



**BOISE CITY PLANNING & ZONING COMMISSION  
HEARING MINUTES  
DECEMBER 2, 2019**

I. CALL TO ORDER

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

II. WITHDRAWN

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*

<b>RESULT:</b>	<b>WITHDRAWN</b>
----------------	------------------

III. DEFERRALS

3. **CVA19-00057 / Design Vim**

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*

<b>RESULT:</b>	<b>TABLED [6 TO 0]</b>	<b>Next: 12/9/2019 6:00 PM</b>
<b>MOVER:</b>	Meredith Stead, Commissioner	
<b>SECONDER:</b>	Tamara Ansotegui, Co-Chair	
<b>AYES:</b>	Ansotegui, Stevens, Gillespie, Stead, Bratnober, Schafer	
<b>ABSTAIN:</b>	Ben Zuckerman	
<b>ABSENT:</b>	Janelle Finrock	

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*

<b>RESULT:</b>	<b>TABLED [6 TO 0]</b>	<b>Next: 1/6/2020 6:00 PM</b>
<b>MOVER:</b>	Tamara Ansotegui, Co-Chair	
<b>SECONDER:</b>	Jim Bratnober, Commissioner	
<b>AYES:</b>	Ansotegui, Stevens, Gillespie, Stead, Bratnober, Schafer	
<b>ABSTAIN:</b>	Ben Zuckerman	
<b>ABSENT:</b>	Janelle Finrock	

IV. CONSENT

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 7 detached single-family homes on 0.86 acres located in a proposed R-2D/DA (Medium Density Residential with Design Review and Development Agreement) 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*

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*
  
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*

<b>RESULT:</b>	<b>APPROVED [6 TO 0]</b>
<b>MOVER:</b>	Jim Bratnober, Commissioner
<b>SECONDER:</b>	Meredith Stead, Commissioner
<b>AYES:</b>	Ansotegui, Stevens, Gillespie, Stead, Bratnober, Schafer
<b>ABSTAIN:</b>	Ben Zuckerman
<b>ABSENT:</b>	Janelle Finrock
<b>*Commissioner Schafer recused on CUP19-00076</b>	

V. NEW BUSINESS

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*

<b>RESULT:</b>	<b>APPROVED [6 TO 0]</b>
<b>MOVER:</b>	Jim Bratnober, Commissioner
<b>SECONDER:</b>	Meredith Stead, Commissioner
<b>AYES:</b>	Ansotegui, Stevens, Gillespie, Stead, Bratnober, Schafer
<b>ABSTAIN:</b>	Ben Zuckerman
<b>ABSENT:</b>	Janelle Finrock

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*

<b>RESULT:</b>	<b>DENIED [6 TO 0]</b>
<b>MOVER:</b>	Milt Gillespie, Commissioner
<b>SECONDER:</b>	Ben Zuckerman, Student Commissioner
<b>AYES:</b>	Ansotegui, Stevens, Gillespie, Stead, Bratnober, Schafer
<b>ABSTAIN:</b>	Ben Zuckerman
<b>ABSENT:</b>	Janelle Finrock

VI. ADJOURNMENT