



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

Planning Division Transmittal

File Number: CUP09-00017

Hearing Date: MAY 4, 2009

X-Ref:

Hearing Body: Planning and Zoning Commission

Address: 5600 W HILL ROAD

Transmittal Date: 03/30/09

Applicant: ETHEL FICKS

- Submit comments at least **10 Calendar Days** prior to the hearing date listed above so your comments can be included in the staff report. For Staff Levels, please comment within **7 Calendar Days** of the transmittal date.
- If responding by e-mail, please send comments to PDSTransmittals@cityofboise.org and put the file number in the subject line.
- Paper copies are available on request. Please call 384-3830 and have the file number available. If you encounter problems with the electronic transmittals or want to provide feedback, please call 384-3830.

Boise City

- Police-Curt Crum
- Fire-Mark Senteno
- Public Works-(2)
- Public Works-Environmental
- Public Works-Barbara Edney
- Public Works-Jim Wyllie
- Public Works-Terry Records
- Parks-Cheyne Weston
- Forestry-Dennis Matlock
- City Clerk-Susan Churchman
- Airport-(3)
- Library-Kevin Booe
- DFA-James Thomas
- Parking Control-Stu Prince
- Legal-Mary Elizabeth Watson
- PDS-Subdivisions-Dave Abo
- PDS-Permit Plan
- PDS-Kathleen/Stacey

Ada County

- ACHD-(3)
- Commissioners-(3)
- Sheriff Dispatch
- Development Services
- COMPASS-Ryan Head
- Parks & Waterways-Pat Beale

Idaho State

- Transportation District III-(2)
- Division of Public Works
- Dept. of Water Resources
- Historical Society
- Fish & Game (Region III)
- Dept. of Lands-(2)
- Dept. of Parks & Recreation
- DEQ

Federal

- BLM-(2)
- Fish & Wildlife Service
- EPA
- Army Corp of Engineers

Schools

- Boise School District
- Meridian School District
- Boise State University

Sewer Districts

- West Boise Sewer
- Northwest Boise Sewer
- Bench Sewer

Utilities

- Idaho Power
- Qwest Communications
- United Water
- Chevron Pipeline-(2)
- Capitol Water Corporation

Irrigation Districts

- Nampa & Meridian
- New York Irrigation
- Boise City Canal
- Boise Valley
- South Boise Water Co.
- S. Boise Mutual Irrigation Co.
- Bureau of Reclamation
- Board of Control
- Drainage District # _____
- Other _____

Miscellaneous

- CCDC-(2)
- Union Pacific Railroad
- Central District Health
- City of Garden City
- City of Meridian
- City of Eagle
- Valley Reg. Transit-Margaret Harvey
- Warm Springs Historic District
- Other _____

Neighborhood Associations

- Boise Heights
- Borah
- Central-Bench
- Central Foothills
- Central Rim
- Collister
- Depot Bench
- Downtown
- East End
- Glenwood Rim
- Harrison-Boulevard
- Harris Ranch
- Highlands
- Hillcrest
- Maple Grove - Franklin
- Mesa
- Morris Hill
- North End
- Northwest
- Pierce Park
- Pioneer
- Quail Ridge
- Riverland East
- South Boise Village
- South East
- Stewart Guich
- Sunrise Rim
- Sunset
- SW Ada County Alliance
- Veterans Park
- Vista
- West Bench
- West Cloverdale
- West Downtown
- West Valley
- Winstead-Park

Conditional Use Application Form

PDS Department Application
#109

Pre-Application Conference Required

A pre-application conference with staff for a preliminary review of your project and a pre-application neighborhood meeting are required prior to submitting this application. Refer to the attached submittal checklist for additional information, and see the attached P & Z Commission Level Applications document for a sample neighborhood meeting letter. Contact a procedures analyst at (208) 384-3830 for more details.

Submit a Complete Application

When an application is submitted, it will be reviewed in order to determine compliance with application requirements. It will not be accepted if it is not complete. A hearing date will be scheduled only after an application has been accepted as complete.

Note: Online submittals are not automatically accepted as complete and will not be processed until we receive all submittal requirements (including a signed copy of the application).

Reviewing Agencies

If any reviewing agency wants their input incorporated into the staff report, their information must be received by this office at least two weeks (14 calendar days) prior to the public hearing date when this application will be heard.

Address Verification

Address of Subject Property: 5600 W. Hill

Mapping Division must initial here _____ to signify address verification.

For Office Use Only

File Number: CUP09-00017 X-Referenced Files: _____

Zone(s): R-1B Fee: 1047

Pre-Application Materials? Yes No Project Type: Special Exception Other: _____

This application is a request to construct, add or change the use of the property as follows:
Commercial Social Center

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Conditional Use Application Form

PDS	Department Application
	# 109

Case #: CUP09-00017

New! Type data directly into our forms.

Note: Be sure to print this form before closing it or you will lose your data. This form cannot be saved to your computer.

Property Information

Address: Street Number: 5600 Prefix: West Street Name: Hill Road

Subdivision: Seamans Sub Block: 2 Lot: 1 Section: 19 Township: 4N Range: 2E

*Primary Parcel Number:

R	7	7	8	9	0	0	0	8	6	0
---	---	---	---	---	---	---	---	---	---	---

 Additional Parcels: _____

Applicant Information

*First Name: Ethel *Last Name: Ficks

Company: _____ *Phone: (208) 345-0451

*Address: 5600 Hill Road *City: Boise *State: ID *Zip: 83703

E-mail: bookfarm@mac.com Cell: (208) 863-3398 Fax: _____

Agent/Representative Information

First Name: _____ Last Name: _____

Company: _____ Phone: _____

Address: _____ City: _____ State: _____ Zip: _____

E-mail: _____ Cell: _____ Fax: _____

Role Type: Architect Land Developer Engineer Contractor Other

Owner Information

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

First Name: _____ Last Name: _____

Company: _____

Address: _____ City: _____ State: _____ Zip: _____

E-mail: _____ Cell: _____ Fax: _____

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City of Boise Planning & Development Services

P.O. Box 500 • 150 N. Capitol Blvd • Boise, Idaho 83701-0500
Phone 208/384/3830 • Fax 208/433-5688 • TDD/TTY 800/377-3529

Date Received: _____
Revised 10/2008

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1. Neighborhood Meeting Held (Date): March 12, 2009

2. Neighborhood Association: Collister Neighborhood Association

3. Comprehensive Planning Area: _____

4. This application is a request to construct, add or change the use of the property as follows:

We are applying for a Conditional Use Permit - Commercial Social Center designation to provide an environmentally responsible and community-friendly place for small group meetings, gatherings and social events. We are not requesting any new additions or facility construction; this is a proposed modification of an existing residence to convert the yard and southern portion of the facility to the aforementioned commercial use.

A. Is this a modification? Yes No

B. File number being modified: _____

5. Size of property: 2.3 Acres Square Feet

6. Water Issues

A. What are your fire flow requirements? (See International Fire Code) N/A - No water main

B. Number of hydrants (show location on site plan): (Note: Any new hydrants/hydrant piping require United Water approval.)

Number of Existing : 0 Number of Proposed: 0

C. Is the building sprinklered? Yes No

D. What volume of water is available? (Contact United Water of Idaho at 362-7330.) N/A

7. Existing uses and structures on the property are as follows:

Main Residence - Home to Ficks Family (Ethel and Jennie Ficks)

Shed on Terrace - Garden Tool Storage Shed

8. Are there any known hazards on or near the property?

(Such as canals, hazardous material spills, soil or water contamination.) If so, describe them and give their locations:
There are no known hazards on or near the property.

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13. Loading Facilities, if proposed (For Commercial uses only):

Number: _____ Location: _____
 Size: _____ Screening: _____

14. Parking

	Required		Proposed
A. Handicapped Spaces:	<u>2</u>	Handicapped Spaces:	<u>2</u>
B. Parking Spaces:	<u>10</u>	Parking Spaces:	<u>40</u>
C. Bicycle Spaces:	<u>1</u>	Bicycle Spaces:	<u>1</u>
D. Proposed Compact Spaces:	<u>11</u>		
E. Restricted (assigned, garage, reserved spaces) parking spaces proposed:	<u>0</u>		
F. Are you proposing off-site parking?	<input type="radio"/> Yes <input checked="" type="radio"/> No If yes, how many spaces? _____		
G. Are you requesting shared parking or a parking reduction?	<input type="radio"/> Yes <input checked="" type="radio"/> No If yes, how many spaces? _____		

Note: If you are requesting shared parking or a parking reduction, you must submit a survey of persons using and working on the premises and any additional information demonstrating that use by the regular employees and visitors to the premises will require fewer off-street parking spaces than required by the Zoning Ordinance.

15. Setbacks (Plans that are not graphically dimensioned will not be accepted.)

	Building Required	Building Proposed	Parking Required	Parking Proposed
Front:	<u>20'</u>	<u>EXISTING > 50ft</u>	<u>20</u>	<u>20</u>
Rear:	<u>15 30'</u>	<u>EXISTING > 50ft</u>	<u>30'</u>	<u>> 50 feet</u>
Side 1:	<u>10'</u>	<u>EXISTING > 50ft</u>	<u>10</u>	<u>10</u>
Side 2:	<u>10'</u>	<u>EXISTING > 50ft</u>	<u>10</u>	<u>10</u>

16. Drainage (proposed method of on-site retention): Detention Basins

17. 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 Floodplain and/or Hillside application and additional fee. You must submit the additional required application(s) for review at the same time as this request.

Hillside Application not required per Terry Records - see pre-app conference form.

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CUP 09 00077

**Detailed Letter of Explanation
Conditional Use Permit Application
The Book Farm
Dave Ficks and Ethel Ficks**

Greetings:

The Book Farm, located at 5600 Hill Road in Northwest Boise, has (since 1968) and continues to be the residence of the Ficks family. We are applying for a Conditional Use Permit - Commercial Social Center designation to provide an environmentally responsible and community-friendly place for small group meetings, gatherings and social events.

The original southern portion of the building at 5600 Hill Road was constructed as complete home with kitchen, bathrooms, living room and bedrooms. In 1973, additional floor space was added to the north side of the building. It is this northern portion of the existing facility at 5600 Hill Road we are requesting to specify for commercial use. The remaining facility (the original home) is now and will continue to be occupied by the Ficks Family (Ethel Ficks and Jennie Ficks) and has a separate doorway and parking.

The northern portion of the Book Farm has three large rooms appropriate for small events that could be used independently or in combination with each other. The rooms include a large foyer with a fireplace (The Fireplace Room), a large kitchen, and a large multi-purpose room. Outside there are two lawn areas, an on-site parking area, natural terraces and wilderness areas. Many Idaho native plants grow on this property and will remain as part of the landscaping. We are currently adding an heirloom vegetable garden and slowly restoring the fruit trees and grape vines that once covered the terraces behind the facility. We recycle everything on our site – from composting organic materials to reusing building materials. Recycling has been incorporated into our site plan. We never use chemicals on the site and are committed to organic and sustainable principles and plan to be a model of combined Idaho native / natural and landscaped beauty for our visitors.

The Book Farm is proposing to provide both year-round indoor and seasonal outdoor facility rental consistent with a social center. The outdoor events would be limited to a maximum of around 75 people and indoor events will be much smaller. The Book Farm is ideal for small group workshops, hobby or social / networking club meetings, non-profit-organization board retreats, bridal showers and smaller weddings. Our outdoor facilities are located in the center of the property, distant from residences. Extensive (40 spaces) on-site paved parking is included as part of the plan, to mitigate the problems of street parking. Per Terry Records, the area we propose for parking need not be subject to a commission level hillside review because the slope is minimal.

No additional buildings or structures are being proposed (aside from parking and driveway paving). Our site plan reflects advance recommendations/ requirements from several reviewing agencies, including:

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1. Relocation of Driveway – Required by ACHD
2. Sidewalk on Hill Road bordering property – Required by ACHD
3. Completion of Driveway Paving (Required by Boise City and Boise Fire Department for access)
4. Construction of a 40-space paved parking lot with 2 designated handicapped spaces
5. Careful adaptation to ADA and International Fire Code Standards as evidenced in blueprint and site plan

Our plan is carefully designed to create a natural, environmentally friendly commercial social center that can accommodate small to mid-sized groups while caring for the safety, traffic and environmental concerns of our neighbors and our community. At our neighborhood meeting, we heard support and encouragement from our neighbors and the president of the Collister Neighborhood Association.

We strongly believe this project will fulfill an unmet need for such a facility in northwest Boise and represents a truly constructive use of a unique, landscaped parcel that is unlike any other property in the area. The Book Farm will be a role model for environmental stewardship, recycling and caring for our community. We are certain that this innovative and thoughtful use will be of benefit to our to our neighbors, our community and the Boise economy – and we appreciate your consideration of our application.

Ethel Ficks
Owner: The Book Farm
5600 Hill Road
Boise ID 83703
Phone: 208.345.0451
boisebook@mac.com



Dave Ficks
General Manager: The Book Farm
5600 Hill Road
Boise, ID 83703
Cell Phone: 208.863.3398
Home Phone: 208.389.1310
dficks@mac.com



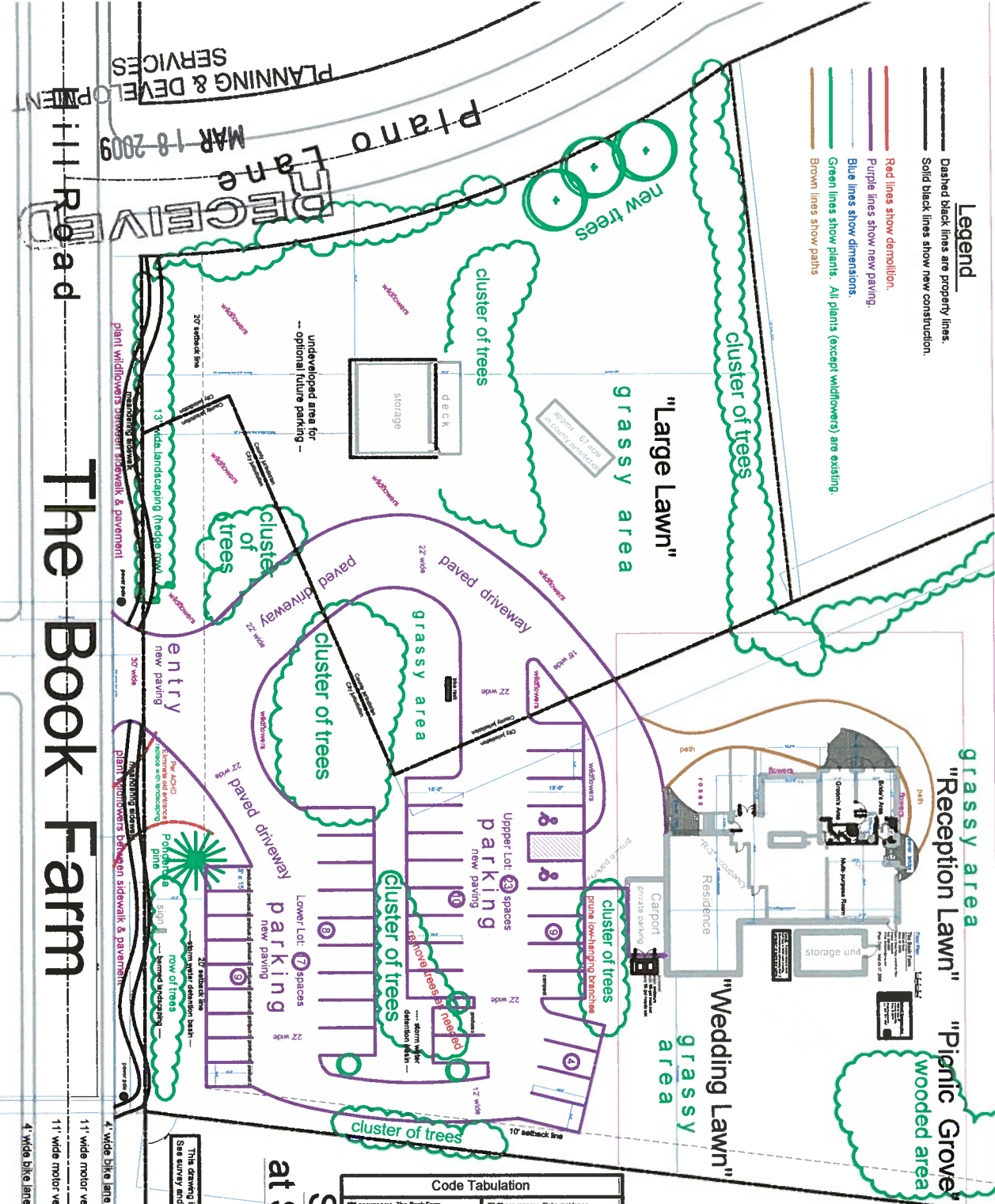
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- Legend**
- Dashed black lines are property lines.
 - Solid black lines show new construction.
 - Red lines show demolition.
 - Purple lines show new paving.
 - Blue lines show dimensions.
 - Green lines show plants. All plants (except wildflowers) are existing.
 - Brown lines show paths.



The Book Farm

5600 Hill Road
 Plano Lane
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Site Plan at South End

Code Tabulation	
"R" occupancy: The Book Farm	"R-3" occupancy: Ficks residence
Construction type: 5-B	Construction type: 5-B
Area: 2300 SF -- all 1 story	Area: 1200 SF x 2 stories = 2400 SF
Occupant Load: 2300 / 100 = 23	Occupant Load: 2400 / 200 = 12
Exit Required: two 36" doors	Exit Required: 2 doors
Exit Provided: five 36" doors	Exit Provided: 2 doors
Parking Req'd: 2300 / 250 = 10 spaces	Parking Req'd: 2 spaces
Parking Provided: 40 spaces + 17 standard + 2 ADA + 11 compact (28%)	Parking Provided: 2 spaces
Book Farm land area in city: approx. 2.3 acres + approx. 100,000 SF	Building Footprint = 3,500 SF
Paved area = approx. 20,000 SF	Landscape = 78% of land area
Landscape irrigation is from well water and existing hose tabs, hoses & drip irrigation system.	

This drawing is preliminary and subject to change. See survey and civil engineering plans for final details.

- 4' wide bike lane
- 11' wide motor vehicle lane
- 11' wide motor vehicle lane
- 4' wide bike lane

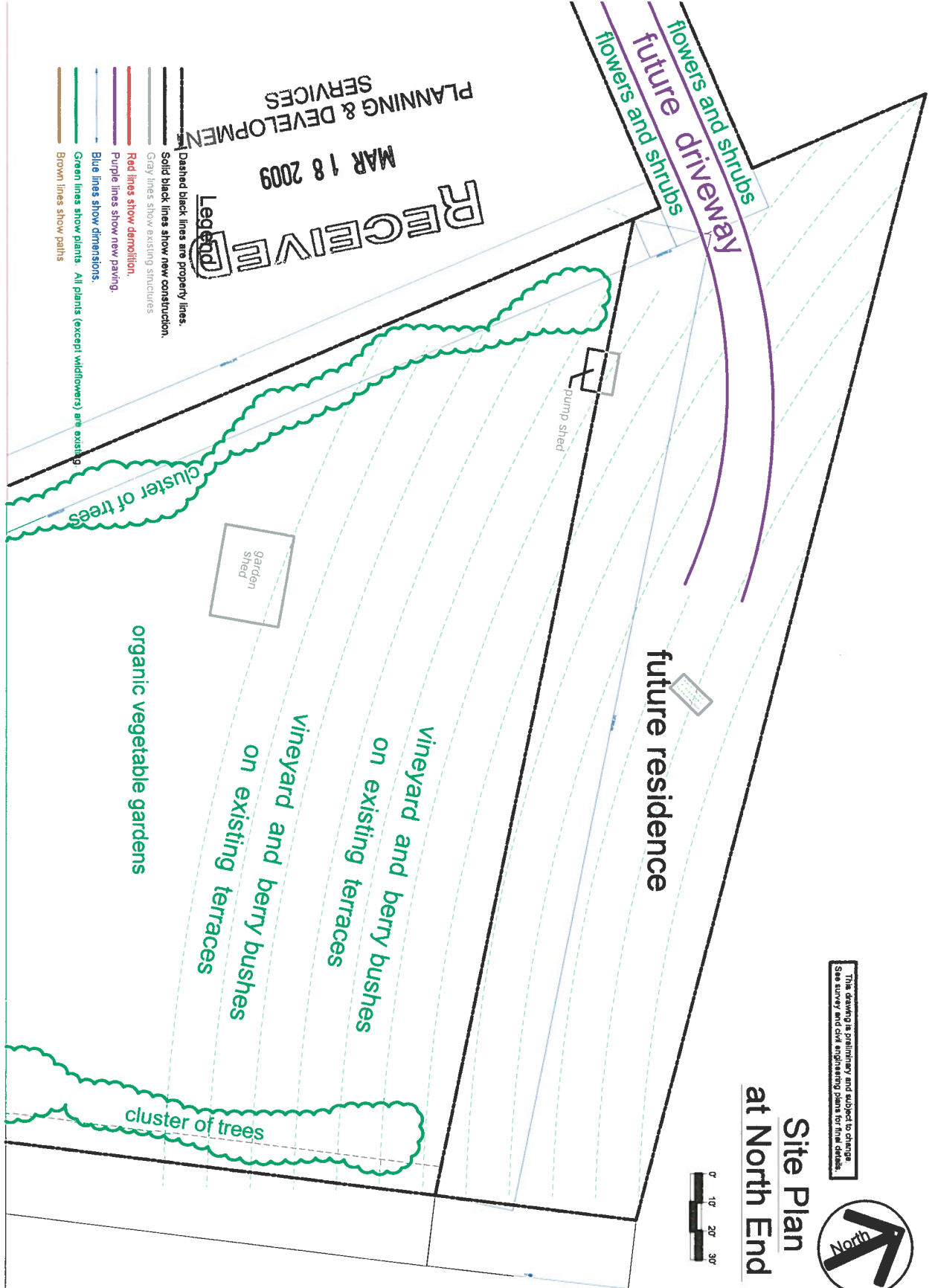
Page 1	The Book Farm 5600 Hill Road Boise, ID 83703 Dave & Shelli Ficks, and Ethel Ficks Phone: 345-0451 Cell: 863-3398 Email: bookfarm@mac.com	The Book Farm	Scharff Designworks 7000 W. State ST at Home Show Daily Boise, ID 83714 tim@officeplans.net cell 208-861-1017
DATE: Mar. 17, 2009 STATUS: Design write <input checked="" type="checkbox"/> Pricing <input checked="" type="checkbox"/> Construction green <input checked="" type="checkbox"/> Revision: blue		PRELIMINARY Not for construction	

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 See survey and civil engineering plans for final details.

**Site Plan
 at North End**



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<p>Page 2</p>	<p>The Book Farm 5600 Hill Road Boise, ID 83703 Dave & Shellie Ficks, and Ethel Ficks Phone: 345-0451 Cell: 863-3398 Email: bookfarm@msc.com</p>	<p>The Book Farm</p>	<p>Scharff Designworks 7000 W. State ST at Home Show Daily Boise, ID 83714 tim@officeplans.net cell 208-861-1017</p>	<p>DATE: Mar. 17, 2009 STAUS: Design: white Printing: yellow Construction: green Revision: blue</p> <p style="color: red; text-align: center;">PRELIMINARY not for construction</p>
	<p>Drawing Index 1 Site Plan at South End 2 Site Plan at North End</p>			

