

McCALL AREA PLANNING AND ZONING COMMISSION

Agenda

September 6, 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

- August 2, 2016

2. PRELIMINARY DEVELOPMENT PLAN REVIEW MEETINGS

Pre-Application Presentation

300 N. Mission St. – Camp Pinewood

Camp Pinewood: A pre-application presentation for a Conditional Use Permit application to update the existing approved camp Master Plan and associated CUP. The update calls for the addition of property, facilities, and access points as well as an increase in occupancy capacity. The property is primarily zoned R8 – Medium Density Residential and is more particularly described as:

McCall Acreage, Pt. of Gov't. Lot 7, Section 8, Pt. of Gov't. Lot 1, Section 17, T18N, R3E, B.M.,
City of McCall, Valley County, Idaho.

3. CONSENT AGENDA

ROS-16-09

Lenora St. – Lots 7-10 McCall 1st Addition

Skiftun Land Surveying representing Elizabeth and Katherine Story: A Record of Survey application to split a single parcel of 0.45 acres into three parcels with approximately 53 ft. of street frontage each. The property is zoned R8 – Medium Density Residential and is more particularly described as:

Lots, 7, 8, 9, and 10 Block 13 and W1/2 of the Vacated 5th St., McCall's First Addition, Original Townsite of McCall, situate in Government Lot 3, NW1/4, SE1/4, Section 9, T18N, R3E, B.M., City of McCall, Valley County, Idaho.

ROS-16-10

411 Deinhard Ln. and 145 N. 3rd St.

Fox Land Surveying representing JR Simplot Co: A Record of Survey application to adjust the lot lines between two parcels so that the lot lines do not transect the existing building and the building conforms to McCall City Code setback requirements. The parcels are zoned CC – Community Commercial and are more particularly described as:

Situate in the N1/2, Section 16, T18N, R3E, B.M., City of McCall, Valley County, Idaho.

DR-16-35, SH-16-09

1311 Warren Wagon Rd.

Epikos LLC representing Eric and Malia Odberg: Design Review and Shoreline applications to build a 450 sq. ft. addition that connects an existing house and garage. The property is zoned R4 – Low Density Residential, is within the Shoreline and River Environs Zone, and is more particularly described as:

Lot 8, Block 1, Recorder's Plat, Government Lot 1, Section 8, T18N, R3E, B.M., Valley County Idaho.

Extension Request for DR-15-16, SR-15-05

200 Jacob Street

Chance Hobbs representing Ian Williams: Request to extend Design Review and Scenic Route application approvals by six months to December 2, 2016, in order to proceed with construction of a new 2,823 sq. ft. building for Printshop McCall. The property is zoned CC – Community Commercial, is along a Scenic Route and is more particularly described as:

McCall Acreage Tax No. 116 situate in SW ¼ SE ¼ of Section 16, T. 18 N., R. 3E., B.M., City of McCall, Valley County, Idaho.

ROS-16-12

Lots 10 & 11 Half Moon Cove

Droulard Surveying representing Steve & Colette Shepard: A Record of Survey to combine two lots, each of approximately 0.25 acres. The parcels are zoned R4 – Low Density Residential and are more particularly described as:

Lots 10 & 11, Half Moon Cove Subdivision, Section 5, T18N, R3E, BM, Valley County, Idaho.

4. NEW BUSINESS

ZON-16-02, VAC-16-02, CUP-16-06, ROS-16-08, DR-16-34, SR-16-13

132 E. Lake St. – Albertsons

CTA Architects representing Albertsons LLC: Record of Survey, Design Review, Scenic Route, Conditional Use Permit, Zoning Map Amendment, and Vacation of Right of Way applications to combine all parcels on which the current Albertsons facility and parking lots are located, to rezone all R8 – Medium Density Residential parcels to CBD - Central Business District, to vacate 599.5 sq. ft. of existing public alley and install a public pathway, to remodel and expand the commercial structure by an additional 14,453 sq. ft., and to complete parking lot improvements. The property is currently zoned R8-Medium Density Residential and CBD-Central Business District and is 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.M., City of McCall, Valley County, Idaho.

PUBLIC HEARING

SUB-09-01, PUD-05-01

Whitetail PUD 2016 Amendments

Millemann, Pittenger, & Pemberton LLP: Subdivision Final Plat Amendment and Minor PUD Amendment applications to eliminate Lot 4, eliminate Open Space J, create Open Space D, and enlarge Lots 5, and 6 of Whitetail Cabin Sites Phase 1, and update the PUD Final Plan to reflect these changes. The properties are zoned RR – Rural Residential and are more particularly described as:

Whitetail Planned Unit Development Phase I, NE1/4, SE1/4, Section 12, T18N, R2E, B.M., City of McCall, Valley County, Idaho.

CUP-16-04, DR-16-32, SR-16-11, SH-16-08

1952 Warren Wagon Rd.

Epikos LLC representing Harkrider & Oak: Conditional Use Permit, Design Review, Scenic Route, and Shoreline applications to construct a 3,416 sq. ft. accessory structure with a footprint area of 2,108

sq. ft. and 1,308 sq. ft. of storage area above. The property is zoned R4 – Low Density Residential, is within the Shoreline and River Environs Zone and Scenic Route Overlay Zone, and is more particularly described as:

Lot 2, Block 25, Southwest Payette Cottage Sites, State Subdivision, Section 32, T19N, R3E, B.M., Valley County, Idaho.

PUBLIC HEARING

DR-16-33, SR-16-12

2350 Warren Wagon Rd.

Better Buy Design representing Rob Seiler: Design Review and Scenic Route applications to construct a new shop and RV garage of 1495 sq. ft. The property is zoned R4 – Low Density Residential, is along a designated Scenic Route, and is more particularly described as:

Amended Lot 156, Amended Payette Lakes Cottage Sites, T18N, R3E, B.M., Valley County, Idaho.

PUBLIC HEARING

DR-16-36, SR-16-14, ROS-16-11

Riverside Sub. Lots 11-14 Block 3

Droulard Surveying and Crestline Engineers representing Ron Dennis: A Record of Survey application to combine four lots of 0.07 acres each into two parcels of 0.14 acres each. Lots 11 & 12 would be combined into one parcel, and lots 13 & 14 into another. Design Review and Scenic Route applications to construct a 2,040 sq. ft. storage building on the resulting combined Lots 13 and 14. The properties are zoned I – Industrial, are along a designated Scenic Route, and are more particularly described as:

Lots 11-14, Block 3, Riverside Subdivision, Section 16, T18N, R3E, BM, City of McCall, Valley County, Idaho.

PUBLIC HEARING

DR-16-37, SR-16-15

Riverside Sub. Lots 11 & 12 Block 3

Crestline Engineers representing Growth Enterprises LLC: Design Review and Scenic Route applications to construct a new wholesale warehouse of 2800 sq. ft. The parcel is located on Mission St., a designated Scenic Route, is zoned I – Industrial, and can be more particularly described as:

Lots 11 & 12, Block 3, Riverside Subdivision, Section 16, T18N, R3E, BM, City of McCall, Valley County, Idaho.

PUBLIC HEARING

5. OTHER

- Impact Area P&Z Member appointment – recommendation to Valley County Board of Commissioners
- Review of signs approved administratively
- *McCall in Motion* - Comprehensive Plan update
- Shoreline Tour – Monday, September 12, 2016, 2:00 p.m. to 5:00 p.m.

6. 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.