



# Planning and Zoning Commission AGENDA CITY OF BOISE

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## Commission Meeting

Monday, May 3, 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](http://www.cityofboise.org/virtual-meetings)

### CHAIR

Meredith Stead

## Planning and Zoning Commission Members

### Co-Chair

Bob Schafer

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**Commissioner**  
Ashley Squyres

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**Commissioner**  
Christopher Blanchard

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**Commissioner**  
Jennifer Mohr

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**Commissioner**  
Milt Gillespie

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**Commissioner**  
Janelle Finfrock

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**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  
May 3, 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.

- \*1. **SUB21-00007 / Wichita Subdivision**  
**DEFERRED FROM APRIL 12, 2021**  
9362 W Wichita St  
Preliminary plat for a residential subdivision comprised of 16 buildable and 2 common lots on 5.74 acres in a R-1B (Single Family Residential) zone. *Delanie Farnham*
- \*2. **SOS21-00008 / Platform Architecture Design**  
214 W Circle Way Dr  
Waiver to the Subdivision Ordinance for access points on a double fronted lot on 0.31 acres in a R-1B (Single Family Residential) zone. *Crystal Rain*
- \*3. **CUP21-00007 / BRS Architects**  
301 W Parkcenter Blvd  
Modification to a previously approved conditional use permit to convert an existing building into a restaurant on 0.76 acres in a L-OD (Limited Office with Design Review) zone. *Crystal Rain*
- \*4. **CFH21-00039 / Boise Hunter Homes**  
3201 S Council Springs Rd  
Category III hillside development permit for grading associated with a proposed subdivision on 115 acres in a SP-01 (Harris Ranch Specific Plan) zone. *Kevin Holmes*
- SUB21-00009 / Harris Ranch East Subdivision**  
3201 S Council Springs Rd  
Preliminary plat for a residential subdivision comprised of 1 common and 59 buildable lots on 115 acres in a SP-01 (Harris Ranch Specific Plan) zone. *Kevin Holmes*

- \*5. **PUD21-00005 & CVA21-00013 / neUdesign Architecture**  
3205 W Moore St  
Conditional use permit for a planned residential development comprised of 9 attached townhomes on 0.72 acres in a R-2 (Medium Density Residential) zone. A variance to encroach into the setbacks is also included. *David Moser*
- SUB21-00019 / Whitewater Townhomes**  
3205 W Moore St  
Preliminary plat for a residential subdivision comprised of 1 common and 9 buildable lots on 0.72 acres in a R-2 (Medium Density Residential) zone. *David Moser*
- \*6. **PUD21-00008 / Erik Hagen Architecture**  
8002 W Overland Rd  
Conditional use permit for a planned residential development to convert an existing 88 room hotel into an 88 studio apartment building on 2.44 acres in a C-3D (Service Commercial with Design Review) zone. *David Moser*
- \*7. **CFH21-00052 / River Design Group**  
6300 S Surprise Way  
River System permit for the restoration of an existing side channel of the Boise River at the Intermountain Bird Observatory generally located at 6300 S Surprise Way in an A-1 (Open Lands) zone.  
*David Moser*
- \*8. **CUP21-00016 / AZEK**  
1001 E Gowen Rd  
Conditional use permit for a height exception for 26 proposed silos at approximately 80 feet in height on 50 acres in a M-1D (Light Industrial with Design Review) zone. *Ethan Mansfield*
- \*9. **PUD21-00009 / Autumn Gold Senior Services Inc**  
9009 W Cory Ln  
Conditional use permit for a planned residential development comprised of 9 detached single family homes on 1.41 acres in a R-1C and R-1B (Single Family Residential) zones. A general exception to apply the R-1C standards to the project is included.  
*Ethan Mansfield*
- SUB21-00016 / Workland Subdivision**  
9009 W Cory Ln  
Preliminary and final plat residential subdivision comprised of 9 buildable lots on 1.41 acres in a R-1C and R-1B (Single Family Residential) zones. *Ethan Mansfield*

\*10. **CUP21-00013 & CVA21-00018 / LKV Architects**

1511 N 9th St

Conditional use permit for an addition to an existing elementary school on 1.31 acres in a R-1CH (Single Family Residential with Historic District Overlay) zone. Variance to encroach the street side setback for proposed parking is also included. *Delanie Garlick*

IV. ADJOURNMENT