

**McCALL AREA
PLANNING AND ZONING COMMISSION**

Agenda

**April 30, 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. 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.

PRE-APPLICATION (CUP)

1306 Warren Wagon Rd.

Joseph Hill: A pre-application to discuss a conditional use permit to construct a 2600 sq. ft. two story log cabin guest house above a 3 car garage and storage area. The property is zoned R-4 and is more particularly described as:

Recorded Plat Gov't lot 1, S8 T18N R3E Lot 2 BLK 3. NOT A PUBLIC HEARING.

PRE-APPLICATION (CUP, SR, DR)

201 N. 3rd Street

David Eaton representing Brundage Mountain Air, Inc.: A pre-application to discuss moving an existing business across the street into a temporary office. The property is zoned Community Commercial, and is more particularly described as:

Bill's Trailer Park located on McCall Acreage Tax No. 31 in the SE Corner NE Corner. NOT A PUBLIC HEARING.

PRE-APPLICATION (DR)

501 N. 3rd Street

David Henderson and Aram Stoney for Clearwater: A pre-application for design review to discuss the creation of a temporary show room for the Woodsman Redevelopment. The property is zoned Community Commercial, and is more particularly described as:

McCall Acreage Tax Tax # 249-B & 250 in the SE of the SW S9,T18N,R3E , Valley County, Idaho. NOT A PUBLIC HEARING.

PRE-APPLICATION

Hwy 55 & Krahn Lane

Tom King: A pre-application to discuss a conditional use permit, design review, and scenic route to sub-divide and develop the five acre parcel for commercial retail use and residential apartments. The property is zoned Commercial and is more particularly described as:

SW1/4 SE1/4, SECT. 16, T18N, R3E, B.M., Valley County, Idaho. NOT A PUBLIC HEARING.

PRE-APPLICATION

3rd Street & Sunset

Jeremy Fredrichs for Bill Carter: A pre-application to discuss design review, scenic route, and subdivision applications to create a series of four buildings for mixed use occupancy. The plan consists of two smaller retail buildings along 3rd Street, a larger retail building in the center of the site with residential housing above, and stand alone condo units at the rear of the site. The property is zoned Community Commercial and is more particularly described as:

NE 1/4, OF THE NW 1/4 SECTION 16, T18N, R3E, B.M. Valley County, Idaho. NOT A PUBLIC HEARING.

3. NEW BUSINESS PUD-05-1, SUB-05-01

Whitetail Phase 1A

Steven J. Millemann representing Whitetail, A Club for All Seasons, LLC: An application for Final Plat and Final Plan for 23 single family lots. The property is more particularly described as:

Parcel 1, a parcel of land located in Section 7, T.18N., R.3 E., B.M., Section 12, and the west 1/2 of Section 13, T.18N., R.2 E., B.M., Valley County, Idaho. NOT A PUBLIC HEARING.

Code Amendments

1. Chapter 8- General Development Standards

- a. B) Altered Or Enlarged Building, Compliance With Current Provisions reads, "No building or structure shall be substantially altered, added to or enlarged, or its use changed permanently unless there is provided as many such spaces as may be required by this title with respect to the square footage as to which alteration, addition, enlargement, or change of use has occurred." Add to the sentence, "except in the Central Business District."

2. Chapter 5 – Industrial Zones

- a. § 3.5.03 Add a footnote 1 to read, "Properties platted prior to March 16, 2006 shall have a minimum property size of 3, 000 sq. ft." Change to table 3.5.03 to minimum property size "10,000¹".

CUP-07-7

Collin Autobody Relocation

317 N. 3rd Street

Robert Collins: An application for a conditional use permit to construct an auto body repair shop according to MCC 3.4.02 behind the current Napa Auto Store

and Paradise Burgers. The property is zoned Community Commercial and is more particularly described as:

Geeland Addition Tax #138 in Lots 2 & 3 BLK 1. A PUBLIC HEARING.

SUB-07-5

*Northfork Ridge Subdivision
200 Scott Street*

Kevin O'Leary for Glenveigh, LLC: An application for a 21 unit Condominium Subdivision on 3.01 acres. The property is zoned R-8, medium density residential, part of a former Planned Unit Development and is more particularly described as:

NE 1/4 SE 1/4, Gov't Lot 6, Sect. 17, T18N, R3E, B.M., City of McCall, Valley County, Idaho. A PUBLIC HEARING.

SUB-07-4, CUP-07-8, DR-07-16

*Forest Street Professional Condominiums
211 Forest Street*

Steven J. Millemann representing McCall Memorial Hospital and MHHODD, LLC: Applications for a preliminary plat, conditional use permit, and design review for the construction of a 5,545 sq. ft. one story medical office addition to the existing medical clinic. The condominium will allow the two adjoining buildings to be separately owned. The property is zoned R-4 and is more particularly described as:

Part of Lots 4 and 5, Block G, Brundage Subdivision, Valley County, Idaho. A PUBLIC HEARING.

DR-07-18, SR-07-11

*Pancake House Expansion
209 N. 3rd Street*

George and Bonnie Bertram: Design review and scenic route applications for 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:

SE1/4, NW1/4, S16, T18N, R3E, McCall, Valley County, Idaho. A PUBLIC HEARING.

SR-07-9

4098 Warren Wagon Road

Le Bennett representing Adelia Simplot: A scenic route application for the construction of a less than 1,500 sq. ft., 2 story accessory structure adjacent to an existing residence. The property is zoned R-4, located in the Shoreline Environs zone and is more particularly described as:

Lot 193, Deadhorse Creek Cottage Sites, Valley County, Idaho. A PUBLIC HEARING.

DR-07-11

413 Rio Vista

Claire Remsberg representing Gloria and Bob Furgason: A design review application for an 2414 sq. ft. addition and remodel of an existing residence, including a new 804 sq. ft. garage. The property is zoned R-4 and is more particularly described as:

Lot 1, Rio Vista Sub. No. 2, Valley County, Idaho. A PUBLIC HEARING.

4. OTHER

5. ADJOURNMENT