

SPECIFIC AREA PLAN (SAP) CODE TEXT AMENDMENT Q&A

Question	Answer
What is the primary difference between the existing SAP code 8-6B-6 and the proposed text amendment?	The text amendment clarifies that an SAPD is a base zoning district with a set of unique, non-transferable zoning regulations for each specific property zoned SAPD
Will the proposed SAP Code Text Amendment rezone existing properties or change code requirements for any property?	No
Who can apply to rezone property to the SAP district?	An applicant can propose rezoning for any property in the City that would benefit from a masterplan and phasing approach. An SAPD application is encouraged for properties within the City designated in the Comprehensive Plan as TOD Activity Nodes, or Neighborhood Destination Activity Nodes, or Future Planning Areas, and is required for Future Planning Areas not currently annexed into the City
Does the proposal amend City administrative procedures for rezoning and development application approvals outlined in Table 8-6A-1 AUTHORITIES & PROCESSES?	No
Does the City have oversight for development after zoning property to an SAP district?	Yes, rezoning to an SAP district does not allow development until the City approves additional development applications per Table 8-6A-1
Is the information for a zoning district boundary amendment outlined in Table 8-6A-2 REQUIRED APPLICATION INFORMATION required for an SAP district zoning application?	Yes
Does public noticing for a zoning map amendment application outlined in Table 8-6A-3 PUBLIC NOTICING REQUIREMENTS apply to an SAP district zoning application?	Yes, plus the requirement to notice interested parties. Also, applicants must hold an additional neighborhood meeting for project scoping before a preapplication meeting with City staff
Why does the Council adopt a Specific Area Plan Project Ordinance (SAPPO)?	By Idaho Code § 67-6511 every property rezone must be adopted by ordinance (ordinances being an expression of municipal law) to amend the official zoning map.

	An approved SAP district rezone ordinance is labeled SAPPO and it will be codified as a separate chapter in the City's Development Code
Are the City Council findings different from those stated in the existing SAP code section 8-6B-6E REQUIRED FINDINGS?	Yes. A REQUIRED FINDING was added: "The SAP application will create a district that is identifiable as a distinct area of the city with a distinguishing character"
Can an adopted SAPPO be amended?	Yes, amendments must follow the procedures for a Development Code Amendment, except for amendments related to design elements that are reviewed by the Design Review Committee