



# PLANNING AND ZONING COMMISSION AGENDA CITY OF BOISE

---

## Regular Evening Meeting

Monday, January 9, 2017

6:00 PM

City Hall - Council Chambers  
150 Capitol Blvd  
Boise, ID 83702

## MEMBERS

Rich Demarest, Chair	Jennifer Stevens
Milt Gillespie, Vice-Chair	Tamara Ansotegui
Stephen Bradbury	Eileen Thornburgh
Douglas Gibson	Paul Faucher (Student Commissioner)

Agenda items may be approved at 6:00 PM on a *consent agenda* if no one is present to express opposition. Also, items may be heard in any order - not necessarily as listed on the agenda. Decisions may be appealed within 10 days to the City Council by anyone who testified at the hearing or submitted written comments.

***Our Vision: To Make Boise the Most Livable City in the Country***



## Planning & Development Services

Boise City Hall, 2 <sup>nd</sup> Floor	Phone: 208/608-7100
150 N Capitol Boulevard	Fax: 208/384-3867
P.O. Box 500	TDD/TTY: 800/377-3529
Boise, Idaho 83701-0500	Website: <a href="http://www.cityofboise.org/pds">www.cityofboise.org/pds</a>

### BOISE CITY PLANNING & ZONING COMMISSION AGENDA

January 9, 2017

PAGE 2

<u>A.</u>	<p><b><u>PUD14-00023</u> / Cory Development, LLC</b> <span style="float: right;"><b>TIME EXTENSION</b></span></p> <p>Location: <u>9357 W. Cory Lane</u></p> <p>Conditional use permit for an 18-unit planned residential development on 1.29 acres in an R-2D (Medium Density Residential with Design Review) zone. <u>Leon Letson</u></p>
<u>B.</u>	<p><b><u>SUB16-00068</u> / Muir Woods Villas</b></p> <p>Location: <u>2501 S. Cloverdale Road</u></p> <p>Preliminary plat for a residential subdivision comprised of 13 buildable lots on approximately 5.51 acres in an R-1B (Single Family Residential) zone. <u>Todd Tucker</u></p>
<u>1.</u>	<p><b><u>CUP16-00098</u> &amp; <u>CVA16-00074</u> / Hatch Design Architecture</b></p> <p>Location: <u>12067 W. Ustick Road</u></p> <p>Conditional use permit for an approximately 1,300 square foot coffee shop with drive-up window on a 0.81 acre parcel located in a C-1D (Neighborhood Commercial with Design Review) zone. A variance to locate the drive-up window and lane within 200 feet of residential property is included. <u>Leon Letson</u></p>
<u>2.</u>	<p><b><u>CUP16-00091</u> / Idaho Performance Center, LLC</b></p> <p>Location: <u>2007 S. Saturn Way</u></p> <p>Conditional use permit for an occupational and physical therapy facility on a 7.2 acre parcel located in a C-1D (Neighborhood Commercial with Design Review) zone. A height exception and parking reduction are also included. <u>Leon Letson</u></p>
<u>3.</u>	<p><b><u>CVA16-00072</u> / Truckstop.com</b></p> <p>Location: <u>1444 S. Entertainment Avenue</u></p> <p>Variance to exceed the maximum allowed background area by approximately 50 feet for a wall sign oriented to the Interstate on a 3.2 acre parcel located at in a C-3D (Service Commercial with Design Review) zone. <u>David Moser</u></p>
<u>4.</u>	<p><b><u>CUP16-00096</u> / Light Mission Pentecostal Church</b></p> <p>Location: <u>2429 W. Bank Drive</u></p> <p>Conditional use permit to use an approximately 4,264 square foot building as a church. The 0.3 acre site is located in an L-OD (Limited Office with Design Review) zone. <u>David Moser</u></p>
<u>5.</u>	<p><b><u>CUP16-00093</u> / LCA Architects</b> <span style="float: right;"><b>Deferred to February 6, 2017</b></span></p> <p>Location: <u>11211 W. Fairview Avenue</u></p> <p>Conditional use permit for a financial institution with a drive-up window on a 1.64-acre parcel in a proposed C-2D/DA (General Commercial with Design Review and Development Agreement) zone. <u>Brent Moore</u></p>
<u>6.</u>	<p><b><u>CUP16-00088</u> / Gardner Company</b></p> <p>Location: <u>101 S. Capitol Boulevard</u></p> <p>Conditional use permit for a childcare facility for up to 75 children within an existing building located in a C-5DDC (Central Business District with Capitol Boulevard Special Design) zone. <u>Brent Moore</u></p>



## Planning & Development Services

Boise City Hall, 2 <sup>nd</sup> Floor	Phone: 208/608-7100
150 N Capitol Boulevard	Fax: 208/384-3867
P.O. Box 500	TDD/TTY: 800/377-3529
Boise, Idaho 83701-0500	Website: <a href="http://www.cityofboise.org/pds">www.cityofboise.org/pds</a>

### BOISE CITY PLANNING & ZONING COMMISSION AGENDA

January 9, 2017

PAGE 3

<b><u>7.</u></b>	<p><b><u>CUP16-00092 &amp; CVA16-00075</u></b> / ALC Architecture            Location: <a href="#">1129 S. Broadway Avenue</a>            Conditional use permit for a parking reduction associated with a new mixed use building proposed in a C-2D (General Commercial with Design Review) zone. A variance to reduce the setback along the north property boundary is included. <a href="#">Celine Acord</a></p>
<b><u>8.</u></b>	<p><b><u>PUD16-00038</u></b> / Burke Hansen            Location: <a href="#">603 N. San Felipe Way</a>            Conditional use permit for a residential planned development comprised of two detached single family homes on 0.53 acres located in an R-1B (Single Family Residential) zone. <a href="#">Celine Acord</a></p>
<b><u>9.</u></b>	<p><b><u>CUP16-00101</u></b> / Envision Homes            Location: <a href="#">1420 W. Front Street</a>            Conditional use permit to convert an existing warehouse into an 8-unit multi-family apartment building on 0.28 acres in a C-2DD (General Commercial with Downtown Design Review) zone. <a href="#">Susan Riggs</a></p>
<b><u>10.</u></b>	<p><b><u>CUP16-00099</u></b> / Verizon Wireless c/o TAEC            Location: <a href="#">1050 W. State Street</a>            Conditional use permit for a height exception for a wireless communication facility that includes a new antennae array on the roof of an existing building in an L-OD (Limited Office with Design Review) zone. The new antennae will project above the existing elevator shaft by approximately 5-feet for a total height of 58.3-feet. <a href="#">Susan Riggs</a></p>
<b><u>11.</u></b>	<p><b><u>PUD16-00037</u></b> / Encompass, Inc.            Location: <a href="#">2214 E. Goodman Street</a>            Conditional use permit for a 21-unit multi-family residential building on 0.71 acres located in a C-1D (Neighborhood Commercial with Design Review) zone. <a href="#">Susan Riggs</a></p>