



**BOISE CITY PLANNING & ZONING COMMISSION  
HEARING MINUTES  
May 10, 2021**

**I. CALL TO ORDER**

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

**II. WITHDRAWALS**

**9. CAR21-00008 / Clark Wardle LLP  
WITHDRAWN**

3150 E Starview Dr

Modification a Development Agreement for changes to the improvements along Starview Drive on 15.87 acres in a A-1/DA (Open Lands with a Development Agreement) zone. *Céline Acord*

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WITHDRAWN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

**4. CUP21-00015 / Technology Associates EC Inc  
REQUESTING DEFERRAL TO JUNE 7, 2021**

40 N Owyhee St

Conditional use permit for a 35-foot tall wireless communication facility in a R-1C (Single Family Residential) zone. *Kevin Holmes*

<b>RESULT:</b>	<b>DEFERRED [UNANIMOUS]</b>	<b>Next: 6/7/2021 6:00 PM</b>
<b>MOVER:</b>	Chris Danley	
<b>SECONDER:</b>	Jennifer Mohr, Commissioner	
<b>AYES:</b>	Squyres, Blanchard, Mohr, Gillespie, Finrock, Stead, Danley	
<b>ABSENT:</b>	Bob Schafer	
	<b>ALL IN FAVOR, MOTION CARRIED</b>	

#### IV. MINUTES ACCEPTANCE

1. Planning and Zoning Commission Minutes – April 5, 2021
2. Planning and Zoning Commission Minutes – April 12, 2021

#### V. CONSENT AGENDA

- \*1. **CUP21-00017 / Commscapes**  
3308 N Cole Rd  
Conditional use permit to increase the height of an existing wireless communication facility at approximately 75 feet on 0.48 acres in a C-1D (Neighborhood Commercial with Design Review) zone.  
*Delanie Garlick*
- \*2. **CVA21-00011 / MA Architecture Studio**  
2420 W Woodlawn Ave  
Variance to encroach the street side setback for a proposed addition on 0.14 acres in a R-2 (Medium Density Residential) zone.  
*Delanie Garlick*
3. **CUP21-00011 / Veterinary Orthopedic & Surgical Care Center**  
201 W Boise Ave  
Conditional use permit for an animal hospital/clinic on 1.22 acres in a C-1D (Neighborhood Commercial with Design Review) zone.  
*Delanie Garlick*
6. **CAR21-00011 / Verlyn & Lowell Smith**  
1833 S Vinnell St  
Rezone of 0.85 acres from R-1A (Single Family Residential – 2.1 units/acre) to R-1B/DA (Single Family Residential with a Development Agreement – 4.8 units/acre). *Crystal Rain*
8. **CVA21-00006 / Dawn Brown**  
1412 N 8th St  
Variance to encroach into the front setback to rebuild a porch on 0.13 acres in a R-1CH (Single Family Residential with Historic Overlay) zone. *Ethan Mansfield*

<b>RESULT:</b>	<b>APPROVED [UNANIMOUS]</b>
<b>MOVER:</b>	Chris Danley
<b>SECONDER:</b>	Jennifer Mohr, Commissioner
<b>AYES:</b>	Squyres, Blanchard, Mohr, Gillespie, Finrock, Stead, Danley
<b>ABSENT:</b>	Bob Schafer
	<b>UNANIMOUS APPROVAL TO PLACE ON CONSENT ALL IN FAVOR, MOTION CARRIED</b>

VI. NEW BUSINESS

5. **PUD21-00010 / Rodney Evans + Partners LLC**

1514 S Shoshone St

Conditional use permit for a planned residential development comprised of 18 attached townhomes on 0.78 acres in a L-OD (Limited Office with Design Review) zone. *Kevin Holmes*

**SUB21-00018 / Helens Village Subdivision**

1514 S Shoshone St

Preliminary plat for a residential subdivision comprised of 1 common and 18 buildable lots on 0.78 acres in a L-OD (Limited Office with Design Review) zone. *Kevin Holmes*

<b>RESULT:</b>	<b>APPROVED [6 TO 1]</b>
<b>First Motion:</b>	Commissioner Danley moved to approve PUD21-00010 and recommend approval of SUB21-00018 with the amendments to Conditions 5 and 7 as noted in the late correspondence packet. Commissioner Gillespie second. Motion Passed [6 to 1].
<b>MOVER:</b>	Chris Danley
<b>SECONDER:</b>	Milt Gillespie, Commissioner
<b>AYES:</b>	Squyres, Mohr, Gillespie, Finrock, Stead, Danley
<b>NAYS:</b>	Christopher Blanchard
<b>ABSENT:</b>	Bob Schafer
	<b>MAJORITY IN FAVOR, MOTION CARRIED</b>

7. **CAR21-00012 / Penelope Constantikes**  
2801 W Palouse St  
Rezone of roughly 2.23 acres from R-1C (Single Family Residential – 8 units/acre) to L-OD/DA (Limited Office with Design Review with a Development Agreement – 43.5 units/acre). *Ethan Mansfield*

<b>RESULT:</b>	<b>DENIED [UNANIMOUS]</b>
<b>MOVER:</b>	Milt Gillespie, Commissioner
<b>SECONDER:</b>	Janelle Finfrock, Commissioner
<b>AYES:</b>	Squyres, Blanchard, Mohr, Gillespie, Finfrock, Stead, Danley
<b>ABSENT:</b>	Bob Schafer
	<b>ALL IN FAVOR, MOTION CARRIED</b>

VII. ADJOURNMENT