

# 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

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

VAR 2026-002

- |  |   |  |
|--|---|--|
| <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 checked="" type="checkbox"/> VARIANCE       |
|  | <input type="checkbox"/> SUBDIVISION, PRELIMINARY | <input type="checkbox"/> OTHER _____               |

HEARING BEFORE:  BOARD OF COUNTY COMMISSIONERS  P&Z COMMISSION

PROJECT NAME: McLoy Dwelling Build

SITE INFORMATION:

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

Quarter: \_\_\_\_\_ Section: 33 Township: 10N Range: 04E Total Acres: .07

Subdivision Name (if applicable): Timbers One Lot: 1 + 2 Block: \_\_\_\_\_

Site Address: TBD Sunrise Dr. City: Garden Valley

Tax Parcel Number(s): RPO72T1000010 Current Land Use: Bare Land  
RPO72T1000020

PROPERTY OWNER:

Name: Austin McLoy  
Jordan McLoy

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

City: \_\_\_\_\_

APPLICANT:

Name: Same

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

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

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

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

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.

Austin McLoy 3-18-26  
Signature: All Owner(s) of Date

Record Jordan McLoy 3-16-26

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

**Location and size:**

Property Address: TBD Sunrise Dr. Garden Valley ID 83622

Parcel Number: RPO72T10000010 Section: 33 Township: 10N Range: 04E

Recorded Deed #: RPO72T10000020 Date Deed Recorded: 4/27/22

Total Acreage of Parcel: .07

Assessor Exemptions (i.e. agriculture, timber, etc.): No: X Yes: \_\_\_\_\_  
list: \_\_\_\_\_

Is property currently mortgaged? Y (if yes, Certificate of Acceptance of Mortgage 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.

• Applicant Signature: [Signature] Jordan McCoy  
Date: 3/16/26 3-16-26

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 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: Same  
Date: \_\_\_\_\_

**SECTION II: CRITERIA FOR RECOMMENDATIONS AND DECISIONS**

A variance is a modification of the bulk and placement requirements of this Ordinance as to lot size, lot coverage, width, depth, front yard, side yard, rear yard, setbacks, parking space, height of buildings, or other Ordinance provisions affecting the size or shape of a structure or the placement of the structure upon lots, or the size of lots, or Road Standards or Sign Standards.

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## AFFIDAVIT OF LEGAL INTEREST and Letter of Authorization

Austin McCoy and Jordan McCoy, "Owner" whose address is [REDACTED]  
[REDACTED] City [REDACTED] State [REDACTED]

As owner of property more specifically described as:

Lot 1 + 2 Timbers One Subdivision

HEREBY AUTHORIZES Austin and Jordan McCoy 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:**

Jordan McCoy  
(Signature of Owner)

Jordan McCoy \_\_\_\_\_  
(Print Name) (Title)

Austin McCoy  
(Signature of Owner)

Austin McCoy \_\_\_\_\_  
(Print Name) (Title)

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

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

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

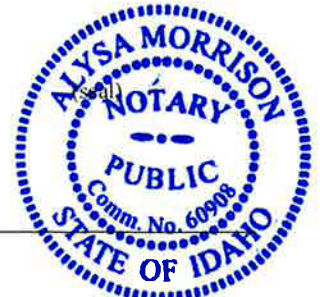
\_\_\_\_\_  
(Print Name)

NOTARY STATE OF IDAHO ) ss  
COUNTY OF Boise )

SUBSCRIBED and sworn to before me by Austin + Jordan McCoy  
on this 16th day of March, 2024

Alysa Morrison  
Notary Public  
My Commission expires on: 12-13-29

Date 3-16-24



**SECTION III: ITEMS REQUIRED**

1. Application complete & signed; including Affidavit of Legal Interest and Letter of Authorization, if applicable.
2. Latest recorded deed to the property.
3. Application fees paid in full in accordance with the current fee schedule; including any/all applicable fees.
4. Attach a site plan of the property under consideration, drawn to scale showing:
  - a. Perimeter, dimensions and topography of the property;
  - b. The names and locations of all street bordering the property;
  - c. The location of all easements or rights-of-way;
  - d. The location and dimensions of present and proposed structures; and
  - e. The distance from all structures to the property lines.
5. Narrative: A variance shall not be considered a right or special privilege, but may be granted to an applicant only upon showing of:
  - a. Explain undue hardship because of characteristics of the site;
  - b. The variance is not in conflict with public interest or the general land conditions in the vicinity of the application;
  - c. The variance will not be a material detriment to public health, safety or welfare nor to neighboring property owners.

**SECTION IV: PUBLIC HEARING AND NOTICE**

PUBLIC HEARING DATE SET: \_\_\_\_\_

PUBLIC HEARING TIME: \_\_\_\_\_ LOCATION: \_\_\_\_\_

**SECTION V: STAFF SUMMARY ANALYSIS, REASONING AND FACT FINDING**

**SECTION VI: BOARD OF COUNTY COMMISSIONERS ACTION**

Approved                       Denied                      Date: \_\_\_\_\_

<b>THIS BOX TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT</b>	
FILE # <u>VAP 2026-002</u>	Rec'd Date: <u>3/17/26</u>
Fee paid: <u>\$1200.00</u>	Date: <u>3/17/26</u>
Payment type: <u>[REDACTED]</u>	Number: <u>[REDACTED]</u>
Receipt #: <u>[REDACTED]</u>	Are application materials attached? Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>
ACCEPTED BY <u>[Signature]</u>	Date: <u>18 Mar 26</u>