

# McCALL AREA PLANNING AND ZONING COMMISSION

## Agenda

January 6, 2015 – 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. WORKSESSION**

- Debrief 1% initiative – Gene Drabinski, City Manager

#### **2. REVIEW & APPROVAL OF MINUTES**

- December 2, 2014 minutes

#### **3. PRELIMINARY DEVELOPMENT PLAN REVIEW MEETINGS**

##### **Pre-application (CUP)**

##### **925 Fairway Drive – McCall Municipal Golf Course**

Doug Kofford of TAEC representing Verizon Wireless: a preliminary conditional use permit application to install a new unmanned communication site with a one hundred twenty foot (120') monopole, twelve (12) antennae, and a three hundred twelve square foot (312 sq. ft.) equipment shelter inside a fenced enclosure. The property is zoned R4 – Low Density Residential and is more particularly described as:

A portion of the McCall Municipal Golf Course within the SE ¼ of the SW ¼ of Section 3, T.18 N., R.3 E., B.M., City of McCall, Valley County, Idaho.

##### **Pre-application (ZON)**

##### **800 Lakeside Ave.**

Steve Millemann and Amy Pemberton representing Sabala Whitetail LLC: a preliminary rezone application to change the zoning of the subject property from R8 –Medium Density Residential to CC – Community Commercial to recognize the existing office use of the former Forest Service building on the property. The property is currently zoned R8 – Medium Density Residential and is more particularly described as:

A parcel of land situate in Government Lot 3, Section 8, T. 18 N., R. 3 E., B.M., City of McCall, Valley County, Idaho.

#### **4. CONSENT AGENDA**

##### **Appeal of Administrative Decision**

##### **McCall Campground Holdings LLC**

Adoption of Findings of Facts and Conclusions of Law to memorialize December 2, 2014 unanimous decision by the McCall Area Planning and Zoning Commission to deny the appeal.

**ROS-14-14**  
**214 Rio Vista Blvd.**

Skiftun Land Surveying representing Dusty Bitton: Record of Survey application to split a 4.86 acre parcel into three parcels of 1.01 acres, 1.015 acres, and 2.94 acres in size. The property is zoned R4 – Low Density Residential and is more particularly described as:

A parcel of land situate in McCall Acreage, W1/2, NE1/4, NW1/4, NW1/4, Section 17, T. 18 N., R. 3 E., B.M., City of McCall, Valley County, Idaho.

**5. OLD BUSINESS**

**6. NEW BUSINESS**

**CA-14-05**  
**Accessory Dwelling Units**

Ordinance to amend McCall City / McCall Impact Area Code, Title 3, Chapter 3 to remove the requirement that accessory dwellings and two-family dwellings must obtain a Conditional Use Permit, and permitting these housing types within all residential zones.

**PUBLIC HEARING**

**DR-14-45**  
**1692 Forest Lawn Dr.**

J Truex Architecture representing Mark Gosselin: Design Review application to construct a new 4,988 sq. ft. residence with 600 sq. ft. attached garage. The property is zoned R4 – Low Density Residential, is within the Shoreline and River Environs Zone and is more particularly described as:

A parcel of land situate in Government Lot 3, Section 5, T. 18 N., R. 3 E., B.M., Valley County, Idaho, being a portion of lots 49, EX49, 55 and 56, Group C of Payette Lake Club, as shown on the official plat thereof on file in the office of the Recorder of Valley County, Idaho.

**PUBLIC HEARING**

**7. OTHER**

- Review of signs approved administratively
- P&Z Bylaws 2015
- Appointment of 2015 McCall Area Planning and Zoning Commission Chair

**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.