

**McCALL AREA**  
**PLANNING AND ZONING COMMISSION**

**Agenda**

**September 9, 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. WORK SESSION**

- Review of McCall Design Guidelines and McCall City Code regarding landscaping and tree removal

**2. REVIEW & APPROVAL OF MINUTES**

- August 5, 2014 minutes

**3. PRELIMINARY DEVELOPMENT PLAN REVIEW MEETINGS**

**4. CONSENT AGENDA**

**DR-14-35**

**720 Fairway Drive**

Dennis Coyle representing the City of McCall, Parks and Recreation Department: Design Review application to construct a new 400 sq. ft. two-unit restroom with attached concession stand at Fairway Park. The property is zoned CV – Civic and is more particularly described as:

McCall Acreage Tax No. 1 in NE1/4 NE1/4, less Tax No's. 1-A; 1-B & 1-C, Section 9, T18N, R3E, B.M., City of McCall, Valley County, Idaho.

**5. OLD BUSINESS**

**CUP-12-04 Development Agreement Amendment – Park Street Professional Center**

**106 E. Park Street**

Woody Woodworth representing Square One Investments LLC: Application to amend a Development Agreement to remove the requirement that parking on the Park Street side of the existing building be converted to back-in parking. The property is zoned R8 - Medium Density Residential and is more particularly described as:

McCall Acreage Tax No's. 186-C, 187 & 188, four parcels of land situate in Gov't Lot 4, Section 9, T18N, R3E, B.M., City of McCall, Valley County, Idaho.

**PUBLIC HEARING**

**SUB-04-18 Development Agreement Amendment – Timbercrest Downtown**

**1000 2<sup>nd</sup> Street**

Steve Millemann representing Dan Green: Application to amend a Development Agreement to remove the requirement for heated decking on the structured parking garage and provide a timeline

and details for construction of streetscape improvements in keeping with the McCall Downtown Master Plan. The property is zoned CBD – Central Business District and is more particularly described as:

Amended Plat of Timbercrest Downtown Condominiums, a resubdivision of Lots 11 and 12, Block 1 of the Amended Plat of McCall in Gov't Lot 3, situate in NE1/4 SW1/4, Section 9, 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.

**CONTINUED FROM AUGUST 5, 2014 MEETING**

**6. NEW BUSINESS**

**ZON-14-04, ROS-14-11**

**101, 103A, 103B, 105 West Lake Street**

Judy A. Arnt, Trustee representing the William D. Powers Irrevocable Trust: Rezone and Record of Survey applications to split the property into two parcels, one with 73.00 feet of street frontage and one with 65.56 feet of street frontage. The Trust proposes to rezone the property to R8 – Medium Density Residential with a deed restriction on both resulting parcels to restrict improvements to a single-family dwelling. The property is currently zoned R4 – Low Density Residential, is within the Shoreline and River Environs Zone and is more particularly described as:

McCall Acreage Tax No. 2, situate in Gov't Lot 6, Section 8, T18N, R3E, B.M., City of McCall, Valley County, Idaho.

**PUBLIC HEARING**

**CUP-14-05, DR-14-36**

**2755 Eastside Drive**

Marty Beck representing the Episcopal Diocese of Idaho: Conditional Use Permit and Design Review to remodel and update the existing Paradise Point Episcopal Camp, including the construction of a new 2,058 square foot single-family dwelling with detached garage. The property is zoned RR – 10 Acres Rural Residential and is more particularly described as:

Part of Gov't Lots 2, 3 & 4 situate in the SW1/4 NE1/4, Section 23, T19N, R3E, B.M., Valley County, Idaho.

**PUBLIC HEARING**

**DR-14-33, SR-14-10**

**2057 Warren Wagon Road**

Tom States representing Sue Anderson: Design Review and Scenic Route applications to construct a new 1258 square foot garage and driveway. The property is zoned R4 – Low Density Residential, Scenic Route, and is more particularly described as:

Lot 1, Block 8, Amended Pinecrest Addition, State Subdivision, T18N, R3E, B.M., Valley County, Idaho.

**PUBLIC HEARING**

**DR-14-34, SR-14-11**

**2045 Warren Wagon Road**

Jerry Hall representing Hal and Debi Joseph: Design Review and Scenic Route applications to construct a new 672 square foot single-family dwelling with storage loft. The property is zoned R4 – Low Density Residential, Scenic Route, and is more particularly described as:

Lot 1, Block 3, Amended Pinecrest Addition, State Subdivision, T18N, R3E, B.M., Valley County, Idaho.

**PUBLIC HEARING**

**7. OTHER**

Review of signs approved administratively

**8. 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.