



Planning & Development Services

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CUP14-00093 / Luckydog Too, LLC DBA downtown hound

Summary

Request for a conditional use permit for a dog daycare and boarding facility within an existing building on a 0.13 acre parcel located at 1021 S. Lusk Street in a C-2D (General Commercial with Design Review) zone.

Prepared By

Susan Riggs, Planning Analyst

Recommendation

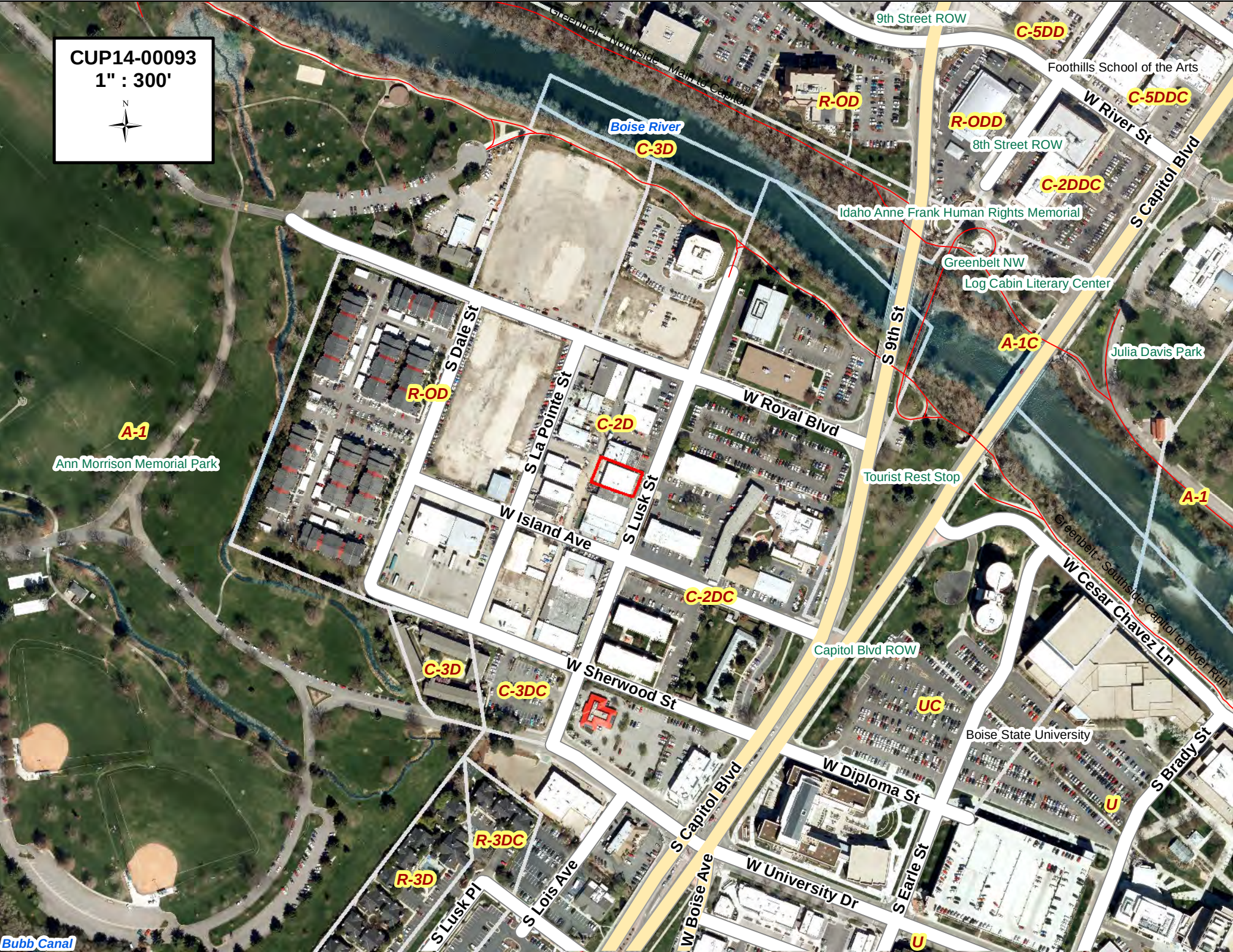
Planning recommends **approval** of CUP14-00093.

Reason for the Decision

The use of the property is compatible with other uses in the vicinity. The 0.13 acre site is surrounded by primarily commercial uses. The exception is the apartment complex and parking lot across Lusk Street which is commercially zoned. The business has a number of operational procedures that are strictly enforced that ensure compatibility with the surrounding uses. Comments received from public agencies confirm the proposed use will not place an undue burden on the transportation system or other services in the vicinity. The site is large enough to accommodate the proposed use. No exterior modifications to the building are proposed with the exception of fencing. The building was constructed in 1948 and is considered legal nonconforming in terms of setbacks and parking. Six existing on-street parking spaces in front of the building will serve the business. The *Lusk Street Area Master Plan* is incorporated by reference in the *Comprehensive Plan*. *Downtown Area Plan Goal CCN 1.1* encourages the use of adopted master plans to guide development. The proposed development will continue to provide and support the eclectic character of the neighborhood which is a goal of the Lusk Street Plan. The adaptive reuse of the building is encouraged by *Goal DT-CEA 3.2*.

CUP14-00093

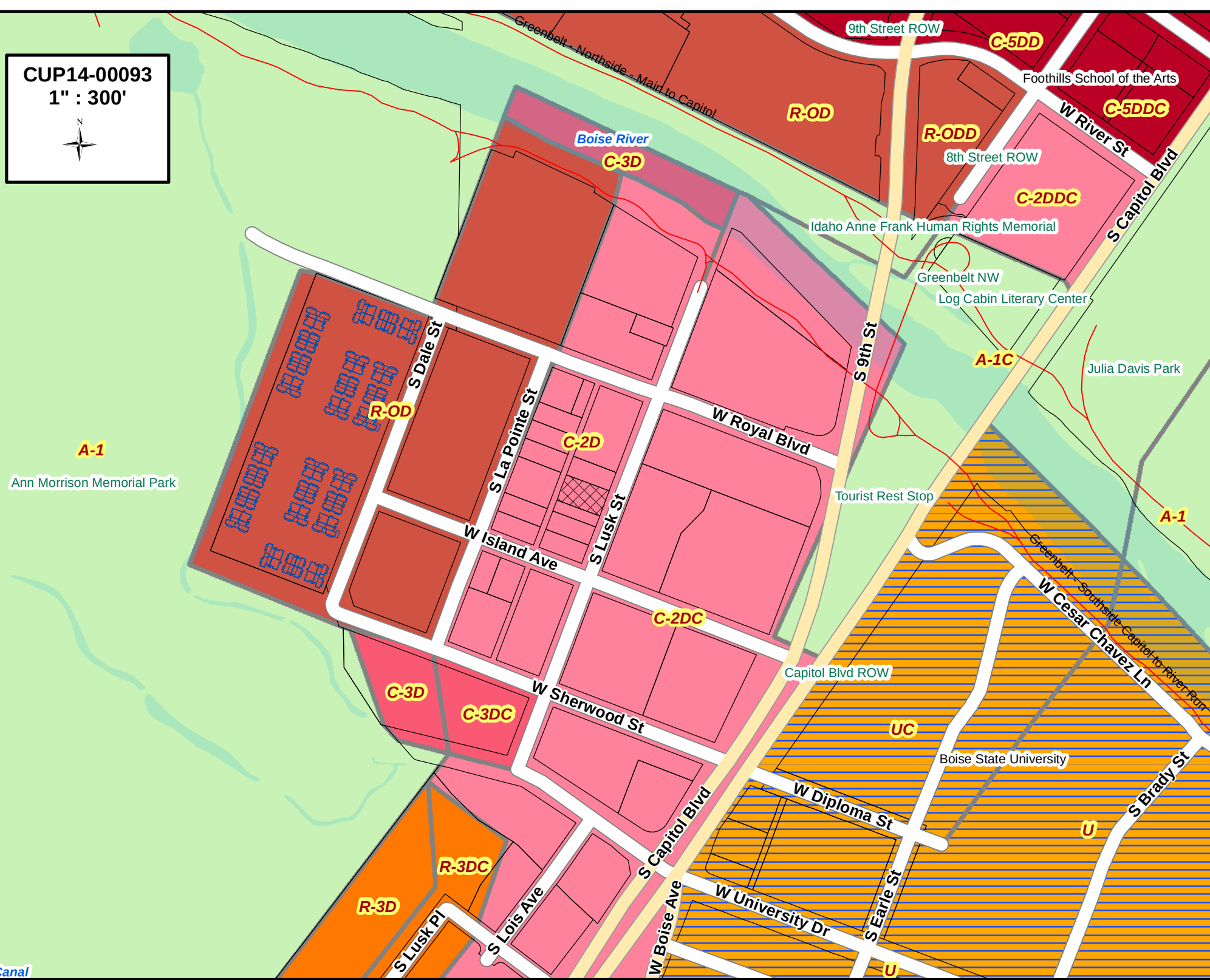
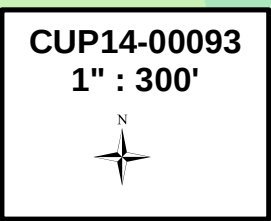
1" : 300'



CUP14-00093
1" : 300'



CUP14-00093
1" : 300'











Submittal

Chesterfield Vinyl
Fencing



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

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.

Urination and Defecation Management Protocol

What to do when a dog urinates *inside*:

1. Say something-"I see pee"- this way, if your coworker is near, they can block other dogs from accessing the area.
2. Take a "rapid response bucket" to the area.
3. Grab a bag and invert it over your hand to use as a glove.
4. Using your bag as a glove, first wipe up the urine with a paper towel.
5. Using your ungloved hand, spray area with vinegar.
6. Using your bag as a glove, wipe area again with a paper towel.
7. Un-invert the bag from your hand. You will now have a bag of soiled paper towels.
8. Tie the bag.
9. Place the bag in the designated garbage bin.
10. Wash/Sanitize your hands.

What to do when a dog urinates *outside*:

1. Say something-"I see pee"- this way, if your coworker is near, they can block other dogs from accessing the area.
2. Take a hose to the area.

You may need to leash/ walk away dogs that try to bit the hose. Do not allow hose biting to become a game!
3. Spray the area with water for approximately 1 minute, or long enough to dilute the urine.
4. Put the hose away.

What to do when a dog defecates *inside*:

1. Say something-"I see poo"- this way, if your coworker is near, they can block the dogs from accessing the area.
2. Take a "rapid response bucket" to the area.
3. Grab a bag and invert it over your hand to use as a glove.
4. Using your bag as a glove, pick up the feces.
5. Un-invert the bag from your hand. You will now have a bag of feces.
6. Tie a not in the bag and set it aside.
7. Grab another bag and invert it over your hand to use as a glove.
8. Using your bag as a glove, wipe up remaining feces with a paper towel.
9. Using your ungloved hand, spray the area with diluted bleach.
10. Using your bag as a glove, wipe area with a paper towel.
11. Continue to spray and wipe the area until all traces of feces is gone.
12. Allow the area to dry for 10 minutes.
8. Un-invert the bag from your hand. You will now have a bag of soiled paper towels.
9. Tie a not in the bag.
10. Place both the bag containing feces and the bag containing soiled paper towels in the designated garbage bin.
11. Wash/Sanitize your hands.

What to do when a dog defecates *outside*:

1. Say something-“I see poo”- this way, if your coworker is near, they can block other dogs from accessing the area.

2. Take a hose and two or more bags to the area.

You may need to leash/ walk away dogs who try to bit the hose. Do not allow hose biting to become a game!

3. Grab a bag and invert it over your hand to use as a glove.

4. Using your bag as a glove, pick up the feces.

5. Un-invert the bag from your hand. You will now have a bag of feces.

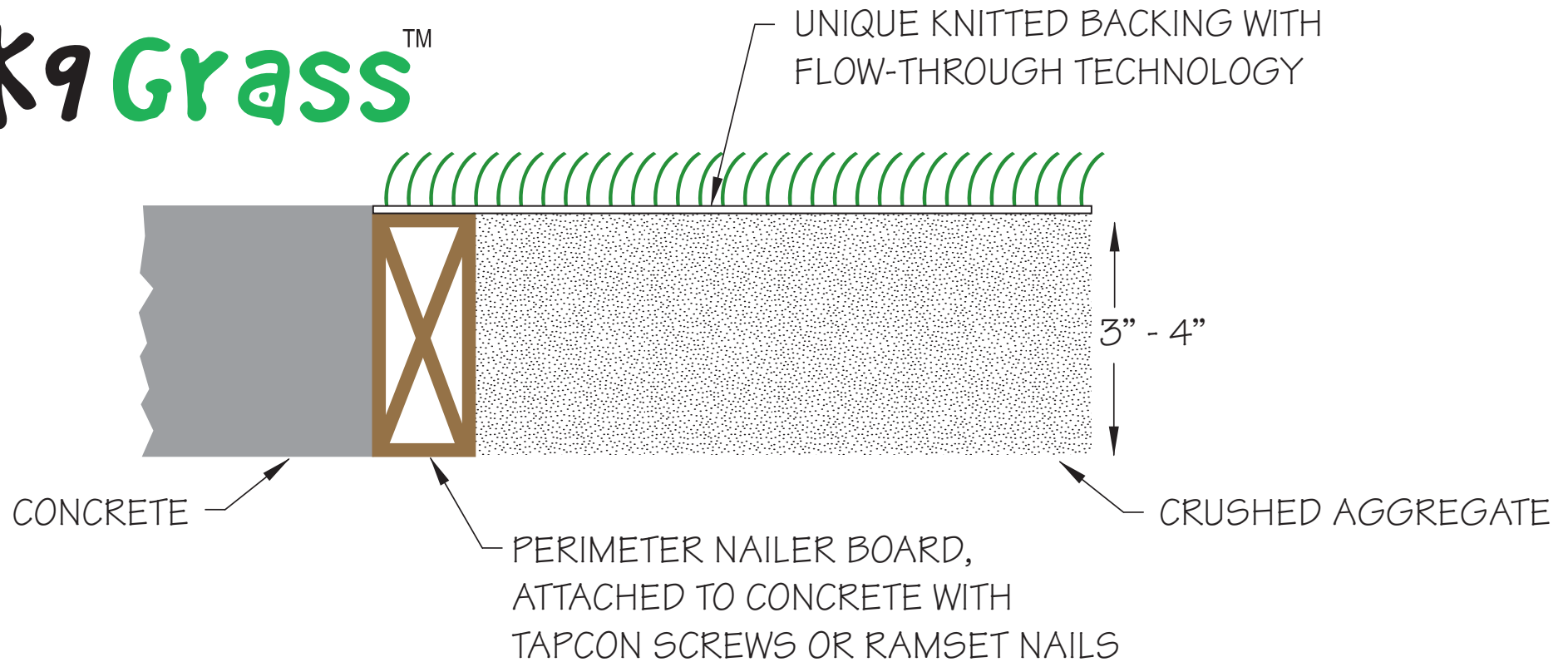
6. Tie a not in the bag and set it aside.

7. Spray the area with water to remove and dilute any remaining feces.

8. Put the hose away.

9. Wash/Sanitize your hands.

K9 GrassTM



DETAIL #6: EDGING DETAIL ON AGGREGATE BASE
(PERIMETER CURB OR ANCHOR POINT)

ForeverLawn^{INC.}

ForeverLawn Inc. Office
4500 Bogan Avenue NE
Albuquerque, NM 87109
Phone: 505.217.0177
Fax: 866.212.1925
www.K9Grass.com
www.foreverlawn.com

drawn by	name T. Smith	date 12/01/06
reference:	quote #	ref dwg
approved by:		
scale:	Not to Scale	
drawing no.	DETAIL 6	



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Planning Division Project Report

File Number	CUP14-00093
Applicant	Luckydog Too, LLC DBA downtown hound
Property Address	1021 S. Lusk Street
Public Hearing Date	February 2, 2015
Heard by	Planning and Zoning Commission
Analyst	Susan Riggs
Checked By	Cody Riddle

Public Notification

Neighborhood meeting conducted: December 20, 2014
Newspaper notification published on: January 17, 2015
Radius notices mailed to properties within 300 feet on: January 16, 2015
Staff posted notice on site on: January 16, 2015

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Exhibits

Agency Comments

1. Project Data and Facts

Project Data	
Applicant/Representative	Luckydog Too, LLC DBA downtown hound / Mandie Stuhan
Location of Property	1021 S. Lusk Street
Size of Property	±0.13 acres
Zoning	C-2D (General Commercial with Design Review)
Comprehensive Plan Designation	Mixed Use
Planning Area	Downtown
Neighborhood Association/Contact	Lusk District Neighborhood Association / Eileen Barber
Procedure	Planning and Zoning Commission decision that can be appealed to City Council.

Current Land Use
The building is currently vacant. The prior use was an auto body shop.

Description of Applicant's Request
Request for a conditional use permit for a dog daycare and boarding facility within an existing building on a 0.13 acre parcel located at 1021 S. Lusk Street in a C-2D (General Commercial with Design Review) zone.

2. Land Use

Description and Character of Surrounding Area
The site is located on the west side of Lusk Street. It is surrounded by primarily commercial uses. The exception is the property to the east which is a multi-family apartment complex and parking lot which is also zoned C-2D.

Adjacent Land Uses and Zoning

North:	Commercial / C-2D
South:	Commercial / C-2D
East:	Apartment Complex / C-2D
West:	Commercial / C-2D

Special Considerations	
None	
History of Previous Actions	
CPA13-00001	Text amendment to the Comprehensive Plan to adopt the Lusk Street Area Master Plan.

PROJECT PROPOSAL

Setbacks

The building is an existing non-conforming structure which occupies the majority of the site. The only addition to the site is a proposed 60' x 20' fenced outdoor pet play area at the rear of the property.

Fencing
A 6' tall vinyl fence is proposed at the rear of the property to enclose the pet play area.

4. Boise Development Code

Section	Description
11-04-05 (G)	General Commercial (C-2) District
11-03-04.6	Conditional Use Permit
11-07-03	Off-Street Parking and Loading Standards

5. Comprehensive Plan

CHAPTER	GOALS, OBJECTIVES & POLICIES
Chapter 2: City Wide Policies	EC3.1: Support Existing Businesses
Chapter 4: Planning Area Policies:	DT-CNN.1. Downtown Area Plans DT-CEA 3.2 Adaptive Plans

6. Transportation Data

The Ada County Highway District (ACHD) issued a letter stating they have no site specific conditions of approval as the use is not estimated to generate additional trips. The following table illustrates current and anticipated traffic counts.

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service	Existing Plus Project
Lusk Street	70-feet	Local	326	N/A	N/A

- The average daily traffic count for Lusk Street north of Anne Morrison Park Drive was 5,567 on April 4, 2014.

7. Analysis/Findings

The applicant proposes utilizing an existing, commercially zoned, 5,040 square foot building as a “daycare” and overnight boarding facility limited to dogs, known as downtown hound Doggie Lounge. The building was most currently occupied by an auto body shop. The applicant’s current location is just two buildings to the south at the corner of Lusk Street and Island Avenue. With the exception of an outdoor play area located at the rear of the property and along the alley, the proposed use is contained within the existing structure. The use requires conditional use approval in the C-2D zone.

The business is proposed to be open seven days a week with business hours ranging from 6:30 a.m. to 7:00 p.m. The building’s interior will be divided into the following uses:

- Front Reception Area
- Indoor Play Area / ± 1,440 sq. ft.
- Kennel /Overnight Boarding Area for up to 45 dogs
- Fenced Outdoor Play Area (60’ x 20’) / ±1,200 sq. ft.

Lusk Street Area Master Plan

The Lusk Street Master Plan encourages a diverse mix of businesses and residences. The intent of the plan is for the Lusk Street area to become a true urban neighborhood with a strong emphasis on diverse urban housing opportunities, retail sub-districts, small businesses and other uses associated with technological innovation and Boise State University. A primary goal of the plan is to support Lusk Street as a pedestrian and bicycle oriented mixed-use store front subdistrict that provides an eclectic mix of retail services for residents and visitors to the area. To support this goal, a recommended condition of approval requires the applicant to provide one bicycle parking rack in front of the building. The Plan goes on to state that the eclectic character of the neighborhood should be retained and encouraged as the area redevelops. The Planning team believes the proposed use will add to the eclectic character while providing a benefit to those pet owners who live in the area or work in the Downtown.

The following findings support the proposal and discuss the operation of the facility.

CONDITIONAL USE PERMIT (11-03-04.7.a)

i. The location is compatible to other uses in the general neighborhood;

The use of the property is compatible with other uses in the vicinity. The 0.13 acre site is located on the west side of Lusk Street. The site is surrounded by primarily commercial uses. The exception is the apartment complex and parking lot across Lusk Street which is commercially zoned. The outdoor pet play area is located at the rear of the building, and should not be a disturbance to the residents of the apartments since it is located over 160’ from the complex. Additionally, it should not be a disturbance to the surrounding commercial uses. A solid six foot tall vinyl fence is proposed to help buffer noise and decrease visual stimulation from occurrences outside of the play area.

The overhead door on the west side of the building (rear) will be opened and closed throughout the day. Downtown Hound has a behavior management protocol to handle barking dogs which is comprised of timeouts, leashing, distraction training, and squirt bottles. A condition of approval requires the dogs to be brought inside if these techniques do not work. The outdoor play area will be outfitted with K9 grass which is specifically designed for a business of this nature. The applicant submitted a detailed description of the grass and how it functions along with an urination and defecation management plan to control odor. This plan is included as an attachment to this report but generally states that all dog waste is cleaned up immediately and placed in a tie bag and then into a garbage bin which is also lined with a plastic bag. The two bins are located in the outdoor play area. The soiled area is quickly hosed off and disinfected.

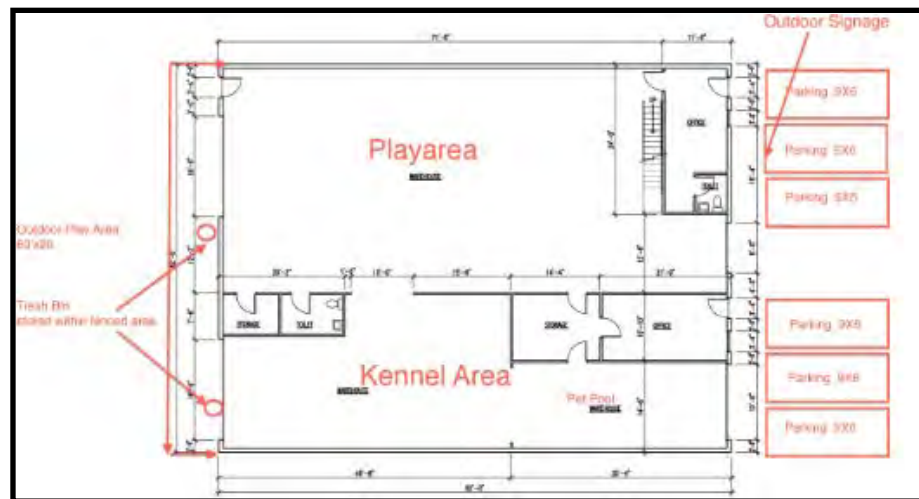


Typology 1 in the Plan supports the implementation of this vision by providing reduced width travel lanes, on-street parking, wide sidewalks for a comfortable pedestrian realm and a landscape and furnishing zone that can accommodate street trees and other amenities seen in an urban environment.

Comments received from Public Works state no wash water from the K-9 Grass outdoor area is allowed to leave the property in order to prevent adversely impacting the storm water system. Filter back-wash and splash-out from the indoor salt water pool must be routed to sanitary sewer located the alley. Solid Waste indicated that only 3-yard containers or 95-gallon carts can be used for alley collection.

- iii. *The site is large enough to accommodate the proposed use and all yards, open spaces, pathways, walls, fences, parking, loading, landscaping, and such other features as are required by this Code;***

The site is large enough to accommodate the proposed use. The applicant proposes no exterior modifications to the building with the exception of fencing. The building was constructed in 1948 and is considered legal nonconforming in terms of setbacks and parking. The site is currently served by six perpendicular on-street parking spaces located directly in front of the building and within the public right-of-way. These spaces have historically been utilized for the subject building. There will be two work shifts per day with a maximum of three employees per shift. The check in/out process typically occurs within just a few minutes. A pet owner brings their dog to the front lobby and a staff member takes the animal to the indoor play area. On the average, check in/out equates to approximately 8 dogs an hour.



Pet owners are encouraged to drop their dog(s) off between 7:00 a.m. and 10:00 a.m. and to pick-up between 3:00 p.m. and 6:30 p.m. Based on the staggered drop off times and number of employees, Planning believes there is sufficient parking. On street parking is also available and currently not restricted.

- iv. ***The proposed use, if it complies with all conditions imposed, will not adversely affect other property of the vicinity;***

The proposed use will not adversely affect other property in the vicinity. The applicant has several policies in place that address the operation of the day care and include noise reduction and waste management.

Site specific conditions of approval limiting the number of employee's and dogs have also been included. Planning does not believe the proposed use is more intense than the previous auto body shop or surrounding uses.

- v. ***The proposed use is in compliance with the Comprehensive Plan.***

The proposed use is in compliance with and supports the goals and objectives of the Comprehensive Plan. The *Lusk Street Area Master Plan* is incorporated by reference in the *Comprehensive Plan*. *Downtown Area Plan Goal CCN 1.1* encourages the use of adopted master plans to guide development. The proposed development will continue to provide and support the eclectic character of the neighborhood which is a goal of the Lusk Street Plan. The adaptive reuse of the building constructed in 1948 is encouraged by *Goal DT-CEA 3.2*. And finally, *Goal EC3.1* supports maintaining a business environment that encourages the retention, growth, and profitability of businesses to benefit the city, its tax base, and citizens. The proposal will replace a vacant building previously occupies by an auto body shop.

8. Recommended Conditions of Approval

Site Specific

1. Construction, use and property development shall be in compliance with plans and specifications on file with the Boise City Planning and Development Services Department date stamped received on **January 5th and 6th 2015**, except as may expressly modified by the Design Review Team or the following conditions.
2. A Tenant Improvement Permit is required prior to occupancy.
3. The number of employees working at any given time shall not exceed three.
4. The total number of dogs at the facility shall not exceed 45 at any given time.
5. A sign permit is required for all signage.
6. Any barking dog shall be brought inside the building.
7. One approved bicycle rack shall be provided in front of the building.

8. This project is in a Design Review District, and is subject to review and approval by the Design Review Team.
9. Comply with the requirements of the Boise City Public Works Department (BCPW) for drainage, sewers, street lights and subdivisions per Department comments dated **January 14, 2015**. Please contact BCPW at (208) 384-3900.
10. Compliance with requirements and recommendations of the Ada County Highway District (ACHD) as per the report dated **January 21, 2015**.
11. Comply with the standards and conditions of the City Of Boise Solid Waste Trash Requirement per memo dated **January 14, 2015**.
12. Comply with all conditions of the Boise City Fire Department. Contact Romeo Gervais at (208) 570-6567 with any questions regarding fire requirements.

Standard Conditions of Approval

13. 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 footcandles as measured one foot above the ground at property lines shared with residentially zoned or used parcels.
14. 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.
15. 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. Failure to abide by any condition of this approval shall be grounds for revocation by the Boise City Planning and Zoning Commission.
16. This approval shall be valid for a period not to exceed two years. Within this period, the holder of the permit must acquire construction permits. 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.

#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☒ NoIf yes, how many spaces?

Are you requesting shared parking or a parking reduction?

☐ Yes☒ NoIf 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:

C. Proposed screening method:

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: Height: Location: **20.Loading Facilities** (if proposed, for commercial uses only):Number: Location: Size: Screening: **21.Drainage:**

Proposed method of on-site retention:

22.Floodways & Hillsides:

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:	



Jim D. Hansen, President
Sara M. Baker, Vice President
Rebecca W. Arnold, Commissioner
Kent Goldthorpe, Commissioner
Paul Woods, Commissioner

Date: January 21, 2015

To: Mandie Stuhan
Downtown Hound
4102 Franklin Blvd.
Eugene OR, 97403

Subject: BOI15-0007 / CUP14-00093
1021 S. Lusk St.
Downtown Hound

In response to your request for comment, the Ada County Highway District (ACHD) staff has reviewed the submitted application and site plan for the item referenced above. It has been determined that ACHD has no site-specific conditions of approval because this application is not estimated to generate additional vehicle trips. If the City of Boise requires improvements to Lusk Street, the policies and procedures below will apply.

- **Sidewalk Policy:** District Policy 7207.5.7 states that five-foot wide concrete sidewalk is required on both sides of all local street, except those in rural developments with net densities of one dwelling unit per 1.0 acre or less, or in hillside conditions where there is no direct lot frontage, in which case a sidewalk shall be constructed along one side of the street. Some local jurisdictions may require wider sidewalks.

The sidewalk may be placed next to the back-of-curb. Where feasible, a parkway strip at least 8-feet wide between the back-of-curb and the street edge of the sidewalk is recommended to provide increased safety and protection of pedestrians and to allow for the planting of trees in accordance with the District's Tree Planting Policy. If no trees are to be planted in the parkway strip, the applicant may submit a request to the District, with justification, to reduce the width of the parkway strip.

Detached sidewalks are encouraged and should be parallel to the adjacent roadway. Meandering sidewalks are discouraged.

A permanent right-of-way easement shall be provided if public sidewalks are placed outside of the dedicated right-of-way. The easement shall encompass the entire area between the right-of-way line and 2-feet behind the back edge of the sidewalk. Sidewalks shall either be located wholly within the public right-of-way or wholly within an easement.

- **Half Street Policy:** District Policy 7207.2.2 required improvements shall consist of pavement widening to one-half the required width, including curb, gutter and concrete sidewalk (minimum 5-feet), plus 12-feet of additional pavement widening beyond the centerline established for the street to provide an adequate roadway surface, with the pavement crowned at the ultimate centerline. A 3-foot wide gravel shoulder and a borrow ditch sized to accommodate the roadway storm runoff shall be constructed on the unimproved side.

- **Staff Comments/Recommendations:**

If the City of Boise requires curb, gutter, and sidewalk to be constructed abutting the site the aforementioned policies apply as a minimal requirement.

Abiding by the Lusk Street Area Master Plan would eliminate the existing parking for this site. The requirements for the Lusk Street Area Master Plan will be difficult to require parcel by parcel as development occurs. It is recommended these improvements be accounted for on a larger scale.

The applicant should not be required to pave the alley abutting the site, due to the fact that the applicant is not proposing to take access off the alley.

There is No Impact Fee Due for this application.

ACHD inspection is not required unless work is done in the right-of-way (ROW).

Plans must be submitted to the ACHD Development Review Department prior to final approval. **(Only when work is done in the ROW)**

The applicant shall also be required to meet the applicable ACHD Standard Conditions of Approval as well as ACHD Policies and requirements that may apply as noted below.

If you have any questions, please feel free to contact me at (208) 387-6335.

Sincerely,



Austin Miller
Planner I
Development Services
CC: Project file,
City of Boise, via e-mail

Traffic Information

This development is not estimated to generate additional vehicle trips per day, based on the Institute of Transportation Engineers Trip Generation Manual, 9th edition.

Condition of Area Roadways:

Traffic Count is based on Vehicles per hour (VPH)

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
Lusk St.	70-feet	Local	326	N/A

Average Daily Traffic Count (VDT):

Average daily traffic counts are based on ACHD's most current traffic counts

- The average daily traffic count for Lusk Street north of Ann Morrison Park Drive was 5,567 on April 4, 2013.

Standard Conditions of Approval

1. All proposed irrigation facilities shall be located outside of the ACHD right-of-way (including all easements). Any existing irrigation facilities shall be relocated outside of the ACHD right-of-way (including all easements).
2. Private Utilities including sewer or water systems are prohibited from being located within the ACHD right-of-way.
3. In accordance with District policy, 7203.6, the applicant may be required to update any existing non-compliant pedestrian improvements abutting the site to meet current Americans with Disabilities Act (ADA) requirements. The applicant's engineer should provide documentation of ADA compliance to District Development Review staff for review.
4. Replace any existing damaged curb, gutter and sidewalk and any that may be damaged during the construction of the proposed development. Contact Construction Services at 387-6280 (with file number) for details.
5. A license agreement and compliance with the District's Tree Planter policy is required for all landscaping proposed within ACHD right-of-way or easement areas.
6. All utility relocation costs associated with improving street frontages abutting the site shall be borne by the developer.
7. It is the responsibility of the applicant to verify all existing utilities within the right-of-way. The applicant at no cost to ACHD shall repair existing utilities damaged by the applicant. The applicant shall be required to call DIGLINE (1-811-342-1585) at least two full business days prior to breaking ground within ACHD right-of-way. The applicant shall contact ACHD Traffic Operations 387-6190 in the event any ACHD conduits (spare or filled) are compromised during any phase of construction.
8. Utility street cuts in pavement less than five years old are not allowed unless approved in writing by the District. Contact the District's Utility Coordinator at 387-6258 (with file numbers) for details.
9. All design and construction shall be in accordance with the ACHD Policy Manual, ISPWC Standards and approved supplements, Construction Services procedures and all applicable ACHD Standards unless specifically waived herein. An engineer registered in the State of Idaho shall prepare and certify all improvement plans.
10. Construction, use and property development shall be in conformance with all applicable requirements of ACHD prior to District approval for occupancy.
11. No change in the terms and conditions of this approval shall be valid unless they are in writing and signed by the applicant or the applicant's authorized representative and an authorized representative of ACHD. The burden shall be upon the applicant to obtain written confirmation of any change from ACHD.
12. If the site plan or use should change in the future, ACHD Planning Review will review the site plan and may require additional improvements to the transportation system at that time. Any change in the planned use of the property which is the subject of this application, shall require the applicant to comply with ACHD Policy and Standard Conditions of Approval in place at that time unless a waiver/variance of the requirements or other legal relief is granted by the ACHD Commission.

BOISE CITY PUBLIC WORKS DEPARTMENT

DEPARTMENT CORRESPONDENCE

Date: January 14, 2015

To: Boise City Planning & Zoning

Re: CUP 14-00093; 1021 S. Lusk St.

CONDITIONS OF APPROVAL

SEWER CONDITIONS – MIKE SHEPPARD (384-3920)

Connection to central sewer is required. Sanitary sewers are available in the alley.

Prior to granting of final sewer construction plan approval, all requirements by Boise City Planning and Development Services must be met.

DRAINAGE/STORMWATER CONDITIONS – BRIAN MURPHY (384-3752)

No comment.

STREET LIGHT CONDITIONS – MIKE HEDGE (388-4719)

No comment.

PERSON MAKING OTHER COMMENTS – TERRY ALBER (384-3992)

OTHER COMMENTS –

No wash water from K-9 Grass outdoor area allowed to leave property to prevent adversely impacting the stormwater system. Filter back-wash and splash-out from the indoor salt-water pool must be routed to sanitary sewer system.

PUBLIC WORKS REPRESENTATIVE

PUBLIC WORKS REPRESENTATIVE

Memo

To: Planning and Development Services
From: Peter McCullough, Public Works Department
Date: 1/14/2015
Re: Solid Waste Comments- CUP14-00093, 1021 S. Lusk St.

Solid Waste staff has reviewed the application for this project and has the following comments.

1. The project is located in an area which has alley access; all trash and recycling will be collected from the alleyway.
2. Only 3-yard containers or 95-gallon carts can be used for alley collection.
3. Contact Peter McCullough with any questions at 384-3906.