

Chapter 12-04

BOISE AIR TERMINAL (GOWEN FIELD) DISTRICT AND ZONES THEREIN

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Section 12-04-01 BOUNDARIES OF THE BOISE AIR TERMINAL (GOWEN FIELD) DISTRICT

The Boise Air Terminal (Gowen Field) District shall include all lands lying within the boundaries of the legal descriptions marked Appendix "A" and Appendix "B", consisting of pages A1 to A27, which are attached hereto and made a part hereof to the same extent as if set forth in full herein, and are set forth on maps identified by the appropriate signatures of the Chairman of the Board and of the Mayor of the City, and marked and designated as maps of the Boise Air Terminal (Gowen Field) District. An original copy of said zoning maps shall be filed with the County Recorder of County and with the City Clerk of City. The zoning maps, together with all notations, references and other information thereon, and all amendments thereto, are a part of this Ordinance and shall have the same force and effect as if said maps, and all amendments thereto, are fully set forth and described herein.

Section 12-04-02 ZONES OF THE BOISE AIR TERMINAL (GOWEN FIELD) DISTRICT

The following zones are hereby designated and established in said District:

- A. Zone A": The landing strip and overrun area and hereinafter referred to as "Primary Surface".
- B. "Zone B": The instrument runway inner approach zone.
- C. "Zone C": The instrument runway outer approach zone.
- D. "Zone E": The approach zone transition zone.
- E. "Zone F": The horizontal (formerly known as the turning) zone.
- F. "Zone G": The conical (formerly known as the turning zone transition) zone.
- G. "Zone H": The airport noise transition zone.
- H. "Zone I": The landing strip transition zone.
- I. "Zone J": The outer area limitation zone.

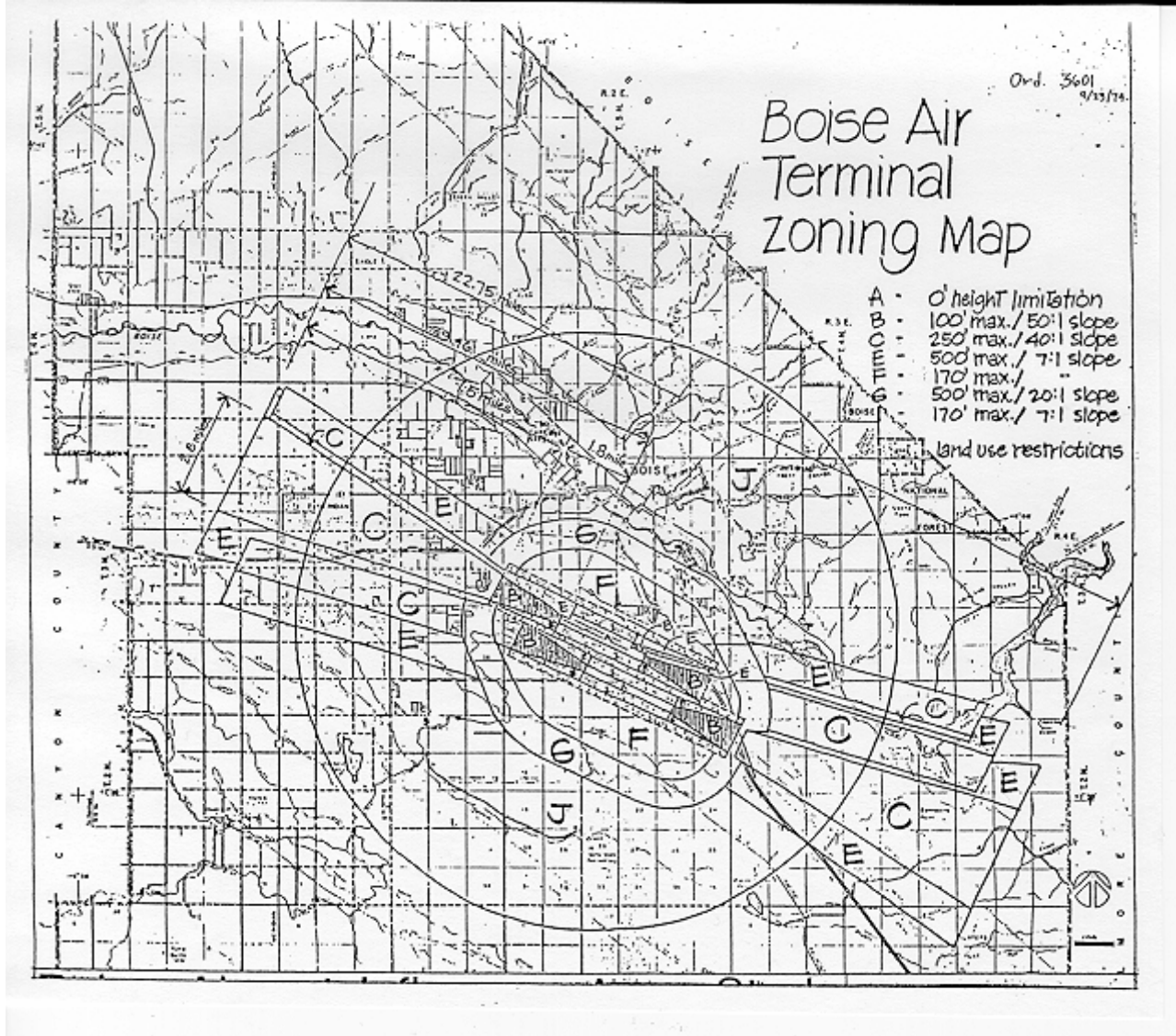
Section 12-04-03 TEXT PREVAILS

The zones hereby created in said District to carry out the provisions of this Ordinance shall include all the land, planes and surfaces lying within said District. Such areas and zones are shown on the

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zoning map of said District and are to be read and interpreted in light of the commitments of said map. If any conflict of map and text should arise, the test of this Ordinance shall govern. (Ord. 3601, 9-23-74)

Section 12-04-04 AIRPORT ZONING MAP



Section 12-04-05 MORATORIUM ON AIRPORT HIGH NOISE IMPACT AREA

In accordance with Section 67-6524, Idaho Code, Boise City hereby adopts the policy prohibiting approval or issuance of zone changes, conditional use permits, subdivision plats or building permits for residential, church, school, hospital and noise impacted commercial uses within the area identified as the 1992 40+ Noise Exposure Forecast (NEF) for three (3) runways as delineated in said Boise Airport Influence Area Study, (made apart hereof as though it was expressly rewritten, incorporated and made a part hereof), and as those lands described as follows:

Commencing at the North quarter corner of Section 24, Township 3 North, Range 1 East, of the Boise Meridian, Ada County, Idaho, said point being the Real Point of Beginning:

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Thence South along the midsection line of the South quarter corner common to Sections 24 and 25, Township 3 North, Range 1 East; thence East along the section line common to said Sections 24 and 25 to a point which is the section corner common to section corners 24 and 25, Township 3 North, Range 1 East, and Sections 19 and 30, Township 3 North, Range 2 East; thence South along the section line to the North 1/16 corner common to Section 25, Township 3 North, Range 1 East and Section 30, Township 3 North, Range 2 East; thence East along said 1/16 line in Section 30, Township 3 North, Range 2 East to the 1/16 corner falling on the center line of Section 30, Township 3 North, Range 2 East; thence South along said center line of said Section 30, Township 3 North, Range 2 East, to a point being the center of Section 30, Township 3 North, Range 2 East; thence West along the 1/4 section line, Section 30, Township 3 North, Range 2 East to the 1/4 corner common to Section 25, Township 3 North, Range 1 East and Section 30, Township 3 North, Range 2 East; thence South along said section line to the North 1/16 corner common to Section 36, Township 3 North, Range 1 East and Section 31, Township 3 North, Range 2 East; thence Southeasterly to the South 1/16 corner of the Northeast 1/4 of Section 5, Township 2 North, Range 2 East; thence Southeasterly to the South 1/16 corner common to Section 11 and 12, Township 2 North, Range 2 East; thence Easterly along said 1/16 line to a point intersecting the South boundary 180N; thence following the South boundary of 180N in a Northwesterly direction to the section corner common to Sections 13, 24, Township 3 North, Range 1 East, and 18, 19, Township 3 North, Range 2 East; thence West along the section line common to Sections 13 and 24, Township 3 North, Range, 1 East, to the Real Point of Beginning.

A procedure is hereby established for appeal for relief from the provisions of this policy for (a) rezone applications, subdivision plats, conditional use permits or building permits deemed by the Council, upon recommendation of the Boise Airport Commission, to be compatible with existing and future airport facility plans, and (b) single family detached dwellings to be constructed on lots or records as of the date of this Resolution. No exception shall be granted for multiple family uses or mobile home parks.

Applicants shall seek relief from this policy prior to the filing

and processing of applications for the approval, use or permit applied for under provisions of other ordinances and regulations, and in no case shall such relief be considered as the granting of a specific approval, use or permit.

Upon receipt of an application for relief from the policy enunciated herein, the Planning and Zoning Commission, after receipt of a recommendation from the Airport Commission, shall hold a hearing thereon, give notice and publication of hearing, and make a recommendation to the Council in the time and manner required by Section 11-01-08 of the Boise City Code. Upon receipt of the recommendation from the Planning and Zoning Commission, the Council shall hold a hearing upon the recommendation in the time and manner provided by said Section 11-01-08 and either approve, disapprove or modify such recommendation. (Ord. 3900, 11-8-76)