

McCALL AREA PLANNING AND ZONING COMMISSION

Agenda

January 8, 2008–6:00 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**

-December 4, 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)

304 Samson Court

John Curtis Hucks representing Bogie Properties, LLC: A pre-application meeting to discuss a conditional use permit to develop a 15-unit self-storage facility at 304 Samson Court. The property is zoned Community Commercial. NOT A PUBLIC HEARING.

PRE-APPLICATION MEETING (ZON)

City of McCall: A pre-application meeting to modify the zoning map so it is consistent with the future land use map including public lands (City, Forest Service, School District, Hospital) and a portion of the CBD to low- density residential. NOT A PUBLIC HEARING.

PRE-APPLICATION MEETING (VAC)

McCall's 1st Addition

McCall Redevelopment Agency: A pre-application meeting to discuss the vacation of an alley. The property is located in the Urban Renewal District and is zoned Central Business District. NOT A PUBLIC HEARING.

PRE-APPLICATION MEETING (CUP)

235 Samson Trail South

Randal Washburn: A pre-application meeting to discuss a conditional use permit to open a secure storage facility for recreational vehicles. The property is zoned R-1. 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-07-28

815 Pinedale Street

Claire Remsberg representing Thea Belec: A record of survey to split property into two lots; Parcel A with existing home & garage; Parcel B a flag lot to the north with access from Pinedale St. The property is zoned R-8 and more particularly described as: Lots 13-17, Block 11, Lardo Townsite, City of McCall, Valley County, Idaho. NOT A PUBLIC HEARING.

ROS-07-29

955 Samson Trail South

Anthony and Kimberly Maris: A record of survey to divide an 8.8 acre parcel into two parcels one parcel to be 4.3 acres & one parcel to be 4.5 acres. The property is zoned Rural Residential and more particularly described as: N1/2 of the NW1/4 of the SW ¼ of Section 22, T 18, R 3E, Valley County, Idaho. NOT A PUBLIC HEARING.

DR-07-70

1308 Roosevelt Avenue

Robert Youde representing Three Forks Gallery: A sign review for Three Forks Gallery a retail art and furniture gallery. The property is zoned CBD and more particularly described as: Block 9, Lots 15, 16 and N 8ft. Lot 17 McCall's 1st Addition, City of McCall, Valley County, Idaho. NOT A PUBLIC HEARING.

5. OLD BUSINESS

DR-07-54 *(continued from the December 4, 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.

6. NEW BUSINESS

DR-07-68

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.

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

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.

7. OTHER

-Election of P&Z Commission Chairperson

8. ADJOURNMENT