

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

**Agenda**

**February 4, 2014 – 5:30 p.m.**

**McCall City Hall – Lower Level**

**216 East Park Street, McCall, ID 83638**

**COMMISSION MEETING – Begins at 5:30 p.m.**

**CALL TO ORDER AND ROLL CALL**

**1. WORK SESSION**

- Code revisions for Downtown Master Plan implementation – review of proposed amendments

**2. REVIEW & APPROVAL OF MINUTES**

- January 7, 2014 minutes

**3. PRELIMINARY DEVELOPMENT PLAN REVIEW MEETINGS**

**4. CONSENT AGENDA**

**ROS-13-17**

**616 N. 3<sup>rd</sup> Street**

Michael Hormaechea representing Alpine Village Company: A Record of Survey application to split one existing commercial platted space into two commercial units. The property is zoned CC – Community Commercial and is more particularly described as:

Unit CU 103 Alpine Village Condominium Phase 1, SW ¼ of Section 9, T.18N., R.3E., B.M., City of McCall, Valley County, Idaho

**ROS-13-18**

**455 Samson Trail and 650 Ellis Road**

Skiftun Land Surveying representing Louis Beaudry, Bonnie Makinson, and Bob and Verena Espy. A Record of Survey application to split one 2.576 acre lot then combine the resulting lots with two existing adjacent lots of record, thereby creating two larger lots from three existing lots of record.

The properties are zoned R4 – Low Density Residential and are more particularly described as: Parcels of land situate in the SW1/4 of Section 15, T. 18 N., R. 3 E., B.M., Valley County, Idaho

**ROS-13-19**

**1344 Ridgeway Lane**

Skiftun Land Surveying representing John and Jenny Fawcett and Frankenberry Family Limited Partnership: A Record of Survey application to adjust a lot line between two existing lots of record. The property is zoned R4 – Low Density Residential and is more particularly described as:

A portion of Lot 5, Luck’s Point Subdivision, situate in Gov’t Lots 1 & 2, Section 35, T. 19 N., R 3 E., B.M., Valley County, Idaho

**ROS-13-21**

**Lots 5-10, Block 17, McCall’s First Addition**

Skiftun Land Surveying representing The Walter J. Nourse Trust: A Record of survey to combine six lots of record into three lots. The properties are zoned R8 – Medium Density Residential and are more particularly described as:

Lots 5 through 10, Block 17, McCall’s First Addition, situate in Gov’t Lot 2, Section 9, T. 18 N., R. 3 E., B.M., City of McCall, Valley County, Idaho

**OLD BUSINESS**

**5. NEW BUSINESS**

**CA-14-01**

**Sign Ordinance Amendment**

Amendment to McCall City Code Title 3 Chapter 9 to allow businesses within the City of McCall and McCall Impact Area to display one flag sign, two neon or similar signs up to 3 square feet, and temporary banners within a wooden or similar frame up to 15 square feet. The ordinance also restricts window coverage by signs to twenty-five percent (25%) of the total window area and prohibits a-frame or other temporary free-standing signs, currently only allowed for restaurants.

**PUBLIC HEARING**

**DR-13-33, ROS-13-20**

**411 Railroad Ave**

McCall Design and Planning representing The Depot Company: A Record of Survey application to adjust the lot lines of Lot 4 and Lot 5, and a Design Review application to construct a new 2,064 sq. ft. addition to a commercial building on the lot. The property is zoned CBD – Central Business District and is more particularly described as:

Lots 1, 4 and 5 Carey Subdivision, NE1/4 of the SW1/4 of Section 9, T. 18 N., R. 3 E., B.M., City of McCall, Valley County, Idaho

**PUBLIC HEARING**

**6. OTHER**

Review of signs approved administratively

**7. 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.