

McCALL AREA
PLANNING AND ZONING COMMISSION

Agenda

April 4, 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

- March 7, 2017

2. PRELIMINARY DEVELOPMENT PLAN REVIEW MEETINGS

Pre-App

141 Rio Vista Blvd.

Skifton Surveying representing Pat Hill: A Pre-Application for Subdivision and Planned Unit Development applications. The applicant is proposing a phased project with 4 lots in the first phase. The property is zoned R4 – Low Density Residential and is more particularly described as:

McCall Acreage Northerly portion of Tax Parcel 221, Government Lots 8 & 9, Section 8, T18N, R3E, BM, City of McCall, Valley County, Idaho.

Pre-App

Stinker Station

Epikos representing Stinker Stores: A Pre-Application for a Conditional Use permit to build a new 4,000 sq. ft. convenience store and gas station on the corner of Boydston and W. Lake St. The property is zoned CC – Community Commercial and is more particularly described as:

Westerly portion of Lot 3, Frost & Boydston Subdivision, Section 8, T18N, R3E, BM, City of McCall, Valley County, Idaho.

3. CONSENT AGENDA

4. OLD BUSINESS

5. NEW BUSINESS

CUP-17-04

1129 West Valley Rd.

Joseph Hill: Conditional Use Permit for large short term rental use of a residential property with an advertised maximum occupancy of thirty-six (36) 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.

PUBLIC HEARING

SUB-17-01, PUD-05-01, SR-17-05

1223 Herrick St.

Millemann, Pittenger, and Pemberton LLP representing Shore Lodge Whitetail LLC.: Subdivision Preliminary Plat, Minor PUD Amendment, and Scenic Route applications for twenty three (23) single family 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.

PUBLIC HEARING

CUP-17-01, DR-17-06

120 Idaho St.

CTA Architects representing the McCall Donnelly School District: Conditional Use Permit and Design Review applications to build a new 5,400 sq. ft. alternative high school facility. 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.

PUBLIC HEARING

CUP-17-02, DR-17-08, SR-17-04, SH-17-03

2350 Warren Wagon Rd.

Better Buy Design representing Rob Seiler: Conditional Use Permit, Design Review, Scenic Route, and Shoreline & River Environs applications for a 340 sq. ft. addition to an existing 1,495 sq. ft. accessory structure, as well as a 280 sq. ft. addition to an existing home within the Shoreline and River Environs Zone. 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-17-07, SH-17-02

910 Sylvan Creek Rd.

Better Buy Design representing Chris Davidson: Design Review and Shoreline & River Environs applications for a new 3,723 sq. ft. home adjacent to Payette Lake. The property is zoned R4 – Low Density Residential, is within the Shoreline and River Environs Zone, and is more particularly described as:

Amended Lot 19 C, Sylvan Beach Subdivision, Section 28, T19N, R3E, BM, Valley County, Idaho.

PUBLIC HEARING

DR-17-02, SR-17-01, SH-17-01

121 W. Lake St.

My Architect representing Curtis and Stacy Blum: Design Review, Shoreline & River Environs, and Scenic Route application to construct a new 6,125 sq. ft. home with an attached garage of 2,375 sq. ft. adjacent to Payette Lake and W. Lake St., a designated Scenic Route. The property is zoned R4 – Low Density Residential, is within the Shoreline and River Environs and Scenic Route overlay zones, and is more particularly described as:

Lot 5, South Shore Subdivision, Section 8, T18N, R3E, BM, City of McCall, Valley County, Idaho.

PUBLIC HEARING

DR-17-09, SH-17-04

1344 Ridgeway Ln.

J Treux Architecture representing Craig Shoemaker: Design Review and Shoreline and River Environs applications for a new 6,603 sq. ft. home adjacent to Payette Lake. The property is zoned R4 – Low Density Residential and is more particularly described as:

Tax Parcel 62, Lot 5, Luck’s Point Subdivision, Section 26, T19N, R3E, BM, 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.