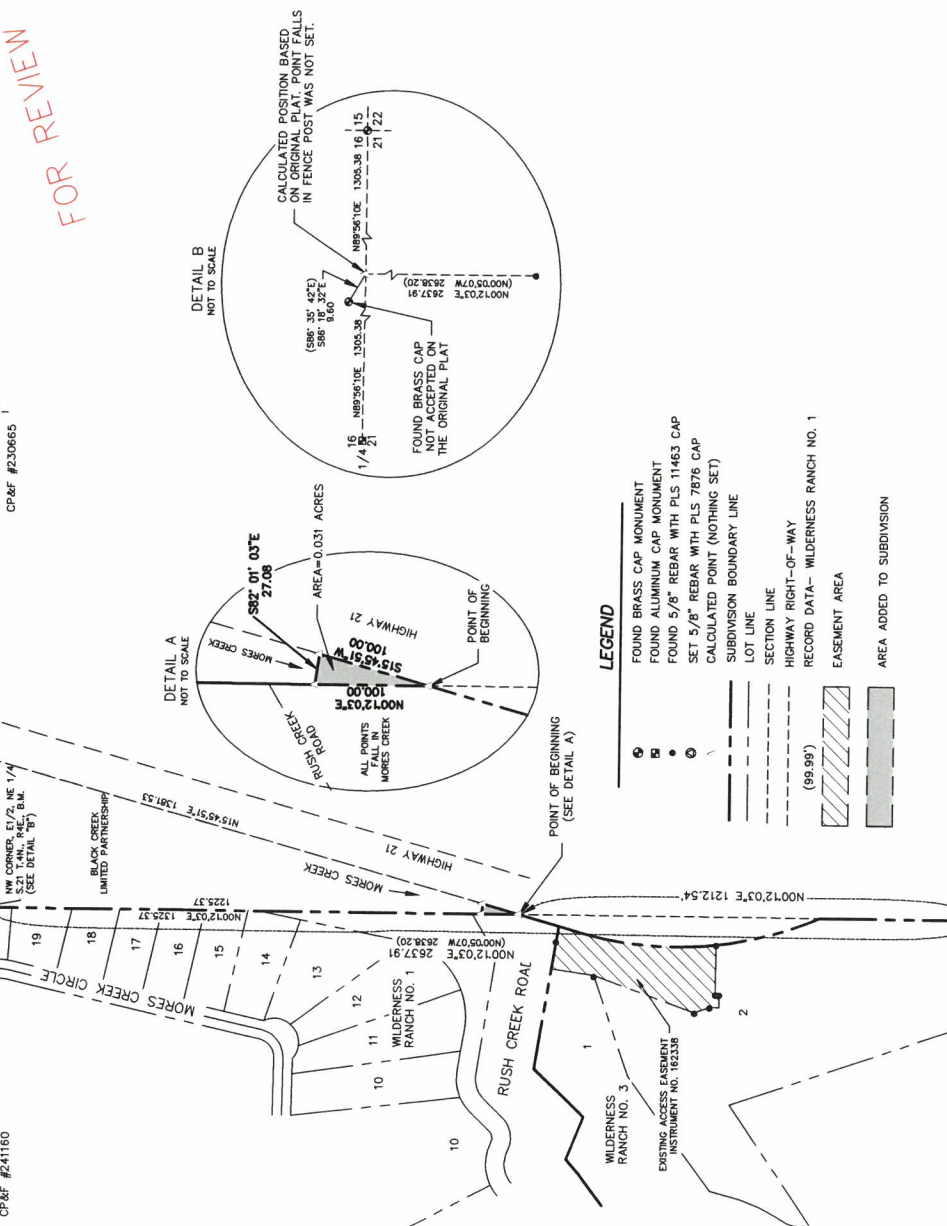
River Structures Consulting, Inc.

Chris Boyd, SE/PE
Principal

**AMENDED PLAT OF
WILDERNESS RANCH SUBDIVISION NO. 1
SITUATED IN PORTIONS OF SECTIONS
16 AND 21, T.4N., R.4E., BM
BOISE COUNTY, IDAHO
2020**

FOR REVIEW

VICINITY MAP



- REFERENCES**
1. WILDERNESS RANCH NO. 1, INST. NO. 97070
 2. WILDERNESS RANCH NO. 3, INST. NO. 101397
 3. RECORD OF SURVEY INST. NO. 242227
 4. EASEMENT INST. NO. 107696
 5. EASEMENT INST. NO. 162338

- NOTES FROM WILDERNESS RANCH NO. 1**
1. BOISE COUNTY ASSUMES NO RESPONSIBILITY FOR MAINTENANCE OR SNOW REMOVAL FROM ROADS AS PLATTED HEREON. SUBJECT TO BOISE COUNTY ORDINANCE DATED NOVEMBER 27, 1978.
 2. A 10' UTILITY AN DRAINAGE EASEMENT EXISTS INSIDE ALL LOT LINES ALONG ROADS AND THE SUBDIVISION BOUNDARY. AND A 10' EASEMENT WILL BE CENTERED ON ALL INTERIOR LOT LINES.
 3. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL OF THE APPROPRIATE HEALTH AUTHORITY.
 4. ALL AREAS SHOWN ARE APPROXIMATE AND FOR TAX PURPOSES ONLY.
 5. THIS PLAT IS SUBJECT TO A POWER LINE EASEMENT IN FAVOR OF IDAHO POWER COMPANY, RECORDED SEPTEMBER 7, 1951 AS INSTRUMENT NUMBER 5828, RECORDS OF BOISE COUNTY, IDAHO.
 6. RIGHT-OF-WAY AND DRAINAGE EASEMENTS ALONG ROADS MAY ALSO BE USED AS RIGHT-OF-WAY EASEMENTS.
 7. ALL SEPTIC DRAINFIELDS SHALL BE LOCATED A MINIMUM OF 100' FROM THE RIMROCK.
 8. THE PRIMARY ACCESS ROUTE TO THIS SUBDIVISION WILL BE THE RUSH CREEK ROAD. ACCESS FROM THE EXISTING COUNTY ROAD NORTH OF DAGGETT CREEK SHALL BE FOR EMERGENCY VEHICLES AND AS SECONDARY ACCESS ROUTE ONLY.

