

MCCALL AREA
PLANNING AND ZONING COMMISSION

Minutes

April 1, 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

Chair Apperson, Commissioner Thompson, 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 Williamson moved to approve the March 4, 2014 minutes as presented. Commissioner Tunnell seconded the motion. The motion carried.

2. PRELIMINARY DEVELOPMENT PLAN REVIEW MEETINGS

Pre-application (ZON, DR)

503 Hemlock

Steve Minor representing Mark & Jean Grimes: An application for re-zoning from Central Business District zone to R4 – Low Density Residential zoning to conform with adjacent property zoning and Design Review for an addition to existing residence. The property is currently zoned CBD – Central Business District. The house was built in the 1900s and would like to modify the house since the property owners would like to use this as their residence. All the adjacent properties are R4 but the house will have a portion of the structure that is non-conforming. The design would match the existing cottage style design materials. The construction includes building a foundation since the existing foundation is mostly river rock.

Pre-application (CUP, DR, SR)

314 N 3rd Street

Kent & Lori Barnes: Conditional Use Permit, Design Review and Scenic Route applications to for an adventure attraction business consisting of 18 hole mini golf (9 ADA accessible) and electric go-karts. The property is zoned CC – Community Commercial. They are currently living in Oregon and would like to move to McCall to start a business since this is where they have vacationed in the past. There will be a point of sale building and concessions. Aspen Street ends near the property that would be developed for the public lot that could be used for snow storage in the winter. It is a seasonal business based on the weather (probably Memorial Day to sometime in fall). They would like to maintain the healthy existing trees. The landscaping is proposed to be on the inside of the fence. They will submit some 3-D models with their application to better show the development from the scenic route. The track is proposed to have 12-16 go-karts at a given time. The go-karts are manufactured in Oregon and some will be a double seated kart for a parent and a child. They plan to complete a geological survey and plan to use some retaining walls that meet the City standard. The

same company that designed the mini-golf in Joseph, OR will design this course to preserve the trees and natural features. They are proposing hours of operation are 10 am-10pm for weekdays and 10 am- midnight on the weekends. They are working with local professionals to put together their application. They can shut down the cars and there will be a loud speaker for safety purposes.

3. CONSENT AGENDA

ROS-14-02

917 Romine Drive

KM Engineering representing Ronald and Rita Hills: A Record of Survey to combine portions of two adjacent lots of record with Lot 3, Block D of Jasper Subdivision. The properties are zoned R4 – Low Density Residential and are more particularly described as:

Lot 3, Block D, Jasper Subdivision and a portion of the E ½ of the NE ¼ of the NE ¼, Section 7, T. 18 N., R 3 E., B.M., City of McCall, Valley County, Idaho

ROS-14-03

1695 Brooklawn Street

Russell Surveying representing Bradley and Chelsea Jones: A Record of Survey to combine lots of record. The properties are zoned R4 – Low Density Residential and are more particularly described as:

Lots 13, 14 and additional lands, Group C, Payette Lakes Club, sinuate in Govt. Lot 3, Section 5, T. 18 N., R 3 E., B.M., Valley County, Idaho

Commissioner Tunnell moved to approve the consent agenda with ROS 14-02 and ROS-14-03; Commissioner Williamson seconded the motion; the motion carried.

4. OLD BUSINESS

CA-14-02

Commercial Land Use and Development Standards Ordinance Amendment

Amendment 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.

Delta presented the staff report on the zoning code amendments. There are some amendments to the land use table and all are relaxations from the existing. There were several new categories added to provide more clarification and allow some new types of uses. The professional office requirement that street facing spaces are not allowed in the CBD will be removed. Another significant change is alleviation of the parking requirements within renewal districts and improvement districts. The \$20,000 benchmark for requirement of sidewalk was eliminated to clarify the development standards.

The public hearing was continued from March 6, 2014, meeting. There was no one present to speak about the amendments.

The Commission was supportive the changes and felt the amendments are compatible with the Downtown Master Plan and good for the community. There was some discussion about the land use categories.

Commissioner Williamson recommended the zoning code amendments to the McCall City Council as presented; Commissioner Tunnell seconded the motion; with a roll call vote all the Commissioners supported the motion. The motion carried.

5. NEW BUSINESS

CUP-14-01, DR-14-03, SR-14-02 2139 Eastside Drive

Tom States representing Kevin Fitzwater: Conditional Use Permit, Design Review and Scenic Route applications to construct a 2330 sq. ft. accessory structure 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, and is more particularly described as:

Lot 16, Harris Cove Subdivision, situate in Govt. Lot 4, Section 5, T. 19 N., R 3 E., B.M., Valley County, Idaho.

The public hearing was canceled and rescheduled to May 6, 2014.

DR-14-05 365 Verita Road

Matt Smith: A Design Review application to construct a new 3,559 sq. ft. residence with 1,498 sq. ft. attached garage. The property is zoned R8 – Medium Density Residential. Matt Smith presented the project and requires design review due to the size of the building. The surrounding residents are similar in size and include three car garages. It is compatible with the neighborhood.

Delta provided the staff report and it reviewed the design guideline that provides an entrance onto the porch that is facing the street. The project maximizes lot coverage and the driveway needed to be reduced to meet the development standard. The following are the conditions of approval:

1. Prior to issuance of a building permit, the applicant shall revise the plans to provide a street-facing entrance onto the front porch to meet the front entrance requirements of McCall City Code (MCC 3.8.19).
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. The applicant shall install construction fencing at least ten feet outside of the drip line of trees or stands of trees near the construction site to protect them during construction.
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. No one was present to speak about the project. The public hearing was closed.

There was question about the removal of trees and snow storage.

Commissioner Thompson moved to approve DR-14-05 with presented findings and conclusions; Commissioner Williamson seconded the motion; the motion carried.

**DR-14-06, SR-14-03
1958 Warren Wagon Road**

Jevon Truex representing Steve Smith: Design Review and Scenic Route applications to construct a new 10,671 sq. ft. residential structure. The property is zoned R4 – Low Density Residential, and is within the Shoreline and River Environs and Scenic Route zones. The property owners would like to construct a home to have extended family to be able to stay for short durations. Jevon presented another home he designed on the lake that is similar in size. The side yard setback is approximately 15 feet. A new driveway will be constructed and the City Arborist is concerned about the removal of a large old Spruce that will be removed with the current placement of the house. The elevations were explained. The structure maximizes the 35' height limit on the lake side. The floor plan was presented. The landscaping plan includes a flat area for lawn on the lakeside adjacent to the boulder retaining walls along the lake. The existing beach would be maintained. Currently, there are no retaining walls.

The staff report was presented. The proposed residential development maximizes the allowable setbacks, lot coverage and building height, therefore, the Commission should consider if the proposed structure meets the following design guidelines:

GUIDELINE #1 Building Siting: Buildings should be sited in a manner that preserves existing land forms. Natural landforms are important in creating the appeal and the special character of McCall. The objective is to fit buildings to their sites in a way that leaves natural massing and features of the landscape intact. The most prominent parts of the sites should be left in their natural condition. In general, construction should be placed in one of three locations: a) within tree masses; b) at the edge of tree or land masses overlooking open space; or, c) in such a way to preserve the predominate features of the site. The object is to scale each building so that it does not dominate the site.

GUIDELINE #2 Adjacent Buildings and Uses: New construction should be compatible with existing adjacent buildings and uses. When planning new construction, analyze the setting for the new building. Look at the siting and mass of other good examples of buildings in the neighborhood. Notice the setbacks, heights, parking arrangements and building shapes.

GUIDELINE #41 Preserve Existing Trees: Existing trees greater than six (6) inches caliper are considered a resource in the City of McCall and the removal of any are subject to review. Proposed site plans shall inventory and delineate to scale all existing plant material to be saved. Removal of trees larger than six (6) inches caliper requires the approval of the City Arborist. Any tree or other plant material destroyed or mortally injured after previously being identified to be preserved, or removed without authorization, must be replaced with a large specimen of the same or similar species and variety.

The Agency comments were as follows:

Idaho Transportation Department (ITD): In a letter dated February 24, 2014, ITD stated that it has no objection to the project.

McCall Fire and EMS: In an email dated February 19, 2014, McCall Fire stated it has no concerns with the project.

Payette Lakes Recreational Water and Sewer District (PLRWSD): In a letter dated March 11, 2014, PLRWSD stated numerous conditions of approval.

One public comment was received from Nancy and Fran Kurk via email and was read into the record. (See attached public comment.)

The following are the potential conditions of approval if the Commission decided to approve the project:

1. Prior to issuance of a building permit, the applicant shall provide the City of McCall with documentation that a potable water source has been secured (permitted, tested, etc.) in accordance with the Idaho Water Rules.
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. Prior to foundation excavation, the applicant shall demonstrate to the Building Official that the Ordinary High Water Mark of Payette Lake has been located and verified by Idaho Department of Lands and the 50 ft. Shoreline and River Environs Zone setback is accurately located in relation to the proposed foundation placement.
4. Prior to modification of the driveway entrance, the applicant shall provide the City of McCall with documentation from the Valley County Roads Department that the proposed driveway alignment is approved.
5. The applicant shall protect the existing sewer line from damage during construction to prevent excessive water or debris from entering the system.
6. 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. No one was present. The public hearing was closed.

The Commission had some discussion about the well. There were some questions about fireland urban interface indicating that shifting the house away from the lake would be safer. There was concern about protecting the visual quality of scenic route and shoreline and protecting the large tree. There was also interest in shifting the footprint to analyze how that would impact of the large tree. The Commission would like to better understand the impacts of the house on the tree. The visual quality of the lake is another design standard. It would be helpful to have a 3-D rendering of the house and the proposed vegetation. There was concern about the scale of the house as compared to the neighbors. The size of the surrounding lots was discussed. The Commission needs more information to feel comfortable that the proposal meets the design guidelines and requested the following information: 3-D rendering, surrounding properties sizes, and more landscaping information.

The owner, Steve Smith, said they have 30 grandchildren and they are the owner of the property to the south. Franz Witte developed the landscaping plan to preserve the existing trees other than the large tree. They said they would like to plant new trees. The buildings on the southern lot located near the property line will be removed.

Commissioner Williamson moved to continue the discussion to the May 6, 2014 meeting so the application can provide more information; Commissioner Farnsworth seconded the motion; the motion carried.

DR-14-07

140 Commerce Street

Pinetop Construction representing A-1 Heating and Cooling: A Design Review application to construct a new 5,175 sq. ft. office and warehouse building. The property is zoned Industrial. Dusty Bitton presented the application with parking on the side of the building and two bays towards the back of the building. There is a separated sidewalk in front of the property. The materials include wood and stone on the front portion and a metal building in the back which is consistent with the surrounding buildings.

A staff report was presented. The project is recommended for approval with the following conditions:

1. Upon application for a building permit, the applicant shall submit plans stamped by a design professional registered in the State of Idaho, pursuant to McCall City Code (MCC 3.16.06).
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. 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).
4. Prior to issuance of a building permit, the applicant shall record with Valley County an easement or covenant agreement for the access and stormwater management proposed to be shared between Lot 28 and Lot 29, Payette Lakes Commercial Center, and provide a copy of the recorded document(s) to the City of McCall.
5. Prior to issuance of a certificate of occupancy, the applicant shall complete proper treatment or removal of noxious weeds on the subject properties, pursuant to McCall City Code (MCC 9.7.095.A).
6. 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. Patrick Phillips, 344 Carmen Drive, is a commercial neighbor and had a question about the regional stormwater. It was suggested that the builder review at the CC&Rs for the Industrial area. The public hearing was closed.

Commissioner Tunnell moved to approve DR-14-07 with presented findings and conclusions; Commissioner Williamson seconded the motion; the motion carried.

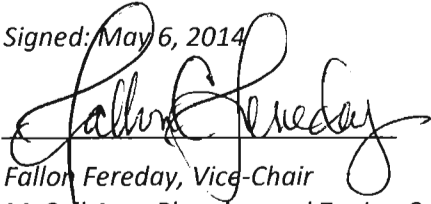
6. OTHER

Review of signs approved administratively.

7. ADJOURNMENT

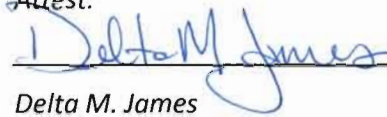
The meeting was adjourned at 7:59 pm.

Signed: May 6, 2014



Fallon Fereday, Vice-Chair
McCall Area Planning and Zoning Commission

Attest:



Delta M. James
City Planner