

**McCALL AREA
PLANNING AND ZONING COMMISSION**

Agenda

June 3, 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

- May 6, 2014 minutes

2. PRELIMINARY DEVELOPMENT PLAN REVIEW MEETINGS

Pre-application (CUP, DR)

2047 Plymouth Court

Damon Beard representing Mike Fery: A Conditional Use Permit and Design Review application to construct an accessory dwelling of approximately 2000 sq. ft. with garage on ground floor and living quarters above. The property is zoned R4 – Low Density Residential and is more particularly described as:

Lot 7, Block 7, State Subdivision – Cove Re-plat, Valley County Idaho.

3. CONSENT AGENDA

ROS-14-07

1024 Violet Way

Secesh Engineering representing Mike Robnett: Record of Survey application to adjust the lot line between two lots of record to accommodate a new residence. The properties are zoned R4 – Low Density Residential and are more particularly described as:

Lot 13 and Lot 14 Spring Mountain Ranch No. 5 Subdivision, N1/2 Section 10, T. 18 N., R. 3 E., B.M., City of McCall, Valley County, Idaho.

4. OLD BUSINESS

5. NEW BUSINESS

ZON-14-01, DR-14-18

503 Hemlock Street

Steve Minor representing Mark and Jean Grimes: Zoning change request from CBD-Central Business District to R4-Low Density Residential to conform with adjacent property and Design Review application for a 491 sq. ft. addition to the existing residence once zoning is changed to residential. The property is zoned CBD – Central Business District, is within the Shoreline and River Environs Zone and is more particularly described as:

Lots 1 & 2 Block 6, McCall's 1st Addition and a portion of Gov't. Lot 2, Section 9, T. 18 N., R. 3 E., B.M., City of McCall, Valley County, Idaho.

PUBLIC HEARING

ZON-14-02, PUD-14-01, DR-14-20

190 Krahn Lane

Steve Millemann representing McCall Campground Holdings LLC: Request for annexation of the property into the City of McCall and connection to City sewer facilities. Upon annexation, the property would retain the existing Community Commercial zoning. Planned Unit Development application for campground expansion to include up to 29 RV parking pads, 5 teepees, 14 yurts, 5 igloo style structures, 5 park unit cabins, 16 tent sites, a maintenance building with bathrooms, and addition to existing structure with residence above and bathroom and laundry facilities below. Design Review application for remodel and addition to existing residence and park office, bathroom and laundry facilities. The property is zoned CC – Community Commercial and is more particularly described as:

A portion of the SW1/4 SE1/4 Section 16, T. 18 N., R. 3 E., B.M., Valley County, Idaho

PUBLIC HEARING

SUB-14-01

220 Commerce Street

Brian Nelson: A Subdivision Amendment application to amend the previous Nelson Subdivision plat to include Lot 21 of the Payette Lakes Commercial Center and subsequently adjust the line between the two lots to enlarge the former Lot 21. The property is zoned Industrial and is more particularly described as:

Lot 1, Nelson Subdivision, and Lot 21, Payette Lakes Commercial Center, situate in the NW1/4 SE1/4 of Section 16, T. 18 N., R. 3 E., B.M., City of McCall, Valley County, Idaho

CUP-14-03

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

PUBLIC HEARING

DR-14-17, SR-14-06

1966 Warren Wagon Road

McCall Design and Planning representing Gregg Middlekauff.: Design Review and Scenic Route applications to demolish an existing cabin and construct a 4,135 square foot residence. The property is zoned R4 – Low Density Residential, Scenic Route, and Shoreline and River Environs, and is more particularly described as:

Lot 11 Tax No. 4, Amended Payette Lake Cottage Sites, Valley County, Idaho.

PUBLIC HEARING

6. OTHER

Appeal of Administrative Decision – PUD application fees

Steve Millemann representing McCall Campgrounds Holdings LLC: Appeal of an administrative determination that the application fee structure as adopted by McCall City Council for Planned Unit Development applications of \$2000 plus \$75 per unit applies to all units on the proposed development (59) and includes tepees, yurts and “igloo-like” structures.

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.