

# McCALL AREA PLANNING AND ZONING COMMISSION

(Revised) Agenda  
August 7, 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**

-July 10 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 (CUP)**

*1610 Moore Street*

Legrand Bennett: A pre-application meeting to discuss a conditional use permit to reduced side yard setbacks according to MCC3.3.03 Note 5. The property is zoned R-4 and is more particularly described as:

Lot 1, Moore Subdivision, City of McCall, Valley County, Idaho.

NOT A PUBLIC HEARING.

**PRE-APPLICATION MEETING (CUP, SR)**

*702 Lick Creek Rd*

Nick Hurren: A pre-application to construct a home with a guesthouse which is located on the Lick Creek Road scenic route. The property is zoned R-8 and is more particularly described as:

Davis Beach Tract Lot 3 Blk 8, City of McCall, Valley County Idaho.

NOT A PUBLIC HEARING

**PRE-APPLICATION MEETING (CUP, SR)**

*114 N. 3<sup>rd</sup> Street*

Brian K. Koch: A pre-application meeting to discuss a conditional use permit to open a child care facility focused on children ages 6 weeks to 5 years of age. The desired location is an existing building located in the Third Street Plaza. The property is zoned Community Commercial and is more particularly described as:

SE ¼, NW ¼ Section 16, T 18N, R 3E, 16 18N 3E, City of McCall, Valley County Idaho. NOT A PUBLIC HEARING.

**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-07-14**

*2121 & 2125 Eastside Dr.*

Jon Vanderhoff and Jason Hawkins: A record of survey to split a parcel into two lots with one residence each. The property is zoned R-4 and is more particularly described as:

Lot 18 Harris Cove Subdivision, Valley County, Idaho. NOT A PUBLIC HEARING.

**ROS-07-15**

*850 Grand Avenue*

Keith Langley: A record of survey to combine two lots into one parcel. The property is zoned R4 and is more particularly described as:

Lot 1, Block 3 Rio Vista Subdivision #4, Valley County, Idaho.  
NOT A PUBLIC HEARING.

**ROS-07-16**

*207 Colorado Street*

Christopher Niccoli: A record of survey to move the existing property line 23' the East because the current property line is in the center of the residence. The property is zoned R-8 and is more particularly described as:

Tax No. 214-B in SE SW, Section 9, T18N, R3E, McCall Acreage, Valley County, Idaho. NOT A PUBLIC HEARING.

**ROS-07-17**

*1206 Boydston Lane*

John Russell representing Jennifer Nelson: A record of survey to spilt on parcel into two lots. The property is undeveloped and does not have any structures. The property is zoned R-8 and is more particularly described as;

Tax #25B in SE ¼, NE ¼ Section 7, T 18N, R 3E, Valley County, Idaho  
NOT A PUBLIC HEARING.

**DR-07-47**

*117 W. Lake Street*

Matt Anthony representing Bob & Sharon Miller: A design review for the addition of two bedrooms and a bathroom to an existing home. The property is zoned R-4 and is more particularly described as:

South Shore Subdivision, W 9 ft. of lot 3, E 5 ft. of lot 4, Valley County, Idaho. NOT A PUBLIC HEARING.

**DR-07-49**

*403 N. Third Street*

Rocky Mountain Signs representing Brundage Realty: A design review application to replace the aging sign with new sign. The property is zoned Community Commercial and is more particularly described as:

Lot 1 Block 1 Geelan Addition, City of McCall, Valley County, Idaho.  
NOT A PUBLIC HEARING.

**DR-07-51**

*2584 Warren Wagon Rd.*

Donald Hardy representing Trey Knipe: A design review application to remove 1964 roof rafters and add a second story with two bedrooms. The property is zoned R-4 and is more particularly described as:

Sylvan Beach lot 3 & Tax #4 E Lot 4, Valley County, Idaho.  
NOT A PUBLIC HEARING.

**DR-07-53**

*102 N. 3<sup>rd</sup> Street*

Brown Mountain Building representing McCall Angler: A design review application to propose two exterior signs identifying the business. The property is zoned Central Business District and is more particularly described as:

Village Square Commercial Center, Lot 4, City of McCall, Valley County Idaho. NOT A PUBLIC HEARING.

**DR-07-58**

*1750 Crescent Drive*

Tom Webb representing Alice Tullis: A design review to repair/replace existing deck and foundations and to add basement to provide two bedrooms with baths. The property is located in the SR and R4 zone and is more particularly described as:

Lot 2, Block D, Crescent Beach Subdivision, Valley County Idaho.  
NOT A PUBLIC HEARING.

**5. OLD BUSINESS**

**SUB-04-10**

*River Ranch Subdivision Phase 1B Final Plat*

Amy Pemberton representing McCall River Ranch Company: A request for final plat approval for River Ranch Subdivision Phase 1B which consists of 17 single family residential lots. The property is located in the R-5 zone more particularly described as:

87.09 acres in Section 20, T 18N, R 3E., B.M. Valley County Idaho.  
NOT A PUBLIC HEARING.

**SUB-05-13**

*White Cloud Subdivision Phase 2 Final Plat*

Scott Findlay representing White Cloud Subdivision Phase 2: A request for final plat approval for Phase 2 of White Cloud Subdivision which consists of 34 single family residential lots. The property is located in the R-1 zone and more particularly described as:

SW 1/4, NW ¼ of Sections 19 and 30, T 18N, R 3E and in the SE ¼, NE ¼ of Sections 24 and 25, T 18N, R 2E, B.M. Valley County, Idaho.  
NOT A PUBLIC HEARING.

**6. NEW BUSINESS**

**CUP-07-13**

*506 Pine St*

*McCall Church of the Nazarene*

Darci Hyde representing the McCall Church of the Nazarene: A conditional use permit to operate a non-profit ministry through the Church providing daycare and a preschool to the public. The property is zoned Commercial Business District and is more particularly described as:

McCall 1<sup>st</sup> Addition lots 10-13 Block 11, City of McCall, Valley County, Idaho. A PUBLIC HEARING.

**PUD-07-5, CUP-07-14, DR-07-50, SR-07-22**

*TBD McBride Street*

John Powell from CTA representing Phil and Janice McNabb: Applications for a planned unit development, conditional use permit, scenic route and design review to construct a mixed use project with retail/office on the ground floor and an apartment above. The lot is 66 ft. by 73 ft. and is adjacent to Peak Glass. The property is zoned Community Commercial and is more particularly described as:

SE1/4, NW1/4, SEC.16, T18N, R3E, B.M., City of McCall, Valley County, Idaho. A PUBLIC HEARING.

**SUB-07-9, CUP-07-16**

*908 Fairway Drive*

*Fairway Condominiums*

Briggs Engineering representing Chad Moffat: A preliminary and final plat application for a subdivision and conditional use application for 4 residential condominiums units in one building. The property is zoned R-8 and is more particularly described as:

East of Fairways Drive, T. 18N, R3E, Section 10, B.M, City of McCall, Valley County, Idaho. 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
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.

Height of the building element or structure element, as it relates to setbacks, 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.

Insert new graphic for building height.

**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.

**CODE AMENDMENT (CA-07-7)**

*Regarding Review, Design, and Setback Requirements for Buildings Within the Scenic Route and AP Zone*

Deleting paragraph/section 3.7.031 (c) in its entirety.

- ~~e. Upon the approval by the City Council of the Airport Master Plan, lands within the AP Zone District will not be subject to the requirements of § 3.7.03.~~

Amending paragraph/section 3.7.032 (c), by adding the following language, to read:

C. The maximum height for any structure is thirty five (35) feet, except that for structures within the Airport (AP) Zone, the following heights will be considered with a Conditional Use Permit:

1. Heights up to forty (40) feet if at least seventy five (75) feet from the right-of-way (ROW) line;
2. Heights up to fifty (50) feet if at least one hundred (100) feet from the right-of-way (ROW) line;
3. Heights up to sixty (60) feet if at least one hundred fifty (150) feet from the right-of-way (ROW) line.

Amending 3.0.032 (d), by adding language in line 3, to read:

"...commercial zone, airport (AP) zone, ...".

Amending 3.07.032(h) (1), by adding language in line 2, to read:

"... industrial, building within the Airport (AP) Zone, ....".

*(Paragraphs, sections and pages shall be renumbered accordingly.)*

**7. OTHER**

- Review of Comprehensive Plan Goals & Objectives and Future Land Use Map- comments due before August 13, 2007 at 10 am.
- Steve Hasson's last meeting

**8. ADJOURNMENT**