

McCALL AREA PLANNING AND ZONING COMMISSION

Agenda

March 31, 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 REVIEW & APPROVAL OF MINUTES

- March 3, 2015 Minutes

5:40 PRELIMINARY DEVELOPMENT PLAN REVIEW MEETINGS

Pre-application (CUP)

400 Elo Road

Gene Ulmer representing The Church of Jesus Christ of Latter-Day Saints: a Conditional Use Permit pre-application to build a new pavilion on the site. The property is zoned R1 – One Acre Residential, and is more particularly described as:

Tax number 12 situate in SE ¼ NE ¼ of Section 21, T.18 N., R.3 E., B.M., Valley County, Idaho.

6:00 CONSENT AGENDA

ROS-15-02

TBD Dragonfly Loop

Rod Skiftun of Skiftun Land Surveying, Inc. representing Lynn Noble: A Record of Survey application to combine two lots for the future construction of a single-family residence. The property is zoned R4 – Low Density Residential, and is more particularly described as:

Lots 49 and 50, Aspen Ridge III Subdivision, situate in the NE ¼ of Section 10, T.18 N., R.3 E., B.M., City of McCall, Valley County, Idaho.

ROS-15-03

1209 Roosevelt Ave.

Patrick Scheffler of Idaho Survey Group, P.C. representing Janine and William Smith, TTE: A Record of Survey application to combine two lots for future construction of a residence. The property is zoned R8 – Medium Density Residential, and is more particularly described as:

Lots 9 and 10, Block 15, McCall's 1st Addition, situate in NE ¼ of SE ¼ of Section 9, T.18 N., R.3 E., B.M., City of McCall, Valley County, Idaho.

ROS-15-04, DR-15-04, SR-15-02

201 S Mission St.

Bob and Terri Dodge: A Record of Survey application to combine four lots into one parcel and Design Review and Scenic Route applications to construct a 660 sq. ft. deck attached to the

south side of the existing Broken Horn Brewery building, enclose an existing open shed building on the property, and complete associated landscaping. The property is zoned I – Industrial, is along a designated Scenic Route, and is more particularly described as:

Lots 1, 2, 3, 4, 5, and 6, Block 3, Riverside Subdivision, situate in the W ½ NW ¼ SW ¼ of Section 16, T.18 N., R.3 E., B.M., City of McCall, Valley County, Idaho.

SR-15-01

TBD Potts Dr.

Daniel Murrer: A Scenic Route application to construct a new 2895 sq. ft. single family residence with attached garage and associated landscaping. The property is located within a subdivision that has City of McCall approved design review process and the proposed design has been approved by the subdivision architectural review committee. The property is zoned R4 – Low Density Residential, is along a designated Scenic Route and is more particularly described as:

Lot 36, Block 2, Lick Creek Meadows Subdivision Phase 1, located in the SE ¼ of Section 3, T. 18 N., R. 3E., B.M., City of McCall, Valley County, Idaho.

DR-15-05, SR-15-03

2209 Payette Dr.

McCall Design and Planning representing Shauna Della: Design Review and Scenic Route applications to construct a 280 sq. ft. kitchen addition with 280 sq. ft. storage and mechanical room below and 140 sq. ft. addition to an existing deck. The property is zoned R4 – Low Density Residential, is on along a designated Scenic Route and is more particularly described as:

Lot 3, Block 12, State Subdivision – Southwest Payette Cottage Sites, located in a portion of Section 32, T. 19 N., R. 3E., B.M., Valley County, Idaho.

DR-15-08

401 N Mission St.

McCall Donnelly School District: Design Review application to install two (2) softball dugouts with attached equipment shed on the existing field. The property is zoned CV – Civic, and is more particularly described as:

Part of Block 2 and all of Blocks 3 and 4, Hoff and Brown First Amended Addition, situate in Section 9, T. 18 N., R. 3E., B.M., City of McCall, Valley County, Idaho.

6:15 OLD BUSINESS

CUP-15-01, DR-15-03

925 Fairway Dr. – 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.

RECOMMENDED TO BE CONTINUED TO THE MAY 5, 2015, MEETING TO ACCOMMODATE A SECOND PUBLIC HEARING AND SUBMISSION OF ADDITIONAL PROJECT DETAILS

6:20 NEW BUSINESS

**PUD-15-01, ROS-15-05
200 Scott St.**

Secesh Engineering representing Grapevine 7, Inc.: A Planned Unit Development application to expand McCall RV Resort to include approximately one hundred (100) additional RV spaces, a laundry and restroom facility, and a public pedestrian pathway. Record of Survey application to combine two existing lots of record. The property is zoned R8 – Medium Density Residential, and is more particularly described as:

McCall Acreage Tax no. 43 and in Gov't Lot 6 in NE ¼ SE ¼ of Section 17, T.18 N., R. 3 E., B.M., City of McCall, Valley County, Idaho.

PUBLIC HEARING

**DR-15-06
1039 Plymouth Rd.**

McCall Design and Planning representing Gene Riddle: Design Review application to construct a new 2521 sq. ft. residence, detached 576 sq. ft. garage, deck, patio and pathway to the lakeshore. The property is zoned R4 – Low Density Residential, is within the Shoreline and River Environs Zone and is more particularly described as:

Lot 1, Block 8, State Subdivision - Cove Replat, located in a portion of Section 3, T. 18 N., R. 3E. and a portion of Section 34, T. 19 N., R. 3E., B.M., Valley County, Idaho.

PUBLIC HEARING

7:15 OTHER

- Mountain Town and Resort Planning Summit debrief

7:30 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.