

McCALL AREA PLANNING AND ZONING COMMISSION

Agenda

February 6, 2007 –6:00 p.m.

McCall Golf Course

925 Fairway Drive

McCall, Idaho

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

1. **CALL TO ORDER AND ROLL CALL**

2. **REVIEW & APPROVAL OF MINUTES**
-January 9, 2006 Minutes

3. **OLD BUSINESS**
SUB-06-8, DR-06-36
The Timbers Condominiums
1305 Ponderosa Street

Bogie Properties, LLC: Applications for preliminary and final plat, conditional use permit and design review for the conversion of 17 existing apartments to condominiums. The conversion does not involve any structural changes or additional units. The property is located in the R-8 zone and 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-06-5, PUD-06-1, ZON-06-3, SR-06-20, DR-06-14
Cross Bar Condominiums
Corner of Rio Vista Boulevard & Boydstun Street

Clayn Snoderegger representing Cross Bar LLC: Applications for preliminary plat, general plan, rezone, scenic route and design review to construct a mixed use development consisting of 8 buildings on 4.5 acres. Each proposed building contains 2 retail spaces (on the ground floor) and 6 condominium units. The property is currently zoned R-1 and the application proposes a rezone to the R-16 zone. The property is more particularly described as:

NW 1/4 of the NW 1/4 of Section 17, T. 18N, R. 3E, B.M., McCall, Valley County, Idaho. A PUBLIC HEARING.

Continuation of Ordinance 828

The City of McCall is proposing the establishment of an interim moratorium to be known as Ordinance 833 for purpose of providing for the continuance of ordinance number 828, which established a moratorium to provide that there is an immediate need for community housing and to provide for a moratorium on all residential subdivision and residential building permit applications within the City of McCall with certain exceptions and exemptions.

This interim moratorium action is continued because the McCall City Council finds that an imminent peril to the public, health safety and welfare exists caused by the inability to provide a reasonable supply of community housing made necessary by new residential growth. If the City of McCall proceeds forth with the initiation of this interim moratorium it would take effect on or before March 29, 2007 and continue for a period of 182 days.

SUB-05-4 Final Plat Minor Amendment

Greystone Village Phase 3

Carol Coyle representing the City of McCall: Per MCC 9.2.07 (K), a request for a final plat amendment to include a recorded stormwater easement and remove references to CC&Rs of other phases of Greystone Village that are not applicable to Phase 3. 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:

ROS-07-1

226 Industrial Loop

Joel Droulard representing Tom Meckel and Dan Place: A request for a record of survey to create 3 lots from a 1.187 acre parcel on Deinhard Lane in the Industrial zone. The property is more particularly described as:

A parcel on the SW1/4 of the NW ¼ of Section 17, T. 18. N., R. 3E., B.M.,
City of McCall, Valley County, Idaho. NOT A PUBLIC HEARING.

DR-07-4

Waffles-n-More

John Tatsey: A request for design review approval for a restaurant called "Waffles-n-more in the Community Commercial zone. The applicant is proposing two permanent signs located on the existing building. NOT A PUBLIC HEARING.

DR-07-5

*122 E. Lake Street
Floors 4 You*

Lynn Rasmussen representing Floor 4 You: A request for design review approval for a retail store that sells flooring such as carpet, tile and wood in the Community Commercial zone. 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 (DR)

506 & 508 Lenora Street

Carol Coyle representing the City of McCall: A pre-application meeting to discuss a community housing project on the two non-conforming lots in either the form of 2 townhomes with a shared wall or 2 single family homes. The property is more particularly described as:

McCall's First Addition Lots 5 & 6 Block 13.

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.

PRE-APPLICATION (ZON, SUB, DR)

TBD Louisa Street (between Wooley & Fir Street)

Andy Laidlaw from McCall Design representing Advanced Properties: A pre-application meeting to discuss a proposed rezone from R-8 to R-16 and a subdivision for a 7 unit condominium project on approximately .46 acres. The property is more particularly described as:

Lots 18-23, McCall's First Addition.

PRE-APPLICATION (CUP)

1306 Warren Wagon Road

Joseph Hill: A pre-application meeting to discuss a proposed 2,600 sq. ft. guesthouse in the R-4 zone. The property is more particularly described as:

Recorder's Plat Gov't Lot 1, Section 8, T. 18N., R. 3E, Lot 2, Block 3.

5. NEW BUSINESS

CUP-07-1, SR-07-1, DR-07-1

McCall-Donnelly School

111 S. Samson Trail

Bill Hamlin of Design West Architects representing the McCall-Donnelly School District: A request for a conditional use permit, scenic route, design review approval for the construction of a new elementary school on the property adjacent to the existing Payette Lakes Middle School. The initial phase includes a facility of 60,000 sq. ft. with a planned future classroom addition of 10,000 sq. ft. The property is located in the R-4 zone and more particularly described as:

A parcel of land situated in the S 1/2 of the NW1/4 of Section 15, T. 18N., R 3E., B.M., Valley County, Idaho.

DR-06-47

1324 Hearthstone Court

Matt Anthony of McCall Design representing Hearthstone: A request for design review approval to construct an operations center, mechanical room, storage area, outdoor pool, bathroom and changing area for pool patrons. The property is more particularly described as:

Hearthstone Townhomes Lot 33, McCall, Valley County, Idaho. A PUBLIC HEARING.

CUP-06-24

956 Flynn Lane

William & Barbara Ryan: A request for conditional use permit to allow an accessory dwelling unit on a .448 lot per MCC 3.3.02. The property is located in the R-4 zone and more particularly described as:

A portion of Lot 6, Balshae Subdivision. A PUBLIC HEARING.

CUP-06-23, DR-06-48

1306 & 1308 Roosevelt Avenue

Mike & Karen Maciaszek: A request for a conditional use permit and design review approval to construct a mixed use building with commercial on the ground floor and a residence above. The property is located in the Central Business zone and more particularly described as:

Block 9, Lot 15, and 16, Northerly 8' of Lot 17, McCall's First Addition. A PUBLIC HEARING.

DR-06-49

317 N. 3rd Street

Robert Collins: A request for design review approval to construct a 7,500 sq. ft. auto body shop with attached equipment room. The property is located in the Community Commercial zone and more particularly described as:

A parcel of land situated in Lots 2 and 3, Block 1 Geelan Subdivision Addition to the City of McCall, Valley County, Idaho. A PUBLIC HEARING.

6. OTHER

- Update of Tree ordinance

7. ADJOURNMENT