

**McCALL AREA
PLANNING AND ZONING COMMISSION**

**(Revised) Agenda
December 5, 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

-October 24, 2006 Minutes
-November 7, 2006 Minutes

3. OLD BUSINESS

CUP-06-13, SR-06-4, DR-06-1 (requesting continuance to the January 9, 2007 meeting)

*Colorado Street Apartments
415 N. 3rd Street*

Bob Hunt: The applicant is proposing to construct an apartment project 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-06-18 (requesting continuance to the January 9, 2007 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, PUD-06-1, ZON-06-3, SR-06-20, DR-06-14

Cross Bar Condominiums (requesting continuance to the January 9, 2007 meeting)

Corner of Rio Vista Boulevard & Boydstun Street

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.

ZON-06-2

Broken Ridge Commons (requesting continuance to the January 9, 2007 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.

SUB-06-8, CUP-06-20, DR-06-36

The Timbers Condominiums (requesting continuance to the January 9, 2007 meeting)
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. A PUBLIC HEARING.

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. NOT A PUBLIC HEARING.

4. CONSENT AGENDA

All matters which are listed within the consent section of the agenda have been distributed to each member of the McCall Area Planning & Zoning Commission for reading and study. Items listed are considered routine by the Commission and will be enacted with one motion unless a Commission Member specifically requests it to be removed from the Consent Agenda to be considered separately. Staff recommends approval of the following items:

DR-06-39

1379 Lick Creek Road

Matt Anthony representing Greg Hoyt: A design review application for a 1481 sq. ft. accessory structure that includes a two car garage with 2 bedrooms above.

The property is located in the Shoreline zone and more particularly described as:
Government Lot 3 of Section 2, T. 18N, R. 3E, B.M, Valley County, Idaho.
NOT A PUBLIC HEARING.

DR-06-41

2167 Eastside Drive

McCall Design and Planning representing Richard Holm: A design review application to re-erect an all steel 1935 fire look-out tower that stands 22 feet high with a 7x7 ft. observation area. The property is located in the Shoreline Environs zone and more particularly described as:

Harris Cove Subdivision North Part of Lot #9. NOT A PUBLIC HEARING.

DR-06-42

323 N. 3rd Street

Michael David representing the Valley Adams Regional Housing Authority: A design review application to install a 2'x2' sign on a bracket at the southwest corner of the building. The property is more particularly described as:

Geelan Addition Tax #97 in Lot 1 Block 1. NOT A PUBLIC HEARING.

5. NEW BUSINESS

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

Cross Bar Condominiums (requesting continuance to the January 9, 2007 meeting)

Corner of Rio Vista Boulevard & Boydstun Street

Clayn Snoderegger representing Cross Bar LLC: A pre-application meeting to discuss a revised site plan for a mixed use development consisting of 8 buildings on 4.5 acres. NOT A PUBLIC HEARING.

PRE-APPLICATION (VAC)

Alley between Roosevelt Street and McCall Avenue

Roger Millar representing the McCall Redevelopment Agency: A pre-application meeting to discuss the vacation of an alley between Roosevelt Street and McCall Avenue located in the Central Business District zone. NOT A PUBLIC HEARING.

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 the Payette River located on approximately 10 acres south of West Deinhard Lane. NOT A PUBLIC HEARING.

PRE-APPLICATION (CUP, DR)

460 Krahn Lane

Jim and Robin Lester: A pre-application meeting to discuss the construction of a storage facility and office space. The property is more particularly described as:

A parcel of land in the SE1/4 of the SE1/4 of Section 16, T. 18N, R. 3E., B.M. Valley County, Idaho. NOT A PUBLIC HEARING.

PRE-APPLICATION (SR, DR)

213 W. Lake Street

Richard W. Ennis: A pre-application meeting to discuss the construction of a single family house located on the West Lake Street scenic route and in the Shoreline overlay zone. The property is more particularly described as:
McCall Acreage Tax # 13 in Govt Lot 5 of Section 8, T. 18N, R3E also known as Lot 12 Block J Survey. NOT A PUBLIC HEARING.

PRE-APPLICATION (CUP)

1406 Ponderosa Street

Melanie Brassfield representing Joni Olson: A pre-application meeting to discuss the construction of a two family dwelling unit on the property in the R4 zone. The property is more particularly described as:
McCall Acreage Tax # 65 & 66 in the SE1/4 of the NE1/4 of Section 9, T. 18N, R. 3E, B.M., McCall, Valley County, Idaho. NOT A PUBLIC HEARING.

PRE-APPLICATION (DR)

Riverside Subdivision Block 1, Lots 1, 2, 3, 4 and 5

Donald R. Hardy representing DC-3 LLC: A pre-application meeting to discuss the construction of a warehouse style building with boat shop and storage for McCall Boat Works. The property is located in the Industrial zone. NOT A PUBLIC HEARING.

PRE-APPLICATION (CUP, DR)

1304 Boydston Lane

Molly Hardy and Donald R. Hardy: A pre-application meeting to discuss a request for a conditional use permit for a boat repair, storage, and restoration shop for McCall Boat Works. The property is located in the R-4 zone and service retail businesses require a conditional use permit. The property is more particularly described as:
NE1/4 of the NE1/4 of Section 7, T. 18 N. R. 3E, B.M., City of McCall, Valley County, Idaho. 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 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

6. ADJOURNMENT