

**MCCALL AREA
PLANNING AND ZONING COMMISSION**

**(Revised) Agenda
September 12, 2006 –6:00 p.m.
McCall City Hall – Lower Level
216 East Park Street**

COMMISSION MEETING – Begins at 6:00 p.m.

1. CALL TO ORDER AND ROLL CALL

2. REVIEW & APPROVAL OF MINUTES

-July 11, 2006
-August 15, 2006

**3. OLD BUSINESS
SUB-05-6**

Aspen Ridge Subdivision Phase 3

Dan Fulkerson representing Mr. Whitman: Landscaping plans and the community center plans will be presented as required in SUB-05-6 conditions of approval for the Commissions review. NOT A PUBLIC HEARING.

CUP-06-13 (requesting continuance to the October 3, 2006 meeting)

*Colorado Street Apartments
415 N. 3rd Street*

Mark Saunders representing LAXMI Corporation: The applicant is proposing to construct a 24 apartments in four buildings located on the eastern portion of the Best Western Hotel parcel. The property is more particularly described as:
McCall Acreage Tax #251 in the SE Quarter of the SW Quarter Section 9,
Township 18N, Range 3E, McCall, Idaho. A PUBLIC HEARING.

SR-06-4 (requesting continuance to the October 3, 2006 meeting)

*Colorado Street Apartments
415 N. 3rd Street*

Mark Saunders representing LAXMI Corporation: The applicant is proposing to construct a 24 apartments in four buildings located on the eastern portion of the Best Western Hotel parcel. The property is more particularly described as:
McCall Acreage Tax #251 in the SE Quarter of the SW Quarter Section 9,
Township 18N, Range 3E, McCall, Idaho. A PUBLIC HEARING.

DR-06-1 (requesting continuance to the October 3, 2006 meeting)

*Colorado Street Apartments
415 N. 3rd Street*

Mark Saunders representing LAXMI Corporation: The applicant is proposing to construct a 24 apartments in four buildings located on the eastern portion of the Best Western Hotel parcel. The property is more particularly described as:

McCall Acreage Tax #251 in the SE Quarter of the SW Quarter Section 9, Township 18N, Range 3E,B.M., McCall, Idaho. A PUBLIC HEARING.

DR-06-18 (requesting continuance to the October 3, 2006 meeting)

Common Ground Cafe
303 Colorado Street

Pam and Brian Thomas: A request for design review approval to expand Common Ground Cafe by replacing the garage with a new structure to add restaurant facilities and an indoor stage. The property is more particularly described as:

McCall Acreage Tax 235 in the SE ¼ of the SW ¼ of Section 9, T. 18N., R. 3E, McCall, Valley County, Idaho. A PUBLIC HEARING.

SUB-06-5 (requesting continuance to the October 3, 2006 meeting)

Cross Bar Condominiums
Corner of Rio Vista Blvd. & Boydstun St.

Clayn Snoderegger representing Cross Bar LLC: An application for preliminary plat to construct a mixed use development consisting of 8 buildings. Each proposed building will contain 2 retail spaces on the ground floor and 6 condominium units. A PUBLIC HEARING.

PUD-06-1 (requesting continuance to the October 3, 2006 meeting)

Cross Bar Condominiums
Corner of Rio Vista Blvd. & Boydstun St.

Clayn Snoderegger representing Cross Bar LLC: An application for general plan, to construct a mixed use development consisting of 8 buildings. Each proposed building will contain 2 retail spaces on the ground floor and 6 condominium units. A PUBLIC HEARING.

DR-06-14 (requesting continuance to the October 3, 2006 meeting)

Cross Bar Condominiums
Corner of Rio Vista Blvd. & Boydstun St.

Clayn Snoderegger representing Cross Bar LLC: An application for design review to construct a mixed use development consisting of 8 buildings. Each proposed building will contain 2 retail spaces on the ground floor and 6 condominium units. A PUBLIC HEARING.

SUB-06-7

Alpine Village
616 N. 3rd Street

Steve Millemann representing Alpine Village Company c/o Michael Hormaechea: A request for preliminary plat approval to construct a mixed use project containing 4 building centered around a pedestrian mall on 4.9 acres. The proposed buildings contain 96 condominiums and approximately 31,000 sq. ft. of commercial space. The property is more particularly described as:

SW ¼ of Section 9, T. 18N., R 3E., B.M., being parts of Block 2, 5, and 6, vacated Lakeport Addition, Book 1,Page 16 of Plats. A PUBLIC HEARING.

PUD-06-3

*Alpine Village
616 N. 3rd Street*

Steve Millemann representing Alpine Village Company c/o Michael Hormaechea: A request for general plan approval to construct a mixed use project containing 4 building centered around a pedestrian mall on 4.9 acres. The proposed buildings contain 96 condominiums and approximately 31,000 sq. ft. of commercial space. The PUD application is required for projects greater than 2 areas in the CC zone. The property is more particularly described as:

SW ¼ of Section 9, T. 18N., R 3E., B.M., being parts of Block 2, 5, and 6, vacated Lakeport Addition, Book 1, Page 16 of Plats. A PUBLIC HEARING.

CUP-06-17

*Alpine Village
616 N. 3rd Street*

Steve Millemann representing Alpine Village Company c/o Michael Hormaechea: A request for conditional use permit approval to construct a mixed use project containing 4 building centered around a pedestrian mall on 4.9 acres. The proposed buildings contain 96 condominiums and approximately 31,000 sq. ft. of commercial space. The CUP is required to exceed the 35 foot height limit for building 2 and building 4 and allow outdoor and/or sidewalk eating and seating provisions. The property is more particularly described as:

SW ¼ of Section 9, T. 18N., R 3E., B.M., being parts of Block 2, 5, and 6, vacated Lakeport Addition, Book 1, Page 16 of Plats. A PUBLIC HEARING.

ZON-06-1

*Alpine Village
616 N. 3rd Street*

Steve Millemann representing Alpine Village Company c/o Michael Hormaechea: A request for a rezone from R8 to Community Commercial approval to construct a mixed use project containing 4 building centered around a pedestrian mall on 4.9 acres. The proposed buildings contain 96 condominiums and approximately 31,000 sq. ft. of commercial space. The property is more particularly described as:

SW ¼ of Section 9, T. 18N., R 3E., B.M., being parts of Block 2, 5, and 6, vacated Lakeport Addition, Book 1, Page 16 of Plats. A PUBLIC HEARING.

SR-06-12

*Alpine Village
616 N. 3rd Street*

Steve Millemann representing Alpine Village Company c/o Michael Hormaechea: A request for scenic route approval to construct a mixed use project containing 4 building centered around a pedestrian mall on 4.9 acres. The proposed buildings

contain 96 condominiums and approximately 31,000 sq. ft. of commercial space on 3rd Street. The property is more particularly described as:

SW ¼ of Section 9, T. 18N., R 3E., B.M., being parts of Block 2, 5, and 6, vacated Lakeport Addition, Book 1, Page 16 of Plats. A PUBLIC HEARING.

DR-06-20

*Alpine Village
616 N. 3rd Street*

Steve Millemann representing Alpine Village Company c/o Michael Hormaechea: A request for design review approval to construct a mixed use project containing 4 building centered around a pedestrian mall on 4.9 acres. The proposed buildings contain 96 condominiums and approximately 31,000 sq. ft. of commercial space. The property is more particularly described as:

SW ¼ of Section 9, T. 18N., R 3E., B.M., being parts of Block 2, 5, and 6, vacated Lakeport Addition, Book 1, Page 16 of Plats. A PUBLIC HEARING.

SR-06-14

*AmericInn Hotel
8060 3rd Street*

Applications for scenic route approval to construct a three-story, 66 unit hotel with an indoor pool. The application outlines a future expansion area for 18 units. A PUBLIC HEARING.

DR-06-19

*AmericInn Hotel
8060 3rd Street*

Transcend Properties LLC: Applications for design review approval to construct a three-story, 66 unit hotel with an indoor pool. The application outlines a future expansion area for 18 units. A PUBLIC HEARING.

4. CONSENT AGENDA

ROS-06-17

310 Forest

John Griffith representing Frank Berria: A record of survey to adjust a property line because the garage was built over the existing property line. The property is more particularly described as:

Lots 3B and Lots 3C in Brundage Subdivision #2. NOT A PUBLIC HEARING.

**5. NEW BUSINESS
PRE-APPLICATION (CUP)**

2000 University Way

Jeffery King representing Jim Baker and Loren Macey: A pre-application meeting to discuss a conditional use permit to construct a guest house on the government leased lot. The property is more particularly described as:

Gov't Lot 1 of Section 4, T. 18N, R. 3E, B.M., Shown as Lot 2A on Record of Survey Filed in Book 2, Page 140, City of McCall, Valley County, Idaho. NOT A PUBLIC HEARING.

PRE-APPLICATION (SUB, ZON, DR)

426 & 428 Colorado Street and 218 Rio Vista Blvd.

Anthony Gabriell: A pre-application meeting to discuss a 21 to 27 unit project on 426 & 428 Colorado Street and a pre-application meeting to discuss the subdivision of 218 Ro Vista Blvd. property into 10 residential lots.

ZON-06-2 (requesting continuance to the October 3, 2006 meeting)

*Broken Ridge Commons
West Valley Road*

Johnson Architects for Broken Ridge Partners, LLC: A rezone application to rezone Lots 3 and Lots 3 within the Broken Ridge Commons along the north side of West Valley Road from the existing R8-Medium Density Residential to CC-Community Commercial zone to allow for mixed use buildings. The property is more particularly described as:

Lot 3 and Lot 4 of the Broken Ridge Common Subdivision. A PUBLIC HEARING.

CUP-06-18

*Mountain Life Church
14180 S. 3rd Street*

Larry Terherst representing Mountain Life Church: A conditional use permit to operate a pre-school and construct a 3 classroom addition. The CUP application is also to operate a coffee shop and bookstore within to serve the church parishioners. The property is more particularly described as:

28 IN E1/2 of the SE1/4 of Section 21, T. 18N, R. 3E, B.M., Valley County, Idaho. A PUBLIC HEARING.

SR-06-16

*Mountain Life Church
14180 S. 3rd Street*

Larry Terherst representing Mountain Life Church: A scenic route application to operate a pre-school and construct a 3 classroom addition to the existing building. The application is also to operate a coffee shop and bookstore within the church to serve the parishioners. The property is located along the Highway 55 scenic route. The property is more particularly described as:

28 IN E1/2 of the SE1/4 of Section 21, T. 18N, R. 3E, B.M., Valley County, Idaho. A PUBLIC HEARING.

DR-06-24

*Mountain Life Church
14180 S. 3rd Street*

Larry Terherst representing Mountain Life Church: A design review application to operate a pre-school and construct a 3 classroom addition. The application is

also to operate a coffee shop and bookstore within the church to serve the parishioners. The property is more particularly described as:

28 IN E1/2 of the SE1/4 of Section 21, T. 18N, R. 3E, B.M., Valley County, Idaho. A PUBLIC HEARING.

SR-06-10 (requesting continuance to the October 3, 2006 meeting)
210 W. Lake Street

McCall Design representing Dick Ennis: A scenic route application to relocate the home on 213 W. Lake Street to 210 W. Lake Street in expectation of constructing a new residence on the lake. The property is more particularly described as:

McCall Acreage Lot 36, Government Lot 5 of Section 8, T. 18N, R. 3E, B.M., McCall, Valley County, Idaho. A PUBLIC HEARING.

DR-06-32 (requesting continuance to the October 3, 2006 meeting)
2059 Plymouth Court

McCord Christianson: A design review application to build a 4,509 sq. ft. single family house to replace the existing cabin. The proposed house is in the Shoreline Environs Zone. The property is more particularly described as:

Amended Plat of Pilgrim Cove Subdivision, Lot 21, Block 1 in Government Lot 1 of Section 3 of T. 18N, R.3E of State Lease # R-5944-8. A PUBLIC HEARING.

DR-06-25, DR-06-26, DR-06-27, DR-06-28, DR-06-29, DR-06-30 & DR-06-31
Lots 18-24, Block 11 Townsite of Lardo
Pinedale Street

John McCarthy for Bridge Development: Design Review applications to build approximately 2200 sq. ft. single family houses on seven non-conforming lots. Four of the houses are proposed to be the submitted plan A and three of the houses are proposed to be the submitted plan B. The property is more particularly described as:

Lots 18-24, Block 11 Townsite of Lardo, McCall, Valley County, Idaho. A PUBLIC HEARING.

SUB-06-4
Crystal Blue
1604 Davis Avenue

Shawn Harriman representing Crystal Blue LLC: A request for final plat approval to convert apartments into condominiums totaling 29 units in 13 buildings. The property is more particularly described as:

Lots 1 and 2 of Section 9, T. 18N, R. 3E, B.M., City of McCall, Valley County, Idaho. NOT A PUBLIC HEARING.

5. OTHER

- Joint meeting with the Tree Commission
- Discussion of Title 3 and Title 9 Code Amendments

6. ADJOURNMENT