



Planning & Development Services

Boise City Hall, 2nd Floor
 150 N. Capitol Boulevard
 P. O. Box 500
 Boise, Idaho 83701-0500

Phone: 208/384-3830
 Fax: 208/384-3753
 TDD/TTY: 800/377-3529
 Website: www.cityofboise.org/pds

BOISE CITY PLANNING & ZONING COMMISSION MEETING AGENDA - 6:00 P.M. – STATE CAPITOL, ENTRANCE IS OFF 8TH STREET

The Planning Department assumes no responsibility for the notification of persons as to the action of the Commission on any item. Those wishing to know such action, other than the applicant, must call the Planning Department at their convenience.

Should service or accommodations be required for persons with disabilities to attend or to participate in this meeting, please contact Pam Baldwin at (208) 384-4412.

SECTION 11-3-7.2: Appeals of Planning & Zoning Commission and Historic Preservation

Commission Decisions - Any decision of the Planning & Zoning Commission or the Historic Preservation Commission may be appealed to the Boise City Council by the applicant, any aggrieved person or the Planning Director, provided that such aggrieved person filed a written or oral protest with the Commission at or before the public hearing or personally appeared and voiced a protest at the hearing, except appeals based on lack of notice. The appealing party shall file an appeal form stating the grounds for the appeal and a fee with the Planning Staff before 5:00 p.m. of the 10th calendar day after the decision or determination of the Commission has been made. The appeal must be submitted to a representative of the Planning Director who shall ascertain that the procedural requirements have been met, notify the City Clerk, and forward all pertinent informational material to the City Council for review. An appeal may not be withdrawn without the approval of the City Council. The Council may sustain, deny, amend or modify the appeal. The filing of an appeal of a Commission level decision stays further approvals (Design Review, Subdivision, Building Permit, etc.) on the project provided the appeal is received at least 24 hours prior to any public hearing regarding the project.

11-03-06.4 (F): Every document referred to by any person during testimony (including charts, maps, photographic evidence or any other evidence) shall be offered into the record. Every exhibit offered shall be marked and entered into the record of the proceeding. Such exhibits shall be maintained in the Boise City Planning and Development Services Department during the appeal period.

September 10, 2012 COMMISSION MEMBERS

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|-------------------------|--|---------------------------------|--|
| Jennifer Stevens, Chair | | Rich Demarest | |
| Jay Story, Vice-Chair | | Karen Meyer | |
| Anne Barker | | Ty Morrison | |
| Stephen Bradbury | | Rob Wallace / youth appointment | |

Note: The hearing begins promptly at 6:00 P.M. Items scheduled for hearing may be approved on a **CONSENT AGENDA** if there is no one present to express opposition at 6:00. Also, items may be heard in any order - not necessarily that listed on the agenda.



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BOISE CITY PLANNING & ZONING COMMISSION

AGENDA OF September 10, 2012

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| 1. | <p><u>CVA12-00033</u> / Weldon Stutzman Location: <u>201 N. Orchard Street</u> VARIANCE TO REDUCE THE FRONT, INTERIOR AND STREET-SIDE SETBACKS FOR THE CONSTRUCTION OF AN APPROXIMATELY 1,000 SQUARE FOOT RETAIL BUILDING AND SURFACE PARKING LOT. THE 0.14 ACRE SITE IS LOCATED AT 201 N. ORCHARD STREET IN A C-2D (GENERAL COMMERCIAL WITH DESIGN REVIEW) ZONE. <i>Todd Tucker</i></p> | | | |
| 2. | <p><u>CVA12-00035</u> / John and Susan Sahlberg Location: <u>2417 N. 20th Street</u> VARIANCE TO REDUCE THE STREET-SIDE SETBACK TO APPROXIMATELY 1' FOR THE CONSTRUCTION OF AN APPROXIMATELY 966 SQUARE FOOT, TWO-STORY GARAGE. THE PROPERTY IS LOCATED AT 2417 N. 20TH STREET IN AN R-1CH (SINGLE FAMILY RESIDENTIAL WITH HISTORIC OVERLAY) ZONE. <i>Sue Cummings</i></p> | | | |
| 3. | <p><u>CUP12-00044</u> & <u>CVA12-00034</u> / TAEC-Verizon Wireless <u>RESCHEDULE TO THE OCTOBER 1, 2012 HEARING</u> Location: <u>2328 N. 16th Street</u> CONDITIONAL USE PERMIT FOR A WIRELESS COMMUNICATION FACILITY THAT INCLUDES AN 80' TALL MONOPOLE. THE FACILITY IS PROPOSED AT 2328 N. 16TH STREET IN A C-2D (GENERAL COMMERCIAL WITH DESIGN REVIEW) ZONE. A VARIANCE TO REDUCE THE REQUIRED SETBACK FOR THE MONOPOLE FROM RESIDENTIAL PROPERTY IS INCLUDED IN THE REQUEST. <i>Susan Riggs</i></p> | | | |
| 4. | <p><u>CUP12-00047</u> / Iron Mountain Real Estate, Inc Location: <u>4226 N. Chapala Way</u> CONDITIONAL USE PERMIT TO MODIFY THE REQUIREMENTS ASSOCIATED WITH A PREVIOUSLY APPROVED PLANNED RESIDENTIAL DEVELOPMENT GENERALLY LOCATED AT 4226 N. CHAPALA WAY IN AN R-1C (SINGLE FAMILY RESIDENTIAL) ZONE. CHANGES INCLUDE THE ELIMINATION OF COMMON DRIVEWAYS AND REQUIREMENT FOR LIVING SPACE TO PROJECT IN FRONT GARAGES ON SELECT LOTS. <i>Susan Riggs</i></p> | | | |
| 5. | <p><u>CUP12-00045</u> / CSHQA Location: <u>200 W. Broad Street</u> CONDITIONAL USE PERMIT FOR A PARKING REDUCTION TO CONVERT AN EXISTING WAREHOUSE INTO OFFICE SPACE. THE EXISTING BUILDING IS LOCATED AT 200 W. BROAD STREET IN AN R-ODD (RESIDENTIAL OFFICE WITH DOWNTOWN DESIGN REVIEW) ZONE. <i>David Moser</i></p> | | | |
| 6. | <p><u>CUP12-00046</u> / Boise State University Alumni Association Location: <u>1173 W. University Drive</u> CONDITIONAL USE PERMIT FOR AN APPROXIMATELY 46,000 SQUARE FOOT ALUMNI CENTER TO BE LOCATED ON 2.4 ACRES AT 1173 W. UNIVERSITY DRIVE IN A U (UNIVERSITY) AND THE R-2 (COMBINED RESIDENTIAL) ZONE. A GENERAL EXCEPTION TO APPLY THE STANDARDS OF THE U ZONE TO A PARCEL ZONED R-2. A VARIANCE FOR PARKING WITHIN THE STREETSIDE SETBACKS ALONG DENVER AVENUE AND BELMONT STREET. <i>Josh Johnson</i></p> | | | |



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| 7. | <p><u>CAR12-00011</u> / Boise City Location: 5500 E. Warm Springs Avenue ANNEXATION OF ±18.14 ACRES IN THE VICINITY OF 5500 E. WARM SPRINGS AVENUE TO BE ZONED R-1C (SINGLE FAMILY RESIDENTIAL). <i>Scott Spjute</i></p> | | | |
| 8. | <p><u>CAR12-00012</u> / Boise City Location: 5500 E. Warm Springs Avenue ANNEXATION OF ±11.18 ACRES IN THE VICINITY OF 5500 E. WARM SPRINGS AVENUE TO BE ZONED R-1C (SINGLE FAMILY RESIDENTIAL). <i>Scott Spjute</i></p> | | | |
| 9. | <p><u>CAR12-00013</u> / Boise City Location: 5500 E. Warm Springs Avenue ANNEXATION OF ±14.86 ACRES IN THE VICINITY OF 5500 E. WARM SPRINGS AVENUE TO BE ZONED R-1C (SINGLE FAMILY RESIDENTIAL). <i>Scott Spjute</i></p> | | | |
| 10. | <p><u>CZC12-00159</u> / Fred Tester Location: 4590 W. Albion Street APPEAL OF THE PLANNING DIRECTOR'S DENIAL OF A ZONING CERTIFICATE TO CONVERT A NON-CONFORMING OFFICE/STORAGE FACILITY INTO A GRANITE CUTTING BUSINESS. THE 0.3 ACRE PARCEL IS LOCATED AT 4590 W. ALBION STREET IN AN R-1C (SINGLE FAMILY RESIDENTIAL) ZONE. <i>David Moser</i></p> | | | |
| A. | <p><u>SUB12-00013</u> / RIVERHEIGHTS SUBDIVISION #5 Location: 6250 E. Warm Springs Avenue A PROPOSED PRELIMINARY PLAT FOR A SINGLE FAMILY RESIDENTIAL SUBDIVISION WITH 43 BUILDABLE LOTS, 7 COMMON LOTS AND 3 NON-BUILDABLE LOTS LOCATED ON THE NORTH SIDE OF E. WARM SPRINGS AVENUE BETWEEN S. SHAKESPEARE WAY AND E. GLACIER DRIVE. <i>Todd Tucker</i></p> | | | |
| B. | <p><u>SUB12-00021</u> / LANEY GREENS SUBDIVISION Location: 4801 West Willow Lane A PROPOSED PRELIMINARY/FINAL PLAT FOR A SINGLE FAMILY RESIDENTIAL SUBDIVISION WITH 15 BUILDABLE LOTS AND 3 COMMON LOTS IN AN R-1C IN ZONE ON 2.38 ACRES, LOCATED ON THE SOUTH SIDE OF W. WILLOW LANE APPROXIMATELY 1,500 FEET WEST OF STATE STREEET. <i>David Abo</i></p> | | | |