



PLANNING AND DEVELOPMENT SERVICES

MAYOR: Lauren McLean | DIRECTOR: Tim Keane

August 17, 2023

Jeff Hatch
Hatch Design Architecture
200 W 36th St
Boise, ID 83714
Jeff@Hatchda.com

Re: CUP22-00068 / 6780 S Cole Rd / Appeal

Dear Appellant(s):

This letter is to inform you of the action taken by the Boise City Council on your appeal of the Planning and Zoning Commission's denial of a conditional use permit for self-service storage on 2.17 acres located at 6780 S Cole Road in a C-2D/DA (General Commercial with Design Review and a Development Agreement) zone.

The Boise City Council, at their meeting of **August 15, 2023**, **denied** your appeal based on the Reason for the Decision.

Questions can be directed to the assigned planner, Sebrina Mortensen at (208) 608-7089 or SMortensen@cityofboise.org.

Sincerely,

Jessica Szelag
Deputy Planning Director
Boise City Planning and Development Services

JS/nn

cc: Craig Mcleod / 300mcleod@gmail.com
Thomas Lloyd / tjl@elamburke.com
Abigail Germain / arg@elamburke.com
Estee Lafrenz / South Cole Neighborhood Association / esteelafrenz@gmail.com

The City of Boise Planning and Development Services Department acknowledges the ancestral, cultural, traditional, and unceded territory of the Shoshone, Bannock, and Northern Paiute people on which our land use and development decisions are made.

REASON FOR THE DECISION

The proposal does not comply with the approval criteria of *Boise City Code (BCC) Section 11-03-04.6* (Conditional Use Permits). The self-service storage use is not compatible with the general neighborhood, which is comprised of single-family homes, community open space, and a community center. The site is large enough to accommodate the proposed use, and comments received from commenting agencies indicate that the use will not place an undue burden on transportation or other public facilities in the vicinity. The proposed self-service storage center is not anticipated to generate excessive traffic, noise, or lighting impacts which would adversely impact other property. However, the Comprehensive Plan encourages promoting a diverse land use pattern that increases opportunities for housing and community and neighborhood services while retaining distinctive rural elements of the Southwest (*Goal SW-CCN 1*), and the *Southwest Community Comprehensive Plan* encourages locating industrial uses in the Southwest within the Airport Influence Area (*Industrial Objective 2*). The proposal to site a self-service storage center outside of the Airport Influence Area, at a prominent intersection along a priority travel corridor, adjacent to residential uses, and in close proximity to a community center and open space is not consistent with this vision for the Southwest Planning Area.

