



CUP19-00035 / Jaman Patel

Summary

Conditional use permit to operate a motel on 0.6 acres located at 4351 W. Alamosa St. in a L- OD (Limited Office with Design Review) zone.

Prepared By

Nicolette Womack, Associate Planner

Recommendation

Denial

Reason for the Decision

The proposed motel does not comply with the applicable standards of a Conditional Use Permit (Section 11-03-04.6). The proposal is not compatible to the uses in the general neighborhood which consists primarily of single and multi-family residential and one office building to the west. Unlike typical commercial uses with standard hours of operation and planned trips, the motel will have unlimited hours of operation. This would adversely impact the residential uses, through additional noise, lighting and traffic impacts. The use will place an undue burden on the local roadway and the residents that front on Alamosa St. as guests of the motel will always need to drive to and from the site in order to meet basic needs such as food services and amenities. Furthermore, the motel will not include any location for outdoor space for guests and while Willow Lane Park is only 222 feet away, the project lacks pedestrian connectivity to access the park.

The proposal is not in compliance with the Comprehensive Plan. *Goal EC 4.1* outlines promoting a positive image of the city to visitors by creating an attractive, well-maintained public realm through enhanced streetscapes, particularly along community gateways. Alamosa Street is a residential local roadway with access to State St. which is a community gateway with plans for a seven-lane transit corridor. The Alamosa and State St. intersection requires significant realignment and undergrounding of the Farmers Union Canal, resulting in it being a difficult ingress/egress point. A consolidated approach for the streetscape improvements is needed. These improvements should be in alignment with the future plans for State Street. *Principle GDP-MU.1* and the *State Street Corridor Transit Oriented Development Policy Guidelines 3.5.2 Objective* advocate for concentrating active uses at key intersections near existing or planned transit stops to increase visibility and promote pedestrian activity. This location is over 0.12 miles away from the nearest bus stop, without connecting sidewalks, essentially embedding this active use into an established residential neighborhood. Lastly, *3.4.4 Objective* also advocates for incorporating uses appealing to pedestrians, such as retail, personal service, restaurants and outdoor cafés and residences within the ground floor to activate the pedestrian environment. This use lacks these types of uses and elevations which address the pedestrian and streetscape and will service only the motel visitors, internally orienting the site from the neighborhood.

This report includes information available on the Boise City Website.

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

CUP19-00035
1" : 300'



9

N Rowland Ln

W Wylie Ln

W Wymosa St

W Alamosa St

W Willow Ln

N River Path Ln

Greenbelt -
Northside -
Fairgrounds to Main

N Sycamore Dr

N Silver St

N Hawthorne Dr

W Taft St

N Innis St

N Tamarack Dr

N Tamarack Dr

W State St

N Fargo St


N Lander St

W Garnet St

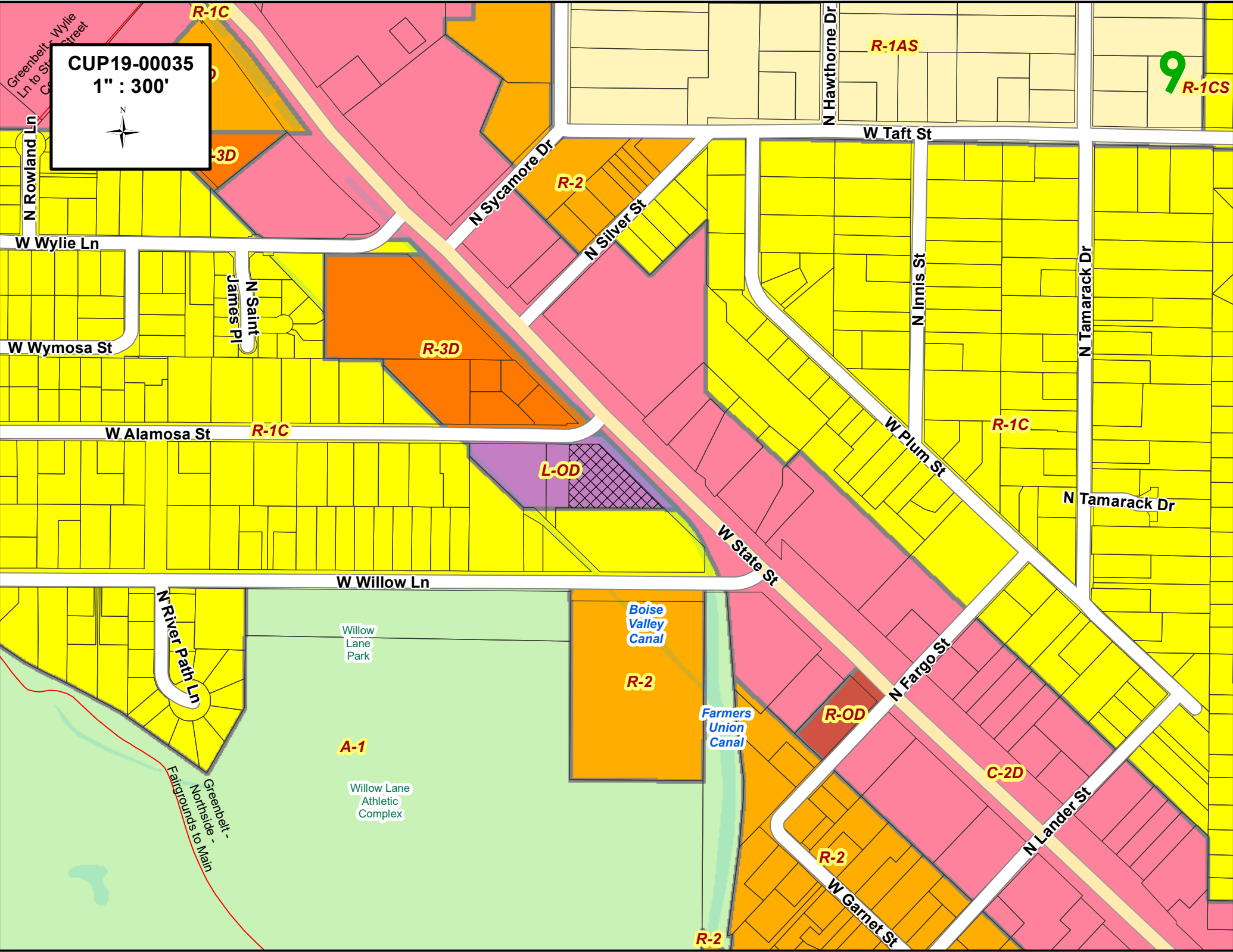
Boise
Valley
Canal

Farmers
Union
Canal

CUP19-00035
1" : 300'



9 **R-1CS**



CUP19-00035
1" : 300'



Large Lot/Rural

9

Suburban

Mixed Use

Parks/Open
Space

Compact

Greenbelt -
Wylie to State
St connection

Greenbelt -
Northside -
Fairgrounds to Main

N Rowland Ln

W State St

N Sycamore Dr

N Silver St

N Hawthorne Dr

W Taft St

W Wylie Ln

N Saint
James Pl

W Wymosa St

W Alamosa St

W Plum St

N Innis St

N Tamarack Dr

W Willow Ln

N River Path Ln

Willow
Lane
Park

Boise
Valley
Canal

Farmers
Union
Canal

N Fargo St

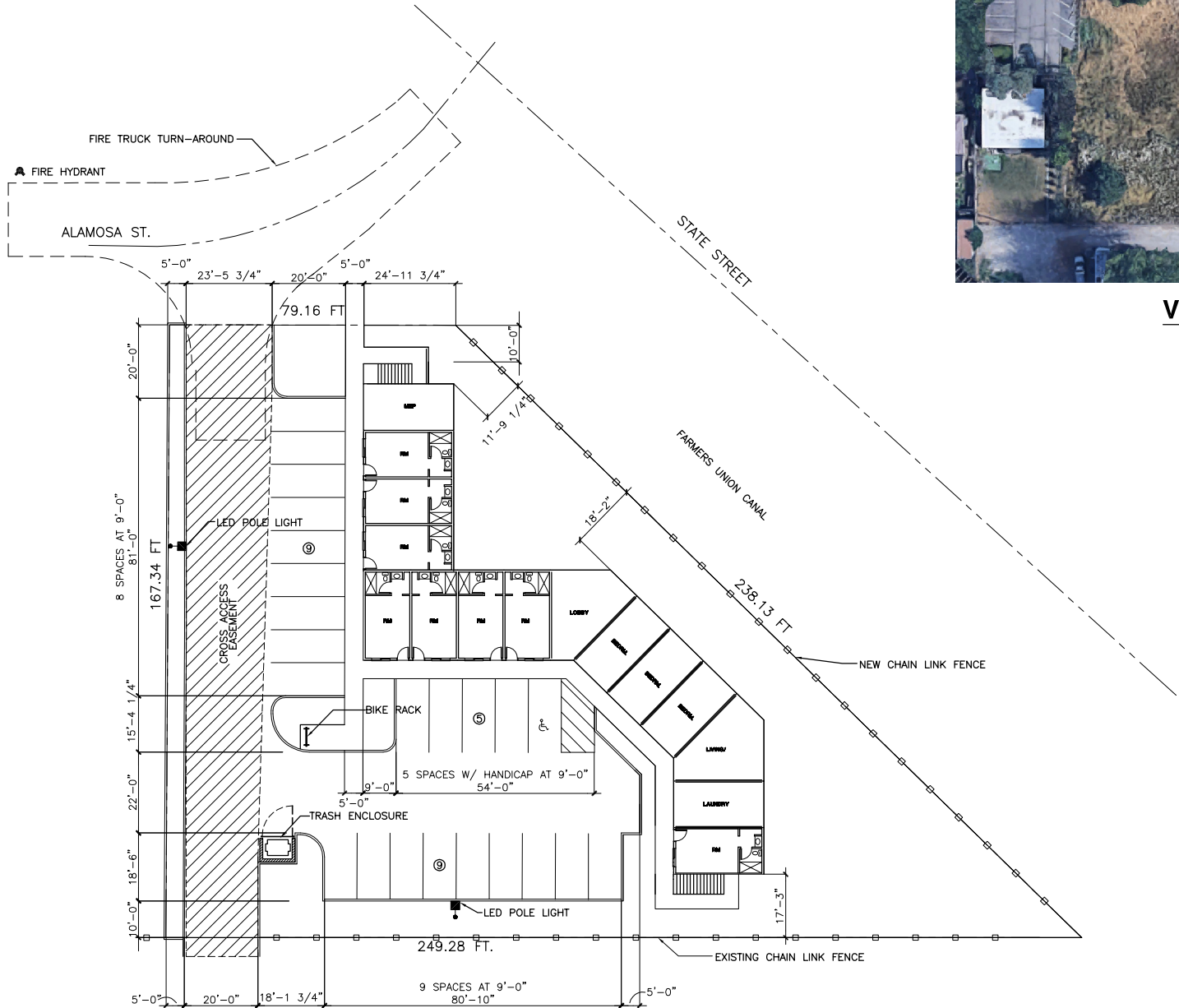
N Lander St

W Garnet St

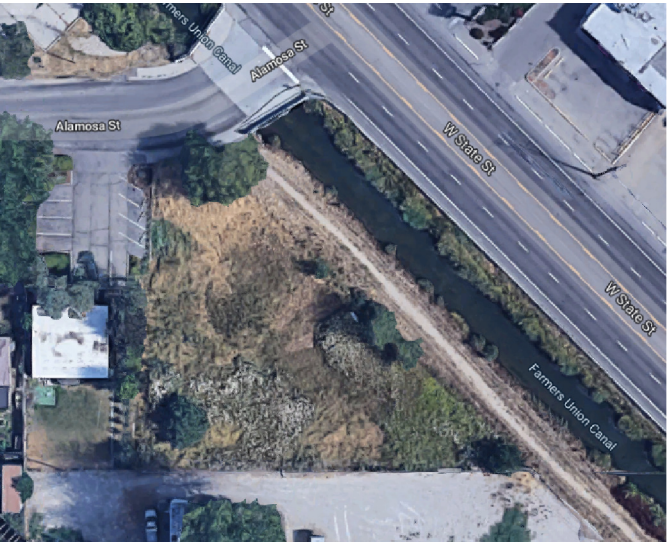
Willow Lane
Athletic
Complex

SITE DATA		
PROJECT NAME:	STATE STREET MOTEL	
ADDRESS:	STATE STREET AND ALAMOSA	
	BOISE, IDAHO	
ZONE:	M-1D	
PARCEL NUMBER:	R8096150020	
LEGAL DESCRIPTION:	LOT 2 STACK ROCK INDUSTRIAL PARK	
SITE SIZE:	27,344 S.F.	
BUILDING FOOTPRINT:	~4,563 S.F.	
AREAS OF LANDSCAPING:		
GRAVEL SERVICE DRIVE:		
ASPHALT PAVING AND CONC. WALKS:		
BUILDING SETBACK REQUIREMENTS:		
FRONT:	10'-0"	
SIDES:	10'-0"	
REAR:	10'-0"	
PARKING REQUIREMENTS:		
STANDARD:	REQ'D 3	PROVIDED: 21
ACCESSIBLE:	REQ'D 1	PROVIDED: 1
TOTAL:	REQ'D 1	PROVIDED: 23

BUILDING DATA		
APPROXIMATE BUILDING AREAS:		
FIRST FLOOR:	4,875 S.F.	
SECOND FLOOR:	4,875 S.F.	
TOTAL:	9,750 S.F.	
GUEST ROOMS:		
FIRST FLOOR:	8 GUEST ROOMS	
SECOND FLOOR:	5 GUEST ROOMS	
TOTAL:	23 GUEST ROOMS	
CONSTRUCTION TYPE:	V-A	
OCCUPANCY TYPE:	R	
BUILDING HEIGHT:	21'-1 1/2"	
BUILDING SETBACKS:		
FRONT (EAST):		
SIDE (SOUTH):		
REAR (WEST):		
SIDE (NORTH):		
FIRE SPRINKLER:	NFPA 13	



SITE PLAN



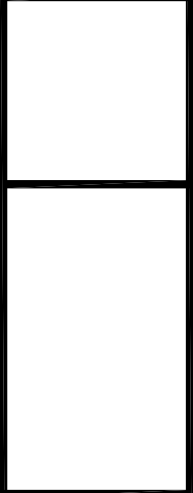
VICINITY MAP

REVISIONS	BY



DRa
PLLC
DESIGN RESOURCES
ARCHITECTS

1014 S. LA POINTE STREET
BOISE, IDAHO 83708
208.343.5511
www.dra-llc.com
administrator@desresrch.com

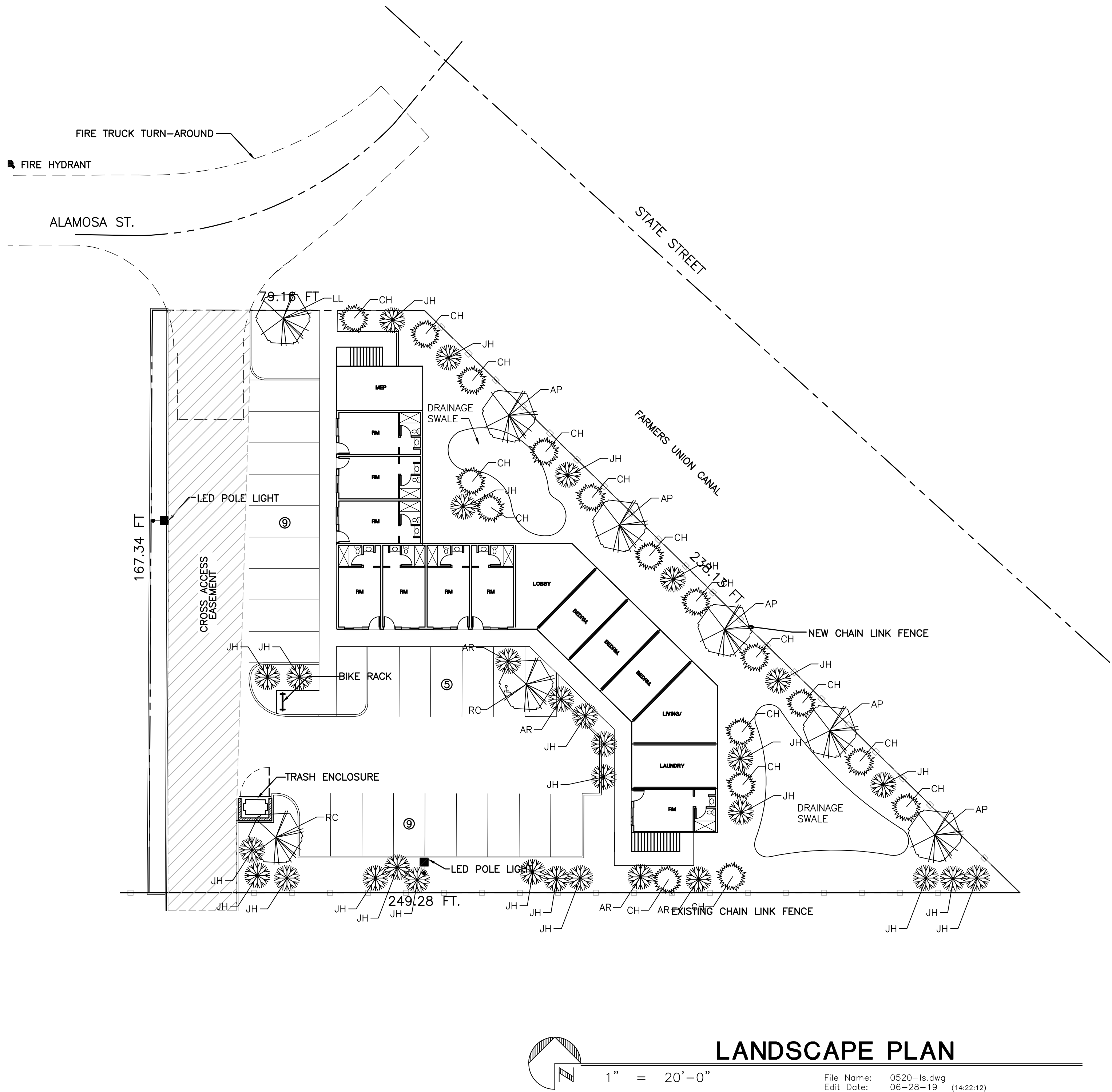


PROPOSED MOTEL
FOR
STATE STREET AND ALAMOSA

DRAWN
TJM
CHECKED
TJM
DATE
MAY 23, 2019
SCALE
AS NOTED
JOB NO.
19-105
SHEET

A0.1

OF SHEETS



LANDSCAPE PLAN

1" = 20'-0"

File Name: 0520-ls.dwg
Edit Date: 06-28-19 (14:22:12)

PLANT SCHEDULE

KEY	COMMON NAME	BOTANICAL NAME
AP	CELEBRATION MAPLE	ACER PLATANOIDES 'COLUMNAR'
CH	PROSTRATE ROCK COTONEASTER	COTONEASTER HORIZONTALIS 'PERPUSILLUS'
JH	BAR HARBOR HORIZONTAL JUNIPER	JUNIPERUS HORIZONTALIS 'BAR HARBOR'
AR	EASTERN ARBORVITAE PYRAMIDAL	THUJA OCCIDENTALIS 'CUPRESSACEAE'
RC	RED FLOWERING CRAPAPPLE	MALIS SPP. 'ROSACEAE'
LL	LITTLELEAF LINDEN	TILLA CORDATA 'TILLACEAE'

LANDSCAPE NOTES

- CONTRACTOR SHALL REPORT TO ARCHITECT ALL CONDITIONS WHICH IMPAIR AND/OR PREVENT THE PROPER EXECUTION OF THIS WORK, PRIOR TO BEGINNING WORK.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE ARCHITECT'S PRIOR WRITTEN APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLAN MATERIALS CAN NOT BE OBTAINED.
- COORDINATE ALL WORK WITH ALL OTHER SITE RELATED DEVELOPMENT DRAWINGS.
- COORDINATE WORK SCHEDULE AND OBSERVATIONS WITH ARCHITECT PRIOR TO CONSTRUCTION START-UP
- ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN NURSERYMAN STANDARDS FOR TYPE AND SIZE SHOWN. PLANTS WILL BE REJECTED IF NOT IN A SOUND AND HEALTHY CONDITION.
- ALL PLANTING BEDS SHALL BE COVERED WITH A MINIMUM OF 3" DEPTH OF CRUSHED BASALT MULCH.
- ALL PLANT MATERIAL SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR BEGINNING AT THE DATE OF ACCEPTANCE BY THE OWNER. REPLACE ALL PLANT MATERIAL FOUND DEAD OR NOT IN HEALTHY CONDITION IMMEDIATELY WITH THE SAME SIZE AND SPECIES AT NO COST TO THE OWNER.
- FINISH GRADES SHALL PROVIDE A SMOOTH TRANSITION WITH ADJACENT SURFACES AND ENSURE POSITIVE DRAINAGE IN ACCORDANCE WITH THE SITE GRADING PLAN.
- AMEND EXISTING APPROVED TOPSOIL AT A RATIO OF THREE CUBIC YARDS OF APPROVED COMPOST PER 1000 SQUARE FEET. ROTO-TILL ORGANIC MATTER A MINIMUM OF 6 INCHES INTO TOPSOIL.
- FERTILIZE ALL TREES AND SHRUBS WITH 'AGRIFORM' PLANTING TABLETS. QUANTITY PER MANUFACTURER'S RECOMMENDATIONS.
- ALL PLANTING BEDS SHALL HAVE A MINIMUM 18" DEPTH OF TOPSOIL.
- IF IMPORTED TOPSOIL FROM OFF-SITE SOURCES IS REQUIRED, ENSURE IT IS FERTILE, FRIABLE, NATURAL LOAM, SURFACE SOIL, REASONABLY FREE OF SUBSOIL, CLAY LUMPS, BRUSH, WEEDS AND OTHER LITTER, AND FREE FROM ROOTS, STUMPS, STONES LARGER THAN 2 INCHES IN ANY DIMENSION, AND OTHER EXTRANEIOUS OR TOXIC MATTER HARMFUL TO PLANT GROWTH.
- IMMEDIATELY CLEAN UP ANY TOPSOIL OR OTHER DEBRIS ON THE SITE CREATED FROM LANDSCAPE OPERATIONS AND DISPOSE OF PROPERLY OFF SITE.
- TREES SHALL NOT BE PLANTED WITHIN THE 10'-0" CLEAR ZONE OF ALL ACHD STORM DRAIN PIPES, STRUCTURES, OR FACILITIES.
- SEEPAGE BEDS AND OTHER STORM DRAINAGE FACILITIES MUST BE PROTECTED FROM ANY AND ALL CONTAMINATION DURING CONSTRUCTION AND INSTALLATION OF THE LANDSCAPE IRRIGATION SYSTEM.

IRRIGATION NOTES

- ALL LANDSCAPED AREAS SHALL HAVE AN AUTOMATIC UNDERGROUND SPRINKLER SYSTEM WHICH INSURES COMPLETE COVERAGE AND PROPERLY ZONED FOR REQUIRED WATER USES. EACH HYDROZONE IS TO BE IRRIGATED WITH SEPARATE INDIVIDUAL STATIONS.
- POP-UP SPRINKLER HEAD SHALL HAVE A MINIMUM RISER HEIGHT OF 18" AT PLANTER BEDS.
- PLANTER BEDS ARE TO HAVE DRIP IRRIGATION SYSTEM OR POP-UP SPRAY SYSTEM. ANNUALS, PERENNIALS GROUND COVERS OR SHRUB MASSINGS SHALL HAVE A POP-UP SPRAY SYSTEM.
- ELECTRONIC WATER DISTRIBUTION/TIMING CONTROLLERS ARE TO BE PROVIDED. MINIMUM CONTROLLER REQUIREMENTS ARE AS FOLLOWS:
 - PRECISE INDIVIDUAL STATION TIMING
 - RUN TIME CAPABILITIES FOR EXTREMES IN PRECIPITATION RATES
 - AT LEAST ONE PROGRAM FOR EACH HYDROZONE
 - SUFFICIENT MULTIPLE CYCLES TO AVOID WATER RUN-OFF
 - POWER FAILURE BACKUP FOR ALL PROGRAMMED INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDROZONES.
- INDIVIDUAL VALVED WATERING STATIONS WILL BE DESIGNED AND INSTALLED TO PROVIDE WATER TO RESPECTIVE HYDROZONES.
- THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE 100% HEAD TO HEAD COVERAGE WITH TRIANGULAR SPACING.
- SPRINKLER HEADS SHALL BE ADJUSTED TO REDUCE OVERSPRAY ONTO IMPERVIOUS SURFACES (BUILDINGS, SIDEWALKS, DRIVEWAYS, AND ASPHALT AREAS).
- PROVIDE MINIMUM (1) QUICK COUPLER VALVE PER EACH (6) AUTOMATIC VALVE ZONES. APPROVE Q.V.C. LOCATIONS WITH OWNER.

KEYNOTES

File Name: 05p-ls11.dwg
Edit Date: 05-28-19 (14:52:12)

REVISIONS	BY



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PROPOSED MOTEL
FOR

STATE STREET AND ALAMOSA

DRAWN TJM
CHECKED TJM
DATE MAY 23, 2019
SCALE AS NOTED
JOB NO. 19-105
SHEET LS1.1
OF SHEETS



GROUND FLOOR PLAN

$$1'' = 10' - 0''$$

File Name: 058-fp.dwg
Edit Date: 06-21-19 (14:49:54)

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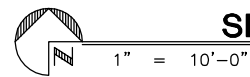
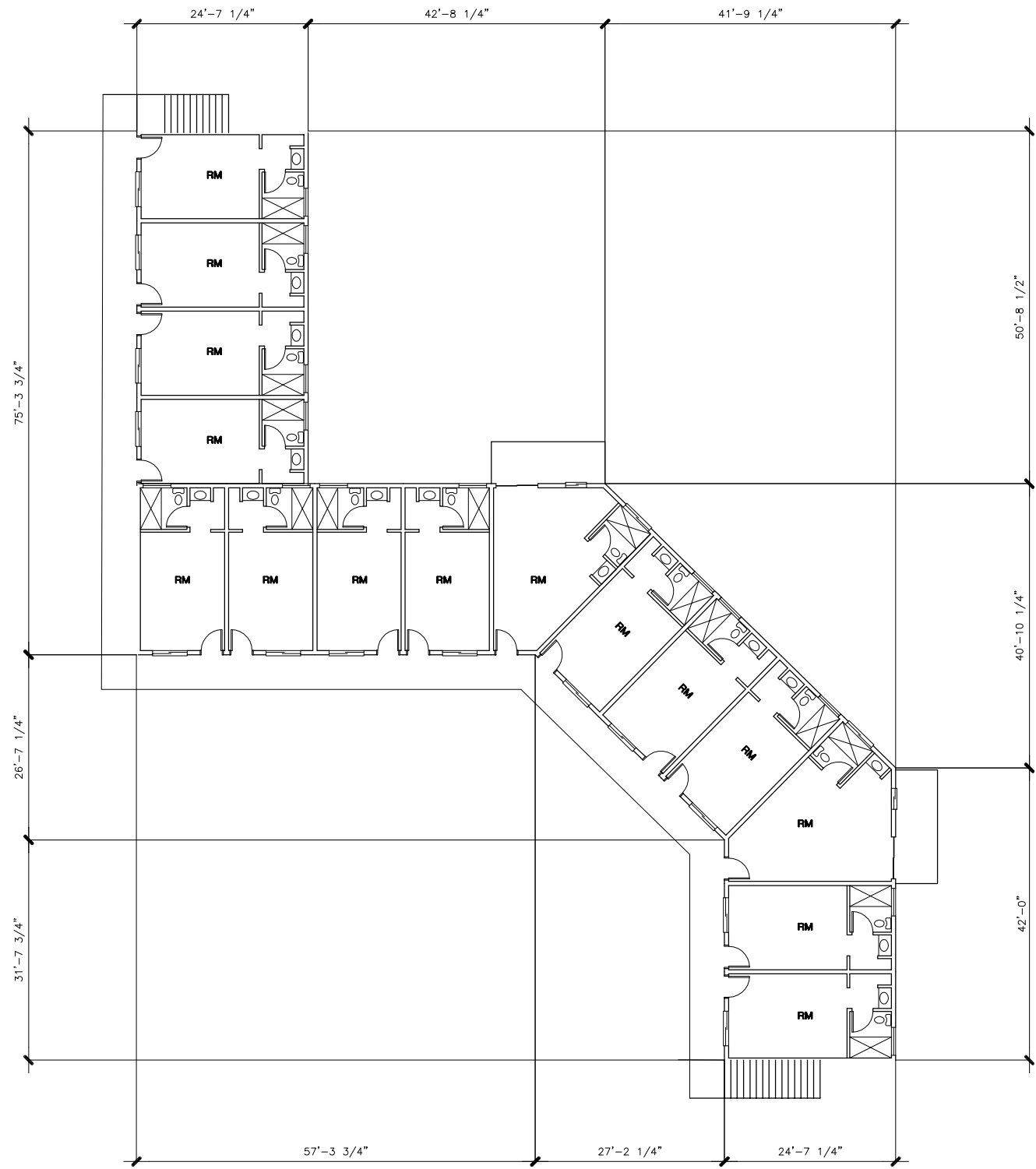
**DESIGN RESOURCES
ARCHITECTS**

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SECOND FLOOR PLAN

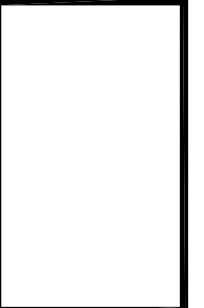
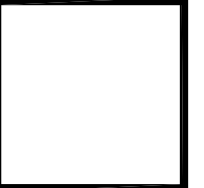
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OF SHEETS

File Name: 05p-a12.dwg
Edit Date: 06-20-19 (16:53:18)



ELEVATION - NORTH EAST
(VIEW FROM STATE STREET)

1/8" = 1'- 0" File Name: 058-el.dwg Edit Date: 06-21-19 (14:12:58)



ELEVATION - SOUTHWEST
(VIEW FROM PARKING LOT)

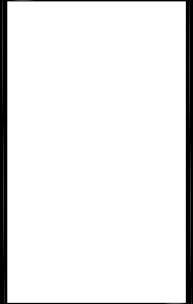
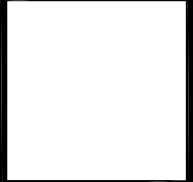
1/8" = 1'- 0"

REVISIONS	BY



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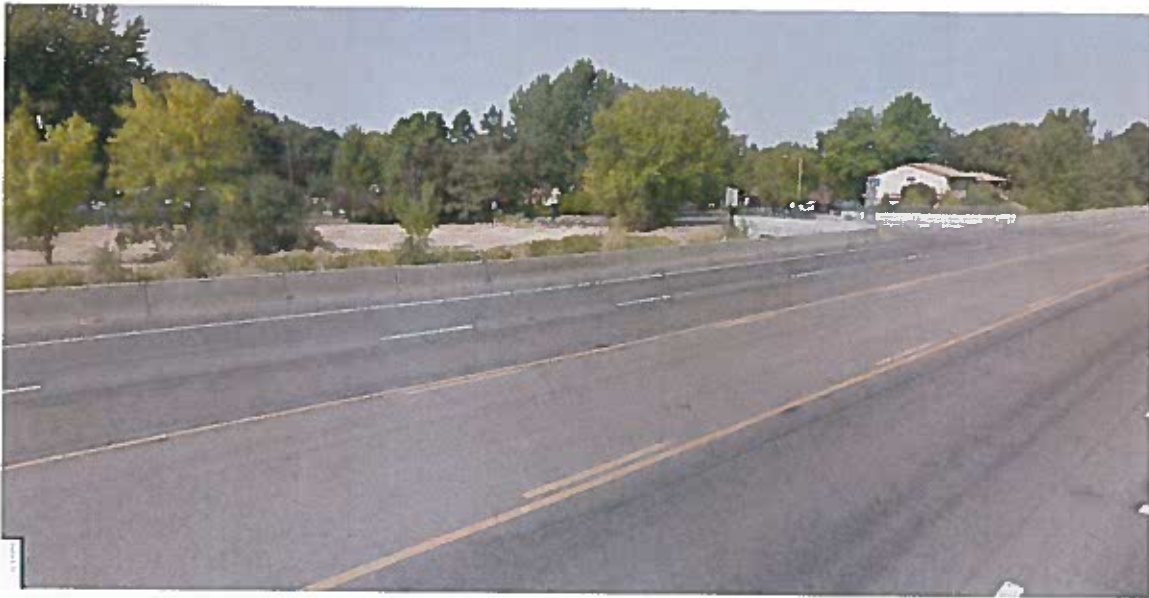
OF
SHEETS

MAY 28 2019

DEVELOPMENT
SERVICE



Northeast from State Street



Northwest from State Street (view of the proposed property)

MAY 28 2019

9



Southeast from State Street



Southwest from State Street

RECEIVED 9

MAY 28 2019

DETAILED LETTER OF EXPLANATION

DEVELOPMENT
SERVICES

This proposed motel will be a known brand name, though that it is not known yet, so it will be a wonderful option to visitors who do not want to spend the exorbitant amount that the higher up brands charge.

The motel will be in a very convenient location off of State Street, with notable businesses like Burger and Brew and Albertsons just to the south-east.

The design of the motel will feature single slope roofs pitching in alternate directions, with areas of flat roof, bringing to mind the Sawtooths, and also at the same level of design that has become today's "modern" look.

#109 Conditional Use Application

9

Property Information

Address

Street Number:	Prefix:	Street Name:	Unit #:
4351	W.	ALAMOSA	
Subdivision name:	Block:	Lot:	Section:
ALAMOSA SUB		2 EXCL W 34'	
Township:	Range:	Zoning:	
Parcel Number:	Additional Parcel Numbers:		
R0306000030			

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:		
JAMAN	PATEL		
Company:			
Address:	City:	State:	Zip:
1861 S. PELICAN AVE.	MERIDIAN	ID	83642
E-mail:	Phone Number:	Cell:	Fax:
N3; pate1@gmail.com		208-330-6159	

Agent/Representative Information

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

First Name:	Last Name:		
Rocky	TOWLE		
Company:			
DRA PLLC ARCHITECTS			
Address:	City:	State:	Zip:
1014 S. LA POINTE	BOISE	ID	83706
E-mail:	Phone Number:	Cell:	Fax:
ROCKYT@DESRESARCH.COM	208-343-5511	208-863-8253	

Owner Information

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

First Name:	Last Name:		
PATCHARIN	WILLIAMS		
Company:			
Address:	City:	State:	Zip:
705 PYRITE CT.	HELENA	MT	59602
E-mail:	Phone Number:	Cell:	Fax:
ROCKYT@DESRESARCH.COM	208-343-5511	208-863-8253	

Project Information

9

Is this a Modification application?

☒ Yes

☐ No

File number being modified:

1. Neighborhood Association:

No known HOA



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

27,344

5. Water Issues:

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

1,750

gpm

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

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

Number of Existing:

1

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:

The property is vacant

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

8. Adjacent property information:

Building types and/or uses

North:

Residential

North:

Zone

South:

Trailer park

South:

East:

Business

East:

West:

Residential

West:

9. Proposed Structures:

A. Number of Structures: Use:

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

	Gross Square Feet
1st Floor	<input type="text" value="4,875"/>
2nd Floor	<input type="text" value="4,875"/>
3rd Floor	<input type="text"/>
4th Floor	<input type="text"/>

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

11. Building Exterior:

	Materials	Colors
Roof:	<input type="text"/>	<input type="text"/>
Walls:	<input type="text"/>	<input type="text"/>
Windows/Doors:	<input type="text"/>	<input type="text"/>
Fascia, Trim, etc:	<input type="text"/>	<input type="text"/>
Other:	<input type="text"/>	<input type="text"/>

NOT KNOWN AT THIS TIME

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

ON SITE PLAN

13. Site Design:

	Site Percentage Devoted to	Square Feet
Building Coverage:	18	4,875
Landscaping:	27	10,068
Paving:	55	12,401
Other Uses:		
Describe Other Uses:		

14. Parking:

	Required	Proposed
Accessible Spaces:	1	1
Parking Spaces:	25	25
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:

C. Size:

D. General Location:

16. Mechanical Units:

Number of Units:

Unit Location:

Type:

Height:

Proposed Screening Method:

On roof

Parapet

17.Solid Waste:

A. Type of trash receptacles:

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

B. Number of trash receptacles:

1

C. Proposed screening method:

CMU

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:

Along State Street

C. Size:

19.Fencing:**Proposed****Existing to Remain**

Type:

Chain link

Chain link

Height:

Location:

See site plan

See site plan

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

Number:

Location:

Size:

Screening:

21.Drainage:

Proposed method of on-site retention:

Drainage swale

22.Floodways & Hillside:

A. Is any portion of this property located in a Floodway or a 100-year Floodplain?

☒ Yes☐ No

B. Does any portion of this parcel have slopes in excess of 15%?

☐ Yes☒ No

Note: If the answer to either of the above is yes, you will be required to submit an additional #112 Floodplain and/or #114 Hillside application and additional fee.

23.Airport Influence Area:

Is the subject site located within the Airport Influence Area? (If yes, please mark which area.)

☐ No☐ Area A☐ Area B☐ Area B1☐ Area C

Verification of Legal Lot or Parcel Status

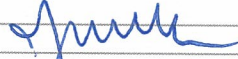
Acceptance of this application does not validate the legal status of any lot or parcel. Prior to submitting for a Building Permit you must have a Verification of Legal Parcel Status form signed by the Boise City Subdivision Department. It is the applicant's responsibility to provide deeds and/or other documentation to the Subdivision Department. See Verification of Legal Lot or Parcel Worksheet for submittal requirements.

9

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:

5/29/2019

#109 Conditional Use Application

RECEIVED

9

Property Information

Address

MAY 28 2019

Street Number:	Prefix:	Street Name:	Unit #:
4351	W.	ALAMOSA DEVELOPMENT SERVICES	
Subdivision name:	Block:	Lots:	Section:
ALAMOSA SUB		2 EXCL W 35'	
Parcel Number:	Additional Parcel Numbers:		
R0306000030			

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:		
JAMAN	PATEL		
Company:			
Address:	City:	State:	Zip:
1861 S. PELICAN AVE.	MERIDIAN	ID	83042
E-mail:	Phone Number:	Cell:	Fax:
N3;pate1@gmail.com		208-330-6159	

Agent/Representative Information

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

First Name:	Last Name:		
Rocky	TOWLE		
Company:			
DRA PLLC ARCHITECTS			
Address:	City:	State:	Zip:
1014 S. LA POINTE	BOISE	ID	83706
E-mail:	Phone Number:	Cell:	Fax:
RockyT@DESRESARCH.COM	208-343-5511	208-863-8253	

Owner Information

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

First Name:	Last Name:		
PATCHARIN	WILLIAMS		
Company:			
Address:	City:	State:	Zip:
705 PYRITE CT.	HELENA	MT	59602
E-mail:	Phone Number:	Cell:	Fax:
RockyT@DESRESARCH.COM	208-343-5511	208-863-8253	

CUP 19-00035

Project Information

Is this a Modification application?

☐ Yes

☐ No

File number being modified:

1. Neighborhood Association: No known HOA

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:

☒ 0.6 Acres ☐ Square Feet

5. Water Issues:

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

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):

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

North:

North:

South:

South:

East:

East:

West:

West:

Zone

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

2nd Floor

3rd Floor

4th Floor

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

2nd Floor

3rd Floor

4th Floor

11. Building Exterior:**Materials**

Roof:

Walls:

Windows/Doors:

Fascia, Trim, etc:

Other:

Colors**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"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Rear:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Side 1:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
Side 2:	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

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"/>

Are you proposing off-site parking? ☐ Yes ☐ No

If yes, how many spaces?

Are you requesting shared parking or a parking reduction? ☐ Yes ☐ No

If yes, how many spaces?

Restricted parking? ☐ Yes ☐ No

15. Landscaping:

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

B. Type:

C. Size:

D. General Location:

16. Mechanical Units:

Number of Units:

Unit Location:

Type:

Height:

Proposed Screening Method:

17. Solid Waste:

A. Type of trash receptacles:

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

B. Number of trash receptacles:

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:

C. Size:

19. Fencing:

Proposed

Existing to Remain

Type:	<input type="text"/>	<input type="text"/>
Height:	<input type="text"/>	<input type="text"/>
Location:	<input type="text"/>	<input type="text"/>

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

Number:	<input type="text"/>
Location:	<input type="text"/>
Size:	<input type="text"/>
Screening:	<input type="text"/>

21. Drainage:

Proposed method of on-site retention:

22. Floodways & Hillside:

A. Is any portion of this property located in a Floodway or a 100-year Floodplain? ☐ Yes ☐ No

B. Does any portion of this parcel have slopes in excess of 15%? ☐ Yes ☐ No

Note: If the answer to either of the above is yes, you will be required to submit an additional #112 Floodplain and/or #114 Hillside application and additional fee.

23. Airport Influence Area:

Is the subject site located within the Airport Influence Area? (If yes, please mark which area.)

☐ No ☐ Area A ☐ Area B ☐ Area B1 ☐ Area C

Verification of Legal Lot or Parcel Status

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.

9

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:

Tom Micklich

From: Dave Bohecker [DBohecker@markbottles.com]
Sent: Tuesday, May 28, 2019 3:33 PM
To: rockyt@desresarch.com
Cc: thomasjm@desresarch.com
Subject: FW: Alamosa. Owner Phone and Cell Number

RECEIVED 9

MAY 28 2019

DEVELOPMENT
SERVICES

Rocky,
Owner email and phone number to add to the application are as follow:

Patcharin Williams WillPatch@msn.com 406-465-3826

David Bohecker
Mark Bottles Real Estate Services
Office: 208-947-1081
Cell: 208-230-3309
Fax: 208-377-0035

John A Vogt, PE/LS
Real Estate Broker
Professional Engineer & Land Surveyor

VOGT Real Estate, Inc.
3632 W Beacon Lt Rd
Eagle, ID 83616

Email: VOGTRealEstate@msn.com
Web: www.VOGTRealEstate.com

Cell: 208-861-0353

----- Original Message -----

From: Dave Bohecker
To: John Vogt
Sent: Tuesday, May 28, 2019 3:05 PM
Subject: RE: Alamosa. Owner signature needed

John,
Can I get owner's email and phone number to put on this city application.
I got home address from county records.

David Bohecker
Mark Bottles Real Estate Services
Office: 208-947-1081
Cell: 208-230-3309
Fax: 208-377-0035

From: John Vogt <VOGTRealEstate@msn.com>
Sent: Tuesday, May 28, 2019 1:42 PM

To: Dave Bohecker <DBohecker@markbottles.com>
Subject: Re: Alamosa. Owner signature needed

RECEIVED 9

MAY 28 2019

DEVELOPMENT
SERVICES

Dave

See attached

John A Vogt, PE/LS
Real Estate Broker
Professional Engineer & Land Surveyor

VOGT Real Estate, Inc.
3632 W Beacon Lt Rd
Eagle, ID 83616

Email: VOGTRealEstate@msn.com
Web: www.VOGTRealEstate.com

Cell: 208-861-0353

----- Original Message -----

From: Dave Bohecker
To: John Vogt
Sent: Tuesday, May 28, 2019 10:56 AM
Subject: Alamosa. Owner signature needed

John,

We need seller's signature on attached affidavit in order to submit the Conditional Use Application. Our deadline to submit is today to make the next council meeting so any help the seller could give us would be much appreciated. I apologize for the late notice.

David Bohecker
Mark Bottles Real Estate Services
Office: 208-947-1081
Cell: 208-230-3309
Fax: 208-377-0035

-----Original Message-----

From: Mark Bottles Scanner <scan@markbottles.com>
Sent: Tuesday, May 28, 2019 10:46 AM
To: Dave Bohecker <DBohecker@markbottles.com>
Subject: Send data from MFP11774089 05/28/2019 10:46

Scanned from MFP11774089
Date: 05/28/2019 10:46
Pages: 1
Resolution: 150x150 DPI



Planning Division Project Report

File Number	CUP19-00035
Applicant	Jaman Patel
Property Address	4351 W Alamosa St.
Public Hearing Date	July 8, 2019
Heard by	Planning and Zoning Commission
Analyst	Nicolette Womack, Associate Planner
Reviewed By	Céline Acord, Current Planning Manager

Public Notification

Neighborhood meeting conducted on:	May 23, 2019
Radius notices mailed to properties within 300 feet on:	June 21, 2019
Newspaper notification published on:	June 22, 2019
Staff posted notice on site on:	June 21, 2019

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Exhibits

[Agency Comments](#)

[Public Testimony](#)

1. Project Data and Facts

Project Data	
Property Owner	Patcharin Williams
Architect/Representative	Rocky Towle / DRA PLLC Architects
Location of Property	4351 W. Alamosa St.
Size of Property	0.6 acres
Zoning	L-OD (Limited Office with Design Review)
Land Use Designation	Mixed Use
Planning Area	North/East Ends
Neighborhood Assoc./Contact	Veteran's Park / Matt Ciranni
Procedure	The Planning and Zoning Commission renders a final decision that can be appealed to City Council.

Current Land Use
Vacant Lot

Description of Applicant's Request
A conditional use permit to operate a motel.

2. Land Use

Description and Character of Surrounding Area
The area is mostly single-family and medium density residential with detached single-family homes, a manufactured home community and a medical clinic. Across State St. are commercial uses and a mini storage facility.

Adjacent Land Uses and Zoning

North	Alamosa St., then a Single-Family Dwelling / R-3D (Multi-Family Residential with Design Review Overlay)
South	Manufactured Home Community / R-1C (Single-Family Residential)
East	State St., then Commercial Uses / C-2D (General Commercial with Design Review Overlay)
West	Medical Clinic / L-OD (Limited Office with Design Review Overlay)

History of Previous Actions
None

Special Considerations
Farmer's Union Canal abuts the eastern property line along State St.



3. Project Proposal

Structure(s) Design

Number and Proposed Use of Buildings
One structure, 9,750 square foot 22 Guest Rooms & One On-Site Residence
Number of Stories / Maximum Building Height
Two story / Approximately 29 feet tall
Fencing
A chain link fence will line the south and east perimeter

Setbacks

Yard	Required		Proposed	
	Building	Parking	Building	Parking
Front (Alamosa St.)	10'	20'	10'	20'
Street Side (Farmer Union Canal & State St.)	10'	20'	11'	36'
Side (west)	10'	5'	53'	5'
Rear (south)	10'	10'	17'	10'

Parking

Required		Proposed	
Total parking spaces:	23	Total parking spaces:	23
Accessible spaces:	1	Accessible spaces:	1
Number of compact spaces allowed:	9	Number of compact spaces:	9
Bicycle parking spaces:	3	Bicycle parking spaces:	2*
Parking Reduction requested?	No	Off-site Parking requested?	No

*If the application were approved, three bicycle parking spaces would be required.

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

Section	Description
11-03-04.6	Conditional Use Permit Specific Procedures
11-04-04	Office Districts



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

Chapter	Goals, Objectives & Policies
Chapter 2: City Wide Visions and Policies	EC 4.1 City Image
Chapter 3: Community Structure and Design	General Mixed-Use Land Use Category Principle GDP-MU.1
State Street Corridor Transit Oriented Development Policy Guidelines	3.4.4 Objective 3.5.2 Objective
Veteran's Park Neighborhood Policy Guide, Land Use and Zoning Goals	Residential #2 Commercial and Office #2

6. Transportation Data

The Ada County Highway District (ACHD) had no site-specific conditions of approval. Alamosa Street is a residential local roadway with access to State St. which is a community gateway with plans for a seven-lane transit corridor. The Alamosa and State St. intersection requires significant realignment and undergrounding of the Farmers Union Canal, resulting in it being a difficult ingress/egress point.

The motel is anticipated to generate 77 ADT with 9 trips in the PM peak hour. Based on calculations ACHD provided, alternative uses such as an office with the same building square footage would be anticipated to generate similar traffic impacts, with 94 ADT with 11 trips in the PM peak hour.

7. Analysis

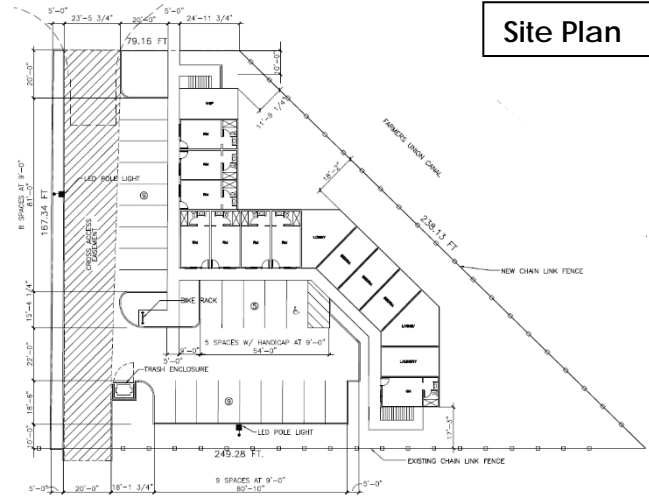
The applicant is requesting a conditional use permit to operate a motel on 0.6 acres located at 4351 W. Alamosa St. in a L- OD (Limited Office with Design Review) zone. The site is currently vacant, with access from Alamosa Street. The parcels eastern property line abuts the Farmers Union Canal and State Street, creating its unusual triangular shape. To the west is an existing office building and to the south is a manufactured home community with access to Willow Lane on the south side. Across State St. to the east are various commercial uses.



Vicinity Map



The motel is proposed with 22 guest bedrooms and one on-site residence with 23 parking spaces within a new surface parking lot. The building is concentrated along the eastern side of the parcel. The first-floor rooms include exterior doors directly accessible via the parking lot. The second-floor rooms include exterior doors accessible via a shared outdoor hallway on the west side of the building and exterior stairs to the parking lot. A cross access easement noted on the site plan, would allow cross-access to the parcel to the south via the service driveway in the surface parking lot. State St. adjacent to the property and canal is currently unimproved. Street trees are proposed along the eastern side of the property, but no pedestrian facilities are proposed. Comments received from the Farmers Union Canal Company require the project be modified to remain 25' feet from the top of the canal bank to comply with the associated easements. The site plan provided shows the building only 11' from the top of the canal bank. This required modification may remove the required parking, reducing the viability of the project.



Site Plan

Although visitor accommodations within the general neighborhood are in short supply, the Planning Team does not support the proposed motel at this location. The purpose of the conditional use permit is to verify the use is compatible with the surrounding area, availability of services, if the use has possible adverse impacts, and most importantly, if it is in compliance with the Comprehensive Plan. Further details on compliance with the Comprehensive Plan are included within the approval criteria below. Regarding availability of services, visitor accommodations without an on-site restaurant or kitchen facilities within the guest rooms rely heavily on adjacent food services. Without accessible food services in the immediate vicinity or pedestrian connectivity to those services, guests will need to drive to and from the site to meet these basic needs, creating potential for adverse impacts.



Elevations



Further, a motel is not compatible to the uses in the general neighborhood which consists primarily of single and multi-family residential and an office building to the west. The motel is anticipated to generate 77 ADT with 9 trips in the PM peak hour. Based on calculations ACHD provided, alternative uses such as an office with the same building square footage would be anticipated to generate similar traffic impacts, with 94 ADT with 11 trips in the PM peak hour. However, unlike these alternative uses, such as an office or bank, that would likely have standard hours of operation and planned trips, the motel will have unlimited hours of operation. Guests and their vehicles could spontaneously come and go from the site at any time. These functions could adversely impact the residential uses, through additional noise, lighting and traffic impacts. Alternative uses such as an office or bank would have a lesser impact on the adjacent residential uses.

Neighborhood Concerns

Concerns generally include the various potential adverse impacts to the adjacent properties, specifically highlighting the constrained pedestrian and vehicular access to and from the site, and general incompatibility with the surrounding neighborhood. Support for alternative uses, potentially including more permanent residential uses was also expressed. Regarding the desire to maintain the pedestrian connectivity the Farmers Union Canal access road supplies, comments from Farmers Union Canal prohibited improvements within this area.

Recommendation

As such, the Planning Team recommends the applicant consider a more mixed-use model of development rather than the automobile-oriented motel use. Any proposal should be cognizant of the access onto a residential local road and emphasis should be placed on the streetscape improvements along a future seven-lane transit corridor.

8. Approval Criteria

Conditional Use Permit (11-03-04.7.a)

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

The location of the proposed motel is not compatible to the uses in the general neighborhood which consists primarily of single and multi-family residential and an office building to the west. Unlike alternative uses, such as an office or bank, that would likely have standard hours of operation and planned trips, the motel will have unlimited hours of operation. Guests and their vehicles could spontaneously come and go from the site at any time. These functions could adversely impact the residential uses, through additional noise, lighting and traffic impacts. Alternative uses such as an office or bank would have a lesser impact on the adjacent residential uses.

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



The proposed use could potentially place an undue burden on transportation as visitor accommodations without an on-site restaurant or kitchen facilities within the guest rooms rely heavily on adjacent food services. Without accessible food services in the immediate vicinity or pedestrian connectivity, guests will need to drive to and from the site to meet these basic needs, creating potential for adverse impacts.

The Ada County Highway District (ACHD) had no site-specific conditions of approval. Alamosa Street is a residential local roadway with access to State St. which is a community gateway with plans for a seven-lane transit corridor. The Alamosa and State St. intersection requires significant realignment and undergrounding of the Farmers Union Canal, resulting in it being a constrained intersection. The motel compared to alternative uses such as an office of the same square footage would be anticipated to generate similar traffic impacts. However, the motel will have unlimited hours of operation, anticipating guests and their vehicles to spontaneously come and go from the site at any time. Rather than standard hours of operation and planned trips from an office.

Comments received from the Farmers Union Canal Company require the project be modified to remain 25' feet from the top of the canal bank to comply with associated easements. The site plan provided shows the building only 11' from the top of the canal bank. This required modification may remove the required parking, reducing the viability of the project.

Lastly, comments received from Public Works Solid Waste require modifications to and relocation of the solid waste enclosure to provide a minimum of 50' of space in front of the enclosure.

iii. *The site is large enough to accommodate the proposed use and all yards, open spaces, pathways, walls, fences, parking, loading, landscaping, and such other features as are required by this Code;*

As currently proposed, the site may not be large enough to accommodate the proposed use and all yards, open spaces, pathways, walls, fences, parking, loading, landscaping, and such other features as are required by this Code. The project will require modifications to remain 25' from the top of the canal bank to comply with the easements of the Farmers Union Canal Company. The site plan provided shows the building only 11' from the top of the canal bank. This required modification may remove the required parking, reducing the viability of the project. Modifications will also be required to comply with the Public Works Solid Waste comments received regarding concerns for the solid waste enclosure.

The motel will not include any outdoor space for guests and while Willow Lane Park is only 222 feet away, the project lacks pedestrian connectivity to access the park. This use also lacks elevations which address the pedestrian and streetscape and will service only the motel visitors internally orienting the site from the neighborhood.



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

As proposed, there are various potential adverse impacts to the adjacent properties identified. Specifically, the inaccessibility of food services in the immediate vicinity and lack of pedestrian connectivity will generate additional traffic in order for guests to meet basic needs and seek amenities. Unlike alternative uses, such as an office or bank, that would likely have standard hours of operation and planned trips, the motel will have unlimited hours of operation. Guests and their vehicles could spontaneously come and go from the site at any time. These functions could adversely impact the residential uses, through additional noise, lighting and traffic impacts. Alternative uses such as an office or bank would have a lesser impact on the adjacent residential uses.

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

The proposed use is not in compliance with the Comprehensive Plan. Goal EC 4.1 outlines promoting a positive image of the city to visitors by creating an attractive, well-maintained public realm through enhanced streetscapes, particularly along the community gateways. Alamosa Street is a residential local roadway with access to State St. which is a community gateway with plans for a seven-lane transit corridor. The Alamosa and State St. intersection requires significant realignment and undergrounding of the Farmers Union Canal, resulting in it being a difficult ingress/egress point. A consolidated approach for the streetscape improvements is needed. These improvements should be in alignment with the future plans for State Street. The Comprehensive Plan also outlines the General Mixed-Use Land Use Category description which allows for a vertical or horizontal mix of uses which generally include a variety of retail, commercial, professional offices, restaurants, financial institutions and high-density residential uses. Visitor accommodations are not listed as the anticipated form of development. This use may be fitting on some sites, but not at this location due to the site's specific constraints.

Further, Principle GDP-MU.1 and the State Street Corridor Transit Oriented Development Policy Guidelines 3.5.2 Objective advocate for concentrating active uses at key intersections near existing or planned transit stops to increase visibility and promote pedestrian activity. This location is over 0.12 miles away from the nearest bus stop, without connecting sidewalks, essentially embedding this active use into an established residential neighborhood. 3.4.4 Objective also advocates for incorporating uses appealing to pedestrians, such as retail, personal service, restaurants and outdoor cafés and residences within the ground floor to activate the pedestrian environment. This use lacks these types of uses and elevations which address the pedestrian and streetscape and will service only the motel visitors, internally orienting the site from the neighborhood.

Lastly, the use is not in compliance with the Veteran's Park Neighborhood Policy Guide. Within the Land Use and Zoning Goals Residential #2 advocates for not



expanding commercial and office uses which will impair the integrity and viability of residential area. It also includes Commercial and Office Goal #2 which advocates for retail uses which will primary serve neighborhood residents. The use could potentially adversely impact the adjacent neighbors and would be a minor service to neighborhood residents.



Nicolette Womack

From: Stacey Yarrington <SYarrington@achdidaho.org>
Sent: Friday, June 21, 2019 10:11 AM
To: Nicolette Womack
Subject: RE: [External] RE: CUP19-00035 4351 W. Alamosa Dr.

Hi Nicolette,

- The traffic counts for the motel are 77 ADT with 9 trips in the PM peak hour. Office counts would depend on the square footage but rates are as follows: General Office 9.74 ADT/ 1.15 PM peak hr. - Small Office 16.19 ADT/ 2.45 PM peak hr. based on per 1,000 sf.
- This project will contribute less than 1% volume to the existing pm peak hour traffic, I am not concerned that Alamosa/State Street can handle the traffic. I am getting current traffic counts for Alamosa, but I feel relatively safe in saying they are well below planning thresholds for a local street.
- Traffic counts for State Street are a bit dated as first Veterans/State intersection was under construction and now the Collister/State intersection is under construction.
- Also we will be looking into the connection question between Alamosa & Willow.
- As to the pedestrian access, we will coordinate with the Farmers Union district if that is feasible.

Let me know

From: Nicolette Womack <nwomack@cityofboise.org>
Sent: Thursday, June 20, 2019 1:07 PM
To: Stacey Yarrington <SYarrington@achdidaho.org>
Subject: RE: [External] RE: CUP19-00035 4351 W. Alamosa Dr.

[THIS EMAIL ORIGINATED EXTERNALLY. PLEASE USE CAUTION WHEN OPENING ATTACHMENTS OR LINKS INSIDE THIS EMAIL.]

Stacey,

I'm sure you're still getting caught up. Any chance you can provide some insight on the questions below? Specifically if the Alamosa and State St. intersection can handle the traffic excepted by the motel use.

Thank you,



Nicolette Womack
 Assoc. Planner, Current Planning & Subdivisions
 Planning and Development Services
 Office: 208-608-7090 | Fax: 208-384-3753
nwomack@cityofboise.org

Making Boise the most livable city in the country.

From: Nicolette Womack <nwomack@cityofboise.org>
Sent: Tuesday, June 11, 2019 11:27 AM
To: Stacey Yarrington <SYarrington@achdidaho.org>
Subject: RE: [External] RE: CUP19-00035 4351 W. Alamosa Dr.

Stacey,

Just reaching out with a few questions.

- We received a neighborhood comment regarding traffic from Alamosa attempting to get onto State St. What are the plans for this access point?
- There has been some discussion that ACHD has property further down Alamosa which connects to Willow and there are plans to improve that to reduce congestion. Can you confirm the details on this?
- We have an email into BVID about potentially temporarily improving the existing maintenance path along the canal for pedestrian access until the full State St. improvements are completed. Any feedback?
- Lastly, can you confirm the traffic generation expected from a motel vs. an office type use?

Thank you as always!



Nicolette Womack
Assoc. Planner, Current Planning & Subdivisions
Planning and Development Services
Office: 208-608-7090 | Fax: 208-384-3753
nwomack@cityofboise.org

Making Boise the most livable city in the country.

From: Stacey Yarrington [<mailto:SYarrington@achdidaho.org>]
Sent: Wednesday, June 5, 2019 4:18 PM
To: Nicolette Womack <nwomack@cityofboise.org>
Subject: [External] RE: CUP19-00035 4351 W. Alamosa Dr.

Hi Nicolette,

I was just assigned this application yesterday and I have not even begun to look at it. I will get back to you as soon as I can, but no later than Monday (6/10).

Thanks,

Stacey

From: Nicolette Womack <nwomack@cityofboise.org>
Sent: Wednesday, June 5, 2019 9:36 AM
To: Stacey Yarrington <SYarrington@achdidaho.org>
Subject: CUP19-00035 4351 W. Alamosa Dr.

Stacey,

I am beginning to review this application. Can you confirm how the future State St. widening plans alongside this parcel and how the canal will be redesigned in the future?

9

Thank you,



Nicolette Womack
Assoc. Planner, Current Planning & Subdivisions
Planning and Development Services
Office: 208-608-7090 | Fax: 208-384-3753
nwomack@cityofboise.org

Making Boise the most livable city in the country.

Nicolette Womack

From: jerry kiser <jkiser@cableone.net>
Sent: Thursday, June 27, 2019 1:24 PM
To: Nicolette Womack
Subject: Re: [External] Re: CUP19-00035 4351 W. Alamosa Dr.

Nicolette, thank you for updating the Farmers Union contact information. We appreciate being notified of proposed projects that may impact our canal right-of-way. Regarding Farmers Union's position on a temporary pathway along the canal Farmers Union would oppose this. While canal maintenance and cleaning use is not frequent, when it does occur, we do not want the public in the area as it poses a safety issue. Jerry

From: "Nicolette Womack" <nwomack@cityofboise.org>
To: "jerry kiser" <jkiser@cableone.net>
Sent: Thursday, June 27, 2019 1:13:25 PM
Subject: RE: [External] Re: CUP19-00035 4351 W. Alamosa Dr.

Jerry,

Thank you for the updated information. I've informed our Noticing Technician. I'll include your comment in the record and route it to the applicant. We are currently recommending denial of the application. Some neighborhood comments have been received regarding the potential for a temporary pedestrian pathway along the canal, potentially gravel or asphalt, should an application be approved. Is this something you could support within the easement area? This would be only until such a time that ACHD redesign the intersection with permanent pedestrian facilities along State St.

Thank you,



Nicolette Womack
 Assoc. Planner, Current Planning & Subdivisions
 Planning and Development Services
 Office: 208-608-7090 | Fax: 208-384-3753
nwomack@cityofboise.org

Making Boise the most livable city in the country.

From: jerry kiser <jkiser@cableone.net>
Sent: Thursday, June 27, 2019 12:08 PM
To: Nicolette Womack <nwomack@cityofboise.org>
Subject: Re: [External] Re: CUP19-00035 4351 W. Alamosa Dr.

Nicolette, that is very old contact information. Please send notices to farmers.union.ditch@gmail.com and jkiser@cableone.net. Yes, the earlier email may serve as our official comment for the project. Thank you. Jerry A. Kiser

From: "Nicolette Womack" <nwomack@cityofboise.org>
To: "jerry kiser" <jkiser@cablone.net>
Sent: Thursday, June 27, 2019 10:56:41 AM
Subject: RE: [External] Re: CUP19-00035 4351 W. Alamosa Dr.

Jerry,

Attached is the transmittal notice for the application and the contact we have on file. If it needs updated, we can do that for you. Does the email below serve as your official comment for the application, or would you like to submit additional information?

Thank you,



Nicolette Womack
 Assoc. Planner, Current Planning & Subdivisions
 Planning and Development Services
 Office: 208-608-7090 | Fax: 208-384-3753
nwomack@cityofboise.org

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From: jerry kiser <jkiser@cablone.net>
Sent: Thursday, June 27, 2019 9:52 AM
To: Nicolette Womack <nwomack@cityofboise.org>
Subject: [External] Re: CUP19-00035 4351 W. Alamosa Dr.

Nicolette, could you please tell me where the notification to Farmers Union Canal Company was sent. We did not receive any notification of this project. This project is right next to the Farmers Union canal. State law provides nothing can be constructed within 25 feet from the top of the canal bank without written approval of Farmers Union. We were not on the neighborhood meeting mailing list either. I have not reviewed all information on this project yet but it appears the 25 foot right-of-way will be impacted by the project as proposed. Placement of any improvement within the right-of-way will not be allowed by Farmers Union. Thank you. Jerry A. Kiser

From: "Nicolette Womack" <nwomack@cityofboise.org>
To: jkiser@cablone.net
Sent: Wednesday, June 26, 2019 4:13:44 PM
Subject: CUP19-00035 4351 W. Alamosa Dr.

Jerry,

All comments, documents or plans received will be available here, simply enter the case number within the subject line of this email.

<http://pdsonline.cityofboise.org/pdsonline/Permits.aspx?id=0>

Thank you,



Nicolette Womack
 Assoc. Planner, Current Planning & Subdivisions
 Planning and Development Services
 Office: 208-608-7090 | Fax: 208-384-3753
nwomack@cityofboise.org

Nicolette Womack

From: Peter McCullough
Sent: Friday, June 28, 2019 1:06 PM
To: Nicolette Womack
Subject: RE: CUP19-00035 4351 W. Alamosa St.

Hi Nicolette,

The revised plan still doesn't meet our specifications. The enclosure size needs to be 12' X 12' and there needs to be a minimum 50' of space in front of the enclosure. The applicant should look at the requirements and then they can contact be to discuss if they wish.



Peter McCullough
 City of Boise Public Works
 Environmental Division
 Materials Management Programs Manager
 Office: 208-608-7509
pmccullough@cityofboise.org

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From: Nicolette Womack
Sent: Thursday, June 27, 2019 2:53 PM
To: Peter McCullough <PMcCullough@cityofboise.org>
Subject: CUP19-00035 4351 W. Alamosa St.

Peter,

The applicant submitted the attached revised plans for this project, relocating this solid waste enclosure since your comments. Can you re-review the proposal and update your comments if necessary?

Thank you,



Nicolette Womack
 Assoc. Planner, Current Planning & Subdivisions
 Planning and Development Services
 Office: 208-608-7090 | Fax: 208-384-3753
nwomack@cityofboise.org

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PUBLIC WORKS DEPARTMENT

MAYOR: David H. Bieter | DIRECTOR: Stephan Burgos

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MEMO

TO: Planning and Development Services
FROM: Peter McCullough
Materials Management Programs Manager
Public Works Department
DATE: 5/29/2019
RE: Solid Waste Comments – CUP19-00035, 4351 Alamosa St

City of Boise Solid Waste staff has reviewed the application for this project and has the following comment(s):

- The location of solid waste enclosure does not provide an area for the collection truck to turn around before exiting to the public street.

The link below provides information regarding trash enclosure design and location requirements:

<http://curbit.cityofboise.org/media/1314/commercialenclosurerequirements.pdf>

Please contact me with any questions at 208-608-7509 or pmccullough@cityofboise.org.

CITY OF BOISE

INTER-DEPARTMENT
CORRESPONDENCE

Date: May 29, 2019

To: Planning and Development Services

From: Mike Sheppard P.E., Civil Engineer II
Public Works Department

Subject: CUP19-00035; address; Sewer Comments

Upon development of the property, connection to central sanitary sewer is required.
Sewers are available in W. Alamosa Street.

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

9

May 29, 2019

RE: CUP19-00035 4351 W Alamosa St.

Dear Applicant:

Please be aware that additional sewer capacity fees will be due prior to issuance of the building permit.

If you have questions, or we may be of assistance, please contact Sewer Rating at 208-608-7150.

Thank you,



PUBLIC WORKS DEPARTMENT

MAYOR: David H. Bieter | DIRECTOR: Stephan Burgos

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CITY OF BOISE

INTER-DEPARTMENT CORRESPONDENCE

Date: 29 May 2019

To: Planning and Development Services

From: Tom Marshall, Street Light Program Technician
Public Works Engineering

Subject: Street Light Comments
CUP19-00035: 4351 W Alamosa St:

No comments.

If you have further questions, please contact Tom Marshall at 208-608-7526



Tom Marshall
Street Light Program Technician
Public Works Engineering
Office: (208)608-7526
tmarshall@cityofboise.org

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CITY OF BOISE

INTER-DEPARTMENT CORRESPONDENCE

Date: 5/29/2019

To: Planning and Development Services

From: Terry Alber, Pretreatment Coordinator, 208-608-7523
Public Works

Subject: **CUP19-00035**; 4351 W Alamosa Street; Pretreatment Comments

Public Works, Pretreatment offers NO COMMENT.

Nicolette Womack

From: jody.benson@ymail.com
Sent: Thursday, June 13, 2019 7:27 AM
To: Nicolette Womack
Subject: [External] Proposed Motel Alamosa and State St

Good Morning Nicolette,

I would like to voice my concern over this proposed low budget motel. Ideally, if it were a better quality type of venture it could have a better impact. I believe it would deter the better economic development ideas for the area. I consider this area to be "up and coming" which is good news for many of the people who live there. It would not add to the area and potentially draw in an element of illicit activity which no one wants to encourage. I would like to see more affordable permanent housing in this area.

Please add my concerns for this development to any information you may be compiling for the hearing.

Thank you!

Jody Benson, Associate Broker

North End Real Estate, LLC.

1409 N 13th St.

Boise, Id 83702

208-250-5298

Jody.benson@ymail.com

From: Alex Dalglish <aloo1dag@gmail.com>
Sent: Tuesday, June 11, 2019 2:10 PM
To: Nicolette Womack
Subject: [External] Proposed Motel on Alamosa/State Street

Good Afternoon Nicolette,

Last week, I read about a proposal to construct a motel at the end of Alamosa Street where it meets State Street. I've lived on Alamosa street for almost 2 years and have been residing in Boise for the last 5 years. As a resident living on Alamosa, I have a few concerns with the proposal to construct a motel at this location.

My biggest concern is the increase in traffic at the end of Alamosa that would surely occur with the addition of the motel. Though I have not seen the detailed plans for the proposal, I believe the outlet from the motel would occur on Alamosa near the current parking lot for the former Meta Health building? The entrance to Alamosa Street from State Street is already marginal at best. I have deep concerns with adding another 26 or more vehicles into this congested area.

Next, I am concerned about the walking path on the Southern side of the Farmers Union Canal. I use this dirt path weekly and I strongly believe the path serves as a safe and enjoyable thoroughfare from Alamosa and Willow Lane. I enjoy seeing the canal and associated wildlife as I walk or bike the path. Yes, I also bike on this path and risk goatheads in my tires because biking between the concrete barriers and the hustling State Street traffic is very risky. The lack of sidewalks on the South side of State Street makes this dirt path that much more valuable and necessary. I believe that if this dirt path were removed as part of the proposal, and having no planned replacement, would be a large detriment to the many people who use this path, myself included. If this proposal were approved, I would like to see a sidewalk incorporated into the project.

Additionally, the prospect of having a motel at the end of Alamosa Street makes me question the zoning of this project as it relates to the neighborhood. Is the proposed motel adequately zoned to be built in a residential area? If the proposed motel is to be budget friendly, I would like it zoned accordingly. If it is to be used as a lower income motel, I have apprehension that people may choose to live in the motel for extended periods of time. Again, as a resident of Alamosa Street that will be affected by this if approved, I would want to see the motel properly zoned to reflect the surrounding neighborhood.

Also, a few questions about the proposal, maybe you can shed information on:

- Would the Meta Health building be torn down if this proposal is approved?
- What can I or other concerned residents do to increase the probability that construction of a sidewalk would become part of the project?
- Where would the outlet from the motel parking occur? At the end of Alamosa near State Street?

Thank you for your time and consideration to my concerns over the proposal.

Best,

Alamosa Street Resident
Alex Dalglish

Nicolette Womack

From: Yvonne Darrow <ymdarrow@gmail.com>
Sent: Sunday, June 30, 2019 5:05 PM
To: Nicolette Womack
Subject: [External] Proposed Motel on Alamosa and State Street

Good morning Ms. Womack,

We just learned of this proposed project this weekend. The thought of a low-cost, transient type motel on our street is incredibly discouraging. For years we had to deal with a meth-house a few houses past ours and all the shady characters milling about on foot, bike and in cars that situation entailed. Having the police at that property was a regular occurrence back then. It was a relief when those people left but now a new meth-house has sprung up across the street from ours. It is an assumption on our part that that meth is being dealt over there but when multiple neighbors have witnessed a variety of cars stopping by just to say hello, shake hands and then drive off again day and night, no one believes those momentary visitors are just being neighborly.

Due to the fact that the proposed motel would be located just across State Street from a strip club and a bar has us already imagining what sorts of traffic will be turning onto and off Alamosa Street making an already dicey turn more challenging.

This street is a neighborhood comprised of joggers, parents with strollers, skateboarders and dog walkers, many who use Alamosa Street to reach the greenbelt or Wymosa or Wylie Lane. We never see conflicts or clashes between the neighbors (other than that one house) and would love to see a project at the end of the street that enhances the neighborhood and the sense of community that we currently enjoy.

Thank you.

William and Yvonne Darrow
4959 W Alamosa St
Boise, ID 83703

From: DiAnn Dennis <diann.dennis5421@gmail.com>
Sent: Thursday, June 13, 2019 7:14 AM
To: Nicolette Womack
Subject: [External] proposed motel @ State & Alamosa

Please add my name to the opposition to this proposal. This area is already a difficult spot to access State Street. I live off Wylie & often drive the extra distance to get out on the 2nd bridge at Alamosa, as the Wylie Lane bridge is too close to the light at Collister to safely enter State Street. The proposed area is too small to accommodate the number of cars that would be entering/exiting a motel of that size. I realize Boise is growing, but there must be an alternative location for that type of business. Please do not allow this to pass!! Thank you, DiAnn Dennis

Nicolette Womack

From: jill.dingle@yahoo.com
Sent: Thursday, June 27, 2019 2:16 PM
To: Nicolette Womack
Subject: [External] Proposed motel on Alamosa and State Street

Nicolett Womack,

We have lived on Alamosa for 35 years. There have been many things that have changed in the neighborhood that we have not agreed with but continue to enjoy the neighborhood. We knew the vacant lot at the entrance of Alamosa would be developed eventually and knew we would once again have to adjust to the change. Never in a million years did we think the proposed development would be a 23 room motel. I fail to see how this would enhance our neighborhood. Our community on Willow, Alamosa, and Wylie is somewhat isolated with limited access and egress to a major corridor. We think this project is neither in the city's or the neighborhoods best interest.

Thank you,

Jill Dingle

4618 Alamosa

From: Sally Hunter <sallyhunter750@gmail.com>
Sent: Wednesday, June 12, 2019 9:06 AM
To: Nicolette Womack
Subject: [External] Motel proposal for Alamosa

Hello Ms. Womack,

I would like to register my concerns over the proposal for a motel on Alamosa and State Street.

1. Isn't this area being considered for an "urban renewal district"? I hardly think a budget motel is what we want there.
2. This is directly across the street from a bar and strip club. I don't care what people do with their free time but again....is a budget motel across the street from these businesses a good idea?
3. How in the world can you fit a motel with 23 rooms and space for 26 cars on a lot barely bigger than a half acre????
4. We don't need more cars using State Street.
5. I understand that this would also eliminate the walkway behind the canal and force foot traffic onto State Street. Should we really be directing foot traffic to one of the busiest roads we have??

Thank you,

Sally Hunter (resident of Collister Neighborhood)

From: Poodle Lady Idaho <poodleladyidaho@yahoo.com>
Sent: Monday, June 17, 2019 8:53 PM
To: Nicolette Womack
Subject: [External] Low rent tweaker motel proposed for State and Alamosa

To Whom it may concern:

Let the record show that at least one very close neighbor is not interested in a low rent motel near and old established community! We already have to deal with this huge freeway being built through our neighborhood and now inviting the low budget transient travelers practically into our homes.

Please know that the families in this area will show up at the July meeting with pitchforks. Just kidding, but we will be there in droves to protest this project.

A two story apartment building would be fine as we need more affordable housing for the current residents, but not this.

Teresa Lagoski
5022 W Wymosa
83703
208 384 1227

Nicolette Womack

From: Josh Rindfleisch <rindjosh@gmail.com>
Sent: Friday, June 28, 2019 12:40 PM
To: Nicolette Womack
Subject: [External] RE: CUP19-00035 Opposition to Alamosa Motel Proposal

Hello,

My wife Alexis and I are residents at 4635 W Alamosa Street and we are very disappointed to hear the news of the possible construction of a "low-budget motel" in our residential neighborhood at State and Alamosa. We are working with our neighbors to ensure our concerns are heard regarding this proposed construction.

We are firmly opposed to this as we feel it takes away from the integrity of our neighborhood, will be a detriment as opposed to an improvement to the general area, and will cause severe traffic congestion among traffic both entering and exiting State St. There are many children who live just across the street who play in their "yard" which is the parking lot just opposite where the entrance to the motel would be. Combining this type of transient population with small children will drastically change their lifestyle and has the potential to pose major concern for their safety and well being. We feel there are much better locations for this type of business as this does not fit the intent of residential and "light office" zones.

We will be opposing this in the public comment portion of the upcoming Planning and Zoning Meeting on July, 8.

Sincerely,
Josh & Alexis Rindfleisch
541.400.0307

From: Jenny Swajkoski <jenswaj2@gmail.com>
Sent: Tuesday, June 11, 2019 9:40 AM
To: Nicolette Womack
Subject: Re: [External] Re: CUP19-00035 4351 W. Alamosa Dr.

Great, thank you for all of your help Nicolette.

I went around to just over a dozen of my neighbors last night and none of them were aware of the project and all of them shared in the concerns I brought up yesterday, namely (1) traffic flow exiting/entering Alamosa from State Street is already dangerous and during rush hour residents on Alamosa are at the mercy of drivers on State to usher them onto State Street, (2) pedestrians utilize the trail on the south east side of the farmers union canal to walk to nearby restaurants and the bus stop and without that trail access and due to lack of any sidewalks, they would be forced to walk directly on the shoulder or State Street, and (3) folks question how this properly fits into a residential neighborhood and have concerns with non-long term folks coming in and out of the street. We understand State Street is a designated highway, but encourage planning and zoning to consider the character of the neighborhood of Herons Hollow. It is a small residential neighborhood that right now is somewhat of an island as far as access to State Street goes.

What population would this motel really serve and is this just an end-run around low-income housing? Actually many of my neighbors said they would support some sort of townhome or residential development over a motel because it would better fit the character of the neighborhood and serve the overall plan for high density residential opportunities near State Street.

These are just talking points that I heard in my discussions with neighbors last night. I will continue to communicate with you concerns and/or points of support as they come to me. I anticipate more discussions as my neighbors are just now finding out about the project. I know the law only requires notice to those within 300 feet, but hope you understand that this project impacts everyone on Alamosa, Wymosa, Wylie and James Street who regularly use the Alamosa entrance/exit to get onto State Street.

Thanks again!

Jenny

On Mon, Jun 10, 2019 at 4:52 PM Nicolette Womack <nwomack@cityofboise.org> wrote:

Jenny,

Below is a link to the Zoning Code:

https://www.cityofboise.org/media/4075/city_code_chapter_11.pdf

Written page #43 outlines the procedure for a Conditional Use Permit. #7 outlines the criteria for the decision. #vi. and #vii. would not be analyzed as this project does not include those features.

Thank you,



Nicolette Womack

Assoc. Planner, Current Planning & Subdivisions

Planning and Development Services

Office: 208-608-7090 | Fax: 208-384-3753

nwomack@cityofboise.org

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From: Jenny Swajkoski [mailto:jenswaj2@gmail.com]

Sent: Monday, June 10, 2019 4:45 PM

To: Nicolette Womack <nwomack@cityofboise.org>

Subject: [External] Re: CUP19-00035 4351 W. Alamosa Dr.

Thank you for the information Nicolette. You also mentioned that you could send over the criteria you utilize when determining whether to approve the plan - including things like its compatibility with comprehensive planning for the area, new burden to traffic etc. Where can I find that information?

Best,

Jenny

On Mon, Jun 10, 2019 at 4:31 PM Nicolette Womack <nwomack@cityofboise.org> wrote:

Below is a link to view the submitted documents, simply enter the case number included within the subject line of this email.

Thank you,



Nicolette Womack

Assoc. Planner, Current Planning & Subdivisions

Planning and Development Services

Office: 208-608-7090 | Fax: 208-384-3753

nwomack@cityofboise.org

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