THE CITY WE ARE CREATING WILL:
- Have a variety of great neighborhoods
- Direct development where there is planned public investment
- Have a strategy to produce affordable and sustainable housing
- Manage growth along the edges of the city

OUR DEVELOPMENT PROCESS WILL:
- Reinforce our desired outcomes
- Involve the community and partners early to ensure the concept meets our desired outcomes
- Result in excellent projects

<table>
<thead>
<tr>
<th>FALL 2020</th>
<th>SPRING 2021</th>
<th>WINTER/SPRING 2022</th>
<th>SUMMER 2022</th>
<th>FALL 2022</th>
<th>WINTER 2023</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 Survey</td>
<td>2 Surveys</td>
<td>2 Surveys</td>
<td>3 Open Houses and Digital Online Open House</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2 Community Conversations</td>
<td>6 Office Hours</td>
<td>7 Neighborhood Conversations</td>
<td>15 Community &amp; Targeted Events</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
## Project Type Classifications

<table>
<thead>
<tr>
<th>TYPE 1 Simple Review</th>
<th>TYPE 2 Administrative Review</th>
<th>TYPE 3 Appointed Body Review and Decision</th>
<th>TYPE 4 City Council Review and Decision</th>
</tr>
</thead>
<tbody>
<tr>
<td>May require Interdepartmental Review</td>
<td>Require Interdepartmental Review</td>
<td></td>
<td></td>
</tr>
<tr>
<td><strong>No Appeal</strong></td>
<td><strong>Appeal to Hearing Examiner</strong></td>
<td><strong>Appeal to City Council</strong></td>
<td><strong>Appeal to District Court</strong></td>
</tr>
<tr>
<td>Temporary sign</td>
<td>Record of Survey</td>
<td>Hearing examiner: Variance</td>
<td>Comprehensive Plan Amendments</td>
</tr>
<tr>
<td>Home Occupation</td>
<td>Minor Small Lot</td>
<td>Planning &amp; Zoning Commission: Major Expansion of a Nonconforming Use</td>
<td>Zoning Ordinance Amendments</td>
</tr>
<tr>
<td>Hillside Category 1&amp;2</td>
<td>Nonconforming Use</td>
<td>Allowed Use – Alternative Form</td>
<td>Annexation/Rezone</td>
</tr>
<tr>
<td>Sign Program</td>
<td>Conditional Use Permit</td>
<td>Planning &amp; Zoning Commission: Major Design Review</td>
<td>Planned Unit Developments</td>
</tr>
<tr>
<td>Group Childcare</td>
<td>Hillside Category 3</td>
<td>Major Small Lot</td>
<td>Planned Unit Developments</td>
</tr>
<tr>
<td>Accessory Dwelling Unit</td>
<td>Complex River System Permit</td>
<td></td>
<td>Subdivisions</td>
</tr>
<tr>
<td>Duplex/Triplex/ Fourplex</td>
<td>Design Review Commission: Major Design Review</td>
<td></td>
<td>Subdivision Related Items</td>
</tr>
<tr>
<td>Other Allowed Uses*</td>
<td>Historic Preservation Commission: Certificate of Appropriateness</td>
<td></td>
<td></td>
</tr>
<tr>
<td>River System Permit</td>
<td>Conditional Use Permit - Modification*</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Minor Design Review*</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**BOLD:** New  
**ORANGE:** Not Required by LLUPA
OUR DEVELOPMENT PROCESS WILL RESULT IN EXCELLENT PROJECTS

Interdepartmental & Agency Review

Boise Public Works,
Boise Parks and Rec,
Boise Fire Department,
Ada County Highway District,
Idaho Transportation Department,
Boise Police Department,
Capital City Development Corporation,
Boise Arts & History,
School Districts,
Boise Irrigation Districts

Note: This list is not exhaustive and will include other partner agencies based on projects.
### OUR DEVELOPMENT PROCESS WILL REINFORCE OUR DESIRED OUTCOMES

#### Allowed Use & Allowed Form OR Alternative Forms

<table>
<thead>
<tr>
<th>Zone</th>
<th>Allowed Uses with Allowed or Alternative Form</th>
</tr>
</thead>
<tbody>
<tr>
<td>MX-1 (Mixed Use Neighborhood)</td>
<td>Single Family Attached&lt;br&gt;Duplex/Triplex/Fourplex</td>
</tr>
<tr>
<td>MX-3 (Mixed Use Active)</td>
<td>Multifamily&lt;br&gt;Office, Personal and Business Service</td>
</tr>
<tr>
<td>MX-4 (Mixed Use TOD)</td>
<td>Retail Sales (Small-Large)&lt;br&gt;Restaurant/Brewpub</td>
</tr>
<tr>
<td>MX-5 (Mixed Use Downtown)</td>
<td>All uses</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Zone</th>
<th>Special Allowed Use</th>
<th>Allowed Form</th>
</tr>
</thead>
<tbody>
<tr>
<td>MX-1 (Mixed Use Neighborhood)</td>
<td>Single Family Attached&lt;br&gt;Duplex/Triplex/Fourplex</td>
<td>2+ stories&lt;br&gt;AND 2+ uses or 2+ housing products&lt;br&gt;OR reuse of existing onsite structure</td>
</tr>
<tr>
<td>MX-3 (Mixed Use Active)</td>
<td>Multifamily&lt;br&gt;Office, Personal and Business Service Retail Sales (Small-Large)&lt;br&gt;Restaurant/Brewpub</td>
<td>4+ stories&lt;br&gt;AND does not exceed minimum parking requirements&lt;br&gt;OR Meets requirements of Affordable &amp; Sustainable Incentive</td>
</tr>
<tr>
<td>MX-4 (Mixed Use TOD)</td>
<td>4+ stories&lt;br&gt;AND does not include surface parking&lt;br&gt;AND does not exceed minimum parking requirements&lt;br&gt;AND 80% of ground floor is active&lt;br&gt;OR Meets requirements of Affordable &amp; Sustainable Incentive</td>
<td></td>
</tr>
<tr>
<td>MX-5 (Mixed Use Downtown)</td>
<td>4+ stories&lt;br&gt;AND does not include surface parking&lt;br&gt;AND 80% of ground floor is active&lt;br&gt;OR Meets requirements of the MX-4 Affordable &amp; Sustainable Incentive</td>
<td></td>
</tr>
</tbody>
</table>
Many Type 2 applications are allowed uses in their zone but require additional review by staff before approval to ensure use-specific standards and design requirements are followed.

**EXAMPLE:** A homeowner is building an accessory dwelling unit (mother-in-law suite) in their backyard in an R-1A (Large Lot) zone.

**WHY TYPE 2:** ADU’s are allowed in R-1A, but use specific standards apply. Staff will review the application against use standards and design criteria in the code.

**PUBLIC INVOLVEMENT:**
- Project visible on Community Development Tracker
- Neighborhood Association is copied on approval letter to applicant
- Appeal of decision goes to hearing examiner

**MORE EXAMPLES OF TYPE 2 APPLICATIONS THAT FOLLOW THIS PROCESS:**
- Sign Program
- Duplex/Triplex/Fourplex

**OLD PROCESS**
ADMINISTRATIVE REVIEW WITH MINOR DESIGN REVIEW: TYPE 2 APPLICATIONS

6-Unit Cottage Court Using the Strategic Infill Incentive in R-1C (Residential Traditional)

Some Type 2 applications also require Minor Design Review. The design review process evaluates building and site design to help ensure excellent projects.

EXAMPLE: A homeowner in the R-1C (Residential Traditional) zone has split their large lot and wants to build a 6-unit cottage court on the now-vacant lot using the sustainability and affordability incentive.

WHY TYPE 2: Lots in the R-1B and R-1C zones may be allowed to build up to 12 units IF they meet the locational, site-specific, and applicable affordability requirements for the Strategic Infill Incentive. Use-specific standards also apply. Minor Design Review is required because the project is greater than 4 units.

TYPE 2 PROCESS FOR ALLOWED USE

- Concept Review Meeting
- Application is Submitted - 100%
- Staff Report
- Decision

TYPE 2 PROCESS FOR MINOR DESIGN REVIEW

- Concept Review Meeting - 25%
- Interdepartmental Review - 50%
- Application is Submitted - 100%
- Staff Report
- Decision

PUBLIC INVOLVEMENT:
- Project visible on Community Development Tracker
- Neighborhood Association is copied on approval letter to applicant
- Appeal of decision goes to hearing examiner

MORE EXAMPLES OF TYPE 2 APPLICATIONS THAT FOLLOW THIS PROCESS:
- 5 or more small lots that are directly next to each other
- Minor exterior modification of a commercial building

OLD PROCESS

- Applicant has a Concept (0-100%)
- Submit Application
- Staff Report
- Decision
Some projects may be classified as a Type 2 Administrative Review because the use is allowed, but they require interdepartmental review and Type 3 Major Design Review, which includes a public hearing.

**EXAMPLE:** A developer purchases a vacant corner lot in an R-3 (Residential Urban) zone to build a 60-unit apartment complex.

**WHY TYPE 2 AND 3:** Multifamily housing is an allowed use in the R-3 zone, so the use is reviewed and approved administratively. However, new multi-family buildings are subject to Citywide Design Guidelines and require Major Design Review.

**TYPE 2 PROCESS FOR ALLOWED USE**

1. **Concept Review Meeting** – 25%
2. **Interdepartmental Review** – 50%
3. **Application is Submitted** – 100%
4. **Staff Report**
5. **Decision**

**TYPE 3 PROCESS FOR MAJOR DESIGN REVIEW**

1. **Concept Review Meeting** – 25%
2. **Neighborhood Meeting**
3. **Mid-process Review Meeting with Staff**
4. **Interdepartmental Review** – 50%
5. **Application is Submitted** – 100%
6. **Staff Report**
7. **Decision: Design Review Commission**

**PUBLIC INVOLVEMENT:**

**Allowed Use**
- Project visible on Community Development Tracker
- Neighborhood Association is copied on approval letter to applicant
- Appeal of decision goes to hearing examiner

**Major Design Review**
- Neighborhood meeting
- Transmittal (agencies, neighborhood association) and mailed notice when application is submitted
- Public hearing
- Appeal of this decision would go to Boise City Council

**MORE EXAMPLES OF APPLICATIONS THAT FOLLOW THIS PROCESS:**
- Commercial and mixed use buildings over 5,000 square feet

**OLD PROCESS**

1. **Pre-application Meeting (0-100%)**
2. **Neighborhood Meeting**
3. **Submit Application**
4. **Agencies and Partners Review**
5. **Staff Report**
6. **Public Hearing & Decision: Planning and Zoning Commission**
APPOINTED BODY REVIEW AND DECISION: TYPE 3 APPLICATIONS

Single story drug store in MX-3 (Allowed Use – Alternative Form)

Type 3 applications are heard and decided by an appointed body in a public hearing. Typically, these projects are decided in a public hearing because they require extensive review by staff, appointed bodies, and the public to ensure that the project contributes to the city’s goals. They may also require a public hearing under the Local Land Use Planning Act (LLUPA).

EXAMPLE: A developer wants to build a 1-story, suburban style drugstore (without a drive-through) on an MX-3 (Mixed Use Active) corridor.

WHY TYPE 3: Retail is an allowed use in MX-3, but the suburban style of the project does not support the desired outcome of growing our best-in-class transit along the city’s active mixed use corridors. However, the project might support desired outcomes in other ways. Rather than requiring all development to meet one specific form to ensure our process results in excellent projects, Allowed Use – Alternative Form projects are decided by the Planning and Zoning Commission where they can be reviewed and discussed in a public hearing.

TYPE 3 PROCESS FOR ALLOWED USE – ALTERNATIVE FORM

PUBLIC INVOLVEMENT:

- Project visible on Community Development Tracker
- Neighborhood meeting
- Transmittal (agencies, neighborhood association) and mailed notice when application is submitted
- Public hearing
- Appeal to Boise City Council

OLD PROCESS

PUBLIC INVOLVEMENT:

- Project visible on Community Development Tracker
- Neighborhood meeting
- Transmittal (agencies, neighborhood association) and mailed notice when application is submitted
- Public hearing
- Appeal to Boise City Council

OLD PROCESS

APPLICANT HAS A CONCEPT (0-100%)  SUBMIT APPLICATION  STAFF REPORT  DECISION

MORE EXAMPLES Applications that follow this process and their approval hearing body:

- Variance (Hearing Examiner)
- Conditional Use Permit (Planning and Zoning Commission)
- Certificate of Appropriateness (Historic Preservation Commission)
Type 4 applications are major decisions reviewed and decided by City Council. They may first go to another body, such as the Planning and Zoning Commission, for a formal recommendation.

**EXAMPLE:** The owner of a large R-1A (Large Lot Residential) lot wants to rezone their property to R-2 (Residential Compact) in order to subdivide and build a row of townhomes.

**WHY TYPE 4:** All Type 4 applications are required to have a public hearing under the Local Land Use Planning Act (LLUPA). Changing the city zoning map is a legislative decision, which are made by the City Council. Note: The application for a rezone is a Type 4. Depending on the specific plans of the applicant, subsequent projects related to the rezone may go under a different Type and follow a different process.

**TYPE 4 PROCESS FOR REZONE**

**PUBLIC INVOLVEMENT:**
- Project visible on Community Development Tracker
- Neighborhood meeting
- Transmittal (agencies, neighborhood association) and mailed notice when application is submitted
- Mailed notice when application is submitted
- Published notice in the Idaho Statesman
- Public hearing
- Appeal to District Court (Boise City Council makes final city decision)

**MORE EXAMPLES OF APPLICATIONS THAT FOLLOW THIS PROCESS:**
- Annexations
- Planned Unit Developments
- Subdivisions
- Comprehensive Plan Amendments

**OLD PROCESS**