

LARSON ARCHITECTS, P.A.
210 Murray Street
Boise, Idaho 83714
tel. 208.376.7502 fax 208.658.0224

August 6, 2015

Dear Resident,

Boise City Code requires an opportunity for a meeting between the applicant of a development proposal and the residents in the neighborhood in which the development site is located prior to a formal submittal of the development application to the City. This letter is such notice of an opportunity to review and discuss the new building for a Freddy's Steakburgers Restaurant. This is not a public hearing; public officials will not be present. If you have any questions regarding this Boise City Code neighborhood pre-application meeting requirement, please contact the Planning Division of the Planning and Development Services Department at 208-384-3830.

If you have questions about the development project, please contact the representative listed below.

PURPOSE

To review and provide comments regarding the building of a Freddy's Restaurant.

WHEN

Meeting Date: Monday, August 17th, 2015

Meeting Time: 6:00-7:00 p.m. (This meeting is informal, please stop by anytime between 6 and 7)

WHERE

Meeting to be located at: Idaho Youth Ranch, Located at 2141 S. Broadway, Boise Idaho 83706
South end of the Pinon Plaza.

PROJECT DESCRIPTION

The applicant is submitting a Conditional Use Application and Design Review to the City of Boise to request a restaurant with a drive up window which is an allowed use in the current C-2 zone. The new building is a single story of 3,435 square feet, located in the Pinon Plaza between the Sonic Drive-In and the Idaho Youth Ranch.

A site plan, floor plan and building elevations will be available for review at the meeting.

If you have questions about the meeting or development project, please contact Brad Marczuk of Larson Architects at 208-376-7502, or at the above listed address.

Sincerely,

Brad Marczuk
Larson Architects, P.A.
210 Murray St.
Boise, Idaho 83714

8-17-15

Freddy's Neighborhood Meeting Minutes

- Brad Marczuk (Larson Architects) and Travis Stroud (Developer) gave a general presentation of the project. After the overall presentation the following issues were brought up by the attendees and discussed.
- Driveway off Denver. The decision to exclude the driveway access off Denver Street was well received and appreciated.
- The Dumpster Pick up schedule was of a concern since the garbage is picked up in the very early hours. We told the attendees we had no control over the garbage company's schedule and the neighborhood association should contract them directly. Perhaps they could have some influence.
- Site and building Lighting was discussed. We showed the lighting along the north and south boundaries and how no lighting is proposed along Denver Street. All light will have cutoffs and photometrics would be provided at time of submittal. No signage or building spot lighting is proposed on the west side.
- The neighborhood did not want music playing from Freddy's like Sonic currently does. We did not have the operating methods for Freddy's, but we will pass this concern onto Freddy's.
- The biggest issue and the topic of most of the discussion was the landscaping vs a CMU wall along Denver Street. It was the general consensus of the attendees that they would prefer a wall over landscaping. We presented that we would have fast growing trees and dense large shrubs, not small plantings.

We also discussed that the code does not require a wall and that our understanding is the City prefers landscaping over a boundary wall, so we proceeded with the landscaping approach. The Developer prefers landscaping for aesthetic, overall property continuity, connectivity and cost. The attendees seemed to prefer sound isolation from Broadway and general operation over landscaping aesthetics. We gave the attendees Susan Riggs and Andrea Tuning contact information for follow up discussions on this topic.

- A desire for a stop light on Broadway to accommodate the existing drive accesses and nearby developments was expressed. We mentioned we have no input on this and any impacts will be looked at by ACHD. If a stop light is wanted this should be pursued directly with ACHD

END

Freddy's Neighborhood Meeting

8-17-15, 6:00 – 7: PM

Name

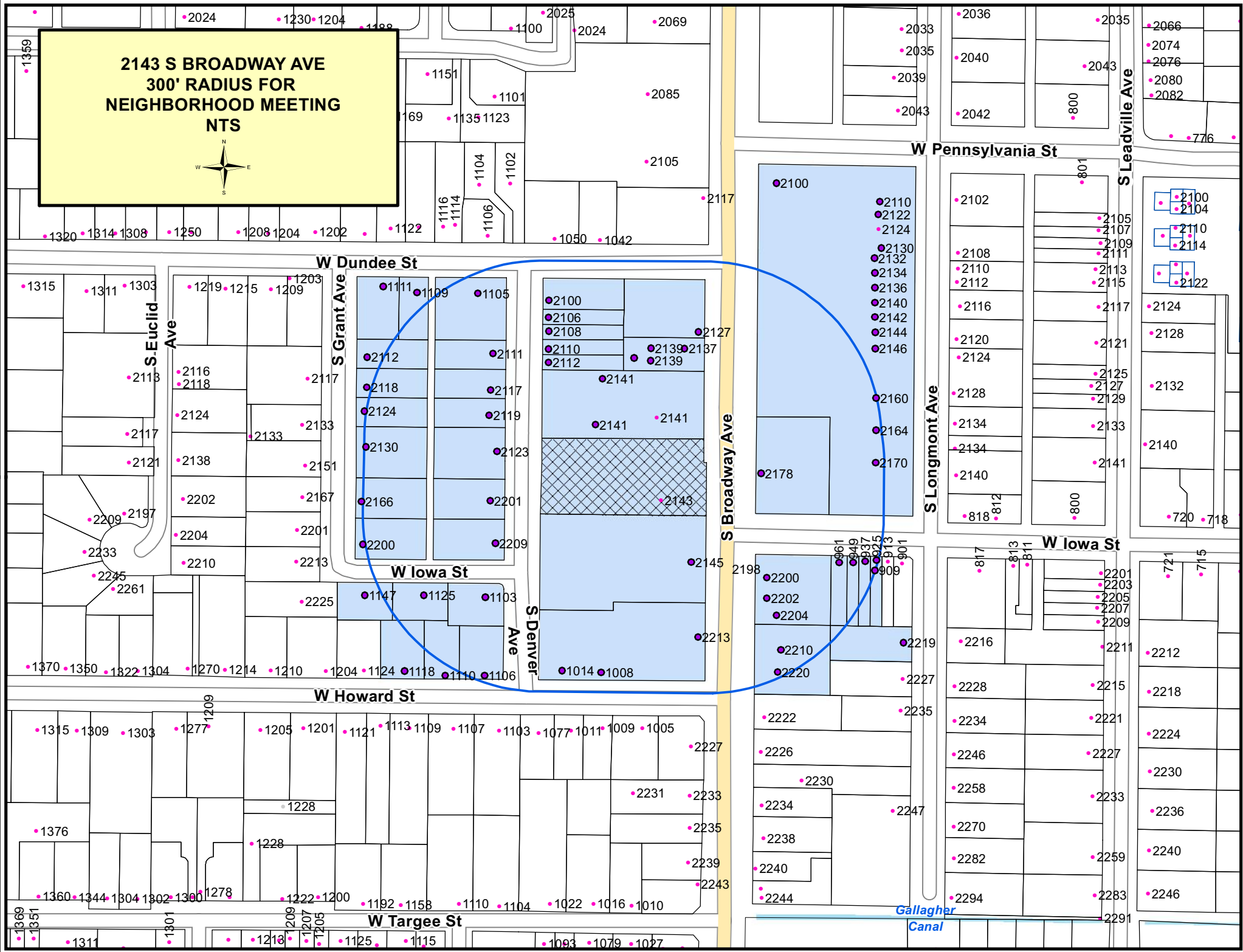
Contact Information

Allyson Mohammad Bataineh	208-409-9549 mo_bata@yahoo.com , Allybata@gmail.com
Elizabeth Barnes	Elizabethbarnes@boisestate.edu
Linda Paul	208-345-1664 linda@rangewriter.biz
Brittani Johnston/ Kyle Nelson	brittanijohnston ? @gmail.com
Nicholas McGhie	industrycage@gmail.com
Kimberly Leeman	kimcup@gmail.com
Kathy Brooks	kbzinger@gmail.com
Linda Elam	lnd_elam@yahoo.com
Megan Devancy	meggiedec8@gmail.com
Trevor Bloom	turabaka@gmail.com
Fred Fritchman/Sena	ffritchman@msn.com

6:40

NAME	CONTACT INFO
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Elizabeth Barnes	Elizabeth.barnes@boisestate.edu
LINDA PAUL	linda@rangewriter.biz 208345-1664
Brittani Johnston/ Kyle Nelson	brittanijohnston9@gmail.com
NICHOLAS McElvie	INDUSTRYCAGE@gmail.com
Kimberly Leeman	Kimcup@gmail.com
Kathy Brooks	Kbzinger0@gmail.com
LINDA ELAM	Ind-elam@yahoo.com
Megon Devaney	meggie dec 8@gmail.com
Trevor Bloom	tarabaka@gmail.com
Fred Fritchman/SENAT	ffritchman@msn.com

**2143 S BROADWAY AVE
300' RADIUS FOR
NEIGHBORHOOD MEETING
NTS**





Planning & Development Services

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

Phone: 208/384-3830
Fax: 208/384-3753
TDD/TTY: 800/377-3529
Website: www.cityofboise.org/pds

Neighborhood Meeting Address List Application

Idaho Code 9-348(1)(b) prohibits the distribution or sale of mailing lists in order to protect the privacy of taxpayers. However, this list can be provided if you are requesting a list of property addresses to fulfill a requirement required by any statute, ordinance, rule, law or by any governing agency (Idaho Code 9-348(8)).

Applicant/ Representative:	<i>BE'S Investments, LLC - Travis Stroud Manager</i>
Address:	<i>1980 S Meridian Rd Suite 140 Meridian, ID 83642</i>
Telephone:	<i>208-412-1329</i>
*E-mail:	<i>trja8871@msn.com / brad@larsonarchitects.biz</i>
Address of subject property:	<i>2143 S Broadway Ave</i>
Parcel number:	<i>R3080770090</i>
Description of proposal:	

Please check the purpose for which you are requesting the list

- ☒ Conditional Use Permit
- ☒ Design Review
- ☐ Variance
- ☐ Annexation
- ☐ Rezone
- ☐ Comp Plan Map Amendment
- ☐ Certificate of Appropriateness
- ☐ Other _____

#4022 (\$15.00+tax) ☒ list only*

#4024 (\$25.00+tax) ☐ list & labels**

*The address list will be e-mailed to you.

**For an additional fee you may request mailing labels to be picked at the front desk.

Under penalty of perjury, I hereby certify that I will not be using, nor will I allow to be used in any form or manner, the records, documents, or lists obtained from the City of Boise Planning & Development Services Office as a mailing list for purposes other than listed above.



Signature of Applicant/ Representative

8/4/15

Date

2143 S BROADWAY AVE
ADDRESS LIST
82 RECORDS-08/04/15

ELIZABETH BARNES-SOUTH BOISE VILLAGE
1330 W DUNDEE ST
BOISE ID 83706-4122

FRED FRITCHMAN-SENA
1321 S DENVER AVE
BOISE ID 83706-3301

R7103260100
PROPERTY OWNER
10425 W CAROLINA DR
BOISE ID 83709-2495

R7103260010
PROPERTY OWNER
1105 W DUNDEE ST
BOISE ID 83706-4117

R7454900020
PROPERTY OWNER
1106 W HOWARD ST
BOISE ID 83706-4516

R7103260110
PROPERTY OWNER
1109 W DUNDEE ST
BOISE ID 83706-4117

R7454900010
PROPERTY OWNER
1110 W HOWARD ST
BOISE ID 83706-4516

R5673200020
PROPERTY OWNER
11204 N BAR 21 DR
GLENN'S FERRY ID 83623-5028

R5673200040
PROPERTY OWNER
1147 W IOWA ST
BOISE ID 83706-4521

R7569500073
PROPERTY OWNER
11861 N HUMPHREYS WAY
BOISE ID 83714-9345

R1955020322
PROPERTY OWNER
11980 W HIDDEN VALLEY RIM RD
BOISE ID 83709-6850

R5673200030
PROPERTY OWNER
13277 W ELMSPRING DR
BOISE ID 83713-1320

R1955020373
PROPERTY OWNER
137 W DOVER LN
BOISE ID 83705-5924

R7103260030
PROPERTY OWNER
147 W WILLOWAY DR
BOISE ID 83705-5937

R3080770090
PROPERTY OWNER
1980 S MERIDIAN RD STE 140
MERIDIAN ID 83642-9027

R3080770072
PROPERTY OWNER
2005 W GRACE ST
BOISE ID 83702-0744

R3080770130
PROPERTY OWNER
2100 S DENVER AVE
BOISE ID 83706-4502

R3080770119
PROPERTY OWNER
2108 S DENVER AVE
BOISE ID 83706-4502

R3080770116
PROPERTY OWNER
2110 S DENVER AVE
BOISE ID 83706-4502

R3080770113
PROPERTY OWNER
2112 S DENVER AVE
BOISE ID 83706-4502

R7103260040
PROPERTY OWNER
2117 S DENVER AVE
BOISE ID 83706-4501

R7103260090
PROPERTY OWNER
2118 S GRANT AVE
BOISE ID 83706-4510

R7103260050
PROPERTY OWNER
2119 S DENVER AVE
BOISE ID 83706-4501

R7103260060
PROPERTY OWNER
2123 S DENVER AVE
BOISE ID 83706-4501

R7103260070
PROPERTY OWNER
2130 S GRANT AVE
BOISE ID 83706-4510

R1955020324
PROPERTY OWNER
2200 S GRANT AVE
BOISE ID 83706-4512

R1955020315
PROPERTY OWNER
2201 S DENVER AVE
BOISE ID 83706-4503

R7103260080
PROPERTY OWNER
2201 S GRANT AVE
BOISE ID 83706-4511

R1955020317
PROPERTY OWNER
2209 S DENVER AVE
BOISE ID 83706-4503

R7818240030
PROPERTY OWNER
2420 E WARM SPRINGS AVE
BOISE ID 83712-8433

R7569500065
PROPERTY OWNER
3381 CHEECHAKO DR
RENO NV 89519-8042

R3080770010
PROPERTY OWNER
3689 W RED JADE CT
MERIDIAN ID 83646-0014

R1955020325
PROPERTY OWNER
3765 S COMO AVE
MERIDIAN ID 83642-1470

R7103260120
PROPERTY OWNER
3803 S LATAWAH ST
SPOKANE WA 99203-2726

R7818240020
PROPERTY OWNER
484 N MORNINGSIDE WAY
BOISE ID 83712-7571

R3080770122
PROPERTY OWNER
4937 N HOLLOW LN
BOISE ID 83702-1739

R7569500914
PROPERTY OWNER
535 MARRIOTT DR
NASHVILLE TN 37214-5092

R3080770030
PROPERTY OWNER
6391 S PAPERBIRCH AVE
BOISE ID 83716-7110

R7818240040
PROPERTY OWNER
925 W IOWA ST
BOISE ID 83706-4912

R7818240010
PROPERTY OWNER
961 W IOWA ST
BOISE ID 83706-4912

R7569500080
PROPERTY OWNER
PO BOX 1036
BOISE ID 83701-1036

R7569500934
PROPERTY OWNER
PO BOX 140477
BOISE ID 83714-0477

R1955020356
PROPERTY OWNER
PO BOX 171373
ARLINGTON TX 76003-1373

RESIDENT
1103 W IOWA ST
BOISE ID 83706-4521

RESIDENT
1111 W DUNDEE ST
BOISE ID 83706-4117

RESIDENT
1118 W HOWARD ST
BOISE ID 83706-4516

RESIDENT
1125 W IOWA ST
BOISE ID 83706-4521

RESIDENT
2100 S BROADWAY AVE
BOISE ID 83706-4205

RESIDENT
2106 S DENVER AVE
BOISE ID 83706-4502

RESIDENT
2110 S BROADWAY AVE
BOISE ID 83706-4205

RESIDENT
2111 S DENVER AVE
BOISE ID 83706-4501

RESIDENT
2112 S GRANT AVE
BOISE ID 83706-4510

RESIDENT
2122 S BROADWAY AVE
BOISE ID 83706-4205

RESIDENT
2124 S GRANT AVE
BOISE ID 83706-4510

RESIDENT
2127 S BROADWAY AVE
BOISE ID 83706-4200

RESIDENT
2130 S BROADWAY AVE
BOISE ID 83706-4205

RESIDENT
2132 S BROADWAY AVE
BOISE ID 83706-4205

RESIDENT
2134 S BROADWAY AVE
BOISE ID 83706-4205

RESIDENT
2136 S BROADWAY AVE
BOISE ID 83706-4205

RESIDENT
2137 S BROADWAY AVE
BOISE ID 83706-4200

RESIDENT
2139 S BROADWAY AVE STE 101
BOISE ID 83706-4200

RESIDENT
2139 S BROADWAY AVE STE 102
BOISE ID 83706-4200

RESIDENT
2140 S BROADWAY AVE
BOISE ID 83706-4205

RESIDENT
2141 S BROADWAY AVE STE 110
BOISE ID 83706-4200

RESIDENT
2141 S BROADWAY AVE STE 150
BOISE ID 83706-4200

RESIDENT
2142 S BROADWAY AVE
BOISE ID 83706-4205

RESIDENT
2144 S BROADWAY AVE
BOISE ID 83706-4205

RESIDENT
2145 S BROADWAY AVE
BOISE ID 83706-4200

RESIDENT
2146 S BROADWAY AVE
BOISE ID 83706-4205

RESIDENT
2160 S BROADWAY AVE
BOISE ID 83706-4205

RESIDENT
2164 S BROADWAY AVE
BOISE ID 83706-4205

RESIDENT
2166 S GRANT AVE
BOISE ID 83706-4510

RESIDENT
2170 S BROADWAY AVE
BOISE ID 83706-4205

RESIDENT
2178 S BROADWAY AVE
BOISE ID 83706-4205

RESIDENT
2202 S BROADWAY AVE
BOISE ID 83706-4618

RESIDENT
2210 S BROADWAY AVE
BOISE ID 83706-4603

RESIDENT
2213 S BROADWAY AVE
BOISE ID 83706-4670

RESIDENT
2219 S LONGMONT AVE
BOISE ID 83706-4655

RESIDENT
2220 S BROADWAY AVE
BOISE ID 83706-4618

RESIDENT
909 W IOWA ST
BOISE ID 83706-4912

RESIDENT
937 W IOWA ST
BOISE ID 83706-4912

RESIDENT
949 W IOWA ST
BOISE ID 83706-4912