I. **CALL TO ORDER**

PRESENT: Squyres (Remote), Blanchard (Remote), Mohr, Stevens (Remote), Gillespie, Bratnober (Remote), Stead, Schafer (Remote)

ABSENT: Janelle Finfrock

II. **DEFERRALS**

1. **CPA20-00001 / Boise City Planning & Development Services**
   
   DEFERRED FROM JULY 13, 2020
   
   Comprehensive plan amendment for minor updates including text and map amendments in order to adopt new plans by reference and retire outdated plans. Kathleen Lacey

<table>
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<tr>
<th>RESULT:</th>
<th>DEFERRED [UNANIMOUS]</th>
<th>Next: 9/14/2020 6:00 PM</th>
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<tr>
<td>MOVER:</td>
<td>Bob Schafer, Co-Chair</td>
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<td>SECONDER:</td>
<td>Jim Bratnober, Commissioner</td>
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**UNANIMOUS APPROVAL TO TABLE ITEMS**

**ALL IN FAVOR, MOTION CARRIED**
4. **SOS20-00017 / Sherri Weibye**  
4369 W Plum St  
Waiver to the Subdivision Ordinance requirement to construct curb, gutter and sidewalk as part of a Minor Land Division located on 0.34 acres in a R-1C (Single Family Residential) zone. Ethan Mansfield

| RESULT: | DEFERRED [UNANIMOUS] | Next: 9/14/2020 6:00 PM |
| MOVER: | Milt Gillespie, Commissioner |
| SECONDER: | Jennifer Mohr, Commissioner |
| AYES: | Squyres, Blanchard, Mohr, Stevens, Gillespie, Bratnober, Stead, Schafer |
| ABSENT: | Janelle Finfrock |

**UNANIMOUS APPROVAL TO TABLE ITEMS**  
**ALL IN FAVOR, MOTION CARRIED**

7. **CUP20-00026 / Anny Frampton**  
612 S 14th St  
Conditional use permit for a social event center, wine bar and apartment in an existing building on 0.13 acres in a R-ODD (Residential Office with Downtown Design Review) zone. A parking reduction is also included. Nicolette Womack

| RESULT: | DEFERRED [UNANIMOUS] | Next: 9/14/2020 6:00 PM |
| MOVER: | Bob Schafer, Co-Chair |
| SECONDER: | Jim Bratnober, Commissioner |
| AYES: | Squyres, Blanchard, Mohr, Stevens, Gillespie, Bratnober, Stead, Schafer |
| ABSENT: | Janelle Finfrock |

**UNANIMOUS APPROVAL TO TABLE ITEMS**  
**ALL IN FAVOR, MOTION CARRIED**

III. **MINUTES ACCEPTANCE**

1. Planning and Zoning Commission Minutes – July 6, 2020
2. Planning and Zoning Commission Minutes – July 13, 2020
IV. CREATION OF CONSENT AGENDA

6. **CUP20-00025 / Jim & Gayle Chalfant**
   516 W Franklin St
   Conditional use permit for a single family home on 0.28 acres in a L-OHD/CD (Limited Office with Historic District Overlay and Conservation District Overlay) zone. Nicolette Womack

8. **PUD20-00026 / Cook Brothers Construction**
   1715 S Longmont Ave
   Conditional use permit for a planned residential development comprised of 2 detached single family homes on 0.14 acres in a R-2 (Medium Density Residential) zone. Nicolette Womack

   **SUB20-00030 / Sarel Subdivision**
   1715 S Longmont Ave
   Preliminary and Final Plat for a residential subdivision comprised of 2 buildable lots on 0.14 acres in a R-2 (Medium Density Residential) zone. Nicolette Womack

9. **CVA20-00028 / Beau Brazier**
   1405 N 14th St
   Variance to encroach into the rear yard setback for a two-story accessory structure over 1,000 square feet and over 22 feet in height on 0.21 acres in a R-1CH (Single Family Residential with Historic Overlay) zone. David Moser

RESULT: APPROVED [UNANIMOUS]
MOVER: Bob Schafer, Co-Chair
SECONDER: Jennifer Stevens, Commissioner
AYES: Squyres, Blanchard, Mohr, Stevens, Gillespie, Bratnober, Stead, Schafer
ABSENT: Janelle Finfrock

UNANIMOUS APPROVAL TO PLACE ON CONSENT
ALL IN FAVOR, MOTION CARRIED
V. NEW BUSINESS

2. ZOA20-00001 / City of Boise
   Amendment to the Design Review Specific Procedures
   (Section 11-03-04.12) to require Design Review approval for
   demolition of structures. Josh Wilson

   RESULT: APPROVED [UNANIMOUS]

   MOVER: Jennifer Stevens, Commissioner

   SECONDER: Christopher S Blanchard, Commissioner

   AYES: Squyres, Blanchard, Mohr, Stevens, Gillespie, Bratnober, Stead,
   Schafer

   ABSENT: Janelle Finfrock

   ALL IN FAVOR, MOTION CARRIED
3. **CAA20-00148 / Tamie & Bob Baker**  
5630 W Oreana Ct  
Appeal of the Planning Director’s approval of a home occupation for a woodshop on 0.15 acres in an R-1C (Single Family Residential) zone. Ethan Mansfield  

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**ALL IN FAVOR, MOTION CARRIED**

5. **PUD20-00027 / Tradewinds General Contracting**  
1821 S Vista Ave  
Conditional use permit for a planned residential development comprised of 7 attached townhomes and 9 multi-family units on 0.59 acres in an R-3D (High Density Residential with Design Review) zone. Ethan Mansfield  

**SUB20-00032 / Carter John Subdivision**  
1821 S Vista Ave  
Preliminary Plat for a residential subdivision comprised of 1 common and 8 buildable lots on 0.59 acres in a R-3D (High Density Residential with Design Review) zone. Ethan Mansfield  

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<td>Ashley Squyres</td>
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**MAJORITY IN FAVOR, MOTION CARRIED**
10. **PUD20-00028 & CVA20-00029 / NHS Community Services, LLC**
7563 W Fairview Ave
Conditional use permit for a planned residential development comprised of 39 attached and detached single family homes on 2.56 acres in a C-2D/DA (General Commercial with Design Review and Development Agreement) zone. A variance to encroach the northern and eastern property boundary setbacks is also included.
David Moser

**SUB20-00031 / Cole Bluff Cottages**
7563 W Fairview Ave
Preliminary Plat for a residential subdivision comprised of 55 buildable and 5 common lots on 2.56 acres in a C-2D/DA (General Commercial with Design Review and Development Agreement) zone.
David Moser

**RESULT:** **APPROVED [UNANIMOUS]**
**MOVER:** Jennifer Mohr, Commissioner
**SECONDER:** Ashley Squyres, Commissioner
**AYES:** Squyres, Blanchard, Mohr, Stevens, Gillespie, Bratnober, Stead
**ABSENT:** Janelle Finfrock
**RECUSED:** Bob Schafer

**ALL IN FAVOR, MOTION CARRIED**

11. **CAR20-00009 / CK Property Group, LLC**
1709 S Federal Way
Rezone of 0.92 acres from R-2 (Medium Density - 14.5 units/acre) to R-3D (Multi-Family Residential with Design Review - 43.5 units/acre).
Karla Nelson

**PUD20-00030 & CVA20-00031 / CK Property Group, LLC**
1709 S Federal Way
Conditional use permit for a planned residential development comprised of 20 attached townhomes on 0.92 acres in a proposed R-3D (Multi-Family Residential with Design Review) zone. A variance to encroach the western property boundary setback is also included.
Karla Nelson

**SUB20-00033 / Tallapoosa Subdivision**
1709 S Federal Way
Preliminary Plat for a residential subdivision comprised of 1 common and 20 buildable lots on 0.92 acres in a proposed R-3D (Multi-Family Residential with Design Review) zone.
Karla Nelson
**RESULT:** APPROVED [7 TO 1]
**MOVER:** Milt Gillespie, Commissioner
**SECONDER:** Jim Bratnober, Commissioner
**AYES:** Squyres, Mohr, Stevens, Gillespie, Bratnober, Stead, Schafer
**NAYS:** Christopher S Blanchard
**ABSENT:** Janelle Finfrock

**MAJORITY IN FAVOR, MOTION CARRIED**

VI. **ADJOURNMENT**