



PLANNING AND DEVELOPMENT SERVICES

MAYOR: Lauren McLean | INTERIM DIRECTOR: Stephan Burgos

July 3, 2024

Gregory Daniel
Hillside Architecture
345 W Bobwhite Ct #120
Nampa, ID 83686
gdaniel@hillside-architecture.com

Re: CUP24-00011 / 5312 W Franklin 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 an allowed use, alternative form of a minor vehicle repair located on 0.46 acres at 5312 W Franklin Road in a MX-3 (Mixed Use: Active) zone.

The Boise City Planning and Zoning Commission, at their meeting of **July 1, 2024**, **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 July 11, 2024**.

Questions can be directed to me, Jesi Lile, at (208) 608-7857 or JLile@cityofboise.org.

Sincerely,

Jesi Lile
Senior Planner, Planning and Zoning
Boise City Planning and Development Services
JL/nn

cc: Daniel Zimmerman / 345 W Bobwhite Ct / dzimmerman@hillside-architecture.com
Ryan Gaston / Barclay Group / RGaston@BarclayGroup.com
Alexandra Schuchter / Barclay Group / ASchuchter@barclaygroup.com
Maria Nelson / Central Bench Neighborhood Association / centralbenchna@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

Conditional Use Permit

The proposed conditional use for an allowed use with an alternative form is not consistent with the approval criteria of Boise City Code (BCC) *Section 11-05-05-3A* (Allowed Use with Alternative Form). The proposal does not meet or exceed the comprehensive plan goals of the MX-3 zone and community activity center that promote high density development with a mixture of uses that support alternative modes of transportation. Additionally, the form standards of the MX-3 zone promote an urban environment that is not accomplished by the proposed one-story structure and above-minimum parking requirements. Finally, the reduced height and minimal width of the building does not provide an adequate sense of street enclosure and results in an underdevelopment of the site.

