



Planning & Development Services

Boise City Hall, 2nd Floor
150 N. Capitol Boulevard
P. O. Box 500
Boise, Idaho 83701-0500

Phone: 208/384-3830
Fax: 208/384-3753
TDD/TTY: 800/377-3529
Website: www.cityofboise.org/pds

MEMORANDUM

TO: Mayor and Boise City Council

FROM: Hal Simmons - Planning Director
Boise City Planning and Development Services

DATE: June 26, 2009

RE: CAR09-00011 / 5600 W. Hill Road

The following application has been scheduled for **July 14, 2009**.

Ethel Ficks is requesting annexation of ± 0.635 acres located at 5600 W. Hill Road with R-1B (Single Family Residential) zoning.

The Boise City Planning and Zoning Commission at their meeting on June 1, 2009 recommended approval of CAR09-00011. A request for a conditional use permit to operate a community social center was reviewed concurrently with this application.

Notifications

Newspaper notification published on: **June 13, 2009**

Radius notices mailed to properties within 300 feet on: **June 29, 2009**

Staff posted notice on site on: **June 12, 2009**

TABLE OF CONTENTS

Page 2	Summary
Page 4	Boise City Planning & Zoning Commission Action Letter dated, June 2, 2009
Page 6	Vicinity Map
Page 7	Aerial
Page 8	Minutes from June 1, 2009
Page 9	Staff Report dated June 1, 2009
Page 41	Annexation Application
Page 51	ACHD Comments
Page 57	Public Works
Page 59	Boise City Fire Department
Page 61	Correspondence

Summary

The applicant is requesting annexation of ±0.635 acres located at the northeast corner of Plano Lane and W. Hill Road with R-1B (Single Family Residential) zoning. The site is currently zoned Ada County R-6 (Medium Density Residential). The *Boise City Comprehensive Plan* Land Use Map designates the site as Estate Density 2 DU/acre. The Land Use/Zoning Consistency Matrix lists A-1, A-2, R-1A, N-O and L-O as permissible zones for this designation. The R-1B zone is not identified as a permissible zone by the Consistency Matrix. However, for parcels 1.5 gross acres or less in size, the Matrix does not need to be adhered to provided that other policies in the Comprehensive Plan can be found to support the proposed zone.

Staff finds the request is supported by other elements of the Plan. Goal 8.0 encourages a city that minimizes suburban sprawl, provides for a diverse mixture of life-styles and atmospheres and a sense of place that varies throughout the different areas of the City, and that efficiently provides basic services and facilities in close proximity to where people live. Although residential development of the site is not currently proposed, over time it is likely that this parcel will redevelop. The annexation will promote proper growth management which will minimize sprawl (Objective 10.1). It will facilitate the orderly expansion of the city boundaries and will conform to the Level of Service standards found in Figure 10-1 of the Comprehensive Plan. The annexation will attempt to balance costs of services with anticipated revenues.

Both the R-1A and R-1B zones are intended for predominantly single-family residential uses. The R-1A zone allows a density of 2.1 DU/acre and the R-1B 4.8 DU/acre. Other than density, the only difference between the two zones is the average lot width and minimum lot size, all other dimensional requirements and permitted uses are the same. The proposed R-1B classification is much closer to the density allowed under the current County zoning.

The proposed annexation does not constitute leap-frog development. The site is located within Boise City's Area of Impact and is adjacent to city limits at the north, east, and southern boundary of the property. The annexation will maintain and preserve compatibility of surrounding zoning and development. The adjacent parcels are large lots developed with single-family homes. The parcels west and north of the site are zoned R-6. The parcel to the east is zoned R-1B and the parcels on the south side of Hill Road are zoned R-1C. There is one accessory storage building on the subject site and the remainder of the property is planted with a variety of trees. The primary residence is located on the eastern parcel. Both parcels are the subject of the associated conditional use permit.



The annexation will not place a strain on public services or facilities. City services such as sewer, police, and fire are already available to the site. City water is not currently available to the site; however there are two wells located on the parcel.

According to the applicant, he intends to construct an in-ground tank that will accommodate the water required for sprinklers and hydrants (\pm 90,000 gallons). He also intends to install a sprinkler system within the building. The applicant has met with the Building and Fire Department to discuss water concerns as it relates to the future use of the property. These concerns will need to be resolved prior to the issuance of any building permits. Sewer is available in Hill Road and fire services will be provided by Fire Station #9 located at Sycamore Drive and State Street which is 2 1/4 miles from the site. No agencies have responded stating the annexation will adversely affect the delivery of services.

The proposed annexation will not negatively impact the transportation system. The property has frontage along Hill Road and Plano Lane. Hill Road is classified as a minor arterial and Plano Lane is classified as a local street. Hill Road is operating at a Better than "C" level of service. According to ACHD, the proposed annexation/use will not place an undue burden on the existing vehicular and pedestrian transportation system within the vicinity impacted by the proposed development.

Roadway	Frontage	Functional Classification	Traffic Count	Level of Service*	Speed Limit
Hill Road	280'	Minor Arterial	3,269 east of Pierce Park Hill on 2/28/09	"C"	35 MPH
Plano lane	195'	Local	112 north of Hill Rd on 4/3/08	N/A	25 MPH

*Acceptable level of service for 2-lane minor arterial roadways is "E" (14,000 VTD).

MAJOR ISSUES & COMMENTS DISCUSSED BY THE NEIGHBORS

This application was approved without public testimony. The Commission did not provide comment on the annexation.

June 2, 2009

Ethel Ficks
5600 W. Hill Road
Boise, ID 83703

Re: **CAR09-00011 / 5600 W. Hill Road**

Dear Ms. Ficks:

This letter is to inform you of the action taken by the Boise City Planning and Zoning Commission on your request to annex \pm 0.635 acres located at 5600 W. Hill Road with R-1B (Single Family Residential) zoning.

The Boise City Planning and Zoning Commission, at their meeting on June 2, 2009, **recommended** to the Mayor and the Boise City Council, **approval** of the request based on the attached Reasons for the Decision.

This application will be considered by the Boise City Council to establish a public hearing date. You will be notified of the established hearing date.

If you have any questions, please contact this department at (208) 384-3830.

Sincerely,

Susan Riggs
Planning Analyst II
Boise City Planning and Development Services Department

SR/bjc

Attachment

cc: Collister N.A. / Julie Klocke / 4946 N. Contour Way / Boise, ID 83703-2795

Reasons for the Decision

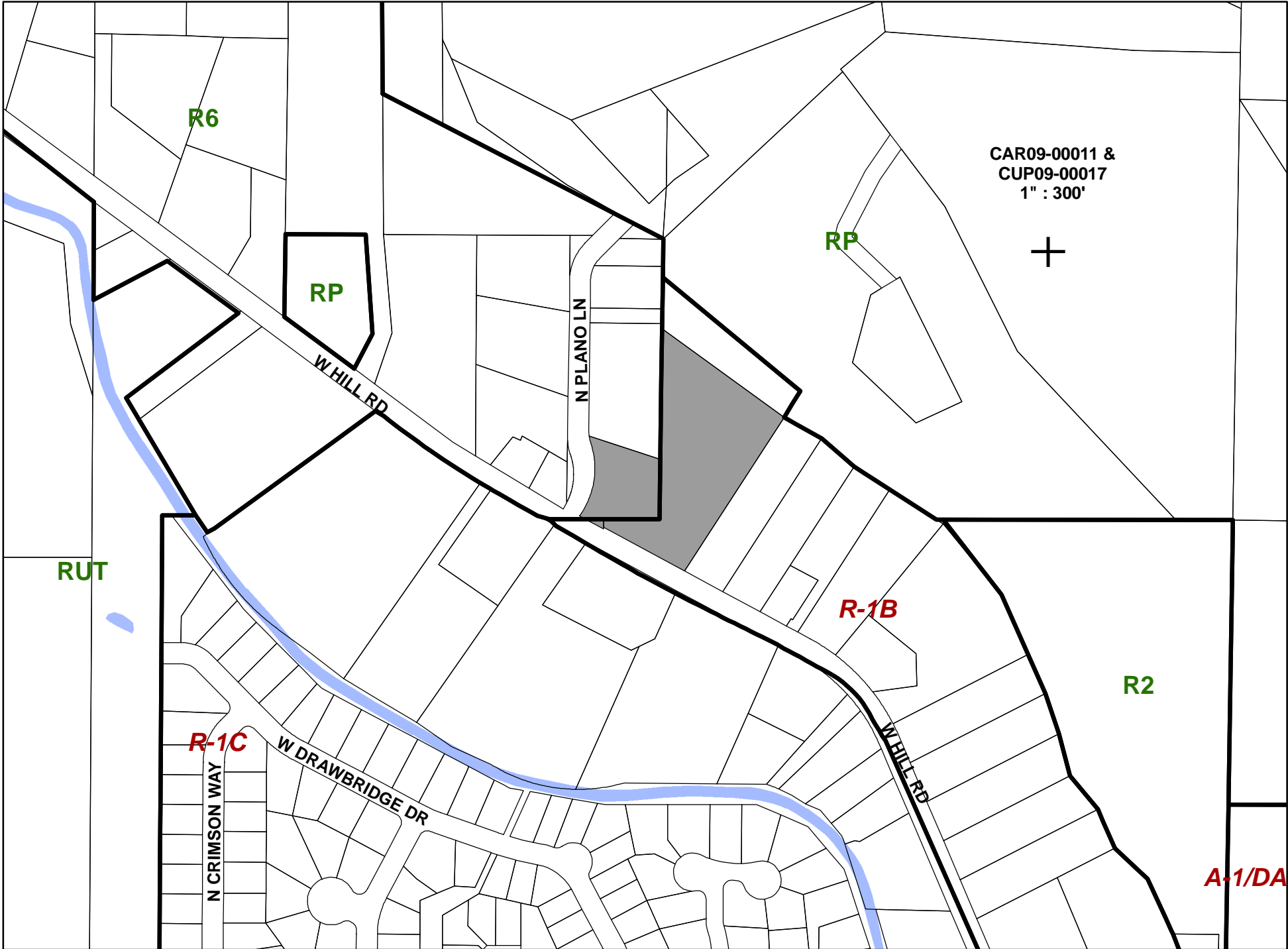
The annexation with an R-1B zone designation will maintain and preserve compatibility of surrounding zoning and development. The adjacent parcels are large lots developed with single family homes. The parcels west and north of the site are zoned R-6.

The parcel to the east is zoned R-1B and the parcels on the south side of Hill Road are zoned R-1C. The *Boise City Comprehensive Plan* Land Use Map designates the site as Estate Density 2 DU/acre. The Land Use/Zoning Consistency Matrix does not list R-1B as a permissible zone for this designation. However, for parcels 1.5 gross acres or less in size, the Matrix does not need to be adhered to provided that other policies in the *Comprehensive Plan* can be found to support the proposed zone. Goal 8.0 encourages a city that minimizes suburban sprawl, provides for a diverse mixture of life-styles and atmospheres and a sense of place that varies throughout the different areas of the City, and that efficiently provides basic services and facilities in close proximity to where people live. Although residential development of the site is not currently proposed, over time it is likely that at this parcel will redevelop.

Both the R-1A and R-1B zones are intended for predominantly single-family residential uses. Other than the density, the only difference between the two zones is the average lot width and minimum lot size; all other dimensional requirements and permitted uses are the same. The proposed R-1B classification is much closer to the density allowed under the current R-6 County zoning.

The proposed annexation does not constitute leap-frog development and will not place a strain on public services or utilities. The site is located within Boise City's Area of Impact and within the Boise Sewer Planning Area. The parcel is adjacent to city limits at the east and south property boundaries. City services such as sewer, police, and fire are already available to the site. No agencies have responded stating that the proposed application will adversely affect the delivery of services.

The annexation of the site conforms to the goals and objectives of the *Comprehensive Plan* by promoting proper growth management which will minimize sprawl (Objective 10.1). The annexation of this site will facilitate the orderly expansion of the city boundaries and will conform to the Level of Service standards found in Figure 10-1 of the *Comprehensive Plan*. The annexation will attempt to balance costs of services with anticipated revenues.



R6

RP

RP

CAR09-00011 &
CUP09-00017
1" : 300'



RUT

R-1B

R2

R-1C

A-1/DA

W HILL RD

N PLANOLN

N CRIMSON WAY

W DRAWBRIDGE DR

W HILL RD



R6

N PLANO LN

W HILL RD

R-1C

R-1B

RP

CAR09-00011 &
CUP09-00017
1" : 100"



CONSENT AGENDA

CAR09-00011 / ETHEL FICKS

CUP09-00017 / ETHEL FICKS

Location: 5600 W. Hill Road

REQUESTS APPROVAL TO ANNEX ±0.635 ACRES WITH R-1B ZONING. ALSO REQUESTING APPROVAL OF A CONDITIONAL USE PERMIT TO OPERATE A COMMUNITY SOCIAL CENTER ON A ±3.145 ACRE PARCEL LOCATED IN AN R-1B ZONE.

The applicant is present and is in agreement with the terms and conditions of the staff report and there is no opposition to this item.

CVA09-00018 / STEPHEN HENDERSON

Location: 720 N. Santa Paula Place

REQUESTS APPROVAL OF A VARIANCE FROM THE SIDE YARD SETBACK REQUIREMENT ON PROPERTY LOCATED IN AN R-1B ZONE.

The applicant is present and is in agreement with the terms and conditions of the staff report and there is no opposition to this item.

CVA09-00015 / LAURA & HAL SPENCER

Location: 4365 N. Ginzel Street

REQUESTS APPROVAL OF A VARIANCE FROM THE FRONT AND SIDE SETBACK REQUIREMENTS FOR ADDITIONS TO A SINGLE FAMILY HOME LOCATED IN AN R-1C ZONE.

The applicant is present and is in agreement with the terms and conditions of the staff report and there is no opposition to this item.

CUP09-00029 / RICHARD YANEZ

Location: 6004 W. Franklin Road

REQUESTS APPROVAL OF A CONDITIONAL USE PERMIT FOR AN ANIMAL DAYCARE/BOARDING KENNEL LOCATED IN A C-3D ZONE.

The applicant is present and is in agreement with the terms and conditions of the staff report and there is no opposition to this item.



Planning & Development Services

Boise City Hall, 2nd Floor
150 N. Capitol Boulevard
P. O. Box 500
Boise, Idaho 83701-0500

Phone: 208/384-3830
Fax: 208/384-3753
TDD/TTY: 800/377-3529
Website: www.cityofboise.org/pds

1/2

Planning Division Staff Report

File Number CAR09-00011 & CUP09-00017
Applicant Ethel Flicks
Property Address 5600 W. Hill Road
Public Hearing Date June 1, 2009
Heard by Boise City Planning and Zoning Commission
Planning Analyst Susan A. Riggs
Planning Supervisor Cody Riddle

Table of Contents

1. Executive Summary	2
2. Facts and Standards of Review	3
3. Background and Analysis	5
4. Reason for the Decision	10
5. General Information	12
6. Boise City Comprehensive Plan	13
7. Boise City Zoning Ordinance	16
8. Recommended Conditions of Approval	17

Attachments

Vicinity/Zoning Map	23
Aerial Photograph	24
Site & Landscape Plan	25
Floor Plan	27
Site Photos	28
Letters of Justification	33
Applications	37
Agency Comments	47
Correspondence	57

1. Executive Summary

Description of Applicant's Request

Ethel Flick is requesting annexation of ±0.635 acres located at 5600 W. Hill Road with R-1B (Single Family Residential) zoning. A conditional use permit is also requested to operate a community social center on a 3.145 acre parcel at the same address.

Staff's Recommendation

Staff recommends **approval** of CAR09-00011 and CUP09-00017.

Summary

The annexation with an R-1B zone designation will maintain and preserve compatibility of surrounding zoning and development. The adjacent parcels are large lots developed with single family homes. The parcels west and north of the site are zoned R-6. The parcel to the east is zoned R-1B and the parcels on the south side of Hill Road are zoned R-1C. The *Boise City Comprehensive Plan* Land Use Map designates the site as Estate Density 2 DU/acre. The annexation does not constitute leap-frog development and will not place a strain on public services or utilities. The site is located within Boise City's Area of Impact and within the Boise Sewer Planning Area. The parcel is adjacent to city limits at the east and south property boundaries. City services such as sewer, police, and fire are already available to the site. The annexation of the site conforms to the goals and objectives of the *Comprehensive Plan* by promoting proper growth management which will minimize sprawl (Objective 10.1). It will facilitate the orderly expansion of the city boundaries and will conform to the Level of Service standards found in Figure 10-1 of the *Comprehensive Plan*.

The social center is compatible with the surrounding uses and will not adversely affect other property of the vicinity. The indoor events will be relatively small with a maximum 35 guest and the outdoor events will be limited to attendees 75. The size and layout of the property provides buffering from the adjoining parcels. Conditions of approval limit the hours of operation and restrict outdoor music to Friday and Saturday with an end time of 10:00 pm. The rear of the parcel slopes upward to the north providing a visual buffer as well as a sound barrier from the noise of the outdoor events. The family will continue to live in the home and oversee the operation of the business. The site is large enough to accommodate the proposed use and the required parking. No new structures or additions are proposed and the 30 required parking spaces have been provided. Agency comments confirm the proposed use will not place an undue burden on transportation.

The project is supported by the goals, objectives, and policies of the *Comprehensive Plan*. Objective 7.2.1 encourages the preservation of neighborhoods. The site will preserve the existing character of the neighborhood by maintaining the single-family home and limiting the hours of operation of the social center. *Goal 8.0* encourages a city that minimizes suburban sprawl and provides for a diverse mixture of life-styles with an atmosphere and sense of place that varies throughout the different areas of the City. The proposed use will provide the northwest and surrounding areas with a unique environment for business and social gathering while maintaining its residential character.

2. Facts and Standards of Review

Type Application

Annexation

Conditional Use Permit for a community social center

Applicant/Status

Ethel Flicks / Owner

Location and Site Description

This application is comprised of two parcels which are located on the northwest corner of West Hill Road and Plano Lane. The western parcel, which is proposed for annexation, is developed with an accessory structure. The eastern parcel is comprised of a single-family home and accessory structure. Both parcels are densely wooded. The property is located within the boundaries of the Northwest Planning Area as designated on the Land Use Map of the Boise City Comprehensive Plan and within the Collister Neighborhood Association.

Zoning, Zoning Allowances, and Comprehensive Plan Designation

The parcel proposed for annexation is ±0.635 acres and currently zoned Ada County R-6 (Medium Density). The *Boise City Comprehensive Plan* Land Use Map designates the site as Estate Density Residential-2 DU/acre. The Land Use/Zoning Consistency Matrix lists A-1, A-2, R-1A, N-O and L-O as permissible zones for this land use designation. The applicant is requesting annexation with R-1B zoning, which is not identified as an acceptable zone by the Matrix. However, for parcels 1.5 gross acres or less in size, the Matrix does not need to be adhered to provided that other policies in the Comprehensive Plan can be found to support the proposed zone. The 2.51 acre parcel to the east is zoned R-1B (Single Family Residential). The square footage of the two parcels is 3.145 acres. A community social center is proposed on both parcels and requires a conditional use permit in the R-1B zone.

History of Previous Actions

None

Public Services Available:

Service	Yes	No
Sewer	x	
Water	x	*x
Fire Protection	x	

**There are two wells on the property, one of which is currently active.*

Standards of Review

Section 11-06-01.02 Application Required

Every person seeking the reclassification of any land as regulated by this Ordinance shall file an application and fee with the Planning Director in accordance with Section 11-03-02.

Section 11-06-01.03 Public Hearing

The Planning and Zoning Commission shall advertise, provide notice and conduct a public hearing in accordance with Section 11-03-06 of this Ordinance for each application to amend this Ordinance or to reclassify a zoning district.

Any recommendation of the Commission relating to change, modification and reclassification of zoning districts and land use classifications and the regulations and standards thereof shall be in writing. Their recommendation shall include findings of fact supporting the purposes and objectives of zoning and otherwise securing public health, safety and general welfare. The recommendation shall specifically find that such changes, modifications and reclassifications of zoning districts and land use classifications, the regulations, and the standards thereof:

1. Comply with and conform to the *Boise City Comprehensive Plan*; and
2. Provide and maintain sufficient transportation and other public facilities, and does not adversely impact the delivery of services by any political subdivision providing services; and
3. Maintain and preserve compatibility of surrounding zoning and development.

Section 11-06-03 ANNEXATION

The corporate boundary of the City may be expanded whenever the Council deems it to be for the public convenience or necessity or for the general welfare. A request for the annexation of property into the City may be initiated by the City Council, the Planning and Zoning Commission or by one or more property owners or holders of valid options to purchase the property. When the annexation request is initiated by the property owner, the Planning and Zoning Commission may expand or modify the annexation request.

Section 11-06-03.03 Commission Shall File Recommendation

The Commission shall file its recommendation on each annexation application with the City Clerk in accordance with Section 11-6-3.4. The Commission's recommendation on annexation applications shall be in accordance with the following policies:

- A. That the annexation shall incorporate the Boise sewer planning area.
- B. Honor negotiated area of impact agreements.
- C. Attempt to balance costs of services with anticipated revenues.
- D. Promote other goals of population balance, contiguous development and prevention of costs due to leap frog development.

Section 11-08-05 ANNEXATION

Requests for annexation of property into the City of Boise must be heard by the City Council after receiving recommendation by the Planning and Zoning Commission, and must meet one or more of the following conditions:

- A. The land lies contiguous or adjacent to the City or to any addition or extension thereof has been divided into parcels containing not more than five (5) acres of land each; or
- B. Any property owner by or with his/her authority has sold or begun to sell off such contiguous or adjacent land by metes and bounds into parcels not exceeding five (5) acres; or
- C. An owner or any person by or with his/her authority requests annexation in writing to the Council; or
- D. A parcel of land is entirely surrounded by the properties lying within the City boundaries.

Section 11-06-04 Conditional Use Permits

- A. That the location of the proposed use is compatible to other uses in the general neighborhood; and
- B. That the proposed use will not place an undue burden on transportation and other public facilities in the vicinity; and
- C. That the site is large enough to accommodate the proposed use and all yards, open spaces, pathways, walls and fences, parking, loading, landscaping and such other features as are required by this title; and
- D. That the proposed use, if it complies with all conditions imposed, will not adversely affect other property of the vicinity; and
- E. That the proposed use is in compliance with and supports the goals and objectives of the Comprehensive Plan.

3. Background and Analysis

Annexation: The applicant is requesting annexation of ±0.635 acres located at the northeast corner of Plano Lane and W. Hill Road with R-1B (Single Family Residential) zoning. The site is currently zoned Ada County R-6 (Medium Density Residential). The *Boise City Comprehensive Plan* Land Use Map designates the site as Estate Density 2 DU/acre. The Land Use/Zoning Consistency Matrix lists A-1, A-2, R-1A, N-O and L-O as permissible zones for this designation.

The R-1B zone is not identified as a permissible zone by the Consistency Matrix. However, for parcels 1.5 gross acres or less in size, the Matrix does not need to be adhered to provided that other policies in the Comprehensive Plan can be found to support the proposed zone.

Staff finds the request is supported by other elements of the Plan. Goal 8.0 encourages a city that minimizes suburban sprawl, provides for a diverse mixture of life-styles and atmospheres and a sense of place that varies throughout the different areas of the City, and that efficiently provides basic services and facilities in close proximity to where people live. Although residential development of the site is not currently proposed, over time it is likely that at this parcel will redevelop. The annexation will promote proper growth management which will minimize sprawl (Objective 10.1). It will facilitate the orderly expansion of the city boundaries and will conform to the Level of Service standards found in Figure 10-1 of the Comprehensive Plan. The annexation will attempt to balance costs of services with anticipated revenues.

Both the R-1A and R-1B zones are intended for predominantly single-family residential uses. The R-1A zone allows a density of 2.1 DU/acre and the R-1B 4.8 DU/acre. Other than density, the only difference between the two zones is the average lot width and minimum lot size, all other dimensional requirements and permitted uses are the same. The proposed R-1B classification is much closer to the density allowed under the current County zoning.

The proposed annexation does not constitute leap-frog development. The site is located within Boise City's Area of Impact and is adjacent to city limits at the north, east, and southern boundary of the property. The annexation will maintain and preserve compatibility of surrounding zoning and development. The adjacent parcels are large lots developed with single-family homes. The parcels west and north of the site are zoned R-6. The parcel to the east is zoned R-1B and the parcels on the south side of Hill Road are zoned R-1C. There is one accessory storage building on the subject site and the remainder of the property is planted with a variety of trees. The primary residence is located on the eastern parcel. Both parcels are the subject of the associated conditional use permit.



The annexation will not place a strain on public services or facilities. City services such as sewer, police, and fire are already available to the site. City water is not currently available to the site; however there are two wells located on the parcel. According to the applicant, he intends to construct an in-ground tank that will accommodate the water required for sprinklers and hydrants (\pm 90,000 gallons).

He also intends to install a sprinkler system within the building. The applicant has met with the Building and Fire Department to discuss water concerns as it relates to the future use of the property. These concerns will need to be resolved prior to the issuance of any building permits. Sewer is available in Hill Road and fire services will be provided by Fire Station #9 located at Sycamore Drive and State Street which is 2 1/4 miles from the site. No agencies have responded stating the annexation will adversely affect the delivery of services.

The proposed annexation will not negatively impact the transportation system. The property has frontage along Hill Road and Plano Lane. Hill Road is classified as a minor arterial and Plano Lane is classified as a local street. Hill Road is operating at a Better than “C” level of service. According to ACHD, the proposed annexation/use will not place an undue burden on the existing vehicular and pedestrian transportation system within the vicinity impacted by the proposed development.

Roadway	Frontage	Functional Classification	Traffic Count	Level of Service*	Speed Limit
Hill Road	280'	Minor Arterial	3,269 east of Pierce Park Hill on 2/28/09	“C”	35 MPH
Plano lane	195'	Local	112 north of Hill Rd on 4/3/08	N/A	25 MPH

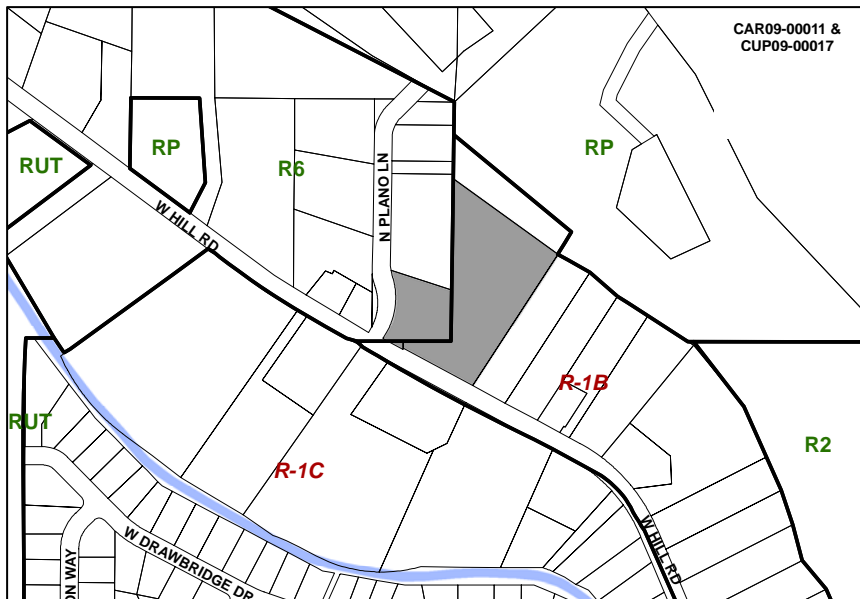
*Acceptable level of service for 2-lane minor arterial roadways is “E” (14,000 VTD).

Conditional Use: The applicant is requesting a conditional use permit to allow a community social center on the 3.145 acre parcel located at 5600 W. Hill Road. The large lawn area on the west parcel is proposed for wedding ceremonies only. No other activities related to the conditional use permit are proposed on this site. The site is known as the Book Farm. In 1975, the applicant was issued a home occupation permit under the jurisdiction of Ada County for the sale of used books; however, this business is in the process of being phased out. The proposed social center will continue under this same name. The site consists of a single-family home and accessory building. The family intends to live in the front portion of the home while utilizing the rear or north portion for special events. This section of the home is approximately 2,324 square feet and includes a large foyer, kitchen, and multipurpose room. Outside, there are two separate lawn areas, natural terraces and a wildlife area. Several Idaho native plants grow on this property and will remain as part of the landscaping. The applicant intends to add and restore the fruit and grape vines that once covered the terraces behind the home.

The Book Farm is proposing to provide both year-round and seasonal outdoor events consisting of retreats, business meetings, training workshops, bridal showers and weddings. The multipurpose room would be the primary venue for indoor events and could be configured with chairs, tables, and audio visual equipment. During weddings and outdoor events, the intent would be to make this room available for indoor seating, music, multi-media presentations, etc. Outdoor receptions and events with music will be required to take place on the reception lawn that is located directly north of the facility and the most distant from adjacent homes. No other uses are proposed on that parcel. The outdoor events would be limited to a maximum of 75 guests and the indoor events would be restricted to a maximum of 35 attendees.

Weddings are restricted to Friday and Saturday with no more than one wedding per day. The applicant is proposing the following hours of operation: 9:00 am to 10:00 pm Monday through Thursday, 9:00 am to 11:00 pm Friday and Saturday and noon to 9:00 pm on Sunday. Staff recommends a condition of approval restricting outdoor music to Friday and Saturdays only with music ending no later than 10:00 pm.

Staff finds the social center compatible with the surrounding uses. The rear of the parcel slopes upward to the north providing a visual buffer as well as a sound barrier from the noise of the outdoor events. The mere size of the combined 3.145 acre parcel provides buffering from the adjoining parcels. The parcels abut a 0.22 and 0.6 acre parcel on the west side of Plano Lane; both developed with single-family homes. To the north is a 1.13 acre parcel with a single family home and a 0.73 acre undeveloped parcel owned by the applicant. North of these parcels is a 12.2 acre undeveloped parcel. To the east is a 0.98 acre parcel developed with a single-family home. Hill Road is to the south with single family homes and R-1C zoning.



According to the applicant, he has discussed this use with his neighbors over the past year and most recently at a neighborhood meeting. The applicant indicated he has spoken to the majority of his immediate neighbors and believes he has their support. The fact that the family will continue to live in the home will provide additional safety, noise and control measures to help insure compatibility with the neighborhood. To date, staff has received four

letters in support of and two letters in opposition to the use. The letters in support are from the neighbor to the south and the adjacent neighbor's immediately north of the annexed parcel and east of the site. The Collister Neighborhood Association submitted a letter indicating the applicant gave a presentation at their March 25, 2009 meeting and there were no objections to the proposed use. The neighbors who are opposed to the use are concerned with compatibility, traffic, and property values. A concern was also raised about sewer capacity and water use. As stated above, city sewer is available in Hill Road and the applicant will be required comply with fire requirements. Conditions of approval regarding hours of operation, music, number of guests, parking and landscaping will help assure compatibility with the neighborhood. According to ACHD, the proposed use will not negatively impact the transportation system.

Staff finds the site large enough to accommodate the proposed use and all required parking. No new structures or additions are proposed, all remodeling will take place within the existing building and as such, there are no changes to the building setbacks. The residence is set back approximately 60 feet from the east property line which abuts the closest neighbor.

This property has historically been used as a residence. If the social center is approved, the occupancy for the proposed use will change from residential to commercial-residential which will require significant improvements. The applicant will be required to comply with the 2006 International Building Code for the change of occupancy. The applicant has contacted Dan Stuart in the Building Division and Mark Senteno with Boise City Fire to discuss some of the requirements.

There are three different parking standards which may be considered for this application. Two parking places are required for the single-family home. The applicant will retain the two parking spaces currently located in front of the residence. The parking requirement for a social center is one parking space per 100 sq. ft. of gross floor area, requiring 23 spaces. The closest standard for a wedding is that of a church which requires 0.25 parking spaces per seat, requiring 19 spaces. There will never be two events occurring at the same time and as such, staff is requiring the most restrictive standard. Staff anticipates five additional parking spaces would be necessary for caterers and other outside services for a total of 30 spaces. The applicant's site plan proposes 30 parking spaces, two of which are handicapped accessible. A pathway from the parking lot to the entrance of the building is proposed along the west side of the home. A condition of approval requires a landscape plan prior to the issuance of a building permit. This plan shall include the required five foot detached sidewalk along Hill Road and all existing and proposed landscaping. The parking lot is setback approximately 85 feet from Hill Road and 10 feet from the east property line meeting or exceeding all setback requirements. Sufficient landscaping to screen the parking lot from the south and east property boundaries shall be provided.

As stated in the discussion of the annexation, agency comments confirm the proposed use will not place an undue burden on transportation in the vicinity. In fact, ACHD's report states that proposed development is expected to generate an additional 21 vehicle trips per day (10 existing trips). The report also describes the current conditions of Plano Lane and Hill Road and makes some recommendations to improve these roadways.

Plano Lane is described as a two lane local roadway that consists of 18-feet of pavement with no curb, gutter or sidewalk abutting the site. ACHD has recommended the applicant provide a total of 24 to 29 feet of pavement and three foot gravel shoulders on Plano Lane. This will require the applicant to provide an additional 6 to 11 feet of pavement (or 15 to 20 feet of pavement from the centerline) on the east side of Plano Lane as well as three foot gravel shoulders on both the east and west side of Plano Lane. Hill Road is described as a two lane minor arterial roadway that consists of 32 feet of pavement with no curb, gutter or sidewalk abutting the site. ACHD has recommended the applicant provide a five foot detached concrete sidewalk abutting the site. This will require the sidewalk to be located outside of the right-of-way. The applicant will need to construct the sidewalk on private property within an easement.

ACHD has also approved the applicant's proposal to close the existing driveway that intersects Hill Road approximately 190-feet east of Plano Lane and relocate the driveway to be located approximately 135-feet east of Plano Lane. Staff is supportive of ACHD's recommendations in regard to roadway improvements on Plano Lane due to the fact that the roadway widening and the addition of gravel shoulders will meet AASHTO guidelines in regard to safety and will provide more than the 20 feet that is required by the City of Boise for a standard two way drive aisle. Staff is also supportive of the five foot detached concrete sidewalk that has been required on Hill Road. Hill Road is a highly traveled roadway for vehicles and bicyclists. With these two modes of transportation utilizing the roadway, there is not a specific location for pedestrians to use. As more parcels develop along Hill Road, the City can continue to obtain sidewalks until a complete pedestrian network is obtained.

Staff believes ACHD's estimate that the site will generate a total of 31 vehicle trips per day is relatively low. Staff believes the estimated vehicle trips per day will likely be closer to 80 due to the fact that there will be a maximum of 75 wedding seats and 35 "retreat/meeting" seats. Staff believes the majority of the wedding related vehicle trips per day will occur during off peak hours as they will occur on Friday evenings or Saturday mid-day or evening while the "retreat/meeting" related vehicle trips per day will likely occur during peak hour similar to an office or business use. Regardless of whether we utilize ACHD's estimate or our own, these newly generated vehicle trips will not adversely affect the current level of service on Plano Lane or on Hill Road in this specific location. Also, when taking a more regional approach, staff has examined the number of vehicle trips per day on Hill Road to the east and west of this site. Based on the existing levels of service on Hill Road in addition to the added vehicle trips per day that are generated by this site, staff is comfortable that the level of service on Hill Road will not deteriorate until you reach Harrison Boulevard which is approximately 3.6 miles to the east of the site and is currently operating at a level of service F.

The project is supported by the goals, objectives, and policies of the Comprehensive Plan. *Objective 6.1.2* states that a land use decision should be supportive of the service level standards. According to ACHD, all adjacent streets will continue to operate at an acceptable level of service. *Objective 7.2.1* encourages the preservation of neighborhoods. The site will preserve the existing character of the neighborhood by maintaining the single-family home and limiting the hours of operation of the social center. The parking lot will be set back approximately 85 feet from Hill Road and will be screened from the road with a landscape berm. *Goal 8.0* encourages a city that minimizes suburban sprawl and provides for a diverse mixture of lifestyles, atmospheres, and sense of place that varies throughout the different areas of the City. The proposed use will provide the northwest and surrounding areas with a unique environment for business and social gathering while maintaining its residential character.

4. Reasons for the Decision / Annexation

The annexation with an R-1B zone designation will maintain and preserve compatibility of surrounding zoning and development. The adjacent parcels are large lots developed with single family homes. The parcels west and north of the site are zoned R-6.

The parcel to the east is zoned R-1B and the parcels on the south side of Hill Road are zoned R-1C. The *Boise City Comprehensive Plan* Land Use Map designates the site as Estate Density 2 DU/acre. The Land Use/Zoning Consistency Matrix does not list R-1B as a permissible zone for this designation. However, for parcels 1.5 gross acres or less in size, the Matrix does not need to be adhered to provided that other policies in the *Comprehensive Plan* can be found to support the proposed zone. Goal 8.0 encourages a city that minimizes suburban sprawl, provides for a diverse mixture of life-styles and atmospheres and a sense of place that varies throughout the different areas of the City, and that efficiently provides basic services and facilities in close proximity to where people live. Although residential development of the site is not currently proposed, over time it is likely that at this parcel will redevelop.

Both the R-1A and R-1B zones are intended for predominantly single-family residential uses. Other than the density, the only difference between the two zones is the average lot width and minimum lot size; all other dimensional requirements and permitted uses are the same. The proposed R-1B classification is much closer to the density allowed under the current R-6 County zoning.

The proposed annexation does not constitute leap-frog development and will not place a strain on public services or utilities. The site is located within Boise City's Area of Impact and within the Boise Sewer Planning Area. The parcel is adjacent to city limits at the east and south property boundaries. City services such as sewer, police, and fire are already available to the site. No agencies have responded stating that the proposed application will adversely affect the delivery of services.

The annexation of the site conforms to the goals and objectives of the *Comprehensive Plan* by promoting proper growth management which will minimize sprawl (Objective 10.1). The annexation of this site will facilitate the orderly expansion of the city boundaries and will conform to the Level of Service standards found in Figure 10-1 of the *Comprehensive Plan*. The annexation will attempt to balance costs of services with anticipated revenues.

Reasons for the Decision / Conditional Use Permit

The community social center is compatible with the surrounding uses and will not adversely affect other property of the vicinity. The indoor events will be relatively small with a maximum 35 guest and the outdoor events will be limited to attendees 75. The size and layout of the property provides buffering from the adjoining parcels. Conditions of approval limit the hours of operation and restrict outdoor music to Friday and Saturday with an end time of 10:00 pm. The rear of the parcel slopes upward to the north providing a visual buffer as well as a sound barrier from the noise of the outdoor events. The family will continue to live in the home and oversee the operation of the business.

The site is large enough to accommodate the proposed use and the required parking. No new structures or additions are proposed.

The existing residence is well outside of required setbacks. The thirty required parking spaces have been provided. A condition of approval requires landscaping to help buffer the parking lot and the adjacent property to the east. Agency comments confirm the proposed use will not place an undue burden on transportation. In a staff report dated April 15, 2009, the Ada County Highway District indicated the local and arterial road network in the vicinity would continue to operate at an acceptable level of service. Prior to the issuance of a Building Permit all requirements of the Building and Fire Department must be met.

The project is supported by the goals, objectives, and policies of the Comprehensive Plan. *Objective 6.1.2* states that a land use decision should be supportive of the service level standards. According to ACHD, all adjacent streets will continue to operate at an acceptable level of service. *Objective 7.2.1* encourages the preservation of neighborhoods. The site will preserve the existing character of the neighborhood by maintaining the single-family home and limiting the hours of operation of the social center. The parking lot will be set back approximately 85 feet from Hill Road and will be screened from the road with a landscaping. *Goal 8.0* encourages a city that minimizes suburban sprawl and provides for a diverse mixture of life-styles with an atmospheres and sense of place that varies throughout the different areas of the City. The proposed use will provide the northwest and surrounding areas with a unique environment for business and social gathering while maintaining its residential character.

5. General Information

Notifications

Neighborhood Meeting held on: March 12, 2009

Newspaper notification published on: May 15, 2009

Radius notices mailed to properties within 300 feet on: May 16, 2009

Staff posted notice on site on: May 15, 2009

Size of Property:

Parcel proposed for annexation / 0.635 acres

Parcel proposed for social hall / 2.51 acres

Total combine acreage 3.145

Land Use

Existing Land Use

The 0.635 acre parcel is comprised of an accessory building and the 2.51 acre site is developed with a single-family home, carport and accessory building. Both parcels have mature landscaping.

Hazards

None known

Adjacent Land Uses and Zoning (both parcels)

North: 1.13 acre parcel with single family residence zoned R-6 and a 0.73 acre undeveloped parcel zoned R-1B
 South: Hill Road, then single family home zoned R-1C
 East: 0.98 acres parcel developed with a single-family home zoned R-1B
 West: 0.22 and 0.6 acre parcel developed with a single-family home / Ada County zoned R-6

Site Design

Percentage of site devoted to building coverage: 2%
 Percentage of site devoted to landscaping: 78%
 Percentage of site devoted to paving: 20%

Parking

Proposed		Required	
Handicapped spaces proposed:	2	Handicapped spaces required:	2
Parking spaces proposed:	30	Parking spaces required:	30
Number of compact spaces proposed:	0	Number of compact spaces allowed:	10
Bicycle parking spaces proposed:	1	Bicycle parking spaces required:	1
Parking Reduction requested?	No	Off-site Parking requested?	No

Setbacks

Yard	Building		Parking	
	Required	Proposed	Required	Proposed
Front (Hill Road)	20'	170'	20'	85'
Side (west)	10'	±60'	10'	±85' to Plano Lane
Side (east)	10'	65'	10'	10'
Rear	30'	±217'	30'	±300'

6. Boise City Comprehensive Plan

This project is located in the **Northwest Planning Area** of the *Boise City Comprehensive Plan*. There are no goals, objectives or policies for this planning area that apply to this application.

Boise City Comprehensive Plan Goals, Objectives and Policies

Chapter 2 PUBLIC FACILITIES, UTILITIES AND SERVICES

Goal 1

Provide efficient, cost-effective and environmentally sound public central sewer collection and treatment facilities for all existing and future land uses within the city's area of impact.

Policy 2.1.1

Construct new sewage collection and treatment improvements as needed and as funding is available.

CHAPTER 6 - TRANSPORTATION

Goal 6.1

Maintain the function of the street system for current users, emergency response efforts and for use by future generations.

Objective 6.1.2

Maintain a land use decision-making process that is supportive of the service level standards identified in the most recent Regional Transportation Plan for Ada County of record, and which is protective of living environments along streets.

Chapter 7.0 - COMMUNITY QUALITY

Goal 7.2

Create a community composed of neighborhoods in which services and amenities are convenient, visually pleasing and properly integrated and designed to encourage walking, and cycling.

Objective 7.2.1

Promote and establish a physical framework of development in the City, which encourages the development of form and character of its districts, the preservation of its neighborhoods and the conservation of its historical identity.

Objective 7.2.3

Provide for the protection of character and the enhancement of services in existing residential neighborhoods.

CHAPTER 8 - LAND USE

Goal 8.0: Achieve a city that minimizes suburban sprawl, that provides for a diverse mixture of life-styles and atmospheres and a sense of place that varies throughout the different areas of the City, and that efficiently provides basic services and facilities in close proximity to where people live.

Objective 8.1

The land-use map and attendant policies shall be the official guide for development of the planning area and shall be implemented through zoning and development review.

Policy 8.0.1.1

The Land Use/Zoning Consistency Matrix shall identify the zoning districts that are permissible within each land-use designation. Conformance with the Land Use/Zoning Consistency Matrix shall be a necessary finding of approval for all zone changes and conditional uses, unless one or more of the forms of flexibility identified in the policies under Objective 2 are implemented.

Policy 8.0.1.2

Zone change requests that are consistent with the Land Use/Zoning Consistency Matrix and the policies of the *Comprehensive Plan* should be approved by the City pursuant to appropriate findings related to service levels and other requirements of the comprehensive plan.

Land Use	A-1	U	R-1A	R-1B	R-1C	R-1M	R-2	R-3	R-O	L-O	C-1	C-2	C-3	C-4	C-5	PC	H-S	M-1	M-2	M-4	T-1	T-2	
Estate Residential 2	X		X							X													

<p>Table 8.1-3 (excerpt) Definitions of Land Use Map Designations</p>		
Land Use	Applies To	Allowed Uses and/or Limitations
Estate Residential 2	Along the eastern stretches of the Boise River, and in the Airport Impact Area in the Southwest.	Single-family housing on 20,000 square-foot lots, up to 2 units per gross acre, except clustering on small lots may be permitted.

CHAPTER 10 - GROWTH MANAGEMENT

Goal 10.0

Preserve, protect and enhance the overall quality of life in Boise and its Area of Impact by ensuring that growth occurs in an orderly manner and that public services are available along with development

Objective 10.0.1

Ensure that growth is planned and directed in a way that minimizes sprawl and creates a functional and pleasing community.

Figure 10-1
Level of Service Standards for Community Services and Facilities
Service Standards Service Area

Figure 10-1
Level of Service Standards for Community Services and Facilities

Service	Service Standards	Service Area
TYPE I — CONCURRENT WITH THE ISSUANCE OF ANY DEVELOPMENT PERMIT		
Fire*	4 minute response, unless excepted by Fire Department	1.5 mile
Water	35 psi residential/1,500 gpm fire flow	Community
	40 psi non-residential/1,500 gpm fire flow	Community
Sewer **	Available to site	Community
	Treatment: Federal Standards + capacity	
	Collection: capacity	
Schools	System capacity	Community
Streets	Authorization by ACHD	Community
Police/Sheriff	Available	
Solid Waste	Weekly pick-up	Community
Electricity	Available	Community
Telephone	Available	Community
Storm Drainage	Approved on site or public system	Community

* Fire Station "set-a-side" shall be required within the City Area of Impact.		
** See the exception for the Southwest Planning Area identified under Objective 2, Policy 2 in the Sewer Facilities section of the "Public Facilities, Utilities and Services" chapter of this plan.		

7. Boise City Zoning Ordinance

Section 11-04-03.02 Purpose of R-1A, R-1B and R-1C Districts

It is the purpose of the R-1A, R-1B and R-1C District Classifications to provide various regulations and districts for predominantly single family residential uses within the urban community. Land may be classified to these respective classifications in conformity with the goals and objectives of the Comprehensive General Plan, for location, topographic or other reasonable purposes to guide the physical growth and stability of the City.

Section	Description
11-06-01-03	Public hearing
11-08-05	Annexation
11-08-05.01	Annexation Classifications
11-08-05.03	Annexation Procedures
11-06-04	Conditional Use Permits
11-06-04.13	Criteria and Findings
11-10-01	General Provisions

8. Recommended Conditions of Approval

Site Specific

1. Construction, use and property development shall be in compliance with plans and specifications on file with the Boise City Planning and Development Services Department date stamped received on **April 21, 2009** except as may be expressly modified by the following conditions:
2. The occupancy for the proposed use will change from residential to commercial-residential. The applicant will be required to comply with the 2006 International Building Code for the change of occupancy.
3. Outdoor events shall be limited to no more than 75 guests. Indoor guests will be limited based on the building occupancy requirement and in no case shall exceed 35 guests.
4. Outdoor receptions and events with music will be required to take place on the reception lawn which is located directly north of the facility.
5. Wedding ceremonies are allowed on all three lawn areas as identified on the site plan dated **April 21, 2009**.
6. The permitted hours of operation are 9:00 am to 10:00 pm Monday through Thursday, 9:00 am to 11:00 pm Friday and Saturday and noon to 9:00 pm on Sunday.
7. Outdoor music is limited to Friday and Saturdays only, with music ending no later than 10:00 pm.
8. No more than one event may be held on the premises at a time.
9. All event parking must be provided on site.

-
10. A six foot high cedar site obscuring fence shall be constructed along the east property line. At a minimum, the fence shall extend from the south end of the parking area to just north of the reception area.
 11. The applicant shall submit a revised, detailed landscape plan. This plan must be prepared by a landscape professional. The plan should include the following information at a minimum:
 - a) A buffer comprised primarily of upright evergreen shrubs and/or trees shall be installed along the length of the eastern property line. The planting shall begin just north of the existing tree cluster by the parking lot, extending to the north end of the reception area. These evergreens shall be a minimum height of 6' at the time of planting. A similar buffer shall be installed along Hill Road to screen the parking lot.
 - b) The location of all existing trees larger than 2" in caliper and whether they are to be retained or removed. Any tree larger than 2" in caliper removed from the site shall be replaced with a tree or tree(s) with an equal or greater caliper.
 - c) The location of all proposed plant materials including trees and shrubs. All species should be represented by their approximate size at maturity.
 12. The applicant shall construct a "detached" sidewalk along the frontage of Hill Road. If the sidewalk is located outside of the right-of-way, the applicant will be required to provide ACHD with an easement for the sidewalk.
 13. All landscaping and underground irrigation shall be installed or bonded for prior to issuance of an occupancy permit. For bonding, the applicant is required to provide a minimum of 2 bids for the landscaping materials and the installation. Bids shall be turned into Vicki Descalfani at the Subdivision desk on the 2nd floor of City Hall. She may also be reached at 384-3998.
 14. Interior landscaping shall be at least 5% of the total parking and driveway area. This is in addition to the required perimeter landscaping.
 15. Existing mature vegetation shall be retained wherever possible.
 16. All landscaping shall be maintained in a healthy and attractive condition and shall be irrigated by an appropriate underground irrigation system.

General

17. Trash receptacles, shall be screened from public view by use of an approved sight-obscuring fence and/or hedging.

-
18. The applicant shall comply with the standards and conditions of the City of Boise Solid Waste Commercial and Multi-Family Centralized Trash Requirements per attached email from Peter McCullough dated **April 3, 2009**.
 19. All conditions of the Boise Fire Department report dated **April 13, 2009** shall be complied with. Any deviation from this plan is subject to fire department approval. For further information contact Mark Senteno, at 570-6567.
 20. Specific building construction requirements of the Uniform Building and Uniform Fire Codes will apply. However, these provisions are best addressed at the Building Permit application.
 21. The applicant shall comply with the requirements of the Boise City Public Works Department (BCPW) for drainage, sewers and street lights per department comments dated **April 3, 2009**. Please contact BCPW at 384-3900. All items required by BCPW shall be included on the plans/specifications that are submitted for a Building Permit. Please note that any changes or modifications by the owner to the approved Storm Water Plan must be resubmitted to BCPW for approval.
 22. All of the Ada County Highway District conditions of approval related to the development of the subject property shall be complied with per staff report dated April 15, 2009.
 23. Vision Triangles as defined in Section 11-01-03 and Section 11-10-04.4G. of the Boise City Zoning Ordinance shall remain clear of all sight obstructions.
 24. The applicant or his/her contractor shall obtain a right-of-way permit from the Ada County Highway District prior to any construction in the public right-of-way.
 25. All parking areas and driveways shall be paved, marked and provided with approved wheel restraints, and shall be designed and laid out to conform to the minimum standards required by the Boise City Zoning Ordinance.
 26. Hook-up to wet line sewers shall be required prior to issuance of an Occupancy Permit.
 27. A detailed grading and drainage plan shall be submitted for review and approval by the Ada County Highway District and Boise City Public Works Department before a Building Permit is issued.
 28. This approval does not include approval of any signage. A separate Sign Permit will be required from the Boise City Planning and Development Services Department prior to installation of sign(s).

-
29. Exterior lighting fixtures must be designed and located so as to prevent glare or direct light from falling onto adjoining properties or streets.
 30. No change in the terms and conditions of this approval shall be valid unless in writing and signed by the applicant or his authorized representative, and an authorized representative of the City of Boise. The burden shall be upon the applicant to obtain the written confirmation of any change and not upon the City of Boise.
 31. Any change by the applicant in the planned use of the property which is the subject of this application, shall require the applicant to comply with all rules, regulations, ordinances, plans, or other regulatory and legal restrictions in force at the time the applicant or its successors in interest advises the City of its intent to change the planned use of the property described herein unless a variance in said requirements or other legal relief is granted pursuant to the law in effect at the time the change in use is sought.
 32. An Occupancy Permit will not be issued by the Boise City Building Department until all conditions of approval have been complied with. In the event a condition(s) cannot be met by the desired date of occupancy, the Boise City Planning and Development Services Department Planning Director will determine whether the condition(s) is bondable or should be completed, and if determined to be bondable, a bond will be required in the amount of one hundred ten percent (110%) of the value of the condition(s) which are incomplete.
 33. This conditional use shall be valid for a period not to exceed eighteen (18) months from the date of approval by the Planning and Zoning Commission. Within this period, the holder of the permit must:
 - A. Acquire construction permits and commence placement of permanent footings and structures on or in the ground. The definition of structures in this context shall include sewer lines, water lines, or building foundations; or
 - B. Commence the use permitted by the permits in accordance with the conditions of approval; or
 - C. For projects, which require platting, the plat must be recorded within this period. The Commission may also fix the time or period within which the permit shall be completed, perfected or bonded. If the conditions of approval shall not be completed or bonded within such period, said permit shall lapse.
 34. Any future division of this parcel into individual lots or parcels, for the purpose of selling the separate lots to individual owners, will be required to comply with all provisions of Boise City Code, Title 9, Chapter 20, including lot frontage on a public or approved private street, and all requirements for preliminary and final platting.

-
35. Construction, use and property development shall be in conformance with all applicable requirements of the Boise City Code.
 36. Upon written request by the holder, prior to expiration of this Conditional Use Permit, the Commission may grant a one-year time extension. A maximum of three (3) one-year time extensions may be granted to an unexpired permit. The Commission reserves the right to require additional conditions or modifications to the revised plans.
 37. Failure to abide by any condition of this approval may be grounds for revocation by the Boise City Planning and Zoning Commission.
 38. The Conditional Use Permit shall be completed within 5 years (60 months) of the Commission's approval or a new Conditional Use Permit shall be required.

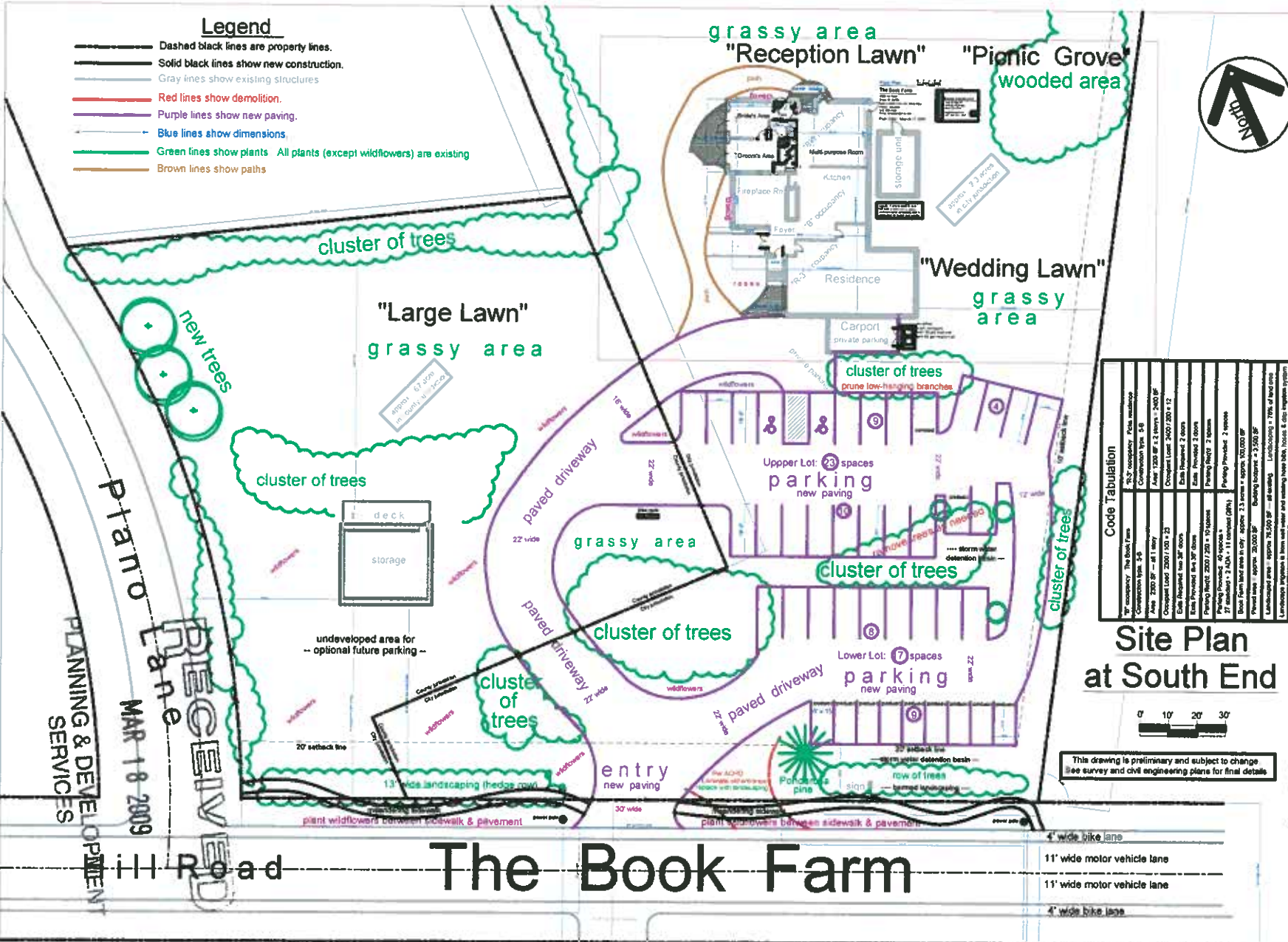
Construction Practices

39. The practices required below are intended to mitigate the impact and disturbance of residential property owners during the construction of adjacent buildings or structures. The following conditions apply to all construction-related activities ranging from grading and demolition activities to final occupancy on any land or parcel falling under the proprietary ownership of the permit applicant.
 - a) Prior to the issuance of a building permit and prior to the commencement of any construction on-site, an Erosion and Sediment Control (ESC) permit must be obtained from the Planning and Development Services Department. No grading, demolition or earth disturbing activities may start until an approved ESC permit and the associated site work or grading permits have been issued.
 - b) To reduce the noise impact of construction on nearby residential properties, all exterior construction activities shall be limited to the hours between 7:00 a.m. and 7:00 p.m. Monday through Friday and 8:00 a.m. to 6:00 p.m. for Saturday and Sunday. Low noise impact activities such as surveying, layout and weather protection may be performed at any time. After each floor of the structure or building is enclosed with exterior walls and windows, interior construction of the enclosed floors can be performed at any time.
 - c) Applicant shall comply with Boise City Fire Department requirements for water, access, and/or other requirements as determined by the Fire Marshal.
 - d) Any conditions to be enforced during construction shall remain posted at each street abutting the construction site for the duration of the project. In addition to the posted conditions the permit holder shall also post an 11"x 17" laminated sign containing a project contact phone number, name of project contact and the Boise City contact number, 384-3845, to address issues as they arise. Failure to abide by any conditions set

forth shall be grounds for revocation of Conditional Use Permit and/or Building Permits and may be subject the owner or owner's agents to fines and criminal citations.

Legend

- Dashed black lines are property lines.
- Solid black lines show new construction.
- Gray lines show existing structures
- Red lines show demolition.
- Purple lines show new paving.
- Blue lines show dimensions.
- Green lines show plants. All plants (except wildflowers) are existing.
- Brown lines show paths.



Code Tabulation	
1" occupancy	The Book Farm
2" occupancy	100' occupancy
3" occupancy	100' occupancy
4" occupancy	100' occupancy
5" occupancy	100' occupancy
6" occupancy	100' occupancy
7" occupancy	100' occupancy
8" occupancy	100' occupancy
9" occupancy	100' occupancy
10" occupancy	100' occupancy
11" occupancy	100' occupancy
12" occupancy	100' occupancy
13" occupancy	100' occupancy
14" occupancy	100' occupancy
15" occupancy	100' occupancy
16" occupancy	100' occupancy
17" occupancy	100' occupancy
18" occupancy	100' occupancy
19" occupancy	100' occupancy
20" occupancy	100' occupancy
21" occupancy	100' occupancy
22" occupancy	100' occupancy
23" occupancy	100' occupancy
24" occupancy	100' occupancy
25" occupancy	100' occupancy
26" occupancy	100' occupancy
27" occupancy	100' occupancy
28" occupancy	100' occupancy
29" occupancy	100' occupancy
30" occupancy	100' occupancy
31" occupancy	100' occupancy
32" occupancy	100' occupancy
33" occupancy	100' occupancy
34" occupancy	100' occupancy
35" occupancy	100' occupancy
36" occupancy	100' occupancy
37" occupancy	100' occupancy
38" occupancy	100' occupancy
39" occupancy	100' occupancy
40" occupancy	100' occupancy
41" occupancy	100' occupancy
42" occupancy	100' occupancy
43" occupancy	100' occupancy
44" occupancy	100' occupancy
45" occupancy	100' occupancy
46" occupancy	100' occupancy
47" occupancy	100' occupancy
48" occupancy	100' occupancy
49" occupancy	100' occupancy
50" occupancy	100' occupancy

Site Plan at South End



This drawing is preliminary and subject to change. See survey and civil engineering plans for final details.

DATE: Mar. 17, 2009
 STATUS:
 Design: white
 Pricing: yellow
 Construction: green
 Revision: blue

PRELIMINARY NOT FOR CONSTRUCTION

Scharff Designworks
 7000 W. State St
 at Home Show Daily
 Suite, ID 63714
 info@scharffdesign.com
 cell 208-581-1017

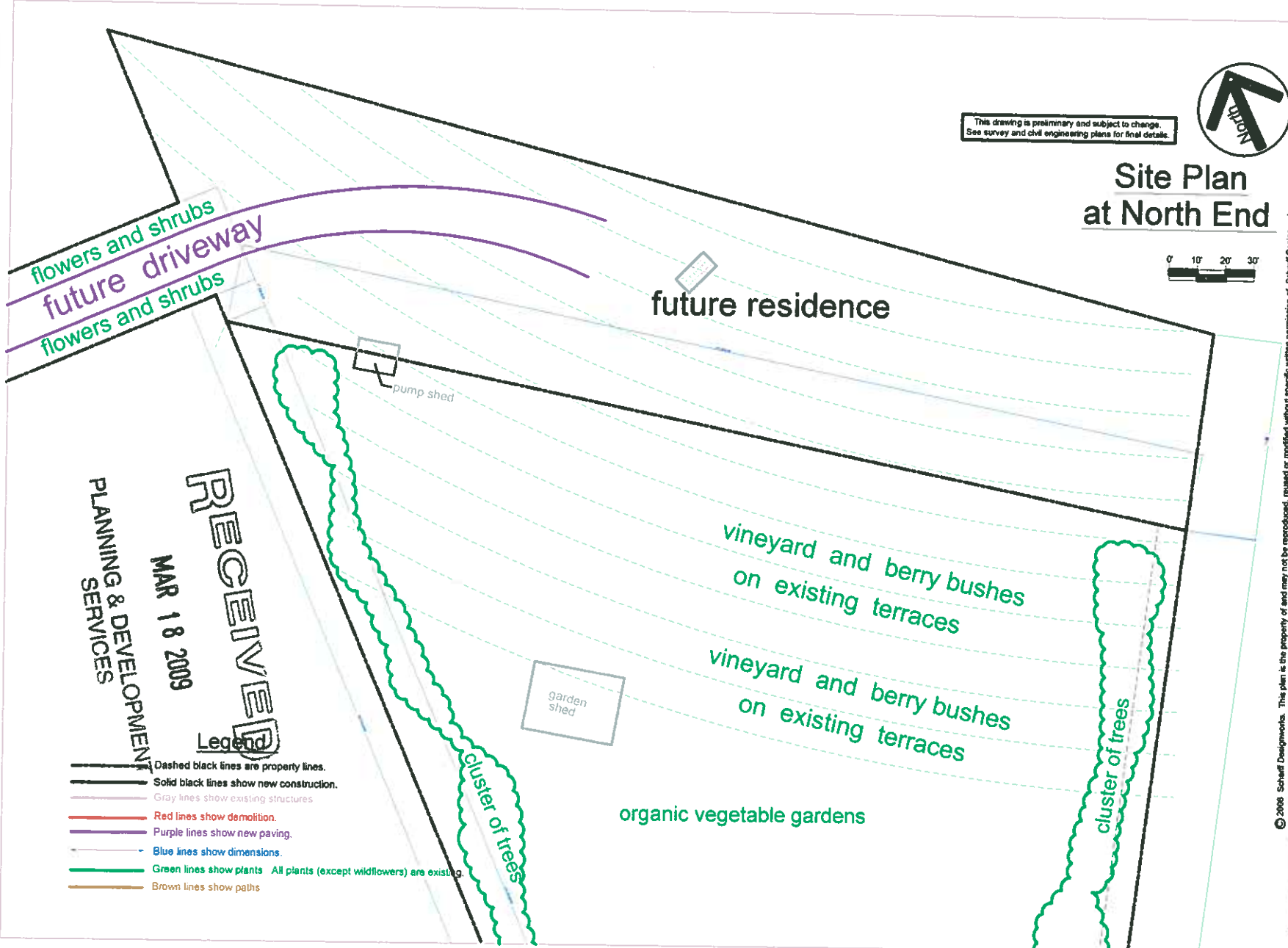
The Book Farm

The Book Farm
 6600 Hill Road
 Boise, ID 83703
 Dave & Shell Ficks, and Ethel Ficks
 Phone: 345-0451
 Cell: 963-3369
 Email: bookfarm@mac.com

Drawing Index
 1 Site Plan at South End
 2 Site Plan at North End

PLANNING & DEVELOPMENT SERVICES
 RECEIVED
 MAR 18 2009

CUP 09 00017



PLANNING & DEVELOPMENT
SERVICES

MAR 18 2009

RECEIVED

- Legend**
- Dashed black lines are property lines.
 - Solid black lines show new construction.
 - Gray lines show existing structures.
 - Red lines show demolition.
 - Purple lines show new paving.
 - Blue lines show dimensions.
 - Green lines show plants. All plants (except wildflowers) are existing.
 - Brown lines show paths.



Site Plan at North End



This drawing is preliminary and subject to change.
See survey and civil engineering plans for final details.

© 2008 Scharff Designworks. The plan is the property of and may not be reproduced, revised or modified without specific written permission of Scharff Designworks.

DATE: Mar. 17, 2009
STATUS:
 Design: white
 Pricing: yellow
 Construction: green
 Revision: blue

PRELIMINARY
NOT FOR CONSTRUCTION

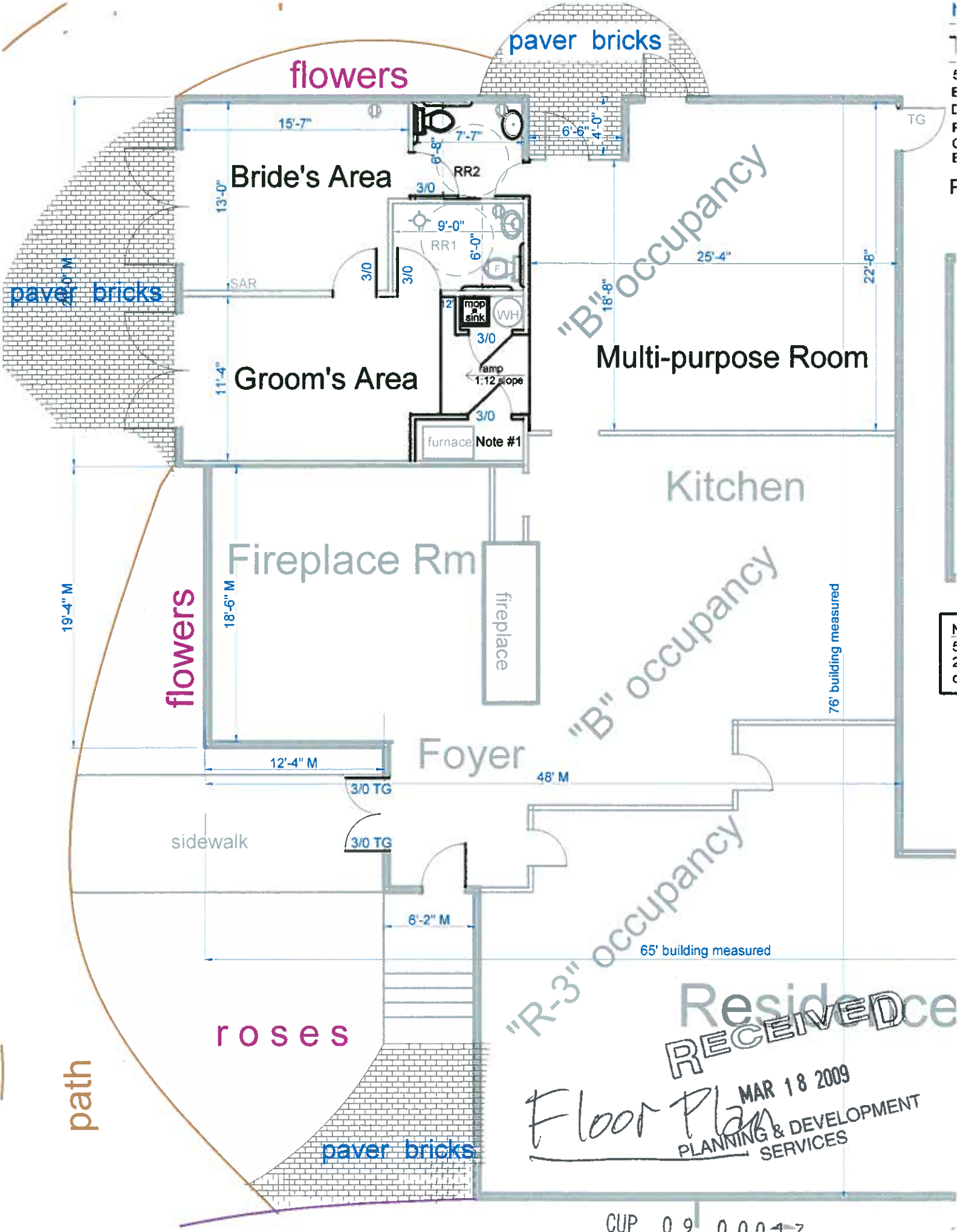
Scharff Designworks
7000 W. Saug ST
at Home Show Daily
Boise, ID 83714
lm@schaffdesign.com
call 208 861-1017

The Book Farm

The Book Farm
5600 Hill Road
Boise, ID 83703
Dave & Shell Fuchs, and Ethel Fuchs
Phone: 343-0451
Cell: 863-3398
Email: bookfarm@me.com

Drawing Index
1 Site Plan at South End
2 Site Plan at North End

Page
2



"B" occupancy

"B" occupancy

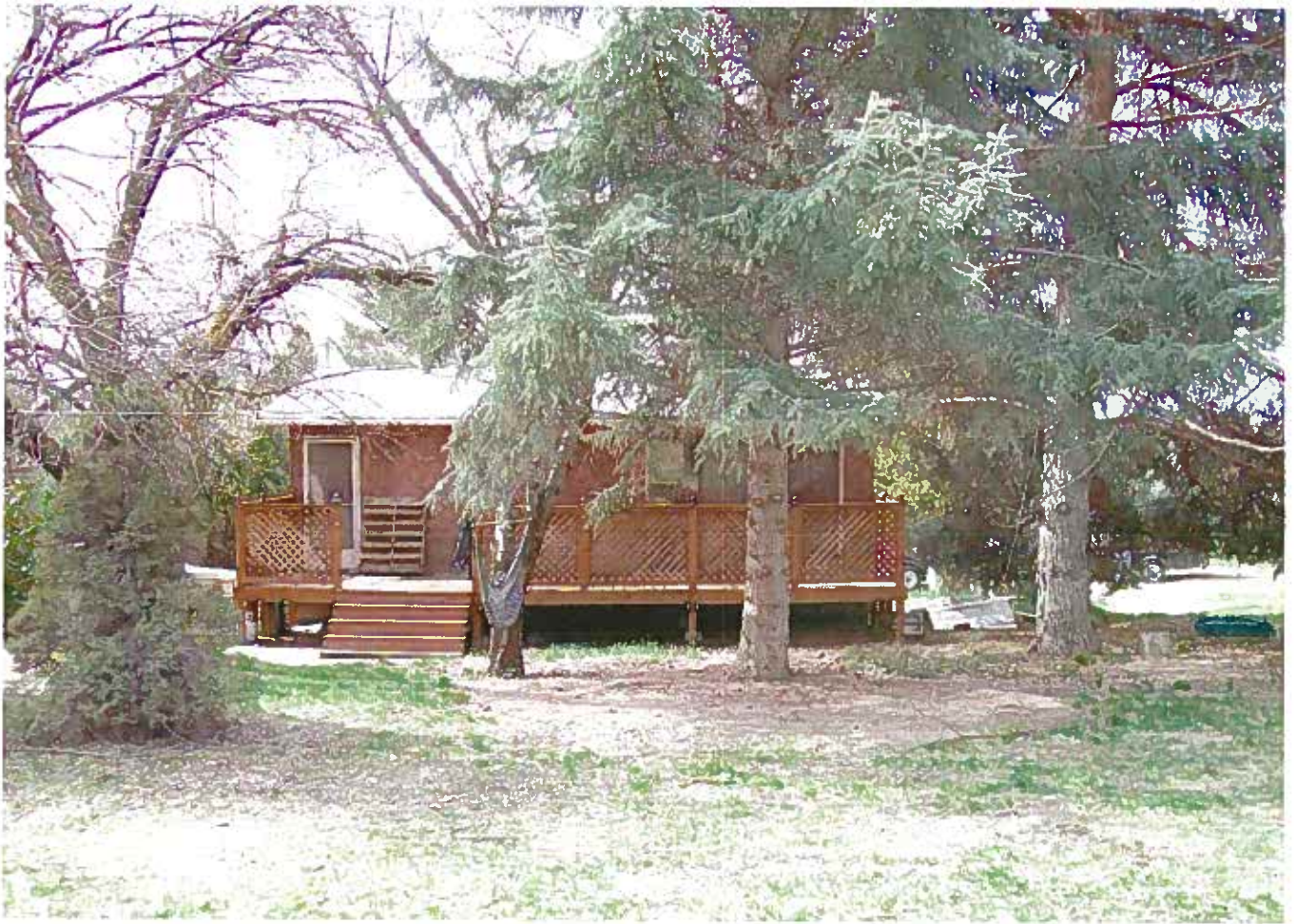
"R-3" occupancy

Residence RECEIVED

Floor Plan MAR 18 2009
 PLANNING & DEVELOPMENT SERVICES

CUP 09 00047







Private Residential Parking

C11176

**Detailed Letter of Explanation
Conditional Use Permit Application
The Book Farm
Dave Ficks and Ethel Ficks**

Greetings:

The Book Farm, located at 5600 Hill Road in Northwest Boise, has (since 1968) and continues to be the residence of the Ficks family. We are applying for a Conditional Use Permit - Commercial Social Center designation to provide an environmentally responsible and community-friendly place for small group meetings, gatherings and social events.

The original southern portion of the building at 5600 Hill Road was constructed as complete home with kitchen, bathrooms, living room and bedrooms. In 1973, additional floor space was added to the north side of the building. It is this northern portion of the existing facility at 5600 Hill Road we are requesting to specify for commercial use. The remaining facility (the original home) is now and will continue to be occupied by the Ficks Family (Ethel Ficks and Jennie Ficks) and has a separate doorway and parking.

The northern portion of the Book Farm has three large rooms appropriate for small events that could be used independently or in combination with each other. The rooms include a large foyer with a fireplace (The Fireplace Room), a large kitchen, and a large multi-purpose room. Outside there are two lawn areas, an on-site parking area, natural terraces and wilderness areas. Many Idaho native plants grow on this property and will remain as part of the landscaping. We are currently adding an heirloom vegetable garden and slowly restoring the fruit trees and grape vines that once covered the terraces behind the facility. We recycle everything on our site – from composting organic materials to reusing building materials. Recycling has been incorporated into our site plan. We never use chemicals on the site and are committed to organic and sustainable principles and plan to be a model of combined Idaho native / natural and landscaped beauty for our visitors.

The Book Farm is proposing to provide both year-round indoor and seasonal outdoor facility rental consistent with a social center. The outdoor events would be limited to a maximum of around 75 people and indoor events will be much smaller. The Book Farm is ideal for small group workshops, hobby or social / networking club meetings, non-profit-organization board retreats, bridal showers and smaller weddings. Our outdoor facilities are located in the center of the property, distant from residences. Extensive (40 spaces) on-site paved parking is included as part of the plan, to mitigate the problems of street parking. Per Terry Records, the area we propose for parking need not be subject to a commission level hillside review because the slope is minimal.

No additional buildings or structures are being proposed (aside from public and driveway paving). Our site plan reflects advance recommendations/requirements from several reviewing agencies, including:

RECEIVED

MAR 18 2009

PLANNING & DEVELOPMENT
SERVICES

CUP 09 00077

1. Relocation of Driveway – Required by ACHD
2. Sidewalk on Hill Road bordering property – Required by ACHD
3. Completion of Driveway Paving (Required by Boise City and Boise Fire Department for access)
4. Construction of a 40-space paved parking lot with 2 designated handicapped spaces
5. Careful adaptation to ADA and International Fire Code Standards as evidenced in blueprint and site plan

Our plan is carefully designed to create a natural, environmentally friendly commercial social center that can accommodate small to mid-sized groups while caring for the safety, traffic and environmental concerns of our neighbors and our community. At our neighborhood meeting, we heard support and encouragement from our neighbors and the president of the Collister Neighborhood Association.

We strongly believe this project will fulfill an unmet need for such a facility in northwest Boise and represents a truly constructive use of a unique, landscaped parcel that is unlike any other property in the area. The Book Farm will be a role model for environmental stewardship, recycling and caring for our community. We are certain that this innovative and thoughtful use will be of benefit to our to our neighbors, our community and the Boise economy – and we appreciate your consideration of our application.

Ethel Ficks
Owner: The Book Farm
5600 Hill Road
Boise ID 83703
Phone: 208.345.0451
boisebook@mac.com



Dave Ficks
General Manager: The Book Farm
5600 Hill Road
Boise, ID 83703
Cell Phone: 208.863.3398
Home Phone: 208.389.1310
dficks@mac.com



RECEIVED

MAR 18 2009

PLANNING & DEVELOPMENT
SERVICES

CUP 09 00017

Detailed Letter of Explanation

The Book Farm
5600 Hill Road
Boise, ID
Dave Ficks & Ethel Ficks

Conditional Use Permit and Parcel Annexation - S0619121170 (6058 N Plano Lane)
Letter of Explanation

We are proposing a Conditional Use Permit for a Commercial Social Center to be located at 5600 Hill Road, on parcel # R7789000860

As required by the city, we are requesting that Parcel # S0619121170 , which borders parcel R7789000860 to the west, be annexed into the city for two reasons: 1) The driveway to be used (a long established driveway surrounded by a line of trees on the west and east borders) begins in the city piece (R7789000860) , crosses into the count piece and returns to the city piece (R7789000860); and 2) To be able to use the large lawn that is located on parcel S0619121170.

We have included three deeds with this request. The first deed, dated January 28, 1982, is a Quitclaim deed from David B. Ficks (former husband of Ethel, father of Dave) granting full ownership of the property to Ethel. The second deed, dated November 7, 2006, happened as a result of the western property line of this property being located in a small crescent on a piece of property owned by John Mascroft. We sold this small piece of land to him in 2006 so he could achieve clear title on his property. The third deed, dated October 23, 1967, is the original deed conveying ownership of both properties to Ethel and David Ficks.

Thank you for your consideration of this annexation request.

Dave Ficks
Ethel Ficks
Boise, ID




RECEIVED
APR 07 2009
DEVELOPMENT
SERVICES

CAR 09 00017

Indoor:

Multipurpose Room: Capacity to be determined in meeting with city building / planning staff. This room would be the primary venue for indoor events, and can be configured with chairs, tables and AV equipment to suit. During weddings and outdoor events, the intent would be to make this room available for indoor seating, playing music, showing multi-media presentations, etc. Posted maximum occupancy signs would be provided and limits enforced by Book Farm staff. There are three entrances /exits to this room and it flows nicely with the outside reception lawn. All exit doors swing outward, and are wide enough to fulfill occupancy code requirements.

Fireplace Room: With a capacity of 12 around a large table, this room is suitable for small board-style meetings. It will also be used during outdoor events to fill out a guestbook, place gifts etc. It will not be a gathering space during outdoor events.

Kitchen: This room will be used for placement / staging of food for events (by caterers) that take place at the facility, indoor or outdoor. It is not intended as a gathering room, however it does provide incidental seating for 8 at a large table on the east side of the room. During outdoor events, event staff would most likely use this seating, and people may come in to the room to retrieve food if it is set up as such, but will need to go outside to consume it.

Catering: The Book Farm will **not** provide catering, but will allow events to be catered by authorized catering providers or to be self-catered.

Cleaning / Facility Maintenance. As a multi-use residence and commercial social center, we will assure cleaning and maintenance as appropriate for each use. Uses will not mix. Cleaning services for the facility will be contracted, and maintenance will be provided by family staff or with the assistance of paid professionals as needed.

Landscape / yard maintenance: All yard maintenance to manicured areas (parking lot, event lawns) will be contracted. Natural areas will be kept natural, but vegetation growth will be controlled.

Frequency of Events: This use is intended to provide a primary source of income to the Ficks Family, and will be a full time occupation. We are making a very large investment in the infrastructure of the property through the addition of parking facilities and adaptation to commercial-code building requirements. We intend to utilize the space responsibly and consistently, observing the guidelines and restrictions we have outlined above relating to maximum size, hours of operation and music / noise mitigation. Our neighbors are aware of our intention and do not object to our frequent use of the property. In short, in order to have a potentially profitable business, we need to make our facility available for booking throughout our operating / booking hours according to the information described above.

Annexation [REDACTED] Application Form

PDS	Department Application
	# 105

Case #: CAR09-00011

New! Type data directly into our forms.

Note: Be sure to print this form before closing it or you will lose your data. This form cannot be saved to your computer.

Property Information

Address: Street Number: 6058 Prefix: North Street Name: Plano Lane

Subdivision: Seaman Sub Block: 2 Lot: 1 Section: 19 Township: 4N Range: 2E

*Primary Parcel Number:

S	0	6	1	9	1	2	1	1	7	0
---	---	---	---	---	---	---	---	---	---	---

 Additional Parcels: _____

Applicant Information

*First Name: Ethel *Last Name: Ficks

Company: _____ *Phone: (208) 345-0451

*Address: _____ *City: Boise *State: ID *Zip: 83703

E-mail: bookfarm@mac.com Cell: (208) 863-3398 Fax: _____

Agent/Representative Information

First Name: _____ Last Name: _____

Company: _____ Phone: _____

Address: _____ City: _____ State: _____ Zip: _____

E-mail: _____ Cell: _____ Fax: _____

Role Type: Architect Land Developer Engineer Contractor Other

Owner Information

Same as Applicant? Yes No (If yes, leave this section blank)

First Name: _____ Last Name: _____

Company: _____ Phone: _____

Address: _____ City: _____ State: _____ Zip: _____

E-mail: _____ Cell: _____ Fax: _____

RECEIVED

APR 07 2009



DEVELOPMENT SERVICES

www.cityofboise.org/pds

City of Boise Planning & Development Services

P.O. Box 500 • 150 N. Capitol Blvd • Boise, Idaho 83701-0500
Phone 208/384/3830 • Fax 208/433-5688 • TDD/TTY 800/377-3529

Date Received: _____
Revised 10/2008

CAR 09 00011

1. Neighborhood Meeting Held (Date): March 12, 2009

2. Neighborhood Association: Collister Neighborhood Association

3. Comprehensive Planning Area:

4. This application is a request to construct, add or change the use of the property as follows:

We are requesting that Parcel #S0619121170 at 6058 N Plano Lane be annexed into the city

5. Type of Request: Rezone Annexation & Rezone

6. Current Zone: R6

7. Requested Zone: R1B

8. Size of property: .635 Acres Square Feet

9. Existing uses and structures on the property are as follows:

Storage Building-- this building was constructed in the early 1980's and has been used since then (and will continue to be) for storage purposes.

10. Are there any existing land uses in the general area similar to the proposed use?

If so, describe them and give their locations:

We are not aware of similar uses in the area.

RECEIVED

APR 07 2009

DEVELOPMENT SERVICES

11. On what street(s) does the property have frontage? Hill Road Plano Lane

CAR 09 00011

12. Adjacent Property Information

Uses:	Zone:
North: Residential	R6
South: Residential	R1-B
East: Residential, proposed CU - Commercial Social Center (Our property)	R1-B
West: Residential	R6

13. Why are you requesting annexation into the City of Boise?

We are requesting (and have been required to request) this annexation for two reasons: 1) The driveway to be used (a long established driveway surrounded by a line of trees on the west and east borders) begins in the city piece (R7789000860), crosses into the count piece and returns to the city piece (R7789000860); and 2) To be able to use the large lawn that is located on parcel 50619121170.

14. What use, building or structure is intended for the property?

The use would be an extension of the Commercial Social Center – but this parcel would be strictly for outdoor weddings and events.

15. What changes have occurred in the area that justify the requested rezone?

The proposed conditional use of the adjacent property, combined with this property, is our justification.

RECEIVED

CAR 09 00077

APR 07 2009

DEVELOPMENT SERVICES

16. What Comprehensive Plan policies support your request?

1. Recreational and natural open space should be provided throughout the community. By creating an environmental responsible and community friendly commercial social center in this area, we fulfill and un-met need and preserve these spaces.

2. Unique historical districts should be protected. Although not a historical district, we believe this is a far more desirable use than subdividing and selling this unusual and beautiful piece of land to home developers.


Applicant/Representative Signature

Print Form

CAR 09 00077

4/7/09
RECEIVED

APR 07 2009
DEVELOPMENT
SERVICES

Conditional Use Application Form

PDS Department Application
#109

Pre-Application Conference Required

A pre-application conference with staff for a preliminary review of your project and a pre-application neighborhood meeting are required prior to submitting this application. Refer to the attached submittal checklist for additional information, and see the attached P & Z Commission Level Applications document for a sample neighborhood meeting letter. Contact a procedures analyst at (208) 384-3830 for more details.

Submit a Complete Application

When an application is submitted, it will be reviewed in order to determine compliance with application requirements. It will not be accepted if it is not complete. A hearing date will be scheduled only after an application has been accepted as complete.

Note: Online submittals are not automatically accepted as complete and will not be processed until we receive all submittal requirements (including a signed copy of the application).

Reviewing Agencies

If any reviewing agency wants their input incorporated into the staff report, their information must be received by this office at least two weeks (14 calendar days) prior to the public hearing date when this application will be heard.

Address Verification

Address of Subject Property: 5600 W. Hill

Mapping Division must initial here _____ to signify address verification.

For Office Use Only

File Number: CUP09-00017 X-Referenced Files: _____

Zone(s): R-1B Fee: 1047

Pre-Application Materials? Yes No Project Type: Special Exception Other: _____

This application is a request to construct, add or change the use of the property as follows:
Commercial Social Center

RECEIVED

MAR 18 2009

PLANNING & DEVELOPMENT SERVICES

CUP 09 00017



Conditional Use Application Form

PDS	Department Application
	# 109

New! Type data directly into our forms.

Case #: CUP09-00017

Note: Be sure to print this form before closing it or you will lose your data. This form cannot be saved to your computer.

Property Information

Address: Street Number: 5600 Prefix: West Street Name: Hill Road
Subdivision: Seamans Sub Block: 2 Lot: 1 Section: 19 Township: 4N Range: 2E
*Primary Parcel Number:

R	7	7	8	9	0	0	0	8	6	0
---	---	---	---	---	---	---	---	---	---	---

 Additional Parcels: _____

Applicant Information

*First Name: Ethel / David Ficks *Last Name: Ficks
Company: _____ *Phone: (208) 345-0451
*Address: 5600 Hill Road *City: Boise *State: ID *Zip: 83703
E-mail: bookfarm@mac.com Cell: (208) 863-3398 Fax: _____

Agent/Representative Information

First Name: _____ Last Name: _____
Company: _____ Phone: _____
Address: _____ City: _____ State: _____ Zip: _____
E-mail: _____ Cell: _____ Fax: _____
Role Type: Architect Land Developer Engineer Contractor Other

Owner Information

Same as Applicant? Yes No (If yes, leave this section blank)
First Name: _____ Last Name: _____
Company: _____
Address: _____ City: _____ State: _____ Zip: _____
E-mail: _____ Cell: _____ Fax: _____

RECEIVED

MAR 18 2009

PLANNING & DEVELOPMENT SERVICES

www.cityofboise.org/pds



City of Boise Planning & Development Services

P.O. Box 500 • 150 N. Capitol Blvd • Boise, Idaho 83701-0500
Phone 208/384/3830 • Fax 208/433-5688 • TDD/TTY 800/377-3529

Date Received: _____
Revised 10/2008

CUP 09 00017

1. Neighborhood Meeting Held (Date): March 12, 2009

2. Neighborhood Association: Collister Neighborhood Association

3. Comprehensive Planning Area: _____

4. This application is a request to construct, add or change the use of the property as follows:

We are applying for a Conditional Use Permit - Commercial Social Center designation to provide an environmentally responsible and community-friendly place for small group meetings, gatherings and social events. We are not requesting any new additions or facility construction; this is a proposed modification of an existing residence to convert the yard and southern portion of the facility to the aforementioned commercial use.

A. Is this a modification? Yes No

B. File number being modified: _____

5. Size of property: 2.3 Acres Square Feet

6. Water Issues

A. What are your fire flow requirements? (See International Fire Code) N/A - No water main

B. Number of hydrants (show location on site plan): (Note: Any new hydrants/hydrant piping require United Water approval.)

Number of Existing : 0 Number of Proposed: 0

C. Is the building sprinklered? Yes No

D. What volume of water is available? (Contact United Water of Idaho at 362-7330.) N/A

7. Existing uses and structures on the property are as follows:

Main Residence - Home to Ficks Family (Ethel and Jennie Ficks)

Shed on Terrace - Garden Tool Storage Shed

8. Are there any known hazards on or near the property?

(Such as canals, hazardous material spills, soil or water contamination.) If so, describe them and give their locations:
There are no known hazards on or near the property.

RECEIVED

MAR 18 2009

PLANNING & DEVELOPMENT SERVICES

CUP 09 00017

9. Adjacent Property Information

	Building types and/or uses:	Zone:
North:	Residence	R-1B
South:	Residence	R-1B
East:	Residence	R-1B
West:	Storage Building	County

10. Proposed Non-Residential Structures

A. Number of non-residential structures: N/A

Square footage of proposed non-residential structures or additions (If 5+ floors, attach narrative with chart):

	Gross Square Feet	Net Leasable Square Feet
1st Floor:	_____	_____
2nd Floor:	_____	_____
3rd Floor:	_____	_____
4th Floor:	_____	_____

B. Maximum Proposed Structure Height(s): _____

C. Number of Stories: _____

11. Proposed Residential Structures

A. Number of Residential Units (if applicable): N/A

B. Maximum Proposed Structure Height(s): _____

C. Number of Stories: _____

12. Site Design

A. Percentage of site devoted to building coverage: 2%

B. Percentage of site devoted to landscaping: 78%

C. Percentage of site devoted to paving: 20%

D. Percentage of site devoted to other uses: _____

E. Describe other use: _____

RECEIVED
MAR 18 2009
PLANNING & DEVELOPMENT
SERVICES

CUP 09 00017

13. Loading Facilities, if proposed (For Commercial uses only):

Number: _____ Location: _____
 Size: _____ Screening: _____

14. Parking

	Required		Proposed
A. Handicapped Spaces:	<u>2</u>	Handicapped Spaces:	<u>2</u>
B. Parking Spaces:	<u>10</u>	Parking Spaces:	<u>40</u>
C. Bicycle Spaces:	<u>1</u>	Bicycle Spaces:	<u>1</u>
D. Proposed Compact Spaces:	<u>11</u>		
E. Restricted (assigned, garage, reserved spaces) parking spaces proposed:	<u>0</u>		
F. Are you proposing off-site parking?	<input type="radio"/> Yes <input checked="" type="radio"/> No If yes, how many spaces? _____		
G. Are you requesting shared parking or a parking reduction?	<input type="radio"/> Yes <input checked="" type="radio"/> No If yes, how many spaces? _____		

Note: If you are requesting shared parking or a parking reduction, you must submit a survey of persons using and working on the premises and any additional information demonstrating that use by the regular employees and visitors to the premises will require fewer off-street parking spaces than required by the Zoning Ordinance.

15. Setbacks (Plans that are not graphically dimensioned will not be accepted.)

	Building Required	Building Proposed	Parking Required	Parking Proposed
Front:	<u>20'</u>	<u>EXISTING > 50ft</u>	<u>20</u>	<u>20</u>
Rear:	<u>15 30'</u>	<u>EXISTING > 50ft</u>	<u>30'</u>	<u>> 50 feet</u>
Side 1:	<u>15 10'</u>	<u>EXISTING > 50ft</u>	<u>10</u>	<u>10</u>
Side 2:	<u>15 10'</u>	<u>EXISTING > 50ft</u>	<u>10</u>	<u>10</u>

16. Drainage (proposed method of on-site retention): Detention Basins

17. Floodways & Hillside

A. Is any portion of this property located in a Floodway or a 100-year Floodplain? Yes No

B. Does any portion of this parcel have slopes in excess of 15%? Yes No

Note: If the answer to either of the above is yes, you will be required to submit an additional Floodplain and/or Hillside application and additional fee. You must submit the additional required application(s) for review at the same time as this request.

Hillside Application not required per Terry Records - see pre-app conference form.

RECEIVED
 MAR 18 2009
 PLANNING & DEVELOPMENT
 SERVICES

CUP 09 00077

18. Airport Influence Area

Is the subject site located within the Airport Influence Area? (If yes, please mark which area.)

- No Area A Area B Area B1 Area C

19. Solid Waste

A. Type of trash receptacles:

- Individual Can/Residential 3 Yd Dumpster 6 Yd Dumpster 8 Yd Dumpster Compactor

B. Number of trash receptacles: 1 (95 Gallon Cart)

C. Proposed screening method: Landscaping / Shrubs

D. Is the proposed location accessible for collection? (Contact Boise Public Works at 384-3901.) Yes No

E. Is recycling proposed? Yes No 1 (95 Gallon commingled recycling cart per Public Works)

Verification of Legal Lot or Parcel Status

Acceptance of this application does not validate the legal status of any lot or parcel. Prior to submitting for a Building Permit you must have a Verification of Legal Parcel Status form signed by the Boise City Subdivision Division. It is the applicant's responsibility to provide deeds and/or other documentation to the Subdivision Division. See Verification of Legal Lot or Parcel Worksheet for submittal requirements.

Ethel J. Fisher

Applicant/Representative Signature

Print Form

RECEIVED

Date

MAR 18 2009

PLANNING & DEVELOPMENT SERVICES

CUP 09 00017



Carol A. McKee, President
Sherry R. Huber, 1st Vice President
Rebecca W. Arnold, 2nd Vice President
John S. Franden, Commissioner
Sara M. Baker, Commissioner

April 15, 2009

To: Dave & Ethel Ficks
5600 W. Hill Road
Boise, Idaho 83703

Subject: CUP09-00017, CAR09-00011
Conditional use permit for commercial events center in existing residence & annexation of
0.635 acres into Boise City R-1B
5600 W. Hill Road, 6058 N. Plano Lane

On 15 April 2009, the Ada County Highway District Planning Review staff approved the above applications. The attached report lists site-specific requirements, conditions of approval and street improvements, which are required.

If you have any questions, please feel free to contact me at (208) 387-6187.

Sincerely,

Matt Edmond
Planner III
Right-of-Way & Development Services
Ada County Highway District

CC: Project file
Susan Riggs, Boise City Planning & Development Services *(sent via email)*



Committed to Service

Project/File: CUP09-00017, CAR09-00011
This application is for annexation and rezone of 0.635 acres into Boise City R-1B zone and a conditional use permit to allow a commercial special event center on 3.145 acres in the Boise City R-1B zone.

Lead Agency: City of Boise

Site address: 5600 W. Hill Road, 6058 N. Plano Lane

Staff Approval: April 15, 2009

Applicant/Owner: Dave & Ethel Ficks
5600 W. Hill Road
Boise, Idaho 83703

Staff Contact: Matt Edmond
Phone: 387-6187
E-mail: medmond@achd.ada.id.us

Tech Review: April 14, 2009 (via phone)

Application Information:

Total Acreage: 3.145
Current Zoning: R-1B (2.51 acres), R6 (0.635 acres)
Proposed Zoning: R-1B
Proposed Use: Commercial Event Center



A. Findings of Fact

Existing Conditions

1. **Site Information:** The site contains a single family residence with a home occupancy (Boise Book Farm).

2. **Description of Adjacent Surrounding Area:**

Direction	Land Use	Zoning
North	Vacant / Hillside	R-1B
South	Single Family Residential	R-1B
East	Single Family Residential	R-1B
West	Single Family Residential	R6

3. **Existing Roadway Improvements and Right-of-Way Adjacent To and Near the Site**

- Hill Road is improved with two travel lanes and bike lanes (32-feet of pavement) and no curb, gutter, or sidewalk within 50-feet of right-of-way (25-feet from centerline) abutting the site.
- Plano Lane is improved with two travel lanes (18-feet of pavement) and no curb, gutter, or sidewalk within 50-feet of right-of-way (25-feet from centerline) abutting the site.

4. **Existing Access:** The site has one access point onto Hill Road.
5. **Site History:** ACHD has not previously reviewed or acted on any development applications involving this site.
6. **Adjacent Development:** Plano Road Subdivision, a proposed development to consist of 154 single family units, is located north of the site. The ACHD Commission approved the preliminary plat for Plano Road Subdivision on June 25, 2008.

Development Impacts

7. **Trip Generation:** This development is estimated to generate 21 additional vehicle trips per day (10 existing) according to the Institute of Transportation Engineers Trip Generation Manual.
8. **Impact Fees:** There will be an impact fee that is assessed and due prior to issuance of any building permits. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time.
9. **Current Condition of Area Roadways:**

Roadway	Frontage	Functional Classification	Traffic Count	Level of Service*	Speed Limit
Hill Road	280'	Minor Arterial	3,269 east of Pierce Park 2/18/2009	Better than "C"	35 MPH
Plano Lane	195'	Local	112 north of Hill 4/3/2008	N/A	25 MPH

* Acceptable level of service for a two-lane minor arterial is "D" (14,000 ADT).

10. Capital Improvements Plan/Five Year Work Plan:

- Hill Road between Castle Drive and 36th Street is listed in the Capital Improvements Plan for corridor preservation to accommodate future widening to three lanes.
- The intersection of Hill Road and Pierce Park Road is listed in the Capital Improvements Plan to be widened to three lanes on all approaches and signalized between 2019 and 2028.

B. Findings for Consideration

1. Hill Road

Right-of-Way Policy: District policy requires 96-feet of right-of-way on arterial roadways (Figure 72-F1B). This right-of-way allows for the construction of a 5-lane roadway with curb, gutter, 5-foot concrete detached sidewalks and bike lanes.

Sidewalk Policy: District policy requires 7-foot wide attached (or 5-foot detached) concrete sidewalk on all collector roadways and arterial roadways (7204.7.2).

Applicant Proposal: The applicant is proposing to construct a 5-foot wide detached concrete sidewalk along Hill Road abutting the site.

Staff Comment/Recommendation: Hill Road is not programmed for widening between Pierce Park Road and Castle Drive. The applicant's proposal for sidewalk meets District policy and should be approved, as proposed.

This segment of Hill Road was overlaid in March of 2006, so no pavement cuts will be allowed before March 2011 without written approval from the District. Contact Chuck Rinaldi at 387-6258 for more information.

2. Plano Lane

Right-of-Way Policy: District policy 7204.4.1 and Figure 72-F1A requires 50-feet of right-of-way on local streets. This right-of-way allows for the construction of a 2-lane roadway with curb, gutter and 5-foot wide concrete sidewalks.

Local Street Policy: District policy 7204.4.2 states, "developments with any buildable lot that is less than 1-acre in size will typically provide streets having a minimum pavement width of 32-feet with curb, gutter and sidewalks. The total street width shall be 36-feet from back-of-curb to back-of-curb. Variations of this width may be allowed, depending on traffic volumes forecast to be generated by the development. Concrete sidewalks shall be a minimum of 5-feet in width unless they are separated from the curb 5-feet or more in which case the sidewalk shall be a minimum of 4-feet in width.

Applicant Proposal: The applicant is not proposing any additional right-of-way dedication or roadway improvements along Plano Lane abutting the site.

Staff Comment/Recommendation: With the approval of Plano Road Subdivision, ACHD required Plano Lane to be widened to 40-feet of pavement for 50-feet north from Hill Road, and thereafter to 30-feet of pavement with a 4-foot striped bike and pedestrian lane on the east side and 3-foot gravel shoulders on both sides north of Hill Road. ACHD required these nonstandard improvements in order to minimize the impact on the existing homes fronting on Plano Road while allowing adequate pavement width for vehicles and pedestrians. Due to this previous action, District staff recommends that, if Plano Road Subdivision is approved, the applicant be required to widen Plano Lane to 20-feet of pavement from centerline for 50-feet north of Hill Road, 15-feet of pavement from centerline abutting the rest of the site; and install 3-foot gravel shoulders along the entire site frontage abutting Plano Lane. If Plano Road Subdivision is not approved, the applicant should be required to widen Plano Lane to 15-feet of pavement from centerline and install 3-foot gravel shoulders abutting the site.

3. Driveways

Access Management Policy: District policy 7207.8 states that direct access to arterials and collectors is normally restricted. The developer shall try to use combined access points. If the developer can show that the use of a combined access point to a collector or arterial street is impractical, the District may consider direct access points. Access points for proposed developments at intersections should be located as far from the intersection as practical, and in no case closer than as illustrated on Figure 72-F4, unless a waiver for the access point has been approved by the District Commission.

Successive Driveway Policy: District policy 72-F5, requires driveways located on collector or arterial roadways with a speed limit of 35 to align or offset a minimum of 150-feet from any existing or proposed driveway.

Commercial Driveway Policy: District policy 7207.9.3 restricts commercial driveways with daily traffic volumes over 1,000 vehicles to a maximum width of 36-feet. Most commercial driveways will be constructed as curb-cut type facilities if located on local streets. Curb return type driveways with 15-foot radii will be required for driveways accessing collector and arterial roadways.

Driveway Paving Policy: Graveled driveways abutting public streets create maintenance problems due to gravel being tracked onto the roadway. In accordance with District policy, 7207.9.1, the applicant should be required to pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of the roadway and install pavement tapers with 15-foot radii abutting the existing roadway edge.

Applicant Proposal: The applicant is proposing to close the existing driveway onto Hill Road located approximately 190-feet east of Plano Lane, and to construct a new 30-foot wide driveway onto Hill Road located approximately 135-feet east of Plano Road (measured near edge to near

edge). The new driveway will also align with an existing residential driveway on the south side of Hill Road.

Staff Comment/Recommendation: The applicant's driveway proposal meets District policy and should be approved, as proposed. The applicant will be required to pave the driveway its full width at least 30-feet into the site and install pavement tapers with 15-foot radii abutting the existing roadway edge. District staff estimates that the new driveway will have a sight distance onto Hill Road of approximately 700-feet to the east and 425-feet to the west. The recommended minimum sight distance onto a 35 MPH road is 390-feet.

4. Landscaping

A license agreement is required for all landscaping proposed within ACHD right-of-way or easement areas. Trees shall be located no closer than 10-feet from all public storm drain facilities. Landscaping should be designed to eliminate site obstructions in the vision triangle at intersections. District Policy 5104.3.1 requires a 40-foot vision triangle and a 3-foot height restriction on all landscaping located at an uncontrolled intersection and a 50-foot offset from stop signs. Landscape plans are required with the submittal of civil plans and must meet all District requirements prior to signature of the final plat and/or approval of the civil plans.

5. Other Access

Hill Road is classified as a minor arterial roadway. Other than access specifically approved with this application, direct lot access to Hill Road is prohibited.

C. Site Specific Conditions of Approval

1. Construct a 5-foot wide detached concrete sidewalk along Hill Road abutting the site. Provide an easement to the District for any portion of sidewalk located outside of the right-of-way.
2. If Plano Road Subdivision is approved, Widen Plano Lane to 20-feet of pavement from centerline for 50-feet north of Hill Road, 15-feet of pavement from centerline abutting the rest of the site; and install 3-foot gravel shoulders along the entire site frontage abutting Plano Road.
3. If Plano Road Subdivision is not approved, widen Plano Lane to 15-feet of pavement from centerline and install 3-foot gravel shoulders abutting the site.
4. Close the existing driveway onto Hill Road located approximately 190-feet east of Plano Lane.
5. Construct a 30-foot wide driveway onto Hill Road located approximately 135-feet east of Plano Lane. Pave the driveway its full width and at least 30-feet into the site beyond the edge of pavement of the roadway and install pavement tapers with 15-foot radii abutting the existing roadway edge.
6. Enter into a license agreement for any landscaping located with ACHD right-of-way abutting the site.
7. Other than access specifically approved with this application, direct lot access to Hill Road is prohibited.
8. Comply with all Standard Conditions of Approval.

D. Standard Conditions of Approval

1. Any existing irrigation facilities shall be relocated outside of the right-of-way.
2. Private sewer or water systems are prohibited from being located within any ACHD roadway or right-of-way.

3. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.
4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.
5. Comply with the District's Tree Planter Width Policy.
6. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.
7. All design and construction shall be in accordance with the Ada County Highway District Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Ordinances unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.
8. The applicant shall submit revised plans for staff approval, prior to issuance of building permit (or other required permits), which incorporates any required design changes.
9. Construction, use and property development shall be in conformance with all applicable requirements of the Ada County Highway District prior to District approval for occupancy.
10. Payment of applicable road impact fees is required prior to building construction. The assessed impact fee will be based on the impact fee ordinance that is in effect at that time.
11. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.
12. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of the Ada County Highway District. The burden shall be upon the applicant to obtain written confirmation of any change from the Ada County Highway District.
13. Any change by the applicant in the planned use of the property which is the subject of this application, shall require the applicant to comply with all rules, regulations, ordinances, plans, or other regulatory and legal restrictions in force at the time the applicant or its successors in interest advises the Highway District of its intent to change the planned use of the subject property unless a waiver/variance of said requirements or other legal relief is granted pursuant to the law in effect at the time the change in use is sought.

E. Conclusions of Law

1. The proposed site plan is approved, if all of the Site Specific and Standard Conditions of Approval are satisfied.
2. ACHD requirements are intended to assure that the proposed use/development will not place an undue burden on the existing vehicular transportation system within the vicinity impacted by the proposed development.

BOISE CITY PUBLIC WORKS DEPARTMENT

DEPARTMENT CORRESPONDENCE

Date: April 3, 2009

To: Boise City Planning & Zoning

Re: CUP 09-00017; 5600 W. Hill Rd.

CONDITIONS OF APPROVAL

SEWER CONDITIONS – MIKE SHEPPARD (384-3920)

Connection to central sewer is required. Sanitary sewers are available in Hill Road (384-3900).

Prior to granting of final sewer construction plan approval, all requirements by Boise City Planning and Development Services must be met.

DRAINAGE / STORM WATER CONDITIONS – BRIAN MURPHY (384-3752)

A drainage plan must be submitted and approved by Public Works prior to issuance of a building permit.

STREET LIGHT CONDITIONS – HANK ALARCON (388-4719)

No comment.

PERSON MAKING OTHER COMMENTS

OTHER COMMENTS

RECEIVED
APR - 8 2009
DEVELOPMENT
SERVICES


PUBLIC WORKS REPRESENTATIVE


PUBLIC WORKS REPRESENTATIVE

cc: Applicant

Memo

To: Planning and Development Services
From: Peter McCullough, Public Works Department
Date: 4/3/09
Re: CUP09-00017, 5600 W. Hill Rd.

Solid Waste staff has reviewed the application for this project and has the following comments:

1. The use of the building as a social center requires that trash service is commercial (not residential can).
2. The applicant can use commercial 95-gallon wheeled carts for trash and recycling service if they are taken to Hill Road for collection.
3. If a dumpster is to be used an enclosure must be constructed to the specifications detailed in the link below.

The following link will provide the applicant with the necessary information regarding trash enclosure design, location, and submittal requirements for commercial properties. Please contact me with any questions you may have at 384-3906.

www.cityofboise.org/Departments/Public_Works/NewDevelopmentPermitApps/page29449.aspx

BOISE FIRE DEPARTMENT

M E M O R A N D U M

TO: Susan Riggs, PDS
FROM: Mark Senteno
SUBJECT: CUP09-00017 REVISED
DATE: April 15, 2009

The Boise Fire Department has reviewed and can approve the application subject to compliance with all following code requirements and conditions of approval. Any deviation from this plan is subject to Fire Department approval. Please note that unless stated otherwise this memo represents requirements of the International Fire Code as adopted and amended by Ordinance 6308.

Code Requirement:

Fire Department vehicular access shall be provided to within 150' of all portions of the non-sprinklered buildings. Dead end roads are prohibited from exceeding 750 feet. These distances can be increased somewhat for sprinklered buildings but exact distances are on a case-by-case basis. All Fire Department access roads, fire lanes, bridges, and gates are to be a minimum of 20' wide with 13' 6" overhead clearance, shall be capable of supporting 75,000 lbs GVW (25,000 lbs per axle), and shall be paved. Fire Department access roads and fire lanes shall have a minimum outside turning radius of 48' with an inside radius of 28'. Aerial fire apparatus roads shall have a minimum unobstructed width of 26 feet in the immediate vicinity of any building or portion of building more than 30 feet in height, and at least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building. Any dead-end road in excess of 150' needs a Fire Department approved turnaround. No grade may exceed 10% (please note that fire apparatus are designed for a maximum 6% grade). Width and turning radius measurements specified by this paragraph can include those surfaces vehicles generally drive upon. Specifically, gutter and rolled curb are generally considered useable, while vertical curb or sidewalks are not.

Comments:

Condition of Approval:

Fire Department vehicular access shall be provided to within 150' of all portions of the non-sprinklered buildings.

Fire Department access roads and fire lanes shall have a minimum outside turning radius of 48' with an inside radius of 28'.

Any dead-end road in excess of 150' needs a Fire Department approved turnaround.

No grade may exceed 10% (please note that fire apparatus are designed for a maximum 6% grade).

Code Requirement:

For streets having a width less than 36 feet back of curb to back of curb parking shall be restricted on (1) one side; for streets having a width less than 29 feet back of curb to back of curb parking shall be restricted on both sides; and for standard ACHD cul-de-sacs parking shall be restricted on both sides. A note on the face of the final plat is required noting the parking restriction prior to signing of the final plat by the Boise City Engineer. In addition, No Parking signs shall be installed in accordance with the requirements of the IFC.

Comments:

Condition of Approval:

Code Requirement:

Fire hydrant location and distribution shall meet requirements of International Fire Code Appendix C.

Comments:

No fire hydrants have been noted. In the absence of information on existing hydrants it appears that one or more new hydrants may/will be needed. However, we reserve the right to modify requirements as more information comes to light. Variables affecting hydrant numbers and location include, but are not limited to, area, construction type, existing hydrants, accuracy of information provided in the application, strategic location for fire fighting forces, and required fire flow. New hydrants must be "non-private" installations.

Condition of Approval:

Have discussed with applicant on 4/8/09 that this project, as submitted, will require a water supply to support the requirement of an approved automatic sprinkler system if change of use becomes a B or A occupancy.

General Requirement:

Fire Department required fire hydrants, access, and street identification shall be installed prior to construction or storage of combustible materials on site. Provisions may be made for temporary access and identification measures.

Specific building construction requirements of the International Building Code, International Fire Code, and Boise City Code will apply. However, these provisions are best addressed by a licensed Architect at building permit application.

Please feel free to have the applicant contact Mark Senteno, 384-3967

cc: File

From: Brad Larson <makabi1@yahoo.com>
To: <sriggs@cityofboise.org>
CC: <dficks@mac.com>
Date: 5/13/2009 2:10 PM
Subject: Hill Road Social Center

Susan: My name is Brad Larson, I own the property next to , and east of the proposed social center. I am 100% supportive of this outdoor event center . I understand there will be events in this venue, I have no objections to the Fick's center. Feel free to call if you have any questions. 440 2478 Regards Brad L Larson
Sorry if this was sent 2 times

55

From: <president@collistercna.org>
To: "Riggs, Susan" <sriggs@cityofboise.org>
CC: "Ficks, Dave-website" <dficks@mac.com>, "Fralish, Brenda" <bfralish@pn.u...>
Date: 4/23/2009 3:17 PM
Subject: Boise Book Farm-5600 Hill Road CUP09-00017

Susan:

Per request of Dave Ficks regarding his conditional use application: a neighborhood meeting was held March 12, 2009 and Mr. Ficks and Ethel Ficks made a presentation at the Collister Neighborhood meeting on March 25, 2009. No objections to the proposed project were stated at either meeting, and I have not been contacted by anyone else with an objection.

Julie Klocke, President
Collister Neighborhood Association
president@collistercna.org
387-4933

From: Brad & Rita Foltman <vltzwagons@yahoo.com>
To: <Sriggs@cityofboise.org>
CC: Dave Ficks <dficks@mac.com>
Date: 4/24/2009 6:56 AM
Subject: Ethel Ficks Application

We have lived in the 5600 block of Hill Rd over 27 years. There have been many changes during that time, traffic being the biggest one, but otherwise the neighborhood has remained relatively stable.

It is with great interest that we are following the application by Ethel Ficks to enhance her property by offering an environment that accommodates a social retreat and meeting center. We support this effort because we believe it is compatible with the values of the neighborhood and of the community in general.

It is our understanding that the number and size of functions will be kept at a reasonable level and will not exacerbate the traffic flows on Hill Road. We believe this type of facility that will host small numbers of people in a quiet rural type setting close to Boise will be a positive influence in our area.

We wish to be kept apprised of the progress of this facility and please feel free to contact us at any time relative to our experience as development progresses.

Respectfully submitted,
Brad/Rita Foltman
5611 Hill Rd
Boise
208.342.1679

Directly South of property

CUP09-00017

Dear Planning and Zoning:

We own and live on land adjacent to the property relevant to the above file #'s and offer the following observations for your consideration.

The Ficks's are environmentally/ecologically conscientious people, who are long time residents of the land at Hill Road and Plano Lane. Based on our experience with having them as neighbors, we believe they will operate their proposed business in a manner conducive to maintaining the quality of life in the neighborhood and that their vision for the use of the property, may in fact, enhance the neighborhood. It is our belief that a high quality stewardship of this land will continue and we encourage approval of their proposal.

Sincerely

Brent Smith
Stephanie Bacon
6024 Plano Lane
Boise, Id 83703

From: "Valerie Thomas" <sillesavage@hotmail.com>
To: <sriggs@cityofboise.org>
Date: 4/22/2009 10:41 AM
Subject: CAR09-00011 & CUP09-00017

Susan, I am Valerie Thomas residing at 5727 Hill Rd. I do have concerns in regard to this permit for conditional use for Community Social Center. At present the traffic on Hill Rd is maxed, as per parking facilities at said site is quite limited. At present Mrs. Fix is using the property for a Lawn Care business parking-which is interesting. I would certainly be opposed for such measures to take place-it puts my property & home in jeopardy of people trespassing after a social function.

Thank you for your time & assistance,

Valerie Thomas

5727 Hill Rd

April 28, 2009

Boise City Planning and Zoning Commission
Boise City Hall
P. O. Box 500
Boise, Idaho 83701-0500

RECEIVED

MAY 01 2009

DEVELOPMENT
SERVICES

Re: Request for Conditional Use Permit
Ethel Ficks
5600 W. Hill Road
CUP09-00017

Gentlemen:

We adamantly oppose the granting of the captioned Conditional Use Permit (CUP09-00017) for the following reasons:

1. The operation of a community social center on Hill Road would create dangerous traffic conditions.

Hill Road is one of two routes on the north side of the Boise River heading east into the Boise city center. It is a very narrow, two-lane road with narrow bike paths. It is very heavily traveled, especially in the early morning and late afternoon as people travel to and from work. The speed limit is 35 miles per hour, but many cars zip along at 40 mph or more.

The present entrance to the proposed community center is a one-lane dirt road on the north side of Hill Road just 500 feet from a curve to the east and about 100 feet below the brow of a hill to the west. Cars slowing or pausing to enter the proposed community center would only be visible to on-coming traffic, 500 feet to the west and 100 feet to the east.

2. The Conditional Use Permit would establish a business in what is now a residential/rural area. The "community social center" for the holding of meetings, family gatherings, weddings, etc., would be completely out of character with its surrounding

3. Apparently, many of these gatherings would be held out of doors, with the result that music and noise would disturb and destroy the tranquillity of the surrounding properties.

4. The weddings would be limited to "no more than 75 people." Therefore, it is reasonable to assume at least 30 to 40 cars would be needed to deliver the wedding guests and participants. This would require a sizable paved parking lot on the property and would detract from the property's rural atmosphere. In the future, if the business develops as envisioned by Mr. Ficks, the residential building on the property would undoubtedly have to be enlarged, creating an even larger commercial area.

5. During rainy and snowy periods, there is a great amount of runoff from Plano Drive and the north side of Hill Road. Much of this runoff drains into our pasture and onto the property at 5433 Hill Road. This is an ongoing problem that has yet to be resolved by Boise City. A paved parking lot at 5600 W. Hill Road will only increase the runoff problem.

6. Several years ago Boise City extended the sewer system along Hill Road. The size of the pipe used is for residential not commercial properties.

7. The establishment of a commercial business that would attract many people to this section of Hill Road would lower the value of surrounding properties.

8. If one commercial business is permitted in this area, it will be difficult to keep other properties from going "commercial." Hill Road between Pierce Park and Collister would ~~then~~ look more like Hill Road around the 36th Street area, and would no longer be a suitable residential area.

9. Mrs. Ficks and her son indicate that they plan to plant trees, grapes and organic gardens. Since all of this requires water, and since the property no longer receives water from the nearby canal, we can assume they will be using water from their domestic well on the property. We are therefore concerned that this additional water use for the plantings, the community social center and the residence may draw down the water level in the wells on the surrounding properties.

10. In our opinion, the Book Farm is not and was never a viable business. At first there may have been some interest, but in later years we feel it was a business in name only. Therefore, the Book Farm's "existence" does not justify transforming it into an ongoing commercial business requiring a Conditional Use Permit.

There are many churches, wedding chapels, parks, schools and other places in Boise to hold weddings, meetings and family gatherings without the necessity of placing a commercial community center in the heart of the residential/rural area along Hill Road. For the above-stated reasons, we respectfully request that the proposed Conditional Use Permit CUPO9-00017 be denied.

Don a. Borgeson/mb

Mayellen Borgeson

5525 Hill Road
Boise, Idaho 83703
343-0464