

**McCALL AREA
PLANNING AND ZONING COMMISSION**

**(Revised) Agenda
January 9, 2007 –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

-December 5, 2006 Minutes

3. OLD BUSINESS

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:

ROS-06-24

200 Colorado Street

Chad Olsen: A record of survey application to split the property into two parcels in the R-8 zone. The property is more particularly described as:

McCall Acreage Tax # 419 SE1/4 SW1/4 of Section 19, T. 18N., R. 3E.,
B.M. City of McCall, Valley County, Idaho. NOT A PUBLIC HEARING.

ROS-06-25

685 Knights Road

Mark McClellan and Anne MacDonald: A record of survey application to combine two lots into one parcel in the R-1 zone. The property is more particularly described as:

Getaway Pines Subdivision Lot 3 and Lot 4, Valley County, Idaho. NOT A PUBLIC HEARING.

ROS-06- 26

210 Ernesto Drive

Katherine S. Wilcomb-Menten: A record of survey application to combine two lots into one parcel in the R-4 zone. The property is more particularly described as:

Rio Vista Subdivision #5 Lots 11 & 12, City of McCall, Valley County,
Idaho. NOT A PUBLIC HEARING.

ROS-06-27

Corner of Fir Street and Louisa Street

Joe and Sonia Wright: A record of survey application to reconfigure the lot lines of three non-conforming lots in the R8 zone. The current lots are 30 ft. wide and 122 ft. deep. The property is more particularly described as:

Lots 15, 16, and 17 Block 5, McCall's 1st Addition. NOT A PUBLIC HEARING.

DR-07-2

411 S. 3rd Street

Durena Schoonover representing Mark Colafranceschi: A design review application for a 4'x5' new sign on the existing sign structure and a building sign change from "Fireplace" to "Market & Wine" in the Community Commercial zone. The property is more particularly described as:

McCall Acreage Tax #93 in the S1/2 of the SE1/4 of Section 16, T. 18N, R3E, McCall, Valley County, Idaho. NOT A PUBLIC HEARING.

5. PRE-APPLICATION MEETINGS

Per MCC 3.15.02, the applicant will present to the administrator and commission, in a scheduled meeting, but a nonpublic hearing, a preliminary development plan for review and discussion. All materials to be reviewed and discussed shall be provided, or be available, to commission members at a regular scheduled meeting of the commission.

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 (SR, DR)

1101 N. 3rd Street

McCall Design representing the Depot Company: A pre-application meeting to discuss the construction of a 1,500 sq. ft. commercial building on the Hotel McCall parcel. The property is more particularly described as:

Carey Subdivision Lot 1, McCall, Valley County, Idaho. NOT A PUBLIC HEARING.

PRE-APPLICATION (CUP)

417 and 423 Virginia Boulevard

Christopher M. Connolly: A pre-application meeting to discuss the construction of an accessory dwelling structure. The property is more particularly described as:

Jacobs Manor Lots 40 and 41, McCall, Valley County, Idaho. NOT A PUBLIC HEARING.

PRE-APPLICATION (CUP)

250 N. Mission Street

Susan Ulrich representing Our Savior Lutheran Church: A pre-application meeting to discuss the construction of a new church on a 4.19 acre parcel. The property is more particularly described as:

SE 1/4 NW 1/4 of Section 17 and SW1/4 NW 1/4 of Section 18, T.18N., R. 3E., B.M., City of McCall, Valley County, Idaho. NOT A PUBLIC HEARING.

PRE-APPLICATION (SR, DR)

805 Sorrel Court

Scott Devon representing Wyndham Vacation Ownership: A pre-application meeting to discuss the expansion of the existing check-in, recreation and laundry building and the construction of a new maintenance and storage garage. The property is more particularly described as:

NW 1/4 SE 1/4 of Section 10, T. 18N., R. 3E., B.M., City of McCall, Valley County, Idaho. NOT A PUBLIC HEARING.

PRE-APPLICATION (SR, DR)

300 Deinhard Lane

Dan Scott for McCall Aviation, Inc.: A pre-application meeting to discuss the construction of a 120' by 120' commercial hanger building and a 40' by 40' commercial lobby/office space in the industrial zone. The project includes 60 parking spaces and landscaping. The property is more particularly described as:

FBO 1 at McCall Airport. NOT A PUBLIC HEARING.

PRE-APPLICATION (VAR)

1618 E. Lake Street

LeGrand Bennett representing Patti and Tom Gay: A pre-application meeting to discuss the demolition of an existing residence and construction of a new residence within the 50' high water setback from Payette Lake. The proposed variance is to allow the encroachment within the 50' high water setback and to exceed the lot coverage requirements. The property is more particularly described as:

Block 2, Lot 3 of the Sunset Subdivision. NOT A PUBLIC HEARING.

PRE-APPLICATION (CUP)

400 N. Mission Street

Mike Churchill representing Idaho Regular Baptist Bible Camp (Camp Pinewood): A conditional use permit to operate a retreat and conference center on weekends only in the former 'Country-Care Assisted Living' property. No exterior building changes are proposed and parking spaces will be provided at Camp Pinewood. The property is more particularly described as:

S1/2 of Lot 13, All of Lot 14, Mission Subdivision, Valley County, McCall, ID. NOT A PUBLIC HEARING.

6. NEW BUSINESS

DR-06-44

1100 Warren Wagon Road

Kevin McKee representing M Resorts: A request for design review approval for the construction of a 2,438 sq. ft. addition to a 7,860 sq. ft. single family house. The property is located in the Shoreline Environs zone and is more particularly described as:

McCall Acreage North Easterly part of Tax # 271 and Gov't. Lot 2 of Section 8, T. 18N, R. 3E, McCall, Valley County, Idaho. A PUBLIC HEARING.

CUP-06-22, SR-06-23, DR-06-43

3751 Eastside Drive

Heather Friedrichs of McCall Design representing John Danhaki: A request for a conditional use permit, scenic route, and design review approval for the construction of a 2,377 sq. ft. an accessory storage barn. The property is more particularly described as:

Tax # 1 in Gov't Lot 1 in the NW 1/4 of NE 1/4 of Section 23 of T. 19N, R. 3E, Valley County, Idaho. A PUBLIC HEARING.

DR-06-45

1389 Ford Drive

Heather Friedrichs of McCall Design representing Sam and Jamie Gibson: A request for design review approval for the construction of a 5,133 sq. ft. single family house. The property is located in the Shoreline Environs zone and is more particularly described as:

Tax # 28 in Gov't. Lot 1 in Section 35, T. 19N, R. 3E, Valley County, Idaho. A PUBLIC HEARING.

SR-06-24, DR-06-46

995 Westshore Place

Heather Friedrichs of McCall Design representing Jeff Stoddard: A request for scenic route and design review approval for the construction of a 2,882 sq. ft. recreational storage with a single family house above. The property is located in the Shoreline Environs zone and is more particularly described as:

Jew's Harp Jack Lot #14. A PUBLIC HEARING.

5. OTHER

- Nomination of Chairperson of the Planning and Zoning Commission
- Timeline of code amendments
- Update on code enforcement and current planning projects

6. ADJOURNMENT