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Planning & Development Services

June 9, 2015

Mike Chidester
Saint Alphonsus Regional Medical Center
1055 N. Curtis Rd.
Boise, ID 83706
chidesmj@sarmc.org
(sent via email)

Re: CUP15-00029 / 1115 N. Curtis Road

Dear Mr. Chidester:

This letter is to inform you of the action taken by the Boise City Planning and Zoning Commission on your request for a conditional use permit for an off-site accessory parking lot on 1.1 acres located at 1115 N. Curtis Road in an L-OD (Limited Office with Design Review) zone.

The Boise City Planning and Zoning Commission, at their hearing of **June 8, 2015**, **approved** your request, based on compliance with the attached Reasons for the Decision and Conditions of Approval.

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

1. This approval will not take effect until after the appeal period has lapsed.
2. The decision of the Boise City Planning and Zoning Commission may be appealed to City Council within ten (10) calendar days from the issuance of this decision. The appeal must be written, accompanied by the appropriate fee, and submitted to the Planning and Development Services Department prior to the deadline set forth herein. Appeal application forms are available in the Planning Department or online under Applications at:
<http://pds.cityofboise.org/> or <http://pds.cityofboise.org/home/documents/apps/100/>
3. All appeals of this permit must be filed by **5:00 P.M., on June 18, 2015**.
4. If this Conditional Use Permit is not acted upon within two (2) years, it will become null and void without further notification from this Department.

This letter constitutes your Conditional Use Permit.

If you have any questions, please contact me at (208) 384-4412.

Sincerely,

Brent Moore

Brent Moore

Associate Planner

Boise City Planning and Development Services

BM/wm

cc: Jim Otradosky / CSHQA / jim.otradosky@cshqa.com (sent via email)

Reason for the Decision

The use is compatible with other uses in the vicinity. The site abuts the Saint Alphonsus Medical Center, which it will serve, to the west and south. The parking lot will be located 470' off of Curtis Road to the east and separated by a vacant lot owned by Saint Alphonsus. To the north, the lot is bordered by approximately 350' of I-184 freeway right-of-way. There are many surface parking lots in the vicinity which also serve the Saint Alphonsus Medical Center. Comments received from public agencies confirm the proposed use will not place an undue burden on the transportation system or other services in the vicinity. The site is large enough to accommodate the proposed use. The parking lot will contain 75 parking spaces and will be connected to Curtis Road to the east and an existing Saint Alphonsus parking lot to the west. It will also include a pedestrian pathway to the Saint Alphonsus property to the west. The parking lot meets all of the required setbacks and landscaping requirements. The use is compatible with the Comprehensive Plan as Policy SHCC 14.3 calls for the city to work with health care providers on upgrades to and expansion of existing facilities. The additional parking spaces will allow for Saint Alphonsus to accommodate more employees and patients. *Policy EC 3.1* promotes a business environment that encourages the retention and growth of existing businesses to benefit the city, its tax base, and citizens. The proposed parking lot will allow an existing business to grow which provides a very important service to the residents of the area.

Conditions of Approval

Site Specific

1. Construction, use and property development shall be in compliance with the plans and specifications on file with the Boise City Planning and Development Services Department electronically submitted on **April 28, 2015**, except as expressly modified by the following conditions.
2. This project is in a Design Review District, and is subject to review and approval by the Design Review Team.
3. Comply with the requirements of the Boise City Public Works Department dated April 30, 2015 (BCPW) for drainage, sewers, solid waste, ground water management, and street lights. Please contact BCPW at 384-3900 for more information.

Standard Conditions of Approval

4. All lighting shall be designed and located so as to prevent glare or direct light from falling onto adjoining properties or streets. The illumination of all light fixtures shall not exceed two footcandles as measured one foot above the ground at property lines shared with residentially zoned or used parcels.

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5. All parking areas and driveways shall be paved and shall be designed and laid out to conform to the minimum standards required by the Boise City Zoning Ordinance.
 6. All landscaping shall be maintained in a healthy and attractive condition, and irrigated by an appropriate underground irrigation system.
 7. 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 the City of Boise. The burden shall be upon the applicant to obtain the written confirmation of any change and not upon the City of Boise.
 8. 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 its successors in interest advises the City of its 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.
 9. Failure to abide by any condition of this approval shall be grounds for revocation by the Boise City Planning and Zoning Commission.
 10. This permit shall be valid for a period not to exceed two years from the date of approval by the Planning and Zoning Commission. Within this period, the holder of the permit must commence the use permitted by the permits in accordance with the conditions of approval.
 11. Prior to the expiration of this approval, the Commission may, upon written request by the holder, grant a two-year time extension. A maximum of two extensions may be granted.