

# McCALL AREA

## PLANNING AND ZONING COMMISSION

### Agenda

September 1, 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

- August 4, 2015

#### 2. PRELIMINARY DEVELOPMENT PLAN REVIEW MEETINGS

#### 3. CONSENT AGENDA

##### ROS-15-15

##### 807 N. 3<sup>rd</sup> Street

McCall Design and Planning representing McCall Brewing Company and May Rental LLC: a Record of Survey application to adjust a lot line in order to accommodate an addition to the existing structure. The property is zoned CBD – Central Business District, located within the Scenic Route, and is more particularly described as:

McCall Acreage Tax No. 130-A, situate in Government Lot 3 Section 9, T. 18 N., R. 3 E., B.M., City of McCall, Valley County, Idaho.

##### ROS-15-16

##### 1503 Dragonfly Loop

McCall Design and Planning representing Cory and Michelle Ihmels: a Record of Survey application to combine two (2) lots of record. The property is zoned R4 – Low Density Residential, and is more particularly described as:

Aspen Ridge Subdivision Phase III, Lots 26 and 27, situate in NE ¼ NE ¼ of Section 10, T. 18 N., R. 3 E., B.M., City of McCall, Valley County, Idaho.

##### ROS-15-17

##### 118, 120, 122 Mather Road

Andrew Laidlaw, Janet Jenkins representing the Estate of Sarah Moosman, and 530 Highway 55 LLC: Record of Survey application to split a portion of the Moosman parcel and combine with the Laidlaw and 530 Highway 55 LLC parcels. The properties are zoned R4 – Low Density Residential and are more particularly described as:

Amended McCall Acreage Tax No's. 41-A and 41-B in Gov't Lot 7, Section 8 and in Gov't Lot 2, Section 17, Amended River Subdivision Lot 1, Block 3, Section 8, T. 18 N., R. 3 E., B.M., City of McCall, Valley County, Idaho.

##### ROS-15-18

##### 175 Crowley Lane

Droulard Land Surveying, Inc. representing Robert Tucker: Record of Survey application to split a single parcel into two (2) parcels. The property is zoned RR – Rural Residential (10 acres), and is more particularly described as:

Easterly part of McCall Acreage Tax No. 34 in the South ½ of Gov't Lot 6, situate in Section 6, T. 18 N., R. 3 E., B.M., City of McCall, Valley County, Idaho.

**ROS-15-19**

**300, 306 West Lake Street**

Droulard Land Surveying, Inc. representing Gabriella Hess and Douglas Peterson: Record of Survey application to adjust a lot line and combine part of the Hess property with the Peterson property. The properties are zoned R4 – Low Density Residential, and are more particularly described as:

McCall Acreage Tax No.'s 28 and 202 in Gov't Lot 5, situate in Section 8, T. 18 N., R. 3 E., B.M., City of McCall, Valley County, Idaho.

**ROS-15-20**

**1116, 1120 Rim Drive**

Droulard Land Surveying, Inc. representing the Conner Family Revocable Trust: Record Survey application to combine two (2) parcels into one (1) parcel. The properties are zoned R4 – Low Density Residential, and are more particularly described as:

Crescent Rim Subdivision, Lots 36 and 37, situate in the NE ¼ NE ¼ of Section 6, T. 18 N., R. 3 E., B.M., Valley County, Idaho.

**ROS-15-21**

**1129 West Valley Road**

Ramon and Karen Alford: a Record of Survey application to split one (1) parcel into two (2) parcels. The property is zoned R8 – Medium Density Residential, and is more particularly described as:

A portion of the NE ¼ NE ¼ of Section 18, T. 18 N., R. 3 E., B.M., City of McCall, Valley County, Idaho.

**ROS-15-22**

**100 Scott Street**

Chuck Seubert: a Record of Survey application to combine five (5) lots into one (1) parcel. The property is zoned I – Industrial, and is more particularly described as:

Lots 15, 16, 17, 18 and 19 of Amended Plat of Lots 1-19, Block 1, of Riverside Subdivision, situate in the NW ¼ SW ¼ of Section 16, T. 18 N., R. 3 E., B.M., City of McCall, Valley County, Idaho.

**DR-15-27**

**1952 Warren Wagon Road**

Kevin Grove of High Mountain Nursery representing Hark Rider and Oak LLC: a Design Review application to demolition two (2) existing structures, add a patio, and terrace land with boulder retaining walls thirty inches (30") high or less. The property is zoned R4 – Low Density Residential, is within the Shoreline and Environs Zone, and is more particularly described as:

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

**4. OLD BUSINESS**

**5. NEW BUSINESS**

**DR-15-28**

**213 Morgan Drive**

Pinetop Custom Homes representing Robert and Deborah Wetherell: a Design Review application to build a new 3690 sq. ft. home. The property is zoned R8 – Medium Density Residential, is within the Shoreline and River Environs Zone, and is more particularly described as:

River’s Crossing Subdivision, Lot 21, Block 2, situate in S ½ of Section 17, T. 18 N., R. 3 E., B.M., City of McCall, Valley County, Idaho.

**PUBLIC HEARING**

**DR-15-29**

**100 Scott Street**

Chuck Seubert: a Design Review application to construct a new 6900 sq. ft. storage building. The property is zoned I – Industrial, and is more particularly described as:

Lots 15, 16, 17, 18 and 19 of Amended Plat of Lots 1-19, Block 1, of Riverside Subdivision, situate in the NW ¼ SW ¼ of Section 16, T. 18 N., R. 3 E., B.M., City of McCall, Valley County, Idaho.

**PUBLIC HEARING**

**6. OTHER**

- 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.