

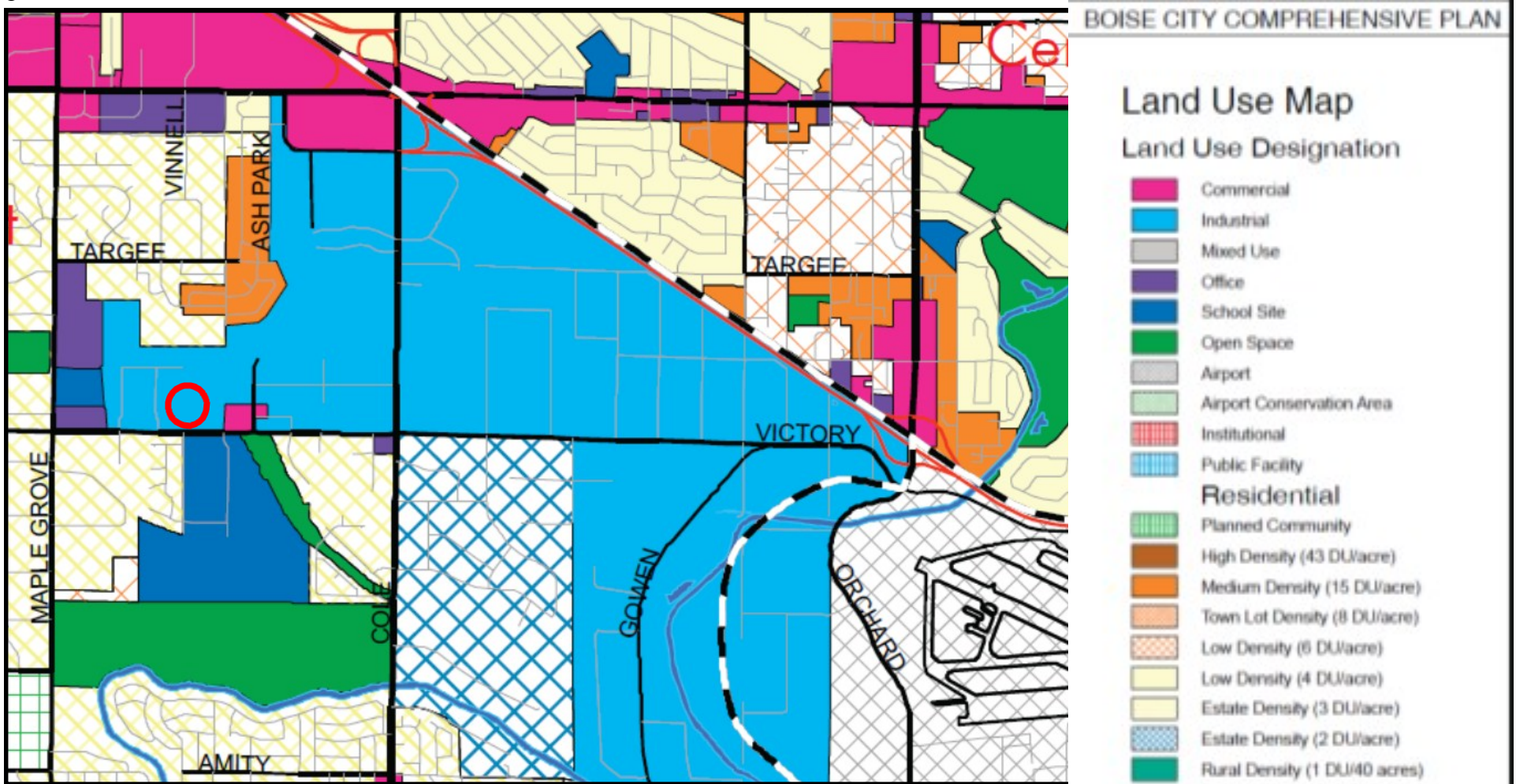
DETAILED LETTER OF EXPLANATION AND JUSTIFICATION
FOR THE PROPOSED PROJECT

The Applicant is proposing to use the property as the new location for its recycling and records destruction operation, which is currently located across from Costco at 1990 South Cole Road, Boise.

The new location is necessary to process the community and neighborhood recyclables, including but not limited to the recyclable materials collected by and through the curbside program, in a more efficient, safe, and consumer friendly manner.

The new facility will not only enhance the City's curbside recycling program, but will also be conducive to community outreach opportunities.

Further, from a planning and zoning standpoint, the proposed use is entirely consistent with the surrounding uses, and the uses set forth in the City of Boise's comprehensive plan. The property is currently zoned M-1D and falls within the area dedicated for industrial uses in the comprehensive plan:



DETAILED LETTER OF EXPLANATION AND JUSTIFICATION
FOR THE PROPOSED PROJECT CONTINUED

Allowed M-1 uses include the following:

1. Animal Hospital & Boarding Kennel
2. Auction Establishment
3. Automobile Service Station
4. Motor Vehicle Repair, Major & Minor
5. Sale or Rental Lot for Automobiles, Trailers, & Heavy Machinery
6. Blacksmith Shop
7. Bottling & Distribution Plant
8. Carwash
9. Contractor Shop & Yard; Solid Fuel & Lumber
10. Laundry, Industrial
11. Architectural, Drafting & Artist Supplies,
12. Brewery, Distillery, Winery
13. Ceramics & Similar Products
14. Construction Components: bricks, concrete blocks, windows, etc.
15. Costume Jewelry, Novelties, Buttons, Toys & Miscellaneous Clothing, Accessories & Notions
16. Semiconductors, Electronic Products & Components including Radio, Television & other Communications Equipment, Computer & Data Systems Equipment
17. Food Product Additives such as Leavenings, Flavoring extract, and Preservatives
18. Food Products, Dairy Products & wholesale Bakeries
19. Optical, Photographic, Engineering & Similar Precision Equipment
20. Pharmaceuticals, Cosmetics, Orthopedic and Prosthetic devices, Medical & Dental Supplies
21. Signs & other Metal Working
22. Wigs, Hair Products, Toiletries and Barbering Supplies
23. Motor Vehicle repair, Major & Minor
24. Printing, Lithography, Publishing & Associated Reproduction, Exclusive of Paper Manufacturing
25. Radio or TV Station & Broadcasting Facilities Subject to the Height Limits of the Zone
26. Residential Uses for Owner/Caretaker
27. Retail Sales & Service as Accessory Use to an Allowed Use
28. Sale of Building Materials, Hay, Grain & Bulk Garden Supplies
29. Sale or Rental Lot for Automobiles, Trailers, & Heavy Machinery
30. Accessory Outdoor Storage of Nonflammable, Noncorrosive or Noncombustible Materials Screened from View and related to Principle Use
31. Bulk Storage of Flammable Liquids or Gases Necessary to the Processes on the Premises, Provided that Proper Precautions are being Taken to Assure that such Facilities are designed in a Manner which will be Aesthetically Pleasing to View and such Storage meets all Boise City Code Fire Requirements
32. Storage Building, Wholesale Business, Self-Service Storage
33. Transit or Trucking Terminal

DETAILED LETTER OF EXPLANATION AND JUSTIFICATION
FOR THE PROPOSED PROJECT CONTINUED

Comparing the nature and characteristics of the proposed use with those of listed M1 uses, it is clear that the proposed use is of the same character as a uses automatically allowed in the M1 district. Furthermore, the condition that the Applicant currently keeps its facilities in further attests to this use compatibility:



DETAILED LETTER OF EXPLANATION AND JUSTIFICATION
FOR THE PROPOSED PROJECT CONTINUED

More photographic evidence of operational consistency with M-1 type uses:



DETAILED LETTER OF EXPLANATION AND JUSTIFICATION
FOR THE PROPOSED PROJECT CONTINUED

Additionally, these facilities are currently functioning in a manner that is fully compatible with surrounding commercial and light industrial uses:



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FOR THE PROPOSED PROJECT CONTINUED

More photographic evidence of compatibility with surrounding commercial and industrial uses:



Finally, even though the Applicant's proposed use is entirely consistent with surrounding and future zoning classifications, the Applicant has additionally put a large amount of effort into limited any impact the proposed use may have on the residential "hold-outs." For example, the Applicant has located its building as close to the eastern boundary of the subject property as it can in light of circulation requirements, so that the maximum amount of space possible is placed between the remaining residences and the buildings. This has left a minimum of approximately 150 feet between the sections of the property that border residential properties and the buildings. The applicant also asked for and incorporated the input from neighbors with regard to the landscaping and fencing materials used. Additionally, the Applicant is investing more money than necessary in order to make the building more aesthetically pleasing than one would normally see in an industrial setting.