BOISE CITY PLANNING & ZONING COMMISSION
HEARING MINUTES
JUNE 8, 2020

I. CALL TO ORDER

PRESENT: Squyres, Blanchard, Mohr, Stevens, Gillespie, Bratnober, Stead, Schafer
ABSENT: Finfrock

II. MINUTES APPROVAL

1. Planning and Zoning Commission Minutes – March 2, 2020
2. Planning and Zoning Commission Minutes – March 9, 2020

III. CONSENT AGENDA

A. CUP17-00093 & CVA17-00076 / Broad Street Properties, LLC
   TIME EXTENSION
   406 S. 5th Street
   Conditional use permit for a height exception and to allow ground
   floor retail in a 9-story, approximately 120’ tall mixed use building
   proposed in an R-ODD (Residential Office with Downtown Design
   Review) zone. The building is to be connected over the Broad
   Street right-of-way to a proposed 11-story mixed use building. A
   variance to reduce the building setbacks is included.
   Leon Letson

   1. PUD20-00017 / Shawn Overmier
      2316 S Phillippi St
      Conditional use permit for a planned residential development
      comprised of 3 contiguous duplexes on 0.45 acres in a R-2 (Medium
      Density Residential) zone. Nicolette Womack

   2. SOS20-00014 / Caldera Capital, LLC
      2405 E Warm Springs Ave
      Waiver to the Subdivision Ordinance for curb and gutter on 0.49
      acres in a R-1C (Single Family Residential) zone. David Moser
### IV. NEW BUSINESS

#### B. SUB20-00008 / Haystack Subdivision No. 1
3006 S Wise Way
Preliminary and Final Plat for a multi-family residential subdivision comprised of one common and two buildable lots on 10.69 acres in a SP-01 (Harris Ranch Specific Plan District) zone. Nicolette Womack

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

#### 3. PUD20-00016 / Elder LLC
1011 S Orchard St
Conditional use permit for a planned residential development comprised of 8 multifamily units on 0.3 acres in a L-OD (Limited Office with Design Review) zone. Leon Letson

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**ALL IN FAVOR, MOTION CARRIED**
4. **CAR20-00005 / Southpoint, LLC**
9933 & 10151 W Victory Rd
Annexation of 19.6 acres with a R-1B (Single Family Residential - 4.8 units/acre) zone. Kevin Holmes

**PUD20-00013 / Southpoint, LLC**
9933 & 10151 W Victory Rd
Conditional use permit for a planned residential development comprised of 67 detached single-family homes on 18.5 acres in a proposed R-1B (Single Family Residential) zone. Kevin Holmes

**SUB20-00009 / Music Subdivision**
9933 & 10151 W Victory Rd
Preliminary Plat for a residential subdivision comprised of 67 buildable and 6 common lots on 18.5 acres in a proposed R-1B (Single Family Residential) zone. Kevin Holmes

| RESULT: | APPROVED [7 TO 1] |
| MOVER: | Bob Schafer, Co-Chair |
| SECONDER: | Milt Gillespie, Commissioner |
| AYES: | Squyres, Blanchard, Mohr, Stevens, Gillespie, Stead, Schafer |
| NAYS: | Jim Bratnober |
| ABSENT: | Janelle Finfrock |
| MAJORITY IN FAVOR, MOTION CARRIED |

V. **ADJOURNMENT**