

McCALL AREA PLANNING AND ZONING COMMISSION

Agenda

May 1, 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

-April 3, 2007 Minutes

3. 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-07-20

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.

DR-07-15

Payette Lakes Club, Lot 25, BLK B

Network Architects representing Barbara and Martin “Kelly” McTigue: A design review application for a 350 sq. ft. addition to an existing home on a non-conforming lot. The property is zoned R-4 and is more particularly described as:

Payette Lakes Club Lot 24 Group B. NOT A PUBLIC HEARING.

DR-07-21, SR-07-12

2538 Warren Wagon Rd.

Kenny Pyle representing Doug and Lynn Westwater: Applications for design review and scenic route for the remodel of an existing home. The property is zoned R-4 and is more particularly described as:

Sylvan Beach Subdivision, Lot 18, Valley County, Idaho. NOT A PUBLIC HEARING.

DR-07-24

313 McBride Street

John Schulz: Application for design review for sign design approval. Applicant is going to occupy this building as a chiropractic office and art gallery. The property is zoned Community Commercial and is more particularly described as:

SE1/4, NW1/4, SECT. 16, T18N, R3E. Valley County, Idaho. NOT A PUBLIC HEARING.

DR-07-23

4098 Warren Wagon Road

Le Bennett representing Adelia Simplot: A design review 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. NOT A PUBLIC HEARING.

DR-07-28

104 S. 3rd Street

Lori MacNichol representing McCall Mountain Canyon Flying Seminars, LLC: A design review application to replace an existing sign with a new sign. The property is zoned Industrial, and is more particularly described as:

NE1/4, SW1/4, SECT. 16, T18N, R3E, B.M., City of McCall, Valley County, Idaho. NOT A PUBLIC HEARING.

4. OLD BUSINESS

SUB-06-5, PUD-06-1, ZON-06-3, SR-06-20, DR-06-14 (Application continued from the April 3, 2007 meeting and will be continued to June 5, 2007.)

Cross Bar Condominiums

Corner of Rio Vista Boulevard & Boydston 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, DR-07-3 (Application continued from the April 3, 2007 meeting.)

Cathedral Pines

517 First Street

Rita Slack representing Cathedral Pines: Preliminary plat, planned unit development, and design review 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 June 5, 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 12 townhouse units along the Payette River on 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-07-02, SUB-07-3, PUD-07-3, CUP-07-5, SR-07-5 (Application continued from the April 3, 2007 meeting.)

*Cattail Ridge
W. Lake Street*

Jim Fronk from Secesh Engineering representing Advanced Properties: Applications for preliminary plat and plan, zoning map amendment, and scenic route for a 44 residential unit project on an 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. NEW BUSINESS

DR-07-22, SR-07-13

*City of McCall Legacy Park
1130 E. Lake Street*

Mandi Roberts representing the McCall Urban Renewal Agency: Design review and scenic route applications to construct improvements to Legacy Park including a public boardwalk south of Brown Park, creation of two non-motorized watercraft launch areas, and shoreline rehabilitation. The property is zoned Central Business District, and is more particularly described as:

NW Gov. Lot 2, Sect. 9, T18N, R3E, City of McCall, Valley County, Idaho. A PUBLIC HEARING.

DR-07-13, SR-07-8

*Timber Lodge
204 N. 3rd Street*

Stephen Elliot representing Robert A. Hunt: A design review and scenic route application to construct 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. A PUBLIC HEARING.

CUP-07-9, SR-07-7, DR-07-14

Hunt Lodge Expansion

210 N. 3rd Street

Stephen Elliot representing Robert A. Hunt: Applications for a conditional use permit, scenic route and design review to construct 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. According to MCC 3.4.04, a conditional use permit is required for the new building to exceed 35 feet. The property is zoned Community Commercial, and is more particularly described as:

McCall Acreage, Tax No. 149 in the SE 1/4 of the NW 1/4 in T18N, R3E, S16.McCall, Valley County, Idaho. A PUBLIC HEARING.

6. OTHER

7. ADJOURNMENT