CALL TO ORDER

PRESENT: Stevens, Gillespie, Zuckerman, Stead, Schafer
ABSENT: Finfrock, Bratnober

 CREATION OF CONSENT AGENDA

3. **CUP19-00093 / 230 Mallard, LLC**
   230 W Mallard Dr
   Conditional use permit for a medical office in an existing 4,490 square foot building on 0.53 acres located in a R-3D (Multi-Family Residential with Design Review) zone. Kevin Holmes

4. **CVA19-00071 / Bob Smith**
   2809 W Breneman St
   Variance to reduce the required back-up space for parking associated with a new single-family dwelling on 0.07 acres located in a R-1C (Single Family Residential) zone. Ethan Mansfield

5. **CUP19-00092 / Boise Swim School LLC**
   1001 N Milwaukee St
   Conditional use permit to operate an indoor swimming facility in approximately 10,000 square feet of tenant space within an existing building located in a C-4D (Planned Commercial with Design Review) zone. Ethan Mansfield

6. **CVA19-00074 / Bradley Backstrom**
   4709 W State St
   Variance to exceed the maximum height for a proposed sign located in a R-2D (Medium Density Residential with Design Review) zone. Ethan Mansfield
III. DEFERRALS

A. **SUB19-00075 / Mooseland Estates Subdivision**
   3976 N Cloverdale Rd
   Preliminary Plat for a residential subdivision comprised of 11 buildable lots on 2.38 acres located in a R-1C (Single Family Residential) zone. Kevin Holmes

   **RESULT:** APPROVED [UNANIMOUS]  
   **MOVER:** Bob Schafer, Co-Chair  
   **SECONDER:** Milt Gillespie, Commissioner  
   **AYES:** Jennifer Stevens, Milt Gillespie, Meredith Stead, Bob Schafer  
   **ABSTAIN:** Ben Zuckerman  
   **ABSENT:** Janelle Finfrock, Jim Bratnober  
   **UNANIMOUS APPROVAL TO PLACE ON CONSENT**  
   **ALL IN FAVOR, MOTION CARRIED**

1. **CAR19-00021 / Boise State University**
   South of University Drive, between Denver Avenue and Joyce Street
   Rezone of 6 parcels totaling 1.58 acres from an R-2 (Medium Density Residential) zone to a U (University District) zone. Leon Letson

   **CPA19-00001 / Boise State University**
   South of University Drive, between Denver Avenue and Joyce Street
   Comprehensive Plan Amendment to amend the Land Use Map with the updated 2019 Campus Master Plan to include new student housing, academic buildings, public space improvements, and a baseball field and associated infrastructure modifications in the southeast corner of campus. Leon Letson
RESULT: TABLED [3 TO 0]  
MOVE: Jennifer Stevens, Commissioner  
SECONDER: Milt Gillespie, Commissioner  
AYES: Jennifer Stevens, Milt Gillespie, Meredith Stead  
ABSTAIN: Ben Zuckerman  
ABSENT: Janelle Finfrock, Jim Bratnober  
RECUSED: Bob Schafer  
MAJORITY IN FAVOR, MOTION CARRIED
CITY OF BOISE PLANNING AND ZONING COMMISSION

IN RE:

CAR19-00021 / Boise State University )
and )
CPA19-00001 / Boise State University )

_______________________________ )

TRANSCRIPT OF RECORDED PUBLIC HEARING

MONDAY, FEBRUARY 3, 2020

COMMISSIONERS PRESENT:
MEREDITH STEAD, CHAIR
BOB SCHAFER, CO-CHAIR
MILT GILLESPIE
JENNIFER STEVENS
BEN ZUCKERMAN, STUDENT COMMISSIONER

TRANSCRIBED BY:
VICTORIA HILLES
(Begin transcription at 0:10:50 of audio file.)

INTRODUCTION

CHAIRMAN STEAD: Requesting deferral is item No. 1, CAR19-21 from Boise State University. It's the rezone of six parcels from R-2 to a university district.

Can I do the second one?

COMMISSIONER GILLESPIE: You can do them together, the two.

CHAIRMAN STEAD: Also, item No. 1 includes CPA19-1 from Boise State University, which is the "Comprehensive Plan Amendment to amend the Land Use Map" for "the updated 2019 Campus Master Plan." And they're asking to defer to March 2nd.

PUBLIC TESTIMONY

CHAIRMAN STEAD: Is there anyone present that is wanting to testify tonight who cannot return on March 2nd?

Okay. So seeing one in the audience... If you testify tonight, I just want to clarify that you're waiving your right, then, to testify on March 2nd. And the staff will not be making a presentation tonight.

Would you prefer to testify tonight?
CHRISTINE GLEASON: I think I better.

CHAIRMAN STEAD: Okay. Please come up then.

CHRISTINE GLEASON: [Unintelligible].

CHAIRMAN STEAD: Okay.

Please come up to the podium then.

And please start with your name and address, and you'll have three minutes.

CHRISTINE GLEASON: I have one picture.

CHAIRMAN STEAD: Oh. Please pull the mic up, too, so we can hear you for the record.

CHRISTINE GLEASON: Oh. I have one picture.

UNIDENTIFIED SPEAKER: Yeah. You can do the second part.

CHRISTINE GLEASON: Thank you.

Oh. That--

COMMISSIONER GILLESPIE: She needs to sign the paper, too.

CHAIRMAN STEAD: Okay.

COMMISSIONER GILLESPIE: Unless she signed the --

CHAIRMAN STEAD: [Unintelligible].

COMMISSIONER SCHAFER: Do you see on the sign-in sheet there?

UNIDENTIFIED SPEAKER: Well, she -- she [unintelligible]. This is for her [unintelligible].
CHAIRMAN STEAD: Okay.

I'm sorry.

CHRISTINE GLEASON: All right.

I thought you would have all the preliminary information.

My name's Christine Gleason. 1816 West Potter Drive.

And I'm going to testify -- Boise State's going to request a rezone for six properties. Four of them are adjacent, have relationship, to the baseball field; two of them don't. And so I'm requesting no rezone for the other two, which are more on the residential property. So we live on Potter Drive, and those properties are right by us.

So I'd like to just read -- this will be in your packet. I don't know. Maybe you already have it on page 8, but, real briefly, they say that the main rezone request is because of the desire to develop an NCAA baseball field.

But there's an exception. And the exception is the houses adjacent to Yale and -- the Yale Court that exists adjacent to single-family homes fronting on Joyce and Potter, and we're on Potter.

And it says, "However, these properties also abut more intense uses to the east," which is the
Honors College.

So they're using that as rationale for zoning, and I see it as rationale against zoning. And they use the word "intense," and it definitely is. We're subject to lots of intensity from that building.

And this is just one example. I don't know. Those lights are on all the time. It's like five-story full moons all the time, even Christmas vacation. So there's just a lot of noise, traffic, light pollution, and no mitigation. So, of course, we're anxious about another rezone even closer to us.

Recently, the -- SENA got a really nice letter from Boise State from the -- Randi McDermott, who's Vice President for Campus Operations, inviting SENA to begin a planning effort, a communication, between the neighbors and Boise State -- kind of an official invitation. And they really want to do some serious conversations about defining some real clear boundaries, setting some real clear goals with the neighborhood.

It's a really nice letter, and I don't think it's disingenuous. I think they really mean it, but I also don't think it correlates very well with the rezone request which is taking another bite out of that residential fringe.
So as the nearby neighbors, we would like
time for that conversation to at least start, we'd
like to know what's going to be on that site, we'd
like to be involved in pre-site development as much as
possible, and -- so that we can have time to find out
what's going to happen so we can make decisions for
ourselves.

And I don't think I have time to tell you
my other concern, but it has to do with -- they're
going to be requesting a height exemption on the
interior of the campus, so this would move that
interior further into the neighborhood.

Thank you very much.

CHAIRMAN STEAD: Thank you. Please fill out one
of the little, white slips so that--

CHRISTINE GLEASON: So that you remember it all
for next month.

CHAIRMAN STEAD: It'd be up there, too.

Yeah. This will be on the record for it. So

yeah.

CHRISTINE GLEASON: Yeah. Okay. Thank you.

I thought all the preliminary work would be
done for me, but. . .

CHAIRMAN STEAD: Is there a little, white slip
up there for you to put your --
CHRISTINE GLEASON: Yes.


Just don't forget to -- please hand that up to staff or to us before you leave.

Thank you.

CHRISTINE GLEASON: Thanks a lot.

CHAIRMAN STEAD: Okay.

Is there anybody else who is present wanting to testify tonight that cannot return on March 2nd?

No.

Okay.

MOTIONS

CHAIRMAN STEAD: May I have a motion to defer?

COMMISSIONER STEVENS: Madam Chair.

CHAIRMAN STEAD: Yeah. Commission -- sorry.

Commissioner Stevens.

COMMISSIONER STEVENS: Stevens.

I move that we defer CAR19-21 and CPA19-1 to March 2nd.

COMMISSIONER GILLESPIE: Second.

CHAIRMAN STEAD: Second by Commissioner Gillespie.

COMMISSIONER SCHAFFER: Madam Chair.

CHAIRMAN STEAD: Yes, Commissioner --

COMMISSIONER SCHAFFER: I'm going to go ahead and
recuse myself from this deferral.

CHAIRMAN STEAD:  Okay.

Commissioner Schafer is recusing himself.

Thank you.

COMMISSIONER SCHAFFER:  Mm-hmm.

CHAIRMAN STEAD:  Okay.

Is there any discussion?

No.

ROLL CALL

CHAIRMAN STEAD:  Clerk, please call roll.

THE CLERK:  Gillespie.

COMMISSIONER GILLESPIE:  Aye.

THE CLERK:  Stead.

CHAIRMAN STEAD:  Aye.

THE CLERK:  Stevens.

COMMISSIONER STEVENS:  Aye.

THE CLERK:  All in favor.  Motion carries.

(End transcription at 0:17:27 of audio file.)

-o0o-
TRANSCRIPTIONIST'S CERTIFICATE

I, VICTORIA HILLES, transcriptionist, certify:

That the audio recording of the proceedings were transcribed by me or under my direction.

That the foregoing is a true and correct transcription of all testimony given, to the best of my ability.

I further certify that I am not a relative or employee of any attorney or party, nor am I financially interested in the matter.

IN WITNESS WHEREOF, I set my hand and seal this 6th day of February, 2020.

_____________________________

VICTORIA HILLES

POST OFFICE BOX 2636

Boise, Idaho 83701-2636
2. PUD19-00042 / Kent Brown Planning  
4831 N Five Mile Rd  
Conditional use permit for a planned residential development comprised of 15 multi-family units and 1 single family dwelling on 1.4 acres located in a L-OD (Limited Office with Design Review) zone.  
Kevin Holmes

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UNANIMOUS APPROVAL TO TABLE ITEMS
ALL IN FAVOR, MOTION CARRIED

IV. ADJOURNMENT