Planning and Zoning Commission
AGENDA
CITY OF BOISE

Commission Meeting
Monday, September 9, 2019
6:00 PM
City Hall - Maryanne Jordan City Council Chambers
150 Capitol Blvd
Boise, ID 83702

CHAIR
Jennifer Stevens

Planning and Zoning Commission Members

Co-Chair
Tamara Ansotegui

Commissioner
Milt Gillespie

Commissioner
Jim Bratnober

Commissioner
Meredith Stead

Commissioner
Bob Schafer

Commissioner
Janelle Finfrock

Student Commissioner
Ben Zuckerman

Our Vision: To Make Boise the Most Livable City in the Country

Pursuant to Idaho Code Section 74-204(4), all items on the Agenda marked with an asterisk * are action items that require a vote. Identifying an item as an action item on the Agenda does not require that a vote be taken. All Consent Agenda items will be enacted by one motion, unless a Commissioner or citizen requests the item be removed from the Consent Agenda and considered in the normal sequence of business.
I. CALL TO ORDER

II. CREATION OF CONSENT AGENDA

III. NEW BUSINESS

*A. PUD17-00008 / Hatch Design Architecture
TIME EXTENSION
2918 W Davis St
Conditional use permit for a planned residential development comprised of five attached townhomes on 0.21 acres located in a C-2D (General Commercial with a Design Review) zone. A parking reduction is also requested. Brent Moore

*B. CZC19-00120 / Lisa Cheney
DEFERRED FROM AUGUST 12, 2019
3118 W Edson Terrace
Appeal of the Planning Director’s determination that a parcel located at 3118 W. Edson Terrace in an R-1C (Single Family Residential) zone is buildable. Brent Moore

*C. SOS19-00011 / Kim Andrews
DEFERRED FROM AUGUST 12, 2019
2411 S Ormond St
Waiver to the Subdivision Ordinance requirement to construct curb, gutter and sidewalk as part of a Minor Land Division located in an R-1C (Single Family Residential) zone. Nicolette Womack

*D. ROS19-00060 / Brad Parsons
4019 N Ladybug Ln
Appeal of the Planning Director’s denial of a Minor Land Division of 0.4 acres located in an R-1C (Single Family Residential) zone. Karla Nelson

*E. CUP19-00047 / William Wendladt
3505 W Crescent Rim Dr
Conditional use permit to exceed the maximum height by approximately 10 feet for a proposed elevator shaft and stairway enclosure associated with a single-family home on 0.9 acres located in a R-1B (Single Family Residential) zone. Nicolette Womack
*5. **CUP19-00043 / BRS Architects**  
8650 W Hackamore Dr  
Conditional use permit to construct an approximately 11,000 square foot building for a printing establishment on 1.52 acres located in a C-3D/DA (Service Commercial with Design Review and Development Agreement) zone. **David Moser**

*6. **CUP19-00052 / Summerlin Desert, LLC**  
7373 S Federal Way  
Conditional use permit for a self-service storage facility on 8.73 acres located in a C-2D (General Commercial with Design Review) and M-1D (Light Industrial District with Design Review) zone. **Nicolette Womack**

*7. **PUD19-00027 / neUdesign Architecture**  
**REQUESTING DEFERRAL TO OCTOBER 14, 2019**  
412 S Orchard St  
Conditional use permit for a residential planned development comprised of 8 townhomes on 2.08 acres located in a L-OD (Limited Office with Design Review) zone. **Karla Nelson**

*8. **CUP19-00048 / Encompass, Inc.**  
3100 N Lakeharbor Ln  
Conditional use permit to operate a private school in an approximately 3,450 square feet of an existing building on 2.11 acres located in a R-1C (Single Family Residential) zone. **Stephanie Leonard**

*9. **PUD19-00023 / neUdesign Architecture**  
**REQUESTING DEFERRAL TO OCTOBER 7, 2019**  
6230 W State St  
Conditional use modification to add an additional 30 multi-family units to a previously approved planned residential development on 3.28 acres in a C-4D (Planned Commercial with Design Review) zone. **Brent Moore**

*10. **CAR19-00016 / RAN Idaho, LLC**  
1400 N Liberty St  
Rezone of 1.85 acres from R-2 (Medium Density Residential – 14.5 units/acre) to R-3D (Multi-Family Residential with Design Review – 43.5 units/acre). **Brent Moore**

**PUD19-00024 / RAN Idaho, LLC**  
1400 N Liberty St  
Conditional use permit for a planned residential development comprised of 33 units on 1.85 acres located in a proposed R-3D (Multi-Family Residential with Design Review) zone. **Brent Moore**
SUB19-00040 / Blanche Subdivision
1400 N Liberty St
Preliminary Plat for a residential subdivision comprised of 8 buildable lots on 1.85 acres in a proposed R-3D (Multi-Family Residential with Design Review) zone. Brent Moore

*11. CUP19-00055 / ALC Architecture
110 W Main St
Conditional use permit for a parking reduction on 0.2 acres located in a R-OHD (Residential Office with Historic Design Review Overlay) zone. Leon Letson

*12. CAR19-00017 / City of Boise
Rezone of approximately 25.7 acres from C-2D (General Commercial with Design Review) to PC (Pedestrian Commercial). The area is generally located along the State Street corridor, between 11th Street and 19th Street, and the Main Street corridor, between 16th Street and 22nd Street. Leon Letson

ZOA19-00005 / City of Boise
An amendment to the Development Code regarding uses and dimensional standards associated with the PC (Pedestrian Commercial) zoning district (Section 11-07-06.2 and Tables: 11-04.12, 11-06.1, and 11-010.2). Changes include increasing setbacks for development adjacent to residential uses and districts, allowing for free-standing signage, and modifications to uses allowed and prohibited within the PC zone. Leon Letson

*13. PUD19-00026 / Storage Development, LLC
1250 S Division Ave
Conditional use permit for a mixed use planned development comprised of 127 multi-family units and approximately 5,500 square feet of commercial space on 2.89 acres located in a L-OD (Limited Office with Design Review) zone. A height exception is also included. Leon Letson

IV. ADJOURNMENT