

# **MCCALL AREA PLANNING AND ZONING COMMISSION**

**(Revised) Agenda**

**April 1, 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. CIP/Impact Fees**

A joint public hearing with the Planning and Zoning Commission and City Council to take public comment regarding the City's Capital Improvement Plan. The Commission will make a recommendation to the City Council regarding the possible adoption of the Capital Improvement Plan as an amendment to the McCall Area Comprehensive Plan per IC 67-6509.

The draft Capital Improvement Plan includes the following: an overview of the report's background and objectives; a definition of impact fees and a discussion of their appropriate use; an overview of land use and demographics; a step-by-step calculation of impact fees under the Capital Improvement Plan (CIP) approach; a list of implementation recommendations; and a brief summary of conclusions. The Plan also contains a list of projected capital improvements for each of the following: police, parks, streets (including stormwater related improvements), water and sewer. For each category the Plan describes the capital improvement, projected costs, the proportionate share attributable to new growth, and related information.

**A PUBLIC HEARING.**

## **3. REVIEW & APPROVAL OF MINUTES**

March 4, 2008 Minutes

## **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 (VAR)**

Joe Slaymaker representing Brenda Jannson: A pre-application to request variance to divide .909 acres (39,596 sq. ft.) into 4 individual lots. Property is zoned R4.

**NOT A PUBLIC HEARING.**

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

Brock Heasley representing the City of McCall: A pre-application to request to add restrooms at Art Roberts Park. Property is zoned CV.

**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-08-01**

*1190 Crescent Rim Drive*

John E. Bielenberg: A record of survey application to combine Lots 26 and 27 to form one Lot. The property is zoned R4 and more particularly described as:

Lots 26 & 27, Blk 2, Crescent Rim Subdivision, Valley County, Idaho.

**NOT A PUBLIC HEARING.**

**ROS-08-02**

*912 Driftwood Street*

Joel Droulard representing Roy & Miren Eiguren: A record of survey application to combine Lot 36 and Lot 40 to create a single parcel of 9,049 square feet measuring 90 x 100 feet. The property is zoned R4 and more particularly described as:

Payette Lake Club, Lots 36 & 40, Group B, City of McCall, Valley County, Idaho.

**NOT A PUBLIC HEARING**

**DR-08-02**

*912 Driftwood Street*

McCall Design representing Roy & Miren Eiguren: A design review application to add a conforming addition to an existing cabin on a non-conforming lot. The property is zoned R4 and more particularly described as:

Payette Lake Club, Lots 36 & 40, Group B, City of McCall, Valley County, Idaho.

**NOT A PUBLIC HEARING**

**DR-08-04**

*402 W. Lake Street*

Rory Veal representing Whitetail Resort Realty: A design review application for a new business sign and additional parking at the building previously known as Home Town Sports. The property is zoned CC and more particularly described as:

Tax 130A in a portion of Lots 1 & 3, Townsite of Lardo, City of McCall, Valley County, Idaho. **NOT A PUBLIC HEARING.**

**DR-08-06**

*501 West Lake Street*

Tom James of Whitetail Club and Resort: A design review for the addition of two exterior signs to be inset into the existing stone wall along West Lake Street. The property is zoned CC and more particularly described as:

A portion of Shellworth Park Subdivision and Gov. Lot 2 Section 2, T 18N, R 3E, City of McCall, Valley County, Idaho. **NOT A PUBLIC HEARING.**

**DR-07-36**

*317 East Lake Street*

Panda Chinese Restaurant: A sign review for the addition of an exterior sign to the McCall Mall. The property is zoned CBD and more particularly described as:  
2nd Addition Lots 5-7, Block 2 & Tax #142 in Gov't Lot 3 of Section 9, T. 18N., R. 3E, B.M., McCall, Idaho. **NOT A PUBLIC HEARING.**

**6. OLD BUSINESS**

None.

**7. NEW BUSINESS**

**CUP-08-2, DR-08-3, SR-08-1**

*401 N. Mission Street*

Bill Hamlin of Design West Architects representing the McCall-Donnelly School District: A conditional use permit, design review, and scenic route applications to add an addition and remodel the existing high school. The property is zoned R4 and more particularly described as:

SW ¼ of the SW ¼ Section 9, Blocks 2, 3 and 4, Hoff and Brown Addition, Amended Tax No. 201, NW ¼ of the NW ¼ Section 16, Tax No. 85 T 18 N, R 3 E, City of McCall, Valley County, Idaho. **A PUBLIC HEARING.**

**8. OTHER**

**9. ADJOURNMENT**