



PLANNING AND DEVELOPMENT SERVICES

MAYOR: Lauren McLean | DIRECTOR: Tim Keane

May 10, 2023

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

Re: CUP22-00068 / 6780 S Cole Rd

Dear Applicant:

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 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 Planning and Zoning Commission, at their meeting of **May 8, 2023**, **denied** your request based on the attached Reason for the Decision.

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

1. The decision of the Boise City Planning and Zoning Commission may be appealed to City Council within ten (10) calendar days from the hearing date. 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: cityofboise.org/pds-appeal.
2. All appeals of this permit must be filed by **5:00 P.M., on May 18, 2023**.

Questions can be directed to me at (208) 608-7089 or SMortensen@cityofboise.org.

Sincerely,

Sebrina Mortensen
Associate Planner, Planning and Zoning
Boise City Planning and Development Services
SM/nn

cc: Craig Mcleod / 300mcleod@gmail.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.

