



## Planning & Development Services

Boise City Hall, 2nd Floor  
150 N. Capitol Boulevard  
P. O. Box 500  
Boise, Idaho 83701-0500

Phone: 208/384-3830  
Fax: 208/384-3753  
TDD/TTY: 800/377-3529  
Website: [www.cityofboise.org/pds](http://www.cityofboise.org/pds)

# 12

## CVA13-00047 / Dykman, LLC

### Summary

Dykman, LLC requests a variance to reduce the front setback for a proposed warehouse building from 10' to approximately 2' on property located at 2505 S. Federal Way in a C-3D/DA (Service Commercial with Design Review and Development Agreement) zone.

### Prepared By

Susan Riggs, Associate Planner

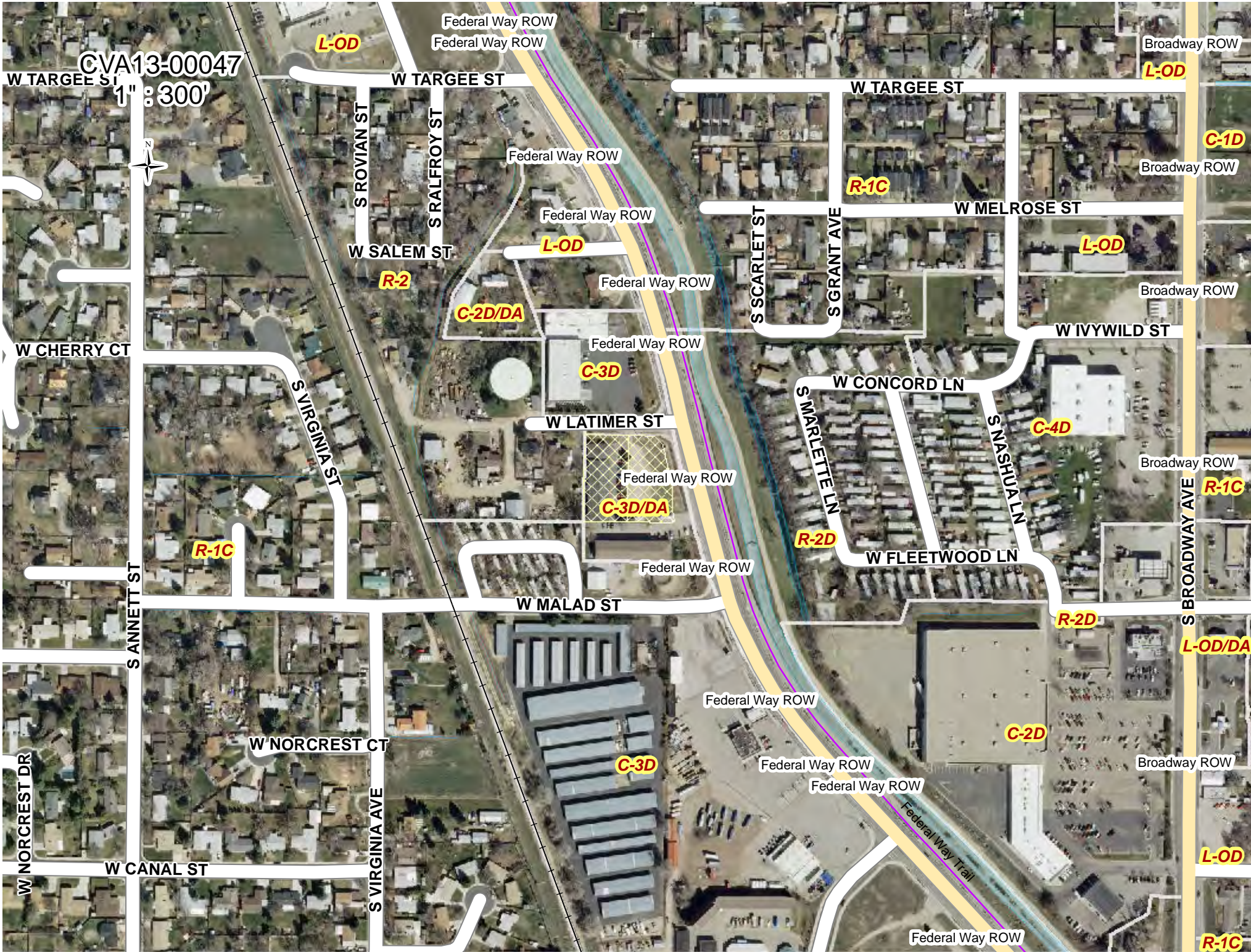
### Recommendation

The Current Planning team recommends approval of CVA13-00047.

### Reason for the Decision

There is an exceptional circumstance that applies to this property. There is approximately 27'-6" of right-of-way along the street frontage abutting the site as measured from the property line to the back of the sidewalk. This is greater than twice the distance of the required setback. ACHD is not requiring any additional right-of-way along this portion of Federal Way. Comprehensive Plan *Principle GDP-MU.4* encourages placing buildings close to the street. Parking is proposed behind and to the side of building, which is also supported by this principle. The variance will not impact public health or safety or adversely affect other properties in the neighborhood. The east side of Federal Way is developed with single-family homes; however, they do not have frontage on Federal Way and are located at an elevation significantly lower than the street. The applicant owns the office/warehouse development north and west. There is a commercial property to south which also has reduced setbacks to Federal Way.





CVA13-00047

1" : 300'

W TARGEE ST

W TARGEE ST

W TARGEE ST

Broadway ROW

S ROVIAN ST

S RALFROY ST

Federal Way ROW

Federal Way ROW

Federal Way ROW

Federal Way ROW

Federal Way ROW

Federal Way ROW

Federal Way ROW

Federal Way ROW

Federal Way ROW

Federal Way Trail

Broadway ROW

Broadway ROW

Broadway ROW

Broadway ROW

W CHERRY CT

W SALEM ST

W MELROSE ST

W IVYWILD ST

W CONCORD LN

W LATIMER ST

W FLEETWOOD LN

W NORCREST CT

W CANAL ST

W NORCREST DR

S SANNETT ST

S VIRGINIA AVE

S VIRGINIA ST

S SCARLET ST

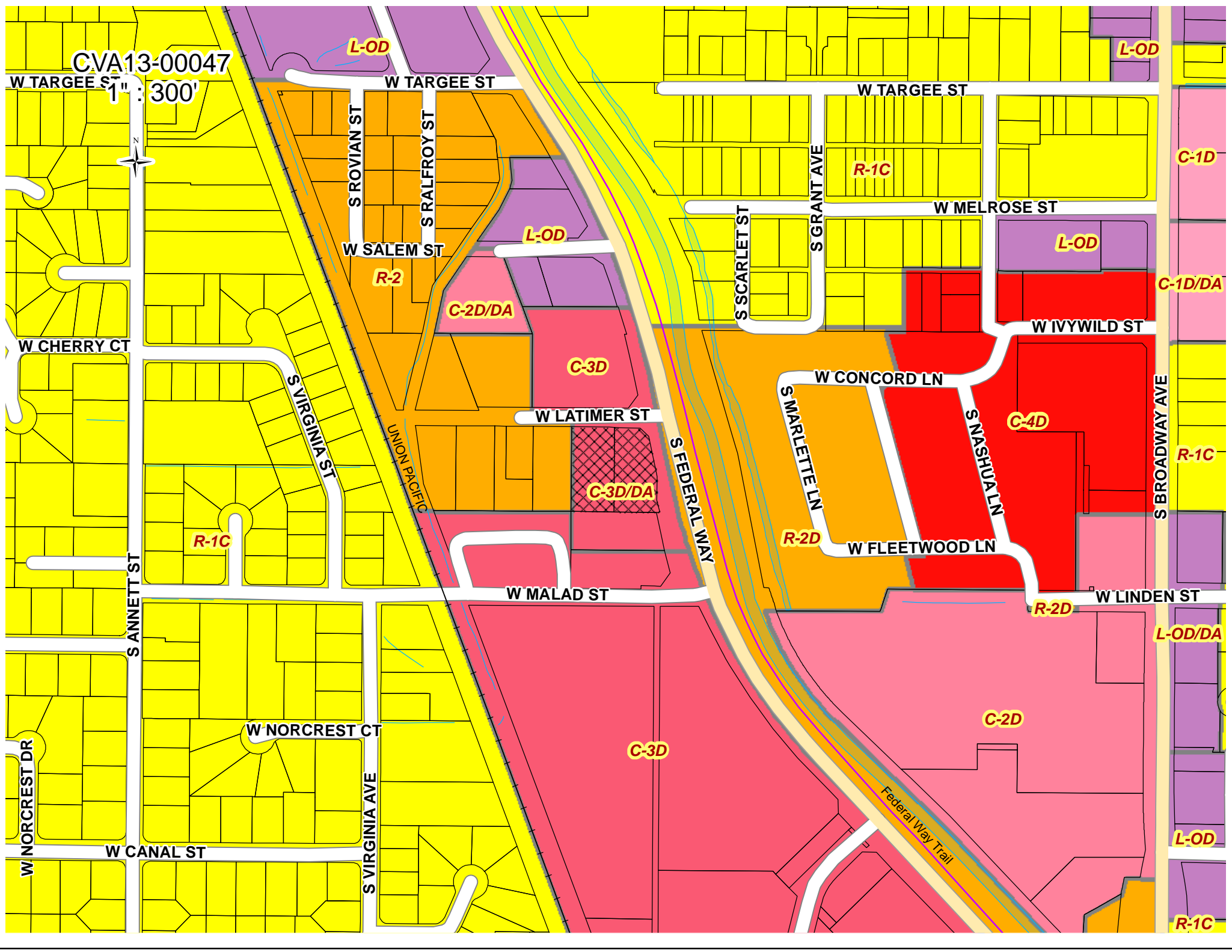
S GRANT AVE

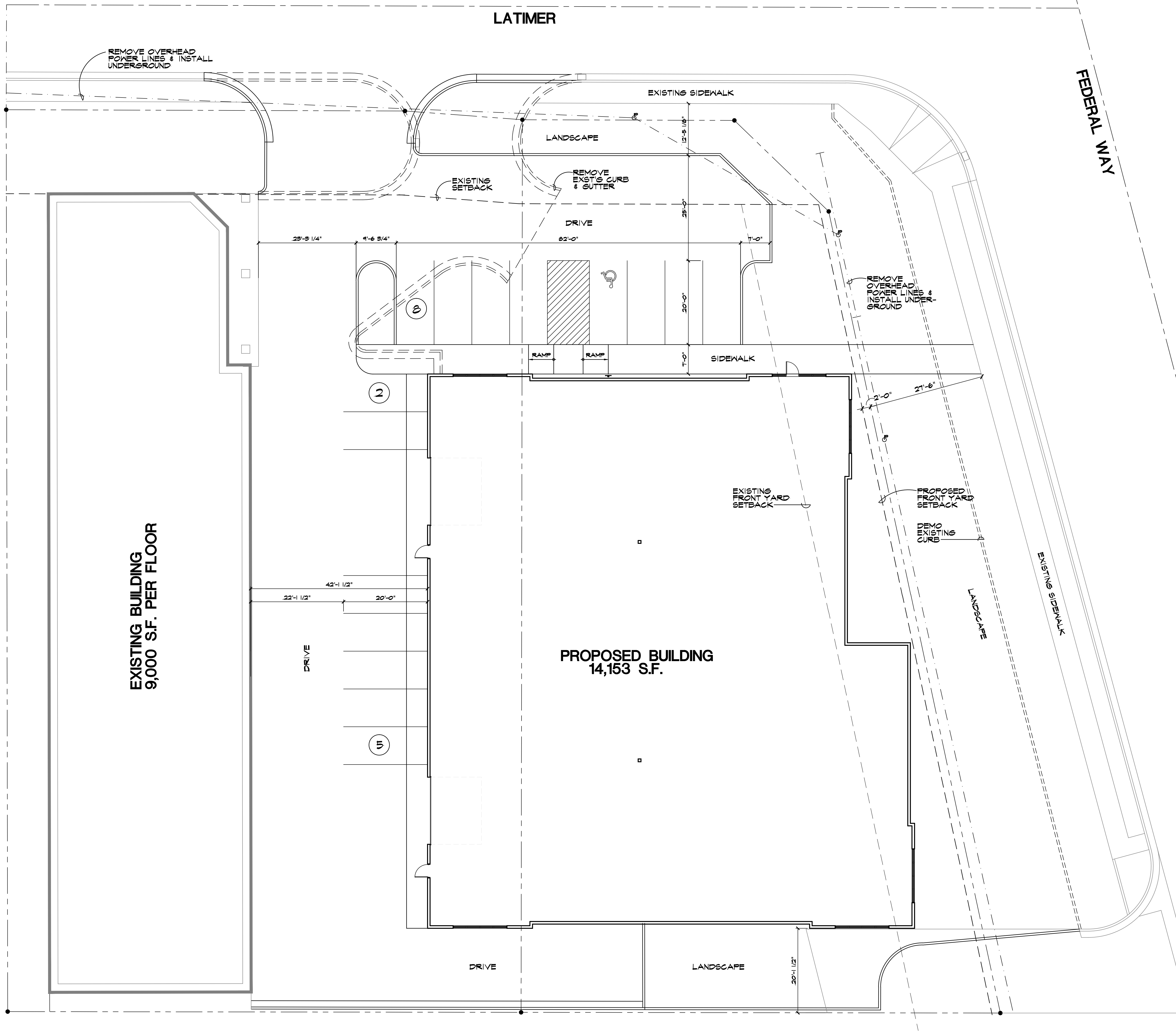
S MARLETTE LN

S NASHUA LN

S BROADWAY AVE







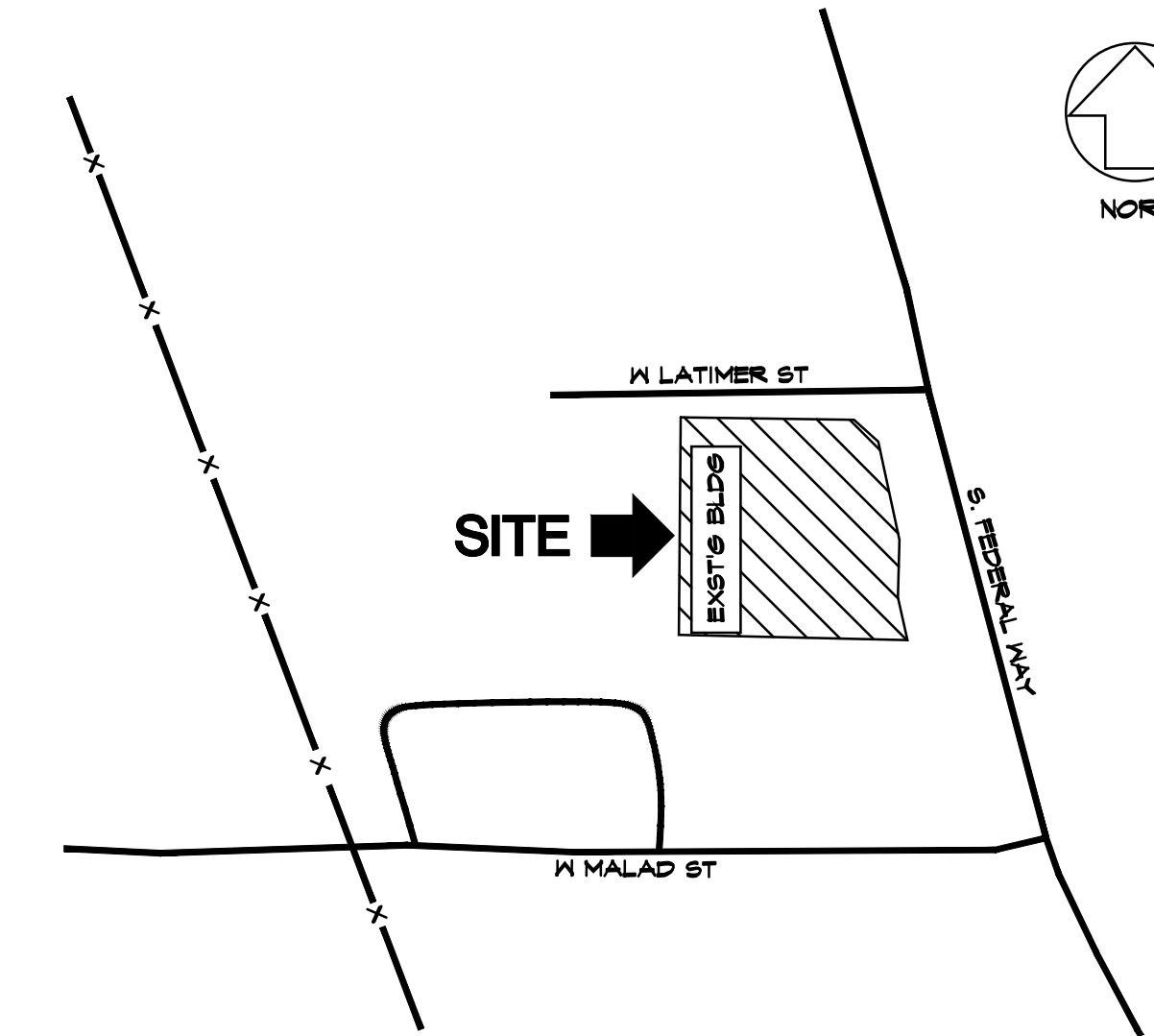
### SITE DATA

PARCEL:	R5510500032 & R5510500044
ZONING:	C-3D / DA
PARKING PROPOSED:	(15) STALLS INCLUDING (1) ACCESSIBLE STALL
PARKING REQ. :	
WAREHOUSE = 1 / 2000 = 14803 / 2000 = 7.4	
TOTAL PARKING REQUIRED	= 7.4 = 8
BICYCLE PARKING REQ. :	
BICYCLE STALL / 10 VEHICLE STALLS = 8 / 10 = 0.8	
TOTAL BICYCLE PARKING REQUIRED	= 1
BUILDING AREA	14,153 S.F.
SITE AREA	45,445 S.F. (1.04 AC)
SITE COVERAGE	(EXISTING) 8,879 S.F. OR 19.53% (PROPOSED) 14,153 S.F. OR 31.14%
	TOTAL: 23,032 S.F. OR 50.67%
LANDSCAPE AREA	7,541 S.F. OR 16.59%
PAVED AREA	11,654 S.F. OR 25.64%
SIDEWALK AREA	1,353 S.F. OR 3.41%

### OWNER DATA

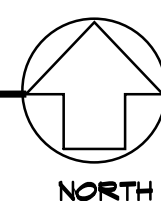
OWNER:	DYKMAN LLC 5 MESA VISTA DR. BOISE, IDAHO 83705
ARCHITECT:	LARSON ARCHITECTS, P.A. 210 MURRAY STREET BOISE, IDAHO 83714
LANDSCAPE ARCHITECT:	SOUTH LANDSCAPE ARCHITECTURE 2002 S. VISTA AVE. BOISE, IDAHO 83705
PROPERTY DESCRIPTION:	PAR #0032 FOR LOTS 3 & 4 & ELY ADJ TRACK BLK 1 MALVAIS SUB PAR 2 R/S 5826 EXC R/W #0031-B #0043-B

### VICINITY MAP



### ARCHITECTURAL SITE PLAN

SCALE: 1"=10'-0"



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PROJECT NAME

A NEW BUILDING FOR:  
DYKMAN ELECTRIC  
FEDERAL WAY  
BOISE, IDAHO

REVISIONS

DRAWN BY

JCL

DATE

10.28.2013

SHEET NUMBER

SP10

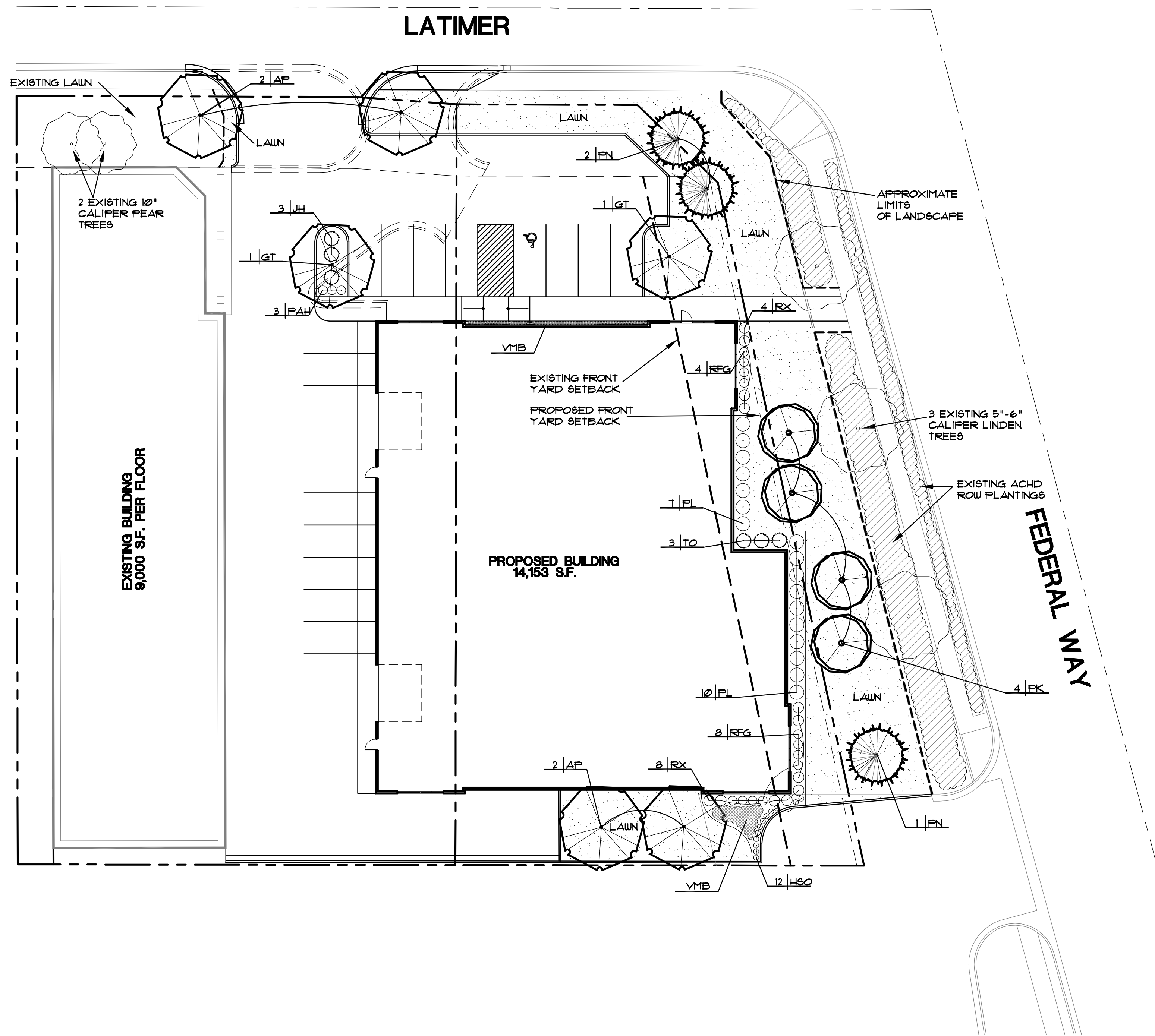
Larson Architects, P.A.

Architecture and Real Estate Planning

210 Murray Street

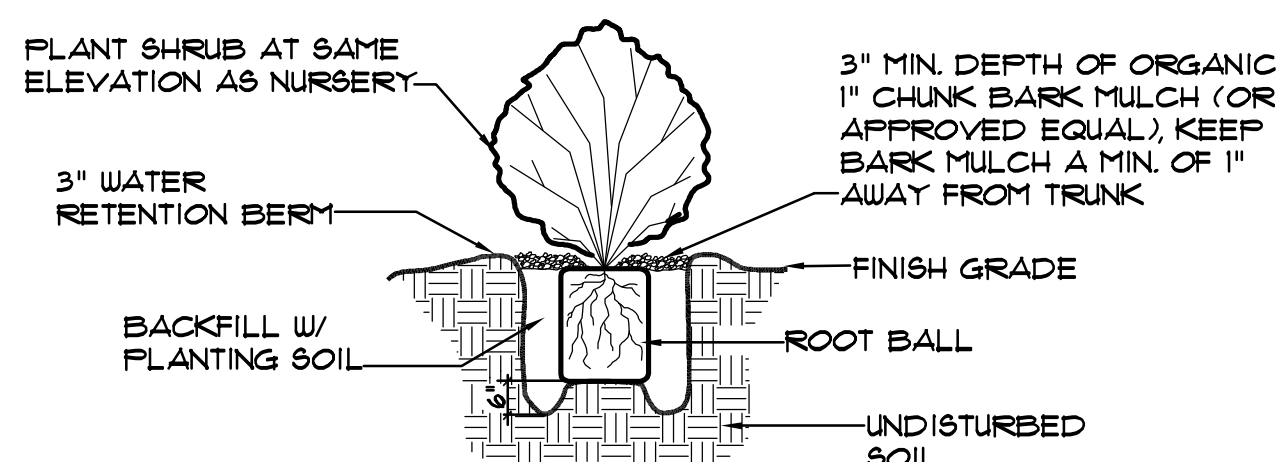
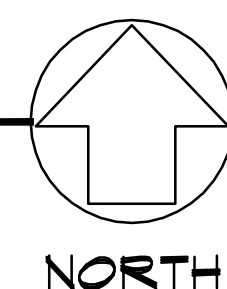
Boise, Idaho 83714

(208) 376-7502



### LANDSCAPE PLAN

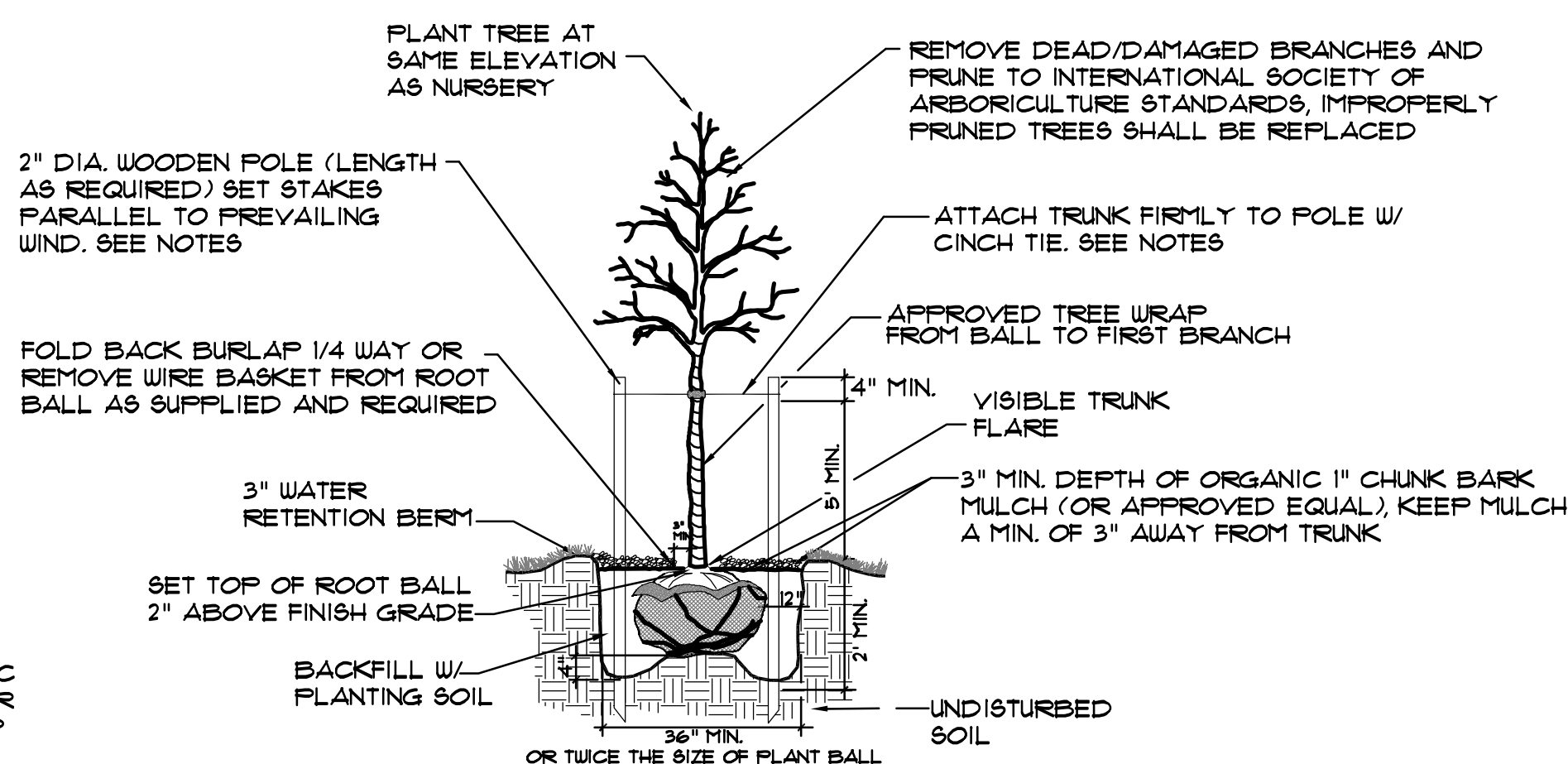
SCALE: 1" = 20'-0"



NOTE - DIG HOLE TWICE THE SIZE OF ROOT BALL

① SHRUB PLANTING DETAIL

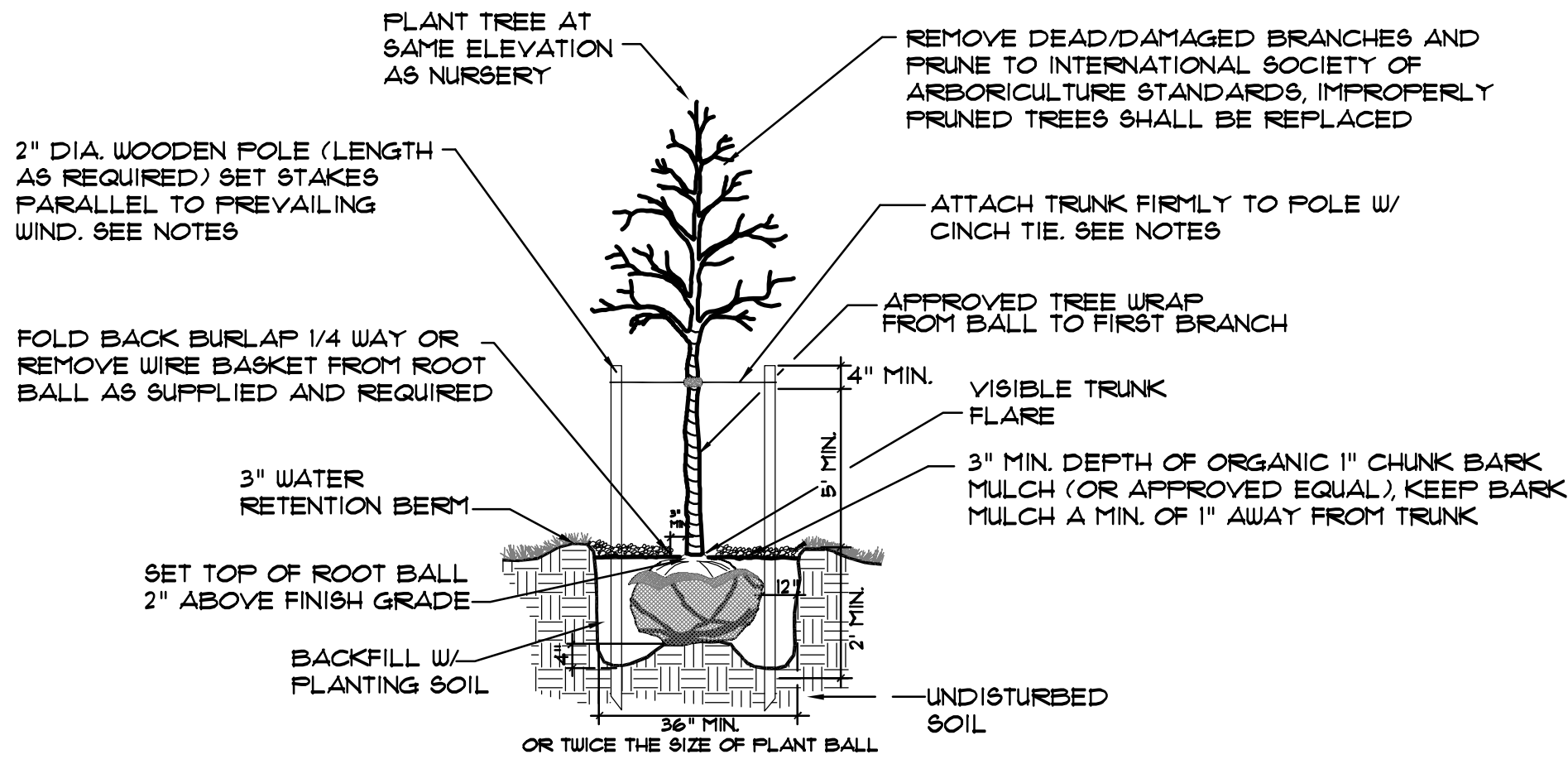
NO SCALE



- NOTES:
1. THE STAKING OF TREES IS TO BE THE CONTRACTOR'S OPTION HOWEVER, THE CONTRACTOR IS RESPONSIBLE TO INSURE THAT ALL TREES ARE PLANTED STRAIGHT AND THAT THEY REMAIN STRAIGHT FOR THE TERM OF THE WARRANTY.
  2. WRAP RUBBER CINCH TIE (OR APPROVED EQUAL) AROUND THE TREE TRUNKS AND STAKES USING EITHER THE STANDARD OR FIGURE EIGHT METHOD. SECURE THE TIES TO THE STAKES WITH GALVANIZED NAILS TO PREVENT MOVEMENT.
  3. WATER IN BACKFILL BELOW THE ROOT BALL PRIOR TO SETTING TREE (TO INSURE NO SETTLING WILL OCCUR).
  4. DEEP SOAK TREE TWICE WITHIN THE FIRST 48 HOURS.

② DECIDUOUS TREE PLANTING DETAIL

NO SCALE



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  4. DEEP SOAK TREE TWICE WITHIN THE FIRST 48 HOURS.

③ DECIDUOUS TREE PLANTING DETAIL

NO SCALE

**PRELIMINARY**  
**NOT FOR**  
**CONSTRUCTION**  
**PURPOSES**

### PLANT SCHEDULE (NOTE: ALL TREES TO BE GRADE #)

KEY	BOTANICAL NAME COMMON NAME	PLANTING SIZE	QTY.
<b>TREES</b>		<b>TOTAL TREE TYPES</b>	<b>4</b>
AP	Acer platanoides 'Columnarbroad' Parkway Norway Maple	2" B4B	4 Class 2
GT	Gleditsia triacanthos 'Inermis' 'Skyline' Skyline Honeylocust	2" B4B	2 Class 2
FN	Pinus nigra Austrian Black Pine	6" B4B	3 Conifer
PK	Prunus caroliniana 'Karkadee' Karkadee Plum	2" B4B	4 Class 1
		<b>TOTAL TREES</b>	<b>13</b>
<b>SHRUBS</b>			
JH	Juniperus horizontalis 'Blue Chip' Blue Chip Juniper	2 Gal.	
PL	Prunus laurocerasus 'Otto Luyken' Otto Luyken English Laurel	5 Gal.	
RX	Rosa x 'Chateau Merlot' Merlot Flowering Carpet Rose	2 Gal.	
TO	Thuja occidentalis 'Emerald' Emerald Green Arborvitae	5 Gal.	
<b>GROUND COVERS/ PERENNIALS/GRASSES</b>			
H80	Hemerocallis x 'Stella de Oro' Stella de Oro Daylily	1 Gal.	
PAH	Pennisetum alopecuroides 'Hansah' Dwarf Fountain Grass	1 Gal.	
RFG	Rudbeckia fulgida 'Goldstrum' Goldstrum Black Eyed Susan	1 Gal.	
VMB	Vinca minor 'Boules' Boules Dwarf Periwinkle	4" Pots @ 2' O.C.	

### PLANTING NOTES

1. All plant material shall conform to the American Nurseryman Standards for type and size shown.
2. All planting beds and tree wells in lawn areas (wells to be 3' in diameter) shall be covered with a minimum of 3" of small (1/2") Bark Mulch.
3. All new lawn areas shall be sodded with sod to match existing turf variety.
4. All lawn areas shall have 6" of topsoil and all planting beds shall have 18" of topsoil.
5. All landscaped areas shall have an automatic underground sprinkler system which insures complete coverage and properly zoned for required water uses. Connection to be on existing Pressure Irrigation System.
6. Retain and protect all existing trees to remain through out construction. Retain and protect existing trees to remain per Boise City Forester's Recommendations.

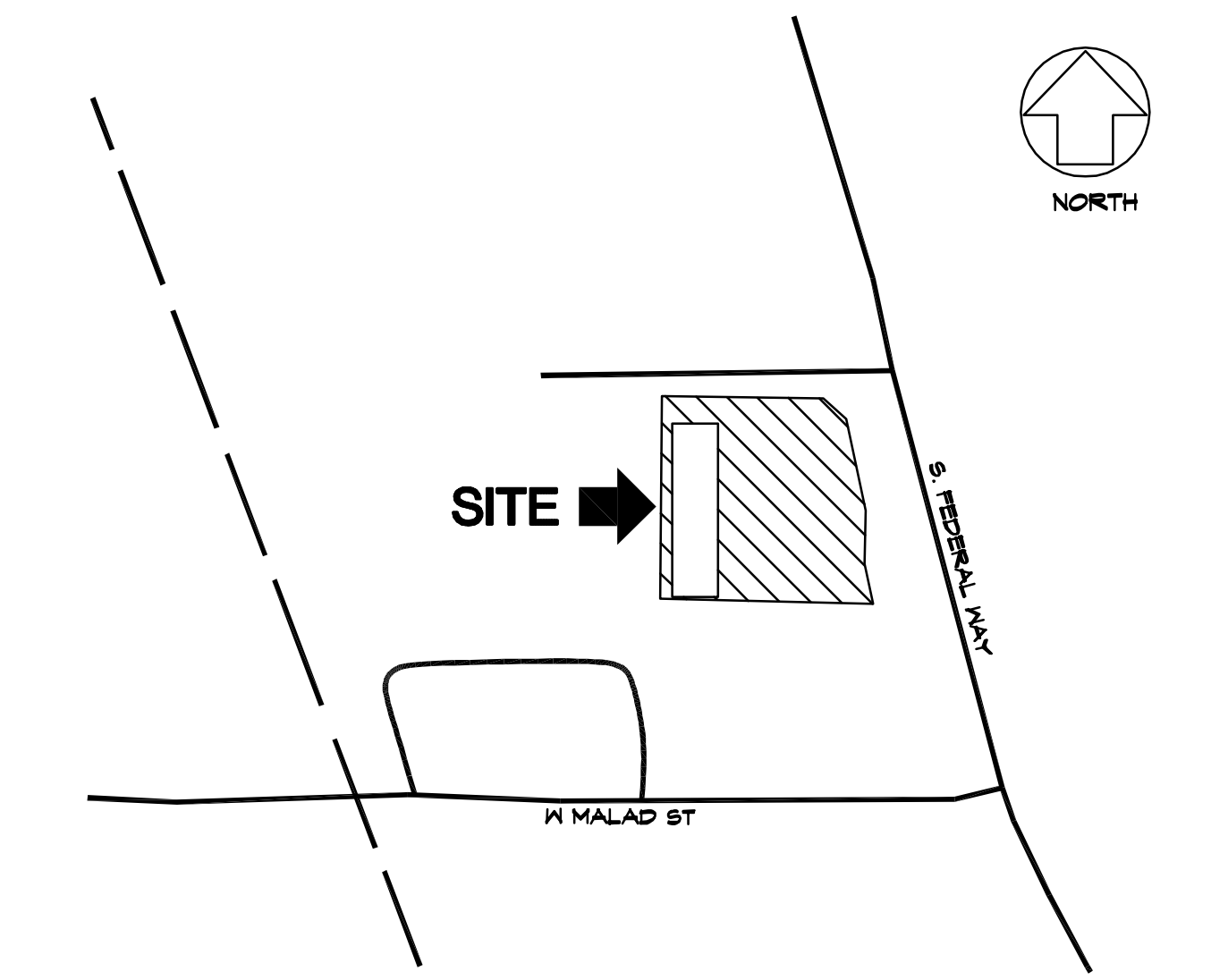
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WAREHOUSE = 1 / 2000 = 14803 / 2000 = 7.4  
TOTAL PARKING REQUIRED = 7.4 = 8  
BICYCLE PARKING REQ.:  
1 BICYCLE STALL / 10 VEHICLE STALLS = 8 / 10 = 0.8  
TOTAL BICYCLE PARKING REQUIRED = 1  
BUILDING AREA 14,153 S.F.  
SITE AREA 43,445 S.F. (1.04 AC)  
SITE COVERAGE (EXISTING) 8,879 S.F. OR 19.53%  
(PROPOSED) 14,153 S.F. OR 31.14%  
TOTAL: 23,032 S.F. OR 50.67%  
LANDSCAPE AREA 7,541 S.F. OR 16.59%  
PAVED AREA 11,654 S.F. OR 25.64%  
SIDEWALK AREA 1,553 S.F. OR 3.41%

### OWNER DATA

OWNER: DYKMAN LLC  
5 VESPA VISTA DR.  
BOISE, IDAHO 83705  
ARCHITECT: LARSON ARCHITECTS, P.A.  
210 MURRAY STREET  
BOISE, IDAHO 83714  
LANDSCAPE ARCHITECT: SOUTH LANDSCAPE ARCHITECTURE  
2002 S. VISTA AVE.  
BOISE, IDAHO 83705  
PROPERTY DESCRIPTION:  
PAR #0032 FOR LOTS 3 & 4 & ELY ADJ TRACK BLK 1 MAUVAIS  
SUB PAR 2 R/S 3226 EXC R/W #0031-B #0043-B

### VICINITY MAP



**South**

LANDSCAPE ARCHITECTURE, P.C.  
2002 S. VISTA AVE.  
BOISE, IDAHO 83705  
PHONE: (208) 342-2555  
FAX: (208) 342-2556

**Larson Architects, P.A.**  
*Architecture and Real Estate Planning*  
210 Murray Street  
Boise, Idaho 83714  
(208) 376-7502

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**A NEW BUILDING FOR:**  
**DYKMAN ELECTRIC**  
**FEDERAL WAY**  
**BOISE, IDAHO**

PROJECT NAME

REVISIONS

DRAWN BY

TL5

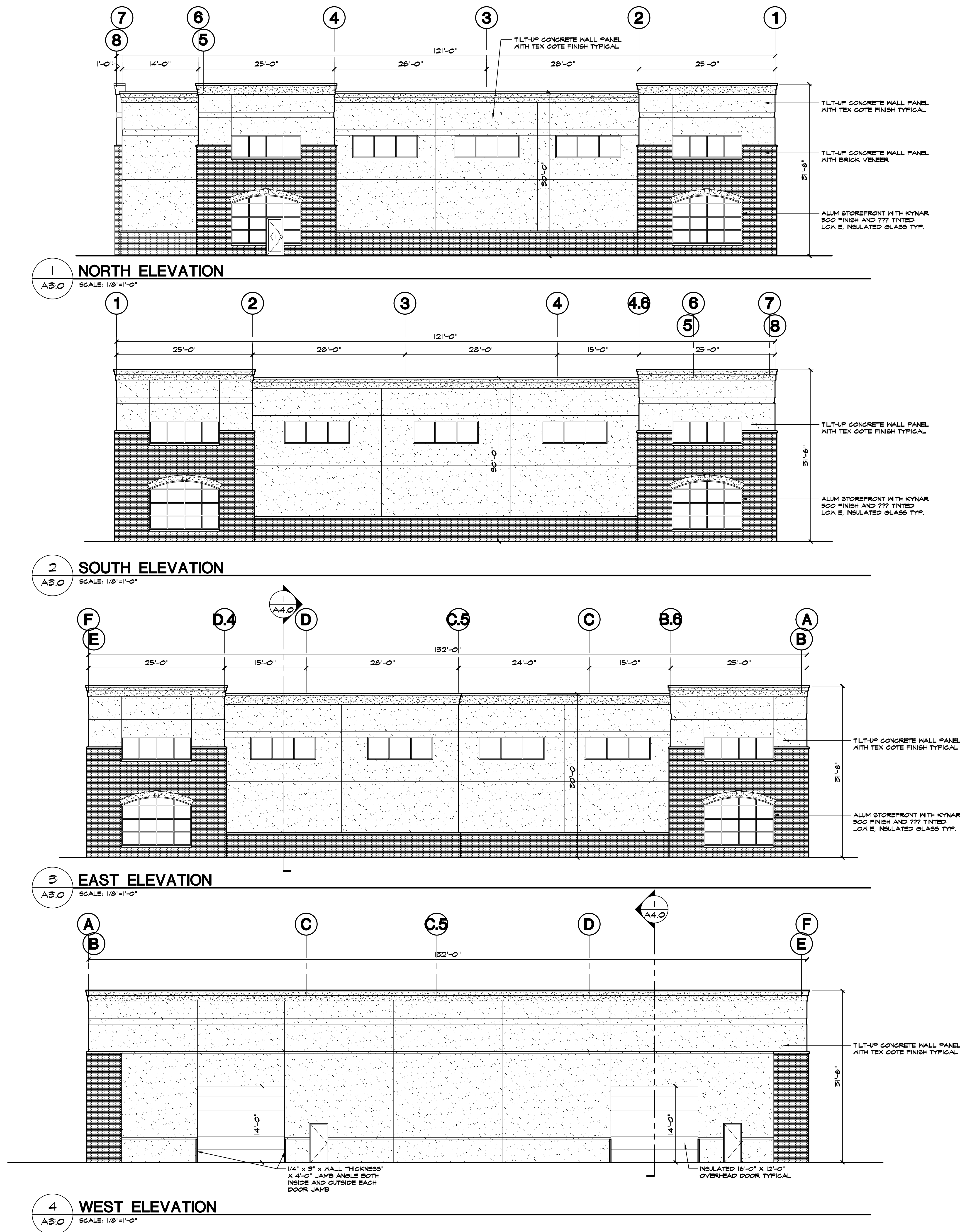
DATE

8-28-13

SHEET NUMBER

L1.0





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PROJECT NAME

A NEW BUILDING FOR:  
DYKMAN ELECTRIC  
FEDERAL WAY  
NAMPA, IDAHO

REVISIONS

DRAWN BY

JCL

DATE


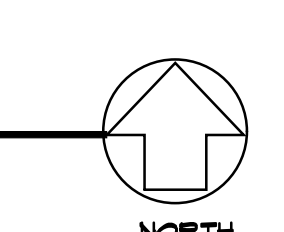
10.28.2013

SHEET NUMBER

A3.0

Larson Architects, P.A.

Architecture and Real Estate Planning  
210 Murray Street  
Boise, Idaho 83714  
(208) 376-7502





**VIEW LOOKING SOUTH**



**VIEW LOOKING WEST**





**VIEW LOOKING NORTHWEST**



**VIEW LOOKING NORTH**



**VIEW LOOKING NORTHWEST**



***Larson Architects, P. A.***

*Architecture and Real Estate Planning*

**210 Murray Street, Boise, Idaho 83714**

**Phone: (208) 376-7502 Fax: (208) 658-0224**

October 28, 2013

Planning and Development Services

Boise City Hall, 2nd Floor

P.O. Box 500

Boise, Idaho 83701

**RE: VARIANCE APPLICATION FOR DYKMAN ELECTRICAL**

Dear Planner,

On behalf of Dykman Electrical we are pleased to submit the attached Variance Application and supporting materials for a new warehouse building located at 2505 S. Federal Way, Boise. The existing zoning for the proposed project is C-3D/DA.

The applicant is proposing to construct a 14,000 square feet warehouse on the property. The purpose of the variance request is to reduce an existing front yard setback from 20'-0" to 2'-0". We have a unique condition of an excessive amount of right-of-way on the property. The current dimension of the excess right-of-way from the property line to the back of sidewalk is 27'-6". This would provide the intended 20'-0" buffer along Federal Way. The owner is prepared to enter into a license agreement with ACHD to landscape the right-of-way. The existing overhead power lines that exist on the North and East side of the property are proposed to be moved underground.

The building itself will be constructed using tilt-up concrete walls with a brick veneer wainscot. This brick veneer will be taller at the corners to accent the building. Above the wainscot we will finish the concrete tilt-up walls to resemble a stucco finish. We also have a stucco finished cornice at the top of the building to add character. The proposed building is 31'-6" tall and features varying parapet heights to break up the mass of the building. This height will allow the owner to add a second floor in the future. Additional parking will need to be considered at that time and will be addressed through a separate permit application. The building will feature a flat roof with mechanical units located to hide them from view. At the corner elements of the building we have arched storefront windows to highlight entry points. We also have clerestory windows located at the center of the building to provide lighting into the warehouse.

This application has been prepared in coordination with the Variance Application Submittal Requirements. We expect that you will find it complete and generally as discussed. Should you have any questions don't hesitate to contact us.

Sincerely,

R. Damon Beard  
Larson Architects, P.A.

**RECEIVED**

**OCT 29 2013**

**DEVELOPMENT  
SERVICES**

CVA 13 - 00047



## Planning & Development Services

Boise City Hall, 2nd Floor  
150 N. Capitol Boulevard  
P. O. Box 500  
Boise, Idaho 83701-0500

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# 12

## Planning Division Project Report

<b>File Number</b>	CVA13-00047
<b>Applicant</b>	Dykman, LLC
<b>Property Address</b>	2505 S. Federal Way
<b>Public Hearing Date</b>	December 2, 2013
<b>Heard by</b>	Planning and Zoning Commission
<b>Analyst</b>	Susan A. Riggs
<b>Checked By</b>	Cody Riddle

---

### Public Notification

Neighborhood meeting conducted: October 22, 2013, 2013  
Newspaper notification published on: November 23, 2013  
Radius notices mailed to properties within 300 feet on: November 22, 2013  
Staff posted notice on site on: November 15, 2013

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### Exhibits

Agency Comments



## 1. Project Data and Facts

Project Data	
<b>Applicant/Status</b>	Allen Dykman / Owner
<b>Architect/Representative</b>	Larson Architects / Cornel Larson
<b>Location of Property</b>	2505 S. Federal Way
<b>Size of Property</b>	±0.538acres
<b>Zoning</b>	C-3D/DA (Service Commercial with Design Review and Development Agreement)
<b>Comprehensive Plan Designation</b>	Mixed Use
<b>Planning Area</b>	Central Bench
<b>Neighborhood Association/Contact</b>	Vista / Kim Bentley
<b>Procedure</b>	Planning and Zoning Commission decision that can be appealed to City Council.

Description of Surrounding Area, Current Land Use and Site Characteristics
The surrounding area is comprised of commercial and office uses on the west side of Federal Way and residential on the east, below the bench.

Description of Applicant's Request
The applicant is requesting a variance to reduce the front setback from 10' to approximately 2' for a ±14,153 sq. ft. warehouse building.

## 2. Land Use

### Adjacent Land Uses and Zoning

<b>North:</b>	Latimer Street then Office/Commercial / C-3D/DA
<b>South:</b>	Commercial / C-3D/DA
<b>East:</b>	Federal Way then Single Family Homes / R-2D
<b>West:</b>	Office/Commercial / C-3D/DA

History of Previous Actions	
RZ-5-95	Rezone from R-3D (Multi-Family with Design Review to C-3D (Service Commercial with Design Review and Development Agreement). The development agreement restricts certain uses, none of which are proposed with this application.

### 3. Project Proposal

#### Setbacks

Yard	Required	Proposed for Building	Proposed for Parking Area
Front-Federal Way (East)	10' (bldg.) 10' (prkg.)	2'	N/A
Street-Side Latimer (North)	10' (bldg.) 10' (prkg.)	39'	*9'
Side-(South)	0' (bldg.) 0' (prkg.)	20'-1 ½"	0' (driveway)
Rear-(West)	0' (bldg.) 0' (prkg.)	10' (existing)	N/A'

*\*A condition of approval requires a 10' setback*

### 4. Zoning Ordinance

Section	Description
11-04-05.01 (D)	Service Commercial District
11-03-04.14 (A)	Variance - Purpose and Applicability
11-03-03.14 (C)	Procedures

### 5. Comprehensive Plan

CHAPTER	GOALS, OBJECTIVES & POLICIES
Chapter 3 – Community Structure and Design	GDP—MU.4 Pedestrian Access and Orientation.

- General Design Principles for Mixed-Use (GDP-MU)

### 6. Transportation Data

The Ada County Highway District found the proposed variance will not have a negative impact on the transportation system. The development is estimated to generate 156 additional vehicle trips per day and 21 additional vehicle trips per hour in the PM peak hour, based on the Institute of Transportation Trip generation Manual.



**Condition of Roadways:**

*Traffic count is based on vehicles per hour (VPH)*

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Counts	PM Peak Hour Level of Service	Existing Plus project
Federal Way	225-feet	Principal Arterial	760	Better than "E"	N/A
Latimer Street	108-feet	Local	N/A	N/A	N/A

- Acceptable level of service for a five-lane principal arterial is "E" (1,770 VPH).

**Average Daily Traffic Count (VDT)**

- The average daily traffic count for Federal Way north of Malad Street was 16,296 on July 23, 2013

**7. Analysis/Findings**

The applicant is requesting a variance to construct a  $\pm 14,000$  sq. ft. shell warehouse building 2' from the front property line where 10' is required. The property is located on the southwest corner of Federal Way and Latimer Street. Directly behind the proposed building is an existing 9,000 sq. ft. office/warehouse under the same ownership. The building is proposed to be located over an existing property line. A condition of approval requires the property line to be adjusted to meet the minimum building setbacks or removed through a parcel consolidation prior to submittal for a building permit. Planning supports the variance, finding there is an exceptional circumstance as there is an excessive amount of right-of-way along Federal Way. According to the Ada County Highway District, Federal Way has been fully improved and no additional right-of-way will be required. Access to the site will continue to be provided from Latimer Street, no access is proposed on Federal Way. Parking for a warehouse is 1 space per 2,000 square feet; thus requiring 8 parking spaces and 15 are proposed. One bicycle parking space is required and has been provided. A warehouse is an allowed use in the zone and requires Design Review approval.

**FINDINGS****Section 11-03-04.14 (C) 7b Criteria and Findings**

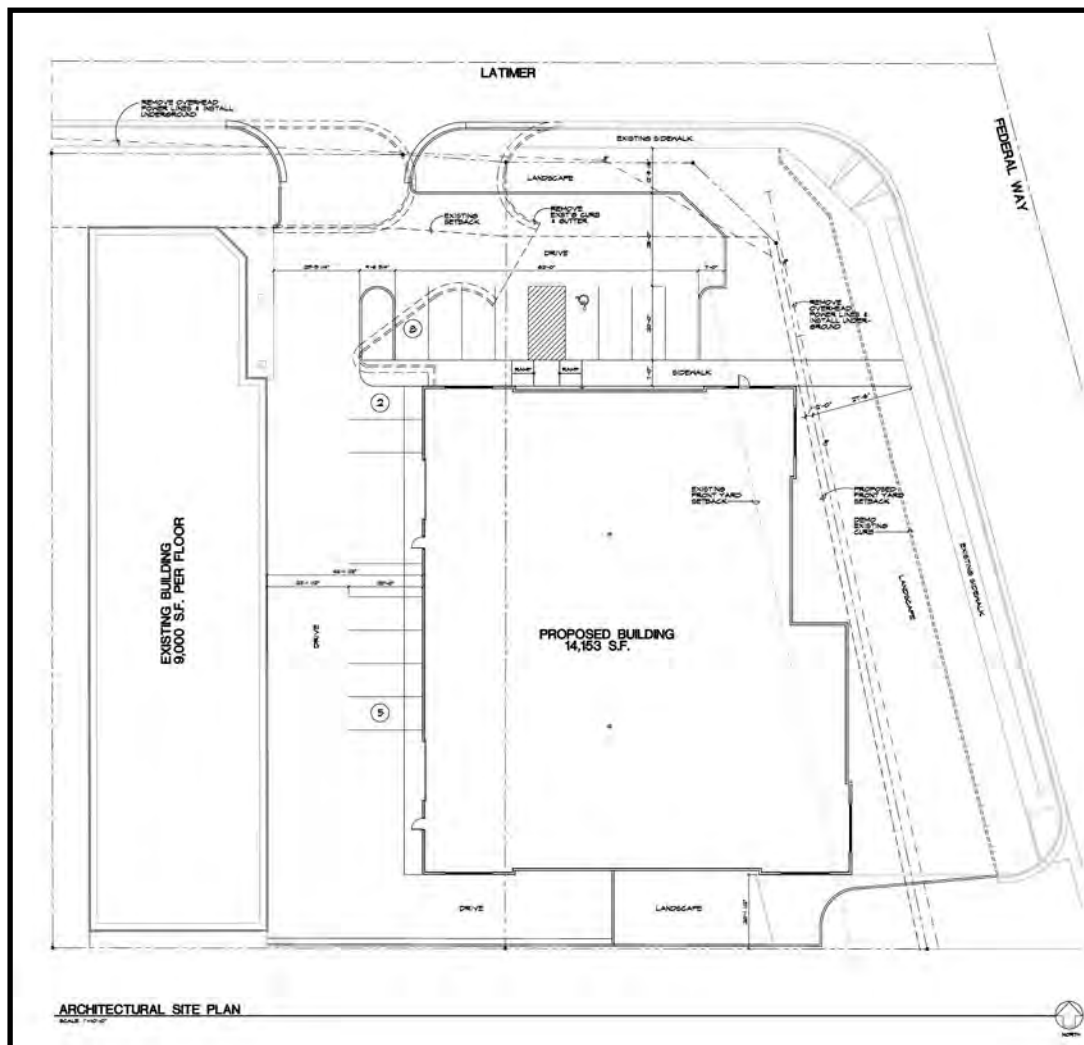
The Commission, following the procedures outlined below, may approve a variance when the evidence presented at the hearing is such as to establish:

- i. *There is either a hardship associated with the property itself or an exceptional circumstance relating to the intended use of the property that is not generally applicable in the district;*

The applicant is proposing a variance in order to locate a building 2' from the front property line adjacent to Federal Way where 10' is required.

Planning finds there is an exceptional circumstance. The building façade steps in and out along the street frontage with the setback varying from 2' to 17.' There is approximately 27'-6" of right-of-way along the street frontage abutting the site as measured from the property line to the back of the sidewalk. This is greater than twice the distance of the required setback. According to the ACHD, no additional right-of way will be required along this portion of Federal Way. A condition of approval requires the applicant to enter into a license agreement and to place landscaping in the right-of-way belonging to ACHD.

A small portion of the parking currently extends 1' into the street side yard setback; however, there is ample room to meet the 10' setback requirement. This has been included as a condition of approval.



**ii. *Granting of the variance will not be in conflict with the Comprehensive Plan and will not affect a change in zoning;***

The granting of the variance will not be in conflict with the Comprehensive Plan. Although there are no policies which specifically address variances, *Principle GDP-MU.4* encourages placing buildings close to the street with parking behind or to the side of the structure. The proposed building meets this principle.

**iii. *Granting of the variance will not be materially detrimental to the public health, safety, or welfare, or injurious to the property or improvements of other property owners, or the quiet enjoyment thereof.***

The granting of the variance will not be detrimental to the public health, safety or welfare, or injurious to the other property owners. Federal Way is a five lane principal arterial roadway. The east side of Federal Way is developed with single-family homes; however, they are over 250' to the east and are located at an elevation significantly lower than the street and front on a local street below the bench. The applicant owns the office/warehouse development north and west of the site. There is a commercial property to south which also has reduced setbacks to Federal Way. To date, staff has heard no opposition to the variance request.

## **7. Recommended Conditions of Approval**

### **Site Specific**

1. Construction, use and property development shall be in compliance with plans and specifications on file with the Boise City Planning and Development Services Department date stamped received on **October 29, 2013** except as may be modified by Design Review or the following conditions.
2. Prior to submittal for a building permit, the applicant shall submit a Record of Survey to either adjust the property line to meet the minimum building setbacks or a parcel consolidation to remove the property line.
3. The applicant shall enter into a license agreement and place landscaping in the right-of-way belonging to ACHD. All landscaping shall be reviewed by Design review.

### **Responsible Agencies and Other Boise City Departments**

4. Comply with the requirements of Ada County Drainage District No. 3 per comments received on **November 4, 2013**.
5. Comply with all conditions of the Boise City Fire Department as outlined in department comments dated **October 30, 2013**. Contact Romeo Gervais at (208) 570-6567 with any questions regarding fire requirements.



6. Comply with the requirements of the Boise City Public Works Department (BCPW) for drainage, sewers, street lights and subdivisions per Department comments dated **November 1, 2013**. Please contact BCPW at (208) 384-3900.
7. Comply with the requirements of the Ada County Highway District as outlined in department comments date stamped received **November 12, 2013**.

#### **Standard Conditions**

8. 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 the City of Boise. The burden shall be upon the applicant to obtain the written confirmation of any change and not upon the City of Boise.
9. This variance shall lapse in 24 months if not acted upon or extended by the Planning and Zoning Commission.
10. Upon written request by the holder, prior to expiration of this Variance, the Commission may grant a two-year time extension. A maximum of two extensions may be granted to an unexpired permit.
11. Construction, use and property development shall be in conformance with all applicable requirements of the Boise City Code. Failure to abide by any condition of this approval may be grounds for revocation by the Boise

# **BOISE CITY PUBLIC WORKS DEPARTMENT**

## **DEPARTMENT CORRESPONDENCE**

Date: November 1, 2013

To: Boise City Planning & Zoning

Re: CVA 13-00047; 2505 S. Federal Way

### **CONDITIONS OF APPROVAL**

#### **SEWER CONDITIONS – MIKE SHEPPARD (384-3920)**

Upon development of the property, connection to central sanitary sewer is required. Sewers are available in Federal Way.

Prior to granting of final sewer construction plan approval, all requirements by Boise City Planning and Development Services must be met.

#### **DRAINAGE / STORM WATER CONDITIONS – BRIAN MURPHY (384-3752)**

A drainage plan must be submitted and approved by Public Works prior to issuance of a building permit.

#### **STREET LIGHT CONDITIONS – MIKE HEDGE (388-4719)**

No comment.

#### **PERSON MAKING OTHER COMMENTS –**

#### **OTHER COMMENTS –**

  
PUBLIC WORKS REPRESENTATIVE

  
PUBLIC WORKS REPRESENTATIVE

cc: Applicant

RYAN P. ARMBRUSTER

251 East Front Street, Suite 300  
Post Office Box 1539  
Boise, Idaho 83701  
Telephone 208 343-5454  
Fax 208 384-5844  
E-mail [rpa@elamburke.com](mailto:rpa@elamburke.com)

November 4, 2013

BOISE CITY PLANNING &  
DEVELOPMENT DEPARTMENT  
150 North Capitol Boulevard  
Boise, Idaho 83701-0500

RE: CVA13-00047  
Dykman, LLC  
2505 S. Federal Way

Ladies and Gentlemen:

The above-referenced Variance Application to construct a warehouse building at the above-referenced address has been received in this office. This law firm represents the interests of Ada County Drainage District No. 3 (the "District"). The project site lies within the District's boundaries.

Providing all drainage will continue to be retained onsite, the District has no comment on the project located at 2505 S. Federal Way.

The District is responsible for ensuring that its system complies with conditions of a National Pollution Discharge Elimination System ("NPDES") permit issued by the Environmental Protection Agency to the District and other co-permittees, with regard to the quality of storm water runoff.

Approval of any proposed development is based upon the following conditions. Any proposed development must meet the storm water requirements of the Ada County Highway District ("ACHD") (if proposal is for a residential subdivision), or Boise City (if the proposal is for commercial, industrial, multi-family housing, or residential with private streets). This includes any and all requirements pertaining to on-site water detention, water quality treatment, and operation and maintenance. The project may also require a permit from the United States Army Corps of Engineers under their Section 404 permit program. If the work requires a permit from the Corps, the applicant will need to obtain their approval before starting work.



November 4, 2013

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These requirements are outlined in the ACHD Policy Manual and the Boise City Storm Water Management and Discharge Control Ordinance, the Boise City Storm Water Design Standards Manual, and the Boise City Operation and Maintenance Guidance document.

The objectives of these requirements are to adequately control the quantity and quality of storm water runoff into the District's system and public waters. Compliance with these requirements will also address discharge limitations of "no net increase" in sediment and bacteria, required by the Lower Boise River Total Maximum Daily Load and the Idaho Department of Environmental Quality's "no net increase" policy.

Additionally, the District must be notified of any conditions that result in a significant change to the quantity or quality of the storm water runoff from this site.

If you have any questions or comment concerning the above, please feel free to contact me. Thank you for your assistance.

Very truly yours,

ELAM & BURKE  
A Professional Association



Ryan P. Armbruster

RPA/ksk

c: Allen Dykman  
Cornel Larson  
District Commissioners  
Steve Sweet  
Dean Callen



**Dennis Doan**  
Chief

**City Hall West**  
333 N. Mark Stall Place  
Boise, Idaho 83704-0644

**Phone**  
208/570-6500

**Fax**  
208/570-6586

**TDD/TTY**  
800/377-3529

**Web**  
[www.cityofboise.org/fire](http://www.cityofboise.org/fire)



**Mayor**  
David H. Bieter

**City Council**  
**President**  
Maryanne Jordan

**Council Pro Tem**  
David Eberle

Elaine Clegg  
Lauren McLean  
TJ Thomson  
Ben Quintana

## Fire Department

October 30, 2013

Cody Riddle  
PDS – Current Planning

Re: Variance Application –Yard Setback; CVA13-00047  
2505 S. Federal Way

Dear Cody,

This is a variance application to allow a decreased yard setback.

The Boise Fire Department has reviewed and cannot approve the application at this time without additional information.

**Comments:**

1. The building as proposed will contain high piled storage and will be required to comply with Chapter 23 of the International Fire Code. Access doors are required in each 100 linear feet of exterior wall in accordance with Section 2306.6.1. It appears additional doors will be required as well as required landings and access routes. (IFC 2306.6.1)

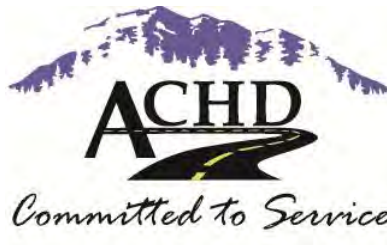
**General Requirement:**

Specific building construction requirements of the International Fire Code, International Building Code, International Residential Code and Boise City Code will apply. However, these provisions are best addressed by a licensed Architect at building permit application.

Please feel free to have the applicant contact Romeo Gervais at 570-6567 if they have any questions.

Regards,

Romeo P. Gervais, P.E.  
Deputy Chief – Fire Marshal  
Boise Fire Department



Sara M. Baker, President  
John S. Franden, Vice President  
Rebecca W. Arnold, Commissioner  
Mitchell A. Jaurena, Commissioner  
Jim D. Hansen, Commissioner

Date: November 12, 2013

To: Allen Dykman (via email)  
Dykman, LLC  
5 Mesa Vista Dr.  
Boise, ID 83705

Subject: CVA13-00047  
2505 S. Federal Way  
The applicant is requesting a variance approval to modify the current front yard setback.

In response to your request for comment, the Ada County Highway District (ACHD) staff has reviewed the submitted application and site plan for the item referenced above. It has been determined that ACHD has one site-specific condition of approval (see below) for this application at this time.

- **Minor Improvements Policy:** District Policy 7203.3 states that minor improvements to existing streets adjacent to a proposed development may be required. These improvements are to correct deficiencies or replace deteriorated facilities. Included are sidewalk construction or replacement; curb and gutter construction or replacement; replacement of unused driveways with curb, gutter and sidewalk; installation or reconstruction of pedestrian ramps; pavement repairs; signs; traffic control devices; and other similar items.

- **Landscaping Policy:** A license agreement is required for all landscaping proposed within ACHD right-of-way or easement areas. Trees shall be located no closer than 10-feet from all public storm drain facilities. Landscaping should be designed to eliminate site obstructions in the vision triangle at intersections. District Policy 5104.3.1 requires a 40-foot vision triangle and a 3-foot height restriction on all landscaping located at an uncontrolled intersection and a 50-foot offset from stop signs. Landscape plans are required with the submittal of civil plans and must meet all District requirements prior to signature of the final plat and/or approval of the civil plans.

- **Staff Comments/Recommendations:** The applicant should be required to correct deficiencies and replace deteriorated facilities on Federal Way and Latimer Street, including the installation and reconstruction of pedestrian ramps, abutting the site.

A license agreement shall be required for all landscaping proposed within ACHD right-of-way or easement areas. The applicant should submit landscape plans prior to the signature of the final plat and/or approval of the civil plans.



A traffic impact fee may be assessed by ACHD and will be due prior to issuance of a building permit. Please contact ACHD Planning and Development Services at 387-6170 for information regarding impact fees.

Plans must be submitted to the ACHD Development Review Department prior to final approval.

Prior to the construction or installation of any roadway improvements (curb, gutter, sidewalk, pavement widening, driveways, culverts, etc.) a permit or license agreement must be obtained from ACHD.

Prior to the construction or installation of any roadway improvements (curb, gutter, sidewalk, pavement widening, driveways, culverts, etc.) a permit to work in the right-of-way must be obtained through ACHD Construction Services. For questions regarding the permitting process, please contact Construction Services at 387-6280.

The applicant shall also be required to meet the applicable ACHD Standard Conditions of Approval as well as ACHD Policies and requirements that may apply as noted below.

**Please review the Applicant's Responsibilities and Development Process Checklist below.**

If you have any questions, please feel free to contact me at (208) 387-6218.

Sincerely,

Lauren Watsek

Planner I

Development Services

CC: Project file,  
City of Boise (via email),  
Cornel Larson (via email)

## Traffic Information

This development is estimated to generate 156 additional vehicle trips per day and 21 additional vehicle trips per hour in the PM peak hour, based on the Institute of Transportation Engineers Trip Generation Manual, 9<sup>th</sup> edition.

Condition of Area Roadways:

*Traffic Count is based on Vehicles per hour (VPH)*

Roadway	Frontage	Functional Classification	PM Peak Hour Traffic Count	PM Peak Hour Level of Service
Federal Way	225 feet	Principal Arterial	760	Better than "E"
Latimer Street	108 feet	Local	N/A	N/A

\* Acceptable level of service for a five-lane principal arterial is "E" (1,770 VPH).

Average Daily Traffic Count (VDT):

*Average daily traffic counts are based on ACHD's most current traffic counts*

- The average daily traffic count for Federal Way north of Malad Street was 16,296 on July 23, 2013.