

**Ethel Ficks
Dave Ficks
The Book Farm
5600 Hill Road
Boise, ID 83703**

March 1, 2009

Dear Resident,

Boise City Code requires an opportunity for a meeting between the applicant of a development proposal and the residents of the neighborhood in which the development site is proposed. This letter is such notice of an opportunity to review and discuss a Conditional Use Permit – Commercial Social Center for the property at 5600 Hill Road (The Book Farm). The Book Farm has operated in this location since 1975. We are proposing to formally modify the business to a social center designation to provide an environmentally responsible and community-friendly place for small group meetings, gatherings and social events.

This is not a public hearing; public officials will not be present. If you have any questions regarding this Boise City Code neighborhood pre-application meeting requirement, please contact the Planning Division of the Planning & Development Services Department at 384-3830.

Purpose:

To review and provide comments and feedback regarding a Conditional Use Permit – Social Center for The Book Farm at 5600 Hill Road.

When: Thursday, March 12 at 6:00 pm

Where: The Book Farm Multi-Purpose Room, 5600 Hill Road

Parking: When you turn into the Book Farm driveway, there is an open space immediately to the right. If these spaces appear full, continue up the driveway past the main house and park along the driveway. Directional signage will be provided.

Project Description:

Background:

The Book Farm has and continues to be the residence of the Ficks family. The Book Farm family business originally opened at 5600 Hill Road in 1975 with an auxiliary use permit issued by Ada County. The city has subsequently annexed the property, and requires a Conditional Use Permit in order to approve the proposed use. The Book Farm will no longer operate as a retail used book business – in fact the vast majority of our 75,000 books have already been donated to the Idaho Youth Ranch.

The Book Farm Site:

At the beginning of the meeting we will provide a tour of the complete facility. The Book Farm has three large rooms appropriate for small events that could be used independently or in combination. The rooms include a large foyer with a fireplace (The Green Room), a large kitchen, and a large multi-purpose room. Outside there are two lawn areas, an on-

site parking area, natural terraces and wilderness areas. We are currently adding an heirloom vegetable garden and slowly restoring the fruit trees and grape vines that once covered the terraces behind. We recycle everything on our site – from composting organic materials to reusing building materials. We never use chemicals on the site and are committed to organic and sustainable principles and plan to be a model of combined natural and landscaped beauty for our visitors.

The Proposed Use:

The Book Farm is proposing to provide both indoor and outdoor facility rental consistent with a social center. The events would be limited to a maximum of around 75 people and will often be much smaller. The Book Farm is ideal for small group workshops, hobby or social / networking club meetings, non-profit-organization board retreats, bridal showers and smaller weddings. Our outdoor facilities are located in the center of the property, distant from residences. On-Site parking is included as part of the plan, to mitigate the problems of street parking.

We are excited to create a family-run, environmentally friendly community facility for people to meet and celebrate, and are respectful of all of our neighbors. Although we are required to have this formal meeting as part of the Conditional Use Permit application process, we are always concerned about the needs of our neighbors and ensuring that our work at the Book Farm is a benefit to our community. We are willing to talk or meet at any time. If you have questions about this meeting or the proposed development project, please contact us. Our contact information is provided below. We hope to see you at the upcoming meeting!

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