



### CUP17-00078 & CVA17-00068 / Bear Island Brewing Company, LLC

#### Summary

Special exception to operate a brewery with tasting room in an existing building located at 1620 N. Liberty Street in an R-2 (Medium Density Residential) zone. A variance to exceed the background area for wall signage and orient signs away from the street frontage is included.

#### Prepared By

David Moser, Associate Planner

#### Recommendation

Approval with conditions

#### Reason for the Decision

#### Special Exception

The project meets the approval criteria of Boise City Code (BCC) 11-03-04.13.C(7)(c). There is a special circumstance since the site contained a fire station and commercial uses for approximately 53 years. The brewpub is similar in intensity to the historic uses of the property and acts as a transition between the adjacent commercial uses along Fairview Avenue and residential neighborhood. It will produce a similar impact as the conditionally allowed uses of the R-2 zone and is compatible with the surrounding neighborhood. The site is large enough to accommodate the use and proper zoning is not available within the neighborhood. *Policy EC 3.1* promotes an environment that encourages the retention and growth of businesses. This application would allow Bear Island Brewing to grow and expand. *Policy CC 9.1(a)* promotes development patterns that support existing transit routes. These types of development are important along transit corridors and the property is half a block away from a bus stop along Fairview Avenue. In addition, mixed use developments are encouraged along Fairview Avenue and the project contains both residential and commercial uses (*Policy WB-CCN 1.2 (a)*).

#### Variance

There is an exceptional circumstance associated with the subject property. The building was constructed as a fire station and later occupied with commercial uses. It was never intended for a residential use. Therefore, the variance is consistent with building size, design and historic use. It will not be in conflict with the Comprehensive Plan, which encourages providing a hierarchy of signs that is integrated with the overall character of the development (*Principle GDP-C/E.3 (a)*). The variance will not effect a change in zoning and will not be injurious to the adjacent property owners. However, no hardship or exceptional circumstance can be identified for the large wall sign on the south side of the building due to its size and location. It will conflict with the Comprehensive Plan since it is not integrated into the development and will impact the adjacent properties due to its size.

*This report includes information available on the Boise City Website.*

*The entire public record, including additional documents, can be viewed through [PDS Online](#).*



CUP17-00078

1" : 300'



4

KOELSCH  
ELEMENTARY  
SCHOOL

W Westwood Ln

N Fry St

W Post St

W Russett St

W Everett St

W Primrose St

W Cruzen St

W Flamingo Dr

N Allumbaugh St

N Raymond St

N Liberty St

N Hartman St

N Fisk St

W Fairview Ave

W Winston Ln

W Colehaven Dr

W Colehaven Dr

W Opohonga St

North Slough

I-184  
Connector  
ROW

W Irving St

W Irving St

CARRINGTON COLLEGE





CUP17-00078

1" : 300'



Suburban

W Westwood Ln

N Allumbaugh St

N Fry St

W Post St

N Fisk St

4  
School  
KOELSCH  
ELEMENTARY  
SCHOOL

W Russett St

Compact

W Everett St

W Cruzen St

W Flamingo Dr

W Primrose St

W Fairview Ave

Commercial

N Raymond St

N Liberty St

N Hartman St

W Opohonga St

W Winston Ln

W Colehaven Dr

High Density

W Irving St

North Slough


I-184  
Connector  
ROW

184

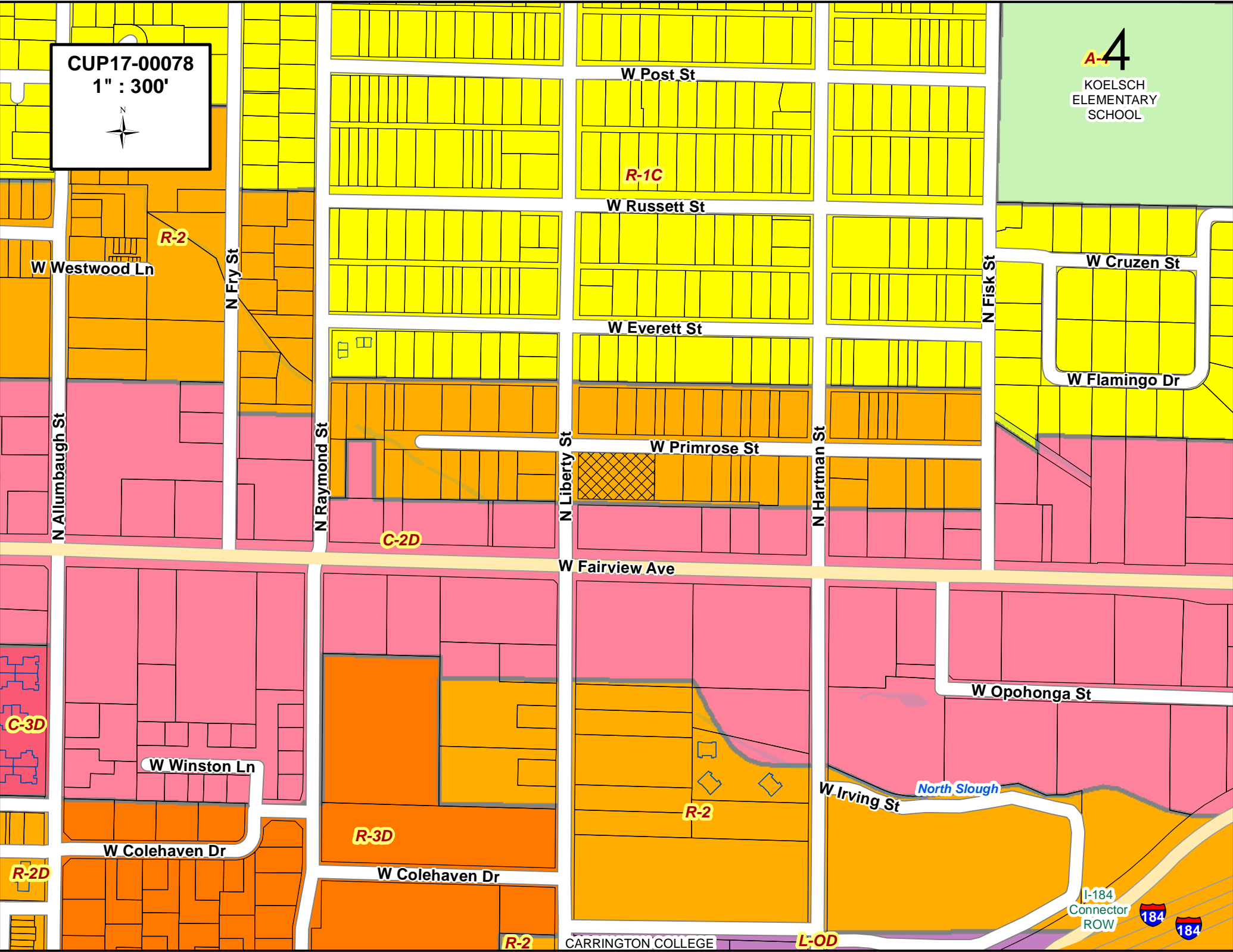
Public/Quasi-Public

CARRINGTON COLLEGE

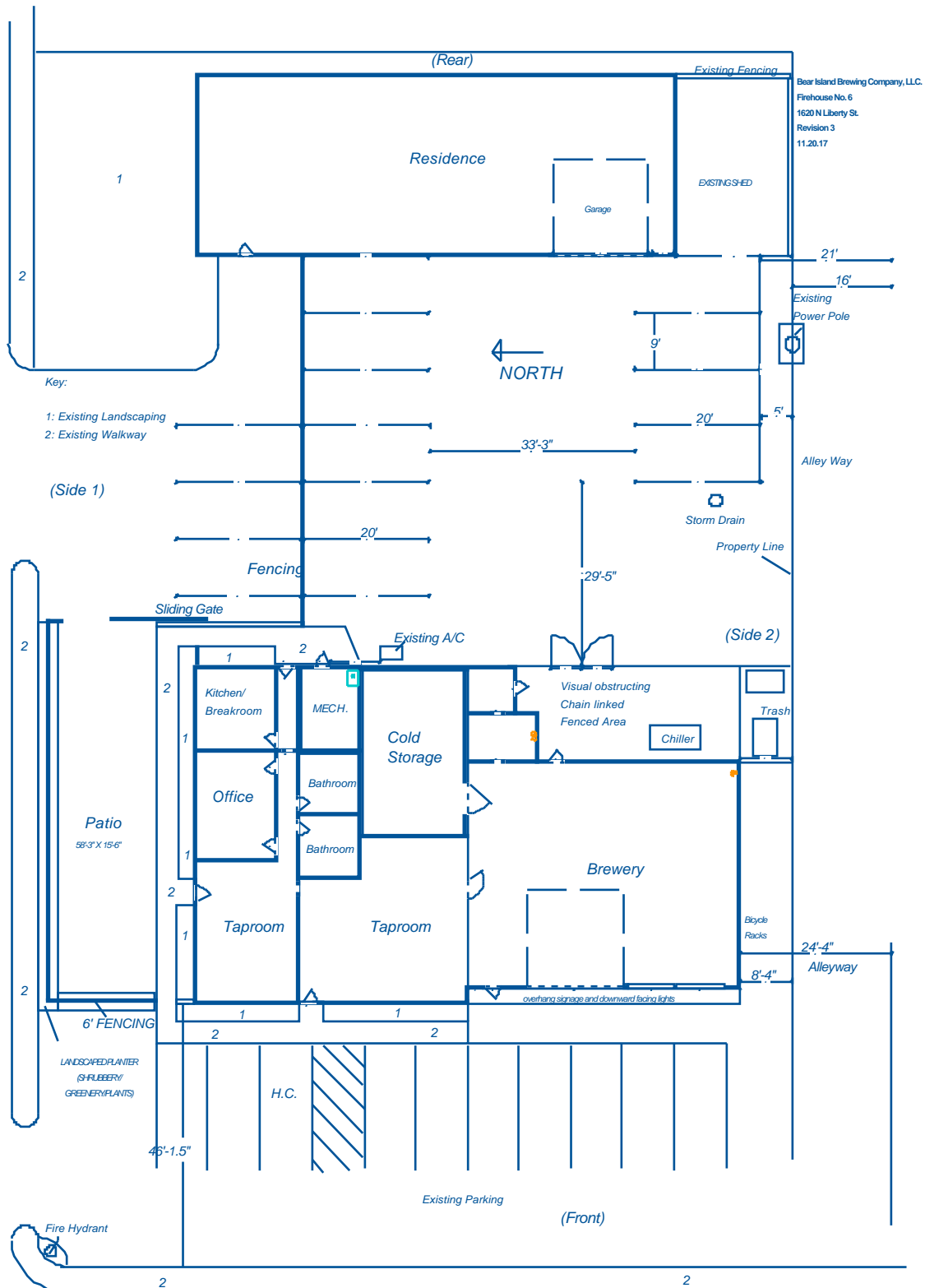
CUP17-00078  
1" : 300'



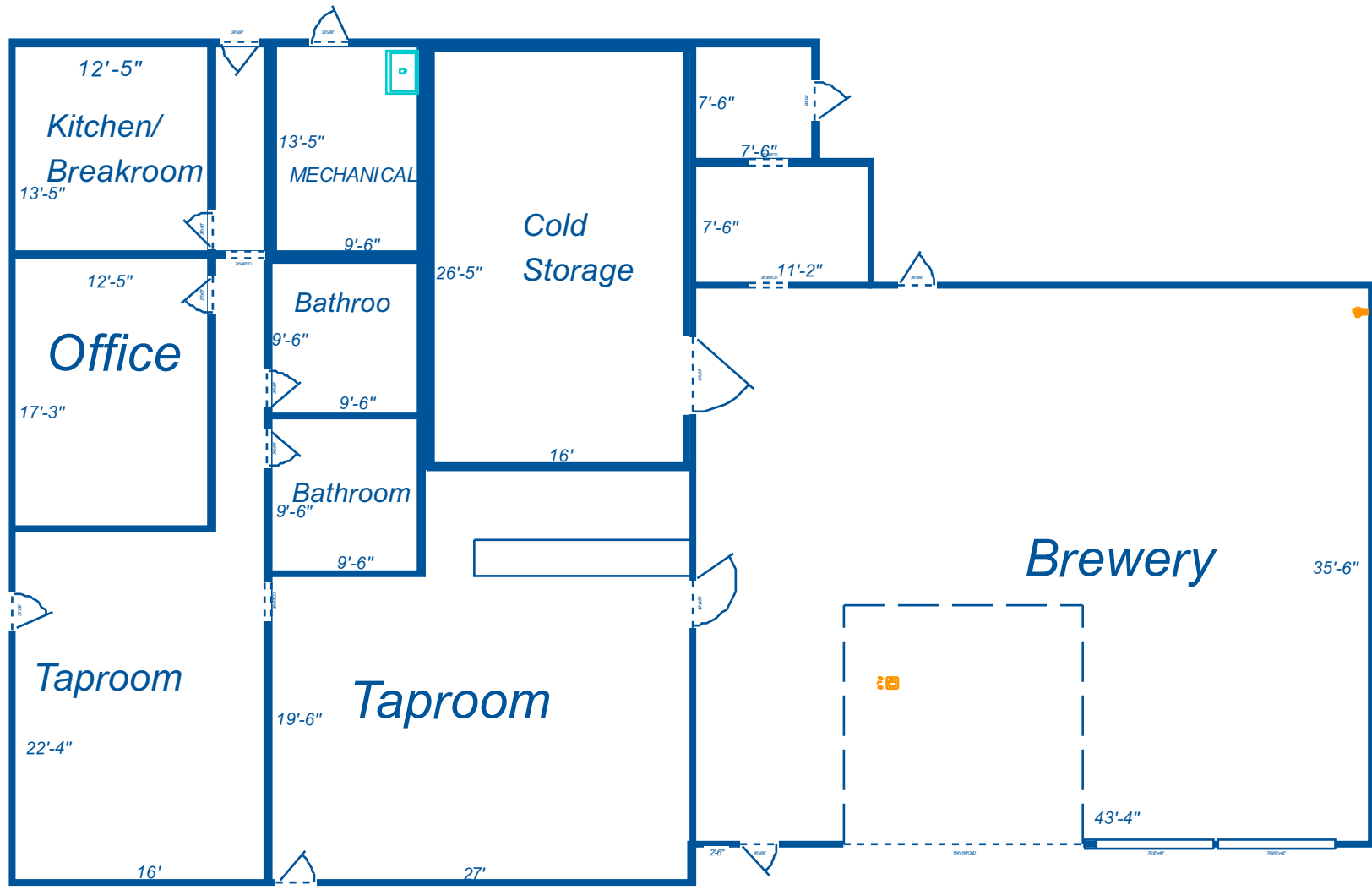
**A-4**  
KOELSCH  
ELEMENTARY  
SCHOOL



CARRINGTON COLLEGE



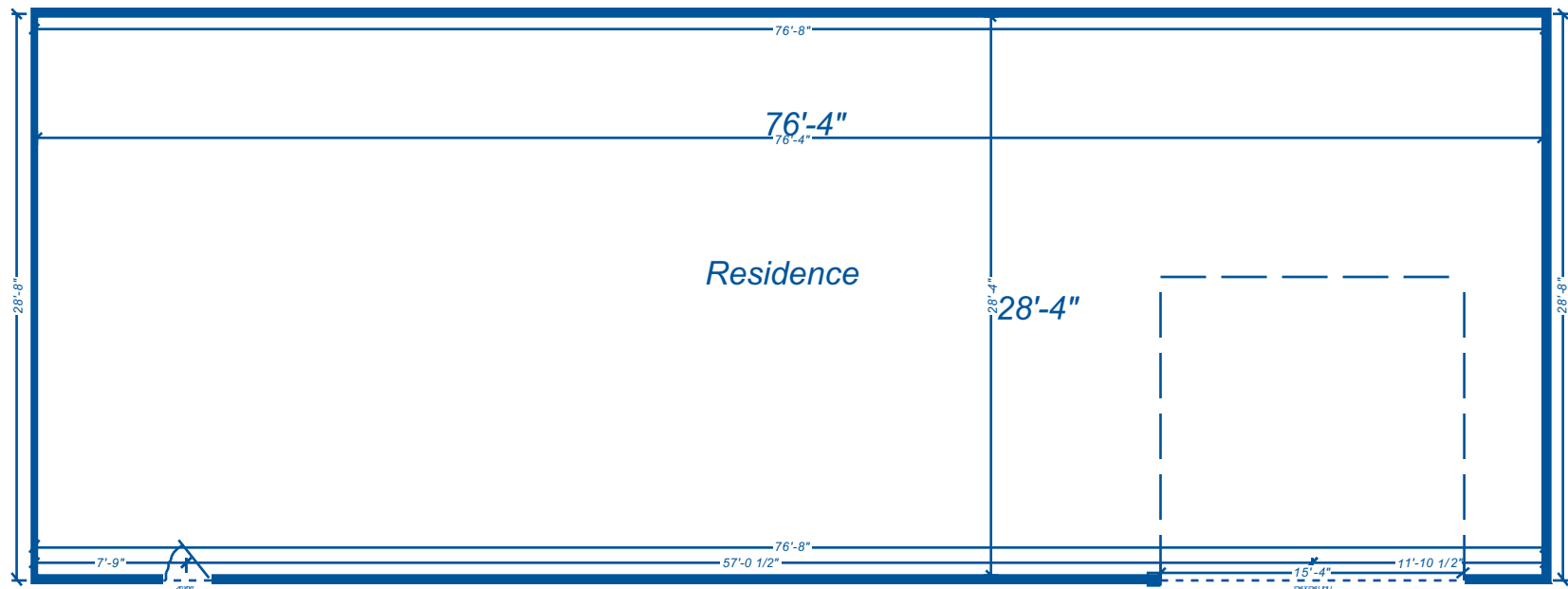
← North



**Bear Island Brewing Company, LLC**  
**Firehouse #6**  
**1620 N Liberty St.**  
**10.31.2017**

← North

4



**Bear Island Brewing Company, LLC**  
**Firehouse #6**  
**1620 N Liberty St.**  
**10.31.2017**









4

10'x5'

IMG\_2 Front w/signage  
10.31.2017



~20"x32'

BEAR ISLAND BREWING COMPANY

Patriotic/Idaho Mural with  
Bear Island logo  
(by local artist)

~10' x 36'

(Bike Racks along bottom portion of wall)

Fill windows  
(both sides)  
with brewery  
art depiction  
(grain/beer/hops)

(3'-4" x 3'-4" each)



















10/27/2017

**City of Boise**  
**Planning and Zoning Division**  
**Letter of Explanation for Conditional Use with Special Exception**

Introduction:

This letter details the request for an approved use at 1620 N Liberty St., Boise, ID. In this application, we are respectfully requesting special exception to allow for a brewery with a taproom at the above listed property address. The property currently contains two commercially built structures, formerly a City of Boise Fire Station and Public Works storage building for a total of approximately 6232 square feet. The back structure to the East will maintain its residential nature as zoned and be remodeled into a residence to reflect that. The property is currently under a conditional use for a community social/recreation center and operated as such. While this project is not intended to be phased, it will take some time to receive the proper permitting and licensing from all appropriate agencies and receive adequate funding to complete. Therefore, while we will begin work immediately, the priorities in order of improvements are: 1. Taproom, 2. Brewery, and 3. Residence.

Proposed Site plan:

In our proposal for this property we would maintain the character of the original structure only making minor changes by updates and repairs to exterior materials to include the installation of new windows and doors as necessary. In addition, two garage doors will be installed at the front (West) of the building, bringing back the original appearance and appeal that once was Firehouse #6 as well as a small roll up window in the rear of the building as needed. Existing parking in the front of the building will be maintained, but the Rear (East) end will be re-stripped and some fencing added in order to reduce pedestrian and vehicle traffic by channeling it away from the Primrose neighborhood (side one). The restriping will also allow for a small patio area in the rear that will include limited bar service with 6 foot fencing to also mitigate any impact on the neighborhood.

Existing lighting on site will remain with any small additions being downward facing and away from the neighborhood.

The required number of parking stalls as per use is 1 stall per 3 seats. Bear Island Brewing will have 24 spaces, 2 dedicated to residential, leaving 22 spaces for retail therefore having not more than 65 seats in the taproom.

The trash receptacles on side two (south/alley side) will be appropriately positioned and contained in accordance with and specified by Boise City Public Works.

All fencing will be 6' in height utilizing appropriate materials (wood, metal and chain link) to compliment (match) the building, therefore creating appeal.

All signage is annotated in the submitted image files. There will be signage on the Front (West), and Side two (alley/Fairviewave). All signage will be tasteful and clean including the mural on side two by a local artist. All signage will reflect the patriotic and local nature of the business and enhance the appeal of the fire station.

#### Proposed Floor Plan:

It is our objective for our taproom to be remodeled slightly to open up the space, improve the appearance, conduct our operation and create an elegant and comfortable neighborhood atmosphere much like a wine tasting room or even a coffee shop/café. Our direct demographic that we intend to attract is young professionals and specifically the surrounding neighborhood. Due to the high quality of craft beer, and our products, we will maintain a specific "taproom etiquette" to be adhered to which will include guidelines on proper behavior to include drinking responsibly and not disturbing the surrounding neighborhood. It is our specific goal to create a nice place for craft beer enthusiasts, connoisseurs and neighbors to frequent.

Our ultimate goal is to become the "neighborhood's living room" and therefore a community gathering place. We will create a comfortable location for our neighborhood with multiple beverage options such as our beer, local wine, local cider, and non-alcoholic beverages such as soda pop, coffee and tea. While we will not provide food, we will turn to local nearby restaurants for support. Our minimum seating will be 35, as dictated by the space to include appropriate building permits and approval of the fire marshal. We will not exceed the maximum seating of 65.

Our taproom hours will always stay between 10am-12am daily. However, our more specific hours that we intend to aim for each day are: M-Th 4pm-9pm; Fri 2pm-10pm, Sat 11am-10pm and Sun 1-6pm; dictated by supply and demand.

Our Brewery will be located in the original high bay where Fire trucks parked. This building is uniquely qualified to house a brewery in the high bay as the way it was built includes many amenities required for our operation such as high ceilings, sloped flooring with drainage, strong foundation, and availability of utilities. The brewery area is located on side two of the building, which is predominantly commercial facing the alleyway, Jackson's gas station and Fairview Ave. Brewery operations will not impede the neighborhood due to this facility and location.

#### Neighborhood Impact Scope:

Bear Island Brewing Company already has experience operating a business within a residential area. The current operation has been a home occupation in their residential 2-car garage in West Boise for 3 years as just a wholesale brewery business. The standards for Boise City, Idaho ABC and Federal TTB have been maintained and the surrounding residential neighborhood has not been disturbed.

The surrounding area of 1620 N Liberty does not have the privilege of a brewery with a gathering space in the nearby vicinity. There is much evidence nationally to

prove that the addition of a brewery with taproom to an area lifts its value and brings the neighborhood together. This specific area does not even have a neighborhood association and thus is having a hard time with networking and growth. Bear Island Brewing Company's desire is to work with Energize our Neighborhoods to promote community and growth in this area. Our proposal is specifically designed to mitigate impact on the surrounding neighborhood by channeling the retail traffic away from Primrose (via access) and creating a welcoming environment for the neighbors themselves to frequent. It is not our intent to disturb the surrounding neighborhood but rather become an integral part of it. We also look forward to improving the building's appeal and highlight the original history of the firehouse to honor and delight Boise.

Summary:

Our proposed use to operate a brewery and taproom at 1620 N Liberty St. will result in a reduced impact compared to some of the allowed uses such as a public or private school, gym, social center, or major utility facility. It will also honor the original firehouse as built. While the code did not anticipate that brewery/taproom use could be appropriate in the R-2 zone, there is a special circumstance in that the buildings were originally constructed in 1964 for commercial use and not intended for residential. Blueprint Boise Policy ES9.5, encourages the reuse of historic properties rather than demolition to promote energy conservation and the reuse of building materials. Policy EC3.1 encourages maintaining a business environment that promotes retention, growth and profitability of existing businesses to benefit the City. Our proposed use will support a diverse economy in the area and utilize an existing vacant building for adaptive reuse promoting sustainability of the community. We also feel that given the nature of the original use of this building as a Fire station, it is highly appropriate for a disabled-veteran owned company that supports local veteran and community-based charities to conduct business there. (Please see below for more information on Bear Island Brewing as a company).

Please grant our request for a conditional use permit with special exception thus allowing us to further our current small operation into retail and create something that this neighborhood can frequent, benefit from, and be proud of. Thank you.

Respectfully,

*Beth Bechtel*

Beth Bechtel  
CEO  
Bear Island Brewing Co  
208-908-2496  
[brewster@bearislandbrewing.com](mailto:brewster@bearislandbrewing.com)





## INTRODUCTION TO BEAR ISLAND BREWING COMPANY, LLC

Bear Island Brewing Company, LLC was the original dream of Boise Native, Beth Bechtel (maiden name: Westover). She came up with this dream while proudly serving in the US NAVY alongside her Husband, Steve Bechtel. Together they developed a plan to return to Boise to share this dream.

Bear Island Brewing is a proud disabled-veteran owned business and local family operated. The logo specifically represents our values of  
*Service, Family and Community:*

- *Service* – The dog tag shape not only represents Beth and Steve’s proud service in the US NAVY, but also stands for the service our company and family provides on a daily basis here at home. It also stands for all the veterans that have valiantly served our country and our hope to be able to show them our appreciation.
- *Family*– Everything that we have done successfully in our lives comes back to family support. This includes our business now as well. We would not be where we are today or be able to get where we are going without our amazing family. We cannot wait to continue locally from generation to generation and continue to make family an important key in our business.
- *Community*– We are so proud to be plugged in to our community from using local ingredients such as Idaho potatoes, lavender, honey, pumpkins, hops and barley to working with local businesses like the Idaho Potato Commission, Idaho Pacific, Kryptek, Salute apparel, 1890 productions, Red Chair Farms, Wagner Farms, local restaurants/bars and many more! We are also proud to promote local charities such as Mission43, Run 52.4, Wyakin Warrior, VFW, etc. It is also our intent to serve our community by furthering education working with Idaho Department of Labor, Idaho Disabled Veterans Services and Mission 43 to provide options for Veterans and others interested in entrepreneurship and occupations in the craft beer industry. We also promote sustainability. All of our spent grain is donated to local farmers and water is re-used whenever possible. Ultimately, nothing brings us more pride than being ambassadors in our community!

The most important thing to know about Bear Island Brewing is that we believe in the ‘quality over quantity’ approach in all that we do, not just our products. It our goal to focus on producing a small batch, locally focused, high quality brand that is something our family and our community can be proud of.

*To Learn more about Bear Island Brewing Company please visit our website*

[www.bearislandbrewing.com](http://www.bearislandbrewing.com) or see our video  
<https://www.youtube.com/watch?v=eW3jKDwFSKo>

**City of Boise**  
**Planning and Zoning Division**  
**Letter of Explanation-Signage Variance request for CUP17-00078**

11/07/2017

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Introduction:

This letter details the request for a Signage Variance at 1620 N Liberty St., Boise, ID. In this letter, we are respectfully requesting allowed signage on the above named property address to compliment the building and the use that we have applied for in CUP17-00078.

Proposed Signage:

In our proposal for the signage we would maintain the character of the original structure by accenting the original materials (brick and fascia) with a focus on highlighting the original firehouse history and patriotism.

For the front of the building (West, Liberty St. side) we would alter the existing signage, but keep it the same size (20'x20'). We would add our company's name across the fascia; it will not exceed a maximum of 16" height x 36' width. Our logo will be placed in two locations on the front brick: on the tower not to exceed 10' height by x 5' width and next to the taproom entrance not to exceed 8' height by 4' width.

For Side Two of the building (South, alley side) visible from Fairview Avenue; we will work with a local artist to design a mural that integrates into the brick and compliments the original building. Our theme for this mural will be patriotic and Idaho focused with our logo incorporated in tastefully. The fascia above the mural will say "Bear Island Brewing Company," not to exceed 20" height x 32' width. The tower's windows on both sides (South and North) will be made to look like they are filled with local brewing ingredients by using a perforated window vinyl (much like what integrates onto the back of vehicle windows) not to exceed the windows' existing size of 3'x4" each.

Summary:

Our proposed signage at 1620 N Liberty St. will not impact the building in a negative light, but instead update it and bring honor to the original firehouse as built. While the code did not anticipate that certain commercial uses could be appropriate in the R-2 zone, there is a special circumstance in that the buildings were originally constructed in 1964 for commercial use and not intended for residential. Thus proper signage for commercial use is appropriate.

Please grant our request for a signage variance in accordance with our conditional use with special exception application thus allowing us to bring this building the respect and appeal that it deserves. Thank you.

Respectfully,

*Beth Bechtel*

Beth Bechtel, CEO  
Bear Island Brewing Co  
208-908-2496; [brewster@bearislandbrewing.com](mailto:brewster@bearislandbrewing.com)



**David Moser**

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**From:** Beth Bechtel <brewster@bearislandbrewing.com>  
**Sent:** Wednesday, November 29, 2017 11:02 AM  
**To:** David Moser  
**Subject:** [External] Re: CUP17-00078

Thank you David, I will address this letter. It is a shame that this owner is not a Boise resident because if she was present at the neighborhood meeting she would have seen how we intend to lessen traffic off of primrose and would have also had the opportunity to see the small size of the taproom with more than enough parking. Most of her concerns were already addressed at the meeting. I am disappointed that she did not reach out to me for more information as I did give her that ability in the letter, especially for anyone who could not make it to the neighborhood meeting in person. However, I always expect backlash from those who are not familiar with the culture of a true public house/taproom setting as they were originally created to be in neighborhoods to bring them together. I will reflect all of this and more in a document that address each concern specifically. Thank you for passing this on to me.

Cheers,  
Beth Bechtel  
CEO/CBO  
Bear Island Brewing Co.  
Boise, ID  
208-908-2496  
[brewster@bearislandbrewing.com](mailto:brewster@bearislandbrewing.com)

"Boise's Biggest Little Brewery"

On Wed, Nov 29, 2017 at 9:41 AM, David Moser <[DMoser@cityofboise.org](mailto:DMoser@cityofboise.org)> wrote:

For your records please find attached to this email a copy of a letter from an adjacent neighbor expressing concerns the CUP application.

Thank You

David Moser



David Moser

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**From:** Beth Bechtel <brewster@bearislandbrewing.com>  
**Sent:** Friday, December 1, 2017 2:51 PM  
**To:** David Moser  
**Subject:** [External] Mural Art not logo signage  
**Attachments:** DOC\_IMG\_5\_Side 2.pdf; Site Plan rev 3, Dec 2017.pdf; Pinch-point1.JPG; pinch point 2.JPG

Hi David, I have addressed the issues we discussed below:

**Signage Variance:** All of the ideas we have come up with for side 2 of the building will fall into the 'mural' category so let's just submit the signage variance for the other parts of the building that you are already in support of. (It will take a while before we are ready to start the mural project anyway so we will just leave it out for now.) I have a new image attached that you can use for side 2 in lieu of the one previously submitted. Please let me know if you need anything else in this regard.

**West Side Landscaping:** As far as the "extra ~100 sf of landscaping as a buffer" that you'd recommend for the west side outside of the patio; we have decided we would prefer that area to be used for more bike racks as that side is closer to the neighborhood so the neighbors may utilize it instead of going around to the alley side. This makes much more sense as it encourages more bicycle traffic and should be next to the patio since most people riding bikes will be doing so during peak patio months. We will still have some landscaping as required to match what will face primrose (please see attached updated site plan to reflect this).

**Primrose/Liberty Access point:** I am working on a letter of explanation right now on why it is imperative that this access remain open. I hope to have this letter complete for you within the next few hours, but absolutely no later than when you get back to the office on Monday. For now, I have attached two photos that show the limitations and pinch point of the alley side access to the front parking.

**Rebuttal to Opposition:** I am working on the rebuttal to the opposition letter as well as adding some letters of support and will have them to you by Monday. Please refer to my comments in my last return email referring to the opposition that were to the effect of: "had the owner been present at the neighborhood meeting or requested the materials from it, most of her concerns would have already been addressed. Some of which were already addressed in the letter she received inviting her to the meeting."

Did I miss anything? Thank you and please let me know if there is anything else needed.

Cheers,  
 Beth Bechtel  
 CEO/CBO  
 Bear Island Brewing Co.  
 Boise, ID  
 208-908-2496  
[brewster@bearislandbrewing.com](mailto:brewster@bearislandbrewing.com)

"Boise's Biggest Little Brewery"

4

~20"x32'

**BEAR ISLAND BREWING COMPANY**

**Local and patriotic focused  
Art mural by local artist.  
TBD and applied for at a later date.**

**(Bike Racks along bottom portion of wall)**

Fill windows  
(both sides)  
with brewery  
art depiction  
(grain/beer/hops)

(3'-4" x 3'-4" each)







FIREHOUSE N°6

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## #109 Conditional Use Application

Case #: CUP17-00078

4

## Property Information

## Address

Street Number:	Prefix:	Street Name:	Unit #:			
1620	N	LIBERTY ST				
Subdivision name:	Block:	Lot:	Section:	Township:	Range:	Zoning:
LAMBERTONS ADD	21	1	E6	3	2	R-2
Parcel Number:	Additional Parcel Numbers:					
R5130004251						

## 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:		
Beth	Bechtel		
Company:			
Bear Island Brewing Company, LLC			
Address:	City:	State:	Zip:
3880 N Payson Ave	3880 N Payson Ave	ID	83704
E-mail:	Phone Number:	Cell:	Fax:
brewster@bearislandbrewing.com	(208) 908-2496	(208) 908-2496	

## Agent/Representative Information

Role Type: ☐ Architect ☐ Land Developer ☐ Engineer ☐ Contractor ☒ Other

First Name:	Last Name:		
Company:			
Address:	City:	State:	Zip:
		ID	
E-mail:	Phone Number:	Cell:	Fax:

## Owner Information

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

First Name:	Last Name:		
Sharon	Boland		
Company:			
Firehouse 6, LLC			
Address:	City:	State:	Zip:
1620 N. Liberty St	Boise	ID	83704
E-mail:	Phone Number:	Cell:	Fax:
bolans34@gmail.com	(208) 859-1179	(208) 859-1179	

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:**

This is an application for special exception to allow for a brewery with taproom in an R-2 zone. The property has existing commercial buildings on site. The existing front building (to the West) will be used for the brewery and taproom and the

**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 Suez Water approval.

Number of Existing:

Number of Proposed:

C. Is the building "sprinklered"?

☐ Yes☒ No

D. What volume of water is available? (Contact SUEZ (208) 362-7354):

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

Two Buildings on the property: Both built in 1964 by the City of Boise; the West building was constructed by the city of Boise as a two-bay fire station and the East building was constructed for Public Works storage. The current use of the

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

No, the project will move forward once all appropriate agency approvals have been granted and funding is complete.

**8. Adjacent property information:**Building types and/or  
uses

Zone

North:  North: South:  South: East:  East: West:  West:

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="6232"/>
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="6232"/>
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="Existing TPO"/>	<input type="text" value="white, high SRI"/>
Walls:	<input type="text" value="Brick, metal panel, metal trim"/>	<input type="text" value="Red brick, black"/>
Windows/Doors:	<input type="text" value="Aluminum"/>	<input type="text" value="Standard anodized"/>
Fascia, Trim, etc:	<input type="text" value="Metal fascia"/>	<input type="text" value="black"/>
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="20"/>	<input type="text" value="existing"/>	<input type="text" value="existing"/>	<input type="text" value="existing"/>
Rear:	<input type="text" value="15"/>	<input type="text" value="existing"/>	<input type="text" value="0"/>	<input type="text" value="0"/>
Side 1:	<input type="text" value="20"/>	<input type="text" value="existing"/>	<input type="text" value="20"/>	<input type="text" value="28"/>
Side 2:	<input type="text" value="0"/>	<input type="text" value="existing"/>	<input type="text" value="na"/>	<input type="text" value="na"/>



## 13. Site Design:

	Site Percentage Devoted to	Square Feet
Building Coverage:	<input type="text"/>	<input type="text"/>
	%	
Landscaping:	<input type="text"/>	<input type="text"/>
	%	
Paving:	<input type="text"/>	<input type="text"/>
	%	
Other Uses:	<input type="text"/>	<input type="text"/>
	%	
Describe Other Uses:	<input type="text"/>	

## 14. Parking:

	Required	Proposed
Accessible Spaces:	<input type="text"/>	<input type="text"/>
Parking Spaces:	<input type="text"/>	<input type="text"/>
Bicycle Spaces:	<input type="text"/>	<input type="text"/>
Proposed compact spaces:	<input type="text"/>	<input type="text"/>

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:



## A. Type of trash receptacles:

- ☒ Individual Can/Residential  
☒ 3 Yd. Dumpster  
☐ 6 Yd. Dumpster  
☐ 8 Yd. Dumpster  
☐ Compactor

## B. Number of trash receptacles:

2

## C. Proposed screening method:

chain link

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:

## C. Size:

## 19. Fencing:

## Proposed

## Existing to Remain

Type: 2: 1- wood/metal, 2- chain link Chain Link

Height: 6' 6'

Location: Rear rear, alley side, separating ne

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

Number:

Location:

Size:

Screening:

## 21. Drainage:

Proposed method of on-site retention:

existing

## 22. Floodways &amp; 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**

4

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:**





## Planning Division Project Report

<b>File Number</b>	CUP17-00078 and CVA17-00068
<b>Applicant</b>	Bear Island Brewing Company, LLC
<b>Property Address</b>	1620 N. Liberty Street
<b>Public Hearing Date</b>	December 11, 2017
<b>Heard by</b>	Planning & Zoning Commission
<b>Analyst</b>	David Moser, Associate Planner
<b>Reviewed By</b>	Cody Riddle, Current Planning Manager

### Public Notification

Neighborhood meeting conducted on:	October 26, 2017
Radius notices mailed to properties within 300 feet on:	November 24, 2017
Newspaper notification published on:	November 25, 2017
Staff posted notice on site on:	November 16, 2017

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## 1. Project Data and Facts

Project Data	
Property Owner	Sharon Boland
Applicant	Beth Bechtel / Bear Island Brewing Company
Location of Property	1620 N. Liberty Street
Size of Property	0.56 acres
Zoning	R-2 (Medium Density Residential)
Land Use Designation	Compact
Planning Area	West Bench
Neighborhood Assoc./Contact	None
Procedure	The Planning and Zoning Commission is a recommending body on the Special Exception and renders a final decision (absent an appeal) on the variance.

Current Land Use
The subject property contains a community center and childcare facility.

Description of Applicant's Request
Special expectation to operate a taproom and brewery. The applicant also intends to live in one of the buildings. In addition, the applicant is requesting a variance to exceed the background area for wall signage and orient the signs away from the street frontage.

## 2. Land Use

Description and Character of Surrounding Area
The site is located on the southeast corner of Liberty and Primrose Streets. It is bordered by residential on three sides with a gasoline station and convenience store the south.

### Adjacent Land Uses and Zoning

North	Residential / R-2
South	Commercial / C-2D
East	Residential / R-2
West	Residential / R-2

History of Previous Actions	
CUP12-00071	Conditional use permit for social and recreation center. (approved)
CUP14-00073	Conditional use permit for a large childcare facility. (approved)





**Special Considerations**

None

### 3. Project Proposal

#### Structure Design

**Number and Proposed Use of Buildings**

The subject property currently contains two buildings with an associated parking lot. The buildings were originally constructed as a fire station and the applicant intends to occupy the main building with the brewery and taproom. The smaller building along the east property line will be converted into a single-family house.

**Number of Stories**

The buildings are single story in height with the exception of the tower feature.

**Lighting**

Outdoor lighting is proposed over the main entrance to the brewery. These lights will be downward facing.

**Fence**

A new six-foot fence, interior to the site, is proposed between the main parking lot and Primrose Street. In addition, the storage area behind the brewery will be fenced.

#### Sign Diagram

**Number of Signs and Background Area**

The background area for each wall sign is detailed below:

West side of building (Liberty Street)

- Three wall signs ranging in size from 33 to 48 square feet of background area

West side of tower (Liberty Street)

- One wall sign that is approximately 50 square feet of background area

South side of building – (alley)

- Two wall signs ranging in size from 54 to 360 square feet of background area.

The R-2 zone limits sign background area to one square foot for every three linear feet of building oriented towards a street. According to the sign code the maximum background area for the building façade oriented towards Liberty Street is about 29 square feet. No signs are allowed on the south side of the building since it is oriented towards an alley.





## Setbacks

The brewpub and single-family home will occupy the existing buildings and no additions are proposed. The site design includes an uncovered patio area on the north side of the property. The parking lot between the two buildings will be reconfigured and the non-conforming parking spaces along Liberty Street will remain.

Yard	Required	Proposed
Front (Liberty St)	20' Building & Parking	23' Parking
Street Side (Primrose St)	20' Building & Parking	28' Parking
Side (south)	5' Building & Parking	5' Parking
Rear (east)	15' Building & Parking	32' Parking

## Parking

The previous community center (CUP12-00071) and childcare (CUP14-00073) were approved with conditional use permits in 2012 and 2014, respectively. These uses occupied the existing buildings and did not change the parking configuration. The current project includes changes to the parking lot but will not alter the configuration along Liberty Street. The parking requirements for the brewpub include 3 for the brewery, 2 for the house and 19 spaces for the brewpub. This amount of parking would accommodate about 57 indoor seats.

Proposed		Required	
Total parking spaces:	24	Total parking spaces:	24
Accessible spaces:	1	Accessible spaces:	1
Compact spaces:	0	Compact spaces allowed:	4
Bicycle parking spaces:	3	Bicycle parking spaces:	3
Parking Reduction requested?	No	Off-site Parking requested?	No

A recommended condition of approval requires the indoor seating be limited to 57 and a minimum of three bicycle spaces be provided.

## 4. Development Code [\(Boise City Code Title 11\)](#)

Section	Description
11-03-04.13	Specific Procedure for Exceptions
11-03-04.14	Specific Procedure for Variances
11-04-03	Residential Districts
11-07-03.2	Off-Street Parking Requirements
11-10-03	General Sign Regulations





## 5. Comprehensive Plan [\(Blueprint Boise\)](#)

Chapter	Goals, Objectives & Policies
Chapter 2: Citywide Vision & Policies	Policy ES 9.5 Policy CC 9.1 (a) Policy EC 3.1
Chapter 3: Community Structure & Design	Principle GDP-C.3 Principle GDP-C.4 Principle GDP-C/E.3 (a)
Chapter 4: Planning Area Policies	Policy WB-CCN 1.2 (a)

## 6. Transportation Data

The brewpub is estimated to generate 20 additional (17 existing) vehicle trips per hour during the PM peak, 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
Primrose Street	200-feet	Local	N/A	N/A
Liberty Street	120-feet	Collector	194	"D"

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

Average Daily Traffic Count (VDT):

- The average daily traffic count for Liberty Street, north of Fairview Avenue, was 3,447 on May 18, 2017.

## 7. Analysis

The applicant requests a special exception to operate a brewpub (i.e. taproom and brewery) within an R-2 (Medium Density Residential) zone located at 1620 N. Liberty Street. The exception is required since this land use is normally prohibited in the residential zoning district and these types of applications are allowed with special considerations and conditions. The subject property contains two buildings and a parking lot. The brewpub will occupy the large building at the corner of Liberty and Primrose Streets and the second building will be converted into a single-family house. The hours of operation for the brewpub will generally be between 10 am and 12 am daily. The parking lot between the two buildings will be reconfigured and an outside patio area will be located along the north side of the building. The patio does not include a permanent cover and it is about 899 square in size. It is enclosed with a 6-foot high solid fence and an approximately three-foot wide landscape buffer. These features will surround the patio and screen it from the adjacent neighborhood.





This is a detailed floor plan of a building, likely a school or institutional facility, showing various rooms and their dimensions. The plan includes a large 'Residence' at the top, a central corridor with a 'NORTH' arrow, and several smaller rooms including an 'Office', 'Tavern', 'Tavern', 'Brewery', 'Cold Storage', and 'Ferry'. The plan also shows a 'Ferry' area on the left and a 'Ferry' area on the right. The plan is annotated with red text and arrows indicating 'Additional Landscaping' and 'Close Access Point' near the bottom left corner. The plan also shows a 'Ferry' area on the left and a 'Ferry' area on the right. The plan is annotated with red text and arrows indicating 'Additional Landscaping' and 'Close Access Point' near the bottom left corner.



The buildings and parking lot were originally constructed as a fire station in 1964 and within the last five years it was converted to a community center and childcare facility. It is located on the edge of the residential neighborhood to the north, east and west with commercial properties to the south along Fairview Avenue. The brewpub is consistent with the sites historic uses. Therefore, it will not adversely impact the adjacent residential properties.

The Planning Team received a letter of opposition to the project expressing concerns that the brewpub will increase traffic along the adjacent roadways and adversely impact the neighborhood. According to the Ada County Highway District (ACHD) the brewpub will increase traffic but there is capacity on Liberty Street to support the project. In addition, the outside patio area will be screened from the neighborhood by a six-foot high fence and landscaping.

The applicant is also requesting a variance since signage within the R-2 zone is limited. The Development Code limits the background area of wall signs to one square foot per three linear feet of building wall facing the street. Based on the length of the building oriented towards Liberty Street the signage would be limited to 29 square feet. In addition, a variance to locate signs not oriented towards the street frontage is included. Two signs are proposed along the south side of the building, oriented towards the alley. These signs are oriented towards the commercial properties along Fairview Avenue. The Planning Team recommends approval of the variance with the exception of the 360 square foot wall sign on the south side of the building. However, if this sign did not include the business logo or any type of advertising it would be considered a mural and would not be subject to the sign code standards. A mural would require a zoning certificate.

## 8. Approval Criteria

### Exception (11-03-04.13)

- i. ***The Code does not anticipate that the use could be in the zone under special circumstances (the "special circumstances" must be specified);***

The ordinance not does anticipate commercial business (i.e. brewpub) as an appropriate use in the R-2 zone. The Planning Team can identify a special circumstance that would make this use appropriate at this location and in this zone. The brewpub is a more intensive commercial use than the adjacent residential neighborhood. However, the subject property contained a fire station and commercial uses (community center and childcare facility) for about 53 years and the brewpub is similar in intensity to these historic uses. In addition, due to the sites location on the edge of the residential and commercial neighborhoods the use will act as a transition.





**ii. That the use will produce an equal or reduced impact upon the site or neighborhood than would an allowed use.**

The brewpub will produce a similar impact as the conditionally allowed uses of the R-2 zone which includes a fire station, community center and childcare facility. A fire station had occupied the site for approximately 48 years, after which it was converted to a community center and large childcare facility. In addition, the brewpub is less intense than previous uses given the activities associated with the community center and size of the large childcare facility.

**iii. The location of the proposed use is compatible to other land uses in the general neighborhood area and does not place an undue burden on existing transportation and services facilities in the vicinity.**

It is compatible with the surrounding neighborhood. The area is located adjacent to a residential area to the north, east and west. The brewpub is more intense than the adjacent residential homes but similar to the previous uses of the site (i.e. fire station, community center and childcare facility), which occupied the subject property for approximately 53 years. In addition, it is compatible with adjacent commercial properties to the south along Fairview Avenue. *Principle GDP-C.3* promotes locating higher intensity uses within a quarter mile of transit stops to promote ridership. A bus stop for Route # 7 is located about 130 feet from the property at the corner of Fairview Avenue and Liberty Street.

The subject property is already improved with sidewalk curb and gutter. However, a recommended condition of approval will require the existing curb cut on Primrose Street adjacent to the intersection be closed. Closing this curb cut would reduce potential conflicts between pedestrians and vehicles.

**iv. That the site is of sufficient size to accommodate the proposed use and all yards, open spaces, walls and fences, parking, loading, landscaping and such other features as are required by this Ordinance.**

The site is large enough to accommodate the proposed use. No additions are proposed to the existing building and the brewpub will continue to use the existing parking lot along Liberty Street.

**v. Proper zoning for the proposed use is not available in the general neighborhood.**

Proper zoning for a brewpub are the commercial "C" zones (i.e. C-1, C-2, C-3, C-4 or C-5), the Industrial zones (M-1, M-2, T-1 and T-2), PC zone and R-O zone. There are no Industrial, PC, or R-O zones within the neighborhood. Commercial zoning is available near the site, along Fairview Avenue. However, these properties will not suffice due to the size and design of the buildings. A majority of these buildings were built specifically for retail uses and do not provide the space for a brewery.



**vi. *The proposed use is in compliance with and supports the goals and objectives of the Comprehensive plan.***

The proposed use is in compliance with the goals and objectives of the Comprehensive Plan. *Policy EC 3.1* promotes maintaining an environment that encourages the retention and growth of businesses. This application would allow Bear Island Brewing, an existing local business, to expand and grow. *Policy CC 9.1(a)* promotes development patterns that support existing transit routes. In particular, these development patterns are important along transit corridors and the site is half a block away from a bus stop along Fairview Avenue. In addition, mixed use developments are encouraged along Fairview Avenue (*Policy WB-CCN 1.2 (a)*). Finally, converting the site to a brewpub and single-family house is an adaptive reuse of the existing buildings, which were initially designed for a fire station. The reuse of the buildings is promoted by the Comprehensive Plan (*Policy ES 9.5*).

**Variance (11-03-04.14)**

**i. *There is either a hardship associated with the property itself or an exceptional circumstance relating to the intended use of the property that is not generally applicable in the district;***

There is an exceptional circumstance related to the intended use of the property to justify the sign variance with the exception of the large wall sign on the south side of the building. The building at the corner of Liberty and Primrose Streets was constructed as a fire station and later occupied with commercial uses. It was never intended for a residential use. Therefore, the variance is consistent with building size, design and historic use of the property. The proposed signage is consistent with other commercial uses in the area.

The Planning Team cannot identify a hardship or exceptional circumstance associated with the large wall sign on the south side of the building. This sign is too large given the size of the building and its location. It is similar in size to a billboard (i.e. 360 sq. ft. of background area).

**ii. *Granting of the variance will not be in conflict with the Comprehensive Plan and will not effect a change in zoning; and***

The variance will not be in conflict with the Comprehensive Plan. The goals and policies of the Plan encourages maintaining an environment that promotes the growth and retention of businesses (*Policy EC 3.1*). It also encourages providing a hierarchy of signs that is integrated with the overall character of the development (*Principle GDP-C/E.3 (a)*). In addition, the variance will not effect a change in zoning. However, the large sign on the south side of the building will conflict with the Comprehensive Plan due to its size and it is not integrated with the character of the development (*Principle GDP-C/E.3 (a)*)





- iii. Granting of the variance will not be materially detrimental to the public health, safety, or welfare, or injurious to the property or improvement of other property owners, or the quiet enjoyment thereof;**

With the exception of the large sign on the south side of the building the variance will not be injurious to the adjacent property owners within the neighborhood. The proposed signs are compatible with the mass and size of the building. In addition, the signs do not include lighting and generally consist of the business name along the eave of the building and the company logo on the wall face.

**Additional Approval Criteria, Sign Variance (11-03-04.14)**

- i. A sign variance may not be applied to sign that is prohibited;**  
The proposed signage is not prohibited.
- ii. Non-conforming signs in the vicinity surrounding the subject site may not be used as justification for a special circumstance.**  
Non-conforming signs were not used as a justification for the variance.

## **9. 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 **September 26, 2017**, and revised site plan dated **November 20, 2017** except as expressly modified by the following conditions.
2. A 6-foot high solid fence with a three-foot wide landscape buffer shall be installed around the outside of the patio area.
3. The applicant shall provide 3 bicycle parking spaces.
4. The indoor seating for the taproom shall be limited to 57 seats.
5. A 10-foot by 18-foot landscape area shall be installed on the west side of the patio area between Primrose Street and the building. This area should contain a Class II tree selected from the City of Boise Tree Selection Guide.
6. The curb cut along Primrose Street adjacent to the intersection with Liberty shall be closed and replaced with curb, gutter and sidewalk.
7. The vehicle turnaround on the north side of the site adjacent to the patio area shall be signed "No Parking".





8. The wall signage as proposed is approved with the exception of the 10 foot by 36 foot wall sign on the south side of the building. A separate sign permit is required for the approved signage.
9. Compliance with the comments from the following agencies:
  - a. Ada County Highway District (**November 27, 2017**);
  - b. Building Permit (**November 9, 2017**),
  - c. Boise Fire Department (**November 24, 2017**); and
  - d. CenturyLink (**November 3, 2017**).
10. The applicant shall comply with the requirements of the Boise City Public Works Department (BCPW) in the memos from:
  - a. Sewer (**November 2, 2017**);
  - b. Drainage (**November 2, 2017**);
  - c. Solid Waste (**November 2, 2017**);
  - d. Street Lights (**November 2, 2017**);
  - e. Pretreatment (**November 3, 2017**);

Contact BCPW at 208-608-7150 for specific comments or questions. All requirements of the BCPW shall be completed or bonded for prior to submittal of the Final Plat for the signature of the Boise City Engineer.

## Standard Conditions of Approval

11. This approval does not exempt the applicant from compliance with all local, state, and federal regulations where applicable by law or judicial decision.
12. The applicant shall obtain building permits prior to commencement of any work on the property.
13. The City Council may revoke or modify, upon notice and hearing, a special exception for the breach or violation of any condition or limitation of such permit.
14. A special exception shall be non-transferable through assignment, sale or other means of conveyance without written acknowledgement by the assignee, purchaser or conveyee in writing or agreement to be bound by conditions which were set forth in the approval of the application pursuant to Section 11-03-04.13.
15. This special exception shall become void if not utilized within 18 months of issuance, or if the authorized use is abandoned for more than a period of 6 months.
16. Vision Triangles, as defined under Section 11-012-03 of the Boise City Code, shall remain clear of sight obstructions.
17. Utility services shall be installed underground.





18. 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.
19. 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.
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. 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.
22. 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.
23. Failure to abide by any condition of this approval shall be grounds for revocation by the Boise City Planning and Zoning Commission.
24. 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 (2) extensions may be granted.







Paul Woods, President  
Rebecca W. Arnold, Vice President  
Sara M. Baker, Commissioner  
Jim D. Hansen, Commissioner  
Kent Goldthorpe, Commissioner

November 27, 2017

To: Beth Bechtel  
Bear Island Brewing Company, LLC  
3880 N. Payson Ave.  
Boise, ID 83704

Subject: BOI17-0468 / CUP17-00078  
1620 N. Liberty Street  
Bear Island Brewing Company taproom

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.

**Staff Comments:** The existing western driveway on Primrose Street does not meet ACHD policy; however a modification of policy was approved as part of CUP12-00071 allowing the driveway to stay in its current location. This modification of policy also applies to CUP17-00078.

The applicant shall be required to:

1. Pay a traffic impact fee. If applicable, a traffic impact fee may be assessed by ACHD and will be due prior to the issuance of a building permit by the lead agency.
2. Comply with all ACHD Policies and ACHD Standard Conditions of Approval for any improvements or work in the right-of-way.
3. Obtain a permit for any work in the right-of-way prior to the construction, repair, or installation of any roadway improvements (curb, gutter, sidewalk, pavement widening, driveways, culverts, etc.).

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

Sincerely,

Austin Miller  
Planner II  
Development Services

cc: City of Boise (David Moser), via e-mail



## Traffic Information

This development is estimated to generate 20 additional vehicle trips per hour in the PM peak hour (17 existing), based on the Institute of Transportation Engineers Trip Generation Manual, 9<sup>th</sup> edition. The trip generation manual does not include a daily average count for a taproom; the site is currently estimated to generate 211 vehicle trips per day.

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
Liberty Street	120-feet	Collector	194	Better than "D"
Primrose Street	200-feet	Local	N/A	N/A

\* 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 Liberty Street north of Fairview Avenue was 3,447 on May 18, 2017.



**David Moser**

---

**From:** Kathleen Collins  
**Sent:** Thursday, November 2, 2017 2:18 PM  
**To:** Brian Murphy  
**Cc:** David Moser  
**Subject:** CUP17-00078

Brian,  
Thanks for looking into the drainage on this project and for your voice message that you have no comment. I am forwarding it to David Moser the planning analyst for the project.

*Kat*



Kathleen Collins  
PDS Noticing/ GIS Analyst  
Planning & Development Services  
T: 208-608-7084 | F: 208-384-3753  
[kcollins@cityofboise.org](mailto:kcollins@cityofboise.org)

*Making Boise the most livable city in the country.*



CITY OF BOISE

INTER-DEPARTMENT  
CORRESPONDENCE

Date: November 2, 2017

**To:** Planning and Development Services

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

**Subject:** CUP17-00078; 1620 N. Liberty Street; Sewer Comments

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

Prior to granting of final sewer construction plan approval, all requirements by Boise City Planning and Development Services must be met.

If you have any further questions, please contact Mike Sheppard at 608-7504.





## PUBLIC WORKS DEPARTMENT

MAYOR: David H. Bieter | DIRECTOR: Stephan Burgos

4

# MEMO

**TO:** Planning and Development Services  
**FROM:** Evan Carpenter  
Environmental Analyst  
Public Works Department  
**DATE:** 11/2/2017  
**RE:** Solid Waste Comments – CUP17-00078

---

City of Boise Solid Waste staff has reviewed the application for this project and has no specific comments at this time. Solid waste is OK as planned.



# CITY OF BOISE

## INTER-DEPARTMENT CORRESPONDENCE

**Date: 2 November 2017**

**To:** Planning and Development Services

**From:** Tom Marshall, Street Lighting Technician  
Public Works

**Subject:** CUP17-00078; 1620 N Liberty St; Street Light Comments

No comment.

If you have any further questions, please contact Tom Marshall at 608-7526.

I:\PWA\Subjects\Review Comments\CUs\CU Streetlight comment template.docx



# CITY OF BOISE

## INTER-DEPARTMENT CORRESPONDENCE

Date: 11/3/2017

**To:** Planning and Development Services

**From:** Terry Alber, Pretreatment Coordinator  
Public Works

**Subject:** CUP17-00078; Bear Island Brewing Co, 1620 N LIBERTY ST;  
Pretreatment Comments

### General Brewery Pretreatment Requirements.

**Grease Interceptor.** For brewpubs that have grease abatement for their kitchen operations, brew house process waste must be routed downstream of the grease abatement. Brewery waste is not allowed to be discharged to sewer through a grease interceptor.

**Solids Screening.** Boise City Code 8-14-04.02, Specific Discharge Prohibitions, read:

- A. *No user shall contribute or cause to be discharged, directly or indirectly, any of the following described substances into the POTW:*
  - 5. *Any solid or viscous substances which will or may cause obstruction to the flow in a sewer or other interference with the operation of the wastewater system, such as, but not limited to: ...spent grains, spent hops...*

The facility will provide solids screening for the brewery drains to prevent discharge of materials which would violate this prohibition. Examples of solids include spent grains or mash, spent hops and yeast, and trub.

**pH Adjustment.** All wastewater discharges must have a pH between 5.0 and 12.5. The facility may be required to install pH monitoring and adjustment equipment in order to comply with this prohibition.



## For those facilities that brew over 3226 barrels of beer annually:

**Sampling Station.** The facility will provide a sampling port on the sewer discharge pipe, which must be installed in an accessible area (no confined spaces).

**Wastewater Flow Meter.** Installation of a wastewater flow meter is optional. If a flow meter is not installed, the facility will be billed on incoming water meter volume.

**General Discharge Permit.** The Boise City Pretreatment program will issue to your facility a Brewery Discharge Permit. Under the terms of the permit, City personnel will monitor your wastewater for billing and compliance purposes. The City may require cost recovery for this monitoring.

## For those facilities that brew over 30,000 barrels of beer annually:

**Monitoring Equipment.** In addition to the sampling station required above, the facility will provide wastewater monitoring equipment including:

- an automatic composite sampler
- a pH meter
- a flow meter

**General Discharge Permit.** The Boise City Pretreatment program will issue to your facility a Brewery Discharge Permit. This permit will require that you monitor your wastewater on a regular basis and will require semi-annual compliance reporting. This monitoring may also be used to calculate your sewer fees.

For more information, or if you have any questions please contact Terry Alber, 208-608-7523 or email at [talber@cityofboise.org](mailto:talber@cityofboise.org).





## BOISE FIRE DEPARTMENT

MAYOR: David H. Bieter | CHIEF: Dennis Doan

4

November 24, 2017

David Moser  
PDS – Current Planning

Re: Conditional Use Application – CUP17-00078; 1620 N Liberty ST

Dear David,

This is a conditional use application for a special exception to allow for a brewery with a taproom in an R-2 zone.

The Boise Fire Department has reviewed and can approve the application subject to compliance with all the following code requirements and conditions of approval. Any deviation from this plan is subject to Fire Department approval. Please note that unless stated otherwise, this memo represents the requirements of the International Fire Code (IFC) as adopted and amended by Ordinance 6308.

Comments:

None

General Requirement:

Specific building construction requirements of the International Building Code, International Fire Code and Boise City Code will apply. However, these provisions are best addressed by a licensed Architect at time of building permit application.

Regards,

Ron Johnson  
Division Chief – Assistant Fire Marshal  
Boise Fire Department





## Planning & Development Services

Boise City Hall, 2<sup>nd</sup> Floor  
150 N Capitol Boulevard  
P.O. Box 500  
Boise, Idaho 83701-0500

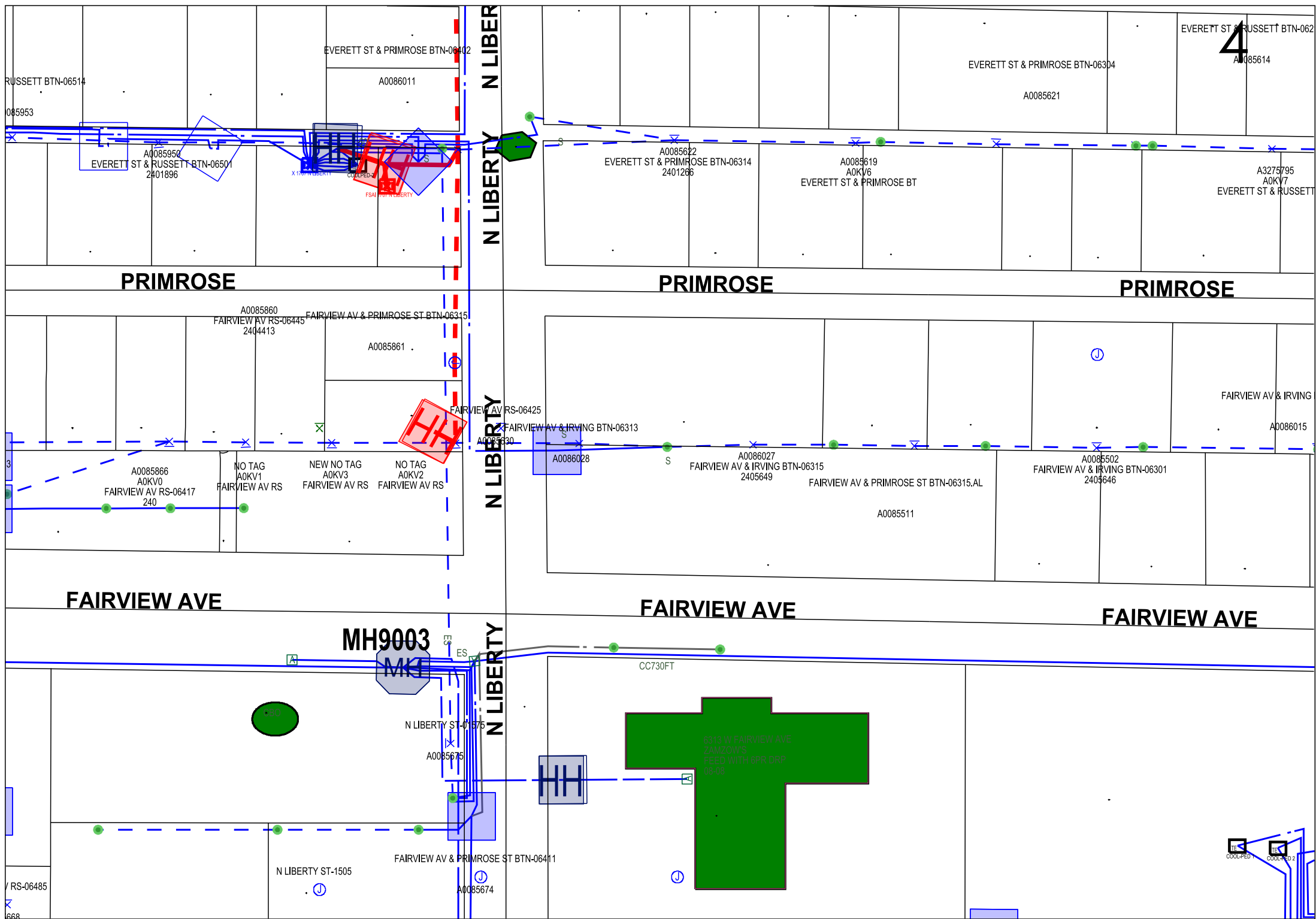
Phone: 208/608-7100  
Fax: 208/384-3867  
TDD/TTY: 800/377-3529  
Website: [www.cityofboise.org/pds](http://www.cityofboise.org/pds)

## MEMO

To: Planning and Zoning  
From: Adele Schaffeld Griffin, Assistant Building Official  
CC:  
Date: 11/9/17  
Re: CUP17-00078, Change of use/occupancy to tap room.

Comments: This project will require a Major TI application, 520 form. All drawings shall be prepared by an Idaho Licensed Design Professional. No occupancy will be allowed prior to issuance of a certificate of occupancy. Please contact the building plan review division, 608-7100 and ask for the plans examiner on call if you have questions in regards to permit submittal requirements.







Karyn Wise, P.E. (Retired)  
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November 28, 2017

David Moser, Planning Analyst  
Planning and Development Services  
City of Boise  
150 N. Capitol Blvd.  
Boise, ID 83702

Dear Mr. Moser,

I am writing to submit my comments on the proposed zoning exception for the property at 1620 North Liberty Street in Boise, Case Number CUP17-00078. My husband and I are the owners of the property directly to the northwest of the project site, 1703 North Liberty. I am a retired professional Civil Engineer, with a 27-year career spent in transportation studies, traffic impact analyses, and traffic signal timing and operations.

During our visits to Boise, my husband and I have found the property we own to be in a quiet residential neighborhood, centrally located to many services and activities, but undisturbed by traffic cutting through the neighborhood to get someplace else. The houses are older, but the potential to rebuild and renew the neighborhood exists and is exciting. The location of an elementary school within ½ mile east of our property and numerous churches to the north and west makes the area attractive to families with children. We have enjoyed several evenings sitting outside talking and eating dinner, listening to traffic die down as the sun sets. We have slept without interruption in our camper parked on our property.

Bear Island Brewing proposes to open a brewery and taproom in the old fire station at 1620 North Liberty. They promise to keep the character of the original building, repurposing it to be a neighborhood meet-and-greet, a place to meet friends, and buy their beer, a place that will enhance the neighborhood. I believe that is their intent, but I do not support their project for the following reasons.

A brewery/taproom will increase traffic into the neighborhood, drawing it off West Fairview. Unless the alley to the south of the property can legally be used for access, the only other access to the property is off Primrose Street. This puts a significant increase of traffic, with accompanying noise, at the intersection of Primrose and North Liberty, the intersection directly adjacent to my property. I consider this a negative impact.

A quick google search of breweries and taprooms in Boise reveals hours of operation that certainly give me cause for concern. The hours of operation are usually seven days a week, and extend to 10:00 or 11:00 pm, and one operation boasts proudly that its hours will be extended even later, if demand exists. Then there are “happy hours”, during which traffic will increase, because that’s what happy hours are supposed to do for a drinking establishment. Again, the character of the neighborhood will be negatively impacted. Instead of peaceful evenings sitting outside enjoying the cooler air after a hot day, the noise of the outdoor seating at the brewery will dominate the summer evenings and the noise of the traffic will continue until well past 10 pm, possibly every night of the year.



Required parking spaces are generally based on an average peak hour volume, for this purpose probably the PM peak hour, based on gross square feet of the project, or number of seats, or some other pertinent variable. These peak hour volumes are useful to some degree, but they do not accurately reflect every situation. During happy hours and special events such as “first tap” nights, parking demand will far exceed the required parking supply. Patrons will have to use on-street parking, which will increase congestion and noise. I believe both North Liberty and Primrose Street will be heavily impacted by overflow parking, especially the dead end portion of Primrose to the west, which again is directly adjacent to my property. This could be a health and safety issue, if property access by emergency vehicles is blocked by brewery patron on-street parking. I have no way of knowing how often there will be a “special” event, and there is no way of curtailing such special events once the brewery is in place.

It seems that Bear Island Brewing is not lacking outlets for their product. On the Bear Island website, I counted at least 36 places where Bear Island products are available, including, to my surprise, the Flying Pie Restaurant, located just west of North Liberty on West Fairview. I’ve walked to Flying Pie from our property, and it could easily be considered a “local spot for nearby residents to gather and enjoy each other’s company” (quote from letter sent out to residents within 300 feet of proposed brewery site by Beth Bechtel). In fact, Flying Pie provides more of a family atmosphere than a brewery/taproom, with the emphasis on sharing a meal, and without the additional traffic flow into the neighborhood. Sampling beer, while enjoyable for some adults, is not a family activity and therefore does not enhance the character of a family neighborhood.

Rezoning the property at 1620 North Liberty would represent an encroachment on a family neighborhood, introducing a land use with significantly different qualities from what is already there. I think there must be better places in Boise for a brewery/taproom and I encourage the Planning Department of Boise to deny this zoning exemption.

Sincerely,

Karyn Wise