



Planning & Development Services

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

Phone: 208/384-3830
Fax: 208/384-3753
TDD/TTY: 800/377-3529
Website: www.cityofboise.org/pds

Planning Division Transmittal

File Number: CAR21-00022 & ZOA21-00002

Hearing Date: 9/11/2023

X-Ref:

Hearing Body: Planning and Zoning Commission

Address:

Transmittal Date: 7/28/2023

Applicant: The Land Group

- 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-Fire
- 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

- Boise Postmaster*
- CCDC
- CDH
- 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
- 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 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.:
CAR21-00022

Annexation/Rezone Annexation & Rezone

Property Information

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

Subdivision Name:	Parcel Legal Description:	Zoning District:
2N 1E 02	PAR #7295 OF NE4SE4, SEC 2 2N 1E, #41722 S	RSW

Parcel Number:	Additional Parcel Numbers:
S1402417295	S1401314850, S1401336310, S1412223050, S1412120600, S1401449000, S1401417210, S1402417235, S1402417295

Agent/Representative Information

First Name:	Last Name:	Type:
Tamara	Thompson	Authorized Representative

Company:
The Land Group, Inc.

Address:	City:	State:	Zip:
462 E Shore Dr, Suite 100	Eagle	ID	83616

Email:	Main Phone:	Cell Phone:
tamara@thelandgroupinc.com	(208) 939-4041	

Applicant Information

First Name: (Primary Contact)	Last Name:	Type:
Kristen	McNeill	Applicant

Company:
The Land Group, Inc.

Address:	City:	State:	Zip:
462 E Shore Dr Suite 100	Eagle	ID	83616

Email:	Main Phone:	Cell Phone:
kmcneill@thelandgroupinc.com	(208) 939-4041	

Owner Information

Name:

MURGOITIO LOUIS P

Address:

7373 S MAPLE GROVE RD

City:

BOISE

State:

ID

Zip:

83709

Email:

Phone:

(208) 939-4041

Owner Information

Name:

M & M PROPERTIES LLC

Address:

6725 S STARSTRUCK AVE

City:

BOISE

State:

ID

Zip:

83709

Email:

Phone:

Owner Information

Name:

HDP MURIO FARMS LLC

Address:

708 MAIN ST

City:

EVANSTON

State:

IL

Zip:

60202

Email:

Phone:

Owner Information

Name:

MURGOITIO LOU P

Address:

7373 S MAPLE GROVE RD

City:

BOISE

State:

ID

Zip:

83709

Email:

Phone:

Project Information

Project Name: (if applicable):

Murio Farms

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.

This application includes a specific area plan for Murio Farms which involves annexation and a zoning ordinance amendment to create a new specific area plan district zone (SP-04) in the southwest planning area.

Project Details

Property Information

Zoning District:	RSW
Property in Historic District:	NO
Property In Design Review Zone:	NO
Property In Hillside:	NO
Property In Floodplain:	NO
Flood Zone:	N/A
Wildland Urban Interface (WUI):	YES
WUI Name:	undefined
Airport Influence:	Not in Airport Influence Area
Irrigation ditches or canals on or adjacent to property:	Yes
Overhead powerlines or utility lines on or adjacent to the property:	
Total Size of Property to be Annexed or Rezoned:	376.79

General

Plans submitted as:	Electronic
Existing Use:	Agriculture

Annexation And Rezone

Current Zone:	RSW
Does this remove a Historic District designation:	No
Requested Zone:	See Zoning Ordinance Amendment Application / Specific Area Plan
Will this Annexation and/or Rezone include a Development Agreement:	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 checking this box:

1. The undersigned is the owner of the indicated property or acting as the owner's authorized representative.
2. 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.
3. The checked box represents a digital signature for all legal purposes as allowed by [Idaho Code \(Uniform Electronic Transactions Act\)](#).

This application was submitted electronically through the Permitting & Licensing Public Portal.

Signed electronically on 6/29/2021, by Kristen McNeill



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Record No.:
ZOA21-00002

Zoning Ordinance Amendment

Property Information

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

Subdivision Name:	Parcel Legal Description:	Zoning District:
2N 1E 02	PAR #7295 OF NE4SE4, SEC 2 2N 1E, #41722 S	RSW

Parcel Number:	Additional Parcel Numbers:
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Agent/Representative Information

First Name:	Last Name:	Type:
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462 E Shore Dr, Suite 100	Eagle	ID	83616

Email:	Main Phone:	Cell Phone:
tamara@thelandgroupinc.com	(208) 939-4041	

Applicant Information

First Name: (Primary Contact)	Last Name:	Type:
Kristen	McNeill	Applicant

Company:
The Land Group, Inc.

Address:	City:	State:	Zip:
462 E Shore Dr Suite 100	Eagle	ID	83616

Email:	Main Phone:	Cell Phone:
kmcneill@thelandgroupinc.com	(208) 939-4041	

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Name:

M & M PROPERTIES LLC

Address:

6725 S STARSTRUCK AVE

City:

BOISE

State:

ID

Zip:

83709

Email:

Phone:

Owner Information

Name:

HDP MURIO FARMS LLC

Address:

708 MAIN ST

City:

EVANSTON

State:

IL

Zip:

60202

Email:

Phone:

Owner Information

Name:

MURGOITIO LOU P

Address:

7373 S MAPLE GROVE RD

City:

BOISE

State:

ID

Zip:

83709

Email:

Phone:

Project Information

Project Name: (if applicable):

Murio Farms Specific Plan

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Wildland Urban Interface (WUI):	YES
WUI Name:	undefined
Airport Influence:	Not in Airport Influence Area
Total Size of Property to be Annexed or Rezoned:	376.79

General

Will you be submitting drawings or documents:	Yes
Plans submitted as:	Electronic
Review Authority:	Planning & Zoning Commission

Zoning Ordinance Amendment

Section of Zoning Ordinance you are proposing to amend:	Chapter 11-013 - Adopted Specific Plans. (Add section for Murio Farms Specific Area Plan) 11-05-01: General Provisions (Add Murio Farms to the Specific Plan District table)
Summary of proposed text changes:	We are proposing to adopt / add the Murio Farms Specific Area Plan District to Boise City Code, Title 11 Development Code 11-013

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