

CITY OF McCALL
PLANNING AND ZONING COMMISSION

Agenda

April 5, 2005 – 6:00 p.m.

McCall Municipal Golf Course Clubhouse

1. CALL TO ORDER AND ROLL CALL

Don Bailey, Jeff Schoedler, Phil Feinberg, Bob Youde, one vacancy

2. REVIEW & APPROVAL OF MINUTES

3. OLD BUSINESS

PUD-05-2

Greystone Village Planned Unit Development

Briggs Engineering, representing Steve Benad: An application for preliminary and general development plan approval for a planned unit development containing 55 residential units on 11.97 acres, north of Hemlock Street, east of McCall Avenue and west of Davis Street. A PUBLIC HEARING.

SR-05-1

McCall Stove Works

Don McClaran: A Scenic Route application to allow the construction of a 1,500 square foot commercial building and associated improvements at 409 South Third Street. A PUBLIC HEARING.

SUB-05-3

Fairways Condominiums #3

Chad Moffat: An application for preliminary plat approval for a four unit condominium subdivision, located on Fairway Drive, adjacent to the existing The Fairways Condominiums. A PUBLIC HEARING.

SUB-05-4

Greystone Village

Briggs Engineering, representing Steve Benad: An application for preliminary plat approval for a 55 unit subdivision on 11.97 acres, north of Hemlock Street, east of McCall Avenue and west of Davis Street. A PUBLIC HEARING.

4. NEW BUSINESS

CUP-05-2

Sandmeyer Construction

Philip & Ronda Sandmeyer: A Conditional Use Permit application, pursuant to MCC 3-8-030, to allow a duplex at 1414 Boydston Loop. A PUBLIC HEARING.

SUB-05-9

Nelson Subdivision

Brian Nelson: A request for preliminary and final plat approval for a one lot subdivision which is a resubdivision of part of Lot 5 of the First Amended Airport Business Park Subdivision and Lot 20 of Payette Lakes Commercial Center Subdivision, located at the northwest corner of Commerce Street and Jacob Street. A PUBLIC HEARING.

ZON-05-4

Nelson Subdivision

Brian Nelson: A request for to rezone a portion of property located on Jacob Street from Commercial to Industrial. The property is more particularly described as:

ZON-05-3

River Ranch – Hurst Property

McCall River Ranch Company: A request for zoning designation upon annexation for approximately 23.67 acres, located between the River Ranch subdivision and the North Fork Payette River. The property is currently zoned *Rural Residential R-10*; the requested zoning designation is *Rural Residential R-5*. A PUBLIC HEARING

PUD-05-3

Merganser Lake Planned Unit Development

McCall River Ranch Company: A request for Preliminary, General and Final Plan approval of the Merganser Lake Planned Unit Development, pursuant to MCC 3-22-100. The PUD will contain five guest cabins, a clubhouse, and 8.404 acres of open space on 11.22 acres within the River Ranch Subdivision. A PUBLIC HEARING.

SUB-05-8

Merganser Lake Planned Unit Development

McCall River Ranch Company: A request for preliminary and final plat approval of a seven lot subdivision containing five guest cabins, a clubhouse, and 8.404 acres of open space on 11.22 acres. A PUBLIC HEARING.

SUB-04-10

River Ranch Subdivision Phase 1A

McCall River Ranch Company: A request for final plat approval of 19 lots on 113.29 acres, constituting Phase 1A of the River Ranch Subdivision. NOT A PUBLIC HEARING.

CUP-05-3

Brown Park Docks

City of McCall: A request for a conditional use permit to allow the construction of docks at Brown Park (formerly Mill Park), pursuant to MCC 3-15-040(B)5. The docks will support the ‘fish pens’ and will contain slips for the temporary mooring of up to 13 boats. A PUBLIC HEARING.

SUB-05-10

Denali Court

Jim Larkin: A request for preliminary plat approval for a subdivision containing four lots on 1.653 acres. The property is located on Wooley Avenue, immediately east of Spring Mountain Ranch. A PUBLIC HEARING.

Zoning Code Amendment

Private Roads: General Development Standards Amendment

The Commission will consider a proposed amendment to McCall City Code Title 3 Chapter 27, the General Development Standards, to prohibit gates across private roads, except in certain cases and to define and establish standards for perimeter fences. A PUBLIC HEARING.

Zoning Code Amendment

Planned Unit Development Requirements: Subdivision Regulations Amendment

The Commission will consider a proposed amendment to McCall City Code Title 3 Chapter 21, the Subdivision Regulations, which will require Planned Unit Development approval for certain subdivisions. A PUBLIC HEARING.

5. OTHER

6. ADJOURNMENT