

**MCCALL AREA  
PLANNING AND ZONING COMMISSION**

**Agenda**

**September 1, 2009–6:00 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. ELECTION**

Election of the McCall Area Planning and Zoning Commission Chairperson

**3. REVIEW & APPROVAL OF MINUTES**

August 4, 2009

**4. PRE-APPLICATION MEETINGS**

**PRE-APPLICATION MEETING (CUP, DR)**

333 Thula Street

Matt Brown: A pre-application for a Conditional Use Permit and Design Review to build a new 2,200 sq. ft. mixed used building, on an existing 0.18 acre parcel. The property is zoned Community Commercial.

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

324 W. Lake Street

Gabriela Hess: A pre-application for Conditional Use Permit, Design Review, and Scenic Route applications to remodel the existing, abandoned marketplace. The property is zoned R4 – Low-Density Residential.

**5. CONSENT AGENDA**

**ROS-09-08**

1201 Warren Wagon Road

Rod Skiftun representing the Ed Priddy: A Record of Survey application proposing to adjust the lines between four parcels to provide lake frontage to more parcels, accommodate structures & decrease non-conformity. The property is zoned R4 and more particularly described as:

Gov. Lot 2, Section 8, T 18 N, R 3 E, City of McCall, Valley County, Idaho.

NOT A PUBLIC HEARING.

**DR-09-32**

210 N. 3<sup>rd</sup> Street – Hunt Lodge

Bob Hunt: A Design Review application for a new double-sided, 19 sq. ft. sign. The property is zoned Community Commercial and more particularly described as:

Tax #149 SE 1/4 NW ¼ McCall Acreage, City of McCall, Valley County, Idaho  
NOT A PUBLIC HEARING

**DR-09-33**

337 Deinhard Lane – Hometown Pizza

Heather Susemihl of McCall Design and Planning representing Steve and Cindy Harkrader: A Design Review application for the interior and exterior remodel of an existing building, including the addition of a small porch and patio. The property is zoned Community Commercial and more particularly described as:

SE ¼ NW ¼ Section 16, T 18N R 3E, BM, City of McCall, Idaho.  
NOT A PUBLIC HEARING

**DR-09-34**

203 E. Lake Street – Yacht Club Building

John Barth representing The Yacht Club by the Lake: A Design Review application for a new 28 sq. ft., wall-mounted, projecting sign. The property is zoned Community Commercial and more particularly described as:

2<sup>nd</sup> Add'n to McCall, Lots 1 & 2, Block 1 AND Tax No. 157 Gov't Lot 4 Section 9, T18N R3E  
NOT A PUBLIC HEARING

**6. OLD BUSINESS**

**DR-09-24, SR-09-11, ROS-09-06**

2177 Eastside Drive

Secesh Engineering representing A.J. & Susie Balukoff: Design Review, Scenic Route and Record of Survey applications for the replacement of existing residence with a new 5,800 sq.ft. residence and a lot line adjustment. The property is zoned R4 and more particularly described as:

SW ¼, SE ¼, Section 35, T 19N, R 3E, City of McCall, Valley County Idaho.  
A PUBLIC HEARING.

**7. NEW BUSINESS**

**DR-09-28, SR-09-14**

1379 Lick Creek Road

Andy Laidlaw of McCall Design and Planning representing Greg Hoyt: Design Review and Scenic Route applications for a new, exterior elevator on an existing residence in the Scenic Route and Shoreline Zone. The property is zoned R4 and particularly described as:

Tax # 57 Government Lot 3, T 18N R 3E, Section 2, Valley County, Idaho.  
A PUBLIC HEARING

**DR-09-29**

1401 Warren Wagon Road

Steve Minor representing Gary & Cathy Lyons: A Design Review application for the remodel and expansion of a house from 2,600 sq. ft. to 3,600 sq. ft. in the Shoreline Environs Zone. The property is zoned R4 and more particularly described as:

Portion of Gov't Lot 1, Sec 8, T 18 N, R 3 E, Lot 4, Valley County, Idaho.  
A PUBLIC HEARING

**DR-09-30, SR-09-15**

1504 Warren Wagon Road

LeGrand Bennett representing Joan and Dennis Dillion: Design Review and Scenic Route applications for a 561 sq. ft. addition to an existing structure in the Shoreline Zone and Scenic Route Zone. The property is zoned R4 and more particularly described as:

Lot 1 of Jews-Harp Jack's Subdivision, Valley County, Idaho.  
A PUBLIC HEARING

**DR-09-31**

1632 E. Lake Street

Jay Craig representing David Koeplin: A Design Review application for the replacement and expansion of an existing retaining wall and in-ground patio in the Shoreline Zone. The property is located in the R4 zone and more particularly described as:

S ½ Lot 1, Block 1, Davis Beach Tracts No. 2  
A PUBLIC HEARING

**CUP-09-04**

116 N. 3<sup>rd</sup> Street  
Valley Academy of Idaho, LLC

William Borg: A Conditional Use Permit application for a private, nonsectarian middle school (grades 5-8). The property is located in the Community Commercial Zone and more particularly described as:

McCall Business Center SE ¼ NW ¼ McCall Acreage, Valley County, Idaho.  
A PUBLIC HEARING

**SUB-08-05**

Spring Mountain Boulevard  
Spring Mountain Ranch Subdivision – Phase #5

Secesh Engineering, Inc. representing the Three G Company: A Subdivision Final Plat application for Phase 5 of Spring Mountain Ranch PUD, consisting of 26 residential units on 11 acres. The property is zoned R4 and more particularly described as:

SE ¼ NW ¼ SW ¼ NE ¼ Section 10, T 18N, R 3E, City of McCall, Valley County, Idaho.  
NOT A PUBLIC HEARING.

**8. OTHER**

**9. ADJOURNMENT**