

# Boise County Planning and Zoning Department

413 Main Street, PO Box 1300  
 Idaho City, Idaho 83631  
 Phone: 208-392-2293  
[www.boisecounty.us](http://www.boisecounty.us)



## MASTER PUBLIC HEARING APPLICATION

CUP 2021-005A RECEIVED

SEP 26 2022

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 <i>Amendment to CUP 2021-005A</i> | <input type="checkbox"/> VARIANCE                  |
|  | <input type="checkbox"/> SUBDIVISION, PRELIMINARY  | <input type="checkbox"/> OTHER                     |

HEARING BEFORE:  BOARD OF COUNTY COMMISSIONERS  P&Z COMMISSION

PROJECT NAME: 6B Storage & RV

SITE INFORMATION:

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

Quarter: \_\_\_\_\_ Section: 34 Township: 06N Range: 05E Total Acres: 2.624  
0.930

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

Site Address: 3800 HWY 21 City: Idaho City

Tax Parcel Number(s): RPO6NOSE342452 Current Land Use: Multiple Use

OWNER(S) OF RECORD: RPO6NOSE340053 APPLICANT: (Same)  
 Name: Bob & Amanda Callahan Name: \_\_\_\_\_

Address: 25 Flying Eagle Dr. Address: \_\_\_\_\_

City: Boise State: ID Zip: 83716 City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Telephone: (208) 339-3010 Fax: NA Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email: Amanda - Callahan@hotmail.com Email: \_\_\_\_\_

TOTAL 3.554

Combined  
 2.624  
 0.930

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.

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.

Amanda Callahan 9/26/22  
Bob Callahan 9-26-22

Amanda Callahan 9/26/22  
Bob Callahan 9/26/22

Signature: All Owner(s) of Record

Date

Signature: Applicant

Date

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

EXHIBIT 01

# Boise County Planning and Zoning Department

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## AFFIDAVIT OF LEGAL INTEREST and Letter of Authorization

RECEIVED

SEP 26 2022

Robert & Amanda Callahan "Owner" whose address is \_\_\_\_\_  
25 Flying Eagle Dr. City Boise State ID Zip 83716

As owner of property more specifically described as:

RP 06 NOSE 342452  
RP 06 NOSE 340053

HEREBY AUTHORIZES Robert & Amanda Callahan 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)

Robert Callahan owner  
(Print Name) (Title)

Amanda Callahan  
(Signature of Owner)

Amanda Callahan owner  
(Print Name) (Title)

\_\_\_\_\_  
(Signature of Owner)

\_\_\_\_\_  
(Print Name)

\_\_\_\_\_  
(Secretary or Corporate Owner)

\_\_\_\_\_  
(Print Name)



NOTARY STATE OF IDAHO ) ss  
COUNTY OF Boise )

SUBSCRIBED and sworn to before me by Robert and Amanda Callahan  
on this 27 day of Sept, 2022

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

9-27-2022  
Date



Boise County Planning and Zoning Department **RECEIVED**

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**CONDITIONAL  
USE PERMIT  
APPLICATION**

SEP 26 2022  
BOISE COUNTY  
PLANNING & ZONING

Amendment to  
CUP # 2021-005A

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](http://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: Bob & Amanda Callahan

Email: amanda-callahan@hotmail.com

Phone: 208 334-3010 Mailing Address: 25 Flying Eagle

City: Ida Boise State: IO Zip Code: 83716

Applicant (if different): NA

Email: \_\_\_\_\_

Phone: ( ) \_\_\_\_\_ Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Engineering Firm: \_\_\_\_\_

Contact Person: \_\_\_\_\_ Phone: ( ) \_\_\_\_\_

Address: \_\_\_\_\_ Email: \_\_\_\_\_

Surveyor: \_\_\_\_\_ Phone: ( ) \_\_\_\_\_

**Location and size:**  
 Property Address: 3800 Hwy 21  
 Parcel Number: RPO6N05E342452 Section: 34 Township: 06N Range: 05E  
RPO6N05E340053  
 Total Acreage: 3.544  
 Proposed Land Use: Commercial  
 Proposed Name: 6B Storage & RV  
 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 Ammande Calle
- Signature: All Owner(s) of Record [Signature]
- Date: 9/26/22

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: Ammande Calle 9/26/22
- Date: 9/26/22

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

## SECTION II: REQUIRED ITEMS

1. Latest recorded Deed to the Property
2. Application completed & signed; including Affidavit of Legal Interest and Letter of Authorization, if applicable.
3. Application fee paid in full in accordance with current fee schedule
4. Two copies of the completed application, as well as one to two reams of copy paper in order to produce the appropriate number of copies to assure the fullest presentation of the facts for evaluation of the request by agencies and the public.
5. Two copies of all required plans drawn to scale; or more copies as determined by the P&Z Administrator.
6. Narrative explaining the following:
  - A detailed project description disclosing the purpose, strategy, and time frame of construction. Include a phasing plan if appropriate.
  - Location is compatible to others uses in the general neighborhood.
  - Use will not place undue burden on existing public services and facilities in the vicinity (see Impact Report in item 7).
  - Site is large enough to accommodate the proposed use and other features of the Unified Land Use Ordinance.
  - Summaries:
    - How the proposed use complies with the Unified Land Use Ordinance.
    - How the proposed use complies with the goals and objectives of the Boise County Comprehensive Plan.
7. Impact Reports must address potential impacts and how these will be minimized for the following:
  - Any environment, economy and social impacts.
  - Impact to adjoining property including noise, glare, odor, fumes, vibration, etc.
  - Impact to natural resources (wildlife, wildlife habitat, soil, water, etc.)
  - Impact to law enforcement, fire departments, emergency medical services or other public service providers.
  - Impact to school.
8. Plans Required with Application:
  - A plot plan, drawn to scale, showing the boundaries, dimensions, area of lot, existing and proposed utilities, streets, easements, parking, setbacks, current buildings and proposed buildings.
  - A landscape plan, drawn to scale, showing elements such as trees, shrubs, ground covers, and vines. Include a plant list indicating the size, quantity, location and name (both botanical and common) of all plant material to be used.
  - A noxious weed control plan
9. Plans that may be Required, depending on land use:
  - A site grading plan clearly showing existing site topography and detailing the best management practices for surface water management, siltation, sedimentation, and blowing of dirt and debris caused by grading, excavation, open cuts, side slopes, and other site preparation and development.
  - A lighting plan, if applicable.
  - An irrigation plan, if applicable.



**SECTION III: APPLICATION INFORMATION**

PROPERTY DESCRIPTION (either lot, block & subdivision name or attach a recorded deed with a metes and bounds description.) (see attached)

TAX PARCEL NUMBER RPO6NOSE342452 & RPO6NOSE340053

Quarter \_\_\_\_\_ Section 34 Township 06N Range 05E

1. PROPOSED USE: Residential  Civic or Community  Commercial  Industrial

2. SIZE OF PROPERTY 3.544 Acres  or Square Feet

3. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY ARE AS FOLLOWS:

NO STRUCTURES - MULTI USE

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 Forest Service Airport East (NE) VACANT LOT  
 South HWY 21 West Residential

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: 20 FEET 22 FEET 11/10/22

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

Number of Proposed Structures: 7 Number of Existing Structures: 0

Proposed Gross Square Feet

1<sup>st</sup> Floor 43,650  
 2<sup>nd</sup> Floor NA  
 Total 43,650

Existing Gross Square Feet

1<sup>st</sup> Floor 0  
 2<sup>nd</sup> Floor 0  
 Total 0

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): NA

SQUARE FOOTAGE OF EXISTING RESIDENTIAL STRUCTURES: NA

8c. DENSITY OF DWELLING UNITS PER ACRE: NA

9. PROPOSED SITE PLAN:

Percentage of site devoted to building coverage: 85%  
 Percentage of site devoted to landscaping: 5%  
 Percentage of site devoted to roads or driveways: 10%  
 Percentage of site devoted to other uses: 0%  
 Describe other uses: 0%  
 Total: 100%

10. PARKING (If applicable):

- a. Handicapped spaces proposed: 1
- b. Parking spaces proposed: 3
- 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>30</u>	_____	_____	_____
Side	<u>10</u>	_____	_____	_____
Street Side	<u>10</u>	_____	_____	_____

12a. NUMBER OF EXISTING ROADS: 0 Width: NA Private or Public? NA  
 Existing road surface(s) type: \_\_\_\_\_

12b. NUMBER OF PROPOSED ROADS: only ingress/egress Proposed Width: 35 feet  
 Will the proposed roads be publicly or privately maintained? privately  
 Proposed road construction: Gravel  Roads Paved  (ingress & egress paved)

13a. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:  
Power, Well, approved septic

13b. PROPOSED UTILITIES: \_\_\_\_\_  
 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 70' Flow \_\_\_\_\_ Purity Verified? NO  
 Nearest adjacent well \_\_\_\_\_ Depth \_\_\_\_\_ Flow \_\_\_\_\_

15. REFUSE and TRASH DISPOSAL METHOD: Self

16. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? NO  
 Are you proposing any alterations, improvements, extensions or new construction? Yes  
 If yes, Explain: New construction of buildings and added landscaping

17. PROPOSED DAYS AND HOURS OF OPERATION (if applicable): 7am - 10pm

18. PROPOSED NUMBER OF EMPLOYEES (if applicable): 2

19. DRAINAGE (Proposed method of on-site retention): NO  
 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) Yes

**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**

<b>THIS BOX TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT</b>	
FILE # <u>2021-005A</u>	FEE \$ <u>650 - ✓ # 99 - 10/14/22</u>
ACCEPTED BY: <u>[Signature]</u>	DATE: <u>26 Sept 2022</u>
CROSS REFERENCE FILE(S) _____	
PROPOSED USE OF PROPERTY: _____	
_____	
_____	