

PROCESS AND GOALS

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

				WE ARE HERE	
FALL 2020	SPRING 2021	WINTER/ SPRING 2022	SUMMER 2022	FALL 2022	WINTER 2023
<p>Project Kick Off</p> <hr/> <p>1 Survey</p> <p>2 Community Conversations</p>	<p>Module 1 (Allowed Uses)</p> <hr/> <p>2 Surveys</p> <p>6 Office Hours</p> <p>6 Community Conversations</p>	<p>Module 2 (Development and Design Standards)</p> <hr/> <p>2 Surveys</p> <p>7 Neighborhood Conversations</p> <p>15 Community & Targeted Events</p>	<p>Module 1 & 2 Revised</p> <hr/> <p>3 Open Houses and Digital Online Open House</p>	<p>Consolidated Draft Code Including Module 3 (Process & Procedures)</p>	<p>Public Hearing Process</p>



OUR DEVELOPMENT PROCESS WILL RESULT IN EXCELLENT PROJECTS

Project Type Classifications

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

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,



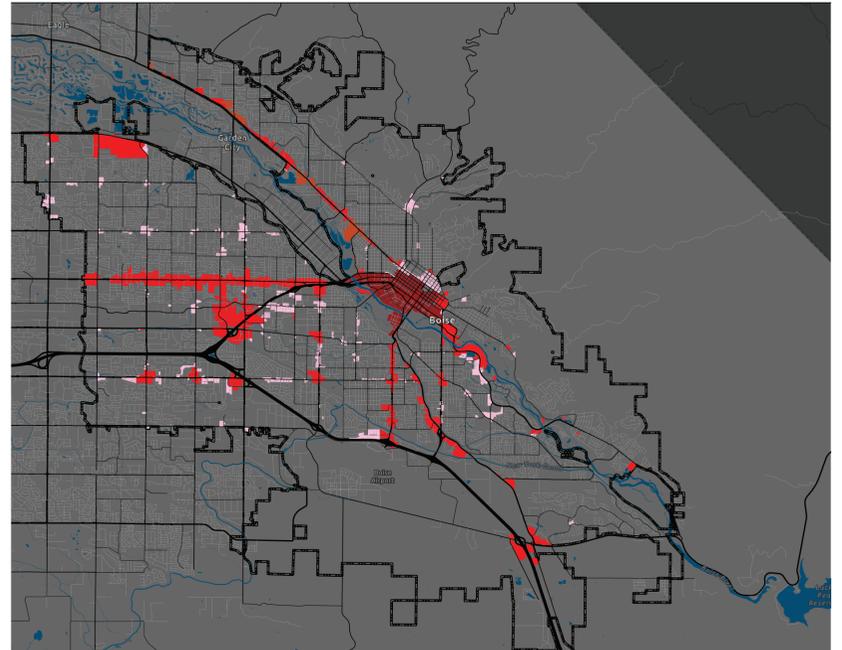
Boise Irrigation Districts

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

Zone	Allowed Uses with Allowed or Alternative Form
MX-1 (Mixed Use Neighborhood)	Single Family Attached Duplex/Triplex/Fourplex
MX-3 (Mixed Use Active)	Multifamily Office, Personal and Business Service
MX-4 (Mixed Use TOD)	Retail Sales (Small-Large) Restaurant/Brewpub
MX-5 (Mixed Use Downtown)	All uses



Zone	Special Allowed Use	Allowed Form
MX-1 (Mixed Use Neighborhood)		2+ stories AND 2+ uses or 2+ housing products OR reuse of existing onsite structure
MX-3 (Mixed Use Active)	Single Family Attached Duplex/Triplex/Fourplex	4+ stories AND does not exceed minimum parking requirements OR Meets requirements of Affordable & Sustainable Incentive
MX-4 (Mixed Use TOD)	Multifamily Office, Personal and Business Service Retail Sales (Small-Large) Restaurant/Brewpub	4+ stories AND does not include surface parking AND does not exceed minimum parking requirements AND 80% of ground floor is active OR Meets requirements of Affordable & Sustainable Incentive
MX-5 (Mixed Use Downtown)		4+ stories AND does not include surface parking AND 80% of ground floor is active OR Meets requirements of the MX-4 Affordable & Sustainable Incentive

ADMINISTRATIVE REVIEW: TYPE 2 APPLICATIONS

Accessory Dwelling Unit in R-1A



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.

CONCEPT REVIEW
MEETING

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:

- Sign Program
- Duplex/Triplex/Fourplex

OLD PROCESS

APPLICANT HAS A
CONCEPT (0-100%)

SUBMIT
APPLICATION

STAFF REPORT

DECISION

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



TYPE 2 PROCESS FOR MINOR DESIGN REVIEW



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



ADMINISTRATIVE REVIEW WITH MAJOR DESIGN REVIEW: TYPE 2 & 3 APPLICATIONS

60-unit apartment complex in R-3 (Residential Urban)



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



TYPE 3 PROCESS FOR MAJOR DESIGN REVIEW



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



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



TYPE 3 PROCESS FOR MAJOR DESIGN REVIEW



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

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

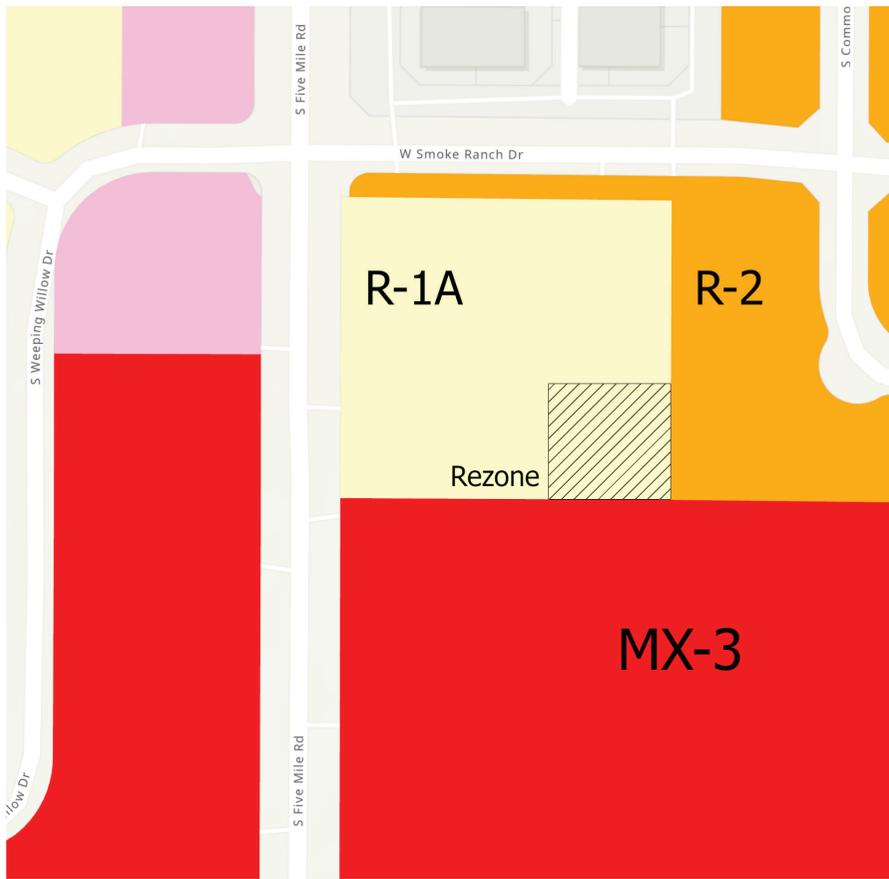
- Variance (Hearing Examiner)
- Conditional Use Permit (Planning and Zoning Commission)
- Certificate of Appropriateness (Historic Preservation Commission)

OLD PROCESS



TYPE 4 APPLICATIONS

Rezone from R-1A (Residential Large Lot) to R-2 (Residential Compact)



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

