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Planning & Development Services

March 8, 2016

Marianne Turner
Erstad Architects
310 North 5th Street
Boise, ID 83702
Marianne@erstadarchitects.com
(sent via email)

Re: CUP16-00006 / 1026 S. La Pointe Street

Dear Ms. Turner:

This letter is to inform you of the action taken by the Boise City Planning and Zoning Commission on your request for a conditional use permit to operate a brewery with tasting room in an existing building located less than 300 feet from residential property. The site is located in a C-2D (General Commercial with Design Review) zone.

The Boise City Planning and Zoning Commission, at their hearing of **March 7, 2016, approved** your request, based on compliance with the attached Reasons for the Decision and Conditions of Approval.

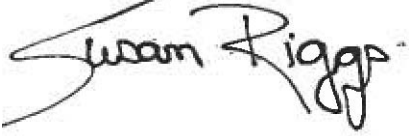
May we also take this opportunity to inform you of the following:

1. This approval will not take effect until after the appeal period has lapsed.
2. The decision of the Boise City Planning and Zoning Commission may be appealed to City Council within ten (10) calendar days from the issuance of this decision. The appeal must be written, accompanied by the appropriate fee, and submitted to the Planning and Development Services Department prior to the deadline set forth herein. Appeal application forms are available in the Planning Department or online under Applications at:
<http://pds.cityofboise.org/> or <http://pds.cityofboise.org/home/documents/apps/100/>
3. All appeals of this permit must be filed by **5:00 P.M., on March 17, 2016.**
4. If this Conditional Use Permit is not acted upon within two (2) years, it will become null and void without further notification from this Department.

This letter constitutes your Conditional Use Permit.

If you have any questions, please contact me at (208) 384-3736

Sincerely,

A handwritten signature in black ink that reads "Susan Riggs". The signature is fluid and cursive, with the first name "Susan" and the last name "Riggs" clearly legible.

Susan Riggs
Associate Planner
Boise City Planning and Development Services

SR/wm

cc: Jacob Black / jake@lostgrovebrewing.com (sent via email)
Downtown Boise Neighborhood Association / Attn: Tami Chaffin / tamichaffin@gmail.com (sent via email)

Reason for the Decision

The brew pub is compatible with the surrounding properties which include multi-family residential, an auto body shop, restaurant/bar, office, and retail uses. Based on the brewery's proximity to Boise State University and the numerous apartments in the vicinity, this will be an appropriate addition to the area and bring new life to this "Mixed-Use" neighborhood. The use is not anticipated to be more intense than uses within the immediate area and thus will not adversely impact the adjacent uses. Restaurants that serve alcohol are an allowed use in the C-2 zone. The Lift Restaurant and Bar is located just 2 parcels north of the site. Correspondence from commenting agencies indicate the brewery will not place an undue burden on transportation and other public facilities in the vicinity. The site is large enough to accommodate the use. The brewery is within an existing building and no additions are proposed. The use is consistent with *Blueprint Boise* and the *Lusk Street Master Plan*. Both plans support the adaptive reuse of buildings and promote vibrant neighborhoods through a mix of active uses.

Conditions of Approval

Site Specific

1. Compliance with plans and specifications on file with the Boise City Planning and Development Services Department received on January 26, 2016, except as expressly modified by the following conditions and Design Review.
2. Prior to the issuance of a building permit, the applicant shall submit a perpetual cross access and shared parking agreement that allows the employees and clients of 1014 S. La Pointe Street to park in the applicant's lot at 1026 S. La Pointe Street from 8:00 a.m. to 5:00 p.m. Monday through Friday. This document must be reviewed and approved by the Boise City Legal Department.
3. The hours of operation for the tasting room shall be as follows:
 - Monday through Thursday 3:00 pm to 11:00 pm
 - Friday and Saturday 12:00 pm to 12:00 am
 - Sunday - 12:00 pm to 10:00 pm
4. The hours of the brewery will be from 6:00 am to 6:00 pm Monday thru Friday.
5. A minimum of 23 bicycle parking spaces and 21 parking spaces shall be provided.
6. A Floodplain Development Permit is required prior to the issuance of any construction permits.
7. Design Review approval is required prior to issuance of any construction permits.

Agency Comments

8. Comply with the requirements of Boise City Public Works per comments dated as follows:
 - Solid Waste Division-February 16, 2016
 - Pretreatment-January 27, 2016
 - Floodplain Review-February 3, 2016
9. Comply with all conditions of the Boise City Fire Department as outlined in department comments dated February 9, 2016. Contact Ron Johnson at (208) 570-6500 with any questions regarding fire requirements.
10. Comply with Ada County Highway District requirements as outlined in department comments dated February 9, 2016.

Standard Conditions

11. All parking area and driveways shall be paved and shall be designed and laid out to conform to the minimum standards required by the Boise City Zoning Ordinance.
12. All lighting shall be designed and located so as to prevent glare or direct light from falling onto adjoining properties or streets. The illumination of all light fixtures shall not exceed two footcandles as measured one foot above the ground at property lines shared with residentially zoned or used parcels.
13. The applicant shall obtain building permits prior to commencement of any work on the property.
14. 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). 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.
15. Any change by the applicant in the planned use of the property shall require compliance with all rules, regulations, ordinances, plans, or other regulatory and legal restrictions in force at the time.