

CITY OF MCCALL

PLANNING AND ZONING COMMISSION

Agenda

June 7, 2005 – 7:00 p.m.

McCall City Hall – Lower Level
216 East Park Street

PRE-SESSION – Begins at 6:00 p.m. (Pre-sessions are for the purpose of general information sharing only; and, remarks by the Commission or City staff cannot and should not be relied upon as decisions, pre-decisional approval or disapproval, or any other binding official action. Pre-sessions are not part of the decision making process or decision record.)

- Moratorium Work Plan

COMMISSION MEETING – Begins at 7:00 p.m.

1. CALL TO ORDER AND ROLL CALL

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

2. REVIEW & APPROVAL OF MINUTES

— May 17, 2005 Minutes

3. OLD BUSINESS

CUP-05-2 (Continued to July 12, 2005)

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.

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.

PUD-05-4

The Village at Deer Forest

Steve Arnold for Michael Goldman: A request for general plan approval for a Planned Unit Development, pursuant to MCC 3-22-100, on a parcel of land located in the SW ¼ of the SW ¼ of Section 10, Township 18 North, Range 3 East of the Boise Meridian, McCall, Valley County, Idaho. A PUBLIC HEARING.

SUB-05-12

The Village at Deer Forest

Steve Arnold for Michael Goldman: A request for preliminary plat approval for 4 townhouse lots and 16 single family lots on a parcel of land located in the SW ¼ of the SW ¼ of Section 10, Township 18 North, Range 3 East of the Boise Meridian, McCall, Valley County, Idaho. A PUBLIC HEARING.

4. NEW BUSINESS

VAR-05-1

Broken Ridge Subdivision, Phase 3

Ray Alford: A request for a variance of the street frontage requirement and the maximum lot depth requirement for the B Medium Density Residential Zone District for a subdivision on a parcel of land located in the NE ¼ of the NE ¼ of Section 18, Township 18 North, Range 3 East of the Boise Meridian, McCall, Valley County, Idaho. A PUBLIC HEARING.

SUB-05-14

Broken Ridge Subdivision, Phase 3

Ray Alford: A request for preliminary plat approval for 21 single family lots on a parcel of land located in the NE ¼ of the NE ¼ of Section 18, Township 18 North, Range 3 East of the Boise Meridian, McCall, Valley County, Idaho. A PUBLIC HEARING.

SUB-05-15

Pine Meadows Condominiums No. 2

Chad Olsen: A request for preliminary plat approval for 8 condominium units in two buildings on a parcel of land that is a re-subdivision of Block 5 of the Lardo Townsite, Book 1, page 4 of Plats, being located in Govt. Lot 3 of Section 8, Township 18 North, Range 3 East of the Boise Meridian, McCall, Valley County, Idaho. A PUBLIC HEARING.

SUB-05-1

Whitetail Planned Unit Development, Phase 1

Steve Millemann for Whitetail, A Club for All Seasons LLC and Summit Resources, Ltd.: A request for final plat approval for 101 single family lots 782.84 acres. Approximately 772.69 acres of the project is located between the Adams/Valley County Line and the Whitetail Golf Course, immediately south of the Kings Pines Estates #1, Forest Trails, and Ski Ranch Subdivisions. Approximately 10.15 additional acres are located at the northeast corner of Warren Wagon Road and SH 55. NOT A PUBLIC HEARING.

PUD-05-1

Whitetail Planned Unit Development, Phase 1

Steve Millemann for Whitetail, A Club for All Seasons LLC and Summit Resources, Ltd.: A request for final plan approval for a Planned Unit Development containing 101 single family lots 782.84 acres. Approximately 772.69 acres of the project is located between the Adams/Valley County Line and the Whitetail Golf Course, immediately south of the Kings Pines Estates #1, Forest Trails, and Ski Ranch Subdivisions. Approximately 10.15 additional acres are located at the northeast corner of Warren Wagon Road and SH 55. NOT A PUBLIC HEARING.

SR-05-8

501 North Third Street

TRW Architects for Trinity Home Mortgage: A request for scenic route site plan approval for a 2,249 square foot office building, a 1,551 square foot restaurant

and associated site improvements at the northeast corner of Colorado Street and North Third Street (Hwy. 55). A PUBLIC HEARING.

ROS-05-10

1311 and 1313 Ponderosa Avenue

Jackie and Jean-Claude Aymon: A request to combine two lots. NOT A PUBLIC HEARING.

ROS-05-11

Lots 9 and 10, Block 5 of Hoff and Brown's First Addition

Michael and Jacqueline Swan: A request to split one lot into two lots. NOT A PUBLIC HEARING.

ROS-05-12

1604 Davis Street

Crystal Blue LLC: A request to combine six lots into one. NOT A PUBLIC HEARING

5. OTHER

6. ADJOURNMENT