

CITY OF BOISE
PLANNING & ZONING COMMISSION MEETING

MINUTES • July 10, 2017

City Hall – Council Chambers

6:00PM

FINAL

COMMISSION MEMBERS PRESENT

- Rich Demarest, Chair
- Milt Gillespie, Vice-Chair
- Stephen Bradbury
- Douglas Gibson
- Jennifer Stevens
- Tamara Ansotegui
- Eileen Thornburgh

PDS MEMBERS PRESENT

Scott Spjute, Cody Riddle, Susan Riggs, Todd Tucker, Hal Simmons, Céline Acord, David Moser, Brent Moore, Leon Letson, Teri Thompson, and Rob Lockward (Legal).

I. CONSENT AGENDA

[PUD15-00005](#) & [CVA15-00019](#) / Conger Management Group Time Extension
[2105 W Federal Way](#)

Conditional use permit for a 196 unit planned residential development comprised of 11 apartment buildings on 7.89 acres in an L-OD (Limited Office with Design Review) zone. A variance to reduce the parking setback along South Hudson Drive was included.
[Cody Riddle](#)

The applicant is not present and with the Commission's agreement this item was placed on the consent agenda. There is no opposition to this item.

[SUB17-00025](#) / Millwell Place Subdivision No. 3
[6743 W Saxton Avenue](#)

Preliminary and final plat for a single-family residential subdivision comprised of 10 buildable and 2 common lots on approximately 2.29 acres in an R-1C (Single Family Residential) zone. [Susan Riggs](#)

The applicant is present and in agreement with the terms and conditions of the project report. There is no opposition to this item.

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[SUB17-00026](#) / Dallas Harris Estates No. 18
[2890 S Millbrook Way](#)

Preliminary plat for a single family residential subdivision comprised of 35 buildable and 6 common lots on 6.87 acres in an SP-01 (Harris Ranch Specific Plan) zone. [Todd Tucker](#)

The applicant is present and in agreement with the terms and conditions of the project report. There is no opposition to this item.

[CUP17-00038](#) / Idaho Electric Signs
[5350 N. Pierce Park Lane](#)

Conditional use permit for a monument sign with electronic message display in an R-1C (Single Family Residential) zone. [Susan Riggs](#)

The applicant is present and in agreement with the terms and conditions of the project report. There is no opposition to this item.

[SOS17-00011](#) / Cameron Luff
[3216 N. 39th Street](#)

Waiver of Development Code Requirement to construct sidewalk as a condition of a Record of Survey for a Minor Land Division in an R-1CS (Single Family Residential within the Sycamore Overlay District) zone. [Susan Riggs](#)

The applicant is present and in agreement with the terms and conditions of the project report. There is no opposition to this item.

[CAR17-00007](#) / Mountain Cove, LLC
[1725 N. Mountain Cove Road](#)

Annexation of 2.01 acres with A-1/DA (Open Land, Very Low Density with Development Agreement) zoning and a rezone of 1.57 acres from A-2 (Open Land Reserve) to A-1/DA (Open Land Very Low Density with Development Agreement). [Cody Riddle](#)

The applicant is present and in agreement with the terms and conditions of the project report. There is no opposition to this item.

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[CUP17-00035](#) / Smartlink, LLC on behalf of AT&T

[8235 W. Westpark Street](#)

Conditional use permit, with height exception, for a wireless communication facility that includes a 100' tall monopole in a C-2D (General Commercial with Design Review) zone. [Celine Acord](#)

The applicant is present and in agreement with the terms and conditions of the project report. There is no opposition to this item.

[CUP17-00036](#) / Leonard Maddux

[6010 W. Overland Road](#)

Conditional use permit to convert a portion of an existing office into a single family home on 0.25 acres in an L-OD (Limited Office with Design Review) zone. [David Moser](#)

The applicant is present and in agreement with the terms and conditions of the project report. There is no opposition to this item.

[CUP17-00039](#) / Target Corporation

[6280 N. Eagle Road](#)

Conditional use permit modification to remove 21 bollard lights previously required on the south side of a project located a C-4D (Planned Commercial with Design Review) zone. [David Moser](#)

The applicant is present and in agreement with the terms and conditions of the project report. There is no opposition to this item.

[CVA17-00031](#) / Lane Judd

[915 W. Pueblo Street](#)

Variance to eliminate the side yard setback for construction of a detached garage on property in an R-2HD (Medium Density Residential with Historic Design Review Overlay) zone. [Brent Moore](#)

The applicant is present and in agreement with the terms and conditions of the project report. There is no opposition to this item.

[PUD17-00009](#) / 2 North Homes, LLC

[912 N. 28th Street](#)

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Conditional use permit for a planned residential development comprised of two single family homes on 0.19 acres in an R-3D (Multi-Family Residential with Design Review) zone. A variance to reduce the side setbacks is included. [Leon Letson](#)

[SUB17-00024](#) / **Jobs Addition**

[912 N. 28th Street](#)

Preliminary and final plat for a residential subdivision comprised of 2 buildable lots on 0.19 acres in an R-3D (Multi-Family Residential with Design Review) zone. [Leon Letson](#)

The applicant is present and in agreement with the terms and conditions of the project report. There is no opposition to this item.

MOTION: COMMISSIONER STEVENS MOVED TO APPROVE THE CONSENT AGENDA WITH THE FOLLOWING ITEMS: PUD15-00005 & CVA15-00019, SUB17-00025, SUB17-00026, CUP17-00038, SOS17-00011, CAR17-00007, CUP17-00035, CUP17-00036, CUP17-00039, CVA17-00031, PUD17-00009 & SUB17-00024 IN ACORDANCE WITH THE STAFF REPORT AND CONDITIONS OF APPROVAL THEREIN.

SECONDER: COMMISSIONER ANSOTEGUI

ALL IN FAVOR, NONE OPPOSED, MOTION CARRIES.

II. DEFERRAL & RECONSIDERATION AGENDA

[CUP17-00020](#) / **Ada County Operations**

[102 E. Front Street](#)

Conditional use permit for an expansion to a parking lot in an R-ODD (Residential Office with Downtown Design Review) zone. [Susan Riggs](#)

MOTION: COMMISSIONER GILLESPIE MOVED TO DEFER CUP17-00020 INDEFINITELY.

SECONDER: COMMISSIONER STEVENS

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CUP17-00030 / **Strada Capital, Inc**
WITHDRAWN

[1056 E. Braemere Road](#) and [1088 E. Braemere Road](#)

Conditional use permit for an exception to exceed the height limit by approximately 12 feet for the construction of two single family homes in an R-1B (Single Family Residential) zone. [Susan Riggs](#)

[CPA17-00001](#) / **Boise City Planning and Development Services**

Comprehensive Plan amendment to update the River Street-Myrtle Street Master Plan.
[Hal Simmons](#)

MOTION: COMMISSIONER STEVENS MOVED TO DEFER CPA17-00001 TO A DATE CERTAIN OF AUGUST 7, 2017

SECONDER: COMMISSIONER ANSOTEGUI

ALL IN FAVOR, NONE OPPOSED, MOTION CARRIES.

IV. MEETING ADJOURNED

(06:10 PM)