



Planning and Zoning Commission AGENDA CITY OF BOISE

Commission Meeting

Monday, December 2, 2019
6:00 PM

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

CHAIR

Jennifer Stevens

Planning and Zoning Commission Members

Co-Chair

Tamara Ansotegui

Commissioner

Milt Gillespie

Commissioner

Jim Bratnober

Commissioner

Meredith Stead

Commissioner

Bob Schafer

Commissioner

Janelle Finfrock

Student Commissioner

Ben Zuckerman

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
December 2, 2019

I. CALL TO ORDER

II. CREATION OF CONSENT AGENDA

III. NEW BUSINESS

*1. **PUD19-00034 / Cook Brothers Construction**
DEFERRED FROM NOVEMBER 18, 2019

2818 & 2910 W Neff St

Conditional use permit for a planned residential development comprised of 6 detached single-family homes on 0.86 acres located in an R-1C (Single Family Residential) zone. *Céline Acord*

SUB19-00057 / Ellsworth Cook Subdivision
DEFERRED FROM NOVEMBER 18, 2019

2818 & 2910 W Neff St

Preliminary and Final Plat for a residential subdivision comprised of 1 common and 6 buildable lots on 0.86 acres located in an R-1C (Single Family Residential) zone. *Céline Acord*

*2. **CFH19-00075 / Andrew and Danielle Wingett / Appeal**

3111 N 26th St

Appeal of the Planning Director's approval of a hillside development permit for a single-family dwelling on 0.15 acres located in an R-1C (Single Family Residential) zone. *Leon Letson*

*3. **CVA19-00057 / Design Vim**
REQUESTING DEFERRAL TO DECEMBER 9, 2019

3130 W State St

Variance to exceed the height and the maximum area of a proposed free-standing sign located in a C-2D (General Commercial with Design Review) zone. *Leon Letson*

*4. **CUP19-00068 / T.A. Whitworth, Architect**

512 N 13th St

Modification to a previously approved conditional use permit to convert a basement to office on 0.14 acres in an R-3DD (Multi-Family Residential with Downtown Design Review) zone.
Nicolette Womack

- *5. **CUP19-00075 / Modus Architecture Collaborative**
11211 W Fairview Ave & 1526 N Steelwood Ave
Conditional use permit for a drive through window associated with a new restaurant on 0.76 acres in a C-2D/DA (General Commercial with Design Review and Development Agreement) zone.
Nicolette Womack
- *6. **CUP19-00076 / Lombard-Conrad Architects**
1607 N 15th St
Conditional use permit for an approximately 14,000 square foot addition to an existing elementary school on 1.45 acres located in an A-1H (Open Land with Historic District Overlay) zone. A height exception to exceed the maximum height adjacent to residential is also included. *Kevin Holmes*
- *7. **CVA19-00061 / Knife River Corporation - Mountain West**
5450 W Gowen Rd
Variance to encroach into the front setback on 18.58 acres located in an M-2D (Heavy Industrial with Design Review) zone. *David Moser*
- *8. **CVA19-00058 / National Sign Corporation**
1099 W Front St
Variance to exceed the height for a proposed free-standing sign located in a C-5DD (Central Business with Downtown Design Review) zone. *David Moser*
- *9. **CUP19-00077 / b. hills architecture, P.C.**
13 S Latah St
Conditional use permit for a parking reduction associated with a commercial redevelopment on 0.59 acres located in a C-1D (Neighborhood Commercial with Design Review) zone. *Karla Nelson*
- *10. **PUD19-00035 / 2010 North Redwood Road**
REQUESTING DEFERRAL TO JANUARY 6, 2020
11304 W Fairview Ave
Conditional use permit for a mixed use planned development comprised of 38 attached townhomes and 1 future commercial retail building on 5.1 acres located in a C-2D (General Commercial with Design Review) zone. *Karla Nelson*
- SUB19-00064 / Boise Towns Subdivision**
REQUESTING DEFERRAL TO JANUARY 6, 2020
11304 W Fairview Ave
Preliminary Plat for a mixed use subdivision comprised of 1 common and 40 buildable lots on 5.1 acres located in a C-2D (General Commercial with Design Review) zone. *Karla Nelson*

IV. ADJOURNMENT