

# **MCCALL AREA PLANNING AND ZONING COMMISSION**

## **Agenda**

**September 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**

- March 6, 2007 Minutes
- March 20, 2007 Minutes
- April 3, 2007 Minutes
- August 7, 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 (REZONE)**

SW corner of Deinhard Lane & Mission Street

Phil Feinberg representing Greg Bradshaw: A pre-application for a zoning map amendment to rezone the property on the SW corner of Deinhard Lane & Mission Street from R8 to Industrial.

##### **PRE-APPLICATION MEETING (PUD)**

Corner of Boydston Street and Rio Vista Blvd.

Clayn Snoderegger representing Benchmark Construction and Cross Bar Condominiums: A pre-application meeting to discuss a conceptual site plan for 72 unit condominium located on a 4.5 acre parcel.

##### **PRE-APPLICATION MEETING (CUP)**

700 Reedy Lane

Stephanie Noble: A pre-application meeting to discuss a conditional use permit to operate a Bed & Breakfast business in the former care facility house. The property is zoned R-4 Low Density Residential.

##### **PRE-APPLICATION MEETING (CUP)**

1611 E. Lake Street.

L. Dale Ross: A pre-application meeting to discuss a conditional use permit for a modular home located at 1611 E. Lake Street.

**PRE-APPLICATION MEETING (SUB, PUD)**

Kurt Kroll representing Granite Falls: A pre-application meeting to discuss the conversion of the apartments to condominiums consisting of 16 units and located in the Central Business District.

**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-07-18**

*Whitetail PUD Phase 2  
Whitetail Resort*

Darren Leavitt representing Whitetail Resort: A record of survey to remove lot lines to combine into larger parcels. The property is zoned RR and is more particularly described as:

Whitetail PUD Phase 2 lots 72 & 78, City of McCall, Valley County Idaho.  
NOT A PUBLIC HEARING.

**ROS-07-19**

*190 Krahn Lane*

Rod M. Skiftun representing Jason Ventress: A record of survey to split existing 6.13 acre parcel into a 4.13 & 2.00 acre parcels, preserving the campground improvements on the 4.13 acre parcel. The property is zoned Community Commercial and is more particularly described as:

Section 16, Township 18 N, Range 3 E. SW ¼ SE City of McCall, Valley County Idaho. NOT A PUBLIC HEARING.

**ROS-07-20**

*915 Buckboard Way*

John Barth: A record of survey to adjust lot lines within neighbors' driveway. The property is zoned R-4 and described more particularly as:

Section 9, Township 18 North, Range 3 East NE ¼, SE ¼ Etc., City of McCall, Valley County Idaho. NOT A PUBLIC HEARING.

**DR-07-54**

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

Nathan Fuller representing Jim's Grocery: A design review application for new signs to the existing business. The property is zoned Community Commercial and more particularly described as:

McCall Acreage, Tax No. 35 in SENW, Section 16, T. 18N, R 3E, City of McCall, Valley County Idaho. NOT A PUBLIC HEARING.

**Call for more information???DR-07-56 (move to Oct. meeting)**

*1512 McCall Ave.*

Mark Pasculli representing Carolyn McEntee: A design review to rebuild a deck with gazebo within the same footprint as previous structure. The property is zoned Central Business District and more particularly described as:

Mill Park Village Subdivision, Lot 5, City of McCall, Valley County Idaho.  
NOT A PUBLIC HEARING.

**5. OLD BUSINESS**

**SUB-07-5**

Northfork Ridge Subdivision

*200 Scott Street*

Kevin O'Leary for Glenveigh LLC: An application for final plat of the Northfork Ridge Subdivision a 21 unit detached condominium subdivision on 3.01 acres. The property is zoned R-8 and part of a former Planned Unit Development and is more particularly described as:

NE 1/4 SE 1/4, Gov't Lot 6, Sect. 17, T18N, R3E, B.M., City of McCall, Valley County, Idaho. NOT PUBLIC HEARING.

**6. NEW BUSINESS**

**DR-07-55**

*981 Rocky Shore Drive*

Jevon Truex representing Perry and Nancy Sands: A design review to construct a 2,523 sq. ft. new single family residence with attached garage. The property is zoned R4 and is more particularly described as:

Lot 28, Amended Payette Lake Cottage Sites Plat,  
Valley County Idaho. A PUBLIC HEARING.

**SUB-07-9**

*908 Fairway Drive*

*Fairway Condominiums*

Briggs Engineering representing Chad Moffat: A preliminary and final plat application for a subdivision 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.

**SUB-07-10, PUD-07-6, SR-07-25, DR-07-57** (*Applicant has requested that applications be continued to the October meeting.*)

*501 W. Lake Street*

John Sabala representing Whitetail: A subdivision, planned unit development, scenic route and design review application to convert Whitetail Lodge to a condominium, containing commercial units, private residence club units and common area. The property is zoned Community Commercial and is more particularly described as:

Govt. Lot 2, Section 8, T. 18N., R. 3E., City of McCall, Valley County Idaho. A PUBLIC HEARING.

**SR-07-21** (*Application will be continued to the November 6, 2007 meeting.*)  
601 N. 3<sup>rd</sup> Street

Ray Woods representing FMW LLC: A scenic route application to excavate the property down to a lower elevation. The property is zoned Community Commercial and is more particularly described as:

Tax No. 211 in SE SW, Section 9, T18N, R3E, McCall Acreage, Valley County, Idaho. NOT A PUBLIC HEARING.

**CUP-07-17**

*Mountain View Child Care*  
114 N. 3<sup>rd</sup> Street Suite H

Brian K. Koch: An application for a conditional use permit to open a small to medium sized 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.

**CUP-07-15**

*707 Mission Street*

Lee and Beth Schafer: A conditional use permit to operate the KDZY radio station and office including a 10 ft. diameter receiving dish in the backyard. The property is zone R-4 and is more particularly described as:

Amended Plat of Hoff and Brown First Addition, City of McCall, Valley County, Idaho. A PUBLIC HEARING.

**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**

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. A PUBLIC HEARING.

**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. A PUBLIC HEARING.

**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.

- ~~c. 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.)* . A PUBLIC HEARING.

**7. OTHER**

- Comp. Plan public hearings
- Community Planner and GIS position update
- Downtown Parking Committee

**8. ADJOURNMENT**