

**McCALL AREA
PLANNING AND ZONING COMMISSION**

**(Revised) Agenda
July 10, 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

-June 4 Minutes

-June 5 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 (ZON, CUP, DR)

808 Lakeside Avenue

Lance Daniels: A pre-application to discuss the zoning map amendment to change the zone from R-8 to Community Commercial to allow the construction of a 12 unit residential complex for affordable housing. The property is more particularly described as:

Tax #136D Gov't. Lot 3, Section 8, T. 18N., R3E, B.M., City of McCall,
Valley County, Idaho. NOT A PUBLIC HEARING.

PRE-APPLICATION MEETING (ZON, SUB, PUD, SR, DR)

John Sabala representing Whitetail: A pre-application to discuss the conversion of the Whitetail Hotel to a condominium hotel for 36 fractional ownership units and 5 hotel rooms. The property is located in the Community Commercial zone more particularly described as:

Section 8, Gov.t Lot 1, T. 18n, R3E, City of McCall, Valley County Idaho.

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:

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-07-12

509 Boydston Street

Joel Droulard representing JJEMS Properties, LLC: A record of survey application to create two 50' x 250' parcels with 11, 758 sq. ft. each from an existing 100' x 250' parcel. The property is zoned R-8 and is more particularly described as:

Parcel 44 in SW4, Sect. 8, T18N, R3E, Valley County, Idaho. NOT A PUBLIC HEARING.

DR-07-44

411 Deinhard Lane

Sharlene and Tom Stredwick: A design review application to display a UPS Store sign. The property is zoned Community Commercial and is more particularly described as:

McCall Acreage, Sect. 16, T18N, R3E, Amended Tax #19, Valley County, Idaho. NOT A PUBLIC HEARING.

DR-07-48

1101 N. 3rd Street

David Carey representing Rupert's Restaurant at the Hotel McCall: A new sign for the restaurant. The property is zoned Central Business District Commercial and is more particularly described as:

Carey Subdivision, Lot 1, "Hotel McCall and Epicurean." NOT A PUBLIC HEARING.

5. OLD BUSINESS

DR-07-36 (Application continued from June 4, 2007 meeting)

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:

2nd 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.

CUP-07-7 (Application will be pulled off the agenda)

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.

CUP-07-10, DR-07-25 (*Application continued to the August 7th 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.

SUB-06-5, PUD-06-1, ZON-06-3, SR-06-20, DR-06-14 (*Application continued from the June 5, 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.

5. NEW BUSINESS

CUP-07-11

400 Elo Road

Church of Latter Day Saints

Steve Simmons, LCA Architects, representing Church of Jesus Christ of Latter Day Saints: A conditional use permit application to expand an existing church to increase office space and add classrooms, and provide additional parking spaces. The property is zoned R-1 and is more particularly described as:

Parcel #2215A Tax No. 12 in the SE quarter NE Quarter S21, T18N, R3E, Valley County, Idaho. A PUBLIC HEARING.

DR-07-42

2069 John Alden Rd.

Legrand Bennett representing Dan and Mary Poole: A design review application to remove an existing cabin and replace it with a three level residence, including a lower level patio and a main level with both covered and open decks. The property is in the R-4 and Shoreline Overlay zone and is more particularly described as:

Pilgrim Cove Subdivision, Lot 25, Blk 1, Sect. 3, T18N, R3E, Valley County, Idaho. A PUBLIC HEARING.

DR-07-43

2460 Sharlie Lane

Claire Remsberg representing Allen Derr and Judy Peavey-Derr: A design review application to restore a log cabin, including a remodel and building a two story addition with a basement and a single car garage. The property is in the R-4 and Shoreline Overlay zone and is more particularly described as:

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

DR-07-8

312 Samson Court

Robert F. Burnop: A design review application to modify a previously approved application as the applicant wishes to expand the tree storage area and change the hours of operation. The property is zoned Community Commercial and is 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.

SUB-06-7, PUD-06-3

*Alpine Village
616 N. 3rd St.*

Steve Millemann representing Alpine Village Company c/o Michael Hormaechea: A request for final plan and final plat approval for Phase I of Alpine Village Planned Unit Development. The property is more particularly described as:

SW ¼ of Section 9, T. 18N., R 3E., B.M., being parts of Block 2, 5, and 6, vacated Lakeport Addition, Book 1, Page 16 of Plats. NOT A PUBLIC HEARING.

6. CODE AMENDMENTS

CA-07-5

Calculating Side Yard Setbacks

3.3.04 Residential Zone Lot Width vs. Side Yard Setback

The code amendment proposes to delete Figure 3.3.04 below to determine side yard setback.

For example:

Home sites less than fifty (50) feet wide	Five (5) feet minimum either side
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Home sites one hundred (100) feet wide	Ten (10) feet minimum either side
Home sites equal to or greater than one hundred twenty-five (125) feet wide	Fifteen (15) feet minimum either side

Figure 3.3.04

~~Page 3-6 Chapter 3, Residential Zones and Standards March 16, 2006 City of McCall
Title 3, Planning and Zoning, City of McCall
However, for lots up to one hundred (100) feet wide the sum of both side yard setbacks shall equal a minimum of twenty percent (20%) of the lot width when measured at the location of the setback. For lots over one hundred (100) feet in width, the requirement is for the sum of both side yard setbacks to equal at least thirty percent (30%) of the lot width when so measured. The Administrator may approve, for lots up the 125 feet wide, a relaxation of total side yard setback to up to twenty five percent (25%) of the lot width if conditions of topography, adjacent buildings, vegetation, or wetlands impact the location of the proposed building site.~~

Side yard Setback Requirements and Determination:

No building element shall be closer to a side property line than five feet or one-half the building element height, whichever is greater. See Figure 3.3.04 for determination of building element height.

Building height of the building element or structure element shall be determined as follows: in all instances the height shall be measured from the existing grade prior to construction; and, if that existing grade and the top of the element are not parallel, height is determined as an average of three distances, one computed at each of the two ends of the furthestmost projecting element and one computed at the middle of the element. In the case where multiple elements such as gable dormers, shed dormers, decks or other building element protrusions will affect setback determination to a greater extent, those building element setbacks shall be determined for the particular building element. See Figure 3.3.04 for determination of building element height.

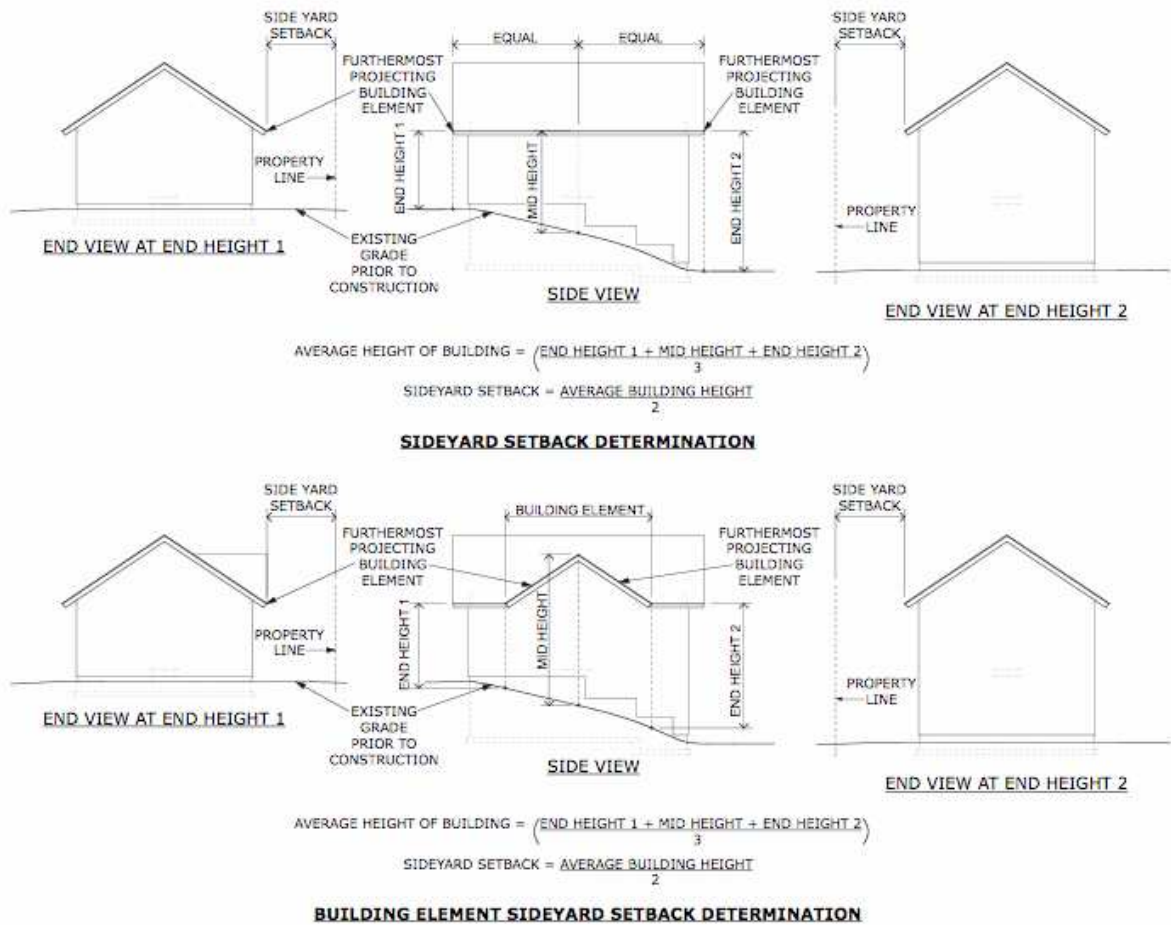


FIGURE 3.3.04

CA-07-6
Definition of Building Height

In McCall City Code Title 3, Chapter 2 Definitions, delete the following:

Height, Building – The vertical distance measured from the elevation of the existing grade prior to construction at the lowest point of the building, to the highest point of the roof. Building height of the building element or structure element shall be determined as follows: in all instances the height shall be measured from the existing grade prior to construction; and, if that existing grade and the top of the element are not parallel, height is determined as an average of three distances, one computed at each of the two ends of the element (if the greatest vertical distance is at an end of the element, the midpoint of the element shall be substituted for that end of the element), and the third being the greatest vertical distance of the element.

Add **Height, Building** – Within any building footprint, height shall be measured vertically from any point on a proposed or existing roof to the existing grade directly below said point on a proposed or existing roof. (The highest to lowest measurement at any given vertical structure line.)

Delete graphic and replace with new graphic.

7. OTHER

8. ADJOURNMENT