



Planning & Development Services

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Planning Division Transmittal

File Number: CUP14-00093

Hearing Date: FEBRUARY 2, 2015

X-Ref:

Hearing Body: Planning and Zoning Commission

Address: 1021 S LUSK ST

Transmittal Date: 01/13/15

Applicant: LUCKYDOG TOO, LLC DBA DOWNTOWN HOUND

- Submit comments at least **10 Calendar Days** prior to the hearing date listed above so your comments can be included in the project report. For Administrative Levels & Final Subdivision Plats, 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
- ☒ Fire-Romeo Gervais
- ☒ Public Works
- ☐ Public Works-Subs
- ☒ Public Works-Solid Waste
- ☐ Public Works-April Wing
- ☐ Public Works-Jason Taylor
- ☐ Public Works-Jim Wyllie
- ☒ Parks-Cheyne Weston
- ☒ Forestry
- ☐ City Clerk-Susan Churchman
- ☐ Airport
- ☐ Library-Kevin Booe
- ☐ DFA-James Thomas
- ☒ Parking Control
- ☐ Legal
- ☐ PDS- Subs group
- ☐ PDS-GAP Planner- _____
- ☐ PDS-Building Dept
- ☒ PDS-Noticing Copy

Ada County

- ☒ ACHD
- ☐ Commissioners
- ☐ Sheriff Dispatch
- ☐ Development Services-Mark Perfect
- ☐ Assessor's Office-Dale Ann Barton
- ☐ COMPASS-Carl Miller
- ☐ COMPASS-Eric Adolfson
- ☐ Parks & Waterways-Pat Beale

Idaho State

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

Federal

- ☐ BLM
- ☐ Fish & Wildlife Service
- ☐ EPA
- ☐ Army Corp of Engineers

Schools

- ☐ Boise School District
- ☐ Meridian School District

Sewer Districts

- ☐ West Boise Sewer

Utilities

- ☒ Idaho Power
- ☒ Century Link
- ☒ United Water
- ☐ Chevron Pipeline
- ☐ Capitol Water Corporation
- ☐ Cable One
- ☐ Intermountain Gas

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

- ☐ Boise Postmaster
- ☐ CCDC
- ☐ CDHD
- ☐ Union Pacific Railroad
- ☐ City of Garden City
- ☐ City of Meridian
- ☐ City of Eagle
- ☐ Harris Ranch Wildlife Mitigation
- ☒ Valley Reg. Transit
- ☐ Other _____

Neighborhood Associations

- ☐ Barber Valley
- ☐ Boise Heights
- ☐ Borah
- ☐ Central Bench
- ☐ Central Foothills
- ☐ Central Rim
- ☐ Collister
- ☐ Depot Bench
- ☐ Downtown
- ☐ East End
- ☐ Glenwood Rim
- ☐ Highlands
- ☐ Hillcrest
- ☒ Lusk District
- ☐ Maple Grove - Franklin
- ☐ Morris Hill
- ☐ North End
- ☐ North West
- ☐ Pierce Park
- ☐ Pioneer
- ☐ Quail Ridge
- ☐ South Boise Village
- ☐ South East
- ☐ Stewart Gulch
- ☐ Sunrise Rim
- ☐ Sunset
- ☐ SW Ada County Alliance
- ☐ Veterans Park
- ☐ Vista
- ☐ Warm Springs Mesa
- ☐ West Bench
- ☐ West Cloverdale
- ☐ West Downtown
- ☐ West Valley
- ☐ Winstead Park

#109: Conditional Use Application

Case #: CUP14-00093

Property Information

Address

Street Number: 1021	Prefix: S	Street Name: LUSK ST	Unit #: 			
Subdivision name: LOT 12 BLK 2 BOB FIFER SUB	Block: 0	Lot: 0	Section: 10	Township: 3	Range: 2	Zoning: C-2D
Parcel Number: R2817000110	Additional Parcel Numbers: 					

Primary Contact

Who is responsible for receiving e-mail, uploading files and communicating with Boise City?

☐ Agent/Representative ☒ Applicant ☐ Owner

Applicant Information

First Name: Mandie	Last Name: Stuhan		
Company: Luckydog Too, LLC DBA Downtown Hound			
Address: 4102 Franklin Blvd.	City: Eugene	State: OR	Zip: 97403
E-mail: mandiestuhan@hotmail.com	Phone Number: (541) 913-4403	Cell: (541) 913-4403	Fax:

Agent/Representative Information

Role Type: ☐ Architect ☐ Land Developer ☐ Engineer ☐ Contractor ☒ Other

First Name: Mandie	Last Name: Stuhan		
Company: Luckydog Too, LLC			
Address: 4102 Franklin Blvd.	City: Eugene	State: OR	Zip: 97403
E-mail: mandiestuhan@hotmail.com	Phone Number: (541) 913-4403	Cell: 	Fax:

Owner Information

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

First Name: Ron	Last Name: Koch		
Company: Electric Service Company			
Address: 3010 N. Redway	City: Boise	State: ID	Zip: 83707
E-mail: doug.bolen@remsolutions-idaho.com	Phone Number: (208) 860-9169	Cell: 	Fax:

Project Information

Is this a Modification application?

☐ Yes

☒ No

File number being modified:

1. **Neighborhood Association:**

Downtown

2. **Comprehensive Planning Area:**

Downtown

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

Change of use of the property conditional use permit for dog daycare and boarding facility.

4. **Size of Property:**

5458 ☐ Acres ☒ Square Feet

5. **Water Issues:**

A. What are you fire flow requirements? (See International Fire Code):

gpm

B. Number of hydrants (show location on site plan):

Note: Any new hydrants/hydrant piping require United Water approval.

Number of Existing:

Number of Proposed:

C. Is the building "sprinklered"?

☐ Yes

☒ No

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

gpm

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

The property was previously used as an auto body shop. The space is a cinder block building.

7. **Is the project intended to be phased? Please explain:**

No

8. **Adjacent property information:**

Building types and/or
uses

Zone

North: CMU Building North:

South: South:

East: East:

West: West:

9. Proposed Structures:

A. Number of Structures: Use:

Square footage of proposed structures or additions (if 5+ floors, attach narrative with chart):

	Gross Square Feet
1st Floor	5084
2nd Floor	374
3rd Floor	0
4th Floor	0

B. Maximum proposed structure height(s):

C. Number of stories:

D. Number of seats (if restaurant, tavern or lounge):

E. Number of residential units (if applicable):

10. Existing Structures:

Square footage of existing structures or additions (if 5+ floors, attach narrative with chart):

	Gross Square Feet
1st Floor	5084
2nd Floor	374
3rd Floor	
4th Floor	

11. Building Exterior:

	Materials	Colors
Roof:	Composite	White
Walls:	Cinderblock	White
Windows/Doors:	Single Pane	Clear
Fascia, Trim, etc:	None	
Other:		

12. Setbacks:

Note: Plans that are not graphically dimensioned will not be accepted.

	Building Required	Building Proposed	Parking Required	Parking Proposed
Front:				
Rear:				
Side 1:				
Side 2:				

13. Site Design:

	Site Percentage Devoted to	Square Feet
Building Coverage:	90 %	4184
Landscaping:	0 %	
Paving:		
Other Uses:	18 %	900
Describe Other Uses:	Outdoor Plan Area	

14. Parking:

	Required	Proposed
Accessible Spaces:	0	
Parking Spaces:	2	
Bicycle Spaces:	2	
Proposed compact spaces:		

Are you proposing off-site parking? ☐ Yes ☒ No

If yes, how many spaces?

Are you requesting shared parking or a parking reduction? ☐ Yes ☒ No

If yes, how many spaces?

Restricted parking? ☐ Yes ☒ No

15. Landscaping:

A. Are there any prominent trees or areas of vegetation on the property? ☐ Yes ☒ No

B. Type:

C. Size:

D. General Location:

16. Mechanical Units:

Number of Units:

Unit Location:

Type:

Height:

Proposed Screening Method:

17.Solid Waste:

A. Type of trash receptacles:

- ☒ Individual Can/Residential
☐ 3 Yd. Dumpster
☐ 6 Yd. Dumpster
☐ 8 Yd. Dumpster
☐ Compactor

B. Number of trash receptacles:

1

C. Proposed screening method:

Located inside the play area that is fenced and screened

D. Is the proposed location accessible for collection?
(Contact Boise Public Works at 384-3901.)☒ Yes☐ No

E. Is recycling proposed?

☒ Yes☐ No**18.Irrigation Ditches/Canals:**

A. Are there any irrigation ditches or canals on or adjacent to the property?

☐ Yes☒ No

B. Location:

C. Size:

19.Fencing:

Proposed

Existing to Remain

Type: Vinyl None existing

Height: 8ft

Location: Back of the building

20.Loading Facilities (if proposed, for commercial uses only):

Number:

Location:

Size:

Screening:

21.Drainage:

Proposed method of on-site retention:

Does not apply

22.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 #112 Floodplain and/or #114 Hillside application and additional fee.

23.Airport Influence Area:

Is the subject site located within the Airport Influence Area? (If yes, please mark which area.)

☒ No☐ Area A☐ Area B☐ Area B1☐ Area C

Verification of Legal Lot or Parcel Status

Acceptance of this application does not validate the legal status of any lot or parcel. Prior to submitting for a Building Permit you must have a Verification of Legal Parcel Status form signed by the Boise City Subdivision Department. It is the applicant's responsibility to provide deeds and/or other documentation to the Subdivision Department. See Verification of Legal Lot or Parcel Worksheet for submittal requirements.

The undersigned declares that the above provided information is true and accurate.
The undersigned acknowledges that failure to provide true and accurate information may result in rejection of this application, possible revocation of the permit where wrongfully issued and subject the undersigned any applicable civil and/or criminal penalties.

Agent/Representative Signature:

Date:

Conditional Use Application Submittal

Detailed Letter of Explanation

OVERVIEW

Downtown Hound is currently two doors down from the proposed new location. We are currently located at 1035 Lusk Street, Boise, ID 83706. Downtown Hound sells fun for both our furry friends and their pet parents. Our services are based on what we have found dogs and their pet parents need. We add service options that are a unique, individualized approach to canine care and this doctrine is what sets us apart from the competition. We focus on quality vs. quantity.

OUR SERVICES:

Daycare - An open play, human supervised environment. Dog daycare offers pet parents a place where they can drop off their pet for the day to play and socialize.

Overnight Care - Dogs are in playgroup for the day and then spend the night in our climate controlled boarding facility. Many individualized services are available at the pet parent's request.

Obedience Training -Downtown Hound has teamed up with Helping Idaho Dogs to provide dog training options for pet parents. Helping Idaho Dogs philosophy is to create a positive environment that focuses on a happy and healthy learning experience for both pet parent and canine companion.

OPERATING CHARACTERISTICS

Downtown Hound is an open play environment. The outdoor area has been designed to give the dog's additional room to play and a place to potty.

HOURS

Business hours are 7:00AM-7:00PM. Dogs will not occupy the outdoor area between 7:00PM-6:30 AM, 7 days a week. The amount of time spent in the outdoor play area is mostly weather dependent (less time in the winter). Dogs are not left outside alone ever and typically are not in the outdoor space all day long.

OVERHEAD DOORS

The overhead doors on the west side of the building will be opened and closed throughout the day. Typically one door will be open in the morning for our check-in process (the morning is when dogs poop and pee the most while at daycare). The door(s) are opened and closed throughout the day.

CAPACITY

The facility will have 22 5x5 boarding enclosures that accommodate 1 large dog or 2 small/medium size dogs. The daycare accommodates 45-daycare dogs. Downtown Hound provides a human/dog ratio of 1:15 and dogs are *always* supervised.

SOUND MANAGEMENT

Noise is measured in units called decibels (dB), on a scale from zero to 140. The noise level from a barking dog can reach 75-90 decibels. Example:

A dog is barking at 75 db, let's say you have measured this at 3 feet. If they live 1500 feet away then they will hear a noise of less than 20 db, probably much less than the highway nearby. This is calculated without sound barriers existing.

BEHAVIOR MANAGEMENT

Techniques are used to manage individual behavior and group play to help lessen noise. The behavior modification tools used to prevent and decrease heightened arousal and barking include:

- Timeouts
- Leashing
- Distraction training
- Squirt bottle

LOCATION OF OUTDOOR SPACE

The proposed location reduces this amount of stimulation and in turn decreases stress. When dogs are stressed they bark; whine, have diarrhea, vomit and their arousal escalates. Some dogs are fence pacers...ever seen a dog that chases cars along the fence? They also could fence fight with

people and other dogs. We have experienced people walking by putting their fingers in the fence to say "hi" to the dogs. None of the above is healthy or safe for staff or the dogs in our care. The west side of the building is also a safer option if dogs need to be evacuated quickly. Our outdoor space will be outfitted with K9 Grass. Please see Exhibit #3 for information and positive attributes. K9 grass allows for solid matter to be picked up and thrown away and for urine to be washed away with the hose. Please see Employee Manual for waste cleanup procedure.

SOUND BARRIERS

Property owners and residents will be protected from noise through new fencing management of the dogs. Please see Exhibit #2 of calm environment due to proper group management.

Conditional Use Application Submittal

Detailed Site Plan 12/30/14 3:01 PM

APPLICANT

Mandie Stuhan

mandiestuhan@hotmail.com

541-913-4403

Mailing Address

4102 Franklin Blvd.

Eugene, OR 97403

FENCING

As a general rule, the more solid the fence or wall, the quieter it will be. With this in mind, vinyl fencing seems the most suitable with the ability to decrease visual stimulation and acting as sound buffer. Bufftech manufactures the fencing being installed. The Chesterfield fencing is a white vinyl 6 ft. privacy fence. It will have one gate. Please see photos labeled Exhibit #1 attached.

LIGHTING

Lighting will not change at this time

TRASH RECEPTICALS

Trash receptacles will be located and stored in the outdoor play area that is noted on the attached drawings.

DIMENSION OF OUTDOOR FENCING

Proposed exterior fencing is 20' x 71'

DIMENSIONS OF INDOOR FENCING FOR PLAY AREA

Proposed interior fencing is 24'x60

This large play area will be managed on a day-to-day basis with movable and collapsible exercise pens.

UTILITIES

We will use existing utility service

SIGN LOCATION

Sign location will be on the front of the building replacing existing signage.
See Exhibit #3

PARKING

All parking is owned by the City

Conditional Use Application Submittal

Landscaping Plan

This property has a zero lot line. There is not landscaping on or around the building

Request For Parking Reduction

Downtown Hound Model has a solid process structured to accommodate pick-up and drop off in a timely and organized fashion. The staff encourages pet parents to drop off their dog between the hours of 7:00AM-10AM and pick-up between the hours 3:00PM-6:30PM. The majority complies.

Check In/Out Process

At daycare check-in/out pet parent are met in the lobby. The staff member takes the dog back to the play area. The pet parent signs in at the front desk and leaves. On average the check-in/out time takes two minutes. Average number of dogs checked in for daycare on a daily basis is 8 dogs per hr., which equates to a dog every 7.5 minutes.

Staffing

Downtown Hound employs six employees, four full-time employees and two part-time employees.

Work Shifts

6:30AM-1:00PM & 12:30PM-7:00PM

There are two employees per shift 7 days per week plus a manager 8:00AM-5:00PM.

Proposed Parking

6 Parking Spots

This proposal allows Downtown Hound to have a more defined parking area considering the parking spots are located directly in front of the building and are clearly marked (eliminating undesignated parking in random places). With the safety of dogs in mind owners will be required to park in designated parking.

Eugene Location

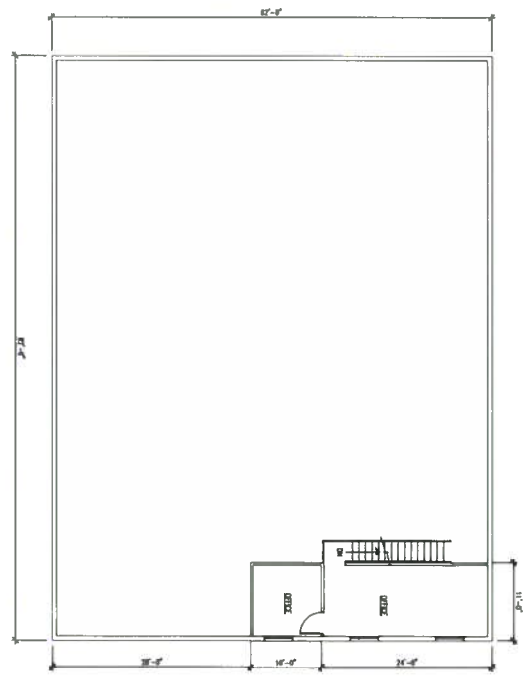
The same check-in & checkout process applies. This location has a circle drive (no designated parking), which accommodates an average of 38 dogs per day. The business hours are the same.



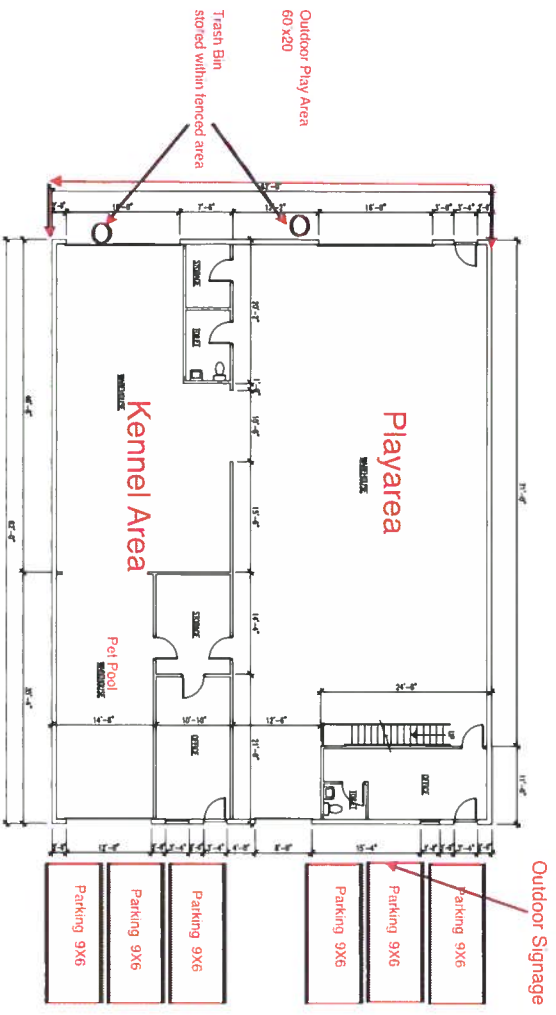
All in all I believe our success in smooth and organized arrivals and departures at both of my facilities is attributed to our business models established procedure.

Current Parking

Downtown Hound currently has 8 parking spots (half of which are taken by BSU students on a regular bases). At this location pet parents do not use our assigned parking spaces but in turn pull in front of our building.



2 EXISTING MEZZANINE FLOOR PLAN
SCALE: 1/8" = 1'-0"



1 EXISTING FIRST FLOOR PLAN
SCALE: 1/8" = 1'-0"



VICINITY MAP
SCALE: NTS

