



Planning and Zoning Commission AGENDA CITY OF BOISE

Commission Meeting

Monday, January 14, 2019
6:00 PM

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

CHAIR

Milt Gillespie

Planning and Zoning Commission Members

Co-Chair

Jennifer Stevens

Commissioner

Tamara Ansotegui

Commissioner

Meredith Stead

Commissioner

Douglas Gibson

Student Commissioner

Claire Paschke

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

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
January 14, 2019

I. CALL TO ORDER

II. MINUTES ACCEPTANCE

- *1. Planning and Zoning Commission Minutes - Commission Meeting - Dec 3, 2018 6:00 PM
- *2. Planning and Zoning Commission Minutes - Commission Meeting - Dec 10, 2018 6:00 PM

III. CREATION OF CONSENT AGENDA

Uncontested applications under New Business that meet the criteria for Consent Agenda under Boise City Code 11-03-03.13(B)(1) will be moved to the Consent Agenda and approved by one motion of the Commission.

IV. NEW BUSINESS

- *A. **PUD15-00017 & CFH15-00037 / The Reserve at Deer Valley, LLC / TIME EXTENSION**
8134 N. Pierce Park Lane / A conditional use permit and hillside development permit for a planned residential development comprised of 96 detached single-family homes on approximately 90 acres within the R-1A (Single Family Residential) zone. Brent Moore
- *1. **CAR18-00022 / Trout Architects**
901 N. 27th Street / Rezone of 1.76 acres from R-2 (Medium Density Residential) and R-3D (Multi-Family Residential with Design Review) to C-1D/DA (Neighborhood Commercial with Design Review and Development Agreement) Brent Moore
- *1a. **PUD18-00040 / Trout Architects**
901 N. 27th Street / Conditional use permit for a mixed-use planned development comprised of 70 residential units and approximately 9,000 square feet of commercial space on a 1.76-acre site located in a proposed C-1D/DA (Neighborhood Commercial with Design Review and Development Agreement) zone. A request for a height exception is also included. Brent Moore
- *2. **CAR18-00028 / RR Building Specialties**
2393 N. Wildwood Street / Rezone of 1.13 acres from A-1 (Open Land) to R-1C (Single Family Residential-8 units/acre) zone. Céline Acord

- *2a. PUD18-00049 / RR Building Specialties**
2393 N. Wildwood Street / Conditional use permit for a planned residential development comprised of 9 units on 1.13 acres located in a proposed R-1C (Single Family Residential) zone A parking reduction is also included. Céline Acord
- *3. CUP18-00091 & CVA18-00072 / Rocky Mountain Management & Development, LLC**
7350 W. Victory Road / Conditional use permit to construct an approximately 6,300 square foot medical office on a 0.78-acre site located in an M-1D (Light Industrial with Design Review) zone. A variance to encroach into the front setback is also included. Jeff Lowe
- *4. CPA18-00008 / City of Boise Requesting Deferral February 11, 2019**
Comprehensive plan text amendment to amend goals and policies and adopt the East End Neighborhood Plan by reference in Blueprint Boise. Kathleen Lacey
- *5. CPA18-00009 / City of Boise**
Comprehensive plan text amendment to amend goals and policies and adopt the Central Bench Neighborhood Plan by reference in Blueprint Boise. Kathleen Lacey
- *6. CUP18-00088 & CVA18-00078 / Hutchison Smith Architects**
3434 N. Bogus Basin Road / Conditional use permit to construct a new elementary school on a 10.19-acre site located in an A-1 (Open Land) zone. A variance is included for the parking lot to encroach into the front setback. David Moser
- *7. CUP18-00085 & CVA18-00079 / Lindy Riebe**
1409 N. 13th Street / Special exception to convert a residential home to an office on .15 acres located in an R-1CH (Single Family Residential with Historic District Overlay) zone. A parking reduction and variance for the parking lot to encroach into the side and rear setbacks. David Moser
- *8. PUD18-00044 & CVA18-00074 / JLJ, Inc.**
5357 N. Collister Drive / Conditional use permit for a planned residential development comprised of 10 detached single family homes on 6.07 acres in an R-1A (Single Family Residential) zone. Also included are variances for an 8' retaining wall in the front setback and a reduction to rear setbacks from 30' to 15' along the eastern boundary of the development. Leon Letson

- *8a. CFH18-00107 / JJJ, Inc.**
5357 N. Collister Drive / Hillside development permit for the grading associated with a residential subdivision comprised of 10 buildable and 3 common lots on 6.07 acres in an R-1A (Single Family Residential) zone. Leon Letson
- *8b. SUB18-00058 / Polecat Gulch Lofts**
5357 N. Collister Drive / Preliminary plat for a residential subdivision comprised of 10 buildable and 3 common lots on 6.07 acres in an R-1A (Single Family Residential) zone. Leon Letson
- *9. PUD18-00048 / T-O Engineers**
2825 W. Canal Street / Conditional use permit for a planned residential development comprised of 27 townhomes on 1.93 acres located in a R-2 (Medium Density Residential) zone. Leon Letson
- *9a. SUB18-00065 / Bradbury Townhomes Subdivision**
2825 W. Canal Street / Preliminary plat for a residential subdivision comprised of 27 buildable and 1 common lots on 1.93 acres located in an R-2 (Medium Density Residential) zone. Leon Letson
- *10. CUP18-00092 / Lamar Outdoor Advertising**
4319 W. State Street / Conditional use permit for an off-premise advertising sign (billboard) located in a C-2D (General Commercial with Design Review) zone. Nicolette Womack
- *11. CUP18-00093 / Lamar Outdoor Advertising**
2902 S. Beverly Street / Conditional use permit for an off-premise advertising sign (billboard) located in an M-1D (Light Industrial with Design Review) zone. Nicolette Womack
- *12. CUP18-00094 / Lamar Outdoor Advertising**
8417 W. Fairview Avenue / Conditional use permit for an off-premise advertising sign (billboard) located in a C-2D (General Commercial with Design Review) zone. Nicolette Womack

V. ADJOURNMENT