

McCALL AREA PLANNING AND ZONING COMMISSION

Agenda

May 6, 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

April 1, 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 (CUP, DR)

Mile High Marina, LLC: A pre-application meeting regarding the removal of the existing breakwater and construction of additional slips at Mile High Marina. **NOT A PUBLIC HEARING.**

PRE-APPLICATION MEETING (VAR)

Dan Patton representing Hugh Atchley: A pre-application meeting to request a variance for a deviation from the side yard setback requirements. **NOT A PUBLIC HEARING.**

PRE-APPLICATION MEETING (DR, SR)

Brock Heasley representing the City of McCall: A pre-application meeting to request adding public restrooms at Art Roberts Park. The property is in the Civic zone (CV). **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-08-03

315 Burns Road

Amy Pemberton representing Richard Fereday & Jeffrey Goodman: A record of survey application to resurvey and split a lot jointly owned by Fereday & Goodman. The property is zoned R4 and more particularly described as:

Lot 10A Brundage Subdivision #2, City of McCall, Valley County, Idaho.

NOT A PUBLIC HEARING.

ROS-08-04

530 HWY 55 South

Andy Laidlaw representing 530 HWY 55 LLC: A record of survey application to split an 8.401 acre property to facilitate lease/purchase and develop the western parcel. The property is zoned Community Commercial and more particularly described as:

NW ¼ NE ¼ Section 21, T 18N, R 3E, B.M., Valley County, Idaho. **NOT A**

PUBLIC HEARING.

ROS-08-06

1000 Headquarters Rd.

Amy Pemberton representing McCall River Ranch Company: An application for a record of survey for a lot line adjustment between two existing adjacent parcels of the future Phase 2 of the River Ranch Subdivision. The property is zoned RE and more particularly described as:

Portions of S ½ of Section 20 and the N ½ of Section 29, T 18N, R 3E, Valley County, Idaho. **NOT A PUBLIC HEARING.**

DR-07-73

402 N 3rd Street

Darrell Cobb representing the McCall Spa Company: A design review for the remodel of the exterior of the McCall Spa Company to be located at the Woodsman Redevelopment site. The property is zoned CC 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.**

DR-08-12

Hangar 210 B

McCall Municipal Airport

Rick Poston: A design review application to build a 65' by 50' airplane hangar at the McCall Municipal Airport. The property is zoned AP and more particularly described as:

Lot 5B McCall Municipal Airport. **NOT A PUBLIC HEARING.**

DR-08-13

307 Park Street

Rocky Mountain Signs representing Lakeview Riverside Inc.: A design review sign application for a building directory. The property is zoned CBD and more particularly described as:

Block 3, Amended Plat of McCall Book #1, Original Townsite of McCall, Valley County, Idaho. **NOT A PUBLIC HEARING.**

DR-08-14

2205 Lakeview Ave.

Mark Barber representing Chris & Judy Oakley: A design review application to remove existing structure and build new house & garage. The property is zoned R4 and more particularly described as:

Lot 9, Block 1 Wilson's East Prong, City of McCall, Valley County, Idaho. **NOT A PUBLIC HEARING.**

DR-08-17

530 HWY 55

Jay Craig representing Franz Witte Landscape Contracting, Inc: A design review sign application for signage for the Franz Witte Nursery. The property is zoned Community Commercial and more particularly described as:

NW ¼ NE ¼ Section 21, T 18N, R 3E, B.M., Valley County, Idaho.
NOT A PUBLIC HEARING.

DR-08-18

209 Forest Street

Classic Design Studio representing McCall Memorial Hospital: A design review sign application for the sign for McCall Medical clinics. The property is zoned Civic and more particularly described as:

Part of Lots 4 & 5 Block 'G' Brundage Subdivision, City of McCall, Valley County, Idaho. **NOT A PUBLIC HEARING.**

DR-08-21

221 W. Lake Street

Jake Heusinkveld representing Brown Palace Condominiums: A design review application regarding the replacement of existing asphalt walkway with paver walkway. The property is zoned R-4 and more particularly described as:

Brown Palace Condominiums (Amended) Unit 19, City of McCall, Valley County, Idaho. **NOT A PUBLIC HEARING.**

5. OLD BUSINESS

CUP-07-12, DR-07-30

460 Krahn Lane (Buena Vista)

Steve Millemann representing Jim & Robin Lester: Applications for a conditional use permit and design review for the development of a facility containing 12 units to be

used as contractor's yard or shop and/or storage rental units. The property is zoned CC and more particularly described as:

SE ¼ of the SE ¼ of Section 16, T 18N, R 3E, B.M. City of McCall, Valley County, Idaho. **A PUBLIC HEARING.**

6. NEW BUSINESS

DR-08-07

317 E. Lake Street

Merideth C. Arnold representing Vicki Wade: A design review application for the plan to enclose the trash storage, collection and disposal containers located on the property. The property is zoned CBD and more particularly described as:

Section 9, T 18N, R 3E, Second Addition to McCall, Lots 5 through 7, Block 2 & Tax No. 142 in Gov't Lot 3 'The McCall Mall', City of McCall, Valley County, Idaho. **A PUBLIC HEARING.**

CUP-08-01, DR-08-09

2385 Eastside Drive

Claire Remsberg representing Joe Scott: A conditional use permit application to construct a new guest house to replace existing cabin, an accessory dwelling including an attached garage. The property is zoned R4 and more particularly described as:

Government Lot 4, SE1/4 of the SE1/4 of Section 26 and the N1/2 of the NE1/4 of Section 35, T 19 N, R 3 E, Valley County, Idaho. **A PUBLIC HEARING.**

SUB-05-01

Whitetail – Amended Phase 1

Steven Millemann representing Whitetail: An application to amend Whitetail Planned Unit Development Phase 1 Final Plat. The property is zoned RR and more particularly described as:

A replat of lots 67, 68, 69, 70, 87, 88, 89 and 90 Block 6
Whitetail PUD Phase 1 Section 12, T 18N, R 2E, City of McCall, Valley County, Idaho. **NOT PUBLIC HEARING.**

SUB-08-02, CUP-08-03, DR-08-10 (continued to June 3, 2008 P&Z meeting)

The Docks LLC

1301 E. Lake Street

The Docks LLC: Applications for a subdivision, conditional use permit and design review to construct a 36,000 sq. ft. mixed use building with retail space and a parking garage and 10 condominium units on the second and third levels. The property is zoned CBD and more particularly described as:

Lots 1, 2, 3, 4 & 5 Block 4 McCall's First Addition, NW ¼ Section 9, T 16N, R 3E, B.M. City of McCall, Valley County, Idaho. **A PUBLIC HEARING.**

SUB-08-01, PUD-08-01, DR-08-05

Reserve on Payette River

Deinhard Connector & McCall City Sewer Lagoon

Phil Feinberg representing Reserve on Payette River: Applications for a subdivision, planned unit development, and design review for six home sites. The property is zoned R8 & R1 and more particularly described as:

A portion of Govt. Lots 3 & 7, Section 17, T. 18 N., R 3E, B.M., City of McCall, Valley County, Idaho. **A PUBLIC HEARING.**

CUP-08-04, DR-08-11, SR-08-02

2570 Warren Wagon Road

Catherine Scott representing Ward & Cathy Parkinson: Applications for a conditional use permit, design review, and scenic route to build a 2100 sq. ft. cabin with an attached two car garage. The property is zoned R4 and more particularly described as:

Lot 33 W 10 ft. of lot 11 of Sylvan Beach Subdivision, City of McCall, Valley County Idaho. **A PUBLIC HEARING.**

7. OTHER

DR-07-10

2005 Warren Wagon Road

Mark Hagerty: At the April 3, 2007 McCall Area Planning & Zoning Commission meeting, the Commission approved a design review application to construct 3874 sq. ft. single family house. The owner has requested a six month extension of the design review approval.

DR-07-32

Louisa Street Condominiums

Steven Millemann representing Advanced Properties LLC: At the June 4, 2007 McCall Area Planning & Zoning Commission meeting, the Commission approved a design review application to construct a seven unit condominium on Louisa Street. The owner has requested a six month extension of the design review approval.

8. ADJOURNMENT