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Planning & Development Services

June 8, 2016

Curt Perry

Pioneer Federal Credit Union

250 W 3rd South

Mountain Home, ID 83647

Re: CUP16-00035 / 5918 W State Street

Dear Mr. Perry:

This letter is to inform you of the action taken by the Boise City Planning and Zoning Commission on your request for a conditional use permit to construct an approximately 2,500 square foot bank with a detached drive-through canopy on a 0.48 acre parcel located at 5918 W. State Street in the C-2D (General Commercial with Design Review) zone.

The Boise City Planning and Zoning Commission, at their hearing of **June 6, 2016, 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 16, 2016.**
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

Associate Planner

Boise City Planning and Development Services

BM/cl
cc:

Ted Isbell, CSHQA / 200 W Broad St., Boise, ID 83702 / ted.isbell@csbqa.com
Connie Waters, Trustee for the Raymond and Ruby I Barfuss Family Trust / 2985 S Miracle Ln., Meridian, ID 83642 / conniewaters@gmail.com
Julie Klocke, Collister Neighborhood Association / 4946 N Contour Way, Boise, ID 83703 / president@collistercna.org

Recommended 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 26, 2016**, except as expressly modified by the following conditions.
2. A minimum 5' wide setback shall be provided between the parking lot and the east property line.
3. Two bicycle parking spaces shall be provided.
4. The applicant shall comply with requirements of the Boise City Building Department prior to the issuance of a certificate of occupancy.
5. The applicant shall comply with the requirements of the Boise City Public Works Department (BCPW) dated April 29th, May 2nd & May 5th, 2016 for drainage, sewers, solid waste, ground water management, and street lights. Please contact BCPW at 384-3900 for more information. All items required by BCPW shall be included on the plans/specifications that are submitted for a Building Permit.
6. The applicant shall comply with the requirements of the Ada County Highway District (ACHD) dated May 19, 2016.
7. A sign permit is required for all signage.
8. This project is in a Design Review District, and is subject to review and approval by the Design Review Team.

Standard Conditions of Approval

9. 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 foot candles as measured one foot above the ground at property lines shared with residentially zoned or used parcels.

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10. Communication systems shall not exceed 55 decibels at any property line adjoining or across the alley from residential zones or uses.
 11. 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.
 12. 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.
 13. Failure to abide by any condition of this approval shall be grounds for revocation by the Boise City Planning and Zoning Commission.

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. 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.