MCCALL AREA
PLANNING AND ZONING COMMISSION
Agenda
June 5, 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
-April 30, 2007 Minutes
-May 1, 2007 Minutes

3. 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 MEETING (SR)
601 N. 3rd Street

Ray Woods representing FMW, LLC: A pre-application meeting to discuss a property located along the 3rd Street scenic route to remove elevation to improve access to the property. The property is zoned Community Commercial and is more particularly described as:

SE1/4 of the SW1/4 in Section 9, T. 18N., B.M., McCall, Idaho. NOT A PUBLIC HEARING.

PRE-APPLICATION MEETING (ZON, SUB. PUD, DR)
Rio Vista Boulevard

Rod Skiftun representing Pat Hill: A pre-application meeting to discuss a 107 unit master plan for a 12.56 acre site south of Rio Vista and part of the Smart Growth West Valley study area. The property is currently zoned R-1 and is proposing an R-8 density. NOT A PUBLIC HEARING.

PRE-APPLICATION MEETING (CUP, SR, DR)
314 McBride Street

John Powell from CTA representing Phil and Janice McNabb: A pre-application meeting to discuss a mixed use project on a 66'x 73' lot adjacent to Peak Glass. The property is zoned Community Commercial and is more particularly described as:

SE1/4 NW1/4 of Section 16, T. 18N.., R. 3E, B.M., City of McCall, Idaho. NOT A PUBLIC HEARING.

PRE-APPLICATION MEETING (CUP, SR, DR)
707 Mission Street

Lee Schafer from KDZY 98.3: A pre-application meeting to discuss a conditional use permit, scenic route and design review application to relocate the radio station and add a dish in the backyard and improve the property. The property is zoned R-4 zone more particularly described as:

> Amended Plat of Hoff and Brown 1st Addition Lot 1 W1/2 and N 40 feet of W1/2 of 2 Block 1.

4. OLD BUSINESS

SUB-06-5, PUD-06-1, SR-06-20, DR-06-14 (Application continued from the May 1, 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.

ZON-07-02, SUB-07-3, PUD-07-3, CUP-07-5, SR-07-5 (Application continued from the May 1, 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.

SUB-07-2, PUD-07-2 (Application continued from 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 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.

CUP-07-7 (Application continued from May 1, 2007 meeting.)
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.

5. NEW BUSINESS
SUB-07-4 and ZON-07-5
Forest Street Professional Condominiums
211 Forest Street

Steven J. Millemann representing McCall Memorial Hospital and MHHODD, LLC: Applications for final plat and a zoning map amendment 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 currently zoned R-4 and proposes a Civic Zone designation and is more particularly described as:

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

6. OTHER

7. ADJOURNMENT