

**McCALL AREA
PLANNING AND ZONING COMMISSION**

Agenda

March 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. REVIEW & APPROVAL OF MINUTES

- February 4, 2014 minutes

2. PRELIMINARY DEVELOPMENT PLAN REVIEW MEETINGS

Pre-application (CUP)

216 East Park Street

Sergeant Larry Stokes representing City of McCall Police Department: A Conditional Use Permit to install a 55 ft. communications tower on the City Hall site. The property is zoned CV – Civic and is more particularly described as:

A parcel of land situate in SE ¼, SE ¼ of Section 9, T. 18 N., R. 3 E., B.M., City of McCall, Valley County, Idaho

Pre-application (CUP, DR, SR)

2139 Eastside Drive

Tom States representing Kevin Fitzwater: Conditional Use Permit, Design Review and Scenic Route applications to construct an accessory structure in excess of 1500 sq. ft. with garage space, one bedroom, one bath, mud room and rec. room. The property is zoned R4 – Low Density Residential, is along a Scenic Route, is within the Shoreline and River Environs zone, and is more particularly described as:

Lot 16, Harris Cove Subdivision, Valley County, Idaho

3. CONSENT AGENDA

ROS-14-01

Lots 2 and 3, Group I, Payette Lakes Club

Droulard Land Surveying representing Steve and Brandi Porter: A Record of survey to combine two lots of record. The properties are zoned R4 – Low Density Residential and are more particularly described as:

Lots 2 and 3, Group I, Payette Lakes Club, situate in the NW1/4 of the SE1/4 of Section 6, T. 18 N., R. 3 E., B.M., Valley County, Idaho

4. OLD BUSINESS

DR-13-33, ROS-13-20

411 Railroad Ave

McCall Design and Planning representing The Depot Company: A Record of Survey to adjust the property lines of Lots 1, 4 and 5 in Carey Subdivision and a Design Review application to construct a 2,488 sq. ft. addition to a commercial building on Lot 4. The property is zoned CBD – Central Business District and is more particularly described as:

Lot 4 Carey Subdivision, situate in the 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 – CONTINUED FROM FEBRUARY 4, 2014, MEETING.

5. NEW BUSINESS

CA-14-02

Commercial Land Use and Development Standards Ordinance Amendment

Amendment to McCall City Code Title 3 Chapters 4 and 8 to allow more directly permitted land uses within the Central Business District, Community Commercial and Neighborhood Commercial zones, remove the \$20,000 improvement threshold for requirement of sidewalks, clarify commercial driveway surfacing, and to alleviate parking requirements for development within established Improvement or Renewal Districts.

PUBLIC HEARING

DR-13-35, SR-13-10

3500 K.P. Cove Drive

McCall Design and Planning representing Gaby Anderson: A Design Review and Scenic Route application to construct a new 1,590 sq. ft. residential structure within the commonly-owned K.P. Cove property. The property is zoned R4 – Low Density Residential, is within the Shoreline and River Environs zone and Scenic Route zone, and is more particularly described as:

K.P. Cove, a parcel of land situate in Gov't Lot 2, Section 22, T. 19 N., R. 3 E., B.M., Valley County, Idaho

PUBLIC HEARING

DR-14-01, SR-14-01

1982 Warren Wagon Road

McCall Design and Planning representing Payette Inland Marine: A Design Review and Scenic Route application to construct a new 7,048 sq. ft. residential structure and 1,183 sq. ft. accessory structure. The property is zoned R4 – Low Density Residential, is within the Shoreline and River Environs Zone and Scenic Route Zone, and is more particularly described as:

Lot 4, Block 24, State Subdivision – Southwest Payette Lakes Cottage Sites, Section 32, T. 19 N., R. 3 E., B.M., Valley County, Idaho

PUBLIC HEARING

DR-14-02

2424 Sharlie Lane

McCall Design and Planning representing Kathryn & Christian Zimmerman: A Design Review application to construct a new 3,255 sq. ft. three bedroom, four and one-half bath residential

structure. The property is zoned R4 – Low Density Residential, is within the Shoreline and River Environs Zone, and is more particularly described as:

Lot 177 and a portion of Lot 178, Amended Payette Lake Cottage Sites, situate in Govt. Lot 3, Section 28, T. 19 N., R. 3 E., B.M., 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.