

MCCALL AREA PLANNING AND ZONING COMMISSION

**(Revised) Agenda
December 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

-November 5, 2007 Minutes

-November 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 (CUP, SR)

651 S. 3rd Street

Linda & Fernand Geneau: A pre-application meeting to discuss a conditional use permit at 651 S 3rd Street operate an office in their home for their business Payette Builders, Inc. The property is zoned R-1. NOT A PUBLIC HEARING.

PRE-APPLICATION MEETING (ZON)

1244 Louisa Street

Claire Remsberg representing Joe & Sonia Wright: A pre-application meeting to discuss a zoning map amendment for their property from R-8 Medium Density Residential to R-16 High Density Residential to create three conforming lots of record. NOT A PUBLIC HEARING.

PRE-APPLICATION MEETING (CUP)

260 W. Deinhard Lane

Phil Feinberg representing The Reserve on Payette River LLC: A pre-application to change the setback for the 6 townhomes on the river to 50 feet and for a conditional use permit for storage units on the west portion of the property. NOT A PUBLIC HEARING.

PRE-APPLICATION MEETING (CUP)

2385 Eastside Drive

Claire Remsberg representing Joe Scott: A pre-application meeting for a conditional use permit to replace existing cabin with new guest house, an accessory dwelling including attached garage. 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-07-23

TBD Memo Circle

Joel Droulard representing Tim Cornelius: A record of survey to split an existing parcel to create a .54 acre parcel from existing 4.9 acre parcel. Access to the property is off of Memo Circle in Rio Vista Subd. #3. The property is zoned R-4 and more particularly described as:

Parcel One-Government Lot 3 Section 17 T 18 N R 3

E Parcel 2-Rio Vista Subd #3 portion of Lots 15, 16 & 17, City of McCall, Valley County, Idaho NOT A PUBLIC HEARING.

ROS-07-24

975 Sylvan Creek Rd.

Joel Droulard representing Brian Edgar: A record of survey to increase the size of an existing 4,503 sq. ft. parcel to 5771 sq. ft. parcel leaving 10,000 sq. ft. in the adjoining parcel. The property is zoned R-4 and more particularly described as:

lots 24 & 209 Sylvan Beach Subdivision. Valley County, Idaho NOT A PUBLIC HEARING.

ROS-07-25

1406 Ponderosa

Gary Murphy: A record of survey to split an existing 21,794 sq. ft. parcel into a N ½ and S ½ with 10,897 sq. ft. in each. The property is zoned R-4 and more particularly described as: SE ¼ Section 9 T 18 N R 3 E etc., City of McCall,

Valley County, Idaho. NOT A PUBLIC HEARING.

ROS-07-26

1005 N. 3rd Street

Rod Skiftun representing Willa Kirk: A record of survey to adjust the lot line to pass between the two buildings. The lot line between the two parcels currently runs through the insurance office. The property is zoned Central Business District and more particularly described as: portion of Lots 21, 22 and 23, Blk 1,

McCall's First Addition, City of McCall, Valley County, Idaho. NOT A PUBLIC HEARING.

DR-07-61

305 East Park St-Unit 'A'

Dennis DeLaet representing Granite Mountain Nature Gallery: A design review to replace previous business sign with new sign for Granite Mountain Nature Gallery. The property is zoned CBD and more particularly described as:
Government Lot 3 Section 9 T 18 N, R 3 E, Valley County, Idaho. NOT A PUBLIC HEARING.

DR-07-65

598 Diamond Street

Greg Leagjeld representing Jack and Toni Douglas: A design review to replace previous structure with new log framed residence. The property is zoned R-4 and more particularly described as: S1/2 of Tax No. 16 Government Lot 3 Section 4 T 18 N R 3 E, Valley County, Idaho. NOT A PUBLIC HEARING.

DR-07-66

305 N 3rd Street

Matthew Hulse: A design review application to replace existing 66" by 40" sign with his new business name and add a 66" by 15" sign below it. The property is zoned Community Commercial and is more particularly described as:
Tax #11 Lot 5 Blk 1 Geelan Addition, City of McCall, Valley County, Idaho. NOT A PUBLIC HEARING.

DR-07-69

302 Lake Street

Ken, Carrolyn & Seth Jacobsen: A design review application to open the Lake Street Gallery to provide gallery space downtown. The property is zoned CBD and more particularly described as:
Lot 4 Blk 2 Second Addition, City of McCall, Valley County, Idaho.
NOT A PUBLIC HEARING.

DR-07-72

209 N 3rd Street

Bruce and Kathy Auger: A store sign review for Auggie's Sheepskin located at the back side of the Pancake House. The property is zoned CBD and more particularly described as:
SE ¼ NW ¼ Sec 16, T18N, R3E, McCall Acreage, City of McCall, Valley County, Idaho. NOT A PUBLIC HEARING.

5. OLD BUSINESS

DR-07-54 (continued from the November 5, 2007 meeting)
147 N. 3rd Street

Nathan Fuller representing Jim's Grocery: A design review application for new signs for the Sinclair gas station located at Jim's Grocery. 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.

CODE AMENDMENT (CA-07-7) (continued from the October 2, 2007 P&Z meeting.)

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.

6. NEW BUSINESS

DR-07-68 (continued to the January 8, 2008 meeting)

300 Colorado Street

Matt Hurlbutt representing H&H Homes LLC: A design review to remodel existing building for a Lindal Cedar Home office upstairs and a microbrewery downstairs. The property is zoned Community Commercial and more particularly described as:

SW 1/4 of Section 9, T. 18N, R3E, McCall, Valley County, Idaho. A PUBLIC HEARING.

DR-07-64

300 E. Deinhard Lane

McCall Aviation, Inc. Dan Scott representing McCall Aviation, Inc: A design review application to construct a new 120'x120' commercial hangar building and an attached 50'x50' commercial building for lobby/office space, as well as paving and landscaping the surrounding grounds. The project will have approximately 60 parking spaces and landscaped street right of ways connecting into the existing Four Corners Project sidewalks, curbs, and gutters. The property is more particularly described as:

Commercial Hangar 103, McCall Airport, S16, T18N R3E, also known as McCall Aviation and Canyon Flying, Valley County, Idaho. A PUBLIC HEARING.

SUB-07-12, PUD-07-8, SR-07-26, DR-07-67

Rio Vista & Boydston

Clayn Sonderegger representing Cross Bar LLC: A subdivision, planned unit development, scenic route and design review application to construct 60 condominium units on 4.49 acres. The property is zoned R-16 and 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.

SUB-07-10, PUD-07-6, SR-07-25, DR-07-57

501 W. Lake Street (continued to the January 8, 2008 meeting)

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.

CUP-07-19

700 Reedy Lane

Stephanie Noble: A conditional use permit to operate a Bed & Breakfast business at 700 Reedy Lane. The property is zoned R-4 and is more particularly described as:

A PUBLIC HEARING.

7. OTHER

***SUB-06-6, PUD-06-2**

Woodsman Redevelopment

402 N. 3rd Street

Aram Stoney representing Clearwater Lodging: A request for a one year extension to PUD-06-2 approved 12/13/2006 and a six month extension to SUB-06-6 approved 12/13/2006 to construct an 84 unit condo hotel and 21, 428 sq. ft. of commercial space on 2.2 acres. The property is more particularly described as:

A portion of Lot 1, Block 2, Geelan Addition to McCall, Section 9 T. 18N, R. 3E, B.M., Valley County, Idaho. NOT PUBLIC HEARING.

***SUB-06-7, PUD-06-3**

Alpine Village

616 N. 3rd St.

Alpine Village Progress Report.

***Mountain Town Planning Conference-** February 27-29, 2008.

8. ADJOURNMENT