

McCALL AREA PLANNING AND ZONING COMMISSION

Agenda

April 1, 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

- March 4, 2014 minutes

2. PRELIMINARY DEVELOPMENT PLAN REVIEW MEETINGS

Pre-application (ZON, DR)

503 Hemlock

Steve Minor representing Mark & Jean Grimes: An application for re-zoning from Central Business District zone to R4 – Low Density Residential zoning to conform with adjacent property zoning and Design Review for an addition to existing residence. The property is currently zoned CBD – Central Business District and is more particularly described as:

A parcel of land situate McCall's 1st Addition Lots 1 & 2 Block 6. City of McCall, Valley County, Idaho

Pre-application (CUP, DR, SR)

314 N 3rd Street

Steve Millemann representing Kent & Lori Barnes: Conditional Use Permit, Design Review and Scenic Route applications to for an adventure attraction business consisting of Mini golf and go-karts. The property is zoned CC – Community Commercial and is more particularly described as:

A parcel of land situate Molony's Addition Lots 5A & 5D as Parcel 1. Molony's Addition Lots 5B & 5E as Parcel 2. Geelan Addition Lot 6 Block 2 as Parcel 3. City of McCall, Valley County, Idaho

3. CONSENT AGENDA

ROS-14-02

917 Romine Drive

KM Engineering representing Ronald and Rita Hills: A Record of Survey to combine portions of two adjacent lots of record with Lot 3, Block D of Jasper Subdivision. The properties are zoned R4 – Low Density Residential and are more particularly described as:

Lot 3, Block D, Jasper Subdivision and a portion of the E ½ of the NE ¼ of the NE ¼, Section 7, T. 18 N., R 3 E., B.M., City of McCall, Valley County, Idaho

ROS-14-03

1695 Brooklawn Street

Russell Surveying representing Bradley and Chelsea Jones: A Record of Survey to combine lots of record. The properties are zoned R4 – Low Density Residential and are more particularly described as:

Lots 13, 14 and additional lands, Group C, Payette Lakes Club, sinuate in Govt. Lot 3, Section 5, T. 18 N., R 3 E., B.M., Valley County, Idaho

4. OLD 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 – CONTINUED FROM MARCH 6, 2014, MEETING.

5. NEW BUSINESS

CUP-14-01, DR-14-03, SR-14-02

2139 Eastside Drive

Tom States representing Kevin Fitzwater: Conditional Use Permit, Design Review and Scenic Route applications to construct a 2330 sq. ft. accessory structure with garage space, hobbies room, study, 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, situate in Govt. Lot 4, Section 5, T. 19 N., R 3 E., B.M., Valley County, Idaho

PUBLIC HEARING – CANCELED AND RESCHEDULED TO MAY 6, 2014.

DR-14-05

365 Verita Road

Matt Smith: A Design Review application to construct a new 3,559 sq. ft. residence with 1,498 sq. ft. attached garage. The property is zoned R8 – Medium Density Residential and is more particularly described as:

Lot 15, Block 2, Broken Ridge Subdivision, situate in the NE 1/4 of the NE 1/4, Section 18, T. 18 N., R. 3 E., B.M., City of McCall, Valley County, Idaho

PUBLIC HEARING

DR-14-06, SR-14-03

1958 Warren Wagon Road

Jevon Truex representing Steve Smith: Design Review and Scenic Route applications to construct a new 10,671 sq. ft. residential structure. The property is zoned R4 – Low Density Residential, and is within the Shoreline and River Environs and Scenic Route zones and is more particularly described as:

Lot 1, Block 25, State Subdivision, Southwest Payette Lakes Cottage Sites, Section 32, T. 19 N., R. 3 E., B.M., Valley County, Idaho

PUBLIC HEARING

DR-14-07

140 Commerce Street

Pinetop Construction representing A-1 Heating and Cooling: A Design Review application to construct a new 5,175 sq. ft. office and warehouse building. The property is zoned Industrial and is more particularly described as:

Lot 29, Payette Lakes Commercial Center, situate in the NW 1/4 of the SE 1/4, Section 16, 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.