

McCALL AREA PLANNING AND ZONING COMMISSION

Agenda

September 5, 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 18, 2017
- August 1, 2017

2. PRELIMINARY DEVELOPMENT PLAN REVIEW MEETINGS

Pre-application (SUB)

Whitetail

Millemann, Pittenger and Pemberton LLP representing Shore Lodge Whitetail LLC: A pre-application presentation to introduce the “Fairways,” a development consisting of 34 townhouse units and 7 single family lots bordering the Whitetail Golf Club. The property contains multiple residential zoning, is defined as multi-family residential in the Whitetail PUD, and is more particularly described as:

Parcels of land situate in the E1/4 E1/2 SW1/4 SE1/4 and the SE1/4 of the SE/14 of Section 7, T. 18 N., R. 3 E., B.M., City of McCall, Valley County, Idaho.

Pre-application (PUD, SUB)

520 1st St.

Heather Susemihl: A pre-application for a Planned Unit Development and Subdivision to construct 5 townhomes. The property is zoned R8 – Medium Density Residential and is more particularly described as:

Easterly portion of McCall Acreage Amended Tax Parcels 201 and 202, SW1/4, SW1/4, Section 9, T18N, R3E, B.M., City of McCall, Valley County, Idaho.

3. CONSENT AGENDA

ROS-17-08

304 Placid St.

Droulard Surveying representing Diana Withen: A Record of Survey application to combine two existing lots of record into a single parcel of approximately 0.46 acres. The property is zoned R4 – Low Density Residential and is more particularly described as:

Lots 9 and 10, Hidden Subdivision, situate in NE1/4, NW1/4, Section 16, T18N, R3E, B.M., City of McCall, Valley County, Idaho.

ROS-17-09

432 Rio Vista Blvd.

Droulard Surveying representing Idelle Edelstein Trust: Record of Survey application to combine two existing lots of record into a single parcel of approximately 25,671 sq. ft. The property is zoned R4 – Low Density Residential and is more particularly described as:

Lots 28 and 29, Rio Vista Subdivision No. 2, situate in Gov't Lot 9, Section 8, T. 18 N., R. 3 E., B.M., City of McCall, Valley County, Idaho

ROS-17-10

809 N 3rd St.

Skiftun Land Surveying representing May Rental LLC: Record of Survey application to combine the May Hardware store parcel with the storage unit parcel to the east into one 2.019 acre parcel. The parcels are zoned CBD – Central Business District and are more particularly described as:

McCall Acreage parcels situate in the SE1/4 of Gov't Lot 3, Section 9, T. 18 N., R. 3 E., B.M., City of McCall, Valley County, Idaho

ROS-17-11

Miles Standish Rd.

Skiftun Land Surveying representing Swan Family Properties LLC: Record of Survey application to split a single parcel of record into two parcels of 4.105 acres each. The property is zoned R4 – Low Density Residential and is more particularly described as:

A parcel of land situate in the NW1/4 of the SW1/4, Section 3, T. 18 N., R. 3 E., B.M., City of McCall, Valley County, Idaho

ROS-17-12

1625 Davis Ave.

Secesh Engineering representing Bruce G. and Carmen L. Modglin Trust: Record of Survey application to split a single parcel of record into two parcels of 13,497 sq. ft. and 16,498 sq. ft. in area. The property is zoned R8 – Medium Density Residential and is more particularly described as:

McCall Acreage situate in NE1/4 of the NE1/4, Section 9, T. 18 N., R. 3 E., B.M., City of McCall, Valley County, Idaho

DR-17-40, SH-17-13

1299 Warren Wagon Rd.

Douglas Cobb representing Darby Webb: Design Review and Shoreline applications to construct a 488 sq. ft. single story addition to an existing residence. The property is zoned R4 – Low Density Residential, is within the Shoreline and River Environs Zone and is more particularly described as: Lot 12 Block 1, Recorder's Plat, situate in Section 8, T. 18 N., R. 3 E., B.M., City of McCall, Valley County, Idaho

4. OLD BUSINESS

5. NEW BUSINESS

CUP-17-08, DR-17-42, SR-17-14, SH-17-14

1926 Warren Wagon Rd.

McCall Design and Planning representing Lori Laub: Conditional Use Permit, Design Review, Scenic Route and Shoreline applications to construct a separated accessory garage with storage above totaling 2186 sq. ft. The property is zoned R4 – Low Density Residential, Scenic Route Overlay, and Shoreline and River Environs and is more particularly described as:

Lot 5, Payette Lakes Cottage Sites, situate in SE1/4 SW1/4 Section 32, T. 19 N., R. 3 E., B.M.,
Valley County, Idaho

PUBLIC HEARING

DR-17-41

1469 Meadows Rd.

William Senkosky: Design Review application to construct a 4200 sq. ft. residence that resembles a barn with garage below and apartment above. The property is zoned RR – Rural Residential and is more particularly described as:

McCall Acreage situate in NE1/4 NE1/4 SW1/4 Section 6, T. 18 N., R. 3 E., B.M., City of McCall,
Valley County, Idaho

PUBLIC HEARING

PUD-16-01, SUB-16-04

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

Millemann, Pittenger, and Pemberton LLP representing Silverpine Village LLC.: Planned Unit Development Final Plan and Subdivision Final Plat applications for a 30 unit townhome development. 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.

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.