

# McCALL AREA PLANNING AND ZONING COMMISSION

## Agenda

March 3, 2015 – 5:30 p.m.  
McCall City Hall – Lower Level  
216 East Park Street, McCall, ID 83638

*The times listed are estimated times only. The McCall Area Planning and Zoning Commission reserves the right to alter the times as necessary.*

**5:30 CALL TO ORDER AND ROLL CALL**

**5:35 WORK SESSION**

- Fire Mitigation and Emergency Access with McCall Fire Department

**6:25 REVIEW & APPROVAL OF MINUTES**

- February 3, 2015 Minutes

**6:30 PRELIMINARY DEVELOPMENT PLAN REVIEW MEETINGS**

**Pre-application (VAC)**

**501 West Lake Street**

Steve Millemann and Amy Pemberton representing Sabala Whitetail, LLC: A Street Vacation pre-application to vacate Neal Street and Clark Street located south of West Lake Street and the Shore Lodge. The property is zoned CC – Community Commercial, and is more particularly described as:

The public Right of Ways known as Neal Street and Clark Street located within Gov't Lot 3, Section 8, T.18 N., R. 3 E., B.M., City of McCall, Valley County, Idaho.

**Pre-application (PUD Final Plan)**

**501 West Lake Street**

Steve Millemann and Amy Pemberton representing Sabala Whitetail, LLC: A Planned Unit Development Final Plan Amendment pre-application to make beach improvements and remove and construct various structures, such as: remove existing swimming pool and construct a new swimming pool at another location; construct a new building; and remove the existing cart building. The property is zoned CC – Community Commercial, and is more particularly described as:

The southerly portion of tax number 312 less tax numbers 187 and 188 in Shellworth Park Subdivision, and a portion of Gov't Lots 2 and 3, Section 8, T.18 N., R. 3 E., B.M., City of McCall, Valley County, Idaho.

**Pre-application (CUP)**

**2306 Eastside Drive**

Epikos, LLC representing Ore-Ida Council #100, Boy Scouts of America: A Conditional Use Permit pre-application to remodel and construct new buildings at Camp Morrison. The property is zoned RR – Rural Residential, and is more particularly described as:

Part of the NE ¼, less tax numbers 5 and 12, situate in Section 35, T.19 N., R. 3 E., B.M., Valley County, Idaho.

**7:00 CONSENT AGENDA**

**ROS-15-01**

**2340 & 2350 Warren Wagon Road**

Skiftun Land Surveying representing Seiler Family Trust and DJS Properties L.P.: a Record of Survey application to adjust the lot line between these two adjoining properties and create a shared driveway easement. The properties are zoned R4 – Low Density Residential, within the Scenic Route and Shoreline and Environs Zone, and are more particularly described as:

Amended Lots 155 and 156, Amended Payette Lake Cottage Sites, T.18 N., R. 3 E., B.M., Valley County, Idaho.

**7:10 NEW BUSINESS**

**CUP-15-01, DR-15-03**

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

Doug Kofford of TAEC representing Verizon Wireless and the McCall Municipal Golf Course: Conditional Use Permit and Design Review applications to install a new unmanned communication site with a one hundred twenty foot (120') monopole that will resemble a pine tree, twelve (12) antennae, and 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.

**PUBLIC HEARING**

**ZON-15-01**

**800 Lakeside Ave.**

Steve Millemann and Amy Pemberton representing Sabala Whitetail LLC: Zoning Map Amendment application and associated Development Agreement 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 and to accommodate permitted use of the facility for workforce housing with related amenities. 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.

**PUBLIC HEARING**

**8:00 OTHER**

- Mountain Town and Resort Planning Conference

**8:15 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.