

MCCALL AREA
PLANNING AND ZONING COMMISSION

Minutes

March 4, 2014 – 5:30 p.m.

McCall City Hall – Lower Level

216 East Park Street, McCall, ID 83638

COMMISSION MEETING – Begins at 5:30 p.m.

CALL TO ORDER AND ROLL CALL

Acting Chair Fereday, Commissioner Tunnell, Commissioner Callan, Commissioner Farnsworth and Commissioner Williamson were present. City Planner Delta James and Community Development Director Michelle Groenevelt were also present.

1. REVIEW & APPROVAL OF MINUTES

Commissioner Tunnell moved to approve the February 4, 2014 minutes as presented. Commissioner Williamson seconded the motion. The motion carried.

2. PRELIMINARY DEVELOPMENT PLAN REVIEW MEETINGS

Pre-application (CUP)

216 East Park Street

Sergeant Larry Stokes representing City of McCall Police Department: A Conditional Use Permit to install a 55 ft. communications tower on the City Hall site to improve communications. The property is zoned CV – Civic. The existing 66' wooden pole will be removed and replaced with a new tower which is funded by homeland security. The new tower will be placed on the east side of the building.

Pre-application (CUP, DR, SR)

2139 Eastside Drive

Tom States representing Kevin Fitzwater: Conditional Use Permit, Design Review and Scenic Route applications to construct an accessory structure in excess of 1500 sq. ft. with garage space, hobbies room, study and rec. room. The property is zoned R4 – Low Density Residential, is along a Scenic Route, is within the Shoreline and River Environs zone. There is no plumbing proposed due to the limited sewer capacity within the Payette Lakes sewer district.

3. CONSENT AGENDA

ROS-14-01

Lots 2 and 3, Group I, Payette Lakes Club

Droulard Land Surveying representing Steve and Brandi Porter: A Record of survey to combine two lots of record. The properties are zoned R4 – Low Density Residential and are more particularly described as:

Lots 2 and 3, Group I, Payette Lakes Club, situate in the NW1/4 of the SE1/4 of Section 6, T. 18 N., R. 3 E., B.M., Valley County, Idaho

Commissioner Williamson moved to approve the consent agenda with ROS 14-01; Commissioner Tunnell seconded the motion; the motion carried.

4. OLD BUSINESS

DR-13-33, ROS-13-20

411 Railroad Ave

McCall Design and Planning representing The Depot Company: Luke Vannoy representing the project for a Record of Survey to adjust the property lines of Lots 1, 4 and 5 in Carey Subdivision and a Design Review application to construct a 2,488 sq. ft. addition to a commercial building on Lot 4. The property is zoned CBD – Central Business District.

PUBLIC HEARING – CONTINUED FROM FEBRUARY 4, 2014, MEETING.

The building will appear as a separate structure for historic character. Luke described the proposed commercial project. There are two stories space for the brewing space with windows so the public can view the process. The second floor will be open to the bottom. A restroom will be added and grain storage accessed from the outside. There will be a rooftop patio. It has galvanized corrugated siding with exposed wood beams. There will be detailed steel stairs with large access panel that serves as an architectural feature. The deck will be connected to existing building. The building height is 25 feet but 3 stories. The roof overhangs add to the architectural details. The parking area is off of Railroad Ave.

Delta provided a staff report that highlights the design guidelines (especially #17, #18, #20) and reviewed conditions of approval:

1. Prior to issuance of a building permit, the applicant shall obtain final engineering approval from the McCall City Engineer.
2. Prior to issuance of a building permit, the applicant shall provide information regarding exterior fixture type and lumen output for City staff review and approval, pursuant to McCall's Outdoor Lighting Ordinance (MCC 3.14).
3. Delivery vehicles associated with the use of the proposed addition shall not be parked within City of McCall public parking areas.
4. The applicant shall not deposit snow removed from patios, walkways, sidewalks or drive areas into the adjacent public parking area or right-of-way.
5. Pursuant to McCall City Code (MCC 3.16.08), design review approval shall lapse and become void whenever the applicant has not applied for a building permit within one year from the date of initial approval.

There was some conversation about the parking requirements which is satisfied in front of the existing building.

David Carey commented that there is a master plan for their property and have been working with staff on the improvements for the property.

The public hearing was continued from the last meeting. There was no one present for the public hearing. Commissioner Callan asked about the screening of the electrical equipment that will be

somewhat open for ventilation of the equipment. Luke responded to the question about a sound barrier would negatively affect ventilation. Currently, there is a compressor and ice machine and no screening. Commissioner Callan commented that the overall building is outstanding but he is concerned that the aesthetics of the exterior materials with existing depot building. Luke said that industrial buildings typically were next to depot building and the proposed building would be a standalone unique architectural building. Commissioner Fereday is excited about some new architecture and flat roofs in the downtown. David Carey said the materials are unique but will reduce maintenance cost and they want to maintain a diversity of the materials and architecture on the Hotel McCall site.

Commissioner Tunnell moved to approve DR-13-20 and ROS-13-20; Commissioner Farnsworth seconded the motion; the motion carried.

5. NEW BUSINESS

CA-14-02

Commercial Land Use and Development Standards Ordinance Amendment

Delta reviewed the amendments to McCall City Code Title 3 Chapters 4 and 8 to allow more directly permitted land uses within the Central Business District, Community Commercial and Neighborhood Commercial zones, remove the \$20,000 improvement threshold for requirement of sidewalks, clarify commercial driveway surfacing, and to alleviate parking requirements for development within established Improvement or Renewal Districts.

The purpose is to begin implementation of specific action steps of the recently-adopted McCall Downtown Master Plan. Specifically, these proposed code amendments address the following Downtown Master Plan priority action steps:

- Action item (#2) - perform a land use regulation audit in order to identify desired businesses and uses downtown and revise code to encourage and allow desired uses. The proposed code amendments make the permitting process easier for mixed use development, single and multi-family residential uses, and many commercial uses in downtown and commercial zones.
- Action item (#5) - amend code to allow office uses in downtown and remove limitations on ground floor street facing offices. The proposed code amendments remove the current city code limitation regarding location of professional offices in street-fronting spaces.
- Action item (#12) - eliminate on-site parking requirements and parking in lieu fees to incentivize the formation of a Local Improvement District (LID) or other stable funding source. The proposed code amendments remove the requirement for development to provide on-site parking within areas that have an established Business Improvement District or Urban Renewal District.
- Action item (#26) - evaluate land use regulations to ensure that they facilitate recreational outfitter and outdoor recreation equipment businesses in downtown. The proposed code amendments streamline the permitting of indoor recreational sales and service uses within downtown and commercial zones.

- Action item (#27) - revise land use code to encourage convention center development in downtown. The proposed code amendments encourage convention facility development downtown by eliminating the requirement that this use obtain a Conditional Use Permit.
- Action item (#48) - allow for a mix of housing types in downtown. The proposed code amendments make the permitting process easier for mixed use development, and single and multi-family residential uses in downtown and commercial zones.
- The proposed code amendments also forward the general objective of the Downtown Master Plan to support business development and provide clear development standards (pg. 26) by clarifying that commercial drive lanes should be paved along with the existing requirement that commercial parking areas be paved, and by removing the existing twenty thousand dollar (\$20,000) construction cost threshold above which sidewalks may be required. Instead, the code amendments require sidewalk construction if the cost to construct the sidewalk is roughly proportional to the cost of the proposed development.

The staff recommendation is to continue to April 1, 2014 meeting due the pending Idaho Legislature decision made on HB 480 which would impact the local communities' ability to have a design review process.

The public hearing was opened. Rick Fereday supports the code amendment but thinks new businesses should construct sidewalks and the development triggers should be better defined.

Tom Kerr agrees with the constructing sidewalks in sensible locations. He is glad the professional office requirement will be eliminated. On an unrelated note, he thinks the Commissions should approve good projects quickly.

Jean Odmark wanted to talk about the sidewalks which she supports. However, she is against sidewalks with curbs due to snowplowing.

Commissioner Williamson moved to continue CA-14-02 to the April 1, 2014; Commissioner Callan seconded the motion; the motion carried.

**DR-13-35, SR-13-10
3500 K.P. Cove Drive**

McCall Design and Planning representing Gaby Anderson: Andy Laidlaw presented the Design Review and Scenic Route application to construct a new 1,590 sq. ft. residential structure within the commonly-owned K.P. Cove property. The property is zoned R4 – Low Density Residential, is within the Shoreline and River Environs zone and Scenic Route zone. The challenge of the project is that the piece of property of 5 acres with no lots. The association consisting of 19 owners manages the size of the structures and does not meet the zoning and code standards. Therefore, the density of the property was calculated to make sure the density of the zone was preserved.

An unhealthy ponderosa pine will be removed due to potential hazard. This is a unique ownership model.

The following conditions of approval were reviewed:

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 provide details regarding fixture type and lumen output of exterior light fixtures for City staff approval to ensure compliance with McCall's outdoor lighting ordinance (MCC 3.14).
3. Prior to commencement of project site disturbance or excavation, the applicant shall stake the location of the building proposed footprint and verify with the McCall Building Official that the project will meet the required ten-foot (10 ft.) minimum separation from the neighboring residence and shed, pursuant to McCall City Code (MCC 3.3.03).
4. The applicant shall protect the existing sewer line from damage during demolition of the existing structure and construction of the new structure to prevent excessive water or debris from entering the system.
5. Pursuant to McCall City Code (MCC 3.16.08), design review approval shall lapse and become void whenever the applicant has not applied for a building permit within one year from the date of initial approval.

The public hearing was opened and closed since no one was present.

Commissioner Tunnell moved to approve DR-13-35, SR-13-10; Commissioner Williamson seconded the motion; the motion carried.

**DR-14-01, SR-14-01
1982 Warren Wagon Road**

McCall Design and Planning representing Payette Inland Marine: Andy Laidlaw presented a Design Review and Scenic Route application to construct a new 7,048 sq. ft. residential structure and 1,183 sq. ft. accessory structure. The property is zoned R4 – Low Density Residential, is within the Shoreline and River Environs Zone and Scenic Route Zone. It meets the McCall City Code and will serve as a house for an extended family. They application is keeping as much of the natural vegetation as possible. The goal was to take a large building mass and creating as much relief and interesting elements make the architecture more attractive. A few dead trees will be removed but the goal is to preserve the natural forest. A conceptual drainage plan has been determined feasible.

The lower level is stone, the main level is a hardy plank, and the upper level is a hardy shingle with wood beams. There was a question about retaining the large tree in the front. This will depend on the final retainage plan. There was a question about the snow storage which is shown on the site plan.

Delta provided the staff report and stated that the project maximizes the development standards. There was a comment from the Big Payette Lake Watershed Advisory Group. The following conditions of approval were reviewed:

1. Prior to issuance of a building permit, the applicant shall provide a geotechnical soils report or statement from a structural engineer demonstrating that the soils are acceptable for the

proposed construction on the steeply sloping area of the site, pursuant to residential building code requirements (IRC R403.1.74).

2. Prior to issuance of a building permit, the applicant shall obtain final engineering approval from the City Engineer, including submission and approval of a stormwater and drainage management plan, pursuant to McCall City Code (MCC 9.6.04).
3. Prior to issuance of a building permit, the applicant shall submit specific exterior lighting fixture type and lumen output for City staff approval in accordance with McCall's Outdoor Lighting ordinance, pursuant to McCall City Code (MCC 3.14).
4. The applicant shall protect the existing sewer line from damage during construction to prevent excessive water or debris from entering the system.
5. Pursuant to McCall City Code (MCC 3.16.08), design review approval shall lapse and become void whenever the applicant has not applied for a building permit within one year from the date of initial approval.

The public hearing was opened and closed since no one was present.

Commissioner Williamson moved to approve DR-14-01, SR-14-01; Commissioner Callan seconded the motion; the motion carried.

DR-14-02

2424 Sharlie Lane

McCall Design and Planning representing Kathryn & Christian Zimmerman: Andy Laidlaw presented the Design Review application to construct a new 3,255 sq. ft. three bedroom, four and one-half bath residential structure. The property is zoned R4 – Low Density Residential, is within the Shoreline and River Environs Zone. There is an existing cabin which was an encroachment into the 50' setback. The cabins will be removed and a new house constructed to meet the development standards. There is a rock wainscot with several rock elements. It is dark wood that blends in with the environment. One of the driveways will be removed and revegetated. There is an existing lawn area that will be maintained with little fertilizer. The existing garage is non-conforming due to the new setback established by the approved Record of Survey to combine two lots.

Delta provided the staff report. The lawn area is existing and will be slightly reduced but does there is a design guideline to minimize the lawn area. The Big Payette Lake Watershed Advisory Group provided comments about the application. The following conditions of approval were reviewed:

1. Prior to issuance of a building permit, the applicant shall obtain final engineering approval from the City Engineer, including submission and approval of a stormwater and drainage management report, pursuant to McCall City Code (MCC 9.6.04).
2. Prior to issuance of a building permit, the applicant shall submit specific exterior lighting fixture type and lumen output for City staff approval in accordance with McCall's Outdoor Lighting ordinance, pursuant to McCall City Code (MCC 3.14).
3. The applicant shall protect the existing sewer line from damage during construction to prevent excessive water or debris from entering the system.
4. Pursuant to McCall City Code (MCC 3.16.08), design review approval shall lapse and become void whenever the applicant has not applied for a building permit within one year from the date of initial approval.

One written comment was submitted and the letter of support was read into the record.
The public hearing was opened and closed.

Commissioner Tunnell moved to approve DR-14-02; Commissioner Callan seconded the motion; the motion carried.

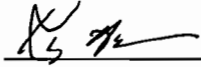
6. OTHER

Delta reviewed the signs approved administratively this past month.

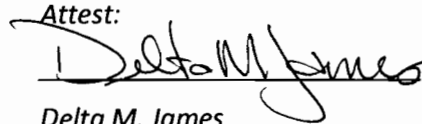
7. ADJOURNMENT

The meeting was adjourned at 7:28 pm.

Signed: April 1, 2014



Kimberly A. Apperson, Chair
McCall Area Planning and Zoning Commission

Attest:


Delta M. James
City Planner