Planning and Zoning Commission
AGENDA
CITY OF BOISE

Commission Meeting
Monday, January 13, 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
Jim Bratnober

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 ACCEPTANCE

1. Planning and Zoning Commission Minutes – December 2, 2019
2. Planning and Zoning Commission Minutes – December 9, 2019

III. CREATION OF CONSENT AGENDA

IV. NEW BUSINESS

*A. PUD15-00017 & CFH15-00037 / The Reserve at Deer Valley, LLC
TIME EXTENSION
8134 N Pierce Park Lane
A conditional use permit and hillside development permit for a planned residential development comprised of 96 detached single-family homes on approximately 90 acres located within the R-1A (Single Family Residential) zone. Kevin Holmes

*B. PUD17-00029 / ID Malone3 LLC
TIME EXTENSION
3555 E Warm Springs Ave
Conditional use permit for a planned residential development comprised of 47 detached single family homes on 8.65 acres in a R-2D/DA (Medium Density Residential with Design Review and a Development Agreement) zone. Céline Acord
1. **CAR19-00022 / SU Architecture**  
   **DEFERRED FROM DECEMBER 9, 2019**  
   3047 S Bown Way  
   Rezone of 0.53 acres from a C-1D (Neighborhood Commercial with Design Review) zone to a PCD/DA (Pedestrian Commercial with Design Review and Development Agreement) zone. Leon Letson

2. **CUP19-00064 / SU Architecture**  
   **DEFERRED FROM DECEMBER 9, 2019**  
   3047 S Bown Way  
   Conditional use permit for a parking reduction associated with the construction of a 6,700 square foot multi-tenant retail building on 0.53 acres in a proposed PCD/DA (Pedestrian Commercial with Design Review and Development Agreement) zone. Leon Letson

3. **CAR19-00026 & ZOA19-00007 / Boise City Planning and Development Services**  
   **Amendment to Chapter 11-05 (Overlay and Specific Plan Districts)** of the development code to establish a South Boise Neighborhood Overlay District. The amendment includes limitations for duplexes and off-site parking lots. A rezone applying these standards to approximately 510 acres, generally bounded by Beacon Street, Division Avenue, Ivywild Street, Federal Way, Protest Road, and Capitol Boulevard is included. Cody Riddle

4. **CUP19-00084 / Heroes Academy**  
   5771 N Discovery Way  
   Conditional use permit to operate a private school in an existing 7,500 square feet tenant space on 1.59 acres located in a T-1D (Technological-Industrial Park with Design Review) zone. Ethan Mansfield

5. **CAR19-00027 / Hawkins Companies**  
   Rezone of 2.383 acres comprised of 13 parcels from R-ODD (Residential Office with Downtown Design Review) to C-5DD/DA (Central Business with Downtown Design Review and a Development Agreement) generally located in the vicinity of Miller Street, Lee Street and 11th Street South. Karla Nelson

6. **CVA19-00066 / YESCO**  
   1099 W Front St  
   Variance to exceed the maximum background area for an electronic message display sign on 1.90 acres located in a C-5DD (Central Business District with Downtown Design Review Overlay). Nicolette Womack
*6. **SOS19-00024 / Chris Trivolis**
2503 S Annett St
Waiver to the Subdivision Ordinance requirement to construct curb, gutter and sidewalk as part of a Minor Land Division on 0.44 acres located in an R-1C (Single Family Residential) zone. Kevin Holmes

*7. **PUD19-00037 / Tyler Targee**
2711 W Woodlawn Ave
Modification to a previously approved conditional use permit for a planned residential development comprised of 3 attached townhomes on 0.22 acres located in an R-2 (Medium Density Residential) zone. Kevin Holmes

**SUB19-00069 / Woodlawn Townhomes**
2711 W Woodlawn Ave
Preliminary and Final Plat for a residential subdivision comprised of 3 buildable lots on 0.22 acres located in an R-2 (Medium Density Residential) zone. Kevin Holmes

V. ADJOURNMENT