



PLANNING AND DEVELOPMENT SERVICES

MAYOR: Lauren McLean | INTERIM DIRECTOR: Stephan Burgos

May 9, 2024

Erik Hagen
North End Neighborhood Association
809 N 18th St
Boise, ID 83702
president@northendboise.org

Re: Appeal of CUP23-00057 / 902 N 8th St / Revised Findings

Dear Applicant:

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 approval of a conditional use permit for a parking reduction and height exception on 0.65 acres in a R-OHD/DA (Residential Office with Historic Design Review and Development Agreement) Zone.

The Boise City Council, at their meeting of **May 7, 2024, approved** the revised reason statement. In addition, the Boise City Council removed the condition of approval #5 from Conditional Use Permit. This condition of approval required a recorded shared parking agreement regarding the use of the offsite parking lot. Attached is the Reason for the Decision and Conditions of Approval reflecting the decision.

This final decision by the Boise City Council includes the notice to the applicant of the applicant's rights to request a regulatory taking analysis pursuant to Idaho Code 67-8003.

Questions can be directed to the assigned planner, David Moser, at (208) 608-7087 or DMoser@cityofboise.org.

Sincerely,

Jessica Szelag
Deputy Planning Director
Boise City Planning and Development Services
JS/nn

cc: Chuck Lawrence / Roman Catholic Diocese of Boise / clawrence@rcdb.org
Deidre Parker / Lombard Conrad Architects / dparker@lcarch.com
Deborah Nelson / Givens Pursley, LLC / den@givenspursley.com
Erik Hagen / North End Neighborhood Association / NENA.PandZ@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.

Boise City Council heard an appeal of the Planning and Zoning Commission's approval of the conditional use permit for a height exception and parking reduction. Pursuant to BCC 11-03-03.9(C)(2), the Council did not find error with the Commission's decision and denied the appeal.

REASON FOR THE DECISION

Conditional Use Permit

The height exception and parking reduction is consistent with the approval criteria of BCC 11-03-04.6.C(7)(a) (Conditional Use Permit). It is compatible with the surrounding neighborhood and those uses reasonably expected to develop. This area and subject property have historically contained commercial uses comprised of taller buildings. The surrounding residential neighborhood contains multistory buildings which include a seven-story building adjacent to the northeast. The proposal will not adversely impact adjacent properties. The project design locates the taller portion of the building along the street frontage, and steps the building down adjacent to the residential neighborhood to reduce the impact of the building height. With the requested height exception and parking reduction, the site is large enough to accommodate the proposed use. In addition, the development is near the downtown area and adjacent to public transit which supports the parking reduction. Comments from public agencies also confirm the project will not place an undue burden on the transportation system or other infrastructure in the neighborhood. ACHD stated within their project report that there is traffic capacity on the adjacent roads to support the project. The project is in compliance with the goals and policies of the Comprehensive Plan and will improve the streetscape on Fort Street and 8th Street (*Principle GDP-N.5*). The proposed building setbacks are complementary to the adjacent commercial uses (*Principle IDP-N.2*). Goal NE-CCN 2 supports additional employment opportunities that serve the North End. Finally, the project will provide a mix of residential and commercial uses on the edge of the North End Neighborhood.

