

McCALL AREA PLANNING AND ZONING COMMISSION

Agenda

August 2, 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

- July 5, 2016

2. PRELIMINARY DEVELOPMENT PLAN REVIEW MEETINGS

Pre-Application Presentation - Code Amendment

Formula Restaurant Definition

Millemann Pittenger & Pemberton LLP representing Alpine Village: A pre-application presentation for an anticipated Zoning Ordinance Amendment application to modify the definition of “Restaurant, Formula” within McCall City Code Title 3, Chapter 2 (MCC 3.2.02) to exempt restaurants or businesses from this definition that have commonality with five (5) or fewer other restaurants or businesses sharing the same business name, standardized menus, like interior décor, common architecture or signs, use of trademark or logo, or is substantially identical in name, appearance, or food preparation format.

Pre-Application Presentation – Code Amendment

Building Height Definition

City of McCall: A pre-application presentation for an anticipated Zoning Ordinance Amendment application to modify the definition of “Height, Building” within McCall City Code Title 3, Chapter 2 (MCC 3.2.02) so that building height is measured from any point on a building element to the existing grade or modified grade, whichever is greater, directly below said building element point.

Pre-Application Presentation

Davis Re-Zone

Clare Gaylord: A pre-application presentation for a Zoning Amendment to modify the current R8 – Medium Density Residential zoning of a parcel on the southeast corner of Davis St. and Fairway Dr. to R16 – High Density Residential. The parcel is more particularly described as:

Tax Parcel 1-A, NE1/4, NE1/4, Section 9, T18N, R3E, B.M., City of McCall, Valley County, Idaho.

3. CONSENT AGENDA

ROS-16-07

414 Rio Vista

Skiftun Land Surveying representing Patrick Hill: A Record of Survey Application to split a parcel of 8.3 acres into 4 parcels, three just over 10,000 sq. ft. each and one of 332,581 sq. ft. The parcels are zoned R4 – Low Density Residential and are more particularly described as:

Tax Parcel 221 in Government lots 8 & 9, Section 8, T18N, R3E, B.M., City of McCall, Valley County, Idaho.

4. OLD BUSINESS

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. This second public hearing is to review revised landscaping plans and additional information provided by the applicant. 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-16-15, SR-16-04

411 Deinhard Ln.

J.R. Simplot Company: Modification of Design Review and Scenic Route Findings of Fact and Conclusions of Law to remove condition of approval number eight (8) regarding consent to inclusion of the property in a future local improvement district. 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.

5. NEW BUSINESS

CUP-16-03, ZON-16-01, SUB-05-14

Broken Ridge Commons Lots 1, 2, 3, & 4

Michael Jobes representing Resolute Land Holdings LLC: Conditional Use, Zoning Map Amendment, and Minor Plat Amendment applications to rezone lots 2, 3, 4, to Community Commercial per the development agreement for Broken Ridge Commons Subdivision, and to amend the plat from condos to townhomes. The Property is zoned R8 – Medium Density Residential, and is more particularly described as:

Lots 1, 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.

PUBLIC HEARING

DR-16-28, SH-16-07

2173 Lakeview Ave.

J Truex Architecture representing Tanner and Lindsay Corwin: Design Review and Shoreline applications to construct a new single family home and attached garage totaling 5421 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 7, Harris Cove Subdivision, Govt. Lot 2, Section 2, T18N, R3E, B.M., Valley County, Idaho.

PUBLIC HEARING

DR-16-29

1310 Ponderosa St.

Paul Hoffman representing Pam Massey: A Design Review application to construct a new single family home of 2,778 sq. ft. with an attached garage of 1,040 sq. ft. totaling 4,207 sq. ft. The property is zoned R4 – Low Density Residential and is more particularly described as:

McCall Acreage Tax Parcel #83, SE4, NE4, Section 9, T18N, R3E, B.M., City of McCall, Valley County, Idaho.

PUBLIC HEARING

6. OTHER

- Review of signs approved administratively
- *McCall in Motion* - 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.