

McCALL AREA
PLANNING AND ZONING COMMISSION

Agenda

July 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

- June 3, 2014 minutes

2. PRELIMINARY DEVELOPMENT PLAN REVIEW MEETINGS

Pre-application (ZON, ROS)

101, 103A, 103B, 105 W. Lake Street

Judy A. Arnt representing William D. Powers Irrevocable Trust: Application for zoning change from R4 – Low Density Residential to R8 – Medium Density Residential in order to split the property into two lots that with street frontage widths that conform to the zoning designation. The property is currently zoned R4 – Low Density Residential and is more particularly described as:

McCall Acreage Tax No. 2 situate in Gov't Lot 6, Section 8, T. 18. N., R. 3 E., B.M. City of McCall, Idaho

Pre-application (CUP)

2755 Eastside Drive

Epikos Land Planning and Architecture representing Episcopal Diocese of Idaho: Conditional Use Permit Application to entitle the existing and future development of Paradise Point Camp to include a recreation pavilion, dining hall, arts and crafts building, amphitheatre, chapel, welcome center, laundry, maintenance and storage building, director's cabin with garage, cabins for guests and staff, and parking areas. The property is zoned RR – Rural Residential and is more particularly describes as:

Part of Gov't Lots 2, 3, and 4, situate in SW1/4, NE1/4, Section 23, T. 19 N., R. 3 E., B.M. Valley County, Idaho.

3. CONSENT AGENDA

ROS-14-08

TBD Payette Drive

Droulard Land Surveying, inc. representing Kirk G. Smith: Record of Survey application to split the southwesterly 50 feet off of Lot 59 and combine it with Lot 58. The remaining 35 feet of Lot 59 will be combined with the 30 foot former access parcel and Lot 60 to create a single parcel of land. Each resulting parcel will have over 149 feet of road frontage. The properties are zoned R4 – Low Density Residential and are more particularly described as:

Lot 58, amended Lot 59 and Lot 60 of Amended Payette Lakes Cottage Sites, City of McCall, Valley County, Idaho.

DR-14-22
1101 N 3rd Street

Matt Hurlbutt representing The Depot Company: Design Review application for an outdoor music site utilizing a shipping container for storage at The Depot Park. The property is zoned CBD – Central Business District and more particularly described as:

Carey Subdivision, Lot 1, Hotel McCall, City of McCall, Valley County, Idaho.

4. OLD BUSINESS

5. NEW BUSINESS

SUB-14-02
White Cloud Subdivision Phase 2

Secesh Engineering representing Elkhorn, LLC: Minor subdivision plat amendment application to amend Phase 2 White Cloud Subdivision. Thunder Bolt Court was built into the pole sections of Lots 67, 68 and 79 Phase 2 White Cloud Subdivision. This application is to amend the plat to reflect as-built conditions. The property is zoned R1 – Residential and is more particularly described as:

Lots 67, 68, 69, 70, 77, 78 and 79, Block 4, Whitecloud Subdivision Phase 2, situate in Sections 24 and 25, T.18N., R.2E and Sec. 19 and 30 T.18N., R.3E., Valley County, Idaho.

PUD-14-02, VAC-14-01, ZON-14-03
The Village on Lake Street

Steven Millemann representing The Lake Street Company LLC: General plan application for a mixed use Planned Unit Development located on approximately 1.73 acres between East Lake Street and Park Street. The uses of the PUD include not less than 20 and not more than 27 single family residential units, up to 8770 sq. ft. of retail or restaurant spaces, 5340 sq. ft. of professional offices, and associated amenities. Application for vacation of a public alleyway that will be relocated within the PUD and application for re-zoning of the property to R16 – High Density Residential. The property is currently zoned R8 – Medium Density Residential, and is more particularly described as:

Williams-Mayfield Addition, Lots 10-13, Block 1 and McCall acreage Tax No. 178, 179 and 180 in Gov't. Lot 4, City of McCall, Valley County, Idaho.

PUBLIC HEARING

DR-14-23, SR-14-07
1502 Oakwood Road

Epikos Land Planning and Architecture representing Martin Potucek: Design Review and Scenic Route applications for a 2,042 sq. ft. single-family residence. The property is zoned R4 – Low Density Residential and is more particularly described as:

Lot 33 and the North ½ of Lot 32, Group D, Payette Lake Club, City of McCall, Valley County, Idaho.

PUBLIC HEARING

DR-14-24, SR-14-08
1504 Oakwood Road

Epikos Land Planning and Architecture representing David Ernat: Design Review and Scenic Route applications to construct a 1,104 sq. ft. cabin. The property is zoned R4 – Low Density Residential and is more particularly described as:

Portions of lots 51 & 52, Group D, Payette Lake Club, 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.