

McCALL AREA

PLANNING AND ZONING COMMISSION

Agenda

November 7, 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

- October 3, 2017

2. PRELIMINARY DEVELOPMENT PLAN REVIEW MEETINGS

Pre-Application

St. Luke's McCall Hospital

The Land Group Inc. representing St. Luke's McCall: A Pre-Application for Street Vacation, Subdivision Preliminary Plat, Planned Unit Development Preliminary Plan, and Rezone applications to relocate portions of the Hewitt Street right-of-way, rezone a single parcel of R4 – Low Density Residential to CV – Civic Zone, and to combine seven (7) existing parcels into a single parcel of approximately 3.4 acres in preparation for the hospital's expansion. The property is zoned R4 – Low Density Residential and CV – Civic and is more particularly described as:

Lots 1, 2, 3, & 4, Blocks F & G, Brundage Subdivision, Section 8, T18N, R3E, BM, City of McCall, Valley County, Idaho.

Pre-Application

Whitetail PUD Adjacent to Timbercrest Phase 1

Millemann, Pittenger, and Pemberton LLP representing Shore Lodge Whitetail LLC: A Pre-Application for a Subdivision Preliminary Plat to re-plat the former Timbercrest Phase 2 as a new subdivision with 9 lots. The property is zoned R4 – Low Density Residential and is more particularly described as:

Tax Parcels 133 and 134, SE1/4, SE1/4, Section 7, T18N, R3E, BM, City of McCall, Valley County, Idaho.

3. CONSENT AGENDA

ROS-17-16

132 Brundage View Ct.

Dunn Land Surveys representing Brian Thompson: A Record of Survey application to combine two lots of approximately 0.16 and 0.18 acres into a single lot of 0.34 acres. The properties are zoned R4 – Low Density Residential and are more particularly described as:

Lots 64 and 63, Spring Mountain Meadows Subdivision, NW1/4, Section 10, T18N, R3E, BM, City of McCall, Valley County, Idaho.

ROS-17-17

318 Whitetail Dr.

Secesh Engineering representing Ian Kennish: A Record of Survey application to combine two parcels of approximately one (1) acre each into a single parcel of approximately two (2) acres. The property is zoned RR – Rural residential and is more particularly described as:

Lots 73 and 74, Block 6, Whitetail PUD Phase I, Section 12, T18N, R2E, BM, City of McCall, Valley County, Idaho.

4. OLD BUSINESS

5. NEW BUSINESS

McCall Area Comprehensive Plan Update and Transportation Master Plan

City of McCall: A public hearing on the draft McCall Transportation Master Plan and the draft McCall Area Comprehensive Plan, and update to the December 2007 McCall Area Comprehensive Plan, as required by state statute 67-6509. The Comprehensive Plan provides direction for land use regulations, including zoning, as well as other implementation actions.

PUBLIC HEARING

DR-17-44

800 Lakeside Ave.

Drew Kleman representing Shore Lodge Whitetail LLC: A Design Review Application to construct a 16,714 sq. ft. employee housing structure. The property is zoned CC – Community Commercial and is more particularly described as:

Government Lot 3, Section 8, T18N, R3E, BM, City of McCall, Valley County, Idaho.

PUBLIC HEARING

DR-17-51, SH-17-18, ROS-17-15

1319 Forest Cove Rd.

Better Buy Design representing Robert Zurcher: Design Review, Shoreline and River Environs Zone, and Record of Survey applications to split a single parcel of 1.18 acres into two parcels of 0.5 and 0.67 acres respectively. The applicant is proposing a 745 sq. ft. addition to an existing residence as well as a new 560 sq. ft. shop on the 0.5 acre parcel adjacent to Payette Lake. The property is zoned R4 – Low Density Residential and is more particularly described as:

Tax Parcel 7, 8, and 32 in Government Lot 3, Section 2, T18N, R3E, BM, Valley County, Idaho.

PUBLIC HEARING

Code Enforcement Hearing

411 Deinhard Ln. Suite C – McCall Mountain Properties

City of McCall: Code Enforcement Hearing for the installation of signage that exceeds the allowable sign area for the subject property (business suite) pursuant to McCall City Code (MCC 3.9.03). The property is zoned CC – Community Commercial and is more particularly described as:

Suite C, Tax #193, N1/2, Section 16, T18N, R3E, BM, City of McCall, Valley County, Idaho.

OTHER

- Signs approved administratively
- 2018 Meeting Dates

6. 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.