



Planning & Development Services

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CUP14-00083 – Clairvoyant Brewing Company

Summary

The applicant requests a Conditional Use Permit for a brew pub within 300 feet of residential properties in an existing building at 2800 W. Idaho Street in a C-2D (General Commercial with Design Review) zone.

Prepared By

David Moser, Associate Planner

Recommendation

Planning Team recommends **approval** of CUP14-00083.

Reason for the Decision

The brew pub is compatible with the surrounding properties including the adjacent residential neighborhood. It is similar to the adjacent commercial properties in terms of use and located in a community activity center, which promotes a variety of commercial and office uses. Therefore, it will not adversely impact adjacent commercial properties. The brew pub will not adversely impact adjacent residences since the historic use of the property (e.g. auto glass and repair shop) was more intense than the proposed use. The use will be screened from the adjacent residential neighborhood since it is located on the south side of the building and away from homes. The project is consistent with the goals and policies of the *Comprehensive Plan*. It encourages the clustering of commercial uses, such as restaurants and retail shops, along transit corridors. A transit stop for Bus Routes #6, #7, and #8 are located at the intersection of 27th and Main Street. This bus stop is approximately 800 feet away from the subject property (*Policy GDP-MU.1*). The Veterans Park Neighborhood Plan promotes commercial uses that primarily serve the residential neighborhood (*Land Use Commercial Goal 1(a)*). In addition a key goal of the 30th Street Master Plan encourages redevelopment that broadens the range of employment, shopping and transportation for the area in a manner that strengthens the neighborhood character. The brew pub will redevelop the site with a commercial use that services the residential neighborhood and strengthens its character. *Policy NE-CCN 2.6* of the *Comprehensive Plan* also promotes the implementation of the 30th Street Master and the redevelopment of this neighborhood.

Esther Simplot Park Site

CUP14-00083
1" : 300'



A-1
Quinns
Bernardine Quinn Riverside Park

R-2D

A-1

Whittier Elementary

R-OD

C-2D

N-OD

R-3D

A-1

4

Boise River

Greenbelt SW

C-5DD

Greenbelt NW

C-3D

A-1

Americana to Fairview

S Whitewater Park Blvd

W Fairview Ave

Fairview Ave ROW

I-184 Connector ROW

W Pleasanton Ave

W Madison Ave

W Jefferson St

W Bannock St

W Idaho St

W Main St

N 30th St

N 29th St

N 28th St

S 27th St

N 25th St

S 25th St

N 24th St

S 24th St

Fairview Park

Esther Simplot Park Site

CUP14-00083

1" : 300'



Quinns Bernardine Quinn Riverside Park

W Pleasanton Ave

4

N-OD

W Madison Ave

R-2

N 30th St

N 29th St

N 26th St

W Jefferson St

R-2D

A-1

Whittier Elementary

N 27th St

W Bannock St

R-OD

R-3D

Fairview Park

A-1

W Idaho St

C-2D

N 28th St

N 25th St

N 24th St

W Main St

Boise River

S Whitewater Park Blvd

S 27th St

S 25th St

S 24th St

C-5DD

Greenbelt SW

Greenbelt NW

W Fairview Ave

I-184 Connector ROW

Fairview Ave ROW

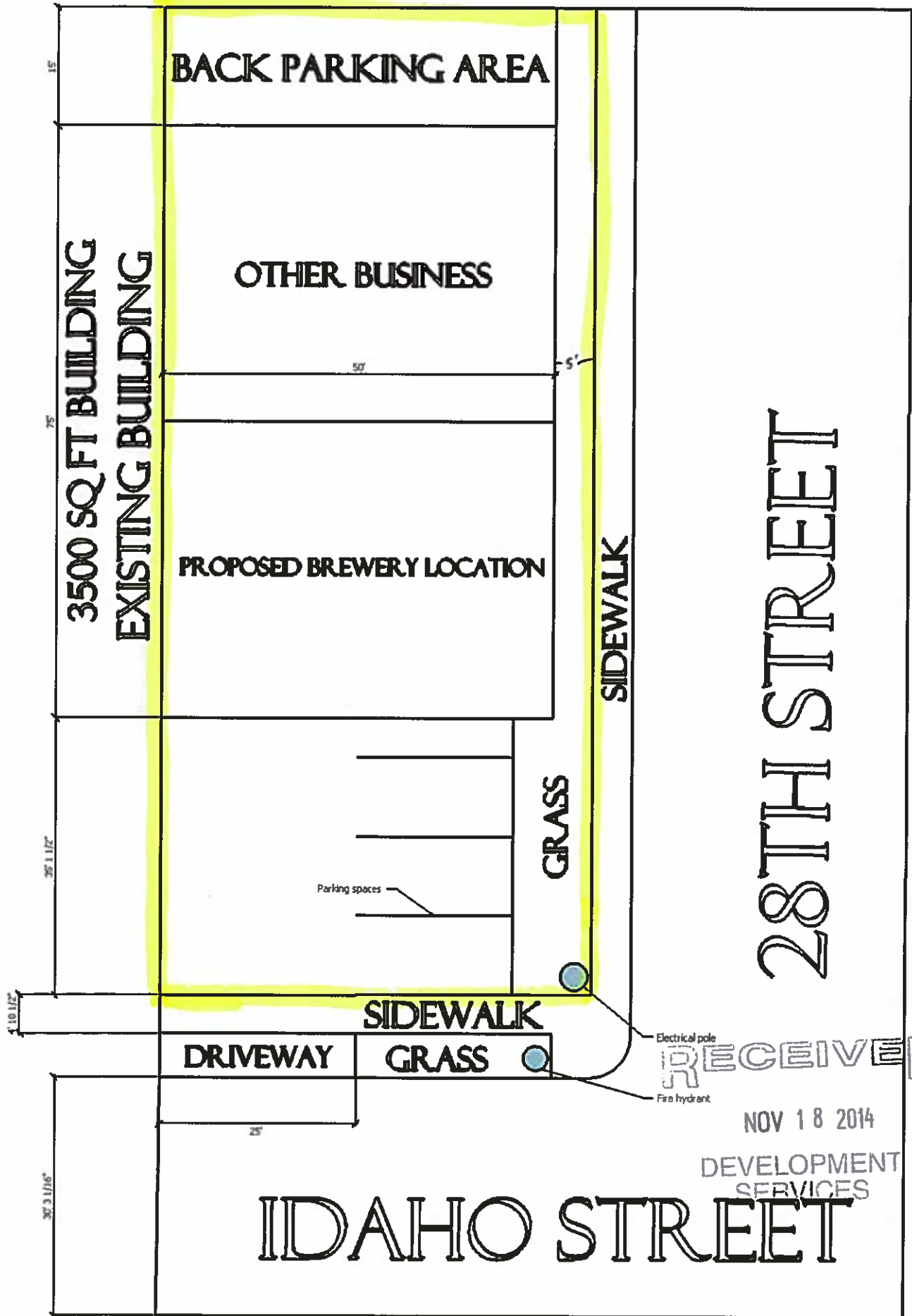
A-1

C-3D

Americana to Fairview

Greenbelt - Northside - Main to Capitol

CLAIR VOYANT BREWING COMPANY SITE PLAN



CUP 14-00093

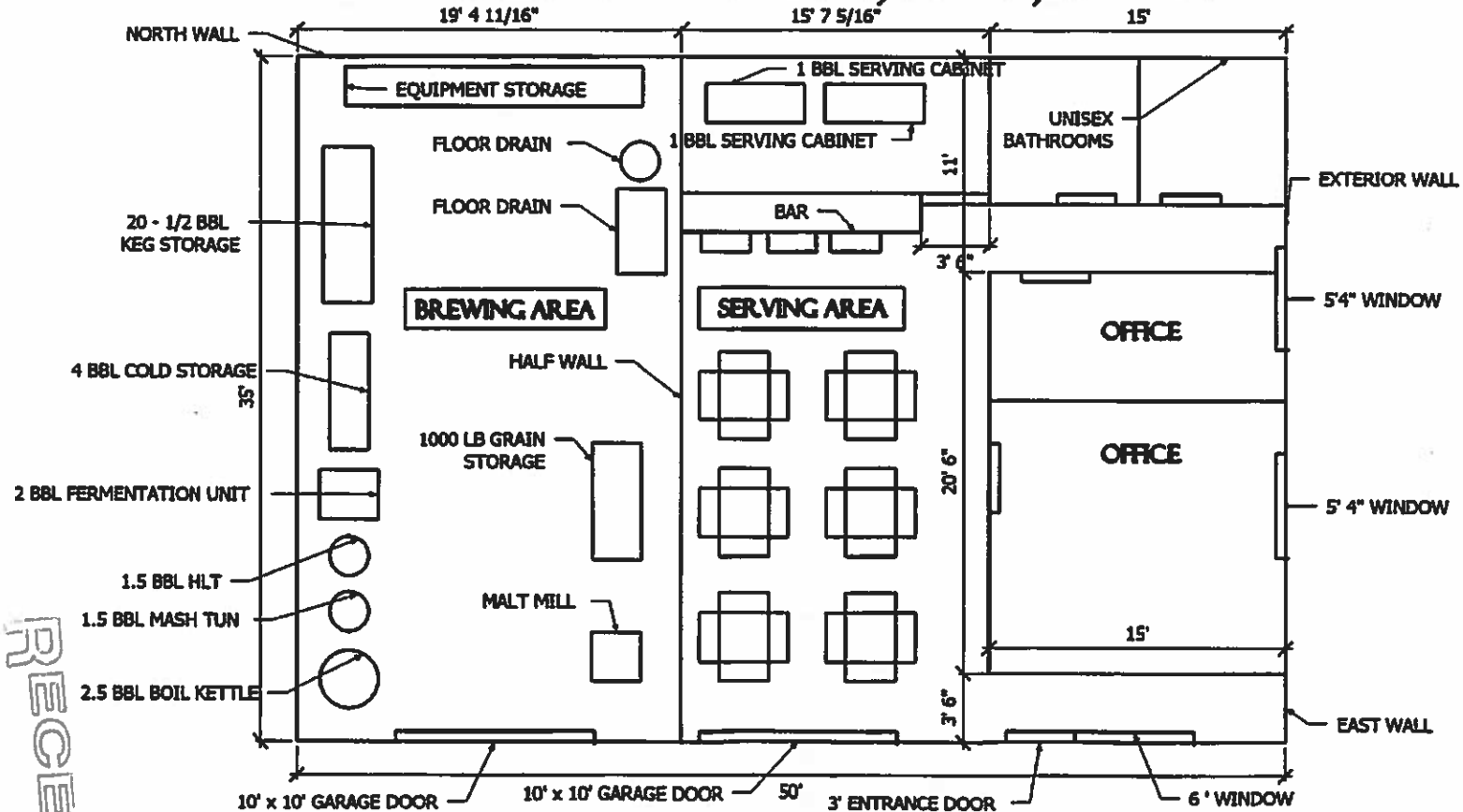
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NORTH

CLAIR VOYANT BREWING COMPANY 2800 W. IDAHO STREET, BOISE, ID 83702



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CUP 14-00033

Detailed letter of explanation

Clairvoyant Brewing Company plans on renovating the front half of the building located at 2800 W. Idaho Street. We plan on establishing a brewery with a tasting room for the public. Keg deliveries will occur to neighboring bars. We are hoping that our presence will help influence growth in this developing area.

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CUP 14-00033

Clairvoyant Brewing Company

Hours of Operation – Serving

Monday	10 am to 2 am
Tuesday	10 am to 2 am
Wednesday	10 am to 2 am
Thursday	10 am to 2 am
Friday	10 am to 2 am
Saturday	10 am to 2 am
Sunday	10 am to 2 am

This was displayed at neighborhood meeting

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CUP 14-00093

#109: Conditional Use Application

Property Information

Address

Street Number: Prefix: Street Name: Unit #:

Subdivision name: Block: Lot: Section: Township: Range: Zoning:

Parcel Number: 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: Last Name:

Company:

Address: City: State: Zip:

E-mail: Phone Number: Cell: Fax:

Agent/Representative Information

- Role Type: Architect Land Developer Engineer Contractor Other

First Name: Last Name:

Company:

Address: City: State: Zip:

E-mail: Phone Number: Cell: Fax:

Owner Information

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

First Name: Last Name:

Company:

Address: City: State: Zip:

E-mail: Phone Number: Cell: Fax:

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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:

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): 1, Southeast corner of property
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 See attachment

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

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

8. Adjacent property information:

Building types and/or uses		Zone	
North:	<input type="text" value="Residence"/>	North:	<input type="text"/>
South:	<input type="text" value="Street -> Commercial building"/>	South:	<input type="text"/>
East:	<input type="text" value="Street -> Commercial building"/>	East:	<input type="text"/>
West:	<input type="text" value="Commercial building"/>	West:	<input type="text"/>

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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=""/>
2nd Floor	<input type="text" value=""/>
3rd Floor	<input type="text" value=""/>
4th Floor	<input type="text" value=""/>

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="3500"/>
2nd Floor	<input type="text" value=""/>
3rd Floor	<input type="text" value=""/>
4th Floor	<input type="text" value=""/>

11. Building Exterior:

	Materials	Colors
Roof:	<input type="text" value="TPO"/>	<input type="text" value="White"/>
Walls:	<input type="text" value="Cinder block"/>	<input type="text" value="Gray"/>
Windows/Doors:	<input type="text" value="Commercial aluminum"/>	<input type="text" value="Gray"/>
Fascia, Trim, etc:	<input type="text" value="Aluminum"/>	<input type="text" value="Gray"/>
Other:	<input type="text" value=""/>	<input type="text" value=""/>

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="Existing"/>	<input type="text" value=""/>	<input type="text" value=""/>	<input type="text" value=""/>
Rear:	<input type="text" value=""/>	<input type="text" value=""/>	<input type="text" value=""/>	<input type="text" value=""/>
Side 1:	<input type="text" value=""/>	<input type="text" value=""/>	<input type="text" value=""/>	<input type="text" value=""/>
Side 2:	<input type="text" value=""/>	<input type="text" value=""/>	<input type="text" value=""/>	<input type="text" value=""/>

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13. Site Design:

Site Percentage Devoted to

Square Feet

Building Coverage:

Existing

Landscaping:

Paving:

Other Uses:

Describe Other Uses:

14. Parking:

Required

Proposed

Accessible Spaces:

Existing

Parking Spaces:

Bicycle Spaces:

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:

Existing

C. Size:

D. General Location:

16. Mechanical Units:

Number of Units:

2

Unit Location:

Internal

Type:

Height:

Proposed Screening Method:

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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:

2 existing

C. Proposed screening method:

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:

None

C. Size:

19. Fencing:

Proposed

Existing to Remain

Type: None

Height:

Location:

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

Number: None

Location:

Size:

Screening:

21. Drainage:

Proposed method of on-site retention:

N/A

22. Floodways & Hillsides:

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

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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 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:

10-4-14

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Planning Division Project Report

File Number	CUP14-00083
Applicant	Clairvoyant Brewing Company
Property Address	2800 W. Idaho Street
Public Hearing Date	January 5, 2014
Heard by	Planning and Zoning Commission
Analyst	David Moser
Checked By	Cody Riddle

Public Notification

Neighborhood meeting conducted November 17, 2014
Newspaper notification published on December 20, 2014
Radius notices mailed to properties within 300 feet on December 19, 2014
Staff posted notice on site on December 5, 2014

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1. Project Data and Facts

Project Data	
Applicant/Status	Clairvoyant Brewing Company / Applicant
Architect/Representative	Ryan Kowalczyk / Applicant
Location of Property	2800 W. Idaho Street
Size of Property	± 0.14 Acres
Zoning	C-2D (General Commercial with Design Review)
Comprehensive Plan Designation	Mixed Use
Planning Area	North / East End
Neighborhood Association/Contact	Veterans Park / Devin McGlyn
Procedure	Planning and Zoning Commission decision that can be appealed to City Council.

Current Land Use
The subject property is a commercial building comprised of two tenant spaces and a small surface parking lot along Idaho Street.

Description of Request
Conditional Use Permit for a brew pub within 300 feet of residential properties.

2. Land Use

Description and Character of Surrounding Area
The parcel is located on the northwest corner of 28 th and Idaho Street. This commercial area is one block off Main Street and is located within the 30 th Street Master Planning area. Single-family residential homes are adjacent to the north of the brew pub.

Adjacent Land Uses and Zoning

North	Residential / R-OD (Residential Office with Design Review)
South	Commercial / C-2D (General Commercial with Design Review)
East	Commercial / C-2D (General Commercial with Design Review)
West	Commercial / C-2D (General Commercial with Design Review)

Site Characteristics
The site is a rectangular shaped corner parcel located at the northwest corner of 28 th and Idaho Street.

Special Considerations
The subject property is located in the P-3 parking overlay.

Previous Actions
DR-33-71 Design Review approval associated with the construction of the building.

3. Project Proposal

Parking

The subject property was granted a parking reduction (CZC13-00178) in 2013. The parking reduction is for the brew pub and a fitness training facility to use the three existing parking spaces onsite. However, the identified fitness training facility has been changed to an office use which generates less parking demand. With this approval the site will comply with all parking standards. In addition, a recommended condition of approval requires the installation of a minimum of one bicycle space.

Setbacks

The brew pub will occupy an existing building, which was built in 1971. No additions or changes to the building or landscaping are proposed. The brew pub will occupy half of the building adjacent to Idaho Street.

Structure(s) Design
Number and Proposed Use of Buildings
The brew pub will occupy an approximately 1,750 square-foot tenant space in a commercial building. This tenant space consists of an approximately 677 square foot brewing area and a tasting room with 27 seats.
Building Height
45 feet (maximum)
Number of Stories
Existing single-story commercial building.

4. Development Code

Section	Description
11-04-05.01	General Purpose of Commercial Districts
11-03-04.06 (C7)	Specific Procedures Conditional Use Permit
11-06-05.03 (C)	Taverns, Lounges, Dance Halls and Tobacco Bars
11-07-03	Off-Street Parking and Loading Standards

5. Comprehensive Plan

CHAPTER	GOALS, OBJECTIVES & POLICIES
CHAPTER 2-CITYWIDE POLICIES	Goal SHCC 9
CHAPTER 3-COMMUNITY STRUCTURE AND DESIGN	Principle GDP-MU.1
CHAPTER 4-PLANNING AREA POLICIES	Policy NE-CCN 2.6
Veterans Neighborhood Plan	Land Use Commercial Goal 1(a)
30 th Street Master Plan	Key Goals Neighborhood Preservation & Revitalization

- Safe, Healthy and Caring Community (SHCC)
- General Design Principles for Mixed Use (GDP-MU)
- North/East End-Centers, Corridors and Neighborhoods (NE-CCN)

6. Transportation Data

Roadway	Frontage	Functional Classification	Traffic Count	Level of Service*	Speed Limit
28 th Street	122'	Local	238 VTPD south of Bannock Street on 10-20-11	N/A	20 MPH
Idaho Street	50'	Local	941 VTPD east of 29 th Street on 11-2-11	N/A	20 MPH

* Acceptable level of service for a two lane local roadway 2,000 VTPD

7. Analysis/Findings

Analysis

The applicant is requesting a Conditional Use Permit to operate a brew pub within 300 feet of residential uses. There is an established single-family residential neighborhood adjacent to the north. The abutting parcels to the north are zoned R-OD (Residential Office with Design Review) and contain a mix of residential and office uses. The properties adjacent to the east, west and south are zoned C-2D (General Commercial with Design Review) and contain commercial uses. The brew pub is oriented toward Idaho Street and away from the residential neighborhood. As such, the noise and traffic will be screened from the neighborhood by the existing structure since the tenant space on the north side of the building is an office. In addition, the uses along Idaho Street are commercial in nature.

The building was constructed in 1971, and has been used as an auto repair and glass shop since that time. It contains rollup vehicle doors oriented towards Idaho Street and it will accept deliveries through these doors.

The project is a small (approximately 5 barrel) brewery comprised of a tasting room with 27 seats and does not serve food. The business hours are 8 am to 5 pm weekdays and the tasting room is open every day from 10 am to 2 am. Since the brewery area is on the south side of the building and away from the adjacent residential neighborhood, impacts should be minimal. In addition, the brewery and tasting room is less intense than the auto glass and repair facility, which occupied the site for about 40 years. The property is also listed as a “Brownfield” site due to the impacts associated with these historic uses. The Comprehensive Plan encourages the redevelopment and/or reuse of “Brownfield” sites (*Goal SHCC9*).

There are no public schools within 300 feet of the site and no hospitals or churches within 150 feet. However, Whittier Elementary is located just outside the 300 foot radius. To ensure compatibility with the surrounding neighborhood and in accordance with Boise City Code Section 11-06-05.03 (C), a recommended condition of approval requires that the brew pub be closed between 2:00 am and 6:00 a.m.

FINDINGS

Section 11-03-04.06(C7)

The Hearing Examiner or the PZC shall review pursuant to section 11-03-03.04 and according to the following criteria:

i. The location is compatible to other uses in the general neighborhood.

Planning’s review and analysis supports this finding. The area is designated as a Community Activity Center on the Boise City Comprehensive Plan, which promotes a variety of retail shops, restaurants and office uses in the area. The nearest residential properties are to the north, across an alley. With the recommended conditions of approval, the brew pub is compatible with these properties. It is oriented away from the neighborhood, and is less intense than other commercial uses (e.g. retail, auto detailing, equipment rental, furniture manufacture and warehouse) along this section of Idaho Street. In addition, this commercial neighborhood has historically been semi-industrial in nature.

The brew pub is also compatible with Whittier Elementary School due to its distance from the subject property which is over 300 feet. In addition, the subject property is screened from the school by commercial and residential properties. Finally, the C-2 zone (General Commercial) allows for restaurants that serve alcohol in this location, which is similar to the pub with the exception of the brewery.

ii. The proposed use will not place an undue burden on transportation and other public facilities in the vicinity.

Correspondence received from commenting agencies indicate support for this finding. According to ACHD, the brew pub is not anticipated to generate any additional vehicle trips per day and they have no specific conditions of approval for this application. Public Works Solid Waste had no specific conditions of approval and stated that the trash carts are collected at the closest street or alleyway. In addition, if the waste generation on the property is greater than carts can accommodate a dumpster may be required. No other public agencies have voiced concerns with this project.

The Independent School District of Boise City requires that the applicant comply with the Idaho State Code Section 23-303, which requires a 300 foot separation from the brew pub to the nearest school. This Idaho State Code Section reads as follows:

PROXIMITY OF SCHOOL

No liquor store or distribution station shall be located within three hundred (300) feet of a school measured in a straight line from the nearest entrance of a liquor store or distribution station to the nearest entrance of the nearest structure of the school in which students are instructed.

The distance as measured from the entrance of the brew pub to the nearest entrance of the school is about 400 feet. In addition, the distance from the subject property line to the school property line is 307 feet. Therefore, the brew pub provides the correct separation between it and the school as required by both the City of Boise and Idaho State Code.

- iii. *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 Code.***

A review of the site plan demonstrated compliance with this finding. The brew pub will occupy one of the two tenant spaces in the existing building. No additions to the building are proposed. The two uses would typically require a total of seven parking spaces, which includes five for the office and two for the brew pub. The existing site design provides three spaces along Idaho Street.

The site was granted a parking reduction (CZC13-00178) in 2013 to use the three existing spaces for both tenants. The parking reduction was granted due to the proximity to public transit along Main Street, it's location within a P-3 parking overlay district and the goals of the 30th Street Master Plan, which envision this area redeveloping as a Transit Oriented Development (TOD). With the approved parking reduction the site will comply with all parking standards and will use the existing parking lot in front of the building for both tenants.

The existing building does not provide bike parking and a recommended condition of approval requires the installation of a rack to accommodate a minimum of one bike.

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

The brew pub will not adversely affect other properties within the vicinity. It is surrounded by commercial uses to the south, west and east and is located within a commercial neighborhood comprised of retail and other semi-industrial uses. These uses include an auto detailing shop, furniture manufacturing business, warehouse, and equipment rentals. This general area is designated as a Community Activity Center by the Comprehensive Plan. In addition, the 30th Street Master Plan anticipates the redevelopment of this area as a Transit Oriented Development. Therefore, the brew pub will not adversely impact these surrounding commercial uses due to its nature and it is similar to other adjacent business.

The nearest residential properties are adjacent to the north and these properties abut an office space. The brew pub is orientated away from the homes towards Idaho Street. This site design will help buffer and screen the neighborhood from the traffic and noise associated with the brew pub. In addition, due to its size and location the traffic and noise associated this business is less intense than the previous occupant (e.g. auto glass and repair shop).

v. The proposed use is in compliance with the Comprehensive Plan.

Planning finds that the application is in compliance with the goals and policies of the *Comprehensive Plan*. This area is designated as a Community Activity Center, which encourages the development of a variety of commercial, office, and high density residential uses. In addition, the “General Mixed Use” land designation promotes a variety of uses within neighborhoods (retail, office, restaurants, high-density residential). The brew pub will provide a commercial amenity for the nearby residential neighborhood. The Comprehensive Plan encourages the clustering of commercial uses, such as restaurants and retail shops, along transit corridors. The transit stop for Bus Routes #6, #7 and #8 are located at the intersection of 27th and Main Street, approximately 800 feet away (*Principle GDP-MU.1*). The Land Use Commercial Goal 1(a) specified in the Veterans Park Neighborhood Plan promotes commercial uses that primarily serve the residential neighborhood.

In addition, a key objective of the 30th Street Master Plan encourages redevelopment that broadens the range of employment, shopping and transportation for the area in a manner that strengthens the neighborhood character. The brew pub will redeveloped the site with a commercial use that services the residential neighborhood and strengthen its unique identity. The Comprehensive Plan also promotes the implementation of the 30th Street Master and redevelopment of this neighborhood (*Policy NE-CCN 2.6*).

The site is classified “Brownfield” due to its past use and the Comprehensive Plan encourages the redevelopment and/or reuse of these sites (*Goal SHCC9*).

8. Recommended Conditions of Approval

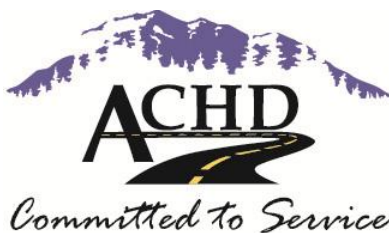
Site Specific

1. Compliance with plans dated received **November 18, 2014** except as modified by the following conditions:
2. Planning
 - a. The establishment shall remain closed between 2:00 am and 6:00 am. Closing times shall be clearly posted on all entrances and exists.
 - b. A minimum of one bicycle parking space shall be provided.
 - c. Comply with condition of approval for CZC13-00178.
3. Compliance with requirements of the Ada County Highway District per the attached comments dated **December 15, 2014**.
4. Compliance with the requirements of the Boise City Public Works Department (BCPW) for sewers per memo dated **December 8, 2014**. All items required by BCPW shall be included on the plans/specifications that are submitted for a Building Permit. Any changes or modifications must be submitted to the Public Works Department for approval.
5. Compliance with conditions in a letter dated **November 25, 2014**, from BCPW, Solid Waste Program.
6. Compliance with conditions in a letter dated **December 5, 2014**, from the Independent School District of Boise City #1.

Standard Conditions of Approval

7. Exterior lighting and other illuminating equipment or materials shall be positioned, shielded, directed and located to not reflect or impact adjacent residential property and streets.
8. Utility services shall be installed underground.
9. An occupancy permit will not be issued until these conditions have been met. In the event a condition cannot be met by the desired date of occupancy, the Planning Director will determine whether the condition bondable. If so, a bond or other acceptable surety will be required in the amount of 110% of the value of the condition that is incomplete.

10. Any change to the terms and conditions of this conditional use permit must be approved by Boise City.
11. Any change in the planned use which is the subject of this application, shall require compliance with all extant rules, regulations and ordinances.
12. Failure to abide by any condition of this conditional use permit shall be grounds for revocation by the Boise City Planning and Zoning Commission.
13. This permit shall be valid for 24 months from the date of approval. Within this period, the holder of the permit must acquire construction permits and commence placement of permanent footings and structures. The definition of structures in this context shall include sewer lines, water lines, or building foundations.
14. Prior to the expiration of this permit, the Commission may, upon written request by the holder, grant a two-year time extension. A maximum of two 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: December 15, 2014

To: Ryan Kowalczyk, via e-mail
Clairvoyant Brewing Company
1625 W. Bannock St.
Boise, ID 83702

Subject: BOI14-0241 / CUP14-00083
2800 W. Idaho St.
Clairvoyant Brewing

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
Planner I
Development Services

CC: Project file,
City of Boise, via e-mail
Dilithium Properties LLC (Jody White), via e-mail

Traffic Information

This development is not estimated to generate additional vehicle trips per day, based on the Institute of Transportation Engineers Trip Generation Manual, 9th edition.

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
Idaho St.	50-feet	Local	35	N/A
28 th St.	122-feet	Local	16	N/A

Average Daily Traffic Count (VDT):

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

- The average daily traffic count for Idaho Street east of 29th Street was 941 on November 2, 2011.
- The average daily traffic count for 28th Street south of Bannock Street was 238 on October 20, 2011.



Independent School District of Boise City #1

Boundaries, Transportation, and Traffic Safety

8169 W Victory Rd - Boise, ID 83709

(208) 854-4167 Fax (208) 854-4011

RESPONSE TO PLANNING & DEVELOPMENT SERVICES

DATE: December 5, 2014

TO: PDSTransmittals@cityofboise.org

FROM: Lanette Daw, Supervisor Traffic Safety and Transportation

RE: CUP14-00083 – Clairvoyant Brewing Company

At the present time, the Developer and/or Owner have made arrangements to comply with all requirements of the Boise School District.

The schools currently assigned to the proposed project area are:

Elementary School: **Whittier**

Junior High School: **North**

High School: **Boise**

Comments Regarding Traffic Impact: **None**

Comments Regarding Safe Routes to School Impact: **Boise School District requests that compliance with Idaho Code 23-303 regarding distance to Whittier Elementary School is confirmed. The school property line to the nearest entrance of the establishment appears very close to the required minimum feet of separating distance.**

If you have any further questions, please feel free to contact this office.

BOISE CITY PUBLIC WORKS DEPARTMENT

DEPARTMENT CORRESPONDENCE

Date: December 8, 2014

To: Boise City Planning & Zoning

Re: CUP 14-00083; 2800 W. Idaho St.

CONDITIONS OF APPROVAL

SEWER CONDITIONS – MIKE SHEPPARD (384-3920)

If the existing structure is not connected to central sewer, connection to the central sewer is required. Sewers are available in the alley.

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)

No comment.

STREET LIGHT CONDITIONS – MIKE HEDGE (388-4719)

No comment.

PERSON MAKING OTHER COMMENTS – TERRY ALBER (384-3992)

OTHER COMMENTS –

Bulk quantities of materials (hazardous/non-hazardous) utilized and stored on site, any hazardous process wastewater, other waste materials, and/or prohibited pollutants shall not be processed or stored in a manner that could result in discharge to sanitary sewer or storm water management facilities. Accidental spill protection measures shall be provided. Suitable and adequate oil/sediment interceptor(s) shall be provided for any/all sanitary sewer connected floor drains that will receive non-domestic process wastewater. Any outside storage of materials shall be managed in a manner protective of storm water detention/conveyance facilities.

PUBLIC WORKS REPRESENTATIVE

PUBLIC WORKS REPRESENTATIVE

cc: Applicant

- MARK J.
- Mike Sheppard
- BEV M.
- Mike Hedge
- BRIAN M.
- Terry A.
- Rick C.
- LORI
- ROB B.
- Mike Sheppard
- LORI

BOISE CITY APPLICATION

ADA COUNTY APPLICATION

APPLICANT: CLAIRVOYANT BREWING COMPANY

REPRESENTATIVE: RYAN KOWALCZYK
LOCATION: 2800 W IDAHO ST.

1. CU, DR, OR PDR NUMBER: CUPI4-00083

2. SEWER CONDITIONS: CUSS 1-3, E) Alley

3. DRAINAGE/STORMWATER REVIEW: CUSS 1-4
NC

4. STREET LIGHT CONDITIONS: NO COMMENT

5. PERSON MAKING OTHER COMMENTS: _____

6. OTHER COMMENTS: PT05

7. FILE NAME: _____

UNITED WATER IDAHO
8248 West Victory Road
Boise, ID 83709
Fax: 208. 362. 3858



UNITED WATER

FAX:

TO: Ryan Kowalczyk

FROM: Doug Schaefer

FAX: 342-2076

PAGES: 1

DATE: November 5, 2014

CC: File

SUBJECT: **2800 W. Idaho Street**

COMMENTS: Available Flow Information

Our records indicate the following water fire flow availability at: **2800 W. Idaho Street:**

Flow 3,000 gpm

There are 2 services to the property 1-3/4" service and 1-1" service

This information represents the fire flow availability to be used for conditional use permit applications or design review purposes. The pressures and flows are subject to change, however, depending on system demand and changes in system operations.

If you have further questions, please feel free to call.

Sincerely,

Doug Schaefer
Doug Schaefer

3/4" Service. Called in. Front center location.

Meter - Idaho

Between Grass - Hydrant and Driveway

1971 - 1"

1947 - 3/4" Asphalt

10' of each other

WWW.UNITEDWATER.COM

RECEIVED

NOV 18 2014

DEVELOPMENT SERVICES

CUP 74-00003