

McCALL AREA PLANNING AND ZONING COMMISSION

Agenda

June 7, 2016 – 4:30 p.m.

McCall City Hall – Lower Level

216 East Park Street, McCall, ID 83638

COMMISSION MEETING – Begins at 4:30 p.m.

CALL TO ORDER AND ROLL CALL

1. REVIEW & APPROVAL OF MINUTES

- May 3, 2016

2. PRELIMINARY DEVELOPMENT PLAN REVIEW MEETINGS

Pre-App – 2 North Homes, LLC

Broken Ridge Commons Rezone

Jeanette Newbold representing 2 North Homes, LLC: A Pre-application to rezone lots 2, 3, 4, to Community Commercial per the development agreement for Broken Ridge Common's Subdivision.

The Property is zoned R8 – Medium Density Residential, and is more particularly described as:

Lots 2, 3, 4, Block 1, Amended Condominium Plat Broken Ridge Commons Condos, NE1/4, NE1/4, Section 18, T18N, R3E, BM, City of McCall, Valley County, Idaho.

Pre-App – Harkrider & Oak LLC

1952 Warren Wagon Rd.

Epikos, LLC. Representing Harkrider & Oak LLC: A Pre-application for a Conditional Use Permit to build a 2,584 sq. ft. garage with a 1,500 sq. ft. storage room upstairs. The property is zoned R4 – Low Density Residential and is more particularly described as:

Lot 2, Block 25, Payette Lakes Cottage Sites, Section 32, T19N, R3E, BM, Valley County, Idaho.

3. CONSENT AGENDA

ROS-16-02

2171 & 2173 Lakeview Ave.

Skiftun Land Surveying representing Warren, Jenson, Andress, Solt, and Corwin: 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., Valley County, Idaho.

ROS-16-03

306 W. Lake St.

Droulard Surveying representing Douglas Peterson: A Record of Survey application to divide a parcel of 20,001 sq. ft. containing two homes, into two parcels of 10,000 sq. ft. each containing one home. The property is zoned R4 – Low Density Residential, is within a Scenic Route overlay zone, and is more particularly described as:

Tax Parcel #28, Government Lot 5, Section 8, T18N, R3E, B.M., City of McCall, Valley County, Idaho.

ROS-16-04

424 and 430 N. Verita Rd.

Haden Tanner of McCall Idaho Real-estate representing Continental Bank: A Record of Survey application to move the northern property boundary of Lot 5 12-18 in. north into Lot 6, also owned by the applicant. The properties are zoned R4 – Low Density Residential and are more particularly described as:

Lot 5 & 6, Block 2, Timbercrest Subdivision – Phase 1, SE1/4, SE1/4, Section 7, T18N, R3E, B.M., City of McCall, Valley County, Idaho.

DR-16-14, SR-16-03

2050 Warren Wagon Rd.

Die Hard Construction representing Steve and Maryann Walker: Design Review and Scenic Route applications to remove a dilapidated storage shed and replace with a new shed of 616 sq. ft. Exterior to match the current residence with landscaping to provide screening. The property is zoned R4 – Low Density Residential, is within a Scenic Route overlay zone, and is more particularly described as:

Lot 2, Block 5, State Subdivision Amended Pinecrest Addition, Section 32, T19N, R3E, B.M., Valley County, Idaho.

DR-16-19, SR-16-05

212 N. 3rd St. – Villa Plaza

Epikos Planning & Architecture representing Gerald McManus and Thomas Mohr: Design Review and Scenic Route applications to landscape and renovate the exterior of the Villa Plaza building. The property is zoned CC - Community Commercial, is within a Scenic Route overlay zone, and is more particularly described as:

McCall acreage tax parcel #96, SE4, NW4, Section 16, T18N, R3E, B.M., City of McCall, Valley County, Idaho.

4. OLD BUSINESS

5. NEW BUSINESS

SUB-16-02, VAC-16-01

Riverside Subdivision, Archer St.

Jim Hinson representing all owners: Subdivision Minor Amendment and Vacation of Right of Way applications to amend the Riverside Subdivision plat and vacate the Archer Street public Right of Way. The property is zoned Industrial and is more particularly described as:

Lots 20-38 Block 1 Riverside Subdivision and all of Amended Plat of Lots 1-19 Block 1 Riverside Subdivision, situate in the NW1/4 of the SW1/4 of Section 16, T.18N., R.3E., B.M., City of McCall, Valley County, Idaho.

PUBLIC HEARING

DR-16-15, SR-16-04

411 Deinhard Ln.

TAIT & Associates representing J.R. Simplot Company: Design Review and Scenic Route applications to remodel and expand the Ridley's Family Market Grocery Store by 9,780 sq. ft. and the loading dock by 692 sq. ft. The property is zoned CC – Community Commercial, is within a Scenic Route overlay zone, and is more particularly described as:

TAX #37 AND TAX #38 SE4 NW4, AMENDED TAX #81 IN SW4 NE4, Section 16, T18N, R3E, B.M., City of McCall, Valley County, Idaho.

PUBLIC HEARING

DR-16-16, SH-16-04

2029 Plymouth Court

ALC Architecture representing Todd Ostrom: A Design Review Application to remove an existing residential structure and construct a new single family home of 4,000 sq. ft. Existing garage on the lot to remain. The property is zoned R4 – Low Density Residential, is within the Shoreline and River Environs overlay zone and is more particularly described as:

Lot 12, Block 7, State Subdivision Cove Re-plat, Section 3, T18N, R3E, B.M., Valley County, Idaho.

PUBLIC HEARING

DR-16-17, SH-16-03

345 Memo Circle

Greg Matthews of Pearson Design Group representing Aaron and Lauren Sturtevant: Design Review and Shoreline applications to construct a new single family residence with attached garage and accessory dwelling unit with a combined sq. ft. of 13,157 sq. ft. The property is zoned R4 – Low Density Residential, is within the Shoreline and River Environs Zone, and is more particularly described as:

Tax parcel 1 in Government Lot 3, Section 17, T18N, R3E, B.M., City of McCall, Valley County, Idaho.

PUBLIC HEARING

DR-16-18

1500 Louisa Ave.

Claire Remsberg representing Pat Boomer and Derk Brill: A Design Review application to construct a single family home of 1,729 sq. ft. with an accessory dwelling unit upstairs of 849 sq. ft. The property is zoned R8 – Medium Density Residential and is more particularly described as:

Tax parcel 441, McCall's 1st Addition, Block 18, Section 9, T18N, R3E, B.M., City of McCall, Valley County, Idaho.

PUBLIC HEARING

6. OTHER

- 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.