## Timeline & Previous Outreach

<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>7 Neighborhood Conversations</td>
<td>3 Open Houses and Digital Online Open House</td>
<td></td>
</tr>
<tr>
<td>2 Community Conversations</td>
<td>6 Office Hours</td>
<td>6 Community Conversations</td>
<td>15 Community &amp; Targeted Events</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

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

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

<table>
<thead>
<tr>
<th>Review Body</th>
<th>Type of Review</th>
<th>Application Types</th>
</tr>
</thead>
<tbody>
<tr>
<td>Administrative (Staff/Director)</td>
<td>Use Specific Standards</td>
<td>1 and 2</td>
</tr>
<tr>
<td>Interdepartmental/Agency Review</td>
<td>Subject Matter Expertise Coordination</td>
<td>Some 2</td>
</tr>
<tr>
<td></td>
<td></td>
<td>All 3 and 4</td>
</tr>
<tr>
<td>Hearing Examiner</td>
<td>Objective &amp; Consistent Review</td>
<td>Some 3 (variance)</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Appeals of 2 &amp; 3</td>
</tr>
<tr>
<td>Design Review Commission</td>
<td>Architectural Design</td>
<td>3 and 4</td>
</tr>
<tr>
<td>Historic Preservation Commission</td>
<td>Historic Design</td>
<td>3 and 4</td>
</tr>
<tr>
<td>Planning and Zoning Commission</td>
<td>Land Use Decisions</td>
<td>3 and 4</td>
</tr>
<tr>
<td>City Council</td>
<td>Policy Related</td>
<td>3 and 4</td>
</tr>
</tbody>
</table>
OUR DEVELOPMENT PROCESS WILL:
RESULT IN EXCELLENT PROJECTS

INTERDEPARTMENTAL REVIEW

Public Works  Parks  Fire Dept.

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

Ada County Highway District & Idaho Transportation Department
# REINFORCE OUR CITY’S VISION & GOALS

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 Duplex/Triplex/Fourplex Multifamily Office, Personal and Business Service Retail Sales (Small-Large) Restaurant/Brewpub</td>
</tr>
<tr>
<td>MX-3 (Mixed Use Active)</td>
<td></td>
</tr>
<tr>
<td>MX-4 (Mixed Use TOD)</td>
<td></td>
</tr>
<tr>
<td>MX-5 (Mixed Use Downtown)</td>
<td>All uses</td>
</tr>
</tbody>
</table>
REINFORCE OUR CITY’S VISION & GOALS

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

Mixed Use Active (MX-3)

Type 2 – Staff level with Interdepartmental Review

Allowed Use: Apartment

Allowed Form: 4+ stories

Contributes to citywide goals

Mixed Use Active (MX-3)

Type 3 – Public Hearing Required

Allowed Use: Apartment

Alternative Form: 3 stories or less

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

Applicant has a Concept (0-100%) → Submit Application → Staff Report → Decision

Proposed Process - Application Type 1 & 2
(EXAMPLE: Duplex)

Concept Review Meeting → Application is submitted – 100% → Staff Report → Decision

Potential Appeal to Hearing Examiner

Proposed Process - Application Type 1 & 2 with IDR
(EXAMPLE: Allowed Use - Allowed Form)

Concept Review Meeting – 25% → Mid-Process Review Meeting with Staff → Interdepartmental Review – 50% → Application is submitted - 100% → Staff Report → Decision

Potential Appeal to Hearing Examiner
EXISTING PROCESS - Hearing Level

PROPOSED PROCESS - Application Type 3
EXISTING PROCESS - City Council Level

- Pre-Application Meeting: Concept 0-100%
- Neighborhood Meeting
- Application is submitted
- Staff Report
- Public Hearing & Recommendation: Planning & Zoning Commission
- Public Hearing & Decision: City Council

PROPOSED PROCESS - Application Type 4

- Concept Review Meeting – 25%
- Neighborhood Meeting
- Mid-Process Review Meeting with Staff
- Interdepartmental Review – 50%
- Application is submitted – 100%
- Staff Report
- Public Hearing & Recommendation: Planning & Zoning Commission
- Public Hearing & Decision: City Council
• 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
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