



# PLANNING AND ZONING COMMISSION AGENDA CITY OF BOISE

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**Regular Evening Meeting**  
**Tuesday, January 17, 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

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	<p><b><u>MINUTES</u></b></p> <ul style="list-style-type: none"> <li>- December 5, 2016 PZC Meeting Minutes</li> <li>- December 12, 2016 PZC Meeting Minutes</li> </ul>
<b><u>A.</u></b>	<p><b><u>PUD14-00019 / Hawkins Companies</u></b> <span style="float: right;"><b>TIME EXTENSION</b></span></p> <p>Location: <a href="#">12000 W. Fairview Avenue</a></p> <p>Conditional use permit for a planned residential development comprised of 254 multi-family dwelling units located at 12000 W. Fairview Avenue in an R-3D (Multi-Family Residential with Design Review Overlay) zone. <a href="#">Todd Tucker</a></p>
<b><u>1.</u></b>	<p><b><u>CUP16-00100 / Reed General Construction</u></b></p> <p>Location: <a href="#">4700 W. Malad Street</a></p> <p>Conditional use permit to construct an approximately 1,150 square foot detached accessory structure in front of a primary dwelling on a 0.52-acre parcel in an R-1B (Single Family Residential) zone. <a href="#">Brent Moore</a></p>
<b><u>1a.</u></b>	<p><b><u>CVA16-00076 / Reed General Construction</u></b></p> <p>Location: <a href="#">4700 W. Malad Street</a></p> <p>Variance to reduce the landscape setback and width of a new driveway associated with a proposed accessory structure in an R-1B (Single Family Residential) zone. <a href="#">Brent Moore</a></p>
<b><u>2.</u></b>	<p><b><u>CVA16-00073 / Sharon Ledesma</u></b></p> <p>Location: <a href="#">1701 N. 7th Street</a></p> <p>Variance to reduce the street side setback for a swimming pool proposed in an R-1CH (Single Family Residential with Historic Overlay) zone. <a href="#">David Moser</a></p>
<b><u>3.</u></b>	<p><b><u>CVA16-00078 / Canonero, LLC</u></b></p> <p>Location: <a href="#">11457 W. Tioga Court</a> and <a href="#">2876 S. Canonero Street</a></p> <p>Variance to apply the R-1C setbacks for seven proposed parcels on 1.7 acres in an R-1B zone. <a href="#">David Moser</a></p>
<b><u>4.</u></b>	<p><b><u>CUP16-00094 / Goodwyn Mills Cawood</u></b></p> <p>Location: <a href="#">8800 W. Emerald Street</a></p> <p>Conditional use permit for an approximately 14,000 square foot expansion of an existing medical office building in an M-1D (Light Industrial with Design Review) zone. <a href="#">Celine Acord</a></p>
<b><u>5.</u></b>	<p><b><u>CUP16-00095 / Trinity Treasures Childcare and Preschool</u></b></p> <p>Location: <a href="#">4601 S. Surprise Way</a></p> <p>Conditional use permit to operate a childcare facility for up to 200 children within an existing building in an A-1 (Open Land) zone. <a href="#">Celine Acord</a></p>



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<b><u>6.</u></b>	<p><b><u>CUP16-00097</u></b> / ALC Architecture          Location: <a href="#">8011 W. Ustick Road</a>          Conditional use permit for an approximately 1,000 square foot expansion to an existing office building and a new 750 square foot detached garage on a 1.15 acre site in an R-3D (Multi-Family Residential with Design Review) zone. <a href="#">Leon Letson</a></p>
<b><u>7.</u></b>	<p><b><u>PUD16-00041</u></b> / Little Wood Landing, LLC          Location: <a href="#">2641 N. Linda Vista Lane</a>          Conditional use permit for a planned residential development comprised of 34 detached single family homes on 4.77 acres in an R-1B (Single Family Residential) zone. <a href="#">Cody Riddle</a></p>
<b><u>7a.</u></b>	<p><b><u>CAR16-00038</u></b> / Little Wood Landing, LLC          Location: <a href="#">2641 N. Linda Vista Lane</a>          Rezone of 4.77 acres from R-1B (Single Family Residential-4.8 Units/Acre) to R-1C (Single Family Residential-8 Units/Acre). <a href="#">Cody Riddle</a></p>
<b><u>7b.</u></b>	<p><b><u>SUB16-00069</u></b> / Eronel Subdivision          Location: <a href="#">2641 N. Linda Vista Lane</a>          Preliminary plat for a residential subdivision comprised of 34 buildable and 7 common lots on 4.77 acres in an R-1B (Single Family Residential) zone. <a href="#">Cody Riddle</a></p>
<b><u>8.</u></b>	<p><b><u>CAR16-00008</u></b> / Maverik, Inc. <span style="float: right;"><b>Deferred from December 12, 2016</b></span>          Location: <a href="#">5007 W. Franklin Road</a>          Rezone of 4.74 acres from A-1 (Open Land) to PC-D/DA (Pedestrian Commercial with Design Review &amp; Development Agreement). <a href="#">Cody Riddle</a></p>
<b><u>8a.</u></b>	<p><b><u>CUP16-00027</u></b> / Maverik, Inc. <span style="float: right;"><b>Deferred from December 12, 2016</b></span>          Location: <a href="#">5007 W. Franklin Road</a>          Conditional use permit for a convenience store with fuel sales on a 1.67 acre site in a proposed PC-D/DA (Pedestrian Commercial with Design Review &amp; Development Agreement) zone. <a href="#">Cody Riddle</a></p>
<b><u>8b.</u></b>	<p><b><u>SUB16-00023</u></b> / Franklin Station <span style="float: right;"><b>Deferred from December 12, 2016</b></span>          Location: <a href="#">5007 W. Franklin Road</a>          Preliminary plat for a subdivision comprised of 10 buildable lots on 4.74 acres in a proposed PC-D/DA (Pedestrian Commercial with Design Review &amp; Development Agreement) zone. <a href="#">Cody Riddle</a></p>