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## Planning & Development Services

August 3, 2016

Deanna Watson  
Affordable Housing Solutions  
1276 River Street  
Boise, Idaho 83702  
[rreed@bcacha.org](mailto:rreed@bcacha.org)  
sent via email

**Re: PUD16-00019 / 3119 W. Moore Street**

Dear Ms. Watson:

This letter is to inform you of the action taken by the Boise City Planning and Zoning Commission on your request for a conditional use permit for a 50-unit planned residential development on a 3.1 acre site located in an R-2 (Medium Density Residential) zone.

The Boise City Planning and Zoning Commission, at their hearing of **August 1, 2016, approved** your request, based on compliance with the attached Reasons for the Decision and Conditions of Approval.

May we also take this opportunity to inform you of the following:

1. This approval will not take effect until after the appeal period has lapsed.
2. The decision of the Boise City Planning and Zoning Commission may be appealed to City Council within ten (10) calendar days from the issuance of this decision. The appeal must be written, accompanied by the appropriate fee, and submitted to the Planning and Development Services Department prior to the deadline set forth herein. Appeal application forms are available in the Planning Department or online under Applications at:

<http://pds.cityofboise.org/> or <http://pds.cityofboise.org/home/documents/apps/100/>

3. All appeals of this permit must be filed by **5:00 P.M., on August 11, 2016.**
4. If this Conditional Use Permit is not acted upon within two (2) years, it will become null and void without further notification from this Department.

This letter constitutes your Conditional Use Permit.

If you have any questions, please contact me at (208) 388-4717.

Sincerely,



Cody Riddle  
Manager, Current Planning  
Boise City Planning and Development Services

CR/wm

cc: James Glancey / Glancey Rockwell & Assoc. / [office@grboise.com](mailto:office@grboise.com)  
Matt Ciranni or Tyler Victorino / Veteran's Park NA / [vpnaboise@gmail.com](mailto:vpnaboise@gmail.com)

## **Reason for the Decision**

The project is consistent with the approval criteria of *BCC11-03-04.6.C(7)(a)*. It is compatible with other uses in the neighborhood. The area is comprised primarily of residential uses of varying density and product type. It is also within walking distance of the Esther Simplot Park and State Street Corridor. Along with public transportation (bus), numerous services, amenities and employment opportunities exist along this street.

The site is large enough to accommodate the project without adversely impacting other properties. All perimeter setbacks have been met and required parking and amenities provided. The project provides a transition between a public park and transportation corridor and a residential neighborhood. It abuts public right-of-way on three of four sides, providing a significant buffer to the adjacent neighborhood. Comments from public agencies confirm it will not place an undue burden on the transportation system or other infrastructure in the area. The road network in the vicinity has adequate capacity to support the additional traffic generated.

The project is supported by both Blueprint Boise and the 30<sup>th</sup> Street Master Plan. Both Plans support higher density, affordable housing, promote multi-family development along both existing and planned transit routes and within walking distance of existing amenities.

## **Conditions of Approval**

### **Site Specific**

1. Compliance with plans and specifications submitted to and on file in the Planning and Development Services Department dated received **June 28, 2016**, except as expressly modified by the following conditions:
2. **Planning:**
  - a. Provide a minimum of 50 bicycle parking spaces distributed evenly throughout the site. A minimum of 25 percent of these spaces shall be covered. Those spaces located in landscape areas shall be on a paved surface, accessible from the adjacent walkway.
  - b. Mechanical equipment shall be screened from the public right-of-way and interior service drives/parking areas by a sight obscuring fence or wall. The location of all equipment and screening methods shall be identified on plans submitted for building permit.
  - c. Detailed information on the layout, design, and fixtures included in the amenity areas shall be provided to the Planning Team prior to issuance of any construction permits. It shall demonstrate the amenities are commercial grade fixtures, installed and located in a manner that allows access by all residents of the development.

- d. A delineated crosswalk shall be provided at the project entrance on 32<sup>nd</sup> Street. This shall be accomplished with the inclusion of changes in paving material/texture, color, or both.
- e. Install a concrete pad for a future bus stop near the corner of 32<sup>nd</sup> Street and Whitewater Park Boulevard. The exact dimension and location shall be approved by Valley Regional Transit.
- f. Lighting shall have 100 percent cut-off fixtures. If poles are used, a maximum height of 25 feet is allowed. Drop light fixtures are prohibited.
- g. The minimum planter width adjacent to detached sidewalks shall be 8 feet.

### **Agency Requirements**

- 4. Comply with requirements of the Ada County Highway District (ACHD) as outlined in the staff report dated **July 18, 2016**, or as modified by the ACHD Commission.
- 5. The applicant shall comply with all conditions of the Boise Fire Department as outlined in department comments dated **July 21, 2016**. For additional information, contact Ron Johnson at (208) 570-6500.
- 6. Written approval from the Boise City Canal Company is required prior to issuance of Construction permits.
- 7. Comply with Boise City Public Works Department requirements as listed in the following dated memos:
  - a. Drainage and Stormwater (July 5, 2016)
  - b. Sewer (July 1, 2016)
  - c. Solid Waste (July 5, 2016)
  - d. Street Lights (July 1, 2016)

Contact BCPW at 208-384-3900 for specific comments or questions. All requirements of the BCPW shall be completed or bonded for prior to submittal of the Final Plat for the signature of the Boise City Engineer.

### **Standard Conditions of Approval**

- 8. Building permit approval is contingent upon the determination that the site is in conformance with the Boise City Subdivision Ordinance. Contact Planning and Development Services at (208) 384-3830 regarding questions pertaining to this condition.

9. All landscaping areas shall be provided with an underground irrigation system. Landscaping shall be maintained according to current accepted industry standards to promote good plant health, and any dead or diseased plants shall be replaced. All landscape areas with shrubs shall have approved mulch, such as bark or soil aid.
10. Swales/retention/detention areas shall not be located along the streets, unless it can be shown that landscaped berms/shrubs will screen the swales.
11. In compliance with Title 9, Chapter 16, Boise City Code, anyone planting, pruning, removing or trenching/excavating near any tree(s) on ACHD or State right-of-ways must obtain a permit from Boise City Community Forestry at least one (1) week in advance of such work by calling (208) 384-4083. Species shall be selected from the Boise City Tree Selection Guide.
12. Utility services shall be installed underground.
13. An occupancy permit will not be issued by the Planning and Development Services Department until all of these conditions have been met. In the event a condition(s) cannot be met by the desired date of occupancy, the Planning Director will determine whether the condition(s) is bondable or should be completed, and if determined to be bondable, a bond or other surety acceptable to Boise City will be required in the amount of 110% of the value of the condition(s) that is incomplete.
14. All amenities, landscaping, fencing, sidewalks and underground irrigation shall be installed or bonded for prior to the issuance of a building permit. For bonding, the applicant is required to provide a minimum of two bids for the amenities, landscaping materials and the installation. The bond shall be for 110% of the highest bid and submitted to the Building Department on the 2<sup>nd</sup> floor of City Hall. For additional information, please call (208) 384-3830.
15. 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.
16. 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 successors of interest, advise Boise City of 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.
17. Failure to abide by any condition of this permit shall be grounds for revocation by the Boise City Planning and Zoning Commission.

18. This approval shall be valid for a period not to exceed twenty four (24) months from the date of approval by the Planning and Zoning Commission. Within this period, the holder of the permit must acquire construction permits and commence placement of permanent footings and structures on or in the ground. The definition of structures in this context shall include sewer lines, water lines, or building foundations.
19. 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 (2) extensions may be granted.
20. To reduce the noise impact of construction on nearby residential properties, all exterior construction activities shall be limited to the hours between 7:00 a.m. and 7:00 p.m. Monday through Friday and 8:00 a.m. to 6:00 p.m. for Saturday and Sunday. Low noise impact activities such as surveying, layout and weather protection may be performed at any time. After each floor of the structure or building is enclosed with exterior walls and windows, interior construction of the enclosed floors can be performed at any time.