

**McCALL AREA
PLANNING AND ZONING COMMISSION**

Agenda

May 5, 2015 – 5:30 p.m.

**McCall-Donnelly High School Commons
401 N Mission Street, McCall, ID 83638**

COMMISSION MEETING – Begins at 5:30 p.m.

CALL TO ORDER AND ROLL CALL

1. REVIEW & APPROVAL OF MINUTES

- March 31, 2015 Minutes

2. PRELIMINARY DEVELOPMENT PLAN REVIEW MEETINGS

3. CONSENT AGENDA

ROS-15-06

1686 Marywood Road

Droulard Land Surveying representing Shari Bowling: Record of Survey application to combine two existing lots of record. The property is zoned R4 – Low Density Residential and is more particularly described as:

Lots 24 and 25, Group 1, Payette Lakes Club, situate in a portion of Section 6, T. 18 N., R. 3 E., B.M., City of McCall, Valley County, Idaho.

ROS-15-07

1735 and 1737 Warren Wagon Road

Droulard Land Surveying representing Ron and Ryan Paulsen: Record of Survey application to adjust a shared lot line to add 4166 sq. ft. of the existing 1735 Warren Wagon Road property to the property at 1737 Warren Wagon Road. The properties are zoned R4-Low Density Residential and are more particularly described as:

Parcels situate in Gov't Lot 2, Section 5, T. 18 N., R. 3 E., B.M., Valley County, Idaho.

ROS-15-09

417 and 423 Virginia Boulevard

Skiftun Land Surveying representing Christopher Connolly: Record of Survey application to adjust the lot line between two lots of record under single ownership. The properties are zoned CC – Community Commercial and more particularly described as:

Lots 40 and 41, Jacob's Manor, situate in SW4, SE4 of section 16, T. 18 N., R. 3 E., B.M., City of McCall, Valley County, Idaho.

SR-15-04

1049 Potts Drive

Pinetop Custom Homes: Scenic Route application to construct a 2,504 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.

Lot 39, 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-15-11

1952 Warren Wagon Road

High Mountain Nursery representing Hark Rider and Oak, LLC: Design Review application to remove existing lawn, re-grade area, install new retaining wall, sand area, and landscaping. The property is zoned R4 – Low Density Residential, is within the Shoreline and Environs zone, and is more particularly described as:

Lot 2, Block 25, State Subdivision, Southwest Payette Lakes Cottage Sites, Section 32, T. 19 N., R. 3 E., B.M., Valley County, Idaho

4. 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.

PUBLIC HEARING #2

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.

5. NEW BUSINESS

VAC-15-01

Neal Street and Clark Street

Steve Millemann and Amy Pemberton representing Sabala Whitetail, LLC: A Vacation application to vacate Neal Street and Clark Street public right of ways 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.

PUBLIC HEARING

**PUD-05-01 – Whitetail 2015 Amendment
401 Timbercrest Loop**

Steve Millemann and Amy Pemberton representing Sabala Whitetail, LLC: A Planned Unit Development Amendment application to annex recently purchased “Timbercrest” property into the current Whitetail PUD. Also, modify the approved use of the “Smith” property, currently a part of the PUD, from Single Family Residential to Multi-Family Residential. The Timbercrest property is more particularly described as:

McCall Acreage Tax no. 133 and 134 in the SE ¼ of the SE ¼ of Section 7, T.18 N., R. 3 E., B.M., City of McCall, Valley County, Idaho.

Smith property parcel 1 is more particularly described as: McCall Acreage in E ½ E ½ SW ¼ SE ¼ of Section 7, T.18 N., R. 3 E., B.M., City of McCall, Valley County, Idaho.

Smith property parcel 2 is more particularly described as: McCall Acreage Tax no. 103 in the SE ¼ of the SE ¼ of Section 7, T.18 N., R. 3 E., B.M., City of McCall, Valley County, Idaho.

PUBLIC HEARING

**CUP-15-02
2306 Eastside Drive**

Epikos Land Planning and Architecture representing Ore-Ida Council #100, Boy Scouts of America: A Conditional Use Permit pre-application to entitle the existing camp use and future improvements, including remodel of existing structures and construction of new buildings at Camp Morrison. The anticipated first phase of improvements includes construction of a new shower and bathroom facility and additions to the existing dining hall and commissary buildings. The property is zoned RR – Rural Residential, is along a Scenic Route 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.

PUBLIC HEARING

**DR-15-07, ROS-15-08
1790 Crescent Drive**

Douglas Jayo: Record of Survey application to combine two existing lots of record and Design Review application to demolish an existing residential structure and existing accessory shop structure; construct a new 4,288 sq. ft. residence with 400 sq. ft. attached garage and a new 1,489 sq. ft. accessory structure; and complete exterior improvements to an existing 623 sq. ft. detached garage. The property is zoned R4-Low Density Residential, is within the Shoreline and River Environs Zone and is more particularly described as:

Portions of Lots 1,2, 3 and Tax No. 78, Block H, Amended Crescent Beach Subdivision, located in Gov't Lot 2, Section 5, T.18 N., R. 3 E., B.M., Valley County, Idaho.

PUBLIC HEARING

DR-15-09
100 Scott Street

Chuck Seubert: Design Review application to construct a 2,100 sq. ft. roof cover for material storage with mesh fabric screening on the north, south and west sides. The property is zoned I – Industrial and is more particularly described as:

Lot 15A, Block 5, Riverside Subdivision Amended Plat, situate in Section 16, T. 18 N., R. 3 E., B.M., City of McCall, Valley County, Idaho.

PUBLIC HEARING

6. OTHER

7. 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.