



## Planning & Development Services

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# 12

## CUP14-00023 – Port of Hope

### Summary

Conditional use permit to operate a halfway house in an existing building located at 7360 W. Bethel Street in a C-3D (Service Commercial with Design Review) zone.

### Prepared By

Joshua Johnson, Associate Planner

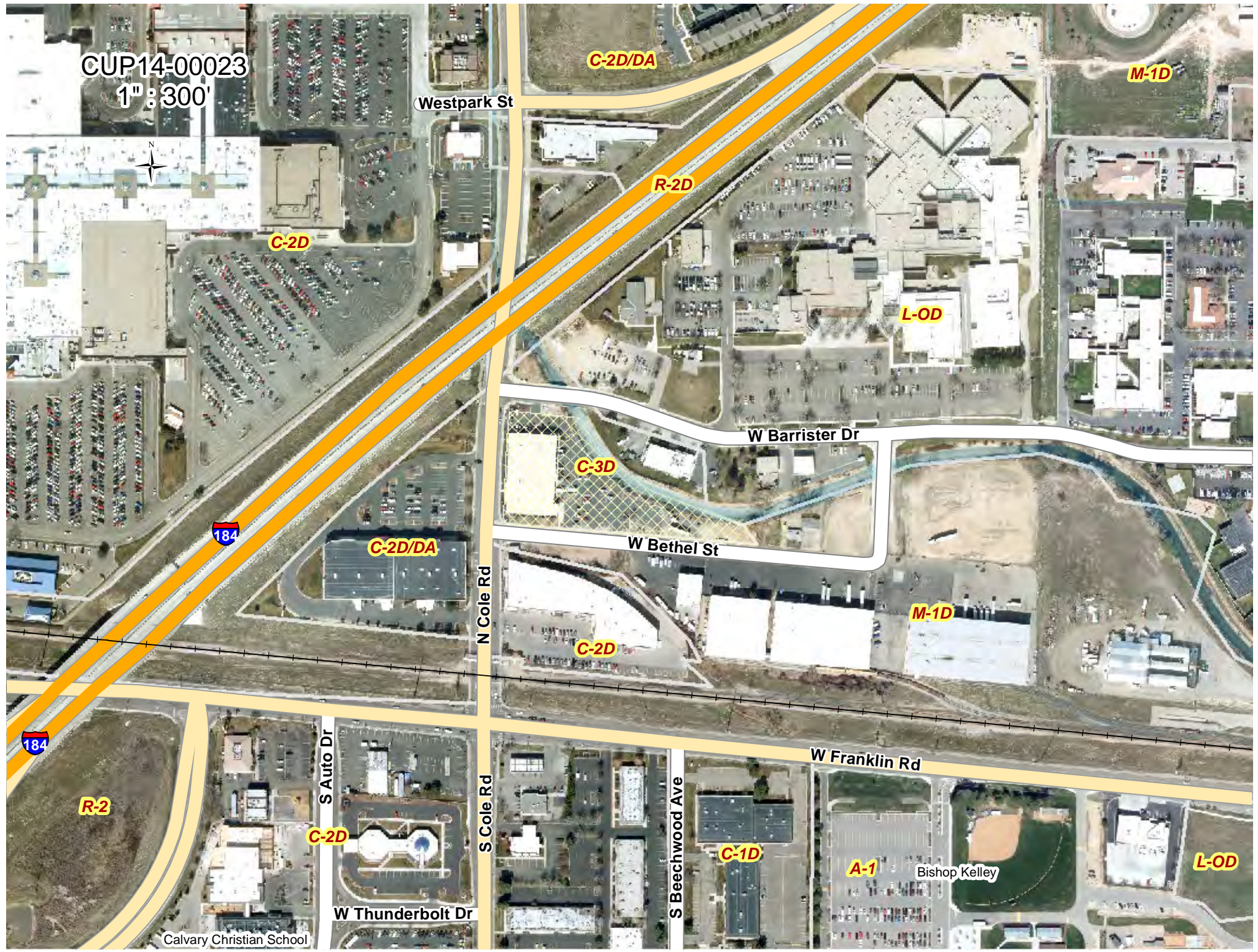
### Recommendation

**Conditional approval** of CUP14-00023.

### Reason for the Decision

The halfway house is compatible with surrounding uses as the neighborhood is primarily industrial with some commercial uses. It provides an important public service related to the nearby Ada County Jail. Public services will not be negatively impacted by the halfway house. Comments from ACHD demonstrate nearby roads will continue to operate at acceptable levels of service. The site is large enough to accommodate the uses. Conditions of approval require the addition of bicycle parking. Adverse impacts are not expected as the majority of the use takes place indoors and residents are not allowed to have cars. The halfway house is supported by the Comprehensive Plan in this location. Bus Routes 28, 29, and 5 can be accessed within walking distance of the site. Development using mass transit is supported by *Connected Community Goal 9.1*.

CUP14-00023  
1" = 300'



Westpark St

C-2D/DA

M-1D

C-2D

R-2D

L-OD

W Barrister Dr

C-3D

W Bethel St

C-2D/DA

M-1D

C-2D

N Cole Rd

S Auto Dr

C-2D

S Cole Rd

W Franklin Rd

R-2

C-1D

A-1

Bishop Kelley

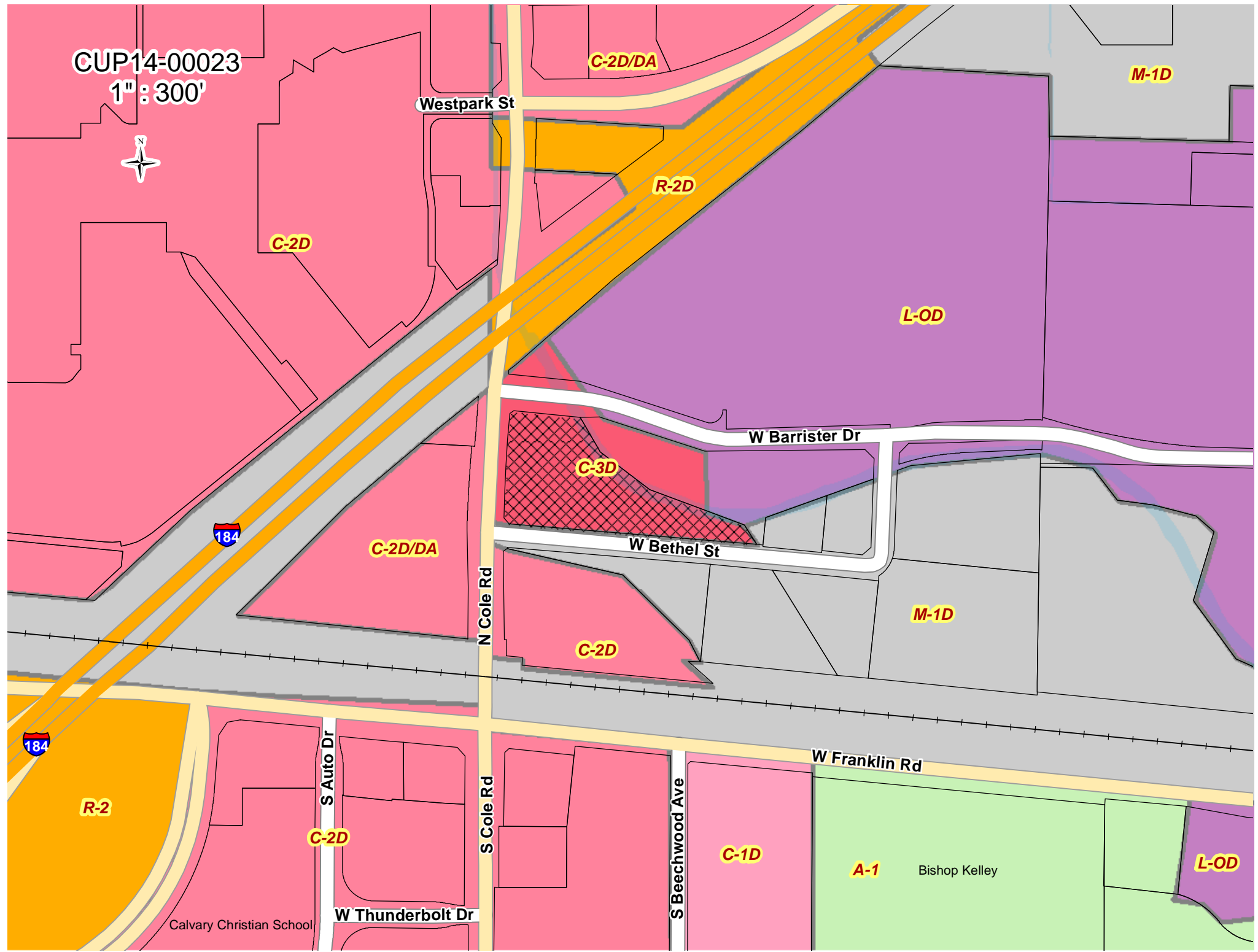
L-OD

W Thunderbolt Dr

S Beechwood Ave

Calvary Christian School

CUP14-00023  
1" : 300'



C-2D/DA

M-1D

Westpark St

R-2D

C-2D

L-OD

W Barrister Dr

C-3D

184

C-2D/DA

W Bethel St

M-1D

C-2D

N Cole Rd

184

R-2

S Auto Dr

C-2D

S Cole Rd

S Beechwood Ave

C-1D

W Franklin Rd

A-1

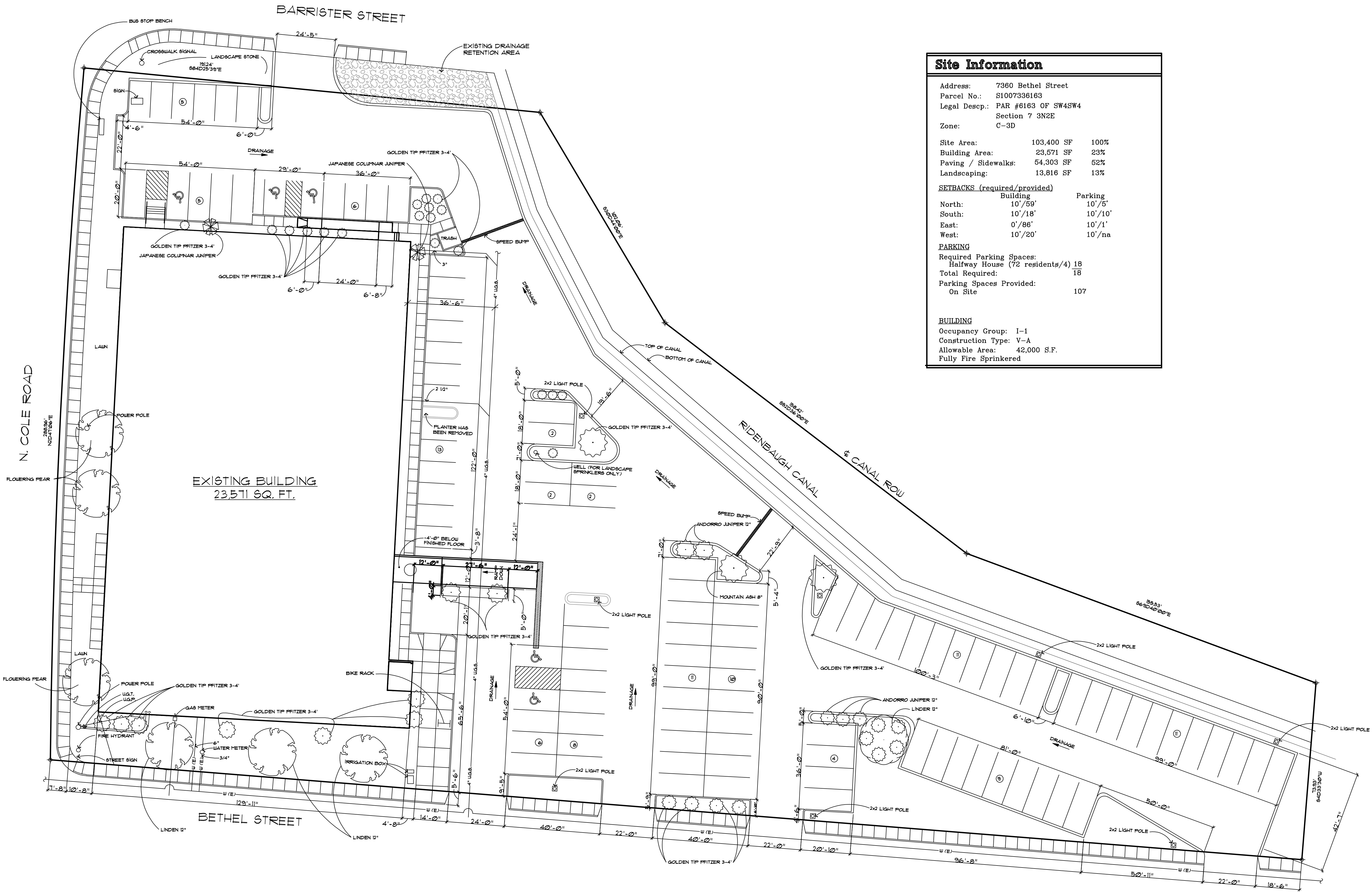
Bishop Kelley

L-OD

Calvary Christian School

W Thunderbolt Dr

Site Information		
Address:	7360 Bethel Street	
Parcel No.:	S1007336163	
Legal Descp.:	PAR #6163 OF SW4SW4	
	Section 7 3N2E	
Zone:	C-3D	
Site Area:	103,400 SF	100%
Building Area:	23,571 SF	23%
Paving / Sidewalks:	54,303 SF	52%
Landscaping:	13,816 SF	13%
<b>SETBACKS (required/provided)</b>		
	Building	Parking
North:	10'/59'	10'/5'
South:	10'/18'	10'/10'
East:	0'/86'	10'/1'
West:	10'/20'	10'/na
<b>PARKING</b>		
Required Parking Spaces:	Halfway House (72 residents/4) 18	
Total Required:	18	
Parking Spaces Provided:	On Site 107	
<b>BUILDING</b>		
Occupancy Group:	I-1	
Construction Type:	V-A	
Allowable Area:	42,000 S.F.	
Fully Fire Sprinkered		



CU SUBMITTAL  
 ◁ ◁ ◁ ◁ ◁

**Port Of Hope Reentry And Treatment Center**  
**7360 Bethel St. Boise, Idaho 83704**  
**PMA, Inc. dba Patrick McKeegan Architects**  
**PO Box 5845 - Boise, Idaho 83705 - (208) 573-1415**

**CU-1**  
 SITE PLAN

**1**  
**ALO** SITE PLAN  
 1"=20'

PROJECT: 214003 DATE: 4-3-2014 DRAWN: MC

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PO Box 5845, Boise, ID 83705-0845  
208.573.1415  
pat.pma.boise@gmail.com

#### Port of Hope Conditional Use Narrative

Port of Hope is proposing to use the building located at 7360 Bethel Street as a Reentry Treatment, Resident Treatment and Outpatient Treatment Center. Attached is a mission statement that gives more details about the programs being offered. This type of use falls under the Halfway house definition in the Zoning Ordinance which requires a Conditional Use Permit in the C3-D zone.

The 23, 571 square foot building was most recently used a thrift store and antique mall. Previously it has been a used furniture store, law office, bail bonds office and was originally constructed as a skating rink. The building location on major streets and bus routes provides easy access for the residents that are working and out-patient services. It is proposed that initially 72 residents will reside in the building, with room for expansion as the program grows. Food will be prepared off-site in a commercial kitchen and delivered three times daily for the residents. No food is prepared on-site.

The building will undergo a significant remodeling to provide additional restrooms, dormitory sleeping rooms, day rooms, dining rooms, offices, counseling rooms and storage. New plumbing, electrical and HVAC systems will be installed.

No significant changes will be made to the exterior. One egress man door and windows for one of the day rooms will be added on the West (Cole Road) elevation. All construction will match existing.

Because the residents are not allowed to have vehicles on site the parking load is low. The Code recognizes this requiring only one parking space per 4 residents; which are 18 total in this case. With 107 existing spaces there is plenty of room for staff and visitors. The building setbacks exceed the Ordinance minimums. The parking setbacks have been previously been reviewed and approved, some do not meet the current Ordinance requirements. We do not feel this is a detriment to the adjacent C and M zones. Handicapped and bicycle parking is provided.

The existing trash dumpster is located at the north east corner of the building and is screened with mature landscaping. The existing drainage system will remain without any changes.

Thank you for consideration of our application. If you have any questions or need more information please contact me.

PMA, Inc. dba  
Patrick McKeegan Architects

A handwritten signature in black ink, appearing to read "Patrick McKeegan", written in a cursive style.

Patrick McKeegan  
Principal Architect

## MISSION STATEMENT

Port of Hope Centers was established as a non-profit Idaho corporation in 1971. From 1971 through 1979 Port of Hope provided alcohol/drug treatment services exclusively in the Magic Valley, Twin Falls, Idaho. In 1980, outpatient service centers were opened in Mountain Home and Burley, Idaho. By 1986, Port of Hope had expanded residential and outpatient services throughout the State of Idaho. At this time, Port of Hope established residential and outpatient treatment services in Northern Idaho. Port of Hope Centers has a long history of providing treatment services to adult clients who are on probation or parole beginning in 1971 with Idaho State Probation and Federal Probation and Parole.

Port of Hope Centers has been licensed by the State of Idaho Department of Health and Welfare since 1971. Port of Hope has been approved as a Residential Reentry Center by the Federal Bureau of Prisons at two locations; Nampa and Coeur d' Alene and has been providing these services to the Bureau of Prisons for over fifteen years. In its 43 year history, Port of Hope has assisted and treated more than 150,000 men, women, and adolescent clients. Port of Hope has been under the same management, leadership for 43 years.

Port of Hope currently provides the following services at the following locations in Idaho.

Nampa:	Detox, Residential Treatment and Outpatient Services, MRT (Moral Recognition Therapy), TDAT (Transitional Drug & Alcohol Treatment) Residential Re-entry Center for the Bureau of Prisons, Mental Health Treatment and Cognitive Self Change.
Coeur d'Alene:	Detox, Residential Treatment and Outpatient Services, Cognitive Self Change, MRT (Moral Recognition Therapy), Anger Management, Federal Probation & Parole Treatment and Testing Services, TDAT (Transitional Drug & Alcohol Treatment), Mental Health Treatment and Residential Re-entry Center for the Bureau of Prisons.

Port of Hope's clinical staff meet and/or exceed the Idaho Department of Health and Welfare's Minimum Standards relating to provision of Substance Abuse and Mental Health Treatment. All counselors are required to have, at a minimum, a Bachelor's degree in a related field; a minimum of 2 years directly supervised treatment provision and/or must be a Certified Counselor in the State of Idaho. Counselors shall be certified and/or have credentials to engage in treatment intervention as established by his/her state's regulatory board and/or accrediting agency.

Port of Hope's philosophy of treatment is based on quantitative evidence based treatments that focus on the person as a whole, and thus, takes into consideration many factors that lead to their motivations. These motivating factors may be intrinsic and or extrinsic. Extrinsic factors include but are not limited to legal issues, court orders, probation and social environment changes; while intrinsic factors deal with the persons internal understanding of how their actions and behaviors affect their family and significant others or themselves by loss of freedoms and mental

and physical issues. Although many are referred to Port of Hope are motivated by extrinsic factors; i.e. incarceration etc. this does not in and of itself guarantee program completion or success following completion and is why an emphasis by and challenge to the clinical staff to assist him/her in changing their motivating factor and cognitive process that is being affected by internal and external factors.

Port of Hope has over fifteen years' experience working with the inmate population and modeled our treatment philosophy and techniques to work in conjunction with the Bureau of Prisons philosophy. The program is designed based on the cognitive model that provides interventions that change core beliefs, dysfunctional thinking, dominant negative affective states, anti-social attitudes and self-defeating behaviors. Treatment goals and activities are based on criminality, thinking errors/patterns and overall re-entry goals that are supportive of a lifestyle of recovery.

#109: Conditional Use Application

Case #: CUP14-00023

Property Information

Address

Street Number: 7360	Prefix: W	Street Name: BETHEL ST	Unit #: 			
Subdivision name: SEC 7 3N 2E	Block: 0	Lot: 0	Section: 07	Township: 3	Range: 2	Zoning: C-3D
Parcel Number: S1007336163	Additional Parcel Numbers: 					

Primary Contact

Who is responsible for receiving e-mail, uploading files and communicating with Boise City?

Agent/Representative     Applicant     Owner

Applicant Information

First Name: Jake	Last Name: Danible		
Company: Port of Hope			
Address: 508 E. Florida	City: Nampa	State: ID	Zip: 83686
E-mail: jake.d@portofhopecenters.org	Phone Number: (208) 463-0118	Cell: 	Fax: (208) 463-1507

Agent/Representative Information

Role Type:  Architect     Land Developer     Engineer     Contractor     Other

First Name: Patrick	Last Name: McKeegan		
Company: PMA, Inc.			
Address: PO Box 5845	City: Boise	State: ID	Zip: 83705
E-mail: pat.pma.boise@gmail.com	Phone Number: (208) 573-1415	Cell: (208) 573-1415	Fax: 

Owner Information

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

First Name: Doug	Last Name: Bagley		
Company: Property Development Co.			
Address: 7225 Bethel Street	City: Boise	State: ID	Zip: 83704
E-mail: dougbagley@bagleyboise.com	Phone Number: (208) 375-0033	Cell: 	Fax: (208) 375-0034



## Project Information

Is this a Modification application?

Yes

No

File number being modified:

**1. Neighborhood Association:**

**2. Comprehensive Planning Area:**

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

Allow a halfway house and residential treatment center in C-3D zone; in a existing building.

**4. Size of Property:**

Acres  Square Feet

**5. Water Issues:**

A. What are you fire flow requirements? (See International Fire Code):

gpm

B. Number of hydrants (show location on site plan):

Note: Any new hydrants/hydrant piping require United Water approval.

Number of Existing:  Number of Proposed:

C. Is the building "sprinklered"?  Yes  No

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

gpm

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

Existing retail / office building

**7. Is the project intended to be phased? Please explain:**

No

**8. Adjacent property information:**

Building types and/or uses                      Zone

North:  North:

South:  South:

East:  East:

West:  West:

**9. Proposed Structures:**A. Number of Structures:  Use: 

Square footage of proposed structures or additions (if 5+ floors, attach narrative with chart):

	Gross Square Feet
1st Floor	<input type="text" value="0"/>
2nd Floor	<input type="text" value="0"/>
3rd Floor	<input type="text" value="0"/>
4th Floor	<input type="text" value="0"/>

B. Maximum proposed structure height(s): C. Number of stories: D. Number of seats (if restaurant, tavern or lounge): E. Number of residential units (if applicable): **10. Existing Structures:**

Square footage of existing structures or additions (if 5+ floors, attach narrative with chart):

	Gross Square Feet
1st Floor	<input type="text" value="23751"/>
2nd Floor	<input type="text"/>
3rd Floor	<input type="text"/>
4th Floor	<input type="text"/>

**11. Building Exterior:**

	Materials	Colors
Roof:	<input type="text" value="Metal"/>	<input type="text" value="Blue"/>
Walls:	<input type="text" value="Masonry / Metal"/>	<input type="text" value="Tan / White"/>
Windows/Doors:	<input type="text" value="Aluminum / Metal"/>	<input type="text" value="Bronze / White"/>
Fascia, Trim, etc:	<input type="text" value="Metal"/>	<input type="text" value="Blue"/>
Other:	<input type="text"/>	<input type="text"/>

**12. Setbacks:**

Note: Plans that are not graphically dimensioned will not be accepted.

	Building Required	Building Proposed	Parking Required	Parking Proposed
Front:	<input type="text" value="10"/>	<input type="text" value="20"/>	<input type="text" value="10"/>	<input type="text" value="10"/>
Rear:	<input type="text" value="0"/>	<input type="text" value="86"/>	<input type="text" value="10"/>	<input type="text" value="5"/>
Side 1:	<input type="text" value="10"/>	<input type="text" value="18"/>	<input type="text" value="10"/>	<input type="text" value="none"/>
Side 2:	<input type="text" value="10"/>	<input type="text" value="59"/>	<input type="text" value="10"/>	<input type="text" value="1"/>

**13. Site Design:**

	Site Percentage Devoted to	Square Feet
Building Coverage:	23 %	23571
Landscaping:	13 %	13816
Paving:	52 %	54303
Other Uses:		
Describe Other Uses:		

**14. Parking:**

	Required	Proposed
Accessible Spaces:	5	5
Parking Spaces:	18	107
Bicycle Spaces:	2	2
Proposed compact spaces:		

Are you proposing off-site parking?  Yes  No  
If yes, how many spaces?

Are you requesting shared parking or a parking reduction?  Yes  No  
If yes, how many spaces?

Restricted parking?  Yes  No

**15. Landscaping:**

A. Are there any prominent trees or areas of vegetation on the property?  Yes  No

B. Type:   
C. Size:   
D. General Location:

**16. Mechanical Units:**

Number of Units:   
Unit Location:   
Type:   
Height:   
Proposed Screening Method:

**17. 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

C. Proposed screening method:

Existing landscaping

D. Is the proposed location accessible for collection?  
(Contact Boise Public Works at 384-3901.)

Yes  No

E. Is recycling proposed?

Yes  No

**18. Irrigation Ditches/Canals:**

A. Are there any irrigation ditches or canals on or adjacent to the property?

Yes  No

B. Location:

North PL

C. Size:

20 feet

**19. Fencing:**

	Proposed	Existing to Remain
Type:		Chain Link
Height:		6'
Location:		North Property Line

**20. Loading Facilities (if proposed, for commercial uses only):**

Number: 1

Location: East side of building

Size: 8' wide

Screening: N/A recessed loading dock

**21. Drainage:**

Proposed method of on-site retention: Existing to remain

**22. 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 #112 Floodplain and/or #114 Hillside application and additional fee.

**23. 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

## Verification of Legal Lot or Parcel Status

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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 Department. It is the applicant's responsibility to provide deeds and/or other documentation to the Subdivision Department. See Verification of Legal Lot or Parcel Worksheet for submittal requirements.

The undersigned declares that the above provided information is true and accurate.

The undersigned acknowledges that failure to provide true and accurate information may result in rejection of this application, possible revocation of the permit where wrongfully issued and subject the undersigned any applicable civil and/or criminal penalties.

**Agent/Representative Signature:**

**Date:**



<b>Planning &amp; Development Services</b>	
Boise City Hall, 2nd Floor 150 N. Capital Boulevard P. O. Box 500 Boise, Idaho 83701-0500	Phone: 208/384-3830 Fax: 208/384-3753 TDD/TTY: 800/377-3529 Website: <a href="http://www.cityofboise.org/pds">www.cityofboise.org/pds</a>

## Planning Division Report

<b>File Number</b>	CUP14-00023
<b>Applicant</b>	Port of Hope
<b>Property Address</b>	7360 W. Bethel Street
<b>Public Hearing Date</b>	June 2, 2014
<b>Heard by</b>	Planning and Zoning Commission
<b>Analyst</b>	Joshua Johnson
<b>Checked By</b>	Cody Riddle

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### Public Notification

Neighborhood meeting conducted: April 10, 2014  
Newspaper notification published on: May 17, 2014  
Radius notices mailed to properties within 300 feet on: May 16, 2014  
Staff posted notice on site on: May 16, 2014

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### Exhibits

ACHD Comments  
Public Works Comments  
West Boise Sewer Comments  
Nampa Meridian Irrigation District Comments

## 1. Project Data and Facts

<b>Project Data</b>	
<b>Applicant</b>	Port of Hope
<b>Architect/Representative</b>	Patrick McKeegan
<b>Location of Property</b>	7360 W. Bethel Street
<b>Size of Property</b>	± 2.46 Acres
<b>Zoning</b>	C-3D (Service Commercial)
<b>Comprehensive Plan Designation</b>	Commercial
<b>Planning Area</b>	Central Bench
<b>Neighborhood Association/Contact</b>	None
<b>Procedure</b>	Planning and Zoning Commission decision that can be appealed to City Council.

### **Current Land Use and Site Characteristics**

The site is comprised of a 23,571 sq. ft. commercial building and associated parking.

### **Description of Applicant's Request**

The applicant's request is to convert an existing commercial building into a halfway house.

## 2. Land Use

### **Description and Character of Surrounding Area**

The area surrounding the subject property is comprised of commercial and industrial uses.

### **Adjacent Land Uses and Zoning**

<b>North:</b>	Institutional / C-3D and L-OD
<b>South:</b>	Bethel Street then Retail / M-1D & C-2D
<b>East:</b>	Office / C-3D and L-OD
<b>West:</b>	Cole Road then Commercial / C-2D/DA

### **Special Considerations**

N/A

### **History of Previous Actions**

N/A

### 3. Project Proposal

#### Setbacks

The Halfway House will take place within an existing building.

#### Parking

Proposed		Required	
Handicapped spaces proposed:	5	Handicapped spaces required:	5
Total parking spaces proposed:	107	Total parking spaces required:	18
Number of compact spaces proposed:	0	Number of compact spaces allowed:	8
Bicycle parking spaces proposed:	0	Bicycle parking spaces required:	12
Parking Reduction requested?	No	Shared Parking	No

#### Proposed Fencing

None

#### Outdoor Lighting

Mounted to the building exterior and parking lot lights

#### Structure(s) Design

#### Number and Proposed Use of Buildings

One Halfway House

#### Height

35'

#### Number of Stories

One

### 4. Boise Development Code

Section	Description
11-04-05.1(D)	Service Commercial (C-3) District
11-03-04.06	Conditional Use Permits



## 5. Traffic

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
Cole Rd.	275-feet	Principal Arterial	1,150	Better than "E"
Franklin Rd.	None	Minor Arterial	1,102	Better than "D"
Barrister St.	175-feet	Collector	192	Better than "D"

\* Acceptable level of service for a five-lane principal arterial is "E" (1,770 VPH).

\* Acceptable level of service for a five-lane minor arterial is "D" (1,540 VPH).

\* Acceptable level of service for a two-lane collector is "D" (425 VPH).

## 6. Analysis/Findings

The applicant requests approval to operate a Halfway House within a 23,571 sq. ft. building located at 7360 Bethel Street. Residents will arrive from prison via bus or will be referred to the facility by their parole officers. The facilities emphasis is on drug and alcohol treatment with additional services such as anger management. The project will initially contain up to 72 residents with possible expansion in the future. The maximum residency time is 90 days and is purpose is to integrate paroles back into society. Food is prepared off-site and delivered three times daily. Residents are not allowed to have automobiles so parking demand will be very low. They are only allowed to leave for work and doctor's appointments and the administration verifies their whereabouts whenever they are offsite. No outdoor activities are allowed except for a small smoking area where only one resident may be outside at a time. Impacts such as traffic and noise will be far less than uses allowed in the C-3 zone such as retail and major auto repair.

## FINDINGS

### Section 11-03-04.06 (C) 7 Criteria and Findings

The Commission, following the procedures outlined below, may approve a conditional use permit when the evidence presented at the hearing is such as to establish:

- i. ***That the proposed use is compatible to other uses in the general neighborhood.***  
The area surrounding the subject property is comprised of industrial and commercial uses. The Ada County jail is located to the north as well. There are no dedicated spaces for outdoor activities or open space so there is little chance for the disruption of nearby businesses. The traffic generated from the Halfway House will occur from staff and daily food deliveries.
- ii. ***That the proposed use will not place an undue burden on transportation and other public facilities in the vicinity.***

ACHD's letter dated **May 9, 2014** demonstrates roads in the vicinity will continue to operate at acceptable levels of service if the Halfway House is approved. The subject property is located within the C-3 zone where retail is an allowed use. If the building was filled with retail uses it would generate far more traffic than the Halfway House. No changes are proposed to the curb cuts and the property's frontage already contains sidewalks. Comments from Public Works Environmental Division require grease abatement equipment for any food service operations. The application does not include any food service as meals are prepared offsite.

West Boise Sewer District request a detailed plumbing plan to calculated appropriate sewer fees in their letter dated May 5, 2014.

Nampa Meridian Irrigation District notes the location of the Ridenbaugh Canal and its associated easement. The applicant is making no changes to the site so the canal should not be affected.

No other public agencies have commented on this request.

- iii. 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.*

No changes are proposed for the parking lot or the exterior of the building. The number of spaces in the parking lot exceeds the maximum allowed parking, but since this is an existing condition the applicant will not be required to remove parking or obtain a Conditional Use Permit to exceed parking maximums. 12 bicycle parking spaces are required with none onsite. The applicant will be required to install bike racks with a minimum of 12 spaces. This is especially important for this use since the residents are not allowed to have cars.

- iv. That the proposed use, if it complies with all conditions imposed, will not adversely affect other property of the vicinity.*

Surrounding uses are comprised of industrial and heavy commercial. Residents are not allowed to have cars so traffic to and from the site will be limited to staff and food deliveries. The site plan does not designate a set area for food delivery. However, the existing building does not share its parking with any other business so food deliveries will not affect the ability of other businesses to function. There are no outdoor components to the halfway house. This should limit any adverse impacts to surrounding uses.

- v. That the proposed use is in compliance with and supports the goals and objectives of the Comprehensive Plan.*

No goals, policies, or objectives directly address Halfway Houses. There are aspects of the plan dealing with general compatibility and impacts. *General Design Principle Commercial Employment Areas 4a* speaks to mitigating noise, odor, and lighting impacts. As noted earlier in the report, a majority of the use will take place indoors and traffic will be limited as residents are not allowed to have cars. Some residents may leave to work so access to bus service is important. Bus Routes 28, 29, and 5 can be accessed within walking distance of the site. Development using mass transit is supported by *Connected Community Goal 9.1*.

## 7. Recommended Conditions of Approval

### Site Specific

1. Compliance with plans and specifications submitted to and on file in the Planning and Development Services Department dated received **April 29, 2014**, except as expressly modified by the Design Review Committee or Staff or the following conditions:
2. The applicant shall provide 12 bicycle spaces prior to the Zoning sign-off on the occupancy permit.
3. Comply with West Bench Sewer District Comments dated May 5, 2014.

### Standard Conditions of Approval

4. Building Permit approval is contingent upon the determination that the site is in conformance with the Boise City Subdivision Ordinance. Contact the Planning and Development Services Subdivision Section at 208-384-3998 regarding questions pertaining to this condition.
5. Vision Triangles as defined under Section 11-1-3 and Section 11-10-4.4G of the Boise City Code shall remain clear of sight obstructions.
6. In compliance with Title 9, Chapter 16, Boise City Code, anyone planting, pruning, removing or trenching/excavating near any tree(s) on ACHD or State right-of-ways must obtain a permit from Boise City Community Forestry at least one (1) week in advance of such work by calling 384-4083. Species shall be selected from the Boise City Tree Selection Guide.
7. Any outside lighting shall be reflected away from adjacent property and streets. The illumination level of all light fixtures shall not exceed two (2) footcandles as measured one (1) foot above the ground at property lines shared with residentially zoned or used parcels.
8. 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 Boise City. The burden shall be upon the applicant to obtain the written confirmation of any change and not upon Boise City.

9. 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 successors of interest, advise Boise City of 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.
10. Failure to abide by any condition of this Conditional Use Permit shall be grounds for revocation by the Boise City Planning and Zoning Commission.
11. This Permit shall be valid for a period not to exceed two (2) years from the date of approval by the Planning and Zoning Commission. Within this period, the holder of the permit must commence the use permitted by the permits in accordance with the conditions of approval.
12. Prior to the expiration of this conditional use, the Commission may, upon written request by the holder, grant a two-year time extension. A maximum of two (2) extensions may be granted.



John S. Franden, President  
Mitchell A. Jaurena, Vice President  
Rebecca W. Arnold, Commissioner  
Sara M. Baker, Commissioner  
Jim D. Hansen, Commissioner

Date: May 9, 2014

To: Jake Danible, via e-mail  
Port of Hope  
508 E. Florida Ave.  
Nampa, ID 83686

Subject: CUP14-00023  
7360 W. Bethel St.  
Port of Hope

In response to your request for comment, the Ada County Highway District (ACHD) staff has reviewed the submitted application and site plan for the item referenced above. It has been determined that ACHD has no site specific conditions of approval for this application.

**There is No Impact Fee Due for this application and an ACHD inspection is not required.**

If you have any questions, please feel free to contact me at (208) 387-6335.

Sincerely,

Austin Miller  
Planning Review Intern  
Development Services  
CC: Project file,  
City of Boise, via e-mail  
Patrick McKeegan, via e-mail  
Doug Bagley, via e-mail

## Traffic Information

Condition of Area Roadways:

*Traffic Count is based on Vehicles per hour (VPH)*

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
Cole Rd.	275-feet	Principal Arterial	1,150	Better than "E"
Franklin Rd.	None	Minor Arterial	1,102	Better than "D"
Barrister St.	175-feet	Collector	192	Better than "D"

\* Acceptable level of service for a five-lane principal arterial is "E" (1,770 VPH).

\* Acceptable level of service for a five-lane minor arterial is "D" (1,540 VPH).

\* Acceptable level of service for a two-lane collector is "D" (425 VPH).

Average Daily Traffic Count (VDT):

*Average daily traffic counts are based on ACHD's most current traffic counts*

- The average daily traffic count for Cole Road north of Franklin Road was 26,346 on February 26, 2014.
- The average daily traffic count for Franklin Road east of Cole Road was 19,785 on February 26, 2014.
- The average daily traffic count for Barrister Drive east of Cole Road was 4,718 on May 20, 2009.

# Memo

**To:** Planning and Development Services  
**From:** Peter McCullough, Public Works Department  
**Date:** 5/2/14  
**Re:** CUP14-00023, 7360 W. Bethel St.

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

1. The proposed building addition will utilize the existing trash enclosure/service. No new containers or changes to the location of the existing solid waste containers are proposed or permitted.

Please contact me with any questions at 384-3906.

# CITY OF BOISE

## INTER-DEPARTMENT CORRESPONDENCE

**Date: April 30, 2014**

**To:** Planning and Development Services

**From:** Mike Sheppard, Civil Engineer  
Public Works

**Subject:** CUP14-00023; 7360 W Bethel Street; Sewer Comments

Project is located in the West Boise Sewer District.

If you have any further questions please contact Mike Sheppard at 384-3920.



# CITY OF BOISE

## INTER-DEPARTMENT CORRESPONDENCE

**Date:**30 April 2014

**To:** Planning and Development Services

**From:** Mike Hedge, Street Light Technician  
Public Works

**Subject:** CUP14-00023; 7360 W. Bethel St.; Street Light Comments

No comments.

If you have any further questions contact Mike Hedge at 388-4719 or [mhedge@cityofboise.org](mailto:mhedge@cityofboise.org).

I:\PWA\Subjects\Review Comments\CUs\CU street light comment template.doc

# CITY OF BOISE

## INTER-DEPARTMENT CORRESPONDENCE

**Date:5/1/2014**

**To:** Planning and Development Services

**From:** Brian Murphy, Drainage Coordinator  
Public Works

**Subject:** CUP14-00023; Drainage/Stormwater Comments

NO COMMENT

If you have any further questions contact Brian Murphy, 384-3752.

# Interoffice

## MEMORANDUM

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**DATE:** May 5, 2014

**TO:** Boise Planning & Development

**FROM:** Ryan Rodgers, Forestry Specialist  
Boise Parks & Recreation Department

**SUBJ:** CUP14-00023

Forestry has no comments on this project.

# CITY OF BOISE

## INTER-DEPARTMENT CORRESPONDENCE

Date: 5/1/2014

**To:** Planning and Development Services

**From:** Terry Alber, Senior Environmental Specialist  
Public Works

**Subject:** CUP14-00023; 7360 W BETHEL ST; Pretreatment Comments

PT01	All food service operations require “suitable and adequate” grease abatement equipment and must follow established Fat/Oil & Grease Best Management Practices.
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For more information, or if you have any questions please contact Terry Alber, 384-3992 or email at [talber@cityofboise.org](mailto:talber@cityofboise.org).

Conditional Use Design Review Application  
SAR640 (West Boise)  
6.4

# West Boise Sewer District

7608 W. USTICK ROAD / BOISE, IDAHO 83704-5843

PHONE (208) 375-8521 / FAX (208) 327-0894

May 5, 2014

Boise City Planning & Development Services  
P.O. Box 500  
Boise, ID 83701-0500

RE: CUP14-00023  
7360 W Bethel St.

RECEIVED  
MAY 07 2014  
DEVELOPMENT  
SERVICES

ROY R. KAY  
CHAIR

GERALD W. BRESINA  
TREASURER

DAN E. HEALY  
DIRECTOR

K.C. ODENCRANTZ  
DIRECTOR

J. KENT SULLIVAN  
DIRECTOR

MARY E. BUERSMEYER  
OFFICE MANAGER  
SECRETARY

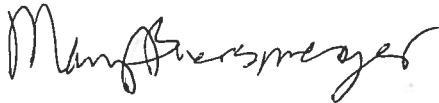
MARK W. COMBS  
MAINTENANCE SUPERVISOR

To Whom It May Concern:

The above-mentioned property is within the West Boise Sewer District boundaries. Currently, our records indicate that the existing building is connected to the District's sanitary sewer system. The proposed development of a halfway house and residential treatment center can be served provided all regulations and specifications have met the District's approval and all required fees have been paid.

A full set of detailed plans need to be submitted to West Boise Sewer District showing all plumbing additions proposed to calculate the sewer connection fee.

Cordially,



Mary Buersmeyer  
West Boise Sewer District  
Office Manager

Cc: Kunz Engineering.  
Doug Bagley/Property Development Co.  
Patrick McKeegan/PMA, Inc.

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ORGANIZED 1904

# Nampa & Meridian Irrigation District

1503 FIRST STREET SOUTH  
FAX #208-463-0092

NAMPA, IDAHO 83651-4395  
nmid.org

OFFICE: Nampa 208-466-7861  
SHOP: Nampa 208-466-0663

May 13, 2014

Boise City Planning & Development Services  
P.O. Box 500  
Boise, ID 83701

RECEIVED  
MAY 15 2014  
DEVELOPMENT  
SERVICES

**RE: CUP14-00023/7360 W Bethel St.**

Dear Planning & Development Services:

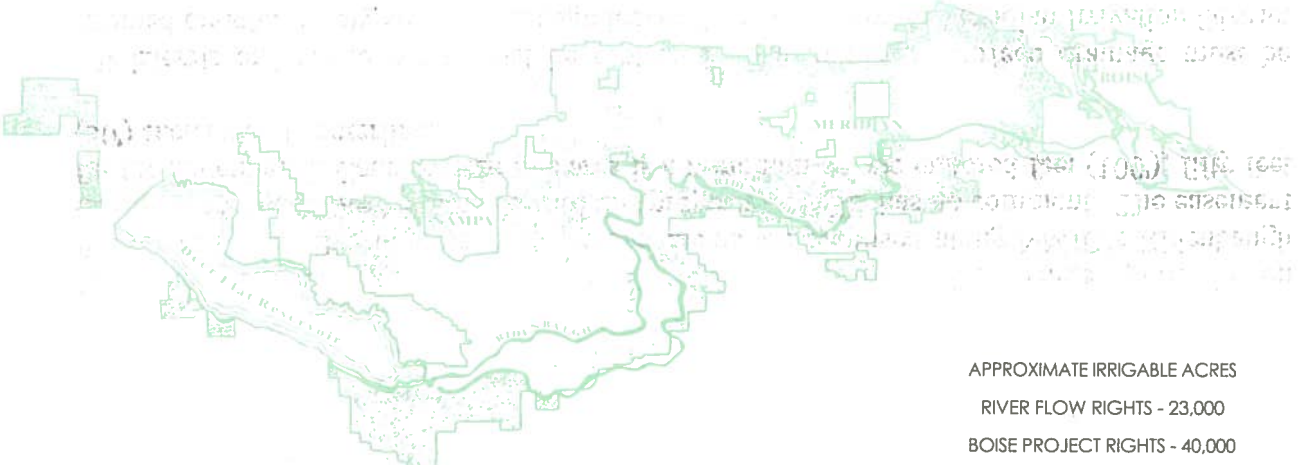
Nampa & Meridian Irrigation District (NMID) currently has Land Use Change Application on file for this site. Provided no new encroachments are proposed along NMID's Ridenbaugh Canal (boarding on the NE boundary of this property); NMID has no comment. The easement for the Ridenbaugh Canal within this area is a minimum of one hundred feet (100'); fifty feet (50') each side of centerline.

All laterals and waste ways must be protected. All municipal surface drainage must be retained on-site. If any surface drainage leaves the site, Nampa & Meridian Irrigation District (NMID) must review drainage plans.

Sincerely,

Greg G. Curtis  
Water Superintendent  
Nampa & Meridian Irrigation District  
GGC/dbg

PC: Office/File



APPROXIMATE IRRIGABLE ACRES  
RIVER FLOW RIGHTS - 23,000  
BOISE PROJECT RIGHTS - 40,000