

**McCALL AREA**  
**PLANNING AND ZONING COMMISSION**

**Agenda**

**January 10, 2012 – 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**

- December 6, 2011 minutes
- December 14, 2011 special meeting minutes

**3. PRELIMINARY DEVELOPMENT PLAN REVIEW MEETINGS**

**Pre-application (SR)**

805 Sorrell Court

Wayne Ruemmele representing Worldmark McCall: A Scenic Route application for a carport addition to existing administrative and pool building, landscaping improvements, asphalt repair and addition, and repair of existing stairway. The property is zoned R4 – Low Density Residential and is more particularly described as:

**Pre-application (SR)**

1000 Bitterroot

Wayne Ruemmele representing David Eaton: A Scenic Route application for a residential addition along the Scenic Route of Spring Mountain Road. The property is zoned R4 – Low Density Residential and is more particularly described as:

Lot 1, Block 1 Spring Mountain Ranch

**Pre-application (CUP)**

106 E. Park Street

Ron Coil representing Square One Investments LLC: A Conditional Use Permit application to secure the existing and future business use of the Park Street Professional Center. The property is zoned R8 - Medium Density Residential and is more particularly described as:

McCall Acreage Tax No's. 186-C, 187 & 188 in Gov't Lot 4, Section 9, T18N, R3E, B.M.

**4. CONSENT AGENDA**

**DR-11-45**

303 Sunset Street

Van Noy Design representing Evening Rise Bread Company: A Sign Design Review application for new signage on the new front façade of the existing building. The property is zoned CC – Community Commercial and is more particularly described as:

Lots 4E and 4H Molony's Addition

## 5. OLD BUSINESS

### **VAR-11-01**

491 Chula Road

Cameron Cordova representing Steve & Lori Roser: A Variance application to demolish existing non-conforming structures and rebuild one structure with a more conforming setback from the Payette River. The property is zoned R4, located in the Shoreline and Rivers Environ zone, and more particularly described as:

Lot 16, Rio Vista Subdivision #1

**PUBLIC HEARING**

## 6. NEW BUSINESS

### **DR-11-33**

491 Chula Road

Cameron Cordova of Cordova Construction, Inc. representing Steve & Lori Roser: A Design Review application to construct a new residence with attached two-car garage, totaling 2731 sq. ft., within the Shoreline and River Environs Zone. The property is zoned R4 and more particularly described as:

Rio Vista Subdivision No. 1, Lot 16.

**PUBLIC HEARING**

### **DR-11-41, ROS-11-09**

225 & 325 Commerce Street

Luke Vannoy of McCall Design & Planning representing Lex Bernstein: A Record of Survey application to eliminate a lot line, combining two lots, and a Design Review application for construction of a covered parking area between two existing buildings and additions to the front portion of each building. The property is zoned Industrial and more particularly described as:

Lots 16 & 17, Payette Lakes Commercial Center

**PUBLIC HEARING**

### **ZON-11-01**

An application to amend zoning of St. Luke's McCall properties from residential to Civic Zone designation. The properties are currently zoned R4 – Low Density Residential and R8 – Medium Density Residential and more particularly described as:

McCall Acreage Tax No. 6; No. 7; No. 8-A IN Gov't. Lot 6, Less No. 7-A S8 T18N R3E

Brundage Subdivision Lot 1 Block B

Brundage Subdivision W. 55 ft. of Lot 2 Block B

Brundage Subdivision E. 87 Ft. of Lot 2 Block B

Brundage Subdivision Lots 1 & 2 Block F

Brundage Subdivision Lots 1 & 2 Block G

Brundage Subdivision N. 110 ft. of Lot 3 Block G

Brundage Subdivision S. Part of Lot 3 Block G

Brundage Subdivision Pt N/2 of Lot 4 Block G

River Subdivision (Amended) Lots 1, 2 & 3 Block 1

**PUBLIC HEARING**

## **ZON-11-02**

An application to amend zoning of City of McCall (Public Works) properties from Central Business District and R4 – Low Density Residential to Civic zoning. The properties are more particularly described as:

McCall Acreage Tax No. 371 in Gov't. Lot 3 S9 T18N R3E

McCall Acreage Tax No. 108-A in NW4 SE4 S9 T18N R3E

McCall Acreage Tax No. 103 in NW4 SE4 S9 T18N R3E

McCall Acreage Tax No. 104 in NW4 SE4 S9 T18N R3E

**PUBLIC HEARING**

## **ZON-11-03**

A Category A annexation application for zoning upon annexation of approximately 35.6 acres containing the Timbercrest Countryside Subdivision (zoned R4 – Low Density Residential) and adjacent properties to the north (zoned R4) and west (zoned R1 – Residential). The properties are more particularly described as:

Timbercrest Subd., Phase I Lots 1, 2, 3, 4, 5, 6, 7, 8, & 9 Block 1

Timbercrest Subd., Phase I Lots 1, 2, 3, 4, 5, 6, 7, 8, & 9 Block 2

E/2 E/2 SWSE S7 T18N R3E – RP18N03E078405

TAX NO. 103 IN SE4 SE4 S7 T18N R3E – RP18N03E079020

N'rly Pt. Amended Tax No. 104 IN SE4 SE4 S7 T18N R3E

Part of SE4 SE4 S7 T18N R3E – RP18N03E079225

TAX NO. 69 IN SE4 SE4 S7 T18N R3E – RP18N03E079506

S'rly Pt. Of Amended Tax #104 IN SE4 SE4 S7 T18N R3E

**PUBLIC HEARING**

## **ZON-11-04**

A Category A annexation application for zoning upon annexation of approximately 14 acres of the Payette River, 1.7 acres owned by the City of McCall, and 5.3 acres of undeveloped residentially zoned (R8) property. The properties are more particularly described as:

W'rly Pt. Tax No. 69 In Gov't. Lot 6 S17 T18N R3E

W'rly Pt. Amended Tax No. 42 In Gov't. Lot 6 S17 T18N R3E

**PUBLIC HEARING**

## **7. OTHER**

## **8. ADJOURNMENT**

American with Disabilities Act Notice: The Planning and Zoning Commission meeting room is accessible to persons with disabilities. If you need assistance, contact City Hall at 634-7142.