

**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 public 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](mailto: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](mailto:dficks@mac.com)



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# Detailed Letter of Explanation

The Book Farm  
5600 Hill Road  
Boise, ID  
Dave Ficks & Ethel Ficks

Conditional Use Permit and Parcel Annexation - S0619121170 (6058 N Plano Lane)  
Letter of Explanation

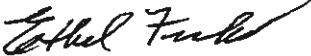
We are proposing a Conditional Use Permit for a Commercial Social Center to be located at 5600 Hill Road, on parcel # R7789000860

As required by the city, we are requesting that Parcel # S0619121170 , which borders parcel R7789000860 to the west, be annexed into the city for two reasons: 1) The driveway to be used (a long established driveway surrounded by a line of trees on the west and east borders) begins in the city piece (R7789000860) , crosses into the count piece and returns to the city piece (R7789000860); and 2) To be able to use the large lawn that is located on parcel S0619121170.

We have included three deeds with this request. The first deed, dated January 28, 1982, is a Quitclaim deed from David B. Ficks (former husband of Ethel, father of Dave) granting full ownership of the property to Ethel. The second deed, dated November 7, 2006, happened as a result of the western property line of this property being located in a small crescent on a piece of property owned by John Mascroft. We sold this small piece of land to him in 2006 so he could achieve clear title on his property. The third deed, dated October 23, 1967, is the original deed conveying ownership of both properties to Ethel and David Ficks.

Thank you for your consideration of this annexation request.

Dave Ficks  
Ethel Ficks  
Boise, ID

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## **Indoor:**

**Multipurpose Room:** Capacity to be determined in meeting with city building / planning staff. This room would be the primary venue for indoor events, and can be configured with chairs, tables and AV equipment to suit. During weddings and outdoor events, the intent would be to make this room available for indoor seating, playing music, showing multi-media presentations, etc. Posted maximum occupancy signs would be provided and limits enforced by Book Farm staff. There are three entrances /exits to this room and it flows nicely with the outside reception lawn. All exit doors swing outward, and are wide enough to fulfill occupancy code requirements.

**Fireplace Room:** With a capacity of 12 around a large table, this room is suitable for small board-style meetings. It will also be used during outdoor events to fill out a guestbook, place gifts etc. It will not be a gathering space during outdoor events.

**Kitchen:** This room will be used for placement / staging of food for events (by caterers) that take place at the facility, indoor or outdoor. It is not intended as a gathering room, however it does provide incidental seating for 8 at a large table on the east side of the room. During outdoor events, event staff would most likely use this seating, and people may come in to the room to retrieve food if it is set up as such, but will need to go outside to consume it.

**Catering:** The Book Farm will **not** provide catering, but will allow events to be catered by authorized catering providers or to be self-catered.

**Cleaning / Facility Maintenance.** As a multi-use residence and commercial social center, we will assure cleaning and maintenance as appropriate for each use. Uses will not mix. Cleaning services for the facility will be contracted, and maintenance will be provided by family staff or with the assistance of paid professionals as needed.

**Landscape / yard maintenance:** All yard maintenance to manicured areas (parking lot, event lawns) will be contracted. Natural areas will be kept natural, but vegetation growth will be controlled.

**Frequency of Events:** This use is intended to provide a primary source of income to the Ficks Family, and will be a full time occupation. We are making a very large investment in the infrastructure of the property through the addition of parking facilities and adaptation to commercial-code building requirements. We intend to utilize the space responsibly and consistently, observing the guidelines and restrictions we have outlined above relating to maximum size, hours of operation and music / noise mitigation. Our neighbors are aware of our intention and do not object to our frequent use of the property. In short, in order to have a potentially profitable business, we need to make our facility available for booking throughout our operating / booking hours according to the information described above.