

McCALL AREA
PLANNING AND ZONING COMMISSION

Agenda

June 6, 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

- May 2, 2017

2. PRELIMINARY DEVELOPMENT PLAN REVIEW MEETINGS

Pre-App Cam's Self Storage

Lots 34-38, Block 3, Riverside Subdivision

Cam Echanis: A Pre-Application for a Conditional Use Permit to construct a Self Service Storage Facility with 30 units. The property is zoned I – Industrial and is more particularly described as:

Lots 34-38, Block 3, Riverside Subdivision, Section 16, T18N, R3E, BM, City of McCall, Valley County, Idaho.

3. CONSENT AGENDA

ROS-17-04

1882 Warren Wagon Rd.

Droulard Land Surveying representing Glen and Gail Eberle Living Trust: A Record of Survey application to split a single parcel of 2.227 acres into three parcels of approximately 0.4, 0.5, and 0.76 acres respectively with approximately 0.5 acres remaining deeded for Warren Wagon Rd. right of way. The parcel is zoned R4 – Low Density Residential and is more particularly described as:

Tax Parcel 4, Government Lot 1, Section 5, T18N, R3E, BM, Valley County, Idaho.

ROS-17-05

175 Crowley Ln.

Droulard Land Surveying representing Robert Tucker: A Record of Survey application to split an existing lot of 21.153 acres into two lots of approximately 10.5 acres each. The parcel is zoned RR – Rural Residential and is more particularly described as:

Easterly portion of Tax parcel 34, S1/2, Government Lot 6, Section 6, T18N, R3E, BM, City of McCall, Valley County, Idaho.

ROS-17-06

1019 & 1021 Penstemen Place

Droulard Land Surveying representing Tim and Shirley Sampson: A Record of Survey application to combine two lots of approximately 0.5 acres each into a single parcel of 1.1 acres. The parcels are zoned R4 – Low Density Residential and are more particularly described as:

Lots 10 & 11, Block 4, Amended Spring Mountain Ranch Subdivision 1, Section 10, T18N, R3E, BM, City of McCall, Valley County, Idaho.

4. OLD BUSINESS

CUP-17-05, DR-17-12, ROS-17-01

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.

PUBLIC HEARING – Continued from May 2, 2017 meeting.

5. NEW BUSINESS

Development Agreement

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

Millemann, Pittenger, and Pemberton representing Alpine Village Townhomes LLC.: Development Agreement to defer certain improvements related to the development of a 30 unit townhome project. The property is zoned R16 – High Density Residential 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

DR-17-16, ROS-17-07

327 E. Deinhard Ln.

Epikos Land Planning and Architecture representing Mark Jensen: A Record of Survey application to combine two lots of 0.06 acres each into a single lot of 0.12 acres. A Design Review application to construct a 1,200 sq. ft. addition onto an existing commercial office space. The property is zoned CC – Community Commercial and is more particularly described as:

Lot 11, Village Square Commercial Center, SE1/4, NW1/4, Section 16, T18N, R3E, BM, City of McCall, Valley County, Idaho.

PUBLIC HEARING

DR-17-18

1505 Chris Ln.

Scott and Rebecca Hurd: A Design Review application to construct a 2,556 sq. ft. addition on an existing residence of 1,536 sq. ft., resulting in a combined square footage greater than 3,500 sq. ft. The property is zoned RR – Rural Residential, and is more particularly described as:

Lot 8, Falcon Ridge Estates, SE1/4, NW1/4, Section 19, T18N, R3E, BM, Valley County, Idaho.

PUBLIC HEARING

DR-17-20, SH-17-06

2088 Payette Dr.

Pivot North Design representing Joan Sullivan: Design Review and Shoreline and River Environ Zone applications to construct a new 878 sq. ft. detached garage on a parcel adjacent to Payette Lake. The parcel is zoned R4 – Low Density Residential and is more particularly described as:

Lot 30, Payette Lake Cottage Sites, Section 32, T19N, R3E, BM, Valley County, Idaho.

PUBLIC HEARING

DR-17-21, SR-17-07, SH-17-07

1924 Warren Wagon Rd.

Erstad Architects representing Elizabeth and Andrew Scoggin: Design Review, Scenic Route, and River and Shoreline Environ Zone applications to construct a new 4,592 sq. ft. home on Warren Wagon Rd, a designated Scenic Route, and adjacent to Payette Lake. The property is zoned R4 – Low Density Residential and is more particularly described as:

Lot 4, Payette Lakes Cottage Sites, Section 32, T19N, R3E, BM, Valley County, Idaho.

PUBLIC HEARING

DR-17-22

1598 Lakeridge Dr.

Robnett Properties McCall representing Don and Theresa Burkes: A Design Review application to build a new 4,579 sq. ft. house. The property is zoned R1 – Residential 1 Acre, and is more particularly described as:

Lot 5, Block 1, Meadow Lake Estates, Section 6, T18N, R3E, BM, City of McCall, Valley County, Idaho.

PUBLIC HEARING

DR-17-23, SR-17-08

2037 Warren Wagon Rd.

Kelly Bickle: Scenic Route and Design Review applications to construct a new 2,061 sq. ft. cabin on Warren Wagon Rd., a designated Scenic Route. The property is zoned R4 – Low Density Residential and is more particularly described as:

Lot 2, Block 3, Amended Pinecrest Addition to Payette Lakes Cottage Sites, Section 32, T19N, R3E, BM, Valley County, Idaho.

PUBLIC HEARING

DR-17-24, SR-17-09

184 Industrial Loop

Lisa Curtis Architecture PLLC representing Salmon Raft Boathouse LLC: Design Review and Scenic Route applications to construct a new 3,760 sq. ft. office and storage structure adjacent to Boydston St., a designated Scenic Route. The property is zoned I – Industrial, and is more particularly described as:

Lot 1, McCall Industrial Park, NW1/4, SW1/4, NW1/4, Section 17, T18N, R3E, BM, City of McCall, Valley County, Idaho.

PUBLIC HEARING

DR-17-19

411 E Deinhard Ln.

Craig Campbell representing Campbell and Sons Entertainment Group LLC: Sign Design Review application and appeal of administrative denial of a proposed push-through illuminated sign of 52.5 sq. ft. for PlayLive Nation to be installed on the business front. The property is zoned CC – Community Commercial, 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.

6. OTHER

- Signs approved administratively.
- Special P&Z meeting date – July.
- *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.