

McCALL AREA PLANNING AND ZONING COMMISSION

Agenda

March 4, 2008–6:00 p.m.
McCall City Hall – Lower Level
216 East Park Street, McCall, ID 83638

COMMISSION MEETING – Begins at 6:00 p.m.

1. **CALL TO ORDER AND ROLL CALL**
2. **REVIEW & APPROVAL OF MINUTES**
February 12, 2008 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 (ZON, SUB, DR, CUP)

702 N. Samson Trail

McCall Design representing Nick Walsh of Land Associates LLC: A pre-application to rezone the property from R-4 to R16 and for a condominium subdivision.
NOT A PUBLIC HEARING.

PRE-APPLICATION MEETING (CUP, SR, DR)

2570 Warren Wagon Rd

Catherine B. Scott representing Ward & Cathy Parkinson: A pre-application to build a 2100 sq. ft. cabin with attached 2 car garage. The property is zoned R-4 and is located in the Shoreline and River Environs Zone, the Impact Area and the Payette Lakes Water and Sewer District).
NOT A PUBLIC HEARING.

PRE-APPLICATION MEETING (DR)

2163 Lakeview Ave

Catherine B. Scott representing A.J. & Susie Balukoff: A pre-application to remove a kit built existing cabin & garage; then construct a new 2900 sq. ft. cabin w/attached 2-car garage. The property is zoned R-4 and is located in the Shoreline and River Environs Zone. 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:

5. OLD BUSINESS

DR-07-73 (continued from February 12, 2008 P&Z meeting)

402 N 3rd Street

Darrell Cobb representing the McCall Spa Company: A sign review for the McCall Spa Company to be located at the Woodsman Redevelopment site.

The property is zoned Community Commercial and more particularly described as:
Geelan Addn. E'rly part of Lot 1 Blk 2, part of vacated Myrtle Street, etc. City of McCall, Valley County Idaho. NOT A PUBLIC HEARING.

SUB-05-14 – Final Plat Amendment

Broken Ridge Commons and Broken Ridge Commons Condos

Bob Fodrea: A subdivision application to amend both the final plats. The property is zoned R-8 and more particularly described as:

Parcel of land located in the NE ¼ of the NE ¼ of Section 18, Township 18 North, Range 3 East of the Boise Meridian, McCall, Valley County, Idaho. NOT A PUBLIC HEARING.

6. NEW BUSINESS

ZON-08-1

City Initiated Rezone

The City of McCall: A zoning map amendment application to rezone public lands parcels to make the properties consistent with the adopted 2007 Future Land Use Plan. The parcels include existing City parcels and the M-D School District properties to Civic Zone. The application also includes the rezone of Mill Park Subdivision from Central Business District (CBD) to Low Density Residential (R-4.)

7. OTHER

Planning Manager Update

- Impact Area Extension
- Community Housing Update
- Airport Code Sub-Committee
- Downtown Parking Sub-Committee
- CIP/Impact Fees

8. ADJOURNMENT