

**McCALL AREA  
PLANNING AND ZONING COMMISSION**

**(Revised) Agenda  
June 4, 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. 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-07-5**

*Lot 13, Block 1, Lick Creek Meadows*

Josh Kinney for Cornerstone Custom Homes, Inc: A record of survey application to split a property that is currently approved for a duplex building, into two town home lots. The property is zoned R-4 and is more particularly described as:

Lot 13, Block 1, Lick Creek Meadows, Valley County, Idaho. NOT A PUBLIC HEARING.

**ROS-07-6**

*935 Lick Creek Rd. & 934 Chipmunk Lane*

Gary and Barbara Kutterer: A record of survey application to adjust a lot line in the parcel. The property is zoned R-4 and is more particularly described as:

N. Pt, Tax #'s 40 A and 112 in NE 4, SW4, S3, T18N, R3E (934 Chipmunk Lane) and S. Pt, Tax #'s 40 A and 112 in SE4, SW4, S3, T18N, R3E (935 Lick Creek Rd.), Valley County, Idaho. NOT A PUBLIC HEARING.

**ROS-07-7**

*Corner of Gamble Rd. and Hewitt St.*

Carrie Carter representing the McCall Church of Nazarene: A record of survey application to adjust the lot lines between Lots 11 & 12, and between Lots 10 & 11, so that Lot 12 becomes 0.5 acres and the other lots conform better to setbacks from existing structures. The property is zoned R-4 and is more particularly described as:

Lots 10, 11, and 12, Block F, Brundage Subdivision, Valley County, Idaho. NOT A PUBLIC HEARING.

**ROS-07-8**

*2125 Eastside Drive*

Joel Droulard representing Colby and Jennifer Halker: A record of survey application to adjust an existing property line to reduce street frontage from 100 feet to 75.20 feet. The property is zoned R-4 and is more particularly described as:

Lot 17, Harris Cove Subdivision, Valley County, Idaho. NOT A PUBLIC HEARING.

**ROS-07-9**

*1763 & 1761 Helmich Lane*

Erwin and Penelope Schwiebert: A record of survey application to combine two non-conforming lots into one parcel in Payette Lakes Subdivision. The property is zoned R-4 and is more particularly described as:

Lots 58 & 13, Group F, Payette Lakes Subdivision, Valley County, Idaho. NOT A PUBLIC HEARING.

**ROS-07-10**

*1019 Lick Creek Road*

Gregory Stock: A record of survey application to split a 44,000 sq. ft. parcel into 2 lots. The property is zoned R-4 and is more particularly described as: A parcel of land in the SE1/4 of Section 3, T. 18N., R. 3E, Valley County, Idaho. NOT A PUBLIC HEARING.

**DR-07-14**

*1682 Warren Wagon Rd*

Mike Lamm representing Andrew Rafkind: A design review and scenic route application to construct a single family residence on a non-conforming lot. The property is zoned R-4 and is more particularly described as:

Lot 4, Group C, Payette Lakes Club, Valley County, Idaho. NOT A PUBLIC HEARING.

**DR-07-31**

*102 S. Mission Street*

Nick Morey representing Consolidated Electrical Distributors, Inc.: A design review and scenic route application to construct a 1,700 sq. ft. addition to an existing building and install new landscaping. The property is zoned Industrial and is more particularly described as:

Riverside Subdivision, Lot 37, Block 1, City of McCall, Valley County, Idaho. NOT A PUBLIC HEARING.

**DR-07-33**

*1338 Ridgeway Lane*

LeGrand Bennett representing McCall Resorts, LLC: A design review application for the construction of an accessory structure consisting of a main level garage with guest quarters and a deck above the garage. The guest quarters to be constructed without a kitchen. The property is zoned R-4 and is more particularly described as:

Tax 13, Lot 6, Lucks Point Subdivision, Valley County, Idaho. NOT A PUBLIC HEARING.

**DR-07-35**

*300 E. Park Street  
City of McCall*

Brenda Loftis representing the City of McCall: A design review application to construct a structure to surround a garbage container. The property is zoned Central Business District and is more particularly described as:

McCall Acreage Tax #151 in Gov't Lot 3, S9 T18N R3E, City of McCall, Valley County, Idaho. NOT A PUBLIC HEARING.

**DR-07-36**

*317 E. Lake Street*

Steve Tansill: A design review application to renovate the existing McCall Mall building and convert the use to a bar/night club. The property is located in the Central Business District and is more particularly described as:

2<sup>nd</sup> Addition Lots 5-7, Block 2 & Tax #142 in Gov't Lot 3 of Section 9, T. 18N., R. 3E, B.M., McCall, Idaho. NOT A PUBLIC HEARING.

**DR-07-37**

*306 N. 3<sup>rd</sup> Street  
MLC Sotheby's Realty*

John Griffith representing MLC Sotheby's Realty: A design review for a new 4' x 6' sign located and a change of commercial business. The property is located in the Community Commercial Zone and is more particularly described as:

NE1/4 of Lot 7, Block 2, Geelan Addition to the Village of McCall, Valley County, Idaho. NOT A PUBLIC HEARING.

**DR-07-38**

*1748 Helmich Dr.*

Taryn Wheeler representing Scott Murphy: A design review application to construct a two story, 1,680 sq. ft. cabin with a daylight basement. The property is zoned R-4 and is more particularly described as:

Lot 25, Group F, Payette Lakes Club, Valley County, Idaho. NOT A PUBLIC HEARING.

**DR-07-39**

*Idaho Power Company*

Layne Dodson representing Idaho Power Company: A design review application to upgrade the existing transmission line along Lakeside Drive and Boydston Street to south of the city limits to increase the reliability and capacity of the electric supply to meet the needs of McCall. The poles vary from 75’ to 95’ in height. NOT A PUBLIC HEARING.

**DR-07-40**

*203 E. Lake Street  
Spirit of Stone Sign*

Jason Davis: A design review application for a 4’x1’ aluminum sign with black vinyl letters to be mounted on an existing canopy in the Central Business District. The property is more particularly described as:

2<sup>nd</sup> Addition of McCall, Lots 1&2 Block 1 Tax # 157. NOT A PUBLIC HEARING.

**DR-07-45**

*1763 & 1761 Helmich Lane*

Erwin and Penelope Schwiebert: A design review application to construct an addition on an existing cabin. The house is located on a non-conforming lot. The property is zoned R-4 and is more particularly described as:

Lots 58 & 13, Group F, Payette Lakes Subdivision, Valley County, Idaho. NOT A PUBLIC HEARING.

**4. CODE AMENDMENTS**

**1. McCall City Code Title 3, Chapter 2: Definitions**

Add the following definition: “Condominium – An estate consisting of (a) an undivided interest in common or real property, an interest or interests in real property, or any combination thereof, together with (b) a separate interest in real property, in an interest or interests in real property, or a combination thereof. Condominium development with the City of McCall and its’ area of impact is subject to City Code of McCall, Title 9, Subdivision and Development Regulations, and shall be developed in accordance with MCC 9.2.08. See Idaho Code Chapter 55-101-B, as amended. A PUBLIC HEARING.

**2. McCall City Code Title 3, Chapter 9: Signs**

In MCC 3.9.08, delete “B. Internally Lighted. A sign with an internal light intended to illuminate translucent portions of the sign” and re-letter accordingly. A PUBLIC HEARING.

**5. OLD BUSINESS  
SUB-05-8, PUD-05-3**

*Merganser Lake*

Sesech Engineering, Inc. representing Merganser Lake: An application for final plat approval for Merganser Lake Planned Unit Development. The property is zoned RE, Residential Estate (5 acres), and is more particularly described as:

Blocks 1 and 2 River Ranch Subdivision, Phase 1A, located in the NE1/4 of Sect. 20, T18N, R3E, B.M., City of McCall, Valley County, Idaho. NOT A PUBLIC HEARING.

**6. NEW BUSINESS  
SUB-07-8**

*Amended Hearthstone Townhouses*

Secesh Engineering, Inc. representing Hearthstone Townhouses: An application for final plat approval for an amendment to the Hearthstone Townhouses. The applicant wishes to adjust the garage sizes on Lots 27 -32 in Hearthstone Townhouses. The parcels to be amended are on the Limited Common Area that is owned by the Hearthstone Owners Association. The property is zoned R-4 and is more particularly described as:

SE1/4 NW1/4, SECT. 10, T18N, R3E, B.M., City of McCall, Valley County, Idaho. A PUBLIC HEARING. NOT A PUBLIC HEARING.

**DR-07-29**

*300 E. Deinhard Lane*

*McCall Aviation, Inc.* Dan Scott representing McCall Aviation, Inc: A design review application to construct a new 120'x120' commercial hangar building and an attached 50'x50' commercial building for lobby/office space, as well as paving and landscaping the surrounding grounds. Completed project will have approximately 60 parking spaces and landscaped street right of ways connecting into the existing Four Corners Project sidewalks, curbs, and gutters. The property is more particularly described as:

Commercial Hangar 103, McCall Airport, S16, T18N R3E, also known as McCall Aviation and Canyon Flying, Valley County, Idaho. A PUBLIC HEARING.

**ZON-07-4, SUB-07-7, PUD-07-4, DR-07-32**

*Louisa Street Condominiums*

Jim Fronk representing Advanced Properties, c/o Larry Tiernan: Rezone, subdivision, planned unit development, and design review applications to construct a 7 residential condominium unit building with underground parking and 0.22 acres of open space. The property is currently zoned R-8 and requesting the R-16 zone. The property is more particularly described as:

McCall's First Addition, Lot 23, less tax No. 402; Lots 18 – 21; Lot 22 less tax No. 42 all in Block 15, McCall, Valley County, Idaho. A PUBLIC HEARING.

**CUP-07-10, DR-07-25** (Application continued to the July 10, 2007 meeting.)

*1300 E. Lake Street  
Mile High Marina*

Lynn Johnson representing Mile High Marina, LLC: A conditional use permit and design review application to expand the existing marina. The property is zoned Central Business District and is more particularly described as:

Located on State and City Land the NW part of Gov't Lot 2 S9 T18N R3E, McCall Acreage, State Lease #M-216-97, City of McCall, Valley County, Idaho. A PUBLIC HEARING.

**DR-07-27, SR-07-15**

*313 W. Lake Street*

Brent Loveless representing Max Eiden, Eiden Prop. LLP: Design review and scenic route applications to remove an existing cabin and replace it with a 3,163 sq. ft. residential building with a daylight basement, landscaping, installing a retaining wall, and dock improvements. The property is zoned R-4 and is more particularly described as:

Gov. Lot 5, Sect. 8, T18N, R3E, B.M., City of McCall, Valley County, Idaho. A PUBLIC HEARING.

**DR-07-41, SR-07-19**

*213 W. Lake Street*

Dick Ennis: Design review and scenic route applications to construct a 4486 sq. ft. single family. The property is zoned R-4 and is more particularly described as:

McCall Acreage Tax # 13 in Gov't Lot 5 or Lot 12 Block J Survey of Section 8, T. 18N., R 3E., B.M. McCall, Idaho. A PUBLIC HEARING.

**VAR-07-1**

2460 Sharlie Lane

Claire Remsberg representing Allen Derr & Judy Peavy-Derr: An application for a variance to restore an existing 1920's log cabin and replace a 1970's addition with new construction in its present location and elevation, part of which is in the lake setback. New construction to be confined to the existing footprint on the lake side, and the existing deck will be retained. The property is zoned R-4 and is more particularly described as:

Lot 219, Payette Lake Cottage Sites, Valley County, Idaho. A PUBLIC HEARING.

**SR-07-16, ZON-07-3**

101 E. Lake Street  
Crystal Beach Condominiums

McCall Design & Planning representing Crystal Beach Condominiums: A scenic route and zoning map amendment application to remove an existing building and use the site for parking and snow storage and to replace an existing fence and enclose the new site. The property is zoned R-8 and CC and requests that the Community Commercial parcel is zoned to R-8. The property is more particularly described as:

McCall Acreage Tax #183-A in Gov't Lot 4, S9 T18N R3E, City of McCall,  
Valley County, Idaho. A PUBLIC HEARING.

7. **OTHER**

8. **ADJOURNMENT**