Planning and Zoning Commission
AGENDA
CITY OF BOISE

Commission Meeting
Monday, October 14, 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. **MINUTES APPROVAL**
1. Planning and Zoning Commission Minutes – September 9, 2019
2. Planning and Zoning Commission Minutes – September 16, 2019

III. **CREATION OF CONSENT AGENDA**

IV. **NEW BUSINESS**

*A. SUB19-00053 / Edgevale Condominiums*  
902 N 8th Street  
Preliminary and final plat for a mixed use condominium project with 30 units on 0.41 acres located in an R-ODHD/DA (Residential Office with Historic Design Review and Development Agreement) zone.  
*David Moser*

*B. CUP17-00073 / Liberty RV Storage*  
TIME EXTENSION  
2613 S. Liberty Street  
Conditional use permit for outdoor storage on a 2.68 acre site in a M-1D (Light Industrial with Design Review) zone.  
*David Moser*

*1. PUD19-00027 / neUdesign Architecture*  
WITHDRAWN  
412 S Orchard St  
Conditional use permit for a residential planned development comprised of 8 attached townhomes on 2.08 acres located in a L-OD (Limited Office with Design Review) zone. A variance to include a turn-around in the front setback is also included.  
*Karla Nelson*

**SUB19-00054 / Orchard Villas**  
WITHDRAWN  
412 and 420 S Orchard St  
Preliminary Plat for a residential subdivision comprised of 8 buildable lots, 1 common lot and 1 commercial lot on 2.08 acres located in a L-OD (Limited Office with Design Review) zone.  
*Karla Nelson*
2. **PUD19-00026 / Storage Development, LLC**
   DEFERRED FROM SEPTEMBER 9, 2019
   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

3. **CUP19-00057 / Campfire Kids Childcare**
   5353 W Franklin Rd
   Conditional use permit for a large child care center for up to 48 children in an existing tenant space on 0.44 acres located in an R-3D (Multi-Family Residential with Design Review) zone. Leon Letson

4. **CAR19-00019 / ACME LLC**
   871 S Five Mile Rd
   Rezone of 7.89 acres from an R-1B (Single Family Residential – 4.8 units/acre) zone to an R-1C (Single Family Residential – 8 units/acre) zone. David Moser

**PUD19-00029 / ACME LLC**
   871 S Five Mile Rd
   Conditional use permit for a planned residential development comprised of 47 detached single family homes on 7.89 acres located in a proposed R-1C (Single Family Residential) zone. David Moser

**SUB19-00048 / Voyager Subdivision**
   871 S Five Mile Rd
   Preliminary Plat for a residential subdivision comprised of 47 buildable and 3 common lots on 7.89 acres located in a proposed R-1C (Single Family Residential) zone. David Moser

5. **CAR19-00020 / ACME LLC**
   12600 W Goldenrod Ave
   Rezone of 5 acres from an A-1 (Open Lands – 1 unit/acre) zone to an R-1C (Single Family Residential – 8 units/acre) zone. Cody Riddle

**SUB19-00049 / Whitepine Subdivision**
   12600 W Goldenrod Ave
   Preliminary and Final Plat for a residential subdivision comprised of 18 buildable and 2 common lots on 5 acres located in a proposed R-1C (Single Family Residential) zone. Cody Riddle
*6. **CUP19-00060 / Virtus Services**  
2516 S Apple St  
Conditional use permit to operate a health club in an existing building on 1.12 acres located in a C-4D (Planned Commercial with Design Review) zone. *Nicolette Womack*

*7. **CUP19-00058 & CVA19-00044 / ALC Architecture**  
3387 N Five Mile Rd  
Conditional use permit to add a drive-up window associated with an existing restaurant located in a C-1D (Neighborhood Commercial with Design Review) zone. A variance to locate the drive-up window within 200’ of residential property is also included. *Céline Acord*

IV. **ADJOURNMENT**