

McCALL AREA PLANNING AND ZONING COMMISSION

(Revised) Agenda
April 3, 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

-March 6, 2007 Minutes
-March 20, 2007 Minutes

3. OLD BUSINESS

SUB-06-5, PUD-06-1, ZON-06-3, SR-06-20, DR-06-14 (Application continued from the March 6, 2007 meeting.)

*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.

SUB-07-1, PUD-07-1 (Application continued to the May 1, 2007 meeting.)

*Cathedral Pines
517 First Street*

Rita Slack representing Cathedral Pines: Preliminary plat and planned unit development applications for a 38 condominium unit project on 6.2 acres. The project is located between the City bike path, 1st street and Colorado Street. The property is located in the R-8 zone and more particularly described as:

SW 1/4 of the SW 1/4 of Section 9, T. 18N, R. 3E, B.M., Valley County Idaho. A PUBLIC HEARING.

SUB-07-2, PUD-07-2 (Application continued to the May 1, 2007 meeting.)

*Reserve on Payette
260 W. Deinhard Lane*

Phil Feinberg representing The Reserve on Payette LLC: Preliminary plat and planned unit development applications for six single family lots along the Payette River and 20 condominium units located on the western portion of the 10 acre property. The property is located in the R-8 and R-1 zone and more particularly described as:

A portion of Govt. Lots 3 & 7, Section 17, T. 18 N., R 3E, B.M., City of McCall, Valley County, Idaho. A PUBLIC HEARING.

ZON-07-1 (Application continued from the March 6, 2007 meeting.)
McCall Municipal Airport

John Anderson representing the McCall Municipal Airport: A rezone request to remap the McCall Airport from the current Industrial zone to the Airport zone consistent with MCC 3.6.04. A PUBLIC HEARING.

DR-07-8 (Application continued from the March 6, 2007 meeting.)
312 Samson Court

Robert F. Burnop III representing Eagle River Landscapes: A design review application to operate a landscaping nursery to sell tree, plants, and landscape supplies. The property is located in the Community Commercial zone and more particularly described as:

SE1/4 of the SE1/4 of Section 16, T. 18N, Range 3E, B.M., Valley County, Idaho. A PUBLIC HEARING.

CUP-07-2 (Application continued from the March 6, 2007 meeting.)
407 S. 3rd Street

David T. Clutter: A request for a conditional use permit to operate an existing motorcycle repair shop per MCC 3.4.02. The property is located in the Community Commercial zone and more particularly described as:

McCall Acreage Tax # 57A-3 in the SW 1/4 of Section 16, T. 18N, R. 3E, B.M., McCall, Valley County, Idaho. 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-07-10
2005 Warren Wagon Road

Mark Hagerty: Applications for scenic route and design review to construction of a single family house located on the Warren Wagon scenic route. Design review is required because the house exceeds 3,500 sq. ft. The property is more particularly described as:

Lot 1, Block 5, Pine Crest Addition, McCall, Valley County, Idaho. NOT A PUBLIC HEARING.

DR-06-50
1664 Warren Wagon Road

Doug Bodine: Application for design review to 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.

DR-07-20

125 Commerce Street

David Armstrong: A design review application for a two faced multi business sign and other building signage. The property is located in the Industrial zone and more particularly described as:

Lot 6 Payette Lake Commercial Center, McCall, Idaho. NOT A PUBLIC HEARING.

5. PRE-APPLICATIONS

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.

**6. NEW BUSINESS
CUP-07-4, DR-07-7**

*Camp Pinewood
400 N. Mission Street*

Mike Churchill representing Idaho Regular Baptist Bible Camp (Camp Pinewood): Applications for a conditional use permit for the operation of 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, Idaho. A PUBLIC HEARING.

ZON-07-02, SUB-07-3, PUD-07-3, CUP-07-5, SR-07-5

*Cattail Ridge
W. Lake Street*

Jim Fronk from Secesh Engineering representing Advanced Properties: Applications for preliminary plat and plan, rezone, conditional use permit, scenic route for a 44 residential unit project on a 18.26 acre parcel. The project is comprised of 9 single family lots, 12 townhouse units, 21 condominiums, a mixed use building with 2 residential units, 6.31 acres of open space, and trail system. The property is currently zoned R-1 and is requesting R-4 Low Density Residential zone change. The property is more particularly described as:

A parcel in the W1/2 NW1/4, Section 7, T. 18N, R3E, B.M., City of McCall, Valley County, Idaho. A PUBLIC HEARING.

5. OTHER

6. ADJOURNMENT