



**BOISE CITY PLANNING & ZONING COMMISSION
HEARING MINUTES
NOVEMBER 4, 2019**

I. CALL TO ORDER

PRESENT: Ansotegui, Stevens, Gillespie, Stead, Finrock, Bratnober,
Schafer, Zuckerman

ABSENT:

II. CONSENT AGENDA

A. **SUB19-00058 / Coreless Court**

2124 S Three Mile Creek Rd

Preliminary and Final Plat for a residential subdivision comprised of 3 buildable lots on 1 acre located in an R-1B/DA (Single Family Residential with a Development Agreement) zone. *Karla Nelson*

2. **CUP19-00063 / Charles Hopkins**

4501 W Alamosa St

Conditional use permit for a personal services business in an existing building on 0.23 acres located in an L-OD (Limited Office with Design Review) zone. *Nicolette Womack*

4. **CUP19-00062 & CVA19-00053 / Levco Builders**

2120 W Sunset Ave

Conditional use permit to construct an accessory structure in front of the primary structure on 0.27 acres located in an R-1C (Single Family Residential) zone. A variance to encroach into the front setback is included. *David Moser*

5. **CVA19-00050 / Idahome Constructors**

1302 E Jefferson St

Variance to encroach into the street side setbacks with the construction of a new basement and window wells on 0.1 acres located in an R-2H (Medium Density Residential with Historic Overlay) zone. *Karla Nelson*

6. **CVA19-00049 / Trinity Properties LLC**
 1333 W Jefferson St
 Variance to encroach into the street side setbacks to replace and raise the roof of an existing non-conforming structure on 0.14 acres located in a C-2DD (General Commercial with Downtown Design Overlay) zone. *Karla Nelson*

7. **CVA19-00047 / Ames Appraisal Inc**
 1331 W Hale St
 Variance to encroach into the front yard setback for parking associated with a duplex on 0.14 acres located in an R-2D (Medium Density Residential with Design Review) zone. *Karla Nelson*

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Tamara Ansotegui, Co-Chair
SECONDER:	Meredith Stead, Commissioner
AYES:	Ansotegui, Stevens, Gillespie, Stead, Finfrock, Bratnober, Schafer
ABSTAIN:	Ben Zuckerman
	UNANIMOUS APPROVAL TO PLACE ON CONSENT ALL IN FAVOR, MOTION CARRIED

III. NEW BUSINESS

1. **CAR19-00022 / SU Architecture**
 3047 S Bown Way
 Rezone of 0.53 acres from a C-1D (Neighborhood Commercial with Design Review) zone to a PCD/DA (Pedestrian Commercial with Design Review and Development Agreement) zone. *Leon Letson*

- CUP19-00064 / SU Architecture**
 3047 S Bown Way
 Conditional use permit for a parking reduction associated with the construction of a 6,700 square foot multi-tenant retail building on 0.53 acres in a proposed PCD/DA (Pedestrian Commercial with Design Review and Development Agreement) zone. *Leon Letson*

RESULT:	TABLED [UNANIMOUS]	Next: 11/18/2019 6:00 PM
MOVER:	Janelle Finfrock, Commissioner	
SECONDER:	Jim Bratnober, Commissioner	
AYES:	Ansotegui, Stevens, Gillespie, Stead, Finfrock, Bratnober, Schafer	
ABSTAIN:	Ben Zuckerman	
	UNANIMOUS APPROVAL TO TABLE ITEMS ALL IN FAVOR, MOTION CARRIED	

3. **CUP19-00065 & CVA19-00054 / Glancey-Rockwell & Associates**

600 S Walnut St

Conditional use permit to construct a three-story, approximately 72,000 square foot office building on 9.7 acres located in an A-1 (Open Lands, Park) zone. A variance for the parking lot to encroach into the front and side setback, a height exception and parking reduction are included. *David Moser*

RESULT:	APPROVED [5 TO 1]
MOVER:	Jim Bratnober, Commissioner
SECONDER:	Milt Gillespie, Commissioner
AYES:	Ansotegui, Gillespie, Stead, Finfrock, Bratnober
NAYS:	Jennifer Stevens
ABSTAIN:	Ben Zuckerman
RECUSED:	Bob Schafer
	MAJORITY IN FAVOR, MOTION CARRIED

IV. ADJOURNMENT