

**McCALL AREA
PLANNING AND ZONING COMMISSION**

**(Revised) Agenda
November 7, 2006 –6:00 p.m.
McCall Golf Course
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 26, 2006 Minutes
-October 3, 2006 Minutes

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 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 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 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.

SUB-06-5

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

Kelly Kahrer from Rennison Fodrea 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. The property is more particularly described as:

NW 1/4 of the NW ¼ of Section 17, T. 18N, R3E, B.M., McCall, Valley County, Idaho. A PUBLIC HEARING.

PUD-06-1

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

Dion Zimmerman 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. The property is more particularly described as:

NW 1/4 of the NW ¼ of Section 17, T. 18N, R3E, B.M., McCall, Valley County, Idaho. A PUBLIC HEARING.

ZON-06-3

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

Dion Zimmerman representing Cross Bar LLC: An application for a rezone of the 4.5 acre parcel from R-1 Residential to R-8, Medium Density Residential. The property is more particularly described as:

NW 1/4 of the NW ¼ of Section 17, T. 18N, R3E, B.M., McCall, Valley County, Idaho. A PUBLIC HEARING.

SR-06-20

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

Dion Zimmerman representing Cross Bar LLC: An application for scenic route to construct a mixed use development consisting of 8 buildings along the Boydstun scenic route. Each proposed building will contain 2 retail spaces on the ground floor and 6 condominium units. The property is more particularly described as:

NW 1/4 of the NW ¼ of Section 17, T. 18N, R3E, B.M., McCall, Valley County, Idaho. A PUBLIC HEARING.

DR-06-14

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

Dion Zimmerman 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. The property is more particularly described as:

NW 1/4 of the NW ¼ of Section 17, T. 18N, R3E, B.M., McCall, Valley County, Idaho. A PUBLIC HEARING.

ZON-06-2

*Broken Ridge Commons (requesting continuance to the December 5, 2006 meeting)
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 3 and Lot 4 of the Broken Ridge Common Subdivision. A PUBLIC HEARING.

4. CONSENT AGENDA

ROS-06-20

Corner of Samson Trail and Fox Ridge Lane

Rod Skiftun representing Fox Ridge Group: A record of survey application to split one parcel into 4 half acre lots. The property is more particularly described as:

Parcel "A" of Fox Ridge, Book 10, Page 21 of Plats

ROS-06-21

313 W. Lake Street

Joel Droulard representing Max Eiden: A record of survey application to adjust the lot lines of 3 existing non-conforming lots to create 2 conforming lots. The property is more particularly described as:

McCall Acreage Tax No. 20-A in Government Lot 5 S8 T18N R3E.

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

PRE-APPLICATION (SUB, PUD, DR)

Reserve on the Payette River

Phil Feinberg representing Reserve on Payette River: A pre-application meeting to discuss a 24 unit planned unit development project on Payette River located on approximately 10 acres south of West Deinhard Lane.

PRE-APPLICATION (SUB, PUD, ZON, SR, DR)

1406 Warren Wagon Road

Steve Bock for Copper Canyon Development: A pre-application meeting to discuss a 24-26 unit condominium project on Warren Wagon Road. Units to be two stories, approximately 1200-1800 sq. ft., with 2-3 bedrooms and an enclosed garage. The property is more particularly described as:

McCall Acreage Tax#6 & 7 A in the NE Quarter of the NE Quarter, S7, T18 N., R 3E.

PRE-APPLICATION (ZON)

1405 Dawson Avenue

Michael I. Kiely: A pre-application meeting to discuss the possibility of a rezone from R-4 Low Density Residential to R-8 Medium Density Residential or R-16 High Density Residential. The property is more particularly described as:

McCall 1st Addition S. 180 feet of Block 25 Parcel A and B N. 120 feet of Block 25.

PRE-APPLICATION (CUP)

956 Flynn Lane

William and Barbara Willam: A pre-application meeting to discuss a conditional use permit to use an accessory dwelling unit as a guesthouse for vacation rentals. The property is more particularly described as:

A portion of Lot 6, Balshae Subdivision from Instrument No. 228819 of plats at page 93, Valley County, Idaho.

PRE-APPLICATION (ZON)

Clement Road

David Vincen representing Pauline Lamont: A pre-application meeting to discuss the possibility of a rezone from R-4 Low Density Residential to R-16 High Density Residential. The property is more particularly described as:

SE1/4 of the NE1/4 of Section 9, T. 18N., R. 3E, B.M., Valley County, Idaho.

PRE-APPLICATION (CUP, SR)

*McCall Donnelly School District
120 Idaho Street*

Design West Architects for the McCall-Donnelly School District: A pre-application meeting to discuss plans for a new elementary school. The site for the new school is undetermined at this time, but the proposed sites include property at Payette Lakes Middle School or a new site on West Valley Road.

VAR-06-1

1810 Crescent Drive

Design West Architects representing Bob McBirney: A variance application to construct an accessible route to the existing home in the setback from the lake

water pool shore contour. The access route will be connected to a caretakers dwelling and a garage that will be built in compliance with the required setbacks. The property is more particularly described as:

Amended Tax. #9 in Government Lot 1 of Section 5, T.18N, R. 3E, B.M.,
Valley County, Idaho.

CUP-06-19

2000 University Lane

James Baker and Loren Macey: A conditional use permit application to construct a 1676 sq. ft. accessory structure with living quarters above. The property is more particularly described as:

Lot 2A Peninsula Land Government Lot 1, Valley County, Idaho.

DR-06-38

2000 University Lane

James Baker and Loren Macey: A design review application to construct a 1676 sq. ft. accessory structure with living quarters above. The property is more particularly described as:

Lot 2A Peninsula Land Government Lot 1, Valley County, Idaho.

SUB-06-8

The Timbers Condominiums

1305 Ponderosa Street

John Hucks representing Bogie Properties, LLC: Applications for preliminary plat for the conversion of 17 existing apartments to condominiums. The conversion does not involve any structural changes or additional units. The property is more particularly described as:

SE 1/4 of the NE1/4 of Section 9, T.18N, R. 3E, B.M., City of McCall,
Valley County, Idaho.

CUP-06-20

The Timbers Condominiums

1305 Ponderosa Street

John Hucks representing Bogie Properties, LLC: Application for a conditional use permit for the conversion of 17 existing apartments to condominiums. The conversion does not involve any structural changes or additional units. The property is more particularly described as:

SE 1/4 of the NE1/4 of Section 9, T.18N, R. 3E, B.M., City of McCall,
Valley County, Idaho.

DR-06-36

The Timbers Condominiums

1305 Ponderosa Street

John Hucks representing Bogie Properties, LLC: Application for design review of a conversion of 17 existing apartments to condominiums. The conversion does not involve any structural changes or additional units. The property is more particularly described as:

SE 1/4 of the NE1/4 of Section 9, T.18N, R. 3E, B.M., City of McCall, Valley County, Idaho.

SUB-05-5

Lick Creek Meadows, Phase 2

Scott Findlay: A final plat application for a subdivision containing 75 lots and 2 pocket parks. The property is more particularly described as:

SW 1/4 of the SE 1/4 and the W 1/2 of the SE 1/4 of the SE 1/4 of Section 3, T. 18 N., R. 3 E., B.M., City of McCall, Valley County, Idaho.

SUB 05-6

Aspen Ridge Phase 3

Amy Pemberton: A final plat application for 85 units as part of the Spring Mountain Ranch PUD. The property is more particularly described as:

NE 1/4 of Section 10, T. 18N, R. 3E, B.M., City of McCall, Valley County, Idaho.

5. OTHER

Reconsideration of DR-06-32

Andy Laidlaw has requested that the application for DR-06-32 be reconsidered due to the similarity of the plans submitted and approved with an existing house on Payette Lake.

Code Amendment Update

An update on the code amendment motion made by the Commission at the Oct. 24 meeting as it relates to the wording of the motions and time table of current and future amendments.

6. ADJOURNMENT