Planning and Zoning Commission

AGENDA

CITY OF BOISE

Commission Meeting

Monday, January 6, 2020
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
Meredith Stead

Commissioner
Janelle Finfrock

Commissioner
Jim Bratnober

Commissioner
Bob Schafer

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

*1. **PUD19-00035 / 2010 North Redwood Road**

   DEFERRED FROM DECEMBER 2, 2019

   11304 W Fairview Ave

   Conditional use permit for a mixed use planned development comprised of 38 attached townhomes and 1 future commercial retail building on 5.1 acres located in a C-2D (General Commercial with Design Review) zone. **Karla Nelson**

*SUB19-00064 / Boise Towns Subdivision**

   DEFERRED FROM DECEMBER 2, 2019

   11304 W Fairview Ave

   Preliminary Plat for a mixed use subdivision comprised of 1 common and 40 buildable lots on 5.1 acres located in a C-2D (General Commercial with Design Review) zone. **Karla Nelson**

*2. **SOS19-00023 / Rodney Johnson**

   8306 W State St

   Waiver to the Subdivision Ordinance requirement to construct curb, gutter and sidewalk as part of a Minor Land Division on 4.27 acres located in an R-1A (Single Family Residential) zone. **David Moser**

*3. **CUP19-00087 & CVA19-00070 / Joplin Pond, LLC**

   11532 W Joplin Rd

   Conditional use permit for a contractor office and yard on 1.25 acres located in a pending M-2D/DA (Heavy Industrial with Design Review and Development Agreement) zone. A variance for the gravel parking is included. **David Moser**

**CUP19-00088 / Joplin Pond, LLC**

   11532 W Joplin Rd

   Conditional use permit for a construction materials processing and reuse facility on 28 acres located in a pending M-2D/DA (Heavy Industrial with Design Review and Development Agreement) zone. **David Moser**
*4. **CVA19-00067 / Kenneth Reed Architect**  
422 N Bacon Dr  
Variance to encroach into the side setback to construct a new dwelling on 0.19 acres located in an R-1C (Single Family Residential) zone. Ethan Mansfield

*5. **CUP19-00086 / Le Soleil Child Care, LLC**  
302 W Idaho St  
Conditional use permit to operate a large child care center for 40 children in an existing building and a parking reduction located in a R-OD (Residential Office with Design Review) zone. Kevin Holmes

*6. **CUP19-00085 / South Beck & Baird**  
2002 S Vista Ave  
Modification to a previously approved conditional use permit to expand the office use and the associated parking lot on 0.32 acres located in an R-3D (Multi-Family Residential with Design Review) zone. Nicolette Womack

*7. **CAR19-00030 / Dark Horse Associates, LLC**  
9831 & 9819 W Shields Ave  
A minor modification to a Development Agreement which was previously approved for 1.9 acres in a pending R-2D/DA (Medium Density Residential with Design Review and Development Agreement) zone. Nicolette Womack

**PUD19-00038 / Dark Horse Associates, LLC**  
9831 & 9819 W Shields Ave  
Conditional use permit for a planned residential development comprised of 14 detached single-family dwellings on 1.9 acres located in a pending R-2D/DA (Medium Density Residential with Design Review and Development Agreement) zone. Nicolette Womack

**SUB19-00066 / Zephyr Subdivision**  
9831 & 9819 W Shields Ave  
Preliminary Plat for a residential subdivision comprised of 2 common and 14 buildable lots on 1.9 acres located in a pending R-2D/DA (Medium Density Residential with Design Review and Development Agreement) zone. Nicolette Womack
*8. **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

IV. ADJOURNMENT