

McCALL AREA PLANNING AND ZONING COMMISSION

Agenda

December 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

- November 7, 2017

2. PRELIMINARY DEVELOPMENT PLAN REVIEW MEETINGS

Pre-Application

Airport Code Amendment

Jay Scherer from the City of McCall: A Pre-application to amend city code to provide a definition of a hangar and add hangars as a permitted use in the airport zone.

Pre-Application

336 Deinhard Lane - Hangar Construction

Mark Thorien representing Thor Construction Inc.: A Pre-Application for construction of 3 hangars on McCall Airport leased land. The parcels are zoned AP- Airport and are more particularly described as

McCall Municipal Airport S16 T18N R3E, BM, Valley County Idaho.

Pre-Application

Maverick Towers Monopole Tower

Andy Cockell representing Maverick Towers; A Pre-Application for Conditional Use Permit to construct a 110' tall monopole cell tower for multiple carriers. This property is zoned as RR-Rural Residential and is more particularly described as

Tax Parcel 47 47 S11 T18N R3E , BM, Valley County, Idaho.

3. CONSENT AGENDA

ROS-18-01

302 & 306 Whitetail Dr.

Secesh Engineering representing David Hendrickson: A Record of Survey application to combine two existing lots of record into a single parcel of 1.67 acres (72,627 sq. ft.). The properties are zoned RR – Rural Residential and are more particularly described as:

Lots 80 & 81, Block 5, Whitetail Planned Unit Development Phase 1, NE1/4, SE1/4, Section 12, T18N, R2E, and NW1/4, SW1/4, Section 7, T18N, R3E, BM, City of McCall, Valley County, Idaho.

ROS-18-02

910 Hayes St.

Russell Surveying representing Jeffery Symmonds: A Record of Survey application to combine two parcels of approximately 0.17 acres each into a single parcel of approximately 0.35 acres. The properties are zoned R8 – Medium Density Residential and are more particularly described as:

Parcels A & B, Tax # 23-C, SE1/4, NE1/4, Section 7, T18N, R3E, BM, City of McCall, Valley County, Idaho.

ROS-18-03

643 Fox Ridge

Skiftun Land Surveying representing Dave Wayne: A Record of Survey application to adjust the lot line between two existing lots of record to reduce the nonconformity of an existing structure. The properties are zoned R4 –Low Density Residential and are more particularly described as:

Lots 5 & 6, Fox Ridge Subdivision, SW1/4, Section 15, T18N, R3E, BM, City of McCall, Valley County, Idaho.

ROS-18-04

121 Brundage View Ct.

Droulard Land Surveying representing Eric Ova: A Record of Survey application to combine two existing lots of approximately 0.2 acres each into a single lot of approximately 0.4 acres. The properties are zoned R4 – Low Density Residential and are more particularly described as:

Lots 75 & 76, Spring Mountain Meadows Subdivision, N1/2 Section 10, T18N, R3E, City of McCall, Valley County, Idaho.

4. OLD BUSINESS

5. NEW BUSINESS

PUD-17-01, SUB-17-02, Development Agreement

414 Rio Vista Blvd. – Eagle Lake Subdivision

Pat Hill: Planned Unit Development Final Plan, Subdivision Final Plat, and Development Agreement applications for an eight (8) unit Planned Unit Development and a Final 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

DR-18-01, SH-18-01

2014 University Ln.

Better Buy Design representing Justin Manning: Design Review and Shoreline and River Environs Zone applications to construct an addition of approximately 1,000 sq. ft. and to remodel an existing residence adjacent to Payette Lake. The property is zoned RE – Rural Estate and is more particularly described as:

Lot 1, Block 3, State Subdivision – University, Section 4, T18N, R3E, BM, City of McCall, Valley County, Idaho.

PUBLIC HEARING

DR-18-04, SR-18-01, SH-18-02

1882 Warren Wagon Rd.

McCall Design and Planning representing Steve Casper: Design Review, Scenic Route, and Shoreline and River Environs Zone applications to construct a new single family home of 4,000 sq. ft. adjacent to Payette Lake and Warren Wagon Rd., a designated scenic route. The property is zoned R4 – Low Density Residential and is more particularly described as:

A parcel of land, situate in Government Lot 1, Section 5, T18N, R3E, CM, Valley County, Idaho.

PUBLIC HEARING

DR-18-05

1880 Bear Basin Rd.

Remsburg Architecture representing Lynne Haspedis: A Design Review application to construct an addition of 1,732 sq. ft. on an existing residence, resulting in a total of 3,927 sq. ft. The property is zoned RR – Rural Residential and is more particularly described as:

Parcel 7, McCall Acreage, SE1/4, Government Lot 3, Section 6, T18N, R3E, BM, City of McCall, Valley County, Idaho.

PUBLIC HEARING

OTHER

- Signs approved administratively
- *McCall in Motion* Comprehensive Plan Update

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.