

CITY *of* BOISE

ZONING CODE REWRITE

Draft Module 3

TIMELINE & PREVIOUS OUTREACH

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>
				WE ARE HERE	



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

DRAFT MODULE 3

Process & Procedures

WHAT WE HEARD FROM THE COMMUNITY

Consistent and
predictable
decisions

Coordinate
conversations
with all public
service
providers

Clear roles for
stakeholders



OUR DEVELOPMENT PROCESS WILL:

Reinforce our
city's vision
and goals

Involve the
community and
partners early to
ensure concept
meets our desired
outcomes

Result in
excellent
projects

OUR DEVELOPMENT PROCESS WILL:

REINFORCE OUR CITY'S VISION & GOALS



- Create application types
- Create new application type: Allowed Use – Allowed Form or Alternative Form
- Establish an Interdepartmental Review Process
- Reintroduce the Hearing Examiner
- Reclassify Design Review Committee as Design Review Commission
- Update the required development findings

OUR DEVELOPMENT PROCESS WILL:

RESULT IN EXCELLENT PROJECTS

PROJECT TYPE CLASSIFICATIONS

TYPE 1

Simple Review

TYPE 2

Administrative
Review

TYPE 3

Appointed Body
Review

TYPE 4

City Council
Review

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

BOLD: New **ORANGE:** Not required by LLUPA

OUR DEVELOPMENT PROCESS WILL: **RESULT IN EXCELLENT PROJECTS**

Review Body	Type of Review	Application Types
Administrative (Staff/Director)	Use Specific Standards	1 and 2
Interdepartmental/Agency Review	Subject Matter Expertise Coordination	Some 2 All 3 and 4
Hearing Examiner	Objective & Consistent Review	Some 3 (variance) Appeals of 2 & 3
Design Review Commission	Architectural Design	3 and 4
Historic Preservation Commission	Historic Design	3 and 4
Planning and Zoning Commission	Land Use Decisions	3 and 4
City Council	Policy Related	3 and 4

BOLD: New

OUR DEVELOPMENT PROCESS WILL:

RESULT IN EXCELLENT PROJECTS

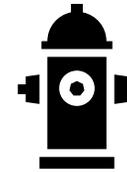
INTERDEPARTMENTAL REVIEW



Public Works



Parks



Fire Dept.

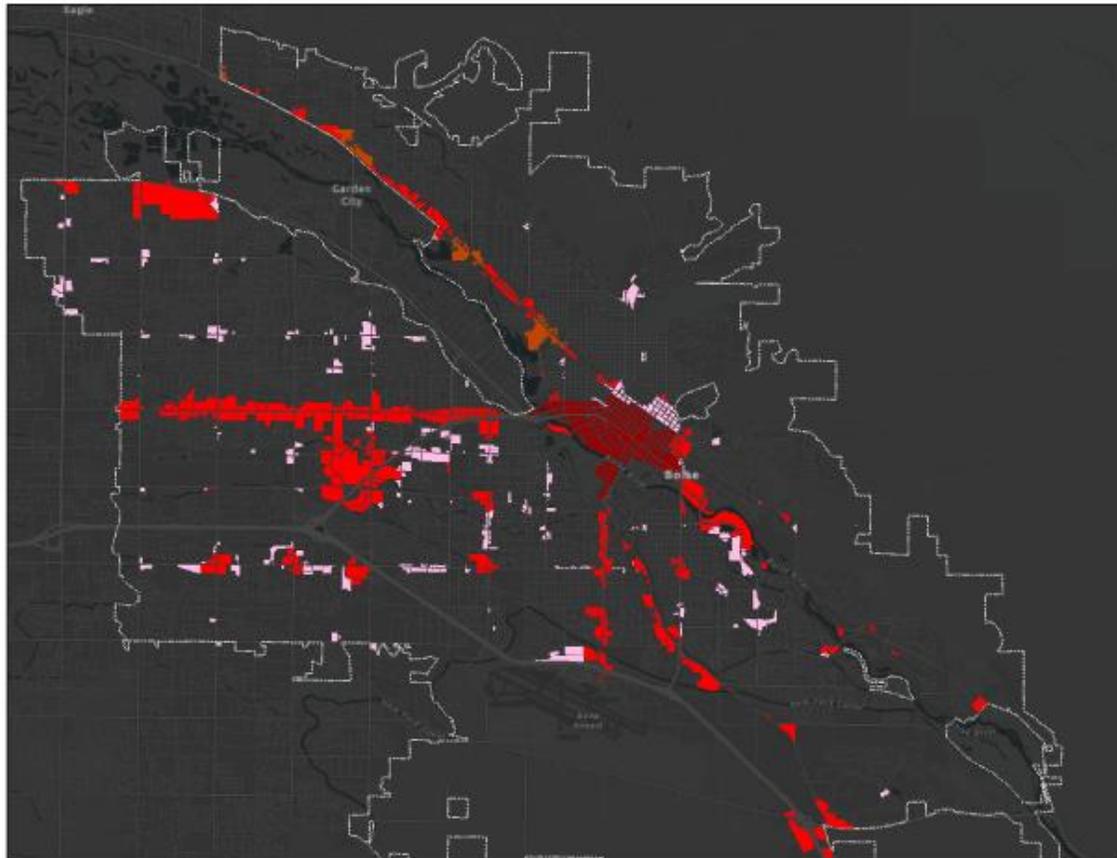


Ada County Highway
District &
Idaho Transportation
Department

Additional Departments & Agencies: Police, CCDC, Arts & History, School Districts, Irrigation Districts, and more

REINFORCE OUR CITY'S VISION & GOALS

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 Multifamily Office, Personal and Business Service Retail Sales (Small-Large) Restaurant/Brewpub
MX-3 (Mixed Use Active)	
MX-4 (Mixed Use TOD)	
MX-5 (Mixed Use Downtown)	All uses

REINFORCE OUR CITY'S VISION & GOALS

EXAMPLE: ALLOWED USE & ALLOWED FORM OR ALTERNATIVE FORM IN THE MX-3 ZONES



Allowed Use:
Apartment
Allowed Form:
4+ stories



Allowed Use:
Apartment
Alternative Form:
3 stories or less

Mixed Use Active (MX-3)

Type 2 – Staff level with Interdepartmental Review

Contributes to citywide goals

Mixed Use Active (MX-3)

Type 3 – Public Hearing Required

Additional review needed to determine how project contributes to citywide goals

REINFORCE OUR CITY'S VISION & GOALS

UPDATE DEVELOPMENT APPLICATION FINDINGS

Example Previous Findings:

The traffic impact is **minimized** and the pedestrians and cyclists have been provided for through the use of sidewalks, pathways, landscaping, and safe parking lot design.

Example Proposed Findings:

The site provides a safe, **convenient and efficient network** that minimizes conflicts between pedestrians, bicyclists and vehicular traffic by creating a network that includes sidewalks, pathways, landscaping **that promotes and supports active transportation.**

Current Process – Staff Level



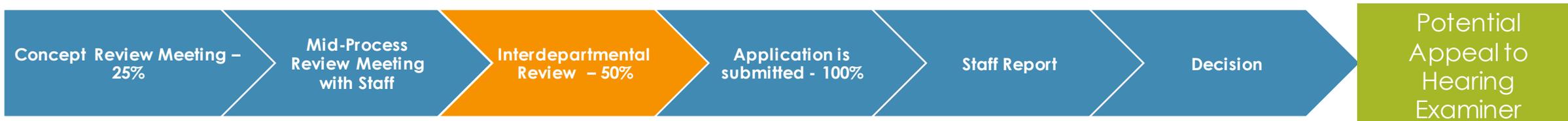
Proposed Process - Application Type 1 & 2

(EXAMPLE: Duplex)



Proposed Process - Application Type 1 & 2 with IDR

(EXAMPLE: Allowed Use - Allowed Form)



EXISTING PROCESS - Hearing Level



PROPOSED PROCESS - Application Type 3



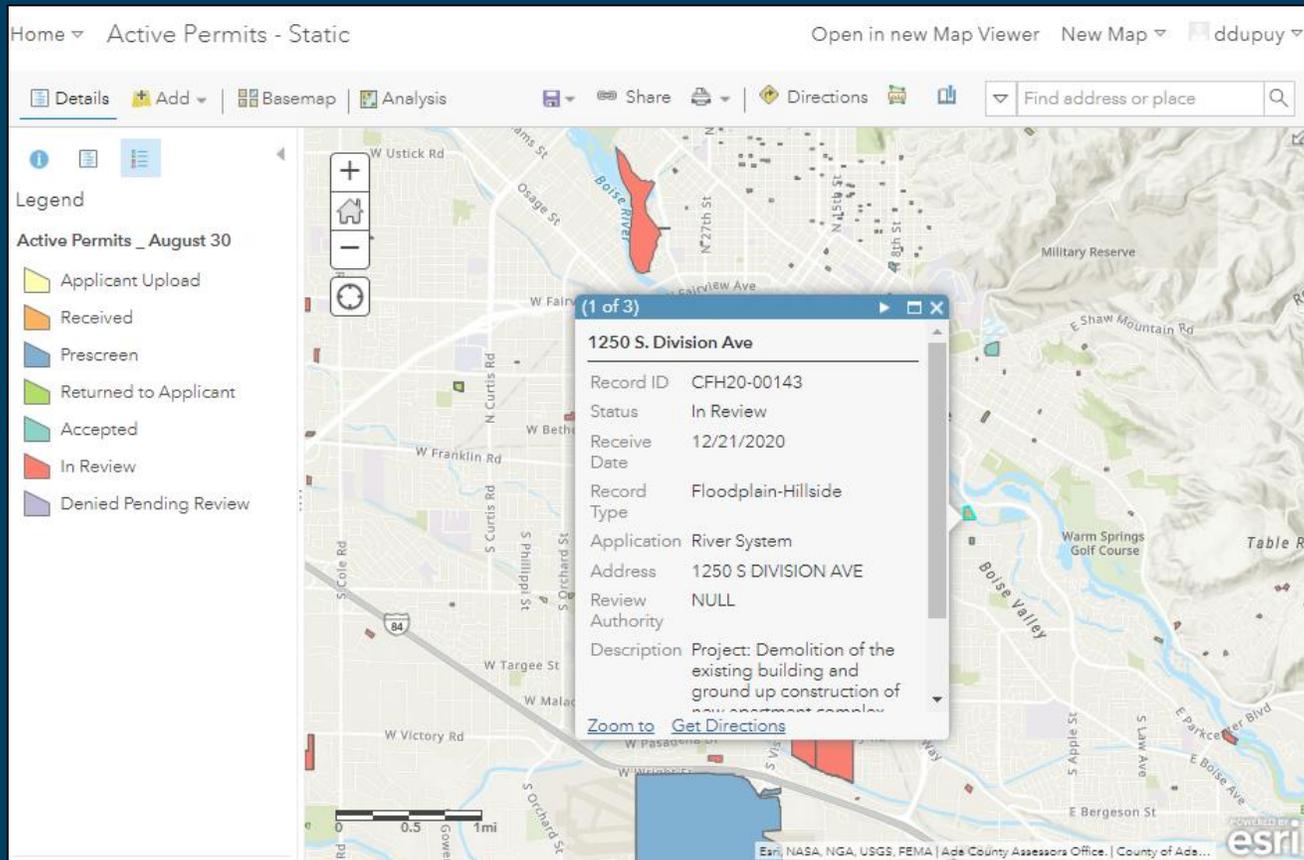
EXISTING PROCESS - City Council Level



PROPOSED PROCESS - Application Type 4



INVOLVE COMMUNITY & PARTNERS EARLY



- Community Development Tracker
- Earlier neighborhood meetings
- Require neighborhood meeting summary to be submitted to the city



UPCOMING EVENTS

November 3 | 6-7:30 p.m. | Capitol HS

November 8 | Noon-1p.m. | Zoom

November 16 | 6-7:30 p.m. | ADA County Library at Victory

Email: Zoningrewrite@cityofboise.org

Website: [Cityofboise.org/zoning-code-rewrite](https://cityofboise.org/zoning-code-rewrite)

Community Development Tracker:
cityofboise.org/community-development-tracker



**QUESTIONS OR
COMMENTS**



NEXT STEPS

Project Submittal: February 2023

Code Adoption: Summer 2023

Email: zoningrewrite@cityofboise.org

Cityofboise.org/Zoning-Code-Rewrite