



Planning & Development Services

Boise City Hall, 2nd Floor
150 N. Capitol Boulevard
P. O. Box 500
Boise, Idaho 83701-0500

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Website: www.cityofboise.org/pds

Planning Division Transmittal

File Number: CAR21-00037

Hearing Date: 1/10/2021

X-Ref:

Hearing Body: Planning and Zoning Commission

Address: 5121 W GOWEN RD

Transmittal Date: 12/3/2021

Applicant: CITY OF BOISE, DEPT OF AVIATION

- Submit comments at least **15 Calendar Days** prior to the hearing date listed above so your comments can be included in the project report. For Administrative Levels & Final Subdivision Plats, please comment within **7 Calendar Days** of the transmittal date.
- If responding by e-mail, please send comments to PDSTransmittals@cityofboise.org and put the file number in the subject line.
- Paper copies are available on request. Please call (208) 608-7100 and have the file number available. If you encounter problems with the electronic transmittals or want to provide feedback, please call (208) 608-7084.

Ada County

- 911 (Sheriff Dispatch)
- ACHD
- Commissioners
- COMPASS
- Community & Regional Planning
- Development Services
- Parks & Waterways

Boise City

- Airport
- Building
- Building-ESC
- Building-ROS & Subdivisions
- City Clerk
- Comp Planning
- DFA
- Fire
- Legal
- Library
- Parking Control
- Parks
- PDS-Project Management
- Police
- Public Works-Addressing
- Public Works-Annexations
- Public Works-Drainage
- Public Works-Environmental
- Public Works-Environmental-BRS
- Public Works-Floodplain
- Public Works-Hillside/Grading
- Public Works-Irrigation
- Public Works-Sewer
- Public Works-Solid Waste
- Public Works-Street Lights
- Public Works-Subdivisions
- PDS-Noticing Copy

Federal

- Army Corp of Engineers
- BLM
- EPA
- Fish & Wildlife Service

Idaho State

- Dept of Lands
- Dept of Parks & Recreation
- Dept of Water Resources
- DEQ
- Division of Public Works
- Fish & Game (Region III)
- Historical Society
- Transportation District

Irrigation Districts

- Board of Control
- Boise City Canal
- Boise Valley
- Boise-Kuna
- Bureau of Reclamation*
- Drainage District # _____
- Farmers Union
- Nampa & Meridian
- New York Irrigation
- Settlers
- South Boise Mutual
- South Boise Water
- Thurman Mill Ditch Co

Miscellaneous

- CCDC
- CDHD
- City of Eagle
- City of Garden City
- City of Meridian
- Eagle Fire District
- North Ada County Fire & Rescue
- Preservation Idaho
- Shoshone-Bannock Tribes
- Union Pacific Railroad
- Valley Regional Transit
- Whitney Fire Protection District
- Other _____

Neighborhood Associations

- Barber Valley
- Boise Heights
- Borah
- Centennial
- Central Bench
- Central Foothills
- Central Rim
- Collister
- Depot Bench
- Downtown
- East End
- Glenwood Rim
- Highlands
- Hillcrest
- Liberty Park
- Lusk District
- Morris Hill
- North End
- North West
- Pierce Park
- ~~Quail Ridge~~
- ~~Somerset~~
- South Boise Village (Energize)
- South Cole
- South East
- South Eisenman
- Sunset
- SW Ada County Alliance
- Veterans Park
- Vista (Energize)
- Warm Springs Mesa
- West Bench (Energize)
- West Boise
- West Downtown
- West End (Energize)
- West Valley (Energize)
- Winstead

Schools

- Boise School District
- West Ada School District

Utilities

- Andeavor Logistics
- Capitol Water Corporation
- Century Link
- Intermountain Gas
- Sparklight
- Suez Water
- West Boise Sewer District



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Record No.:

For Office Use Only

Annexation/Rezone

Address

Street No.: Direction: Street Name: Street Type: Unit Type: Unit No.:

City: State: Zip Code: Zoning District:

Parcel Number: Subdivision Name: Block: Lot:

Additional Parcel Numbers:

Applicant Information Primary Contact

First Name: Last Name: Company:

Address: City: State: Zip Code:

Email: Main Phone: Cell Phone:

Representative Information Primary Contact Same as Applicant?

First Name: Last Name: Company:

Address: City: State: Zip Code:

Email: Main Phone: Cell Phone:

Owner Information Primary Contact Same as Applicant?

First Name: Last Name: Company:

Address: City: State: Zip Code:

Email: Main Phone: Cell Phone:

Project Information

Project Name (if applicable):

Boise Airport Rezone - Gowen Road

Project Proposal: - Please provide a brief narrative of your project in the Project Proposal field, and answer all other questions to the best of your ability.

Re-zone of 6 parcels totaling 153.05 acres from A-2 & A-1 to M-1D (Light Industrial zone with design review overlay)

Property Information

Total Size of Property to be Annexed or Rezoned: - Acres

153.05

General

Type of Application:

Rezone Annexation & Rezone

Existing Use:

Vacant with 10 acres leased for pasture

Annexation and Rezone

Current Zone: - If you do not know the current zone of the property, use City of Boise Zoning Search. A link to this search is in the instructions at the top of the page.

A-1 and A-2

Does this remove a Historic District designation:

Yes No

Requested Zone:

M-1D

Will this Annexation and/or Rezone include a Development Agreement:

Yes No

Each planning application includes a Required Submittal Checklist. If you do not already have a current checklist, please use the links below to download the correct form for your application.

- [Annexation and Rezone Submittal Checklist](#)

By signing below:

- The undersigned is the owner of the indicated property or acting as the owner's authorized representative.
- The undersigned declares that the above provided information is true and accurate, and acknowledges that failure to provide true and accurate information may result in rejection of this application, possible revocation of the permit where wrongfully issued and subject the undersigned to any applicable penalties.

Amy S Snyder, Boise Airport Property & Contracts Manager



11/29/21

Print Authorized Representative or Owner's Name

Authorized Representative or Owner's Signature

Date



BOISE AIRPORT

MAYOR: Lauren McLean | DIRECTOR: Rebecca Hupp, A.A.E.

November 29, 2021

Céline Acord
Boise City Planning & Development Services
150 N. Capitol Blvd.
Boise, ID 83702

RE: Orchard/Gowen Area Rezone Application Submittal – Six Parcels Totaling 153.05 Acres

Dear Céline,

The City of Boise, Department of Aviation (Boise Airport), as the owner and applicant, requests rezone of six parcels totaling 153.05 acres from A-2 and A-1 to M-1D. Parcel details are as follows:

PARCEL	ADDRESS	ZONING	ACRES
S1031131300	6222 W DESERT AVE	A-2	10
S1031131600	6556 W DESERT AVE	A-2	30
S1031141902	5847 W GOWEN RD	A-2	32.5
S1031142000	5847 W GOWEN RD	A-2	5
S1032212401	5121 W GOWEN RD	A-1	40.3
S1032212402	5121 W GOWEN RD	A-1	35.25

153.05

Currently, the properties are vacant and unused apart from a ten-acre month-to-month pasture lease on a portion of parcels S1031131600 and S1031131300.

The surrounding area to the north, south and east is mainly zoned industrial either in the Boise City limits or in Ada County, Boise City Impact Area. There are three properties adjacent to the north of parcels S1031141902, S1031131300 and S1031131600 zoned Ada County Rural Preservation (RP). One of these parcels is contains the Western Riding Club. The southwest corner of parcel S1031131600 touches a parcel owned by the State of Idaho, Department of Lands which is zoned R-1A and adjacent to the west of parcel S1031131600 lies the eastern edge of Indian Lakes Subdivision with thirteen (13) residences along the common boundary. We propose placing a clause in any master developer agreement stating any future lease and development of parcel S1031131600 will require a sixty-foot (60') buffer along the common boundary. This buffer will be kept in its natural state.

The rezone area is within the Airport Influence Areas B and C overlay zone and is affected by average sound levels greater than 65-70 DNL and/or aircraft traffic patterns below 1000 feet. Residential uses in these areas are considered non-conforming. Manufacturing, industrial, and commercial uses are allowed with proper sound attenuation standards of a minimum noise level reduction (NLR) of 30db in noise sensitive areas of any facilities.

The rezone will allow for aviation-compatible, non-aeronautical industrial development in support of economic growth for the City of Boise and the Airport. Future development will be in accordance with M-1D (Light Industrial with Design Review) zone which provides for light industrial uses that may be appropriate near commercial or residential development.

The airport's master plan supports utilizing its real property assets to generate non-aeronautical revenue for the benefit of civil aviation. The timing of this request has been largely dependent upon current market conditions as well as the availability of airport staff to manage the future development and leasing project.

This property is located within the Airport Planning Area of Boise City's Comprehensive Plan. The Comprehensive Land Use Map designates the rezone area as Industrial. Blueprint Boise *Policy EC1.2* addresses the need to maintain a sufficient supply of land that is reserved for a variety of industrial, retail, and office uses such as heavy and light industrial and *Policy AP-CNN1* promotes compatible industrial and airport-related development.

With this letter, we submit our rezone application and attachments. If you have any questions or concerns, please contact me at (208) 972-8411 or via email at asnyder@cityofboise.org.

Respectfully,



Amy S. Snyder
Property & Contract Manager

Attachments: Submittal Checklist
Application attachments under separate files.





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Annexation & Rezone Application Submittal Requirements

- 1. **Completed Application**
- 2. **Detailed Letter of Explanation** and justification for the proposed project. Include the following:
 - a. Are there any existing land uses in the general area similar to the proposed use?
 - b. Adjacent Property Uses and Zone
 - c. Why are you requesting annexation into the City of Boise or a rezone?
 - d. What use, building or structure is intended for the property?
 - e. What changes have occurred in the area that justify the request?
 - f. What Comprehensive Plan land use designation, goals or policies support your request?
- 3. **Statement of Legal Interest** (download [form](#)). Form must be completed by the legal owner of record.
- 4. **Photographs** of existing site conditions. ^{*} *Aerial Photo
- 5. **Copy of Deed** with Meets and Bounds Legal Description
- 6. **Conceptual Site Plan**, showing future uses, building and structures intended for the property. ^{**} ** Site Plan is not yet developed.
- 7. **Neighborhood Meeting Information**, view [best practices](#).
 - a. Pre-Application Form
 - b. Neighborhood Radius Notice Letter
 - c. List of notified owners, residents and neighborhood association, if applicable
 - d. Sign-in Sheet from neighborhood meeting

Additional Documents Required for Annexation Requests

Note: The following information is required by the Boise City Council. Annexation applications will not be accepted without a property description and map meeting the guidelines listed below.

- 8. **Land Description.** Attach a description of the actual property which you wish to have rezoned or annexed on a separate page. All land descriptions must be certified by a land surveyor registered to the State of Idaho.



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- a. All property description shall be labeled as "Exhibit A."
 - b. The property description shall have a narrative paragraph, which names the section, township range and meridian in which the property is located. The narrative shall also contain a rough description of the property. For example, "An area of land located in the southwest quarter of the northwest quarter of section _____ more particularly described as follows: "
 - c. The commencing point must be a government-surveyed corner, such as a section corner or a quarter corner.
 - d. The commencing point can be the point of beginning if the point is a section or quarter corner.
 - e. All descriptions must have a Point of Beginning.
 - f. Bearings and distances shall continuously define an area boundary with a closure accuracy of at least one part in five thousand.
 - g. The property description shall duplicate the metes and bounds of all existing annexations or shall reference the former annexation.
 - h. The property description shall not overlap or leave gaps from previous annexations.
 - i. The property description shall clearly define where the property is located by calling out known points or courses such as subdivision, lot corners, streets, canals and water courses.
 - j. The all-property description shall state a return to the Point of Beginning.
 - k. The all-property description shall state the number of acres annexed to one-hundredth of an acre.
9. **Annexation Map**, which includes the following information:
- a. Section
 - b. Township
 - c. Range
 - d. North arrow



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APPLY ONLINE



P&L SYSTEM - APPLICATION

Enter details and submit.
Revisit for status updates and
Public Record.

ePlanReview

Open email from ePlanReview,
Click Log-in to Case Number,
Follow steps to upload/submit files.

P&L SYSTEM - PAY FEES

Wait for confirmation email.
Return to P&L System to pay fees.

Start the process at cityofboise.org/permits



