

McCALL AREA
PLANNING AND ZONING COMMISSION

Agenda

July 7, 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. REVIEW & APPROVAL OF MINUTES

- June 2, 2015

2. PRELIMINARY DEVELOPMENT PLAN REVIEW MEETINGS

3. CONSENT AGENDA

ROS-15-10

1404 Dawson Avenue

Droulard Land Surveying, Inc. representing Mark and Corinne Samson: a Record of Survey application to adjust and combine lot lines to create three lots from the existing five lots. The property is zoned R8 – Medium Density Residential, and is more particularly described as:

Lots 16 through 20, Block 20, McCall's 1st Addition, Section 9, T.18N, R.3E, B.M., City of McCall, Valley County, Idaho.

ROS-15-11

685 & 687 Fox Ridge Lane

Philip Joyal: a Record of Survey application to combine two lots of record. The property is zoned R4 – Low Density Residential, and is more particularly described as:

Lots 15 and 16, Fox Ridge Subdivision, Section 15, T.18N, R.3E, B.M., City of McCall, Valley County, Idaho.

SUB-15-01

616 N 3rd Street

Alpine Village Company: application to amend the Alpine Village Condominiums Subdivision Phase I Final Plat in order to split a commercial unit into two units. The property is zoned CC – Community Commercial, and is more particularly described as:

Alpine Village Condominiums, Phase I, Unit 103, Section 9, T.18N, R.3E, B.M., City of McCall, Valley County, Idaho.

4. OLD BUSINESS

VAC-15-01

Neal Street and Clark Street

Adoption of Findings of Fact and Conclusions of Lay as directed by the Commission at its June 2, 2015 meeting regarding the Sabala Whitetail, LLC 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.

5. NEW BUSINESS

DR-15-20

1425 Chris Lane

Robnett Properties McCall, Inc. representing Bill and Lynn Crouse: a Design Review application to build a new 2915 sq. ft. single-family dwelling with a 1470 sq. ft. attached garage. The property is zoned RR – Rural Residential (10 acres), and is more particularly described as:

Lot 9, Falcon Ridge Estates, Section 19, T.18N, R.3E, B.M., Valley County, Idaho.

PUBLIC HEARING

DR-15-21

691 N Samson Trail

Pinetop Custom Homes representing Danielle and Philip Custer: a Design Review application to build a new 2691 sq. ft. single-family dwelling with a 1224 sq. ft. attached garage. The property is zoned R4 – Low Density Residential, and is more particularly described as:

Lots 11 and 13, Lakewood Subdivision, situate in the SW ¼ SE ¼ of Section 9, T.18N, R.3E, B.M., City of McCall, Valley County, Idaho.

PUBLIC HEARING

DR-15-22

325 Valley Springs Road

Scott Hopkins with CSHQA representing The Housing Company: a Design Review application for The Springs Phase II to construct three new apartment buildings with a total of 36 units and associated parking, path, and private road. The property is zoned R16 – High Density Residential, and is more particularly described as:

Tax No. 166 situate in the W 1/2 NE 1/2 SE 1/4 of Section 16, T.18N, R.3E, B.M., City of McCall, Valley County, Idaho.

PUBLIC HEARING

6. OTHER

MRA Plan Amendment

The McCall Redevelopment Agency (MRA) submitted an amendment to the McCall Lake Front Improvement plan for review and recommendations as to its conformity with the McCall Comprehensive Plan. The amendment to the plan expands the McCall Redevelopment boundary to include six (6) parcels in the Central Business District located between Railroad Avenue, Lenora Street, and Roosevelt Avenue including a property owned by MRA, but does not change the revenue allocation area.

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.