

Boise County Planning and Zoning Department

413 Main Street, PO Box 1300

Idaho City, Idaho 83631

Phone: 208-392-2293

www.boisecounty.us



MASTER ADMINISTRATIVE REVIEW APPLICATION

TYPE OF APPLICATION: (PLEASE CHECK ALL THAT APPLY AND ATTACH APPLICATION FORM)

- | | | |
|---|---|--|
| ☐ AGRICULTURAL SPLIT | ☐ LEGAL CONDEMNATION,
ACQUISITION or WIDENING OF
EXISTING RIGHT OF WAY | ☐ PROBATE/ESTATE/COURT
ORDER |
| ☐ FLOOD DEVELOPMENT
PERMIT | | ☐ PROPERTY LINE ADJUSTMENT |
| ☐ LOT-LINE VACATION | ☐ MORTGAGE/DEED OF TRUST | ☐ SIGN PERMIT |
| ☐ NON-CONTIGUOUS PARCEL
RECOGNITION | ☐ ONE-TIME SPLIT | |

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: _____ Lot: _____ Block: _____

Site Address: _____ City: _____

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

OWNER(S) OF RECORD:

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.

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 _____

Signature: Applicant _____ Date _____

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

March 2024

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NOTICE OF RECONSIDERATION or APPEAL

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 Amended Unified Land Use Ordinance #2024-02 (ULO), as amended October 24, 2023, prior to submittal. This Ordinance along with application materials are located on the County website at www.boisecounty.us.

ULO #2024-02, Chapter 2, Section 2.10

Any decision or action may be appealed as set forth in this Ordinance. The appellant shall be an affected person as defined in Idaho Code §67-6521(1)(a). Any request for reconsideration or appeal must be filed on an application as provided by the Planning and Zoning Department, such request for reconsideration or appeal must identify specific deficiencies in the decision for which reconsideration or appeal is sought, and must otherwise comply with Idaho Code §67-6535(2)(b).

To expedite the review of your application, please be sure to address each of the following items.

**Reconsideration or
Appeal of decision by:**

**Administrator
Planning and Zoning Commission
Board of County Commissioners**

I, _____, do hereby request a reconsideration, or an appeal, of the decision issued in:

- Case Name and File Number (if applicable): _____
- On the following described parcel of land:
 - A) Parcel Number: _____
 - B) Address of Parcel (if applicable): _____
- The grounds for this reconsideration, or appeal, are: (Specifically identify the part of the written decision you disagree with AND how the Administrator, Commission, or Board erred in their decision. Attach additional sheets if necessary.)

- I hereby affirm that I am a party affected by the above-mentioned decision. The address of my affected property is _____ and my mailing address is _____.

Dated: This _____ day of _____, 20_____

Appellant

Reconsideration or Appeal Fees: _____

PUBLIC HEARING DATE SET: _____

PUBLIC HEARING TIME: _____ *LOCATION:* _____

THIS BOX TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT

FILE # _____ Rec'd Date: _____

Fee paid: _____ Date: _____

Payment type: _____ Number: _____

Receipt #: _____ Are application materials attached? Yes ____ No ____

ACCEPTED BY _____ Date: _____

Reconsideration or Appeal Procedures per ULO #2024-02

SECTION 2.10 APPEALS PROCEDURES:

Any decision or action may be appealed as set forth in this Ordinance. The appellant shall be an affected person as defined in Idaho Code §67-6521(1) (a). Any request for reconsideration or appeal must be filed on an application as provided by the Planning and Zoning Department, such request for reconsideration or appeal must identify specific deficiencies in the decision for which reconsideration or appeal is sought, and must otherwise comply with Idaho Code §67-6535(2)(b).

2.10.A APPEAL OF ADMINISTRATIVE DECISION:

- 2.10.A.1** An affected person aggrieved by a final administrative decision or action of the Administrator that was made pursuant to the provisions of this Ordinance may appeal to the Board.
- 2.10.A.2** An appeal shall be filed with Planning and Zoning Department within fourteen (14) calendar days after the date of the final decision. If the deadline for filing an appeal falls on a weekend or Boise County holiday the appeal deadline is automatically extended to the next workday.
- 2.10.A.3** For an appeal, the Board shall hold a public hearing to consider the decision of the Administrator and any additional evidence that may be offered by the public, applicant or Administrator.
- 2.10.A.4** The Board may affirm, reverse or modify, in whole or in part, the Administrator's decision.

2.10.B APPEAL OF PLANNING AND ZONING COMMISSION DECISION:

- 2.10.B.1** An affected person aggrieved by a decision (but not a recommendation) of the Commission that was made pursuant to the provisions of this Ordinance may appeal to the Board.
- 2.10.B.2** An appeal shall be filed with Planning and Zoning Department within fourteen (14) calendar days after the date of the Findings, Conclusions and Order were signed by the Commission.
- 2.10.B.3** For an appeal, the Board shall hold a public hearing to consider the decision of the Commission and any additional evidence that may be offered by the public, applicant or Administrator.
- 2.10.B.4** The Board may affirm, reverse or modify, in whole or in part, the Commission's decision.

2.10.C APPEAL OF BOARD OF COUNTY COMMISSIONER DECISION:

An affected person aggrieved by a final decision of the board may seek judicial review as provided in Idaho Code §67-6521(1)(d) and §67-6535(2)(b) within twenty-eight (28) calendar days after all remedies have been exhausted under local Ordinances. However, before any affected person can seek judicial review they must first seek reconsideration of the final decision by the Board within fourteen (14) calendar days of the date the final written decision or action is signed. Such written request for reconsideration by the Board must identify specific deficiencies in the final decision for which reconsideration is sought. Upon receipt of such motion for reconsideration, the Board may opt to hold a public hearing, issue a written decision based on the motion and the record, or take no action.

SECTION 2.4.D NOTICE TO PUBLIC:

Section 2.4.D.1

At least fifteen (15) calendar days prior to the public hearing, the Administrator shall publish a notice of the date, time and place and a summary of the application in the official newspaper of the county.

Section 2.4.D.3

At least fifteen (15) calendar days prior to the public hearing, the Administrator shall send a notice of the date, time and place, and a summary of the application to property owners or purchasers of record (as listed in the current records of the Boise County Assessor) owning property within six hundred feet (600') of the parcel or platted lot(s) subject to the application

Section 2.4.D.4

The following uses shall require radius notice within one thousand (1,000) feet of parcel(s) or platted lot(s) which is the subject of the application:

- 2.4.D.4.a Distributed power facility, rooftop wind facility.
- 2.4.D.4.b Junkyard or automobile wrecking yard.
- 2.4.D.4.c Sawmill or planing mill.
- 2.4.D.4.d Soil or water remediation.
- 2.4.D.4.e Tower or antenna structure, commercial.
- 2.4.D.4.f Vehicle impound yard.
- 2.4. D.4.g The following uses shall require notice within two thousand-six hundred-forty feet (2,640') of the property parcel(s) or platted lot(s) which is the subject of the application:
 - 2.4. D.4.h Aircraft landing field (private ownership).
 - 2.4. D.4.i Airport (public ownership).
 - 2.4. D.4.j Asphalt plant
 - 2.4. D.4.k Centralized power facility.
 - 2.4. D.4.l Commercial feed lot planned to hold more than three hundred one (301) animals, or a CAFO.
 - 2.4. D.4.m Concrete Batch plant
 - 2.4. D.4.n Distributed power facility, or freestanding wind tower.
 - 2.4. D.4.o Explosive manufacturing or storage.
 - 2.4. D.4.p Manufacture, processing, or storage of hazardous chemicals, flammable substances, or gases.
 - 2.4. D.4.q Meatpacking facility.
 - 2.4. D.4.r Pit, mine, quarry, or geologic exploration requiring administrative or conditional use approval.
 - 2.4. D.4.s Processing plant for agricultural or dairy products.
 - 2.4. D.4.t Public use, public or private correctional facility.
 - 2.4. D.4.u Racetrack, vehicle or animal.
 - 2.4. D.4.v Rock Crushing operations.
 - 2.4. D.4.w Sanitary landfill, waste storage site.