



**BOISE CITY PLANNING & ZONING COMMISSION  
HEARING MINUTES  
April 12, 2021**

**I. CALL TO ORDER**

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

**II. WITHDRAWALS**

**4. CAR21-00006 / Clark Wardle LLP  
WITHDRAWN**

6405 E Columbia Rd

Modification to a Development Agreement to install an emergency access road for 109.9 acres in a R-1C/DA (Single Family Residential with a Development Agreement) and R-1M/DA (Town Lot Residential with a Development Agreement) zone. *Kevin Holmes*

<b>RESULT:</b>	<b>WITHDRAWN</b>
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**III. DEFERRALS**

**8. SUB21-00007 / Wichita Subdivision  
REQUESTING DEFERRAL TO MAY 3, 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 Garlick*

<b>RESULT:</b>	<b>DEFERRED [UNANIMOUS]</b>	<b>Next: 5/3/2021 6:00 PM</b>
<b>MOVER:</b>	Milt Gillespie, Commissioner	
<b>SECONDER:</b>	Bob Schafer, Co-Chair	
<b>AYES:</b>	Squyres, Mohr, Gillespie, Finrock, Stead, Schafer, Danley	
<b>ABSENT:</b>	Christopher Blanchard	
	<b>ALL IN FAVOR, MOTION CARRIED</b>	

IV. MINUTES ACCEPTANCE

1. Planning and Zoning Commission Minutes – March 1, 2021
2. Planning and Zoning Commission Minutes – March 8, 2021

V. CONSENT AGENDA

A. **CUP19-00009 / Design Resource Architects**  
**TIME EXTENSION**

2291 N 15<sup>th</sup> St

Conditional use permit for an assisted living facility in a C-1D (Neighborhood Commercial with Design Review) zone.

*Kevin Holmes*

3. **CAR21-00007 / Kirk Heydt**

2222 S Broadway Ave

Rezone of 0.27 acres from R-1C (Single Family Residential) to C-1D (Neighborhood Commercial with Design Review). *Ethan Mansfield*

7. **PUD21-00007 / B&A Engineers, Inc.**

5111 W Targee St

Conditional use permit for a planned residential development comprised of 4 detached single-family homes on 0.5 acres in a R-2 (Medium Density Residential) zone. *Crystal Rain*

**SUB21-00010 / Krall Pointe Subdivision**

5111 W Targee St

Preliminary and final plat for a residential subdivision 4 buildable lots on 0.5 acres in a R-2 (Medium Density Residential) zone. *Crystal Rain*

**RESULT:** **APPROVED (Items: A, 3, and PUD21-00007) and RECOMMENDED APPROVAL (SUB21-00010) [UNANIMOUS]**

**MOVER:** Milt Gillespie, Commissioner

**SECONDER:** Bob Schafer, Co-Chair

**AYES:** Squyres, Mohr, Gillespie, Finrock, Stead, Schafer, Danley

**ABSENT:** Christopher Blanchard

**UNANIMOUS APPROVAL TO PLACE ON CONSENT  
ALL IN FAVOR, MOTION CARRIED**

VI. NEW BUSINESS

C. **CUP21-00005 / Tim Opp**  
**RECONSIDERATION REQUEST**

1675 N Pineview Ln

Conditional use permit for self-service storage in proposed 15,900 square foot building on 0.96 acres in a C-2D (General Commercial with Design Review) zone. *Delanie Garlick*

<b>RESULT:</b>	<b>DENIED [5 TO 0]</b>
<b>MOVER:</b>	Milt Gillespie, Commissioner
<b>SECONDER:</b>	Bob Schafer, Co-Chair
<b>AYES:</b>	Mohr, Gillespie, Finfrock, Stead, Schafer
<b>ABSTAIN:</b>	Ashley Squyres, Chris Danley
<b>ABSENT:</b>	Christopher Blanchard
	<b>MAJORITY IN FAVOR, MOTION CARRIED</b>

B. **CFH18-00029 / Marquis Development Group LLC**  
**TIME EXTENSION**

2350 S Pheasant Ln

Hillside development permit for the grading associated with a residential subdivision comprised of 17 buildable and 4 common lots on 17.3 acres in R-1B/DA (Single Family Residential with Development Agreement) and A-1/DA (Open Land with Development Agreement) zones. *Kevin Holmes*

1. **SUB21-00011 / Hermosa Hills Subdivision**

2350 S Pheasant Ln

Preliminary plat for a residential subdivision for 17 buildable and 4 common lots on 17.3 acres in R-1B/DA (Single Family Residential with Development Agreement) and A-1/DA (Open Land with Development Agreement) zones. *Kevin Holmes*

<b>RESULT:</b>	<b>APPROVED (CFH18-00029) and RECOMMENDED APPROVAL (SUB21-00011) [UNANIMOUS]</b>
<b>MOVER:</b>	Bob Schafer, Co-Chair
<b>SECONDER:</b>	Milt Gillespie, Commissioner
<b>AYES:</b>	Squyres, Mohr, Gillespie, Finfrock, Stead, Schafer, Danley
<b>ABSENT:</b>	Christopher Blanchard
	<b>ALL IN FAVOR, MOTION CARRIED</b>

2. **PUD21-00004 / neUdesign Architecture**  
3395 N Maple Grove Rd  
Conditional use permit for a planned residential development comprised of 4-plex on 0.35 acres in a R-2D (Medium Density Residential with Design Review) zone. *Ethan Mansfield*

<b>RESULT:</b>	<b>APPROVED [6 TO 1]</b>
<b>First Motion:</b>	Commissioner Gillespie moved to approve the project and remove Condition No. 5. Commissioner Schafer second. Motion Passed.
<b>MOVER:</b>	Milt Gillespie, Commissioner
<b>SECONDER:</b>	Bob Schafer, Co-Chair
<b>AYES:</b>	Squyres, Mohr, Gillespie, Finrock, Stead, Schafer
<b>NAYS:</b>	Chris Danley
<b>ABSENT:</b>	Christopher Blanchard
	<b>MAJORITY IN FAVOR, MOTION CARRIED</b>

5. **PUD21-00006 / JRS Properties III L P**  
2454 E Gowen Rd  
Conditional use permit for a planned residential development comprised of 270 multi-family units and a height exception on 11.21 acres in a C-4D (Planned Commercial with Design Review) and R-2D (Medium Density Residential with Design Review) zones.  
*David Moser*

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Chris Danley
<b>SECONDER:</b>	Milt Gillespie, Commissioner
<b>AYES:</b>	Squyres, Mohr, Gillespie, Finrock, Stead, Schafer, Danley
<b>ABSENT:</b>	Christopher Blanchard
	<b>ALL IN FAVOR, MOTION CARRIED</b>

6. **CUP21-00003 / Trout Architects**

522 W Franklin St

Conditional use permit for a mixed-use development comprised of personal services and residential in an existing 2,028 square foot building on 0.14 acres in a L-OHD/CD (Limited Office with Historic District and Conservation District Overlay) zone. *Crystal Rain*

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Jennifer Mohr, Commissioner
<b>SECONDER:</b>	Ashley Squyres, Commissioner
<b>AYES:</b>	Squyres, Mohr, Gillespie, Finrock, Stead, Schafer, Danley
<b>ABSENT:</b>	Christopher Blanchard
	<b>ALL IN FAVOR, MOTION CARRIED</b>

VII. ADJOURNMENT