

Boise County Planning and Zoning Department

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



COMPREHENSIVE PLAN AMENDMENT PUBLIC HEARING APPLICATION

The Planning and Zoning staff are available to discuss this application and answer questions. The Administrator shall review the completed application and may approve or disapprove it and then schedule a public hearing with the Planning and Zoning Commission, who will make a recommendation to the Board of County Commissioners. A second public hearing will be scheduled with the Board of County Commissioners who will make a final decision. It is recommended that the applicant review The Unified Land Ordinance #2024-001 of Boise County and current Comprehensive Plan. Application materials may be viewed on the Boise County Idaho website at www.boisecounty.us.

Idaho Statue **67-6509 (d)** Any person may petition the commission or, in absence of a commission, the governing board, for a plan amendment at any time, unless the governing board has established by resolution a minimum interval between consideration of requests to amend, which interval shall not exceed six (6) months. The commission may recommend amendments to the comprehensive plan and to other ordinances authorized by this chapter to the governing board at any time.

To expedite the review of your applications, please be sure to address each of the following items:

Comprehensive Plan Chapter to be addressed:
Is this an amendment or a new section of Comprehensive Plan (circle one)

SECTION I: APPLICANT PERSONAL DATA

Applicant: Garden Valley Fire Protection District
Email: wfg@whitepeterson.com; bill.klevenberg@gvfdidaho.com
Phone: (208) 724-6643; (208) 250-9973 Mailing Address 5700 E. Franklin Rd. Ste. 200
City: Nampa State: Idaho Zip Code: 83687
OR P.O. Box 530 Garden Valley, Idaho 83622

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.

Applicant Signature: W. Klevenberg Date: 1/29/2024

SECTION II: ITEMS REQUIRED

1. **Narrative.** Please include an explanation of the following:
 - a. Why is the proposed Comprehensive Plan change needed
 - b. What is the pertinent background information
 - c. What is the anticipated outcome of the proposed Comprehensive Plan change
 - d. What area(s) of the County will the Comprehensive Plan change effect
 - e. Whether the proposed Comprehensive Plan change affects the County's ability to provide services
 - f. The proposed Comprehensive Plan change does not conflict with any other section of Boise County code
 - g. The proposed Comprehensive Plan change does not conflict with State or Federal Law
 - h. The proposed Comprehensive Plan change is in accordance with the currently adapted Comprehensive Plan
2. Copy of the current, **existing Comprehensive Plan chapter (s)** to be amended
3. Draft copy of the **proposed Comprehensive Plan chapter (s)** and any other amendments that might result (i.e. changes to definitions or chapters of the Comprehensive plan that address the topic)

SECTION III: CRITERIA FOR RECOMMENDATIONS AND DECISIONS

1. Recommendations of the Commission and the decisions of the Board shall be made a matter of public record in accordance with Section 67-6509 of the Idaho Code. The recommendations and decisions shall specifically find that such changes, modifications, or amendments to the code meet the following criteria:

- The Comprehensive Plan is considered for compliance and conformance with the goals, policies, and objectives as outlined in the plan and other evidence gathered through the public hearing process;
- The proposed change will maintain the purposes and objectives of zoning and secure the public health, safety and general welfare;
- The proposed change shall not have a negative impact on the county's ability to provide services; The approval or denial shall be in writing and accompanied by a reasoned statement that explains the criteria and standards considered relevant, states the relevant facts relied upon, and explains the rationale for the decision based upon the applicable provisions of the comprehensive plan, relevant ordinances and statutory provisions, pertinent constitutional principles and factual information contained in the record.

SECTION IV: SPECIFIC REQUIREMENTS FOR PUBLIC HEARING AND NOTICE

Notification is required for both hearings in accordance with the ULO and Title 67, Chapter 65; section 6509 of the Idaho Code. At least fifteen (15) days prior to the hearing, notice of date and time and place and a summary of the proposed changes to be discussed shall be published in the paper of general circulation within the jurisdiction. This procedure will be completed by the P & Z staff.

Public Hearing Date

Set: April 25, 2024

Public Hearing

Time: 6:00 PM

Location: Crouch Community Hall

THIS BOX TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT	
File #: _____	Rec'd Date: _____
Fee Paid: <u>Waived by BOCC</u>	Date: _____
Payment Type: _____	Number: _____
Receipt#: _____	Are application materials attached? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
ACCEPTED BY: <u>[Signature]</u>	Date: <u>6 May 24</u>

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SECTION II: NARRATIVE

- a. Why is the proposed Comprehensive Plan change needed.
The Applicant is seeking to establish development impact fees with the County pursuant to intergovernmental agreement as authorized by Idaho Code Section 67-8204A. In order to establish impact fees, the Fire District has to have Capital Improvement Plan (CIP) which serves as the analysis and basis for the development impact fees. The Idaho Development Impact Fee law, at Idaho Code Section 67-8208(1) provides:
Each governmental entity intending to impose a development impact fee shall prepare a capital improvements plan [...] For governmental entities required to undertake comprehensive planning pursuant to chapter 65, title 67, Idaho Code, such capital improvements plan shall be prepared and adopted according to the requirements contained in the local planning act, section 67-6509, Idaho Code, and shall be included as an element of the comprehensive plan[...].
- b. What is the pertinent background information.
The information is set forth in the Final Report April 19, 2023 Garden Valley Fire Protection District Impact Fee Study & Capital Improvement Plan prepared by BD Consulting LLC which is attached to this Application.
- c. What is the anticipated outcome of the proposed Comprehensive Plan change effect.
That it will comply with the requirements of Idaho Code Section 67-8208(1) and is part and parcel of the process by which the County Commissioners establish the proposed Fire District Development Impact Fees.
- d. What area(s) of the County will the Comprehensive Plan change effect.
The unincorporated area that lies within the boundaries of the Garden Valley Fire Protection District.
- e. Whether the proposed Comprehensive Plan change affects the County's ability to provide services.
The proposed Comprehensive Plan change does not affect the County's ability to provide services.
- f. The proposed Comprehensive Plan change does not conflict with any other section of Boise County Code.
The process of the County Board of Commissioners establishing Fire District development impact fees includes the enactment of the *Garden Valley Fire Protection District Development Impact Fees Ordinance*. A copy of the draft Ordinance is attached.

- g. The proposed Comprehensive Plan changes does not conflict with State or Federal Law.

This proposed change complies with the Idaho Development Impact Fee Act as referenced above and does not involve Federal Law.

- h. The proposed Comprehensive Plan change is in accordance with the currently adapted Comprehensive Plan.

This proposed change is drafted to comply with the currently adapted Comprehensive Plan.