



Planning and Zoning Commission AGENDA

ALL ITEMS WILL BE DEFERRED TO JUNE 14, 2021

CITY OF BOISE

Commission Meeting

Monday, June 7, 2021
6:00 PM

City Hall – Maryanne Jordan City Council Chambers
150 N Capitol Blvd
Boise, ID 83702

Virtual attendance is strongly encouraged. Please visit:
www.cityofboise.org/virtual-meetings

CHAIR

Meredith Stead

Planning and Zoning Commission Members

Co-Chair

Bob Schafer

Commissioner
Ashley Squyres

Commissioner
Milt Gillespie

Commissioner
Christopher Blanchard

Commissioner
Janelle Finfrock

Commissioner
Jennifer Mohr

Commissioner
Chris Danley

Our Vision: Creating a City for Everyone

NOTE: It is at the discretion of the Commission to not begin new business after 9:30pm. Remaining items will be deferred to the next scheduled hearing.

Pursuant to Idaho Code Section 74-204(4), all items on the Agenda marked with an asterisk * are action items that require a vote. Identifying an item as an action item on the Agenda does not require that a vote be taken. All Consent Agenda items will be enacted by one motion, unless a Commissioner or citizen requests the item be removed from the Consent Agenda and considered in the normal sequence of business.

BOISE, IDAHO
Planning and Zoning Commission Agenda
City Hall - Maryanne Jordan City Council Chambers, 6:00 PM
June 7, 2021

- I. CALL TO ORDER
- II. CREATION OF CONSENT AGENDA
- III. NEW BUSINESS

NOTE: It is at the discretion of the Commission to not begin new business after 9:30pm. Remaining items will be deferred to the next scheduled hearing.

- *A. **PUD19-00004 / Babydoll Capital LLC**
Time Extension
REQUESTING DEFERRAL TO JUNE 14, 2021
2705, 2709 & 2711 N Cole Rd
Request for a two-year time extension of a Conditional use permit for a residential planned development comprised of 12 single family dwelling on 1.58 acres located in an R-1C (Single Family Residential) zone. *David Moser*
- *1. **CAR21-00013 / BVA Development**
REQUESTING DEFERRAL TO JUNE 14, 2021
6259 S Pleasant Valley Rd
Annexation of 120 acres with zoning designations of C-1D (Neighborhood Commercial with Design Review) for 16.7 acres and M-1D (Light Industrial with Design Review) for 99.4 acres. A development agreement will apply to the entire 120 acres.
Cody Riddle
- *2. **PUD21-00015 / Pivot North Architecture**
REQUESTING DEFERRAL TO JUNE 14, 2021
1715 W Idaho St
Conditional use permit for a planned residential development comprised of 48 multi-family units on 0.68 acres in a R-3DD (Multi-Family Residential with Downtown Design Review) zone.
Céline Acord
- *3. **CUP21-00015 / Technology Associates EC Inc**
DEFERRED FROM May 10, 2021
REQUESTING DEFERRAL TO JUNE 14, 2021
40 N Owyhee St
Conditional use permit for a 35-foot tall wireless communication facility in a R-1C (Single Family Residential) zone. *Kevin Holmes*

- *4. **CFH20-00078 / Grant Robb**
REQUESTING DEFERRAL TO JUNE 14, 2021
1211 E Shaw Mountain Rd
Appeal of the Planning Director's approval of a hillside permit for the grading associated with a single-family home in a R-1B (Single-family Residential) zone. *Kevin Holmes*
- *5. **CUP21-00014 / BRS Architects**
REQUESTING DEFERRAL TO JUNE 14, 2021
818 N 8th St
Conditional use permit for an approximate 450 square foot addition to a non-conforming use on 0.2 acres in a L-OHD/CD (Limited Office with Historic District and Conservation District Overlays) zone.
Kevin Holmes
- *6. **CAR21-00014 / Engineering Solutions, LLP**
REQUESTING DEFERRAL TO JUNE 14, 2021
9435 W Overland Rd
Rezone of 4.2 acres from A-1 (Open Lands, Park) to R-1C/DA (Single Family Residential with a Development Agreement). *David Moser*
- SUB21-00020 / Boxelder Creek Subdivision**
REQUESTING DEFERRAL TO JUNE 14, 2021
9435 W Overland Rd
Preliminary Plat for a residential subdivision comprised of 18 buildable and 4 common lots on 4.2 acres in a proposed R-1C/DA (Single Family Residential with a Development Agreement) zone.
David Moser
- *7. **CUP21-00021 / Eldin Alispahic**
REQUESTING DEFERRAL TO JUNE 14, 2021
6812 W Victory Rd
Conditional use permit for outdoor storage on 1.75 acres in a M-1D (Light Industrial with Design Review) zone. *David Moser*
- *8. **PUD21-00011 / FS One**
REQUESTING DEFERRAL TO JUNE 14, 2021
8211 W Ustick Rd
Conditional use permit for a planned residential development comprised of 40 multi-family units on 2.1 acres in a R-2 (Medium Residential) zone. *Crystal Rain*

*9. **CVA21-00012 / Westminster II**
REQUESTING DEFERRAL TO JUNE 14, 2021

245 W Skylark Dr

Variance to encroach into the rear setback for a proposed detached single-family home on 0.17 acres in a R-1B (Single Family Residential) zone. *Crystal Rain*

IV. ADJOURNMENT



PLANNING AND DEVELOPMENT SERVICES

MAYOR: Lauren McLean | INTERIM DIRECTOR: Kelcey Stewart

MEMO

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TO: Planning and Zoning Commission
FROM: Kevin Holmes, Senior Planner
DATE: May10, 2021
RE: CUP21-00015 / 40 N Owyhee St

PROJECT DESCRIPTION

Conditional use permit for a 35-foot tall wireless communication facility in a R-1C (Single Family Residential) zone.

REQUEST

Deferral to the June 7, 2021 Planning and Zoning Commission hearing is requested for this item to allow for additional documentation from Idaho Power to be provided to the Planning Team.

ATTACHMENTS

Applicant's deferral request dated April 27, 2021.

Attachment: PZ_Deferral Memo_May 10, 2021_CUP21-00015 (CUP21-00015 / Technology Associates EC Inc)

RE: [External] CUP21-00015: Additional Info



Jodie Knopp <jodie.knopp@taec.net>

To Kevin Holmes

You replied to this message on 4/27/2021 1:20 PM.

↩ Reply	↩ Reply All	→ Forward	⋮
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Tue 4/27/2021 1:20 AM

Attachment: PZ_Deferral Memo_May 10, 2021_CUP21-00015 (CUP21-00015)

Kevin,

Thank you for your email and the additional information.

First, we wanted to bring to your attention that the City was required to notify VZW, in writing within 10 days of receipt of VZW's application, whether it was incomplete. For Small Wireless Facility applications, the siting authority has 10 days from the submission of the application to determine whether the application is incomplete. September 2018 FCC Order, ¶ 143. The shot clock is tolled until VZW submits the additional information allegedly required. VZW submitted its application on March 26, 2021 and, thus, the deadline for the City to provide notice the application was incomplete was April 5, 2021. That deadline has passed and, therefore, VZW is not obligated to provide any additional information and the hearing should proceed as scheduled on May 10. Further information VZW provided in its application regarding the alternative site analysis and whether VZW can collocate on other poles meets the City's code requirements and the 2018 FCC Order. VZW is not required to submit any additional information regarding this analysis.

In the interest of working cooperatively with the City and without waiving and reserving its rights under the September 2018 FCC Order and the shot clock deadlines, VZW is willing to submit clarification regarding the alternative site analysis submitted in the application as requested by the City (for this specific application) and agree to move the hearing to June 7.

To ensure we can move forward with the June 7 hearing, can you please let us know the following:

- What is the deadline by which VZW needs to submit the additional information requested by the City?
- What date does the notice need to be posted for the June 7 hearing?
- Do you need a new Statement of Site Posting in addition to updated photos?
- We plan on giving a PowerPoint presentation for the hearing. Do you need a copy of the presentation or anything additional to ensure we are set up with screen-sharing capabilities?

Please let me know if you have any questions or want to jump on a quick call to discuss further.

Thanks,
Jodie

Jodie Knopp
307.254.0554