



# Planning and Zoning Commission AGENDA CITY OF BOISE

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## Commission Meeting

Tuesday, January 16, 2018  
6:00 PM

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

### CHAIR

Rich Demarest

### Planning and Zoning Commission Members

#### Co-Chairman

Milt Gillespie

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#### **Commissioner**

Tamara Ansotegui

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#### **Commissioner**

Douglas Gibson

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#### **Commissioner**

Stephen Bradbury

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#### **Commissioner**

Jennifer Stevens

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#### **Commissioner**

Eileen Thornburgh

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#### **Student Commissioner**

Paul Faucher

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

**BOISE, IDAHO**  
**Planning and Zoning Commission Agenda**  
City Hall - Maryanne Jordan Council Chambers, 6:00 PM  
January 16, 2018

I. CALL TO ORDER

II. NEW BUSINESS

SUB17-00051 - Wolf Tree Square Subdivision - 4200 E. Wolf Tree Street - Preliminary plat for a residential subdivision comprised of 61 buildable lots on 6.1 acres located in an SP-01 (Harris Ranch Specific Plan) zone. Todd Tucker

PUD15-00017 & CFH15-00037 / The Reserve at Deer Valley, LLC / Time Extension / 8134 N. Pierce Park Lane - Conditional Use and Hillside Development Permits for a 95-unit planned residential development on a 90 acre site located in an R-1A (Single Family Residential) zone. Cody Riddle

1. CVA17-00066 / Lytle Signs / 7500 W. Fairview Avenue - Variance to exceed the maximum height and background area for a free standing sign located in a C-2D (General Commercial with Design Review) zone. Brent Moore
2. CUP17-00090 / Doug Bourkland / 3612 W. Overland Road - Conditional use permit to operate a major automobile repair facility within an approximately 7,300 square foot building located in a C-2D (General Commercial with Design Review) zone. Brent Moore
3. PUD17-00030 / Charles Story / 305-319 S. Roosevelt Street - Conditional use permit to expand an existing planned residential development by incorporating an additional 0.36 acres and adding 16-units. The project is located in a C-1D (Neighborhood Commercial with Design Review) zone. A parking reduction is also requested. Susan Riggs
4. CVA17-00074 / Albertsons / 2300 S. Apple Street - Variance to allow two signs with electronic message displays where one is allowed. The 1.2-acre site is located in a C-2 (General Commercial) zone. Susan Riggs

5. CAR17-00019 / Core Building Co. / 2525 and 2507 W. State Street - Modification of a development agreement to alter the approved conceptual site plan and design standards associated with 0.64 acres located in a PC-D/DA (Pedestrian Commercial with Design Review and Development Agreement) zone. David Moser  
  
PUD17-00026 / Architectural Productions / 2507 W. State Street - Conditional use permit to modify the previously approved planned unit development to alter the site plan and conditions of approval for a 10-unit residential development on 0.33 acres located in a PC-D/DA (Pedestrian Commercial with Design Review and Development Agreement) zone. David Moser
6. CUP17-00088 / Carol Covington-Hackney / 800 N. 25th Street - Conditional use permit to operate a private commercial school (dance studio) in an existing 2,300 square foot building located in an R-2 (Medium Density Residential) zone. A parking reduction is included in the request. David Moser
7. PUD17-00028 & CVA17-00075 / Leslie Rigg / 1610 N. Orchard Street - Conditional use permit for a 4-story mixed-use building to include approximately 1,500 square feet of ground floor commercial space and 26 residential units with a variance to reduce the front, rear and street side setbacks on a 1.04-acre parcel located in C-2D (General Commercial with Design Review) and R-2 (Residential Medium Density) zones. Also included is a general exception to apply standards of the C-2D zone, including setback and height requirements, to portions of the site zoned R-2. Leon Letson
8. CAR17-00026 / BHV, LLC / 3555 E. Warm Springs Avenue - Rezone of 8.65 acres from A-1 (Open Land) to R-2D/DA (Medium Density Residential with Design Review and a Development Agreement). Cody Riddle  
  
PUD17-00029 / BHV, LLC / 3555 E. Warm Springs Avenue - Conditional use permit for a planned residential development comprised of 47 detached single family homes on 8.65 acres located in a proposed R-2D/DA (Medium Density Residential with Design Review and Development Agreement) zone. Cody Riddle  
  
SUB17-00052 / Barber Hill Vistas / 3555 E. Warm Springs Avenue - Preliminary plat for a residential subdivision comprised of 47 buildable and 10 common lots on 8.65 acres located in a proposed R-2D/DA (Medium Density Residential with Design Review and Development Agreement) zone. Cody Riddle

### III. MINUTES ACCEPTANCE

1. Planning and Zoning Commission Minutes - Commission Meeting -  
Dec 4, 2017 6:00 PM
2. Planning and Zoning Commission Minutes - Commission Meeting -  
Dec 11, 2017 6:00 PM

IV. ADJOURNMENT

V. PUBLIC HEARINGS