

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

**Minutes**

**June 3, 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, Commission Fereday, Commissioner Thompson, 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 made a motion to approve the May 6, 2014 minutes and Commissioner Fereday seconded the motion; the motion passed.*

**2. PRELIMINARY DEVELOPMENT PLAN REVIEW MEETINGS**

**Pre-application (CUP, DR)  
2047 Plymouth Court**

Mike Ferry is the applicant and representing the project: A Conditional Use Permit and Design Review application to construct an accessory dwelling of approximately 2000 sq. ft. with garage on ground floor and living quarters above. The property is zoned R4 – Low Density Residential and is more particularly described as Lot 7, Block 7, State Subdivision – Cove Re-plat, Valley County Idaho. Mr. Ferry said the structure will match the primary structure. It is located in the Shoreline Zone but not on the scenic route. The structure will be located off of Honeysuckle. Since there will removal of a few trees, the Commission suggested that it would be helpful to show trees and diameter on the plans.

**3. CONSENT AGENDA**

**ROS-14-07  
1024 Violet Way**

Secesh Engineering representing Mike Robnett: Record of Survey application to adjust the lot line between two lots of record to accommodate a new residence. The properties are zoned R4 – Low Density Residential.

*Commissioner Fereday moved to approve the consent agenda with ROS 14-07 with the presented Findings and Conclusions; Commissioner Williamson seconded the motion; the motion carried.*

**4. NEW BUSINESS**

**ZON-14-01, DR-14-18  
503 Hemlock Street**

Steve Minor representing Mark and Jean Grimes: Zoning change request from CBD-Central Business District to R4-Low Density Residential to conform with adjacent property and Design Review application for a 491 sq. ft. addition to the existing residence once zoning is changed to residential.

The property is zoned CBD – Central Business District, is within the Shoreline and River Environs Zone. The existing cabin has been there for over 100 years. The rezone is consistent with the surrounding properties. This application for the rezone will be a recommendation to the City Council. The following are the recommended conditions of approval:

1. Approval of this Design Review application is contingent upon approval of the request to rezone the property to R4-Low Density Residential by McCall City Council.
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. 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.

*Commissioner Williamson made a motion to recommend approval of ZON-14-01 to the McCall City Council with the Findings and Conclusions as presented; Commissioner Fereday seconded the motion; a roll call vote- the motion passed.*

*Commissioner Williamson made a motion to approval of DR-14-18 with the Findings and Conclusions as presented; Commissioner Thompson seconded the motion; the motion passed.*

**ZON-14-02, PUD-14-01, DR-14-20**  
**190 Krahn Lane**

Steve Millemann representing McCall Campground Holdings LLC: Request for annexation of the property into the City of McCall and connection to City sewer facilities. Upon annexation, the property would retain the existing Community Commercial zoning. Planned Unit Development application for campground expansion to include up to 29 RV parking pads, 5 teepees, 14 yurts, 5 igloo style structures, 5 park unit cabins, 16 tent sites, a maintenance building with bathrooms, and addition to existing structure with residence above and bathroom and laundry facilities below. Design Review application for remodel and addition to existing residence and park office, bathroom and laundry facilities. The property is zoned CC – Community Commercial.

The application was withdrawn by the applicant and the public hearing was canceled.

**SUB-14-01**  
**220 Commerce Street**

Brian Nelson: A Subdivision Amendment application to amend the previous Nelson Subdivision plat to include Lot 21 of the Payette Lakes Commercial Center and subsequently adjust the line between the two lots to enlarge the former Lot 21. The property is zoned Industrial. The applicant and the representative were not able to attend the meeting. City Planner James provided the staff report to the Commission. It is a lot line adjustment but require the subdivision process since the two lots are located in two separate subdivisions. The conditions of approval are as follows:

1. Prior to recordation of the amended subdivision plat, the following note shall be added to the plat: *Stormwater management facilities, approved by the City Engineer, shall be provided for*

*each lot prior to the issuance of a Certificate of Occupancy for any building permit. This condition has been met.*

2. Prior to final approval of the plat by the City Engineer, the applicant shall submit digital files for the plat in accordance with the City's digital data submission standards. This condition has been included in the City Council Findings and Conclusions.

3. Prior to issuance of a building permit, the applicant shall obtain final acceptance of the amended subdivision plat from the City Engineer. This condition has been included in the City Council Findings and Conclusions.

No public comment has been received to date.

*Commissioner Williamson made a motion to recommend approval of SUB-14-01 with the Findings and Conclusions as presented; Commissioner Callan seconded the motion; a roll call vote- the motion passed unanimously.*

**CUP-14-03**  
**216 East Park Street**

Chief Justin Williams representing City of McCall Police Department: A Conditional Use Permit to install a 55 ft. communications tower on the City Hall site. The property is zoned CV – Civic. Throughout Valley County there are dead spots for radio devices. He is representing other agencies like Valley County Sheriff's Department, McCall Fire District and other emergency service. The total height is 77 ft. so it is 3 ft. higher than the existing communication tower. The grant is from Homeland Security and requires that equipment be in secure environment. Site surveys of other locations were examined for the Public Works site (require 125 ft.) and Boydston Loop (no enough power). The tower will be lattice and there will not be any guide wires. A meeting was held with the Alpine Village to discuss the project and the neighbors have some concerns about devaluing their property and obstruction of lake views. The dentist office is the most affected and does not have any issues.

Ms. James provided the staff report. The antennas are except from the height limit but require a CUP. The tower will be installed on the west side of City Hall to mitigate view shed issues. The conditions of approval are as follows:

1. This Conditional Use Permit shall be exercised within twelve (12) calendar months of the date of City Council approval, unless the Council finds that it is unreasonable to impose that short a time limit and imposes a longer, specific time limit.
2. Prior to installation of the antenna tower, the applicant shall work with the McCall Building Official to ensure proper structural engineering of the project.

There were public comments received and summarized in the staff report from Tom and Bernice Carlile, Franz and Vicki Witte, and the Testardis.

The public hearing was opened and closed.

There was discussion about the painting of the old towers. There was some discussion about the three year old galvanized antennae. The Commission discussed the need for public safety and the location. The FAA has approved the location and height.

*Commissioner Williamson made a motion to recommend approval of CUP-14-03 to the McCall City Council with the Findings and Conclusions as presented with a second hearing; Commissioner Callan seconded the motion; a roll call vote -the motion passed unanimously.*

**DR-14-17, SR-14-06**  
**1966 Warren Wagon Road**

McCall Design and Planning representing Gregg Middlekauff.: Design Review and Scenic Route applications to demolish an existing cabin and construct a 4,135 square foot residence. The property is zoned R4 – Low Density Residential, Scenic Route, and Shoreline and River Environs. Heather Sushemil presented the project. The existing cabin is non-conforming. The new plan conforms with the setbacks. The lot is 50' wide with trying to utilize the views of the lake. There is large Tamerack located in the building footprint with a daylight basement. The vegetation located in the 50' setback is mostly native species and will be preserved. There was a question about siting the house towards the scenic route but trees would be lost on the road side.

Ms. James presented the staff report. There is city code about preservation of trees but removal of trees in the building footprint is allowable. The agencies did not have any major concerns. The conditions of approval are as follows:

1. 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).
2. 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.
3. Retaining walls located outside of the Shoreline and River Environs Zone fifty foot (50 ft.) setback shall not exceed four feet (4 ft.) in height, pursuant to McCall Design Guideline No. 9.
4. All utilities serving the proposed project shall be installed underground, pursuant to McCall Design Guideline No. 36.
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. Ms. James read the letter from Bill Rallings that supported the project. The public hearing was closed. The property owner responded to say she would like keep the site natural. Commissioner Thompson said she likes the design but would like to know the health of the tree from the City Arborist since the tree is being removed for the purpose of better views. Chair Apperson said she agrees with Commissioner Thompson's comments about preservation of the 36" tree and the buffering of the lake. There was a question about the Migratory Bird Act. Chair Apperson said we should never remove trees prior to July 1. There are no changes to the lake side landscaping. Commissioner Farnsworth likes the design but has similar concerns to Commissioner Thompson. Commissioner Callan thinks the daylight basement creates issues for re-siting of the structure. Commissioner Fereday thinks it is a difficult given the lot size. Commissioner Williamson

thinks it is good design but difficult site. Commissioner Thompson is struggling with the removal of the 180 year old tree, and Commissioner Apperson would like to see the applicant look at relocating the footprint or some sort of compromise. There was some discussion about adding additional trees in the 50' setback. The applicant is willing to add additional conifer trees.

*Chair Apperson made a motion to approve DR-14-17, SR-14-06 with the Findings and Conclusions with the additional condition to plant two native conifer trees (not a dwarf species) with a minimum height of 10' within the 50' setback between the house and stairwell for staff approval; Commissioner Fereday seconded the motion; the motion passed with one opposition by Commissioner Thompson.*

**5. OTHER**


**Appeal of Administrative Decision – PUD application fees**

Steve Millemann representing McCall Campgrounds Holdings LLC: Appeal of an administrative determination that the application fee structure as adopted by McCall City Council for Planned Unit Development applications of \$2000 plus \$75 per unit applies to all units on the proposed development (59) and includes tepees, yurts and “igloo-like” structures. This appeal was withdrawn.

**6. ADJOURNMENT**

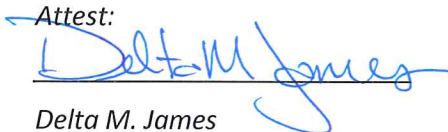
The meeting was adjourned at 7:07 pm.

*Signed: July 1, 2014*



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*Kim Apperson, Chair  
McCall Area Planning and Zoning Commission*

Attest:  


*Delta M. James  
City Planner*