

# 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

RECEIVED  
FEB 29 2024

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

BOISE COUNTY  
PLANNING & ZONING

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> APPEAL                               | <input type="checkbox"/> DEVELOPMENT AGREEMENT             | <input type="checkbox"/> SUBDIVISION, FINAL           |
| <input type="checkbox"/> COMPREHENSIVE PLAN<br>TEXT AMENDMENT | <input type="checkbox"/> PLANNED UNIT<br>DEVELOPMENT       | <input type="checkbox"/> SUBDIVISION, VACATION        |
| <input type="checkbox"/> COMPREHENSIVE PLAN<br>MAP AMENDMENT  | <input type="checkbox"/> PLANNED COMMUNITY                 | <input type="checkbox"/> SUBDIVISION, AMENDED<br>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: Around the Bend RV Storage

### SITE INFORMATION:

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

Quarter: NA Section: NA Township: NA Range: NA Total Acres: 2.154

Subdivision Name (if applicable): Hansons River View Lot: 2 Block: 1

Site Address: T7N R2E SEC 23 SW 1/4 City: Horseshoe Bend

Tax Parcel Number(s): RP002080010020 Current Land Use: Bare Property

### PROPERTY OWNER:

Name: Ken & Linda Rich

Address: [REDACTED]

City: [REDACTED] State: [REDACTED] Zip: [REDACTED]

Telephone: [REDACTED] Fax: [REDACTED]

Email: [REDACTED]

### APPLICANT:

Name: Karissa Luttrell

Address: [REDACTED]

City: [REDACTED] State: [REDACTED] Zip: [REDACTED]

Telephone: [REDACTED] Fax: [REDACTED]

Email: [REDACTED]

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.

Ken Rich Linda Rich 1/27/24  
Signature: All Owner(s) of Linda Rich Date  
Record Ken Rich

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] 2/26/24  
Signature: Applicant Date

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



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## CONDITIONAL USE PERMIT APPLICATION

CUP # \_\_\_\_\_

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 Planning and Zoning Commission. It is recommended that the Applicant review the Amended Unified Land Use Ordinance #2024-01 (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 #2024-01, 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

Property Owner: Ken & Linda Rich

Email: [REDACTED]

Phone: [REDACTED] Mailing Address: [REDACTED]

City: [REDACTED] State: [REDACTED] Zip Code: [REDACTED]

Applicant (if different): Karissa Luttrell

Email: [REDACTED]

Phone: [REDACTED] Mailing Address: [REDACTED]

City: [REDACTED] State: [REDACTED] Zip Code: [REDACTED]

Engineering Firm: NA

Contact Person: NA Phone: ( ) NA

Address: NA Email: NA

Surveyor: NA Phone: ( ) NA

**Location and size:**  
 Property Address: NA

Parcel Number: RP002080010020 Section: NA Township: NA Range: NA

Total Acreage: 2.154

Proposed Land Use:  Agricultural  Residential  Civic or Community  Commercial  Industrial

Proposed Project Name: Around the Bend RV Storage

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)**  
 No

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 *Ken Rich*
- Signature: All Owner(s) of Record *Linda Rich*
- Date: 2.29.24

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: *K Luttrell*
- Date: 2/29/24

I, the undersigned, am the owner of the referenced property and do hereby give my permission to Karissa Luttrell 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: *Ken Rich*
- Date: 2.29.24

## 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.) Hansons River View Lot 2 Block 1 T7N R2E SEC 23 SW 1/4

TAX PARCEL NUMBER RP002080010020

Quarter NA Section NA Township NA Range NA

1. PROPOSED USE:  Residential  Civic or Community  Commercial  Industrial

2. SIZE OF PROPERTY 2.154 Acres  or Square Feet \_\_\_\_\_

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

Bare land with zero structures on property

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:

None that are known

5. ADJACENT PROPERTIES HAVE THE FOLLOWING BUILDING TYPES AND/OR USES:

North Bare land East Bare land  
South Bare land West Welding Shop

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: 8' fence

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

Number or **Proposed** Structure: NA Number of Existing Structures: 0

Proposed Gross Square Feet

1<sup>st</sup> Floor NA

2<sup>nd</sup> Floor NA

Total NA

Existing Gross Square Feet

1<sup>st</sup> Floor NA

2<sup>nd</sup> Floor NA

Total NA

8a. TYPE OF RESIDENTIAL USE (If applicable): NA

Single family residence  Mobile home for single family residence  Multiple residences on one parcel

8b. SQUARE FOOT AGE 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: 0%

Percentage of site devoted to landscaping: 2% - Natural

Percentage of site devoted to roads or driveways: 27%

Percentage of site devoted to other uses: 71%

Describe other uses: 0%

Total 100%

10. Parking (If applicable)

- a. Handicapped spaces proposed: NA
- b. Parking spaces propose: NA
- c. Are you proposing off-site parking: NA  
 Yes: \_\_\_\_\_ No: X

Office Use Only:	
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>NA</u>	_____	<u>NA</u>	_____
Rear	<u>NA</u>	_____	<u>NA</u>	_____
Side	<u>NA</u>	_____	<u>NA</u>	_____
Street Side	<u>NA</u>	_____	<u>NA</u>	_____

12a. NUMBER OF EXISTING ROADS: 0 WIDTH: NA PRIVATE OR PUBLIC? NA  
 Existing road surface(s) type: NA

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

13a. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:  
None

13b. PROPOSED UTILITIES: None - Using Solar Power  
 Proposed utility easement width: NA Location: NA

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

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

15. REFUSE and TRASH DISPOSAL METHOD: NA

16. ARE THERE ANY EXISTING IRRIGATIONS SYSTEMS? No  
 Are you proposing any alterations, improvements, extensions or new construction: No If yes, Explain: \_\_\_\_\_

17. PROPOSED DAYS AND HOURS OF OPERATION (if applicable): 24 hours

18. PROPOSED NUMBER OF EMPLOYEES (if applicable): 0

19. DRAINAGE (Proposed method of on-site retention): Grade land towards main drain - SW corner of lot

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**

**BELOW TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT**

FILE# CUP 2024-002 FEE \$ 1200.00  
ACCEPTED BY: [Signature] DATE: 29 Mar 24  
CROSS REFERENCE FILE (S): \_\_\_\_\_  
PROPOSED USE OF PROPERTY: KV Storage