



Planning & Development Services

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CUP16-00006 – Erstad Architects

Summary

The applicant requests a Conditional Use Permit for a brew pub within 300 feet of residential properties in an existing building at 1026 S. La Pointe Street in a C-2D (General Commercial with Design Review) zone.

Prepared By

Susan Riggs, Associate Planner

Recommendation

Planning Team recommends approval of CUP16-00006.

Reason for the Decision

The brew pub is compatible with the surrounding properties which include multi-family residential, an auto body shop, restaurant/bar, office, and retail uses. Based on the breweries proximity to Boise State University and the numerous apartments in the vicinity, this will be an appropriate addition to the area and bring new life to this “Mixed-Use” neighborhood. The use is not anticipated to be more intense than uses within the immediate area and thus will not adversely impact the adjacent uses. Restaurants that serve alcohol are an allowed use in the C-2 zone. The Lift Restaurant and Bar is located just 2 parcels north of the site. Correspondence from commenting agencies indicate the brewery will not place an undue burden on transportation and other public facilities in the vicinity. The site is large enough to accommodate the use. The brewery is within an existing building and no additions are proposed. The use is consistent with *Blueprint Boise* and the *Lusk Street Master Plan*. Both plans support the adaptive reuse of buildings and promote vibrant neighborhoods through a mix of active uses.

CUP16-00006

1" : 300'



Ann Morrison
Memorial Park

Greenbelt NW

Boise
River

9th Street
ROW

C-5DD

W River St

FOOTHILLS
SCHOOL OF
ARTS & SCI

8th Street
ROW

C-5DDC

ID HUMAN
RIGHTS
EDUCATION CTR

C-2DDC

A-1

C-3D

Greenbelt - Ann
Morrison Park Area
(Americana to Capitol)

Greenbelt -
Northside
Main to Capitol

Greenbelt -
Northside
Main to Capitol

Julia
Davis Park

A-1C

R-OD

W Royal Blvd

C-2D

S Dale St

S La Pointe St

S Lusk St

W Island Ave

Tourist
Rest Stop

A-1

Greenbelt -
Southside Capitol
to River Run

W Cesar Chavez Ln

C-3D

C-3DC

C-2DC

W Sherwood St

Capitol
Blvd ROW

UC

BOISE
STATE
UNIVERSITY

R-3D

R-3DC

R-3D

W Ann
Morrison
Park Dr

S Lusk Pl

W Yale Ln

S Lois Ave

W Boise
Ave

S Capitol Blvd

S Capitol Blvd

W Diploma St

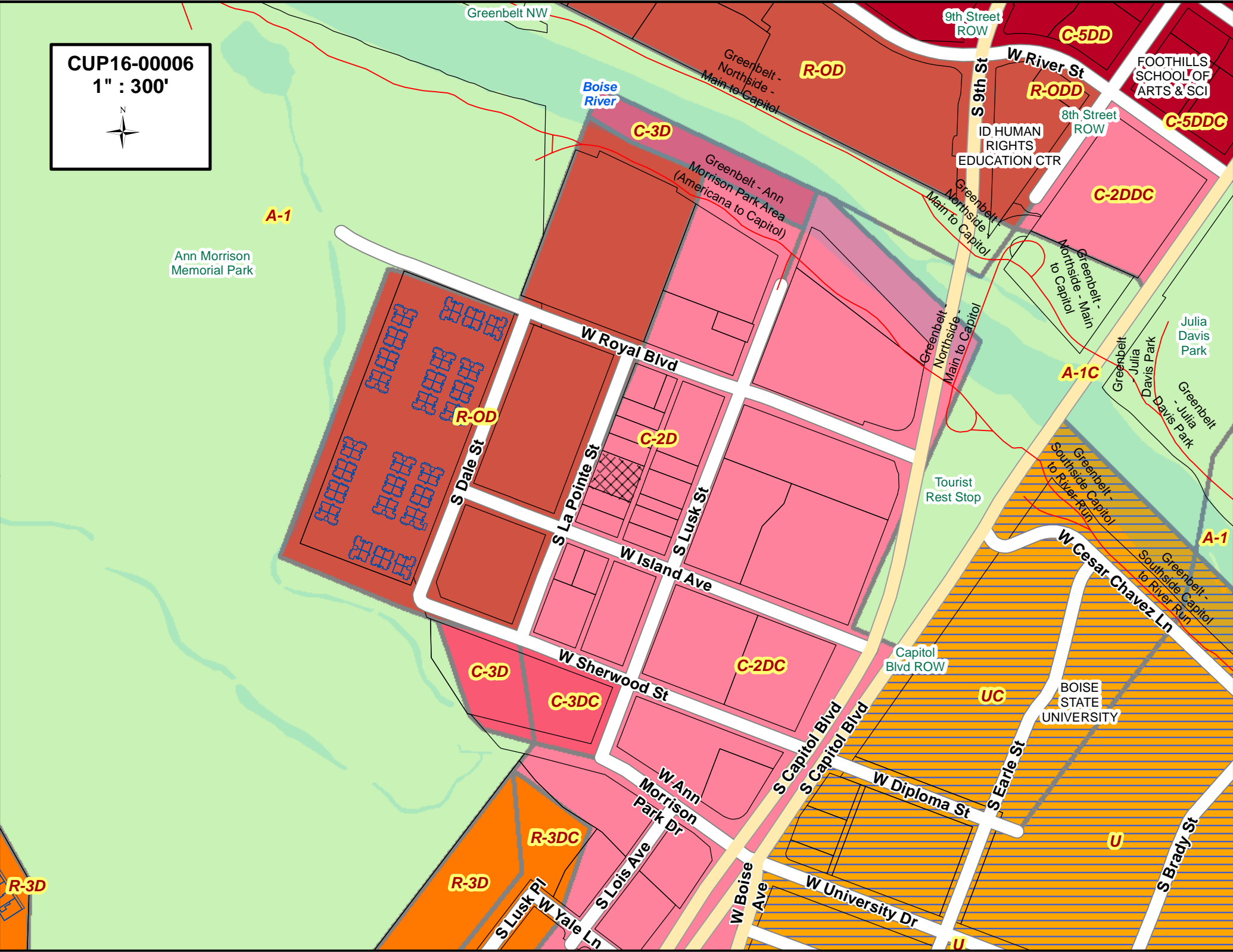

W University Dr

S Earle St

U

S Brady St

CUP16-00006
1" : 300'



Building Front



Building Side



Proposed Brewery

Design Resource



La Pointe Apartments





310 no. 5th street • boise, idaho 83702 • phone 208.331.9031 • fax 208.331.9035 • email: info@erstadarchitects.com

February 10, 2016

Boise City Planning & Development Services
Boise City Hall
P.O. Box 500
Boise, Idaho 83701-0500
Re: Letter of Intent for conditional use permit #CUP16-00006

Dear Planning Staff:

Please review the attached application and associated information including plans and site photos for a conditional use permit request.

The property at 1026 S. La Pointe Street in Boise, ID is a 5,048 square foot, single level building currently in a C-2D zoning area. The most recent use of the space was the House of Wheels retail shop. The new tenant is proposing to open Lost Grove Brewery brew pub, a bike friendly and dog friendly place to go with family and friends. He hopes to bring some energy and life back to this industrial block structure. We have included several perspective shots of the building to illustrate the existing design and overall building composition. Minor aesthetic exterior modifications such as paint, trim work and some planter boxes are proposed. No major exterior modifications or structural alterations will be done to the existing building. The proposed interior modifications will include the demolition of some existing walls, updating electrical and plumbing systems, adding three new ADA restrooms and updating finishes.

Lost Grove Brewery will be an intimately scaled brew pub that consists of the brewing area, a tasting room, three new ADA restrooms and some office and storage space. Lost Grove Brewery will have a brewing volume of 1,440 barrels / year with ample storage for filled and empty kegs. The hours of operation for the brewing area will be Monday thru Friday, 6am – 6pm and will employ 2 full time staff members. The tasting area will have various seating and table styles which will have the potential to accommodate up to 63 people. The hours of operation for the tasting room will be 12:00pm to 10pm on Sundays, 3pm – 11pm Monday thru Thursday, and 12pm to 12am on Fridays and Saturdays. There will be weekly deliveries Monday thru Friday, normally in the mornings, but also early afternoon, prior to normal hours of operation.

We are proposing 21 parking stalls as well as 23 bike spaces at the front of the building to promote and encourage the nearby residents to utilize their family friendly local businesses. A cross access agreement will be established with the adjacent property owner to the North in order to create a common access parking lot. Due to the limited size of the size and working with the adjacent property owner to optimize parking on site, we are requesting to add an additional 2 compact parking spaces beyond the 8 compact spaces allowed on site. This request is due to size limitations and landscaping buffers, as well as comments from adjacent neighbors to create as much parking as possible.

The owner of the proposed Lost Grove Brewery hopes to create a space for people of all walks of life to gather and enjoy the quality craftsmanship of a local brew. We are excited about the opportunity to be a part of this project. We believe that Lost Grove Brewery will be a strong asset to the neighborhood and surrounding businesses.

Please do not hesitate to contact us with any questions as you are reviewing the application materials.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jeff Hatch", is written over a light blue circular stamp.

Jeff Hatch
erstad ARCHITECTS



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Planning Division Project Report

File Number	CUP16-00006
Applicant	Erstad Architects
Property Address	1026 S. La Pointe Street
Public Hearing Date	March 7, 2016
Heard by	Planning and Zoning Commission
Analyst	Susan Riggs
Checked By	Cody Riddle

Public Notification

Neighborhood meeting conducted on: February 1, 2016

Newspaper notification published on: February 26, 2016

Radius notices mailed to properties within 300 feet on: February 25, 2016

Staff posted notice on site on: February 12, 2016

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Exhibits

Agency Comments

1. Project Data and Facts

Project Data	
Applicant/Status	Andy Erstad / Erstad Architects
Architect/Representative	Andy Erstad / Erstad Architects
Location of Property	1026 S. La Pointe Street
Size of Property	0.27 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 subject property is comprised of a commercial/industrial building which is currently vacant. The previous occupant was House of Wheels.

Description of Request
Conditional Use Permit for a brew pub within 300 feet of residential properties.

2. Land Use

Description and Character of Surrounding Area
The site is located on the east side of La Pointe Street between Island Avenue and Royal Blvd. The surrounding area is comprised of a variety of uses including multi-family, an auto body shop, restaurant/bar, office, and retail uses.

Adjacent Land Uses and Zoning

North	Office / C-2D (General Commercial with Design Review)
South	Commercial / C-2D (General Commercial with Design Review)
East	Commercial & Office / C-2D (General Commercial with Design Review)
West	Multi-Family Apartment Building / R-OD (Residential Office with Design Review)

Site Characteristics

The site is developed with a 1950's concrete block building and unimproved gravel parking lot.
--

Special Considerations

The eastern portion of the site is located in the floodplain. A floodplain application is required prior to issuance of any permits.
--

Previous Actions

CPA13-00001 / Text amendment to the Comprehensive Plan to adopt the Lusk Street Area Master Plan.

3. Project Proposal

Parking

A brew pub requires 3 parking spaces per seat. Twenty-one parking spaces are proposed which allows 63 seats. As designed, the proposed parking layout blocks four parallel spaces along the south side of the adjacent building to the north (1014 S. La Pointe Street). This building is owned by Design Resources who has agreed to enter into a shared parking and cross access agreement with the applicant. The agreement shall stipulate that to compensate for the 4 lost parking spaces, Design Resource employees and clients will have access to the parking lot from 8:00 am to 5:00 pm. Monday through Friday. The tasting room does not open until 3:00 on weekdays; as such Planning does not foresee a conflict with the agreement. Design Resources has 5 perpendicular parking spaces in front of their building and 5 off the alley providing the 10 spaces required for their 2,800 sq. ft. building. They anticipate utilizing only 4-5 of the 21 spaces proposed. Twenty-three bicycle parking spaces are proposed in front of the building. The applicant anticipates the majority of their customers will walk or bike to their facility.

Setbacks

There are no changes to the existing building setback. The required 5' landscape parking setback has been provided along the south property boundary.

Structure(s) Design

Number and Proposed Use of Buildings

The brew pub will occupy an approximately 5,048 sq. ft. commercial/industrial building. Approximately 920 sq. ft. will be dedicated to the tasting room with 63 seats.

Building Height

45 feet (maximum)

Number of Stories

Existing single-story commercial/industrial building.

4. Development Code

Section	Description
11-04-05.01	General Purpose of Commercial Districts
11-03-04.06 (C7)	Specific Procedures Conditional Use Permit
11-07-03	Off-Street Parking and Loading Standards

5. Comprehensive Plan

CHAPTER	GOALS, OBJECTIVES & POLICIES
CHAPTER 2-CITYWIDE POLICIES	EC3.1: Support Existing Businesses NAC2.1 Mixed Use Districts CC1.1(a) Reduce Vehicle Miles Traveled CC9.1(a) Expand Network Possibilities
CHAPTER 4-PLANNING AREA POLICIES	DT-CNN1.1 Downtown Area Plans DT-CCN1.2 Mix of Uses DT-CEA 3.2 Adaptive Plans DT-ED 1(b) Economic Development Program

6. Transportation Data

The Ada County Highway District (ACHD) issued a letter on February 9, 2016 stating they have no site specific conditions of approval.

7. Analysis/Findings

Analysis

The applicant is requesting a conditional use permit to operate a brew pub (Lost Grove Brewery) within 300 feet of residential uses. The site is located on the east side of La Pointe Street between Island Avenue and Royal Blvd. The site is surrounded by primarily C-2D zoning comprised of a variety of uses including an auto body shop, restaurant/bar, office, and retail uses. The exception is the La Pointe apartments on the west side of La Pointe Street zoned R-OD. North and west of the apartments is the Royal Rivers Edge apartment complex and the Morrison Park Apartments also zoned R-OD.



The brewery is relatively small producing 120 barrels a month which is the equivalent of 240 kegs. The building is comprised of a brewing area, tank and cold storage area, and a tasting room. No food service is proposed. The brewery will be staffed with two full-time employees and will operate Monday thru Friday from 6:00 am to 6:00 pm. The tasting area will have various seating and table arrangements which will accommodate up to 63 customers. The hours of operation for the tasting room will be 3:00 pm to 11:00 pm Monday thru Thursday and 12:00 pm to 12:00 am on Friday and Saturday and 12:00 pm to 10:00 pm on Sunday. There will be weekly deliveries Monday thru Friday which will occur primarily in the morning or early afternoons prior to the tasting room opening. Deliveries will be accepted through the existing rollup doors on the north side of the building. Conditions of approval will ensure these hours are not expanded without approval.

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 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, the applicant is proposing 23 bicycle parking spaces 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 brewery and tasting room will add to the eclectic character of the neighborhood while providing a benefit to residents and businesses in the area.

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

FINDINGS

Section 11-03-04.06(C7)

The Hearing Examiner or the PZC shall review pursuant to section 11-03-03.04 and according to the following criteria:

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

The Planning Teams review and analysis supports this finding. The 0.27 acre commercially zoned site is located on the east side of La Pointe Street between Island Avenue and Royal Blvd. The surrounding area is comprised of a variety of uses including multi-family, an auto body shop, restaurant/bar, office, and retail uses. Based on the breweries proximity to Boise State University (BSU) and the number of apartments that serve BSU students, this will be an appropriate use that will bring new life to this mixed-use neighborhood. It is anticipated the brewery will serve the immediate area with most customers walking or biking to the pub. The use is not anticipated to be more intense than the previous retail use or the uses within the

immediate area. Additionally, restaurants that serve alcohol are an allowed use in the C-2 zone. The Lift Restaurant and Bar is located just 2 parcels north of the site. This use is similar with the exception that it is a brewery and there is no food service. The *Lusk Street Master Plan* encourages a diverse mix of businesses including urban housing opportunities, retail sub-districts, and small businesses within this planning area.

ii. *The proposed use will not place an undue burden on transportation and other public facilities in the vicinity.*

Correspondence received from commenting agencies indicate support for this finding. The Ada County Highway District stated in a letter dated February 9, 2016, that no site specific conditions of approval are required for the tenant improvement.

Solid Waste approved the location of the dumpster off the alley and did not require it be screened. However, if Design Review requires screening, the gate opening must be a minimum of 10'.

Public Works indicated a Floodplain Review application is required. If the market value of the proposed building improvement exceeds 50% of the current market value of the structure, the building shall comply with the requirements of Section 11-08-03.2F of the Boise City Code. The applicant is responsible for submitting documentation acceptable to the City indicating current market value of the structure.

Boise City Fire Comments indicated occupancy greater than 50 and a building greater than 5,000 sq. ft. would require automatic sprinklers.

No other public agencies have voiced concerns with this project.

iii. *The site is large enough to accommodate the proposed use and all yards, open spaces, pathways, walls and 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 brewery is proposed within an existing building and no additions are proposed. The proposal includes accommodations for 23 bicycle spaces, where only 3 are required. The existing gravel parking lot will be paved for 21 parking spaces and complies with all setbacks. A cross access and shared parking agreement held in perpetuity between the applicant and the property owner of 1014 S. La Pointe Street must be approved by the City's legal team prior to issuance of any permits.

An enclosure for trash has been provided off the alley. This location has been approved by Public Works. The site is within a Design Review Overlay and also

requires Design Review approval of the parking lot, landscaping, trash enclosure and any exterior changes.

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

The brew pub will not adversely affect other properties within the vicinity. The project involves the adaptive reuse of an existing building that could otherwise sit vacant. It is located within a mixed-use neighborhood comprised of commercial, office, residential, and semi-industrial uses. The brewery will provide an amenity for this neighborhood comprised of several apartment complexes largely occupied by Boise State University Students and within a few blocks of the BSU campus. The use will help activate the street making it safer for pedestrians.

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

Planning finds that the application is in compliance with the goals and policies of *Blueprint Boise* and the *Lusk Street Master Plan*. This parcel is designated “Mixed-Use” which encourages a mixture of uses including retail, commercial office, restaurants, as well as residential. *Policies ES9.5, NAC2.1, and DT-CEA3.2* promote the adaptive reuse of buildings. *Policy CCI.1 (a)* encourages infill development in order to avoid costly extension of transportation facilities and to minimize travel distances. The project will occupy a vacant building with all infrastructures in place. *Principle CC9.1 (a)* promotes development that supports existing transit routes and that will help build new routes and enhanced service over time. Valley Ride has a number of bus routes in the vicinity including Capitol Blvd, Boise Avenue, and 9th Street. Specific to the Downtown Planning Area, *Policy DT-CCN 1.2* encourages a vibrant mix of uses to ensure 24-hour activity. The reuse of the existing 5,048 sq. ft. building is consistent with these policies. *DT-ED 1.1* suggests focusing on growing, attracting, and retaining successful businesses in Downtown.

Goal DT-CCN 1.1 encourages the use of Downtown area Master Plans to guide development. The brewery is supported by the *Lusk Street Master Plan* which supports the Lusk Street area 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.

8. Recommended Conditions of Approval

Site Specific

1. Compliance with plans and specifications on file with the Boise City Planning and Development Services Department received on January 26, 2016, except as expressly modified by the following conditions and Design Review.

2. Prior to the issuance of a building permit, the applicant shall submit a perpetual cross access and shared parking agreement that allows the employees and clients of 1014 S. La Pointe Street to park in the applicant's lot at 1026 S. La Pointe Street from 8:00 a.m. to 5:00 p.m. Monday through Friday. This document must be reviewed and approved by the Boise City Legal Department.
3. The hours of operation for the tasting room shall be as follows:
 - Monday through Thursday 3:00 pm to 11:00 pm
 - Friday and Saturday 12:00 pm to 12:00 am
 - Sunday - 12:00 pm to 10:00 pm
4. The hours of the brewery will be from 6:00 am to 6:00 pm Monday thru Friday.
5. A minimum of 23 bicycle parking spaces and 21 parking spaces shall be provided.
6. A Floodplain Development Permit is required prior to the issuance of any construction permits.
7. Design Review approval is required prior to issuance of any construction permits.

Agency Comments

8. Comply with the requirements of Boise City Public Works per comments dated as follows:
 - Solid Waste Division-February 16, 2016
 - Pretreatment-January 27, 2016
 - Floodplain Review-February 3, 2016
9. Comply with all conditions of the Boise City Fire Department as outlined in department comments dated February 9, 2016. Contact Ron Johnson at (208) 570-6500 with any questions regarding fire requirements.
10. Comply with Ada County Highway District requirements as outlined in department comments dated February 9, 2016.

Standard Conditions

11. All parking area and driveways shall be paved and shall be designed and laid out to conform to the minimum standards required by the Boise City Zoning Ordinance.
12. 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.

13. The applicant shall obtain building permits prior to commencement of any work on the property.
14. This approval does not include approval of any signage. A separate Sign Permit will be required from the Boise City Planning and Development Services Department prior to installation of sign(s). 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 Boise City. The burden shall be upon the applicant to obtain the written confirmation of any change and not upon Boise City.
15. Any change by the applicant in the planned use of the property shall require compliance with all rules, regulations, ordinances, plans, or other regulatory and legal restrictions in force at the time.

#109: Conditional Use Application

Property Information

Address

Street Number:	Prefix:	Street Name:	Unit #:			
1026	S	LA POINTE ST				
Subdivision name:	Block:	Lot:	Section:	Township:	Range:	Zoning:
BOB FIFER SUB	2	0	10	3	2	C-2D
Parcel Number:	Additional Parcel Numbers:					
R2817000155						

Primary Contact

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

☐ Agent/Representative ☒ Applicant ☐ Owner

Applicant Information

First Name:	Last Name:		
Marianne	Turner		
Company:			
Erstad Architects			
Address:	City:	State:	Zip:
310 North 5th Street	Boise	ID	83702
E-mail:	Phone Number:	Cell:	Fax:
marianne@erstadarchitects.com	(208) 331-9031		(208) 331-9035

Agent/Representative Information

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

First Name:	Last Name:		
Andrew	Erstad		
Company:			
Erstad Architects			
Address:	City:	State:	Zip:
310 North 5th Street	Boise	ID	83702
E-mail:	Phone Number:	Cell:	Fax:
marianne@erstadarchitects.com			

Owner Information

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

First Name:	Last Name:		
Jacob	Black		
Company:			
Address:	City:	State:	Zip:
2800 W. Hill Rd.	Boise	ID	83703
E-mail:	Phone Number:	Cell:	Fax:
jake@lostgrovebrewing.com	(208) 515-6218		



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

February 9, 2016

To: Marianne Turner
Erstad Architects
S310 N. 5th Street
Boise, ID 83702

Subject: BOI16-0036/ CUP16-00006
1026 S. La Pointe Street
Lost Grove Brewing

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 for this application.

This site is located within the City of Boise's Lusk Street Master Plan planning area. City of Boise staff had indicated that because this application is for a tenant improvement they will not be requiring frontage improvements consistent with the plan.

There is No Impact Fee Due for this application and an ACHD inspection is not required.

If you have any questions, please feel free to contact me at (208) 387-6178.

Sincerely,

Mindy Wallace, AICP
Planner III
Development Services

cc: City of Boise

Project Information

Is this a Modification application? ☒ Yes ☐ No File number being modified: CUP16-00006

1. Neighborhood Association:

Downtown Boise

2. Comprehensive Planning Area:

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

Change an existing C-2 retail space into a brewery and tasting room.

4. Size of Property:

.27 ☒ Acres ☐ Square Feet

5. Water Issues:

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

~~2250~~ 2,000 gpm

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

Number of Existing: 2 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):

2,250 gpm

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

Existing 5,048 square feet, C-2D retail space

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

No.

8. Adjacent property information:

Building types and/or uses	Zone
North: office	North: (C-2D) General Commercial w/Desigr
South: retail	South: (C-2D) General Commercial w/Desigr
East: retail / office	East: (C-2D) General Commercial w/Desigr
West: residential	West: (C-2D) General Commercial w/Desigr

9. Proposed Structures:

A. Number of Structures: Use: ~~existing~~ brewery

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

	Gross Square Feet
1st Floor	<input type="text" value="0"/>
2nd Floor	<input type="text" value="0"/>
3rd Floor	<input type="text" value="0"/>
4th Floor	<input type="text" value="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	<input type="text" value="5048"/>
2nd Floor	<input type="text"/>
3rd Floor	<input type="text"/>
4th Floor	<input type="text"/>

11. Building Exterior:

	Materials	Colors
Roof:	<input type="text" value="Flat TPO"/>	<input type="text" value="White"/>
Walls:	<input type="text" value="Cement Block, Metal Siding"/>	<input type="text" value="White, Cream w/ Red Accent"/>
Windows/Doors:	<input type="text" value="Storefront"/>	<input type="text" value="Metal Black, White"/>
Fascia, Trim, etc:	<input type="text" value="Painted Stone, Minimal"/>	<input type="text" value="White"/>
Other:	<input type="text"/>	<input type="text"/>

12. Setbacks:

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

	Building Required	Building Proposed	Parking Required	Parking Proposed
Front:	20' 10'	Existing 2'-0" existing	20' 0'	10'
Rear:	0'	18'-6" existing	5' 0'	5"
Side 1:	0'	0' existing	5' 0'	0'
Side 2:	0'	37'-8" 39'-8" existing	5' 0'	existing

13. Site Design:**Site Percentage Devoted to****Square Feet**

Building Coverage:

%

Landscaping:

%

Paving:

%

Other Uses:

%

Describe Other Uses:

14. Parking:**Required****Proposed**

Accessible Spaces:

1

1

Parking Spaces:

15

15

Bicycle Spaces:

2

23

Proposed compact spaces:

6

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:

on roof - all existing

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:

~~placed in alley with other existing~~ wooden fence enclosureD. 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:

~~existing~~ bioswale**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:	<div></div>
Date:	<div></div>



Dennis Doan
Chief

City Hall West
333 N. Mark Stall Place
Boise, Idaho 83704-0644

Phone
208/570-6500

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208/570-6586

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Mayor
David H. Bieter

City Council
President
Maryanne Jordan

Council Pro Tem
David Eberle

Elaine Clegg
Lauren McLean
TJ Thomson
Ben Quintana

Fire Department

February 9, 2016

Cody Riddle
PDS – Current Planning

Re: Conditional Use Permit, CUP16-00006
1026 S. La Pointe Street

Dear Cody,

This is a conditional use request to remodel an existing building into a brewery with tasting room.

The Boise Fire Department has reviewed and can approve the application subject to compliance with all of the following code requirements and conditions of approval. Any deviation from this plan is subject to Fire Department approval. Please note that unless stated otherwise, this memo represents the requirements of the International Fire Code (IFC) as adopted and amended by Ordinance 6308.

Comments:

1. The size of the tasting room would indicate an occupant load greater than 50, causing the tasting room to be considered an A-2 occupancy. A-2 occupancies with a building fire area greater than 5,000 sq ft shall have automatic fire sprinklers installed. IFC 903.2.1.2

General Requirement:

Specific building construction requirements of the International Building Code, International Fire Code and Boise City Code will apply. However, these provisions are best addressed by a licensed Architect at building permit application.

Regards,

Ron Johnson
Division Chief – Assistant Fire Marshal
Boise Fire Department

CITY OF BOISE

INTER-DEPARTMENT CORRESPONDENCE

Date: 1/27/2016

To: Planning and Development Services

From: Terry Alber, Pretreatment Coordinator
Public Works

Subject: CUP16-00006; Lost Grove Brewery, 1026 S LA POINTE ST;
Pretreatment Comments

Brewery Pretreatment Requirements.

Grease Interceptor. For brewpubs that have grease abatement for their kitchen operations, brew house process waste must be routed downstream of the grease abatement. Brewery waste is not allowed to be discharged to sewer through a grease interceptor.

Solids Screening. Boise City Code 8-14-04.02, Specific Discharge Prohibitions, read:

- A. No user shall contribute or cause to be discharged, directly or indirectly, any of the following described substances into the POTW:*
- 5. Any solid or viscous substances which will or may cause obstruction to the flow in a sewer or other interference with the operation of the wastewater system, such as, but not limited to: ...spent grains, spent hops...*

The facility will provide solids screening for the brewery drains to prevent discharge of materials which would violate this prohibition.

pH Adjustment. Boise City prohibits discharge of wastewater having a pH of less than 5 or greater than 12.5. The facility may be required to install pH monitoring and adjustment equipment in order to comply with prohibition.

For those facilities that brew over 2500 barrels of beer annually:

Sampling Station. The facility will provide a sediment catch basin or similar device as a sampling station with the following requirements:

- Submerged outlet
- Minimum 50-gallon liquid capacity

- Traffic-rated lid available where applicable, 24" minimum
- Adjustable riser available
- Must be installed in an accessible area (no confined spaces)

Wastewater Flow Meter. Installation of a wastewater flow meter is optional. If a flow meter is not installed, the facility will be billed on the industry standard ratio of 7:1 gallons of wastewater per gallon of beer produced.

For those facilities that brew over 5000 barrels of beer annually:

Monitoring Equipment. In addition to the sampling station required above, the facility will provide wastewater monitoring equipment including an automatic composite sampler, a pH meter, and a flow meter. Also, these facilities will be subject to a Brewery General Permit as issued and implemented by Boise City Pretreatment.

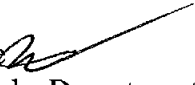
For more information, or if you have any questions, please contact Terry Alber, 384-3992 or email at talber@cityofboise.org.

CITY OF BOISE

**INTER-DEPARTMENT
CORRESPONDENCE**

Date: February 3, 2016

To: Susan Riggs
Planning and Development Services

From: Jim Wyllie 
Public Works Department

Subject: Lost Grove Brewery
1026 LaPointe Street
Floodplain Review Comments
CUP16-00006
FPR 999

I have reviewed the Conditional Use Application for the Lost Grove Brewery at 1026 LaPointe Street and have the following comments:

1. The subject project is located in the floodplain of the Boise River. Property development is subject to the regulations and requirements of Chapter 11-08, Boise City Zoning Ordinance.
2. A Floodplain Review application is required.
3. If the value of the proposed building improvements exceeds 50% of the current market value of the structure, the building shall comply with the requirements of section 11-08.03.2.F of the Ordinance. Applicant shall submit documentation acceptable to the City indicating current market value of the structure.

Call if you have questions.

cc: Rob Bousfield, Assistant City Engineer
sf FPR 999 2.4

Memo

To: Planning and Development Services
From: Peter McCullough, Public Works Department
Date: 2/17/2016
Re: Solid Waste Comments- CUP16-00006

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 and/or 95-gallon carts can be used for alley collection.
3. If 3-yard containers are utilized they will need to be located in or adjacent to the alleyway.
4. Enclosures are not required for alley service, but if they are used must have a gate opening of at least 10'. If gates are used they must open 120 degrees.
5. Contact Peter McCullough with any questions at 384-3906.