

Boise County Planning and Zoning Department

413 Main Street, PO Box 1300
Idaho City, Idaho 83631
Phone: 208-392-2293
www.boisecounty.us



MASTER PUBLIC HEARING APPLICATION RECEIVED

SEP 12 2022

Cup 2022-006

BOISE CO PLANNING & ZONING

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 type="checkbox"/> SUBDIVISION, AMENDED PLAT |
| <input type="checkbox"/> ROAD NAME CHANGE | <input checked="" 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: Clear Creek Lodge

SITE INFORMATION:

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

Quarter: _____ Section: _____ Township: _____ Range: _____ Total Acres: _____

Subdivision Name (if applicable): _____ Lot: _____ Block: _____

Site Address: 166 Clear Creek Rd City: Boise

Tax Parcel Number(s): PP015090020100 Current Land Use: _____

OWNER(S) OF RECORD:

Name: _____

Address: _____

City: Boise State: ID Zip: 83716

Telephone: _____

Email: _____

APPLICANT:

Name: _____

Address: _____

City: Boise State: ID Zip: 83716

Telephone: _____

Email: _____

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.

[Signature] _____
Signature: All Owner(s) of Record Date: 09/11/22

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.

[Signature] _____
Signature: Applicant Date: 09/11/22

Changes to the parcel(s) boundary listed on this application may not become effective in the Assessor's Office until the calendar year following the application date.

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

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AFFIDAVIT OF LEGAL INTEREST and Letter of Authorization

Ronald S. Long "Owner" whose address is [REDACTED]
City Boise State ID Zip 83711

As owner of property more specifically described as:
[REDACTED]

HEREBY AUTHORIZES _____ 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:
[Signature]
(Signature of Owner)

Ronald Long Owner
(Print Name) (Title)

(Signature of Owner)

(Print Name) (Title)

(Signature of Owner)

(Print Name) (Title)

(Secretary or Corporate Owner)

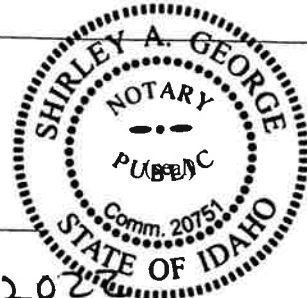
(Print Name)

NOTARY STATE OF IDAHO) ss
COUNTY OF Boise)

SUBSCRIBED and sworn to before me by Ronald Long
on this 12 day of Sept., 2022

Shirley A. George
Notary Public
My Commission expires on: 6-27-2023

9-12-2022
Date



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CONDITIONAL USE PERMIT APPLICATION

CUP # 2022-006

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) and Boise County Comprehensive Plan prior to submittal. This Ordinance along with application materials are located on the County website at www.boisecounty.us. The Planning and Zoning Department **DOES NOT** accept faxed applications or signatures.

See ULO #2016-01, Chapter 4, Section 4.3 CONDITIONAL USES: Every use that requires a Conditions Use Permit (CUP) shall be subject to review and appraisal by the Commission to determine whether or not the use would cause any damage, hazard, nuisance or other detriment to persons, property, or natural resources. It is the responsibility of the applicant to present plans to implement a conditional use in a way which will avoid or limit the harm to existing or contemplated use of nearby lands or place additional demands on public services.

When an application has been submitted, it will be reviewed in order to determine compliance with application requirements. A hearing date will be scheduled only after an application has been accepted as complete or if applicant requests the hearing in writing.

SECTION I: PERSONAL AND PROPERTY RELATED DATA

Owner:	Ronald Long		
Email:	[REDACTED]		
Phone:	[REDACTED]	Mailing Address:	[REDACTED]
City:	Boise	State:	ID
		Zip Code:	83716
Applicant (if different):	Clear Creek Lodge L.L.C.		
Email:	[REDACTED]		
Phone:	[REDACTED]	Mailing Address:	[REDACTED]
City:	[REDACTED]	State:	ID
		Zip Code:	[REDACTED]
Engineering Firm:	[REDACTED]		
Contact Person:	Ronald Long	Phone:	[REDACTED]
Address:	Same	Email:	Same
Surveyor:	N/A	Phone:	() Same

Location and size:
Property Address: 166 Clear Creek Rd
Parcel Number: RPO150900 20100 Section: 21 Township: _____ Range: _____
Total Acreage: 1.3
Proposed Land Use: Bar + Restaurant w/retail
Proposed Name: Clear Creek Lodge
Assessor Exemptions (i.e. agriculture, timber, etc.): No: Yes: _____
list: _____
Is property currently mortgaged? Y/N (if yes, Certificate of Acceptance of Mortgagee is required on survey)

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.

- Signature: All Owner(s) of Record [Signature]
- Signature: All Owner(s) of Record _____
- Date: 09/04/22

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: [Signature]
- Date: 09/04/22

I, the undersigned, am the owner of the referenced property and do hereby give my permission to _____ 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: _____
- Date: _____

SECTION III: APPLICATION INFORMATION

PROPERTY DESCRIPTION (either lot, block & subdivision name or attach a recorded deed with a metes and bounds description.) T5M R4E Clear Creek Estates 9 BLK 2 Lots 10+11

TAX PARCEL NUMBER RPO15090020100

Quarter _____ Section _____ Township _____ Range _____

1. PROPOSED USE: Residential Civic or Community Commercial Industrial

2. SIZE OF PROPERTY 1.3 Acres or Square Feet

3. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY ARE AS FOLLOWS:
Clear Creek Lodge, Pump house, + Mail boxes.

4. ARE THERE ANY KNOWN HAZARDS ON OR NEAR THE PROPERTY (such as canals, hazardous material spills, soil or water contamination)? If so, describe and give location: NO

5. ADJACENT PROPERTIES HAVE THE FOLLOWING BUILDING TYPES AND/OR USES:
North none East Residential
South none West none

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: 2 story, existing

7. NON-RESIDENTIAL STRUCTURES OR ADDITIONS (If applicable):

Number of **Proposed** Structures: N/A Number of **Existing** Structures: 2

Proposed Gross Square Feet

1st Floor _____
2nd Floor _____
Total _____

Existing Gross Square Feet

1st Floor 1500
2nd Floor 1500
Total 3,000

8a. TYPE OF RESIDENTIAL USE (If applicable):
Single family residence Mobile home for single family residence Multiple residences on one parcel

8b. SQUARE FOOTAGE OF **PROPOSED** RESIDENTIAL STRUCTURES (If applicable): N/A
SQUARE FOOTAGE OF **EXISTING** RESIDENTIAL STRUCTURES: 1500

8c. DENSITY OF DWELLING UNITS PER ACRE: _____

9. PROPOSED SITE PLAN:

Percentage of site devoted to building coverage: 20%
Percentage of site devoted to landscaping: 10%
Percentage of site devoted to roads or driveways: 50%
Percentage of site devoted to other uses: 20%

Describe other uses: parking
Total: 100%

10. PARKING (If applicable):

- a. Handicapped spaces proposed: 1
 b. Parking spaces proposed: 20??
 c. Are you proposing off-site parking:
 Yes: _____ No:

<u>Office Use Only</u>	
Handicapped spaces required:	_____
Parking spaces required:	_____
Total:	_____

11. SETBACKS:	<u>BUILDING</u>	<u>Office Use Only</u>	<u>PARKING</u>	<u>Office Use Only</u>
	Proposed	Required	Proposed	Required
Front	<u>30'</u>	_____	_____	_____
Rear	<u>300'/50'</u>	_____	_____	_____
Side	<u>100'</u>	_____	_____	_____
Street Side	<u>30'</u>	_____	_____	_____

12a. NUMBER OF EXISTING ROADS: 1 Width: 15' Private or Public? private
 Existing road surface(s) type: _____

12b. NUMBER OF PROPOSED ROADS: existing Proposed Width: N/A
 Will the proposed roads be publicly or privately maintained? N/A
 Proposed road construction: Gravel Paved

13a. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:
Power, internet, + Direct tv

13b. PROPOSED UTILITIES: N/A
 Proposed utility easement width: _____ Location: _____

14a. SEWAGE WASTE DISPOSAL METHOD: Septic Central Sewage Treatment Facility

14b. POTABLE WATER SOURCE: Public Water Association Individual
 If individual, has a test well been drilled? _____ Depth _____ Flow _____ Purity Verified? _____
 Nearest adjacent well _____ Depth _____ Flow _____

15. REFUSE and TRASH DISPOSAL METHOD: Weekly Idaho City Dump Run

16. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? NO
 Are you proposing any alterations, improvements, extensions or new construction? _____
 If yes, Explain: _____

17. PROPOSED DAYS AND HOURS OF OPERATION (if applicable): 24 hours a day 7 days a week
12am to 12pm 7 days a week
may change depending on needs.

18. PROPOSED NUMBER OF EMPLOYEES (if applicable): 1-10

19. DRAINAGE (Proposed method of on-site retention): existing
 Any special drains? NO (Please attach map)

20. IS ANY PORTION OF THE PROPERTY LOCATED IN A FLOODWAY OR 100-YR FLOODPLAIN?
 (Information can be obtained from the Planning and Zoning Office) NO

SECTION IV: CRITERIA FOR RECOMMENDATIONS AND DECISIONS

1. ULO Section 4.3.C Conditions of Permit: In approving any conditional use permit the Commission may prescribe appropriate conditions, bonds, and safeguards in conformity with this Ordinance or the Comprehensive Plan. Conditions may include, but not limited to, specific requirements that:
 - a. Assure that development is maintained properly.
 - b. Control the sequence and timing of development.
 - c. Control the duration of development.
 - d. Designate the exact location and nature of development.
 - e. Minimize adverse impacts on other development.
 - f. Require the provisions for on-site or off-site public facilities or services.
 - g. Require more restrictive standards than those generally required in this Ordinance.
 - h. Require mitigation of effects of the proposed development upon service delivery by any political subdivision; including school districts providing services within the planning jurisdiction.
 - i. Require surety agreements.

2. ULO Section 4.3.C.2: A conditional use permit shall also be subject to the terms and conditions by which it is approved, including, but not limited to,
 - a. Bulk and Placement Standards. (See ULO: Table 4.1.D.8)
 - b. Fencing
 - c. Floodplains, fire hazards, etc.
 - d. Grading
 - e. Hours of operation
 - f. Landscaping
 - g. Natural resources impact mitigation including wildlife habitats, historic sites, shorelines
 - h. Parking
 - i. Road volumes, traffic control, road maintenance
 - j. Screening
 - k. Sight obstruction mitigation
 - l. Visibility from roads.

SECTION V: SPECIFIC REQUIREMENTS FOR PUBLIC HEARING AND NOTICE

1. Public Hearing Notice shall follow the ULO, Section 2.5, to agencies and surrounding property owners; as well as legal publication.

2. Per ULO, Section 2.4.D.2: Notice shall also be posted on the premises not less than ten (10) days prior to the hearing **by the applicant**. The applicant shall provide "Proof of Posting" to the Planning and Zoning Department **no later than** seven (7) days prior to the public hearing. Failure to provide the Proof of Posting will cause the hearing to be continued to a later date.

SECTION VI: STAFF SUMMARY ANALYSIS, REASONING AND FACT FINDING

SECTION VII: PLANNING AND ZONING COMMISSION ACTION

THIS BOX TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT		Receipt 011315
FILE # <u>2022-016</u>	ACCEPTED BY: <u>[Signature]</u>	FEE \$ <u>1050 - By CK 90123</u>
CROSS REFERENCE FILE(S) _____	PROPOSED USE OF PROPERTY: _____	DATE: <u>12 Sept 2022</u>
_____	_____	_____