

McCALL AREA
PLANNING AND ZONING COMMISSION

Agenda

August 5, 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

- July 1, 2014 minutes

2. PRELIMINARY DEVELOPMENT PLAN REVIEW MEETINGS

3. CONSENT AGENDA

ROS-14-09

306 Samson Court

Nick Mortensen representing Mortensen Investments LLC: Record of Survey application to create two lots from the existing 1.96 acre parcel. The property is zoned CC - Community Commercial and is more particularly described as:

A parcel of land situate in the SE1/4 SE1/4 of Section 16, T. 18 N., R. 3 E., B.M., Valley County, Idaho.

ROS-14-10

691 Samson Trail

Rod M. Skiftun representing Danielle and Phillip Custer: Record of Survey application to combine two lots into one parcel. The property is zoned R4 – Low Density Residential and is more particularly described as:

Lots 11 and 13, Lakewood Subdivision, situate in the SE1/4 of Section 9, T. 18 N., R. 3 E., B.M., City of McCall, Valley County, Idaho.

4. OLD BUSINESS

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, 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 – Continued from July 1, 2014 meeting.

5. NEW BUSINESS

Development Agreement The Village on Lake Street

Steven Millemann representing The Lake Street Company LLC: A proposed Development Agreement to establish the City of McCall's authority to revert the zoning of the subject property from the proposed R16 – High Density Residential zone to the existing R8 – Medium Residential zoning should the associated Planned Unit Development project not proceed as scheduled. 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

SUB-13-01 Development Agreement Amendment and Pathway Easement Vacation Reserve on Payette River Subdivision

Phil Feinberg: Application to amend a Development Agreement to reflect updated cost estimates, remaining outstanding infrastructure to be completed, and construction of a pathway at a new location. Petition for Vacation of Easement for a pathway within the subdivision currently located along Payette River and proposed relocation. The property is zoned R8 – Medium Density Residential and is more particularly described as:

The Reserve on Payette River Subdivision, situate in a portion of Govt. Lots 4 and 7, Section 17, T. 18 N., R. 3 E., B.M., City of McCall, Valley County, Idaho

PUBLIC HEARING

CUP-14-04, DR-14-28 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 Replat, Section 3 T. 18 N., R. 3 E., B.M., Valley County Idaho.

PUBLIC HEARING

DR-14-19 220 Commerce Street

Brian Nelson representing Nelson Plumbing: Design Review application for a 1740 sq. ft. addition to an existing structure and associated improvements. The property is zoned I – Industrial and is more particularly described as:

Lot 2, First Amended Plat Nelson Subdivision situate in the NW1/4 SE1/4 of Section 16, T. 18 N., R. 3 E., B.M., City of McCall, Valley County, Idaho.

PUBLIC HEARING

DR-14-29

2256 Payette Drive

LeGrand Bennett representing Marsha and Kirk Smith: Design Review application for a new 5239 sq. ft. single family residence with 1828 sq. ft. garage and 384 sq. ft. carport. The property is zoned R4 - Low Density Residential and is more particularly described as:

Lot 58, and the West 50 feet of Lot 59, Payette Lake Cottage Sites Amended situate in Section 32, T. 18 N., R. 3 E., B.M., Valley County, Idaho.

PUBLIC HEARING

DR-14-30, SR-14-09

2320 Warren Wagon Road

Wayne Ruummele representing Jeffrey Erekson: Design Review and Scenic Route Zone applications for a new 1470 sq. ft. garage with sleeping quarters. The property is zoned R4 – Low Density Residential and is more particularly described as:

Lot 153, Payette Lakes Cottage Sites Amended, situate in Section 28, T. 18 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.