

# McCALL AREA

## PLANNING AND ZONING COMMISSION

### Agenda

July 11, 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

- June 6, 2017

#### 2. PRELIMINARY DEVELOPMENT PLAN REVIEW MEETINGS

##### Pre-App

##### 1926 Warren Wagon Rd.

McCall Design and Planning representing Lori Laub: A Pre-Application for a Conditional Use Permit to construct a detached garage totaling 2,244 sq. ft. The property is zoned R4 – Low Density Residential and is more particularly described as:

Lot 5, Payette Lakes Cottage Sites, Section 32, T19N, R3E, BM, Valley County, Idaho.

#### 3. CONSENT AGENDA

##### CUP-16-02, DR-16-25, SR-16-09 – Extension Request

##### 201 N. 3<sup>rd</sup> St.

Joseph Swinford, Wild River Java: Request for a 6-month extension (to January 28, 2018) of the Conditional Use Permit, Design Review and Scenic Route approvals originally obtained July 28, 2016. The project includes a new 1164 sq. ft. building with drive-through windows, driveway, and parking area to replace the existing Wild River Java drive-up coffee shop. The property is zoned CC – Community Commercial and is more particularly described as:

Tax # 31, SE4, NW4, S16, T18N, R3E, McCall Acreage, B.M., City of McCall, Valley County, Idaho.

##### ROS-17-01

##### 300 N. Mission St. – Camp Pinewood

Idaho Regular Baptist Bible Camps, Inc: A Record of Survey application to combine existing lots within Camp Pinewood. 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.

##### SR-17-11

##### 1643 Ginney Way

Better Buy Design representing Todd Elson: Scenic Route application to construct a new single family residence with an attached garage totaling 2024 sq. ft. adjacent to Spring Mountain Blvd., a designated Scenic Route. The property is zoned R4 – Low Density Residential and is more particularly described as:

Lot 22, Block 1, Lick Creek Meadows Subdivision Phase 1, SE ¼, Section 3, T18N, R3E, BM, City of McCall, Valley County, Idaho.

#### 4. OLD BUSINESS

#### 5. NEW BUSINESS

##### **PUD-17-01, SUB-17-02**

##### **414 Rio Vista Blvd. – Eagle Lake Subdivision**

Millemann, Pittenger, and Pemberton LLP representing Pat Hill: Planned Unit Development General Plan and Subdivision Preliminary Plat applications for a new eight (8) unit Planned Unit Development, and a Preliminary Plat for Phase 1 to consist of five (5) units. The property is zoned R4 – Low Density residential and is more particularly described as:

Tax Parcel 221, Situate in Government Lots 8 and 9, Section 8, T18N, R3E, BM, City of McCall, Valley County, Idaho.

##### **PUBLIC HEARING**

##### **SUB-17-01 Final Plat and Development Agreement**

##### **Shore Lodge Cottages**

Millemann, Pittenger, and Pemberton LLP representing Shore Lodge Whitetail LLC: A Subdivision Final Plat application for the Shore Lodge Cottages, totaling twenty-three (23) units, as well as a development agreement. The property is zoned CC – Community Commercial and R4 – Low Density Residential, and is more particularly described as:

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

##### **PUBLIC HEARING**

##### **CUP-17-07, SUB-17-03 Minor Amendment**

##### **Jake's Landing – 601 Thompson Ave.**

Robnett Properties McCall: Conditional Use Permit and Subdivision Minor Amendment applications to convert the existing Jake's Landing Condominiums to townhouse units, and to amend the plat to turn eight (8) undeveloped plated condo parcels into a single parcel. The property is zoned R8 – Medium Density Residential and is more particularly described as:

Jake's Landing Condominiums No. 1, Situate in the NW1/4, SE1/4, Section 9, T18N, R3E, BM, City of McCall, Valley County, Idaho.

##### **PUBLIC HEARING**

##### **CUP-17-06, DR-17-25, SR-17-10, SH-17-08**

##### **3741 Eastside Dr.**

McCall Design and Planning representing Glen and Gail Eberle: Conditional Use Permit, Design Review, Scenic Route, and River and Shoreline Environ Zone applications to build a garage with an accessory dwelling totaling 4,500 sq. ft. The property is zoned RR - Rural Residential and is more particularly described as:

Southerly portion of Government Lot 1, NW1/4, NE1/4, Section 23, T19N, R3E, BM, Valley County, Idaho.

##### **PUBLIC HEARING**

##### **DR-17-29, SH-17-09**

##### **1400 Mill Rd.**

Falash Company representing Jennifer and Edwin Vining: Design Review and Shoreline and River Environs Zone application to construct a new mixed use building totaling 3,395 sq. ft. adjacent to

Payette Lake. The Property is zoned CBD – Central Business District and is more particularly described as:

Lots 1 and 2, Block 5, McCall's 1<sup>st</sup> Addition, Section 9, T18N, R3E, BM, City of McCall, Valley County, Idaho.

**PUBLIC HEARING**

**DR-17-30**

**210 Rio Vista Blvd.**

Dominick and Jodi Guliuzza: A Design Review application to construct a new single family residence in excess of 3,500 sq. ft., with 2,960 sq. ft. of living space and 1,899 sq. ft. of garage. The property is zoned R4 – Low Density Residential and is more particularly described as:

Tax Parcel 103, Situate in the W1/2, NE1/4, NW1/4, NW1/4, Section 17, T18N, R3E, BM, City of McCall, Valley County, Idaho.

**PUBLIC HEARING**

**SUB-05-08 Minor Amendment**

**Merganser Lake – McCall River Ranch**

Millemann, Pittenger, and Pemberton LLP representing McCall River Ranch: A Subdivision Minor Amendment application to reconfigure Lot 2 into three (3) lots, and convert Lots 101 and 103 into Common Area. The total number of lots is to remain unchanged. The property is zoned RE – Residential Estate, and is more particularly described as:

Portions of Merganser Lake PUD, Situate in NE1/4, Section 20, T18N, R3E, BM, City of McCall, Valley County, Idaho.

**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.