

**MCCALL AREA  
PLANNING AND ZONING COMMISSION**

**Agenda**

**April 3, 2012 – 6:00 p.m.**

**McCall City Hall – Lower Level**

**216 East Park Street, McCall, ID 83638**

**COMMISSION MEETING – Begins at 6:00 p.m.**

- 1. CALL TO ORDER AND ROLL CALL**
- 2. REVIEW & APPROVAL OF MINUTES**
  - March 6, 2012 minutes
- 3. PRELIMINARY DEVELOPMENT PLAN REVIEW MEETINGS**
- 4. CONSENT AGENDA**
- 5. OLD BUSINESS**
- 6. NEW BUSINESS**

**ROS-12-01, DR-12-09, SR-12-04,**  
1502, 1504, & 1506 Oakwood Road

Rod Skiftun (ROS) and Wayne Ruummele (DR) representing David Ernat: Record of Survey application to combine seven lots into three lots and Design Review and Scenic Route applications to construct a single family residence at 1504 Oakwood Road. The property is zoned R4 – Low Density Residential and is more particularly described as:

Lots N 1/2 32, 33, 34, S 1/2 35, 51, 52 & 53, Payette Lakes Club

**PUBLIC HEARING**

**McCall Area Pathways Master Plan - Please see home page @ [www.mccall.id.us](http://www.mccall.id.us)**  
Presentation of proposed McCall Area Pathways Master Plan

**CA-12-03**

**McCall Area Pathways Master Plan**

Proposed Zoning Code Amendments to reference the McCall Area Pathways Master Plan within the relevant sections of McCall City Code.

**PUBLIC HEARING**

**Digital Data Submission Standards**

Presentation of proposed Digital Submission Standards

**CA-12-02**

**Digital Data Submission Standards**

Proposed Zoning Code Amendments to reference the McCall Digital Data Submission Standards within the relevant sections of McCall City Code.

**PUBLIC HEARING**

**7. OTHER**

**P&Z Commission Terms**

**8. 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.

**McCALL AREA**  
**PLANNING AND ZONING COMMISSION**

Minutes

March 6 – 6:00 p.m.

McCall City Hall – Lower Level

216 East Park Street, McCall, ID 83638

**COMMISSION MEETING – Begins at 6:00 p.m.**

**1. CALL TO ORDER AND ROLL CALL**

Chairman Feinberg, Commissioner Corder, Commissioner Jessup, Commissioner Betts, Commissioner Apperson and Commissioner Drabinski were present. Community Development Director Michelle Groenevelt and City Planner Delta James were also present.

**2. REVIEW & APPROVAL OF MINUTES**

Commissioner Betts moved to approve the February 7, 2012 minutes as presented. Commissioner Jessup seconded the motion. The motion carried.

**3. PRELIMINARY DEVELOPMENT PLAN REVIEW MEETINGS**

**Pre-application (ROS, DR, SR)**

1502, 1504, and 1506 Oakwood

Wayne Ruummele representing David Ernat: A Record of Survey application to combine seven lots into three lots and Design Review and Scenic Route applications to construct a single family residence. The property is zoned R4 – Low Density Residential.

Wayne Ruummele presented the pre-application. Wayne explained that the Record of Survey portion of the pre-application is to combine seven non-conforming lots into three more conforming lots. The Ernat's would like to build a single family home. The property is located left off of Warren Wagon Road. There will be an access easement coming from Oakwood to a single car garage for the home.

The formal applications will be heard at the April 3, 2012 Planning and Zoning meeting.

**4. CONSENT AGENDA**

**DR-12-08**

302 N. 3<sup>rd</sup> Street

Casey Travis representing The Yellow Couch: A Sign Design Review application for new signage within an existing monument sign, a new sandwich board, and new window signage. The property is zoned CC – Community Commercial.

Commissioner Drabinski moved to approve the Consent Agenda, DR-12-08. Commissioner Corder seconded the motion. The motion carried.

**5. OLD BUSINESS**

None

**6. NEW BUSINESS**

**VAR-12-01**

Lardo Dam Site

Ron Shurtleff representing Lake Reservoir Company: A Variance application for alleviation from the Shoreline and River Environs Zone setback requirements to facilitate placement of a structure on the abutment of the Lardo Dam to enclose equipment related to recently completed dam control upgrades. The property is zoned R8 – Medium Density Residential.

Ron Shurtleff representing the Lake Reservoir Company presented the application for the variance of the control building for the Lardo Dam which is well within the 50 ft. setback.

Commissioner Betts asked Mr. Shurtleff about the Lake Reservoir Company. Mr. Shurtleff explained the history of the company.

The building will sit directly east of the existing cyclone fence. The plan is for a dark green roof and the building will be concrete board, gray in color, to look like masonry. The building will sit on a concrete slab eight inches thick. Two inches will be below ground with six inches above. Mr. Shurtleff has communicated with the City Engineer regarding storm water runoff.

There was an explanation and discussion of the gate controls.

Ms. James detailed more of the proposal of the application and the findings and conclusions.

Commissioner Betts is concerned about public recreational access. Ms. James addressed his concerns.

Chairman Feinberg opened the public hearing.

Tom Kerr spoke to the public recreational access concern. He felt it has nothing to do with the application being heard at this public hearing.

Chairman Feinberg closed the public hearing.

Mr. Shurtleff responded to the concern of the public access and agrees that they are two separate issues.

Commissioner Corder recommended approval to City Council of VAR-12-01 with a second public hearing, subject to the presented condition of approval. Commissioner Drabinski seconded the motion. Commissioner Betts abstained. The motion carried.

**DR-12-03, SR-12-01**

Lardo Dam

Ron Shurtleff representing Lake Reservoir Company: Design Review and Scenic Route applications to construct a 12 ft. by 14 ft. building to house dam operation equipment within the 50 ft. setback of the River Environs Zone. The property is zoned R8 – Medium Density Residential.

Commissioner Corder moved to approve DR-12-03, SR-12-01 subject to the presented conditions of approval. Commissioner Apperson seconded the motion. Commissioner Betts abstained. The motion carried.

**PUD-12-01**

111 West Lake Street

Andy Laidlaw representing Sheelagh Price and Garth Kanigowski: A single-lot Planned Unit Development application to develop the property in a way that preserves the locally significant historic structure. The property is zoned R4 – Low Density Residential.

Andy Laidlaw presented the application. The applicant is requesting a single lot PUD. The existing home is 100 feet from the lake and a substantial distance from W. Lake Street. The home has two bedrooms and quite a lot of McCall history. It was built in 1948 in post modern style. The problem is that the home, as it sits, maximizes the allowable lot coverage. The applicants approach is to leave existing home and add a two bedroom cabin in a courtyard style around the refurbished swimming pool. They are asking for a 20 foot setback from W. Lake Street to preserve a significant Spruce tree. There will be a slight addition to the existing home and the hot tub will be relocated. They are also proposing improving the sidewalk along W. Lake Street. Mr. Laidlaw presented the proposed roofing and color scheme. Ms. James explained the single lot PUD request and the findings and conclusions.

Chairman Feinberg opened the public hearing.

Bill Weida, 1311 Forest Cove Road, representing WAG and the PLRWS District. He wants to call attention to the lots around the lake that have swimming pools. What happens to water in the pools? Does it go into the sewer of the lake? He thinks the Commission needs to ask this question of applicants in the future.

The discussion continued about the disposal of pool water. The City Engineer explained that the pool should be hooked up to the sewer system so that drained pool water is properly treated. Chairman Feinberg closed the public hearing.

Commissioner Jessup recommended approval to City Council of PUD-12-01 with a second public hearing, subject to the staff conditions. Commissioner Drabinski seconded the motion. The motion carried.

**DR-12-05, SR-12-02**

111 West Lake Street

Andy Laidlaw representing Sheelagh Price and Garth Kanigowski: Scenic Route and Design Review applications to construct a two bedroom accessory structure on the same lot as an existing residence of local historic significance, to construct an addition to the existing residence, to reconstruct an existing swimming pool and related landscaping, and add a hot tub pad. The property is zoned R4 – Low Density Residential.

Commissioner Apperson moved to approve DR-12-05, SR-12-02 subject to the staff conditions. Commissioner Jessup seconded the motion. The motion carried

**CUP-12-01**

1505 Chris Lane

Rodney D. and Cynthia Sylvester: An application for a Conditional Use Permit to construct an accessory structure in excess of 1500 sq. ft. The property is zoned RR – Rural Residential, is within the McCall Impact Area.

Rodney and Cynthia Sylvester presented their application for an accessory structure.

Ms. James explained the plan includes existing shop & upper story living quarters and proposed new residential structure, and the findings and conclusions for the application.

Chairman Feinberg opened the public hearing. There were no comments. The public hearing was closed.

Commissioner Corder recommended approval to Valley County Commissioners of CUP-12-01 without a second public hearing, subject to the staff conditions. Commissioner Drabinski seconded the motion. The motion carried.

**DR-12-06**

1505 Chris Lane

Rodney D. and Cynthia Sylvester: A Design Review application for construction of 3,600 sq. ft. residence on the same parcel as an existing shop/garage structure that includes guest living quarters. The property is zoned RR – Rural Residential, is within the McCall Impact Area.

Commissioner Corder moved to approve DR-12-06. Commissioner Drabinski seconded the motion. The motion carried.

**DR-12-04**

935 Westshore Place

Andy Laidlaw representing Jeff and Kris Stoddard: A Design Review application to construct a 2661 sq. ft. addition to an existing residence. The addition includes three-car garage, one bedroom, one bath and wet bar. The property is zoned R4- Low Density Residential.

Andy Laidlaw presented the project which adds a three car garage. There is a dwelling area above the garage with a wet bar. The applicants have no intent to make this an accessory dwelling unit. All materials will match the existing residence. The total footprint is 6,500 sq. foot with the new addition included.

Ms. James added that the lot coverage with this additional building will be 95.79%. She also explained the findings and conclusions.

Chairman Feinberg opened the public hearing. There were no comments. Chairman Feinberg closed the public hearing.

Commissioner Betts moved to approve DR-12-04 with the staff conditions. Commissioner Jessup seconded the motion. The motion carried.

**DR-12-07**

2173 Lakeview Ave

Gregg Tankersley representing Gabler L&E Trust: A Design Review application to replace an existing failing masonry retaining wall and walkway on the Payette Lake shoreline. The property is zoned R4- Low Density Residential.

Greg Tankersley presented the application to replace the failing masonry wall. The plan is to use native granite and stone.

Ms. James explained the findings and conclusions.

Chairman Feinberg opened the public hearing. There were no comments. Chairman Feinberg closed the public hearing.

Commissioner Jessup moved to approve DR-12-07 with staff conditions. Commissioner Drabinski seconded the motion. The motion carried.

**Official McCall Area Zoning Map**

An official zoning map for the City of McCall and the McCall Impact Area is proposed to create a map with the current zoning designations. This map does not change any of the current zoning designations.

Ms James presented the current zoning map which is the culmination of at least a year’s work by the City GIS Department to go parcel by parcel through the ordinances to confirm zoning. This document actually documents all zoning changes that have been approved.

**7. OTHER**

**8. ADJOURNMENT** – Meeting adjourned at 8:20 P.M.

Signed: April 3, 2012

Attest:

\_\_\_\_\_  
Phil Feinberg  
Chairman, P&Z Commission

\_\_\_\_\_  
Delta James  
City Planner

**McCall Area Planning and Zoning Commission  
Staff Report**

**ROS-12-01, DR-12-08, SR-12-04**  
*1502, 1504, & 1506 Oakwood Road*  
*Ernat Lot Combinations and Residence*

April 3, 2012

Applicant: David Ernat  
Agent: Rod Skiftun (ROS) and Wayne Ruemmele (DR,SR)  
Application: Record of Survey to combine seven lots into three lots and construction of single-family residence.  
Zoning: R4 – Low Density Residential, Scenic Route

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**Description**

A Record of Survey application to combine seven lots within the Payette Lake Club subdivision into three lots and a Design Review and Scenic Route application to construct a new 1104 sq. ft. single family residence and 343.86 sq. ft. single car garage on one of the three resulting lots (1504 Oakwood Road).

**Code Narrative**

MCC 9.1.05(B) allows for lots to be combined so long as the resulting lot is more conforming to the standards of the zone in which it is located than the original lots.

*MCC 9.1.05(B): (d) Two (2) or more lots of record are shown, and lots are being combined and/or divided in such fashion that the lot sizes would be proper were the land the subject of a formal subdivision of no greater extent, and each lot or parcel within the proposed survey either meets lot street frontage, width and depth requirements of the applicable zone or is no less conforming in each such regard than are the lots of record.*

MCC 3.16.02 requires Design Review for construction within the Scenic Route.

**Design Guideline Narrative**

Please see attached Findings and Conclusions document.

**Comments**

*Agency –*

*Valley County Surveyor:* Approved the project as submitted.

*Valley County Roads Department:* Stated that a right-of-way easement for Warren Wagon Road is needed along the southern portion of Lot 52 and along Lot 51.

*Payette Lakes Recreational Water and Sewer District:* Stated that sewer service to the lots is not currently available and that the applicant will need to construct a main sewer line extension to service the subject properties.



*McCall Fire and EMS:* Approved the project as submitted.

*McCall City Engineer:* Prior to issuance of a building permit, a well permit from the Idaho Department of Water Resources, construction engineering approval and will-serve letter from Payette Lakes Recreational Water and Sewer District, and approval of a Stormwater Application will be required. Also, prior to recordation of the Record of Survey, additional utility easements and right-of-way easement need to be included.

*Public* – None.

### **Staff Comments**

Staff recommends approval of ROS-12-01 subject to the presented Findings and Conclusions.

Staff recommends approval of DR-12-08 and SR-12-04 subject to the presented Findings and Conclusions.

### **Conditions of Approval**

#### ROS-12-01

1. Prior to recordation and issuance of a building permit, the applicant shall establish utility easements throughout each proposed parcel to accommodate utility service to future structures on each property.
2. Prior to recordation and issuance of a building permit, the applicant shall provide a right of way easement to Valley County of approximately 5 ft. along the Warren Wagon Road fronting property line of Lot 51 and the southern portion of Lot 52.
3. The applicant shall provide the City with a copy of the recorded survey immediately upon recordation.
4. The applicant shall provide the city with .PDF and .DWG files of the recorded survey immediately upon recordation. The submission of the .DWG file(s) shall meet to the current submission standards for the City of McCall.
5. The applicant shall record the survey with the following note(s) on the face of the plat:

*This record of survey has been reviewed and approved by the City of McCall with respect to its compliance with the Subdivision and Development Ordinance and exemption from formal platting; an individual lot shown on this record of survey shall be considered a single lot for purposes of City ordinances. If this record of survey combines lots shown on a plat or survey of record, the separate sale of such former separate lots will constitute an illegal subdivision under the McCall City Code.*

#### DR-12-08, SR-12-04

1. Prior to issuance of a building permit, the applicant shall receive final engineering approval from the McCall City Engineer.
2. Prior to issuance of a building permit, the applicant shall receive construction engineering approval and a will-serve letter from Payette Lakes Recreational Water and Sewer District (PLRWSD) for all sewer system extension and associated improvements.

**IN RE:** )  
 )  
**Ernat Lot Combination** ) **McCALL AREA PLANNING AND ZONING COMMISSION**  
**Record of Survey** ) **FINDINGS OF FACT, CONCLUSIONS OF LAW, AND**  
 ) **DECISION**  
 )  
 )  
**Application Number:** )  
**ROS-12-01** )

**FINDINGS OF FACTS**

**Applicant:** David Ernat

**Representative(s):** Rod Skiftun

**Application:** Record of Survey application to combine seven lots into three lots

**Location:** All those certain lots, pieces or parcels of land, situate in Valley County, Idaho as shown as the N ½ of Lot 32, Lot 33, Lot 34, S ½ of Lot 35, Lot 51, Lot 52, and Lot 53, Group D, Payette Lake Club, a plat which is recorded in the office of the Recorder of Valley County, Idaho. Excepting therefrom those portions deeded to the State of Idaho per certain Right of Way Deeds recorded in Book 17, Pages 348 and 360, as Instruments No. 19707 and No. 19782.

**Property Address:** 1502, 1504, & 1506 Oakwood Road

**Public Notices:** N/A

**Zoning Districts:** R4 – Low Density Residential, Scenic Route

**Property Size (existing):** N ½ Lot 32: 2187.9 sq. ft.  
Lot 33: 4362.6 sq. ft.  
Lot 34: 4362.4 sq. ft.  
S ½ Lot 35: 2181.7 sq. ft.  
Lot 51: 3131.0 sq. ft.

Lot 52: 3376.2 sq. ft.

Lot 53: 3619.8 sq. ft.

**Property Size (proposed):** Parcel A (combined S ½ Lot 35, Lot 34 and Lot 53): 9916.0 sq. ft.

Parcel B (combined N ½ Lot 32 and Lot 33): 6549.9 sq. ft.

Parcel C (combined Lots 51 and 52): 6325.0 sq. ft.

**Proposed/Existing Setbacks:** N/A

### **APPROVAL STANDARDS**

#### **Title 9, Chapter 1**

#### **Record of Survey**

To be eligible for processing under the Record of Survey Procedure, an application for approval of a plat or survey must be signed by all owners and determined by the administrator to meet one or more of the standards set out below:

1. **Two (2) or more lots of record are being combined.** Seven lots are being combined into three lots.
2. **Two (2) or more lots of record are shown, and lots are being combined and/or divided in such fashion that the lot sizes would be proper were the land the subject of a formal subdivision of no greater extent, and each lot or parcel within the proposed survey either meets lot street frontage, width and depth requirements of the applicable zone or is no less conforming in each such regard than are the lots of record.** The proposed combined lots would be more conforming in regards to lot size, frontage, width and depth requirements than the current lots.

### **DEPARTMENT/AGENCY COMMENTS**

#### **Valley County Surveyor**

In a letter dated March 7, 2012, the Valley County Surveyor stated that the proposed Record of Survey is in compliance with City ordinances and is recommended for approval.

Valley County Road Department

In an email dated March 6, 2012, the Valley County Roads Superintendent stated that a right-of-way easement for Warren Wagon Road is needed along the property frontage of the southern portion of Lot 52 and along Lot 51.

McCall Addressing Coordinator

In an email dated March 5, 2012, the McCall Addressing Coordinator stated that the preliminary addresses proposed for future structures were provided to the property owner.

McCall City Engineer

In a letter dated March 26, 2012, the McCall City Engineer stated that, prior to issuance of a building permit, a well permit from the Idaho Department of Water Resources, construction engineering approval and will-serve letter from Payette Lakes Recreational Water and Sewer District, and approval of a Stormwater Application will be required. Also, prior to recordation of the Record of Survey, additional utility easements and right-of-way easement need to be included.

**CONCLUSIONS OF LAW**

1. The City of McCall has provided for the processing of Record of Survey applications, pursuant to Title 9, Chapter 1 of McCall City Code.
2. The proposed project is eligible for the Record of Survey process as a lot combination.
3. The proposed project meets the dimensional standards for lots in the R4 Zone, per Title 3, Chapter 3, McCall City Code.
4. Upon compliance with the conditions noted below, the application meets the Record of Survey Procedure requirements set forth in Title 9, Chapter 1 of McCall City Code.

**DECISION**

**THEREFORE**, the McCall Area Planning and Zoning Commission hereby **approves** this Record of Survey application, provided that the following conditions are met:

1. Prior to recordation and issuance of a building permit, the applicant shall establish utility easements throughout each proposed parcel to accommodate utility service to future structures on each property.
2. Prior to recordation and issuance of a building permit, the applicant shall provide a right of way easement to Valley County of approximately 5 ft. along the Warren Wagon Road fronting property line of Lot 51 and the southern portion of Lot 52.
3. The applicant shall provide the City with a copy of the recorded survey immediately upon recordation.
4. The applicant shall provide the city with .PDF and .DWG files of the recorded survey immediately upon recordation. The submission of the .DWG file(s) shall meet to the current submission standards for the City of McCall.
5. The applicant shall record the survey with the following note(s) on the face of the plat:

*This record of survey has been reviewed and approved by the City of McCall with respect to its compliance with the Subdivision and Development Ordinance and exemption from formal platting; an individual lot shown on this record of survey shall be considered a single lot for purposes of City ordinances. If this record of survey combines lots shown on a plat or survey of record, the separate sale of such former separate lots will constitute an illegal subdivision under the McCall City Code.*

Findings of Fact **adopted** this 3rd day of April, 2012.

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Phil Feinberg, Chairman  
McCall Area Planning and Zoning Commission

Attest:

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Delta James, City Planner

City of McCall

IN RE: )  
 )  
Ernat Residence )  
Design Review, Scenic Route )  
 )  
 )  
Application Number: )  
DR-12-09, SR-12-04 )

**McCALL AREA PLANNING AND ZONING COMMISSION  
FINDINGS OF FACT, CONCLUSIONS OF LAW, AND  
DECISION**

### FINDINGS OF FACTS

**Applicant:** David Ernat

**Representative:** Wayne Ruemmele, Epikos Land Planning & Architecture

**Application:** Design Review and Scenic Route application for construction of a new 1104 sq. ft. single family residence and 343.96 sq. ft. single-car garage.

**Location:** All those certain lots, pieces or parcels of land, situate in Valley County, Idaho as shown as Lot 51 and Lot 52, Group D, Payette Lake Club, a plat which is recorded in the office of the Recorder of Valley County, Idaho.

**Address:** 1504 Oakwood Road, McCall, Idaho

**Public Notice:** Newspaper: Notice of Hearing published in the *Star News* on March 15, 2012.  
Posting: Notice of Hearing posted on subject property on March 14, 2012.  
Mailing: Notice of Hearing mailed to property owners within 300 ft. on March 13, 2012.

**Zoning:** R4 – Low Density Residential

**Property Size:** 6325 sq. ft. (combined Lots 51 and 52, pursuant to Record of Survey application ROS-12-01)

**Lot Coverage:** 1,266.84 sq. ft. (61 percent of allowable)

**Building Height:** 12 ft. 2 in.

**Proposed Setbacks:**

Front: 27 ft. Rear: 5 ft. 7 in. Side: 30 ft. 5 in. Side: 10 ft.

**Existing Setbacks:** N/A

**Parking Spaces:**

**Provided:** One (1) parking space is provided on the subject property (within the proposed garage). Additional parking can occur within the area of the driveway ingress/egress easement of the lot immediately to the west.

**Required:** 2

**APPROVAL STANDARDS**

**Scenic Route Zone**

**The Commission shall determine whether the proposed development, improvement, or use:**

1. **Blocks or disrupts the visibility of significant views or features.** The proposed development will not block or disrupt the visibility of significant views or features.
2. **Is compatible (in terms of setback, bulk, height, design, finish materials, signing and landscaping) with its immediate surroundings and the desired visual quality of the scenic route.** The proposed project is compatible with its immediate surroundings and the desired visual quality of the scenic route.

**Title 3, Chapter 16**

**Design Review**

**The commission or administrator shall determine the following before approval is given:**

1. **The project is in general conformance with the comprehensive plan.**
2. **The project does not jeopardize the health, safety or welfare of the public.**
3. **The project conforms to the applicable specifications outlined in the "City Of McCall Design Guidelines", incorporated by reference herein, as well as all other applicable requirements of**



**the zoning ordinance and subdivision ordinance, adopted by the city of McCall.** Please see the review of the Design Guidelines below.

## DESIGN GUIDELINES

### Guidelines for All Projects

#### Site Planning

1. **Building Siting:** The proposed building site preserves the largest of existing conifers and land forms.
2. **Adjacent Buildings and Uses:** The proposed project will complement the adjacent residential uses.
3. **Preserve Vegetation and Wildlife:** Six trees in excess of 8 inches in diameter will be removed to accommodate the building footprint of the proposed structure. Other vegetation will be retained as much as possible during construction.
4. **Preserve Views:** The proposed project will not impede views of significant features.
5. **Preserve Skylines:** This property is not located on a ridge or near a skyline.
6. **Preserve Natural Drainage:** The applicant will be required to preserve natural drainage.
7. **Cluster Buildings:** N/A
8. **Street Alignment:** Vehicle access to the subject property is via an existing private road (Oakwood Road) that is privately maintained. While improvement of Oakwood Road is not required at this time due to the few number of houses served by the private road, improvements may be necessary to provide adequate emergency vehicle access to future development.
9. **Retaining Walls:** N/A
10. **Snow Storage:** Submitted plans illustrate an on-site snow storage location.

11. **Roof Design and Snow:** The proposed roof design anticipates snow shedding and drip line areas.
12. **Use the Sun:** Large windows provide natural light to the interior of the proposed residential structure.
13. **Screen Service Areas:** N/A
14. **Off-Street Parking:** N/A
15. **On-Site Parking:** N/A
16. **Circulation Needs – Pedestrian and Vehicles:** N/A

#### **Architecture**

1. **Enhance McCall Classic Styles:** The design of the proposed structure is modern, but includes use of natural hues and materials to reference McCall's more classic styles.
2. **Minimize Scale:** The scale of the proposed structure is of an appropriate human scale.
3. **Building Additions:** N/A
4. **Roof Lines:** The proposed roof lines are compatible with the proposed building form.
5. **Mechanical Equipment:** N/A
6. **Multi-Unit Structures:** N/A
7. **Balconies and Porches:** There are no balconies or covered porches proposed for this home.
8. **Exterior Doorways:** Exterior doors are located in a manner that complements the design of the building.
9. **Wall Materials:** The proposed wall material is Ecoclad siding in natural tones.
10. **Shop Front Design:** N/A
11. **Wall Colors:** The applicant proposes to utilize natural tones but does not specify a color.

#### **Landscaping and Site Design**

1. **Light Fixtures:** Exterior light fixtures proposed comply with the City of McCall Outdoor Lighting ordinance (MCC 3.14).
2. **Fences and Walls:** N/A
3. **Retaining Walls:** N/A
4. **Paving and Streetscapes:** N/A
5. **Landscaping Plan:** Existing vegetation, especially mature trees, will be protected and retained as much as is possible during construction.
6. **Site Conditions for Landscaping:** N/A
7. **Lawn Area:** N/A
8. **Plants as Screening:** N/A
9. **Utility Installations:** To provide sewer service to the subject property, an extension of the Payette Lakes Recreational Water and Sewer District sewer line will be required. This has been included as a condition of approval.
10. **Snow Storage:** Snow storage areas are incorporated into the site design and are provided on-site.
11. **Screen Parking Lots:** N/A
12. **Irrigation System Required:** N/A
13. **Retain Existing Vegetation:** Existing vegetation, especially mature trees, will be protected and retained as much as is possible during construction.
14. **Preserve Existing Trees:** Existing vegetation, especially mature trees, will be protected and retained as much as is possible during construction.
15. **Grading and Drainage:** The applicant will comply with the City of McCall's Drainage Management Guidelines and need final engineering approval prior to a building permit.
16. **Maintenance:** N/A

17. **Sidewalks:** N/A

18. **Bike Paths:** The subject property is located along Warren Wagon Road, within a section identified within the McCall Area Pathways Master Plan as having existing on-street bike lanes.

#### **DEPARTMENT/AGENCY COMMENTS**

##### Payette Lakes Recreational Water and Sewer District (PLRWSD)

In an email dated March 8, 2012, the PLRWSD Operations Manager stated that sewer service to the lots is not currently available, that the applicant will need to construct a main line extension to PLRWSD standards, and the applicant will need to receive final written acceptance by PLRWSD before sewer service and be provided. This has been included as a condition of approval. PLRWSD Operations Manager also stated that an easement is required through parcel "C" to allow for a sewer service line to serve parcel "B." Establishment of utility easements within the proposed parcels has been included as a condition of approval within the companion Record of Survey application (ROS-12-01).

##### McCall Fire and EMS

In an email dated March 26, 2012, McCall Fire and EMS Interim Fire Chief approved the project as submitted (including existing private road and proposed driveway access).

##### McCall City Engineer

In a letter dated March 26, 2012, the McCall City Engineer stated that, prior to issuance of a building permit, a well permit from the Idaho Department of Water Resources, construction engineering approval and will-serve letter from Payette Lakes Recreational Water and Sewer District, and approval of a Stormwater Application will be required.

#### **CONCLUSIONS OF LAW**

1. The City of McCall has provided for the processing of Design Review applications, pursuant to Title 3, Chapter 16 of McCall City Code.

2. Adequate notice of the April 3, 2012, public hearing was provided, pursuant to Section 67-6512, Idaho Code and Title 3, Chapter 15 of McCall City Code.
3. Upon compliance with the conditions noted below, the application meets the Design Review Standards set forth in Title 3, Chapter 16 of McCall City Code.

**DECISION**

**THEREFORE**, the McCall Area Planning and Zoning Commission hereby **approves** this Design Review application, provided that the following conditions are met:

1. Prior to issuance of a building permit, the applicant shall receive final engineering approval from the McCall City Engineer.
2. Prior to issuance of a building permit, the applicant shall receive construction engineering approval and a will-serve letter from Payette Lakes Recreational Water and Sewer District (PLRWSD) for all sewer system extension and associated improvements.

Findings of Fact **adopted** this 3rd day of April, 2012.

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Phil Feinberg, Chairman  
McCall Area Planning and Zoning Commission

Attest:

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Delta James, City Planner  
City of McCall

**ORDINANCE NUMBER \_\_\_\_\_**

AN ORDINANCE OF THE CITY OF McCALL, VALLEY COUNTY, IDAHO AMENDING MCCALL CITY CODE TITLE 3 AND TITLE 9, TO PROVIDE REFERENCES TO THE MCCALL AREA PATHWAYS MASTER PLAN.

WHEREAS, an application for approval of code amendments, pursuant to MCC 1-1-3, was submitted by the City of McCall on March 23, 2012; and

WHEREAS, the City of McCall has developed a McCall Area Pathways Master Plan with contributions from various partners and public participation methods.

WHEREAS, the McCall Area Pathways Master Plan (2012) is an update to the McCall Bike Path Master Plan that was adopted in 2005; and

WHEREAS, the McCall City Council adopted the McCall Area Pathways Master Plan on April 12, 2012.

WHEREAS, the McCall Area Planning and Zoning Commission held a properly noticed and regularly scheduled public hearing on April 3, 2012 to consider these proposed code amendments; and

WHEREAS, the McCall Area Planning and Zoning Commission recommended this proposed Code Amendment for approval by the McCall City Council at the April 3, 2012 meeting; and

WHEREAS, the proposed code amendments provide references to the McCall Area Pathways Master Plan and replace the reference to the McCall Bike Path Master Plan; and

WHEREAS, the City Council held a properly noticed and regularly scheduled public hearing on April 12, 2012 to consider the proposed code amendments; and

WHEREAS, the code amendments were approved by the McCall City Council at a regularly scheduled and properly noticed public meeting on April 12, 2012.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE CITY OF MCCALL, IDAHO, AS FOLLOWS:

Section 1: McCall City Code Section 3.4.04: COMMERCIAL ZONE SPECIAL DEVELOPMENT STANDARDS is amended with the following changes:

(B) Sidewalks, Curbs And Gutters: Sidewalks, curbs and gutters or pathways according to the McCall Area Pathways Master Plan are required as provided for in title IX of this code.

Section 2: McCall City Code 3.7.032: REQUIREMENTS FOR DEVELOPMENT is amended with the following changes:

(G) Bike Paths: Some or all of the routes listed in section 3.7.031 of this chapter are designated by the parks and recreation master plan (also see the "McCall Area Bike Pathways Master Plan, 2005") to have a bike path, walkway or other recreational routing alongside, or as a part of the scenic route. Where such designation exists, the commission shall assist in the effectuation of the master plans by the exaction of recreational easements or dedication of additional right of way or other techniques to ensure a continuous route for such uses. In all cases, the city must show that such exaction is roughly proportional to the impacts of the development and that the conditions for implementing portions of the bike paths are to be based upon an individualized determination for each development that the conditions are related to both the nature and extent of such impacts.

Section 3: McCall City Code Section 3.8.16: OTHER REQUIREMENTS is amended with the following changes:

(B) Sidewalk, Curb And Gutter and/or Pathways: Sidewalks or pathways shall be required improvements for projects requiring design review approval in the commercial zones, or other districts where existing sidewalk/pathways adjoins the subject property, or where the commission determines sidewalks/pathways are necessary for public safety or located on the McCall Area Pathways Master Plan. The requirement for sidewalks/pathways may be waived if the cost of the proposed construction is less than twenty thousand dollars (\$20,000.00). Sidewalks (and curb and gutter where required) shall meet the standards set forth in the city's improvement standard drawings, as adopted.

Section 4: McCall City Code Section 9.3.104: STANDARDS is amended with the following changes:

(J) The following criteria for connections shall be met:

1. The applicant shall define a meaningful pedestrian circulation system for each development, which connects to the major trail system, parks, schools, shopping areas and community assets. Subdividers shall install such sidewalks and trails as required by ordinance and according to city standards. No park dedication credit will be given for pedestrian improvements required by ordinance.
2. The applicant shall construct and pave all trails through and abutting their developments ~~identified in the master plan~~. Such trail improvements shall be undertaken at the same time as other public improvements are installed within the development, (i.e., grading with site grading and paving with street or parking lot paving). Deviation from this timing requirement may be allowed only when deemed beneficial for the project. Park dedication credit will be given for trails and pedestrian improvements identified in the McCall Area Pathways Master Plan.
3. ~~The developer may complete, construct and pave all trails not identified in the master plan. Park dedication credit will be given for such trails if they connect to existing or proposed trails identified in the master plan.~~

3.4. The city may permit easements to be granted by developers for trail corridors identified in the McCall Area Pathways Mmaster Pplan, thereby allowing the developer to include the land area in the determination of setbacks and building density on the site. In such cases, park dedication credit will not be given.

Section 5: McCall City Code Section 9.3.07: PEDESTRIAN AND BICYCLE PATHWAYS AND GREENBELTS is amended with the following changes:

(B) Pedestrian and bicycle paths, where identified on an adopted plan or when required to ensure public transportation and circulation, shall be within dedicated easements, fifteen foot (15') minimum width, and shall be constructed in accordance with the standards and specifications adopted by the city. See the ~~McCall bike path~~ McCall Area Pathways Mmaster Pplan. If recommended by the commission, the easement may be shared with easements for city owned utilities.

(C) Greenbelts are required along floodplains and permanent streams as indicated on the McCall Area Pathways ~~McCall bike path~~ Mmaster Pplan. The greenbelt area shall be a minimum of twenty five feet (25') wide and fully accessible to the public from interior lots and adjacent public roads or paths. For new developments along the North Fork of the Payette River, a seventy five foot (75') riparian easement shall be dedicated, as measured from the high water mark, upon which no permanent structure shall be built, in order to protect the natural vegetation and prevent river bank erosion. Removal of live vegetation within the riparian easement is prohibited, except for the removal of hazardous trees, approved by the city arborist. Pruning of trees within the riparian easement is permitted to alleviate danger from wildfire. The riparian easement shall be fenced off during any construction on the property.

Section 6: McCall City Code Section 9.6.02: IMPROVEMENT REQUIREMENTS is amended to read as follows:

(K) Paved Pathways: Paved pathways shall be required where shown on an approved park or path plan (see the McCall Area Pathways ~~McCall bike path~~ Mmaster Pplan) or where deemed necessary by the administrator or commission to provide for safe and convenient access for students and the general public. Pathways shall be designed in accordance with the most current AASHTO guide for the development of bicycle facilities. Bicycle paths shall be a minimum of ten feet (10') of paved surface over six inches (6") of three-fourths inch ( $\frac{3}{4}$ " ) minus compacted gravel, separated from an adjacent street by a minimum of six feet (6'). Reduced width surface and separation will be considered if terrain or other conditions exist which could preclude the standard. Signs and bollards to prevent vehicular access shall be installed at path intersection with all streets.

Section 7: This Ordinance shall take effect immediately upon its passage and approval.

**PASSED BY THE COUNCIL OF THE CITY OF McCALL, IDAHO, THIS 12 DAY OF APRIL, 2012.**



APPROVED BY THE MAYOR OF THE CITY OF McCall, IDAHO, THIS 12 DAY OF APRIL, 2012.

Approved:

By \_\_\_\_\_  
Donald C. Bailey, Mayor

Attest:

By \_\_\_\_\_  
BessieJo Wagner, City Clerk