

McCALL AREA
PLANNING AND ZONING COMMISSION

Agenda

July 5, 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

- June 7, 2016

2. PRELIMINARY DEVELOPMENT PLAN REVIEW MEETINGS

Albertsons Pre-App (ZON, ROS)

132 E. Lake St.

CTA Architects & Engineers representing Albertsons: A pre-application to rezone parcel 10 currently utilized as a gravel surfaced parking area and zoned R8-Medium Density Residential to CBD-Central Business District and to combine parcels 1-10 into one parcel. The properties are zoned R8-Medium Density Residential and CBD-Central Business District and are more particularly described as:

Tax Parcels #167, 169, 172, 173 A & B, 174 A&B, 175, 176, 177, and 321, Government Lot 4, Section 9, T18N, R3E, B.B., City of McCall, Valley County, Idaho.

3. CONSENT AGENDA

ROS-16-05

1515 Dragonfly Loop

Rod Skiftun representing Katey Speegle and Paul Hakes: A Record of Survey application to combine Lot 31 with already combined Lots 29 and 30 in Aspen Ridge Subdivision 3 for a combined total of 0.629 acres. The properties are zoned R4 – Low Density Residential and are more particularly described as:

Lots 29, 30, & 31, Aspen Ridge Subdivision 3, NE1/4, Section 10, City of McCall, Valley County, Idaho.

ROS-16-06

2326 N. Shore Dr.

Rod Skiftun representing Jim Trino: A Record of Survey application to split a single 1.46 acre parcel of record into two parcels of 0.46 acres and 1.0 acre in size. The property is zoned R4 – Low Density Residential and is more particularly described as:

Lot 32, Luck's Point Subdivision, Section 26, T19N, R3E, BM, Valley County, Idaho.

DR-16-24, SR-16-08

1439 Gunhill Rd.

William Smith, the applicant: Design Review and Scenic Route applications to construct a new garage of 480 sq. ft. and to extend the roof line over the existing homes entryway and deck adjacent to Hwy. 55, a designated Scenic Route. The property is zoned R4 – Low Density Residential and is more particularly described as:

Tax No. 79 in Lot 1, Amended Ski Ranch Subdivision, E1/2 NE1/4 NW1/4, W1/2 NW1/4 NE1/4, Section 7, T18N, R3E, BM, Valley County, Idaho.

4. OLD BUSINESS

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 – Continued from June 7, 2016 meeting.

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.

5. NEW BUSINESS

CUP-16-02, DR-16-25, SR-16-09

201 N. 3rd St. – Wild River Java

LeGrand Bennett representing Joseph Swinford and Wild River Java: Conditional Use Permit, Design Review, and Scenic Route applications to construct a new building, driveway, and parking area to replace the existing Wild River Java drive-up coffee shop. The property is zoned CC - Community Commercial, is along a designated Scenic Route, and is more particularly described as:

Tax # 31, SE4, NW4, S16, T18N, R3E, McCall Acreage, B.M., City of McCall, Valley County, Idaho.

PUBLIC HEARING

DR-16-21, SR-16-06

3544 Warren Wagon Rd.

Martha and Paul Emery: Design Review and Scenic Route applications to construct a new single family residence of 2,285 sq. ft. within K.P. Cove. The parcel is zoned R4 – Low Density Residential, is along a designated Scenic Route, and is more particularly described as:

Leasehold improvement on privately owned land located on Tax Parcel #4 & 9, known as K.P. Cove, situate in Government Lot 2, Section 22, T19N, R3E, BM, Valley County, Idaho.

PUBLIC HEARING

DR-16-22, SR-16-07, SH-16-05

119 W. Lake St.

Steve and Tracie Eddy: Design Review, Scenic Route, and Shoreline applications to construct a new single family home and attached garage of 10,692 sq. ft. The project includes site re-grading to accommodate a daylight basement. The property is zoned R4 – Low Density Residential, is along a

designated Scenic Route, is within the Shoreline and River Environs Zone and is more particularly described as:

Lot 4, South Shore Subdivision, Section 8, T18N, R3E, BM, City of McCall, Valley County, Idaho.

PUBLIC HEARING

DR-16-23, SH-16-06

2071 Lakeview Ave.

Emily Stegner-Schwartz representing Tom and Julie Manning: Design Review and Shoreline applications to remove an existing cabin and to replace with a new single family home and detached garage totaling 4800 sq. ft. The parcel is zoned R4 – Low Density Residential, is located within the Shoreline and River Environs overlay zone, and is more particularly described as:

Lot 29, Harris Cove Subdivision, Govt. Lot 2, Section 2, T18N, R3E, BM, Valley County, Idaho.

PUBLIC HEARING

DR-16-26, SR-16-10

1059 Lick Creek Rd.

Claire Remsberg representing Jim and Maggie Crawford: Design Review and Scenic Route applications to construct a new single family home with attached garage on Lick Creek Rd., a designated Scenic Route. The property is zoned R8 – Medium Density Residential, is along a designated Scenic Route, and is more particularly described as:

Tax No. 244, NE4, SE4, Section 3, T18N, R3E, BM, Valley County, Idaho.

PUBLIC HEARING

6. OTHER

- Review of signs approved administratively
- *McCall in Motion* - Comprehensive Plan update
- P&Z Annual Report to City Council – July 28
- Next meeting date/time

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.