

McCALL AREA PLANNING AND ZONING COMMISSION

Agenda

February 2, 2016 – 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

- January 5, 2016

2. PRELIMINARY DEVELOPMENT PLAN REVIEW MEETINGS

Pre-application (CUP)

Ponderosa Pre-School

Stephanie Day: A pre-application for a Conditional Use Permit to run a nature based preschool in Ponderosa State Park and to site a temporary yurt structure for use by the preschool in the winter months. The property is zoned RE – Rural Residential Estate, and is more particularly described as:

State Lease Lots 23-36, Gov. Lots 2 &3, Section 3, T. 18N., R. 3E., BM, City of McCall, Valley County, Idaho.

3. CONSENT AGENDA

ROS-15-27

428 Colorado St.

John Russell of Russell Surveying, Inc. representing Kelly Coles and Shirley Overton: Record of Survey application to split a 4.14 acre into two parcels, one of 0.25 acres to conform with other lots along Colorado, and the other to contain the remainder of the property, approximately 3.89 acres. The Record of Survey also combines the new .25 acre parcel with an existing adjacent parcel. The parcel is zoned R4 – Low Density Residential and is more particularly described as:

Tax #256L and Tax #256K situate in SW1/4, SE1/4, Section 9, T. 18 N., R.3E., BM, City of McCall, Valley County, Idaho.

ROS-15-28

1109 & 1111 Davis Ave.

Todd Franzen and Chris Hardy: Record of Survey application to adjust a property boundary to follow an existing fence line. The property is zoned R4 - Low Density Residential and is more particularly described as:

Lot 3 & 4, Block 2, Thompson-Wooley Addition, NE4, SE4, Section 9, T. 18 N., R. 3E., B.M., City of McCall, Valley County, Idaho.

ROS-15-29

2171 Eastside Rd., & 2173 Lakeview Ave.

Skiftun Land Surveying representing Warren Life Trust: Record of Survey application to split approximately 40 ft. from Harris Cove Subdivision Lot 8 and combine the split portion with Lot 7. The properties are zoned R4 - Low Density Residential, and are more particularly described as:

Lots 7 and 8, Harris Cove Subdivision, Gov. Lots 3 & 4, Section 35, T.19., R.3E., B.M., City of McCall, Valley County, Idaho.

4. OLD BUSINESS

5. NEW BUSINESS

ZON-15-02, DR-15-38, SR-15-09, ROS-15-30

1101 Warren Wagon Rd.

Millemann, Pittenger, & Pemberton representing Shore Lodge Whitetail LLC.: Zoning map amendment to change the R8 zoning currently dividing two parcels to Community Commercial zoning throughout. Record of Survey application to combine two parcels of record and Design Review and Scenic Route applications to add a spa facility, remodel an existing racquetball building, and add lakefront beach and patio. The parcels are primarily zoned Community Commercial and more particularly described as:

Tax parcel 271, situate in Government Lot 2, Section 8, T.18N., R.3E., B.M., City of McCall, Valley County, Idaho.

PUBLIC HEARING

DR-15-39

2081 Turkey Ln.

Alpine Design Solutions representing John Francis: A Design Review Application for a new single family home to be built in the Pilgrim Cove Subdivision on the shore of Payette Lake. The lot is zoned R4 - Low Density Residential, and is more particularly described as:

Lot 1, Block 5, Pilgrim Cove Re-plat, State Subdivision, Section 3, T.18 N., R.3E., B.M., Valley County, Idaho.

PUBLIC HEARING

6. OTHER

Amendment to Valley County Code regarding McCall Impact Area

Ordinance to update sections of Valley County Code referencing McCall Impact Area and the McCall Area Joint Planning and Zoning Commission.

- Signs approved administratively
- Comprehensive Plan update

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.