

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

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 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: _____

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: _____ City: _____

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

PROPERTY OWNER:

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Fax: _____

Email: _____

APPLICANT:

Name: _____

Address: _____

City: _____ State: _____ Zip: _____

Telephone: _____ Fax: _____

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: All Owner(s) of Record Date

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: Applicant Date

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

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AFFIDAVIT OF LEGAL INTEREST and Letter of Authorization

_____, "Owner" whose address is _____
_____, City _____ State _____ Zip _____

As owner of property more specifically described as:

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 of 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 _____) (seal)

SUBSCRIBED and sworn to before me by _____
on this ____ day of _____, 20__.

Notary Public Date
My Commission expires on: _____

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PRELIMINARY PLAT SUBDIVISION APPLICATION

SUB-P-P # _____

The Planning and Zoning staff is available to discuss this application and answer questions. The Preliminary Plat is the first of two steps in the development process. 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 Planning & Zoning Commission. It is recommended that the Applicant review the Unified Land Use Ordinance #2024-01 (ULO) prior to submittal. This Ordinance along with application materials are located on the County website at www.boisecounty.us.

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: _____
Email: _____
Phone: () _____ Mailing Address: _____
City: _____ State: _____ Zip Code: _____

Applicant (if different): _____
Email: _____
Phone: () _____ Mailing Address: _____
City: _____ State: _____ Zip Code: _____

Engineering Firm: _____
Contact Person: _____ Phone: () _____
Address: _____ Email: _____
Surveyor: _____ Phone: () _____

Location and size:

Property Address: _____

Parcel Number(s): _____

Section: _____ Township: _____ Range: _____ Total Acreage of Parcel(s): _____

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

Proposed Units/ Lots: _____ Proposed Open Space Acres: _____

Proposed Subdivision name: _____

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/or 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: _____

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/or 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 II: PRELIMINARY PLAT SUBDIVISION APPLICATION

1. TYPE OF DEVELOPMENT:

- 1.1. Single Family Residential Commercial, _____
 Industrial, _____ Other, _____

Please check the appropriate classification(s) below if the proposed development falls within the definitions and criteria of Special Development Subdivision (ULO #2024-01, Chapter 5, Section 5.14)

- 1.2. Cemetery Subdivision, Section 5.14.A
1.3. Hillside Construction, Section 5.14B

2. GENERAL INFORMATION:

- 2.1. Attach copies of applicable deed(s), with the instrument number(s)
2.2. Describe and attach copies of liens and/or encumbrances filed against this property:

3. LAND CHARACTERISTICS/SITE FEATURES:

- 3.1. Present Ground Cover (in %): Timber, Trees, Brush, Grass,
 Bare, Agriculture, Other.
3.2. Type of Soil(s): Rocky, Sandy, Silty, Clay.

3.2.a Central District Health Department (CDHD) Classification: _____

- 3.3. Present ground slope (% of each category):

0-10%, 10-20%, Over 20%

- 3.4. Describe any streams, ditches, drainages, or water bodies that are on this property or adjacent properties: **Attach a topographic vicinity map (scale 1" = 1/4 mile) within 600 feet of proposed subdivision showing all streams, ditches, drainages, or bodies of water:**

- 3.5. Is any part of the proposed subdivision located in a floodplain? Yes, No.

1. **If yes include a copy of the NFIP panel with the parcel location outlined.**

- 3.6. Have you submitted a FEMA/NFIP request for a LOMA and/or LOMR?

Yes No

4. LAND DEVELOPMENT DESIGN.

4.1. Describe the current and past land use:

4.2. Describe surrounding land uses:

4.3. Describe, **and include copies** of any easements attached to this parcel(s).

4.4. Describe and attach copies of any deed restriction attached to this parcel(s):

5. LAND DEVELOPMENT DESIGN.

5.1. Total Acreage in Subdivision: _____ Acreage of adjacent land held by this owner: _____.

5.2. Number of Proposed Lots in this Subdivision: _____ Common area _____

5.3. Minimum lot area: _____, Maximum lot area: _____, Average lot area _____

5.4. Will this development be complete at one time or in phases? _____ One Phase
Number of Phases: _____

5.5. If Phased, give phase dates and describe completion or work for each phase:

5.6. Is proposed access from a Public Right-of-Way? ___ Yes: ___ No. If **yes**, name of public right-of way: _____

If **No**, describe the easement to cross private land and **attach copies of the recorded easements** granting legal access:

6. PROPOSED STREETS and UTILITIES

6.1. What streets within the subdivision are currently public right-of-ways?

6.2. What streets within the subdivision are currently private common use (PCU) roads?

6.3. Refer to the ULO #2024-01, Chapter 3, Section 3.3 Road Construction Specifications: attach two copies of the road profile drawings and outline of construction specifications for all private common use (PCU) roads. If the road(s) is (are) existing; please attach drawings, photos and/or specifications showing the existing condition, width, easements, and road construction material.

6.4. What material(s) will be used to construct the road(s)?

6.5. What is the maximum street gradient? _____%.

6.6. What is the platted width of the streets? _____.

6.7. Road dedication: Attach the completed Declaration of Private Common Use Roads for Subdivision per Section 5.7.C.1 of the ULO.

6.8. State the Public Utilities (power, telephone, natural gas, cable TV, etc.) that will serve the area and how will they be provide to each lot?

6.9. Utility Easements shall meet Section 5.7.B of the ULO. Will the utilities be underground?
___ Yes, ___ No.

6.10. Domestic water will be: ___ Individual Well; ___ Central Well.

6.11. Describe proposed and/or existing domestic water system:

6.12. Has a test well been dug? ___ Yes, ___No: If yes, attach a well log report from the Idaho Department of Water Resources and show depth of well, flow, and purity of water verified.

6.13. Sanitary waste shall be by: ___ Individual Septic; ___ Central collection/treatment. Attach a copy of the Central District Health Department application with this application.

7. STORM WATER MANAGEMENT PLAN

7.1. Attach a copy of the Storm Water Management Plan which meets the requirements of Section 5.8 of the ULO.

8. SEDIMENT/EROSION CONTROL PLAN

8.1. Attach a copy of the Sediment/Erosion Control Plan which meets the requirements of Section 5.9 of the ULO.

9. FIRE PROTECTION PLAN

9.1. Attach a copy of the Fire Protection Plan which meets the requirements of Section 5.11 of the ULO

10. PROTECTIVE COVENANTS

10.1. Attach a copy of Protective Covenants which meet the requirements of Section 5.13 of the ULO.

11. TRANSPORTATION IMPACT STUDY (for thirty (30) lots or more)

11.1. Attach a copy of the Transportation Impact Study which meets the requirements of Section 5.12 of the ULO.

12. FLOOD DAMAGE PREVENTION

12.1. If the proposed subdivision is within areas subject to a flood hazard attach a copy of the flood damage prevention plan which meets the requirements of Section 4.5 of the ULO.

SECTION III: ITEMS REQUIRED ON THE PRELIMINARY PLAT DOCUMENTS

1. Five (5) copies of the Preliminary Plat: 2 each sized 18" X 27" and 3 each sized 8 ½" x 11": The Preliminary Plat is labeled as "Preliminary Plat of (insert Development Name)" at the top of the plat, submitted with the complete application.
2. Preliminary Plat shall also contain:
 - The Sections, Township, Range and sectional reference to the location of the proposed subdivision.
 - Name of the proposed Subdivision
 - Name and address of all owners, sponsors, designers, engineers, land surveyors and builders.
 - Size and area of subdivision, and all existing easements and deed restrictions pertinent thereto.
 - A drawing and related data showing number, depth and width of lots and dimensions of streets and their maximum gradient.
 - Legal metes and bounds description of area to be platted.
 - The date, scale, and reference to true north point.

STATEMENT OF PROOF OF PUBLIC HEARING POSTING
For Application # _____

I, _____, do hereby certify that Notice of Public Hearing was posted in accordance with the Boise County Amended Unified Land Ordinance #2024-01, Section 2.4.D.2 on the _____ day of _____, 20____, meeting the requirement of at least ten (10) days prior to the public hearing date. A photo of said posting is attached as Exhibit A, per Section 2.4.D.2.f.

Dated: _____

Typed/printed Applicant Name

Applicant Signature

STATE OF IDAHO)
) ss.
County of _____)

On this _____ day of _____, 20____, before me, the undersigned, a Notary Public in and for the State, personally appeared _____, known or identified to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that s/he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the date last above written.

Notary Public for Idaho
Residing at _____
Commission expires _____