

McCALL AREA PLANNING AND ZONING COMMISSION

Agenda

February 7, 2017 – 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

- January 3, 2017

2. PRELIMINARY DEVELOPMENT PLAN REVIEW MEETINGS

SUB Pre-App

Whitetail PUD Phase 1A, Block 4

Milleman, Pittenger, and Pemberton LLP. representing Shore Lodge Whitetail LLC.: A Pre-Application for a Subdivision Preliminary Plat application for 25 lots to be referred to as “Shore Lodge Cottages.” The property is zoned CC – Community Commercial and is more particularly described as:

Block 4, Whitetail PUD Phase 1A, Section 8, T18N, R3E, BM, City of McCall, Valley County, Idaho.

CUP Pre-App

124 Idaho St.

CTA Architects representing the McCall Donnelly School District: A Pre-Application for a Conditional Use Permit to build a new 5,400 sq. ft. alternative high school. The property is zoned CV – Civic, and is more particularly described as:

Portions of Block 2 & all of Blocks 3 & 4, Hoff & Brown First Addition Amended Plat, Section 9, T18N, R3E, BM, City of McCall, Valley County, Idaho.

CUP Pre-App

2350 Warren Wagon Rd.

Better Buy Design representing Rob Seiler: A Pre-Application for a Conditional Use Permit for a 340 sq. ft. addition to an existing 1,495 sq. ft. accessory structure resulting, in an accessory structure over 1,500 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.

CUP Pre-App: Large Short Term Rental

1129 West Valley Rd.

Joseph Hill: A Pre-Application for a Conditional Use Permit for a large short term rental sleeping 20 or more individuals. The Property is zoned R8 – Medium Density Residential and is more particularly described as:

A portion of the NE1/4, NE1/4, Section 18, T18N, R3E, BM, City of McCall, Valley County, Idaho.

CUP-Pre-App: Large Short Term Rental

925 Conifer Ln.

Frank Tuft representing the Tuft Family Revocable Trust: A Pre-Application for a Conditional Use Permit for a large short term rental sleeping 20 or more individuals. The property is zoned R4 – Low Density Residential and is more particularly described as:

McCall Acreage Tax No. 45, NW1/4, SW1/4, Section 3, T18N, R3E, BM, City of McCall, Valley County, Idaho.

3. CONSENT AGENDA

ROS-16-23

Lots 51 & 52 Aspen Ridge III

Secesh Engineering representing HB Enterprises: A Record of Survey application to combine two lots of approximately 0.1 acres each. The lots are zoned R4 – Low Density Residential and are more particularly described as:

Lots 51 & 52, Aspen Ridge Subdivision Phase III, NE1/4 Section 10, T18N, R3E, BM, City of McCall, Valley County, Idaho.

ROS-16-24

1670 Warren Wagon Rd.

Secesh Engineering representing Hulbert Family Trust: A Record of Survey application to combine four lots of approximately 0.1 acres each. The lots are zoned R4 – Low Density Residential and are more particularly described as:

Lots 2, 9, 10, and 11, Group C, Payette Lake Club, Government Lot 3, Section 5, T18N, R3E, BM, Valley County, Idaho.

4. OLD BUSINESS

5. NEW BUSINESS

DR-16-54, SR-16-19, PUD-16-01, SUB-16-04, ZON-16-03

Alpine Village Townhomes – 209, 211, & 213 Washington St.

Millemann, Pittenger, and Pemberton representing Alpine Village Townhomes LLC.: Design Review, Scenic Route, Planned Unit Development General Plan, Subdivision Preliminary Plat, and Zoning Amendment applications for a 30 unit townhome development and property zoning change from CC – Community Commercial to R16 – High Density Residential. The property is zoned CC – Community Commercial and is more particularly described as:

A parcel of land, a part of blocks 2 and 6, vacated Lakeport Addition, SW1/4, Section 9, T18N, R3E, BM, City of McCall, Valley County, Idaho.

PUBLIC HEARING

6. OTHER

- *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.