

# McCALL AREA PLANNING AND ZONING COMMISSION

## Agenda

June 2, 2015 – 5:30 p.m.

McCall City Hall – Lower Level

216 East Park Street, McCall, ID 83638

4:30 p.m. SITE VISIT – McCall RV Resort, 200 Scott Street

5:30 p.m. Reconvene at Legion Hall, 216 E Park Street

### CALL TO ORDER AND ROLL CALL

#### 1. REVIEW & APPROVAL OF MINUTES

- May 5, 2015

#### 2. PRELIMINARY DEVELOPMENT PLAN REVIEW MEETINGS

#### 3. CONSENT AGENDA

##### DR-15-15

##### 1000 State Street

Andy Laidlaw representing St. Luke's McCall: Design Review application to add a new 750 sq. ft. structure that will accommodate a permanent MRI with 174 sq. ft. canopy and walkway to connect to the existing medical facility. The property is zoned CV – Civic, and is more particularly described as:

Lots 1 & 2, Block G, Brundage Subdivision, Section 8, T. 18 N., R. 3E., B.M., City of McCall, Valley County, Idaho.

#### 4. OLD 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 #2

##### 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 – Continued from May 5, 2015 meeting.**

**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 – Continued from May 5, 2015 meeting.**

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

**Verizon Wireless Communications Tower – McCall Municipal Golf Course**

Adoption of Findings of Fact and Conclusions of Law to memorialize May 5, 2015 unanimous decision by the McCall Area Planning and Zoning Commission to recommend denial of CUP-15-01 to McCall City Council and the unanimous decision to deny the companion Design Review application (DR-15-03).

**5. NEW BUSINESS**

**CUP-15-03, DR-15-13**

**400 Elo Road**

Gene Ulmer representing The Church of Jesus Christ of Latter-Day Saints: Conditional Use Permit and Design Review applications to build a new 1800 sq. ft. 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.

**PUBLIC HEARING**

**DR-15-14**

**1616 Lakeridge Drive**

Ron Green representing Peter and Sharon Feeley: Design Review application to build a new 5075 sq. ft. single family residence with attached garage. The property is zoned R1 – One Acre Residential, and is more particularly described as:

Lot 29, Block 1, Meadow Lake Estates Subdivision, Section 6, T. 18 N., R. 3E., B.M., City of McCall, Valley County, Idaho.

**PUBLIC HEARING**

**DR-15-16, SR-15-05**

**200 Jacob Street**

Chance Hobbs representing Ian Williams: Design Review and Scenic Route applications to construct a new 2,823 sq. ft. building for Printshop McCall. The property is zoned CC – Community Commercial, is along a Scenic Route and is more particularly described as:

McCall Acreage Tax No. 116 situate in SW ¼ SE ¼ of Section 16, T. 18 N., R. 3E., B.M., City of McCall, Valley County, Idaho.

**PUBLIC HEARING**

**DR-15-18**

**Mill Park Village Subdivision**

The Mill Park Village Subdivision Home Owners Association is requesting approval of the subdivision design guidelines and design approval process, pursuant to McCall City Code section 3.16.02.

Mill Park Village Subdivision, situate in Gov't Lots 1 and 2, Section 9, T.18 N., R. 3E., B.M., City of McCall, Idaho.

**6. OTHER**

**Code Enforcement**

**106 E. Park Street**

City of McCall: Code enforcement hearing regarding violation of terms of Development Agreement and Conditional Use Permit (CUP-12-04) including failure to complete required stormwater management and drainage improvements and parking reconfiguration at the Park Street Professional Center. The property is zoned R8 - Medium Density Residential and is more particularly described as:

McCall Acreage Tax No's. 186-C, 187 & 188 in Gov't Lot 4, Section 9, T18N, R3E, B.M.

**PUBLIC HEARING**

**Review of signs approved administratively**

**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.