

**McCALL AREA
PLANNING AND ZONING COMMISSION**

Agenda

**March 20, 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**

- 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-06-23

815 Pinedale Street

Cynthia Belec & Scott Clinger: A record of survey application to combine five non-conforming lots into a 112 ft. x 178 ft. lot. The property is zoned B-Residential, and is more particularly described as:

Block 11, Lots 13- 24, Lardo Subdivision, adjacent Tax No. 213. NOT A PUBLIC HEARING.

ROS-07-2

413 N. 3rd Street

Joel Droulard representing Laxmi Corporation: A record of survey application to create two parcels from the existing 3.26 acre parcel the Best Western Motel is located on, in which the new parcel to the East will be 0.893 acres with 76 feet of frontage on Colorado Street, and the other parcel will be 2.37 acres and the existing parking will not be impacted. The property is zoned Community Commercial and is more particularly described as:

A parcel commencing at the 1/4 corner common to Sec. 9 & 16, T18N, R3E, BM, Valley County, Idaho. NOT A PUBLIC HEARING.

ROS-07-03

Kings Pines II Lot 5

Hans Nederend: A record of survey application to split Lot 5 in Kings Pines Estates II to be divided equally between Lots 4 and 6. The property is more particularly described as:

Kings Pines Estates II, Lot 5, McCall, Valley County, Idaho. NOT A PUBLIC HEARING.

ROS-07-04

TBD-East of McCall Municipal Airport

Brian O'Morrow representing Airport Ventures, LLC: A record of survey application to create four (4) parcels out the seventy-five (75) acre parent parcel. The property is more particularly described as:

E1/2 NW1/4 Sec. 21, T18N, R3E BM, McCall, Valley County, Idaho. NOT A PUBLIC HEARING.

5. NEW BUSINESS

DR-07-19

315 N. 3rd Street

Michael Moir, NAPA Auto Parts: A design review application to relocate an existing NAPA sign from 314 N. 3rd Street to 315 N. 3rd Street. The property is in the Commercial zone. NOT A PUBLIC HEARING.

DR-07-12

210 N. 3rd Street

Bob Hunt: A design review application for the new sign at the Western Mountain Lodge. The property is located in the Community Commercial zone. NOT A PUBLIC HEARING.

6. 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, SR)

210 North 3rd Street

Stephen Elliot representing Robert A. Hunt: A pre-application for scenic route and design review to discuss Phase II of the Hunt Lodge. This project consists of a separate building that will include an additional 30 guest rooms and meeting rooms. The new building would be located to the south behind the existing Hunt Lodge, and the materials and colors would match the Hunt Lodge. The property is zoned Community Commercial, and is more particularly described as:

McCall Acreage, Tax No. 149 in the SE ¼ of the NW ¼ in T18N, R3E, S16.McCall, Valley County, Idaho. NOT A PUBLIC HEARING.

PRE-APPLICATION (DR,SR)

204 N. 3rd Street

Stephen Elliot representing Robert A. Hunt: A pre-application for scenic route and design review to discuss a new 2 story, 47 guest room hotel. This project will not be associated with the Hunt Lodge, but is to be located on the parcel directly south of the Hunt Lodge. The property is zoned Community Commercial, and is more particularly described as:

McCall Acreage, Tax No. 32A6 & 32B in the SE of the NW S16, T18N, R3E 1.055 acres. NOT A PUBLIC HEARING.

PRE-APPLICATION (ZON)

903 West Lake Street

David Gossett: A pre-application to discuss the rezoning of property that is currently zoned community commercial, in order to construct residential apartments. The property is zoned Community Commercial and is more particularly described as:

SE1/4 NE1/4 Sec. 7, T18N R3E, BM, McCall, Valley County, Idaho. NOT A PUBLIC HEARING.

PRE-APPLICATION (VAR)

2460 Sharlie Lane

Claire Remsberg representing Allen Derr and Judy Peavey-Derr: A pre-application for a variance to discuss the restoration of an existing 1920's log cabin, including a new foundation and exterior log restoration, and replacement of a 1970's-era problematic addition with new construction of two stories and a basement. The property is zoned R-4, and is more particularly described as:

Amended Payette Lake Cottage Sites, Ammended. Lot 219, McCall, Valley County, Idaho. NOT A PUBLIC HEARING.

PRE-APPLICATION (SR, DR)

313 West Lake Street

Brent Loveless representing Max Eiden, Eiden Properties, LLP: A pre-application to discuss replacing an existing dwelling with a new single family dwelling. The property is zoned R-4, and is more particularly described as:

Lot 5, Sec. 8, T18N, R3E, Boise Meridian, City of McCall, Valley County, Idaho. NOT A PUBLIC HEARING.

PRE-APPLICATION (CUP)

400 Elo Road

Steve Simmons representing the Church of Latter Day Saints: A pre-application for conditional use permit to discuss expanding the existing building and adding parking. The property is zoned County R-1, and is more particularly described as:

T18N, R3E, Section 21 Tax No. 12 in the SE ¼ of the NE ¼, McCall, Valley County, Idaho. NOT A PUBLIC HEARING.

PRE-APPLICATION (DR)

140 & 150 Commerce Street

Roger Foster representing A-1 Heating & Air Conditioning: A pre-application to discuss the construction of a 6,888 sq. ft. office/warehouse (phase 1) on Lots 28 & 29 in the Payette Lakes Commercial Center. The project consists of a wood sided office with an attached, engineered metal warehouse, and developed parking. The property is zoned Industrial, and is more particularly described as:
Lots 28 & 29, Payette Lakes Commercial Center, McCall, Valley County, Idaho. NOT A PUBLIC HEARING.

PRE-APPLICTION (SR)

4098 Warren Wagon Road

Le Bennett representing Adelia Simplot: A pre-application for a scenic route to discuss the construction of a 1,089 sq. ft., two level accessory dwelling adjacent to an existing single family dwelling. The property is zoned R-4, and is more particularly described as:

Lot 193, Deadhorse Creek Cottage Sites, McCall, Valley County, Idaho.
NOT A PUBLIC HEARING.

PRE-APPLICATION (ZON)

116 & 118 E. Lake Street / 113 & 115 E. Park Street

Steve Minor representing The Lake Street Company, LLC: A pre-application to discuss modifying or changing the zoning from R-8 Medium Density Residential zone to Central Business District, to allow for a mixed use project. The property is zoned R-8, and is more particularly described as:

116 & 118 E. Lake: Williams Mayfield Addition, Lot 10 Blk 1 & Lot 11 Blk
113 E. Park: McCall Acreage Tax No. 180 in Gov't lot 4. T18N,R3,ES9
115 E. Park: McCall Acreage Tax No. 179 in Gov't lot 4. T18N,R3E,S9
McCall, Valley County, Idaho. NOT A PUBLIC HEARING.

PRE-APPLICATION (SR)

101 E. Lake Street

McCall Design representing Crystal Beach Condominiums: A pre-application to discuss the removal of an existing building and using the site for parking and snow storage, and replacing an existing fence and enclosing the new site. The property is zoned Commercial and R-8, and is more particularly described as:
Crystal Beach Condominiums. NOT A PUBLIC HEARING.

PRE-APPLICATION (SR, DR)

1664 Warren Wagon Road

Doug Bodine: A pre-application to discuss the construction of a single family residence on a non-conforming lot on the Scenic Route. The property is zoned R-4, and is more particularly described as:

Payette Lakes Club, Lot 1, Group C. McCall, Valley County, Idaho. NOT A PUBLIC HEARING.

PRE-APPLICATION (SR, DR)

209 N. 3rd Street

George and Bonnie Bertram: A pre-application to discuss the construction of an addition to the east side of the existing building, and to enclose an existing receiving room. The property is zoned Community Commercial, and is more particularly described as:

SE4, NW4, S16, T18N, R3E, McCall, Valley County, Idaho. NOT A PUBLIC HEARING.

7. ADJOURNMENT