



**Derick O'Neill**

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## Planning & Development Services

January 11, 2017

Chad Olsen  
Envision Homes  
12790 W. Telemark Street  
Boise, ID 83713  
[chadrbx@gmail.com](mailto:chadrbx@gmail.com)  
(sent via email)

**Re: CUP16-00101 / 1420 W Front Street**

Dear Mr. Olsen:

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 convert an existing warehouse into an 8-unit multi-family apartment building on 0.28 acres in a C-2DD (General Commercial with Downtown Design Review) zone.

The Boise City Planning and Zoning Commission, at their hearing of **January 19, 2017, approved** your request, based on compliance with the attached Reasons for the Decision and Conditions of Approval.

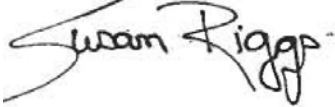
May we also take this opportunity to inform you of the following:

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 January 19, 2017.**
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) 608-7088.

Sincerely,

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

Susan Riggs  
Associate Planner  
Boise City Planning and Development Services

SR/tt

cc:

Calvin Holtz / [holtzcal@yahoo.com](mailto:holtzcal@yahoo.com) (sent via email)

Downtown Boise Neighborhood Association / Tami Chaffin / [tamichaffin@gmail.com](mailto:tamichaffin@gmail.com) (sent via email)

## Reason for the Decision

The conditional use permit is consistent with the approval criteria of *BCC11-03-04.6.C(7)(a)*. The project is compatible with other uses in the neighborhood. The general area is comprised of a variety of uses including commercial, warehouse, office, a fire station, and a skate park. The development is consistent with the uses anticipated by both *Blueprint Boise* and the *River-Street Myrtle Street Master Plan*. Goal DT-CCN 1.2 and DT-CCN 2.3 encourages providing downtown housing so people can live closer to where they work, reduce commute distances, allow walking, bicycling, and transit alternatives to driving. The site is large enough to accommodate the proposed use without adversely impacting other properties in the vicinity and zoning standards are met. Public agencies confirm the project will not place an undue burden on the transportation system or other infrastructure.

## Conditions of Approval

### Site Specific

1. Compliance with plans and specifications submitted to and on file in the Planning and Development Services Department dated **November 29, 2016**, and **revised plans submitted December 14, 2016**, except as expressly modified by the following conditions and Design Review.
2. Comply with conditions of the Design Review application DRH16-00508.
3. Each garage shall be equipped with ceiling hooks for suspended storage for two bikes per garage.
4. Six bicycle parking spaces shall be provided on 15<sup>th</sup> Street.

### Agency Requirements

5. The applicant shall comply with the requirements of the Boise City Public Works Department (BCPW) for grading and drainage, pressure irrigation, sewer, street lights, and solid waste received **December 8, 2016**. Please contact BCPW at 208-608-7150. 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 plans must be submitted to the Public Works Department for approval.
6. Comply with all conditions of the Boise City Fire Department as outlined in department comments dated **December 12, 2016**. Contact Ron Johnson at (208) 608-7117 with any questions regarding fire requirements.
7. Comply with Solid Waste comments dated **December 1, 2016**.
8. Comply with SUEZ comments dated **October 28, 2016**.

9. Comply with requirements of the Ada County Highway District (ACHD) as outlined in their **December 19, 2016** approval.

### **Standard Conditions of Approval**

10. 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, at (208) 608-7100 regarding questions pertaining to this condition.
11. All landscaping areas shall be provided with an underground irrigation system. Landscaping shall be maintained according to current accepted industry standards to promote good plant health, and any dead or diseased plants shall be replaced. All landscape areas with shrubs shall have approved mulch, such as bark or soil aid.
12. Vision Triangles, as defined under section 11-012-03 of the Boise City Code, shall remain clear of sight obstruction.
13. Any outside lighting shall be reflected away from the adjacent property and streets. Shields to direct the light downward shall be added to the fixtures. Impacts on adjacent areas shall not be permitted. The illumination level of all light fixtures shall not exceed two (2) foot candles as measured one (1) foot above the ground at property lines.
14. All signage requires approval from the Planning and Development Services Department prior to installation.
15. 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 (208) 384-4083. Species shall be selected from the Boise City Tree Selection Guide.
16. Deciduous trees shall be not less than 2" to 2 1/2" inch caliper size at the time of planting, evergreen trees 5' to 6' in height, and shrubs 1 to 5 gallons, as approved by staff. All plants are to conform to the American Association of Nurseryman Standards in terms of size and quality.
17. Utility services shall be installed underground.
18. An occupancy permit will not be issued by the Planning and Development Services Department until all of these conditions have been met. In the event a condition(s) cannot be met by the desired date of occupancy, the Planning Director will determine whether the condition(s) is bondable or should be completed, and if determined to be bondable, a bond or other surety acceptable to Boise City will be required in the amount of 110% of the value of the condition(s) that is incomplete.
19. All landscaping, fencing, sidewalks and underground irrigation shall be installed or bonded for prior to the issuance of a building permit.

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20. 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.
  21. 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.
  22. Failure to abide by any condition of this conditional use permit shall be grounds for revocation by the Boise City Planning and Zoning Commission.
  23. This conditional use permit shall be valid for a period not to exceed twenty-four (24) months from the date of approval by the Planning and Zoning Commission. Within this period, the holder of the permit must 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.
  24. 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.