



**BOISE CITY PLANNING & ZONING COMMISSION
HEARING MINUTES
February 1, 2021**

I. CALL TO ORDER

PRESENT: Mohr (Remote), Gillespie, Finfrock (Remote), Stead,
Schafer (Remote)
ABSENT: Squyres, Blanchard

II. CONSENT AGENDA

- *1. **SOS20-00038 / Scott Larson**
5205 W Hill Road
Waiver to the Subdivision Ordinance requirement to extend central water as part of a property line adjustment on 1.4 acres in R-1B (Single-Family Residential) zone. *David Moser*

- *4. **CAR20-00024 / City of Boise Parks & Recreation**
3805 N Cole Rd
Rezone of 20.57 acres from R-1CH (Single Family Residential with Historic District Overlay) to A-1H (Open Lands with Historic District Overlay). *Ethan Mansfield*

- *6. **CVA20-00069 / Mill Creek Architecture**
1411 W Lemp St
Variance to encroach the rear and side yard setback to reconstruct an addition for an existing house on 0.05 acres in a R-1CH (Single Family Residential with Historic District Overlay) zone. *Crystal Rain*

- *7. **CUP20-00061 / Doug Tamura**
702 E Boise Ave
Conditional use permit for a drive through associated with a proposed 2,300 square foot restaurant in a C-1D (Neighborhood Commercial with Design Review) zone. *Kevin Holmes*

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Milt Gillespie, Commissioner
SECONDER:	Janelle Finfrock, Commissioner
AYES:	Mohr, Gillespie, Finfrock, Stead, Schafer
ABSENT:	Ashley Squyres, Christopher S Blanchard
	UNANIMOUS APPROVAL TO PLACE ON CONSENT ALL IN FAVOR, MOTION CARRIED

III. NEW BUSINESS

*2. **CUP20-00059 & CVA20-00072 / Boise School District**

908 E Jefferson St

Conditional use permit for a 6,700 square foot gymnasium building associated with an existing elementary school on 2.02 acres in a R-2H (Medium Density Residential with Historic District Overlay) zone. A variance to encroach the street side setbacks is also included.

David Moser

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Janelle Finfrock, Commissioner
SECONDER:	Jennifer Mohr, Commissioner
AYES:	Jennifer Mohr, Milt Gillespie, Janelle Finfrock, Meredith Stead
ABSENT:	Ashley Squyres, Christopher S Blanchard
RECUSED:	Bob Schafer
	ALL IN FAVOR, MOTION CARRIED

*3. **PUD20-00049 / DG Group Architecture PLLC**

6726 W Overland Rd

Conditional use permit for a planned residential development for a triplex on 0.23 acres in a L-OD (Limited Office with Design Review) zone. *Ethan Mansfield*

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Bob Schafer, Co-Chair
SECONDER:	Janelle Finfrock, Commissioner
AYES:	Mohr, Gillespie, Finfrock, Stead, Schafer
ABSENT:	Ashley Squyres, Christopher S Blanchard
	ALL IN FAVOR, MOTION CARRIED

- *5. **SOS20-00036 / Gary McAllister**
2605 S Greenwood Circle
Waiver to the Subdivision Ordinance requirement to construct curb, gutter and sidewalk as part of a minor land division on 1.06 acres in R-1C (Single-Family Residential) zone. *Crystal Rain*

RESULT:	APPROVED [UNANIMOUS]
First Motion:	Commissioner Gillespie moved to hear this item last to address technological issues with applicant. Commissioner Schafer second. Motion passed.
Second Motion:	Commissioner Gillespie moved to approve this application as written in the staff report. Commissioner Finfrock second. Motion passed.
MOVER:	Milt Gillespie, Commissioner
SECONDER:	Janelle Finfrock, Commissioner
AYES:	Mohr, Gillespie, Finfrock, Stead, Schafer
ABSENT:	Ashley Squyres, Christopher S Blanchard
	ALL IN FAVOR, MOTION CARRIED

- *8. **SOS20-00035 / Tealey's Land Surveying**
10276 W Utahna Rd
Waiver to the Subdivision Ordinance requirement to construct curb, gutter and sidewalk as part of a minor land division on 0.48 acres in R-1C (Single-Family Residential) zone. *Karla Nelson*

RESULT:	APPROVED [UNANIMOUS]
MOVER:	Milt Gillespie, Commissioner
SECONDER:	Jennifer Mohr, Commissioner
AYES:	Mohr, Gillespie, Finfrock, Stead, Schafer
ABSENT:	Ashley Squyres, Christopher S Blanchard
	ALL IN FAVOR, MOTION CARRIED

*9. **CAR20-00023 / Rodney Evans + Partners, PLLC**
1717 S Federal Way
Rezone of 0.667 acres from R-2 (Medium Density Residential -14.5 units/acre) to R-3D (Multi-Family Residential with Design Review).
Karla Nelson

PUD20-00047 / Rodney Evans + Partners, PLLC
1709, 1711 & 1717 S Federal Way
Conditional use permit for a planned residential development comprised of 36 attached townhomes on 1.6 acres in a proposed R-3D (Multi-Family Residential with Design Review) zone.
Karla Nelson

SUB20-00064 / Tallapoosa Subdivision
1709, 1711 & 1717 S Federal Way
Preliminary plat for a residential subdivision comprised of 1 common and 37 buildable lots on 1.6 acres in a proposed R-3D (Multi-Family Residential with Design Review) zone. *Karla Nelson*

RESULT:	APPROVED PUD20-00047 and RECOMMENDED APPROVAL CAR20-00023 & SUB20-00064 [UNANIMOUS]
MOVER:	Janelle Finfrock, Commissioner
SECONDER:	Bob Schafer, Co-Chair
AYES:	Mohr, Gillespie, Finfrock, Stead, Schafer
ABSENT:	Ashley Squyres, Christopher S Blanchard
	ALL IN FAVOR, MOTION CARRIED

IV. ADJOURNMENT