

# McCALL AREA

## PLANNING AND ZONING COMMISSION

### Agenda

August 1, 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

- July 11, 2017

#### 2. PRELIMINARY DEVELOPMENT PLAN REVIEW MEETINGS

##### Pre-App – Mile High Marina

##### 1300 E. Lake St.

Ryan Miller Builders representing Mile High Marina: A Pre-Application for a Conditional Use Permit to expand a commercial dock. The property is zoned CV – Civic and is more particularly described as:  
State Lease #4-216-97, McCall Acreage, NW portion of Government Lot 2, Section 9, T18N, R3E, BM, City of McCall, Valley County, Idaho.

##### Pre-App

##### 205 Ernesto Dr.

Rodney Weathers representing Tamara Green: A Pre-Application for a Conditional Use Permit to construct a residence on a property that already has an accessory structure greater than 1500 sq. ft. The property is zoned R4 – Low Density Residential and is more particularly described as:  
Lot 26, Rio Vista Subdivision No. 5, Section 17, T18N, R3E, BM, City of McCall, Valley County, Idaho.

#### 3. CONSENT AGENDA

##### SR-17-12

##### 1039 Kaitlynn Loop

Azure Idaho representing Craig and Candi Held: A Scenic Route application to construct a new single family dwelling totaling 2,151 sq. ft. adjacent to Spring Mountain Boulevard, a designated Scenic Route. The property is zoned R4 – Low Density Residential and is more particularly described as:  
Lot 45, Block 2, Lick Creek Meadows Subdivision Phase I, SE1/4, Section 3, T18N, R3E, BM, City of McCall, Valley County, Idaho.

#### 4. OLD BUSINESS

#### 5. NEW BUSINESS

##### DR-17-37, SH-17-12

##### 1500 E. Lake St. – Brown Park

City of McCall: A Design Review and Shoreline and River Environs Zone applications to replace an existing play structure with a new one and to construct a new volleyball court, community garden, and improve pathways. The property is zoned CV – Civic, and is more particularly described as:

McCall Acreage Amended Tax Parcel 15-A, Situate in Government Lots 1 & 2, Section 9, T18N, R3E, BM, City of McCall, Valley County, Idaho.

**PUBLIC HEARING**

**DR-17-34, SH-17-10**

**1047 Plymouth Rd.**

Truex Architecture representing Troy Seward: Design Review and Shoreline and River Environ Zone applications to construct a new single family dwelling totaling 6,363 sq. ft. adjacent to Payette Lake. The property is zoned R4 – Low Density Residential and is more particularly described as:

Lot 1, Block 9, State Subdivision – Pilgrim Cove Replat, Section 3, T18N, R3E, BM, Valley County, Idaho.

**PUBLIC HEARING**

**DR-17-36, SR-17-13**

**1207 Warren Wagon Rd.**

McCall Design and Planning representing McCall Cottage LLC.: Design Review and Scenic Route applications to construct a new single family dwelling totaling 3,015 sq. ft. adjacent to Warren Wagon Rd., a designated Scenic Route. The property is zoned R4 – Low Density Residential and is more particularly described as:

McCall Acreage Tax Parcel 113, Situate in Government Lot 2, Section 8, T18N, R3E, BM, City of McCall, Valley County, Idaho.

**PUBLIC HEARING**

**DR-17-31**

**2028 John Alden Rd.**

David Callister: A Design Review application to construct a 1,060 sq. ft. addition onto an existing residence resulting in a single family home greater than 3,500 sq. ft. The property is zoned R4 – Low Density Residential and is more particularly described as:

Lot 6, Block 4, Pilgrim Cove Subdivision, Section 3, T18N, R3E, BM, Valley County, ID.

**PUBLIC HEARING**

**DR-17-35, SH-17-11**

**2012 Payette Dr.**

Trey Hoff representing Brad and April Dillon: Design Review and Shoreline and River Environ Zone applications to construct a new single family dwelling totaling 4,400 sq. ft. adjacent to Payette Lake. The property is zoned R4 – Low Density Residential and is more particularly described as:

Lot 6, Block 1, State Subdivision – Syringa Park, Section 32, T19N, R3E, BM, Valley County, Idaho.

**PUBLIC HEARING**

**6. OTHER**

**Code Enforcement Hearing**

**Douglas Jayo – 1790 Crescent Drive**

City of McCall: Code Enforcement Hearing for occupancy or use of a dwelling without an occupancy permit, thereby in violation of McCall City / Impact Area Code section 2.1.070.B and 2012 International Residential Code section R110.1. Failure to complete Conditions of Approval for land use application DR-15-07. The property is zoned R4-Low Density Residential, is within the Shoreline and River Environs Zone and is more particularly described as:

Portions of Lots 1,2, 3 and Tax No. 78, Block H, Amended Crescent Beach Subdivision, located in Gov't Lot 2, Section 5, T.18 N., R. 3 E., B.M., Valley County, Idaho.

**PUBLIC HEARING**

- 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.