

# McCALL AREA PLANNING AND ZONING COMMISSION

## Agenda

October 2, 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**  
-September 4, 2007 Minutes
  
3. **UPDATES**  
*McCall Airport Master Plan*

John Anderson representing the City of McCall: The Airport Manager will present the executive summary of the Airport Master Plan to the Commission and be available for questions. NOT A PUBLIC HEARING.

4. **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, SUB, PUD)**

*Address TBD- located east of Rio Vista and north of Sunny Way*

Nicole Johnson representing R. Jack Chisum: A pre-application meeting to discuss a zoning map amendment to rezone a 7 acre property from R-1 to R-4 for proposed subdivision. The property is an isolated parcel located east of Rio Vista and north of Sunny Way and more particularly described as:

A parcel located in Section 17, T18N, R3E, NESENW; E1/2 of NESENW less 300 ft. NOT A PUBLIC HEARING.

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

*300 Colorado Street*

Jennifer Hurlbutt representing 300 Colorado LLC: A pre-application meeting to discuss a design review application for a Brew Pub/ Lindal Design Center in existing building with new additions. NOT A PUBLIC HEARING.

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

*SE Corner of Boydston St. and Rio Vista Blvd.*

Clayn Sonderegger representing Cross Bar Condominiums: A pre-application meeting to discuss a revised conceptual site plan for a 60 unit condominium development on a 4.5 acre parcel. NOT A PUBLIC HEARING.

**PRE-APPLICATION MEETING (REZONE)**

*Future Riverfont Park*

Brock Heasley representing the City of McCall: A pre-application meeting to discuss a zoning map amendment application to rezone the 26 acre proposed Riverfront Park from R-1 to Civic Zone. NOT A PUBLIC HEARING.

**5. 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-07-21**

*218 Vista Blvd.*

Anthony and Helga Gabrielli: A record of survey application to split their lot into four separate lots. The property is zoned R-4 and more particularly described as:  
NW ¼ NW ¼ Section 17, T 17 N, R 3 E Valley County, Idaho. NOT A PUBLIC HEARING.

**ROS-07-22**

*481 Ellis Rd.*

Benjamin Hill: A record of survey application to split .5 acre from his property to sell to his neighbor at 475 Ellis Rd. The property is zoned R-1 and more particularly described as:

S ½ SW ¼ Section 15, T 18 N, R 3 E Valley County, Idaho. NOT A PUBLIC HEARING.

**DR-07-62**

*216 Lenora St.*

John Price representing McCall Hospital Auxiliary Thrift Shop: A design review to build a new trash enclosure at the northeast corner of the building. The property is zoned CBD and more particularly described as:

Amended plat of McCall, the east ½ of Lot 7 and all of Lots 8 through 10, Block 4, City of McCall, Valley County, Idaho. NOT A PUBLIC HEARING.

**DR-07-63**

*2755 Eastside Dr.*

Kurt D. Kroll representing the Episcopal Diocese: A kitchen addition and remodel. The property is zoned R-4. 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.

**DR-07-56**

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.

**6. OLD BUSINESS**

**SUB-07-1, PUD-07-1**

*Cathedral Pines Final Plat  
517 First Street*

Rita Slack representing Cathedral Pines: Applications for final plat and final plan for a subdivision and planned unit development containing 38 condominium units on 6.2 acres. The project is located between the City bike path, 1<sup>st</sup> street and Colorado Street. The property is located in the R-8 zone and more particularly described as:

SW 1/4 of the SW 1/4 of Section 9, T. 18N, R. 3E, B.M., Valley County Idaho. NOT A PUBLIC HEARING.

**7. NEW BUSINESS**

**SUB-07-11, PUD-07-7**

*Granite Falls  
607 N. 3rd Street*

Kurt Kroll: Applications for preliminary and final plat and preliminary and final plan for the conversion of four 4-plexes or 16 apartment units to condominium units on 1.01 acres. The property is located in the Community Commercial zone and more particularly described as:

SE1/4 of the SW1/4 of Section 9, T. 18N, R 3E, B.M., Valley County, Idaho. A PUBLIC HEARING.

**8. OTHER**

**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.

## 9. ADJOURNMENT

- Comprehensive Plan meeting schedule
- Community Planner job vacancy update
- Downtown Parking Committee
- Code Enforcement Updates