



# PLANNING AND ZONING COMMISSION AGENDA CITY OF BOISE

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## Regular Evening Meeting

Monday, March 13, 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>

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<b>A.</b>	<p><b><u>MINUTES</u></b></p> <p>-February 6, 2017 PZC Meeting Minutes -February 13, 2017 PZC Meeting Minutes</p>
<b>1.</b>	<p><b><u>CAR17-00002 / Marcia Davis</u></b> <b><u>1255 S. Cloverdale Road</u></b> Rezone of 1.04 acres from R-1A (Single Family Residential-2.1 Units/Acre) to R-1C (Single Family Residential-8 Units/Acre). <a href="#"><u>Celine Acord</u></a></p>
<b>2.</b>	<p><b><u>CUP17-00005 / Cross of Christ Lutheran Church</u></b> <b><u>11655 W. McMillan Road</u></b> Conditional use permit modification to exceed the parking maximum for the expansion of an existing church in an R-1C (Single Family Residential) zone. <a href="#"><u>Celine Acord</u></a></p>
<b>3.</b>	<p><b><u>CUP17-00002 / Hinderager Investments, LLC</u></b> <b><u>9223 W. Overland Road</u></b> Special exception for a storage and office facility on 8.42 acres in an R-1A (Single Family Residential) zone. <a href="#"><u>Susan Riggs</u></a></p>
<b>4.</b>	<p><b><u>CVA17-00008 / Wendel Bigham</u></b> <b><u>3193 S. Rookery Lane</u></b> Variance to reduce the rear yard setback for a second story balcony addition to a single family home in an R-3D (Multi-Family Residential with Design Review) zone. <a href="#"><u>Susan Riggs</u></a></p>
<b>5.</b>	<p><b><u>CUP17-00003 / Heroes Academy, LLC</u></b> <b><u>13945 W. Wainwright Drive</u></b> Conditional use permit to operate a private elementary school within an approximately 4,660 square foot tenant space in an existing building in an L-OD (Limited Office with Design Review) zone. <a href="#"><u>Leon Letson</u></a></p>
<b>6.</b>	<p><b><u>CVA17-00010 / Ryan Recla</u></b> <b><u>921 N. Lander Street</u></b> Variance to exceed the maximum allowed length for two common drives proposed in conjunction with a minor land division of 1.7 acres in an R-2 (Medium Density Residential) zone. <a href="#"><u>Leon Letson</u></a></p>
<b>7.</b>	<p><b><u>PUD17-00003 / Panamint Partners, LLC</u></b> <b><u>5401 N. Pierce Park Lane</u></b> Conditional use permit for a planned residential development comprised of 14 detached single family homes on 1.96 acres in an R-1C (Single Family Residential) zone. <a href="#"><u>Brent Moore</u></a></p>
<b>7a.</b>	<p><b><u>SUB17-00003 / Panamint Villas</u></b> <b><u>5401 N. Pierce Park Lane</u></b> Preliminary plat for a residential subdivision comprised of 14 buildable and 2 common lots on 1.96 acres in an R-1C (Single Family Residential) zone. <a href="#"><u>Brent Moore</u></a></p>



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<u>8.</u>	<p><b><a href="#">CAA16-00305</a> / Mark L. Butler, Representing Ed Thrift</b> <span style="float: right;"><b>Appeal</b></span>  <b><a href="#">220 N. Phillippi Street</a></b></p> <p>Appeal of the Planning Director’s denial of a request to establish legal nonconforming use status for property in an M-1D (Light Industrial with Design Review) zone.  <i><a href="#">Nicolette Womack</a></i></p>
<u>9.</u>	<p><b><a href="#">CAR16-00037</a> / Conger Management Group</b>  <b><a href="#">6405 E. Columbia Road</a></b></p> <p>Annexation of approximately 110 acres with R-1C (Single Family Residential) and R-1M (Residential Town Lot) zoning. <i><a href="#">Todd Tucker</a></i></p>
<u>9a.</u>	<p><b><a href="#">SUB16-00067</a> / Rush Valley</b>  <b><a href="#">6405 E. Columbia Road</a></b></p> <p>Preliminary plat for a residential subdivision comprised of 430 buildable and 53 common lots on approximately 110 acres in proposed R-1C (Single Family Residential) and R-1M (Residential Town Lot) zones. <i><a href="#">Todd Tucker</a></i></p>
<u>10.</u>	<p><b><a href="#">CUP17-00006</a> / Enterprise Electric</b>  <b><a href="#">2905 W. Overland Road</a></b></p> <p>Special exception to use an existing building and site for an electrical contractor’s yard and shop. The 0.55-acre site in a C-2D (General Commercial with Design Review) zone. <i><a href="#">Brent Moore</a></i></p>