



PLANNING AND DEVELOPMENT SERVICES

MAYOR: David H. Bieter | DIRECTOR: Mark Lavin

MEMO

TO: Planning and Zoning Commission
FROM: Leon Letson, Associate Planner
DATE: July 8, 2019
RE: PUD19-00021 & CVA19-00028

PROJECT DESCRIPTION

Conditional use permit for a planned residential development comprised of 5 units on 0/29 acres located at 850 S. Latah Street in an L-OD (Limited Office with Design Review) zone. Also included is a variance to reduce the rear and side setbacks.

SUMMARY

The applicant has requested to defer to August 5, 2019 to address some design issues associated with their project.

RECOMMENDATION

The Planning Team recommends this item be deferred to August 5, 2019.

ATTACHMENTS

Deferral request from the applicant received June 21, 2019

Leon Letson

From: angie wood <angelakwood@gmail.com>
Sent: Friday, June 21, 2019 2:14 PM
To: Leon Letson
Cc: M.A. Wood
Subject: Re: [External] Re: PUD19-00021 Latah Place

Thank you for the clarification and for checking notices. I was overly hopeful thinking we had 15 days prior to hearing to notice.

We can defer to the first hearing in August with the understanding we are doing so to seek approval of the proper trash enclosure encroaching into the front setback. (The 6plex reduction of of 2 bedrooms in 2 units reduces the parking to levels commensurate with the interim 5plex.) Please holler if anything comes up or if any misassumptions were made on our part. Please advise if we need to help or clarify anything. We will ask Jason to move forward submitting staff level DR.

Thank you for the conversation and problem solving today.
All the best,
Angie

On Fri, Jun 21, 2019, 1:39 PM Leon Letson <LLetson@cityofboise.org> wrote:

I have confirmed that there is not time to re-notice this before July 8th. The revision of your legal description literally was at the last possible moment for the July 8th hearing.

Leon

From: angie wood [mailto:angelakwood@gmail.com]
Sent: Friday, June 21, 2019 1:36 PM
To: Leon Letson <LLetson@cityofboise.org>
Cc: M.A. Wood <buildsmithnw@gmail.com>
Subject: Re: [External] Re: PUD19-00021 Latah Place

I think a solution is within reach -- When was the notice sent and how many days does it need to be published before the hearing?

On Fri, Jun 21, 2019, 1:34 PM Leon Letson <LLetson@cityofboise.org> wrote:

Hi Angie,

I'm sorry, but I believe you misunderstood. If you want to keep it for July 8th it can only be a maximum of 5 units based on the legal description that was prepared after you and I met to discuss the project.

Leon

From: M.A. Wood [mailto:buildsmithnw@gmail.com]
Sent: Friday, June 21, 2019 1:27 PM
To: Leon Letson <LLetson@cityofboise.org>
Cc: angie wood <angelakwood@gmail.com>
Subject: Re: [External] Re: PUD19-00021 Latah Place

We understand and support that. We understood we could resend notice with updated information this month to meet hearing requirements for July 8th. We don't support deferring.

On Fri, Jun 21, 2019 at 1:21 PM Leon Letson <LLetson@cityofboise.org> wrote:

Hi Angie,

The density can't be increased without proper notification, which is why I mentioned the deferral. At this point, we can bring a 5 unit project to P&Z. That is it. The trash enclosure is also in the front setback, which requires a variance, which would be beneficial to notice for as well.

Leon

From: angie wood [mailto:angelakwood@gmail.com]
Sent: Friday, June 21, 2019 1:19 PM
To: Leon Letson <LLetson@cityofboise.org>
Cc: M.A. Wood <buildsmithnw@gmail.com>
Subject: Re: [External] Re: PUD19-00021 Latah Place

Wait...defer the trash enclosure? We still do want to go for the July hearing date. I think you have the notice figured out...we will need to seek a variance to meet the trash service goal of having it in front.

On Fri, Jun 21, 2019 at 1:09 PM Leon Letson <LLetson@cityofboise.org> wrote:

Sounds good Angie. I'll note that you'd like to defer this item and we will work to update the legal. As soon as you have more info on the trash enclosure, let me know so I can make sure we're good from a variance perspective.

Leon

From: angie wood [mailto:angelakwood@gmail.com]
Sent: Friday, June 21, 2019 12:38 PM
To: Leon Letson <LLetson@cityofboise.org>
Cc: M.A. Wood <buildsmithnw@gmail.com>
Subject: [External] Re: PUD19-00021 Latah Place

Okay, thank you for the update. 6 units sticks with the goal creating rent accessible, efficient units. I'm hopeful Jason and DR can work out the trash enclosure in front needing a variance so it can be symbiotic with the existing sign. We may need to adjust landscaping.

We appreciate all of your help.

Angie

On Fri, Jun 21, 2019, 11:34 AM Leon Letson <LLetson@cityofboise.org> wrote:

Hi Angie and Michael,

We will need to renotify for this project based on the change to unit count. This will also allow us to notice for the variance to the front setback for the trash enclosure. Below is a rough sketch of what Public Works can approve. Looks like that monument sign will need to go away. I'm confirming with Cody if we need to charge for the renoticing of the project.

Thanks,

Leon Letson

Assoc Subdivision/Current Planner

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lletson@cityofboise.org

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