

**McCALL AREA
PLANNING AND ZONING COMMISSION**

**(Revised) Agenda
October 3, 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

-September 12, 2006

3. OLD BUSINESS

CUP-06-13 (requesting continuance to the December 5, 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 December 5, 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 December 5, 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 December 5, 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.

PRE-APPLICATION (CUP)

436 Ringle Street

John and Julie Ghio: A pre-application meeting to discuss the construction of a garage with a guesthouse above. The property is more particularly described as: Evergreen Terrace #3 Lot 76. NOT A PUBLIC HEARING.

DR-06-32

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.

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 97 market rate 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 97 market rate 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 97 market rate 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 97 market rate 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 97 market rate 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 97 market rate 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.

SUB-06-6

Woodsman Redevelopment
402 N. 3rd Street

Nystrom, Olson, and Collins representing Clearwater Lodging: A request for preliminary plat approval to construct an 84 unit condo hotel and 21, 428 sq. ft. of commercial space on 2.2 acres. The property is more particularly described as:

A portion of Lot 1, Block 2, Geelan Addition to McCall, Section 9 T. 18N, R. 3E, B.M., Valley County, Idaho. A PUBLIC HEARING.

PUD-06-2

Woodsman Redevelopment
402 N. 3rd Street

Nystrom, Olson, and Collins representing Clearwater Lodging: A request for general plan approval to construct an 84 unit condo hotel and 21, 428 sq. ft. of commercial space on 2.2 acres. The property is more particularly described as:

A portion of Lot 1, Block 2, Geelan Addition to McCall, Section 9 T. 18N, R. 3E, B.M., Valley County, Idaho. A PUBLIC HEARING.

CUP-06-16

Woodsman Redevelopment
402 N. 3rd Street

Nystrom, Olson, and Collins representing Clearwater Lodging: A request for conditional use permit approval to construct an 84 unit condo hotel and 21, 428 sq. ft. of commercial space on 2.2 acres. The proposed structure will be 29 feet in the eastern portion of the property and step back to 45 feet for a portion of the building on the western portion of the property. The property is more particularly described as:

A portion of Lot 1, Block 2, Geelan Addition to McCall, Section 9 T. 18N, R. 3E, B.M., Valley County, Idaho. A PUBLIC HEARING.

SR-06-11

Woodsman Redevelopment
402 N. 3rd Street

Nystrom, Olson, and Collins representing Clearwater Lodging: A request for scenic route approval to construct an 84 unit condo hotel and 21, 428 sq. ft. of commercial space on 2.2 acres along the 3rd Street Scenic Route. The property is more particularly described as:

A portion of Lot 1, Block 2, Geelan Addition to McCall, Section 9 T. 18N, R. 3E, B.M., Valley County, Idaho. A PUBLIC HEARING.

DR-06-13

Woodsman Redevelopment

402 N. 3rd Street

Nystrom, Olson, and Collins representing Clearwater Lodging: A request for design review approval to construct an 84 unit condo hotel and 21, 428 sq. ft. of commercial space on 2.2 acres The property is more particularly described as:

A portion of Lot 1, Block 2, Geelan Addition to McCall, Section 9 T. 18N, R. 3E, B.M., Valley County, Idaho. A PUBLIC HEARING.

SUB-06-5 (requesting continuance to the November 7, 2006 meeting)

Cross Bar Condominiums

Corner of Rio Vista Blvd. & Boydston 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 November 7, 2006 meeting)

Cross Bar Condominiums

Corner of Rio Vista Blvd. & Boydston 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 November 7, 2006 meeting)

Cross Bar Condominiums

Corner of Rio Vista Blvd. & Boydston 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.

ZON-06-2 (requesting continuance to the November 7, 2006 meeting)

Broken Ridge Commons

West Valley Road

Johnson Architects for Broken Ridge Partners, LLC: A rezone application to rezone Lots 2, 3 and 4 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 2, Lot 3 and Lot 4 of the Broken Ridge Common Subdivision. A PUBLIC HEARING.

4. CONSENT AGENDA

ROS-06-18

TBD Lenora Street

McCall's 1st Addition Lots 8 and 9, Block 14

Caitlin Gustafson: A record of survey application to combine two non-conforming lots into one lot. The resultant lot conforms to the underlying zone. The property is more particularly described as:

McCall's 1st Addition Lots 8 and 9, Block 14. NOT A PUBLIC HEARING.

ROS-06-19

3835 Warren Wagon Road

Jay Henry: A record of survey to split a parcel into 3 lots. The property is more particularly described as:

Lot 2 Rocky Hollow Cabin Sites. NOT A PUBLIC HEARING.

DR-06-33

*McCall Pet Outfitters
200 Lenora Street*

John Corcoran representing McCall Pet Outfitters & Supply, Inc.: A design review application for a commercial use to operate a retail pet supply store in an existing building, formerly the 'The Game Room.' The property is more particularly described as:

Amended Plat of McCall, Amended Tax No. 267 in Tract B & Lot 1 & all of Lot 2, Block 4. NOT A PUBLIC HEARING.

DR-06-35

130 Hubbard St.

Tom Schoonover representing Geoff & Anne Baker: A design review application for an 864 sq. ft. house with a 6 feet covered porch on a non-conforming lot. The property is more particularly described as:

Jasper Subdivision, Lot 16, Block C. NOT A PUBLIC HEARING.

DR-06-37

1502 Mill Road

Le Bennett representing Mill Park Condominiums: A design review application to construct a structure measuring 6' wide by 26' long with a height of 13' to enclose 8 refuse containers. The property is more particularly described as:

Mill Park Condominiums Units 1-8, Building A. NOT A PUBLIC HEARING.

**5. NEW BUSINESS
PRE-APPLICATION (SUB, CUP, SR, DR)**

Scandia Inn

Andy Olree: A pre-application meeting to discuss a site plan for a new development on the Scandia Inn property. NOT A PUBLIC HEARING.

PRE-APPLICATION (CUP, DR)

938 Strawberry Lane

Ronald and Nancy Bush: A pre-application meeting to discuss the construction of a 13'x50' foot building on the property to operate a day care/preschool facility. The proposed building is a pre-manufactured building to match the existing home. NOT A PUBLIC HEARING.

PRE-APPLICATION (CUP)

436 Ringle Street

John and Julie Ghio: A pre-application meeting to discuss the construction of a garage with a guesthouse above. The property is more particularly described as: Evergreen Terrace #3 Lot 76. NOT A PUBLIC HEARING.

DR-06-34

Aspen Village Sports Complex

1617 Davis Avenue

Kelly Patrick from Hansen-Rice representing the Aspen Village Condominium Association: A design review application for new athletic facility for Aspen Village Condominium Association. The proposed building will replace the original building which burned down in 2004. The building will be an exercise facility with a swimming pool, racquetball court, and basket ball court. The property is more particularly described as:

A portion of the NE1/4 of the NW1/4 of Section 10, T. 18N, R. 3E, B.M., Valley County, Idaho, more commonly referred to as Aspen Village Condominium Association. A PUBLIC HEARING.

5. OTHER

Village at Deer Forest – change “BBQ Park” to “Open Space Park”

6. ADJOURNMENT