



Boise City Planning & Development Services

150 N. Capitol Blvd ▪ P O Box 500 ▪ Boise, Idaho 83701-0500

Phone 208/384-3830 ▪ Fax 384-3753 ▪ www.cityofboise.org/pds

Boise City Hearing Examiner

Minutes of
October 3, 2007

Hearing Examiner Jay Webb

Staff Members Present Sue Hansen, Josh Johnson, Diane Perkins, Cody Riddle and
 Bonnie Cuber

DEFERRALS

CVA07-00044 / Wes Hiron requests approval of a variance to exceed the maximum height limit for a fence located at 13448 W. Engelmann Drive in an R-1C (Single Family Residential) zone. Application deferred to November 14, 2007. Josh Johnson is the planner.

REGULAR AGENDA

CSN07-00278 / Allied Orthopaedics requests approval of a sign variance for a second wall sign on property located at 6590 W. Norwood Drive in an L-OD (Limited Office with Design Review) zone.

Sue Hansen presented the staff report with a recommendation of approval with conditions.

Applicant: **Chuck Buckner** / Idaho Electric Signs, representing the applicant. Mr. Buckner concurred with staff's report and conditions of approval.

No one from the general public testified

CVA07-00043 / The Eldridge Corporation requests approval of a variance from the parking lot setback requirements on property located at 1689 S. Entertainment Avenue in a pending C-1D (Neighborhood Commercial with Design Review) zone.

Sue Hansen presented the staff report with a recommendation of approval with conditions.

Applicant: **Patrick McKeegan** / Patrick McKeegan Architects, representing the applicant. Mr. McKeegan concurred with staff's report and conditions of approval.

No one from the general public testified

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CUP07-00136 / Josh Knight & Paula Wiens request approval of a Conditional Use Permit to change the use from professional office to medical office at property located at 207 W. Washington Street in an R-3D (Multi-Family Residential with Design Review) zone.

Sue Hansen presented the staff report with a recommendation of approval with conditions.

Applicant was not present.

No one from the general public testified.

CUP07-00078 / Boise City MSA, Limited Partnership dba Verizon Wireless request approval of a Conditional Use Permit Modification for a \pm 4,000 storage addition to an existing wireless communication facility located at 12877 W. McMillan Road in an A-1 (Open Land) zone.

Josh Johnson the staff report with a recommendation of approval with conditions.

Applicant: **Karoline Melrose** / representing applicant. Ms. Melrose concurred with staff's report and conditions of approval.

No one from the general public testified.

CUP07-00133 / Hawkins Companies, LLC request approval of a Conditional Use Permit for a drive-thru window located at 3395 S. Federal Way in a C-3D (Service Commercial with Design Review) zone.

Diane Perkins the staff report with a recommendation of approval with conditions.

Applicant: **Jessica Aguilar** / representing applicant. Ms. Aguilar concurred with staff's report and conditions of approval.

No one from the general public testified.

CUP07-00135 / RBI Ventures requests approval of a Conditional Use Permit for a parking reduction and to exceed the maximum allowable number of compact parking spaces on property located at 1311 W. Jefferson Street in a C-2DD (General Commercial with Downtown Design Review) zone.

Diane Perkins the staff report with a recommendation of approval with conditions.

Applicant: **Patrick McKeegan** / Patrick McKeegan Architects, representing the applicant. Mr. McKeegan concurred with staff's report and conditions of approval.

No one from the general public testified.

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CUP07-00137 / Reining Cats & Dogs, LLC requests approval of a Conditional Use Permit for a kennel and training facility located at 1609 ,1613 & 1621 N. Orchard Road in a C-2D (General Commercial with Design Review) and R-2 (Combined Residential) zone. This application includes a request for a General Exception to apply the standards of the C-2D zone to the R-2 portion of the project.

Diane Perkins the staff report with a recommendation of approval with conditions.

Applicant: **Renee Cawley**, owner of Reining Cats & Dogs, LLC. Ms. Cawley reiterated staff's report; conditions of approval; gave a summary of herself and of her desire to operate a boarding and training facility for dogs and cats. Addressed concerns outlined in a concerned neighbors letter and conveyed facts as to why a boarding and training facility would be a beneficial service for Boise's pet owners.

Mr. Webb: Asked if Renee had a neighborhood meeting, when and how many attended.

Renee Cawley: Responded that she did hold a neighborhood meeting on August 24th and about 30 people were in attendance. Around 20 people were in opposition and 10 were in support.

Mr. Webb: Of the 20 in opposition, was that 20 different family's? *I don't know.* How close would a given cared for dog be to the closest residence, just a ball park figure. *I am going to guess between 400 – 450 feet.* Going back to the 20 people in opposition, if you isolated one complaint in particular I assume it would be noise. *That is correct.* And what would be number two? *Odor.*

General Public testimony:

OPPOSED:

Wayne Thowless / neighbor. Mr. Thowless spoke on behalf of himself and 12 other neighbors. Gave a comprehensive overview of the neighbors concerns. Generated conditions that they would like to see incorporated; (1) Any runways or kennels that are out-of-doors be entirely fenced with a 6 foot high opaque fence so that public can't see in and animals can't see out. (2) An attendant on staff on attendance whenever animals are there. (3) Outdoor areas paved with an impervious material. (4) Condition's of approval that are set by the City be recorded with or referenced on the applicant's business license for the operation. (5) That the application if approved be restricted to this applicant only, not be transferable. (6) Stipulation as to the number of animals being boarded (30 during the day and 20 at night) become a condition of approval.

Charlotte Mallet / neighbor

David Hammerquist / neighbor

Maxwell Mohammadi / neighbor

Beverly Matthew / neighbor

Nancy Reed / neighbor

Theresa Hammerquist / neighbor

Alan Gillogly / neighbor

Nancy Reed / neighbor

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IN SUPPORT:

Loralee Gray / pet owner

Joanie Veage / pet owner

Diane Ayres / neighbor

Marco Horsewood / resident of Boise

Andrea Williams / owner of similar business

Regina Allen-Schafer / pet owner

Merritt Dublin / resident of Boise

Katrina Kruger / resident of Boise

Carol Elder / neighbor

Sarah Post / veterinary technician

Laura Salzwedel / resident of Meridian

David Currie / owner of house in question

Approved:

Jay Webb
Boise City Hearing Examiner

Date: _____

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