

McCALL AREA
PLANNING AND ZONING COMMISSION

Agenda

October 7, 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

- Proposed 1% Tax Overview (Gene Drabinski)
- Debrief P&Z Shoreline Tour

2. REVIEW & APPROVAL OF MINUTES

- September 9, 2014 minutes

3. PRELIMINARY DEVELOPMENT PLAN REVIEW MEETINGS

4. CONSENT AGENDA

ROS-14-12

1401 Roosevelt Ave

James Zokan: A Record of Survey application to do a lot line adjustment between two lots and a lot combination. Create a total of two parcels from three owned by the applicant. The property is zoned R8 – Medium Density Residential and is more particularly described as:

Lots 1, 2, 3, Block 17, McCall's 1st Addition, T. 18 N., R. 3 E., B.M., City of McCall, Valley County, Idaho.

DR-14-38

2095 John Alden Road

Shawn Corbeil representing the Corbeil Family Trust: A Design Review application to build a 528 square foot garage. The property is zoned R4 – Low Density Residential, is within the Shoreline and River Environs zone, and is more particularly described as:

Lot 32 Block 1 & Tax No. 132 in Gov't Lot 1, Amended Plat for Pilgrim Cove Subdivision, situate in Section 3, T. 18 N., R. 3 E., B.M., Valley County, Idaho.

5. OLD BUSINESS

6. NEW BUSINESS

CA-14-03

Code Amendment – Residential Development Standards

Amendment to McCall City Code Title 3, Chapters 2 and 3 to include a definition of short-term rental and clarifying other terms; amending residential use regulations to require a Conditional Use Permit

for short-term rentals with occupancy of twenty or more persons; reducing the number of other uses that require a Conditional Use Permit; removing the percentage of lot width setback requirement; amending the residential rear setback to add a one-half building height minimum setback restriction; amending the calculation formula of residential zone lot coverage of improvements so that drives and parking areas are calculated at fifty percent of covered area; and reducing the property frontage width required for exemption from the garage standards.

PUBLIC HEARING

DR-14-39

2051 Plymouth Court

McCall Design and Planning representing Chuck and Jenny Schmoeger: Design Review application to build a new 3250 square foot single-family residence with attached garage. The property is zoned R4 – Low Density Residential, is within the Shoreline and River Environs zone, and is more particularly described as:

Lot 5, Block 7, Cove Replat, State Subdivision, situate in Section 3, T. 18 N., R. 3 E., B.M., Valley County, Idaho.

PUBLIC HEARING

DR-14-40

1760 Crescent Drive

Trey Hoff representing Dennis Downer: Design Review application to replace an old home with a new 4140 square foot single-family home with garage. The property is zoned R4 – Low Density Residential, is within the Shoreline and River Environs zone, and is more particularly described as:

N’RLY 100’ of Block E, Less Tax No. 86 in Gov’t Lot 2, Amended Crescent Beach Subdivision, situate in Section 5, T. 18 N., R. 3 E., 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.