

McCALL AREA
PLANNING AND ZONING COMMISSION

Minutes

July 7, 2015 – 5:30 p.m.

McCall City Hall – Lower Level

216 East Park Street, McCall, ID 83638

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

CALL TO ORDER AND ROLL CALL

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

1. REVIEW & APPROVAL OF MINUTES

Commissioner Williamson made a motion to approve the June 2, 2015 minutes. Commissioner Callan seconded the motion; the motion passed.

2. PRELIMINARY DEVELOPMENT PLAN REVIEW MEETINGS

3. CONSENT AGENDA

ROS-15-10

1404 Dawson Avenue

Droulard Land Surveying, Inc. representing Mark and Corinne Samson: a Record of Survey application to adjust and combine lot lines to create three lots from the existing five lots. The property is zoned R8 – Medium Density Residential, and is more particularly described as:

Lots 16 through 20, Block 20, McCall's 1st Addition, Section 9, T.18N, R.3E, B.M., City of McCall, Valley County, Idaho.

ROS-15-11

685 & 687 Fox Ridge Lane

Philip Joyal: a Record of Survey application to combine two lots of record. The property is zoned R4 – Low Density Residential, and is more particularly described as:

Lots 15 and 16, Fox Ridge Subdivision, Section 15, T.18N, R.3E, B.M., City of McCall, Valley County, Idaho.

SUB-15-01

616 N 3rd Street

Alpine Village Company: application to amend the Alpine Village Condominiums Subdivision Phase I Final Plat in order to split a commercial unit into two units. The property is zoned CC – Community Commercial, and is more particularly described as:

Alpine Village Condominiums, Phase I, Unit 103, Section 9, T.18N, R.3E, B.M., City of McCall, Valley County, Idaho.

Commissioner Williamson made a motion to approve consent agenda items ROS-15-10, ROS-15-11, and SUB-15-01 with the conditions of approval as presented. Commissioner Tunnell seconded the motion; the motion passed.

4. OLD BUSINESS

VAC-15-01

Neal Street and Clark Street

Adoption of Findings of Fact and Conclusions of Lay as directed by the Commission at its June 2, 2015 meeting regarding the Sabala Whitetail, LLC Vacation application to vacate Neal Street and Clark Street public right of ways located south of West Lake Street and the Shore Lodge. The property is zoned CC – Community Commercial, and is more particularly described as:

The public Right of Ways known as Neal Street and Clark Street located within Gov't Lot 3, Section 8, T.18 N., R. 3 E., B.M., City of McCall, Valley County, Idaho.

Commissioner Tunnell made a motion to approve Findings and Conclusions for VAC-15-01. Commissioner Williamson seconded the motion; the motion carried.

5. NEW BUSINESS

DR-15-20

1425 Chris Lane

Robnett Properties McCall, Inc. representing Bill and Lynn Crouse: a Design Review application to build a new 2915 sq. ft. single-family dwelling with a 1470 sq. ft. attached garage. The property is zoned RR – Rural Residential (10 acres), and is more particularly described as:

Lot 9, Falcon Ridge Estates, Section 19, T.18N, R.3E, B.M., Valley County, Idaho.

Neither applicant nor representative was present.

Commissioner Tunnell made a motion to move agenda item DR-15-20 to the end of New Business. Commissioner Farnsworth seconded the motion; the motion carried.

DR-15-21

691 N Samson Trail

Pinetop Custom Homes representing Danielle and Philip Custer: a Design Review application to build a new 2691 sq. ft. single-family dwelling with a 1224 sq. ft. attached garage. The property is zoned R4 – Low Density Residential, and is more particularly described as:

Lots 11 and 13, Lakewood Subdivision, situate in the SW ¼ SE ¼ of Section 9, T.18N, R.3E, B.M., City of McCall, Valley County, Idaho.

Dusty Bitton, of Pinetop Custom Homes, presented the project, showing three dimensional renderings as posters to the Commission. The Custers did a Record of Survey and combined two (2) lots last year. It is a larger home with accessory dwelling, thus a Design Review is required.

City Planner James gave the staff report. The project uses ninety-seven percent (97%) of allowable lot coverage. Aspects of tree removal, landscaping, and excavation are still unclear to Staff. The stormwater plan has been approved by the City Engineer. The following are conditions of approval:

1. Prior to issuance of a building permit, the applicant shall submit exterior lighting fixture details for review and approval in accordance with McCall's Outdoor Lighting Ordinance (MCC 3.14).
2. Prior to issuance of a building permit, the applicant shall work with City of McCall Public Works Department to obtain determination of any and all water/sewer infrastructure improvements necessary to serve the project and obtain any necessary permits for construction of the improvements.
3. Prior to issuance of a building permit, the applicant shall secure a Right of Way permit from McCall Public Works Department.
4. Prior to issuance of a Certificate of Occupancy, the applicant shall install a smooth interior plastic pipe culvert not less than 20 feet in length where the driveway meets Samson Trail.
5. Prior to issuance of a Certificate of Occupancy, the applicant shall address the primary residence as 691 N Samson Trail and the accessory dwelling unit as 691 Suite B in accordance with the City of McCall Addressing Guidelines.
6. In lieu of construction of a short pathway section along the property street frontage at this time, the applicant shall participate in the effectuation of the separated paved pathway at such time as construction of contiguous pathway occurs.
7. 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 open.

Lynn Lewinski, of 606 Syringa Drive and the backyard neighbor to the project, is concerned about the tree grove in the back of this lot. Many Aspens are dying due to disease, and tree removal may disturb this grove. This grove of trees provides good screening of noise and light and should be preserved.

The following is written correspondence received regarding this project:

In an email dated July 1, 2015, Jane and Dale Luther, of 608 Syringa Drive, wrote their concerns regarding setbacks, whether there is enough drainage, the large size of the structure, and excavation affecting trees.

In a letter received July 1, 2015, Lynn Lewinski wrote about concerns with the amount of trees cleared for this project, in addition to the trees still standing that may be affected by construction. Also, there were concerns with setbacks and lighting.

The public hearing was closed.

Mr. Bitton responded. The foundation will be stepped to minimize excavation and take care of (garage and house) grading. There will be no grade change around the trees. The long driveway adds much to the lot coverage, and by combining the lot size, side setbacks were increased, so the neighbors are better off than if the lots were developed separately.

City Planner James offered a condition number eight (8): construction fencing shall be placed around large trees to protect them from damage during construction. The applicant's representative agreed to the condition.

Commissioner Tunnell made a motion to approve DR-15-21 with stated and additional conditions of approval. Commissioner Williamson seconded the motion; the motion carried.

DR-15-22

325 Valley Springs Road

Scott Hopkins with CSHQA representing The Housing Company: a Design Review application for The Springs Phase II to construct three new apartment buildings with a total of 36 units and associated parking, path, and private road. The property is zoned R16 – High Density Residential, and is more particularly described as:

Tax No. 166 situate in the W 1/2 NE 1/2 SE 1/4 of Section 16, T.18N, R.3E, B.M., City of McCall, Valley County, Idaho.

Douglas Peterson, Director of the Housing Company in Boise, presented the project. They have received funding now. The new apartment buildings will be mirror images of those already there. There will be easements provided into perpetuity for the road and pathways; they are happy with the conditions of approval.

Topics of discussion included parking, screening to neighboring Food Bank, access options from Jacob versus Deinhard Streets, paving, designation of roads and pathways, parking, landscaping, and soil/quality of neighboring lots for development possibilities.

City Planner James presented the staff report. This is high-density housing, with just over ten (10) units per acre. The apartments and amenities (public and private) were described. Idaho Department of Transportation was approving of the road connecting Deinhard and Jacob Streets; this will help keep highway traffic safe. Changes made since the initial application were explained: there was an issue with a setback to the other Springs parcel (applicant shifted buildings slightly to accommodate this), along with angled parking being changed to straight nose-in parking (accommodates two-way traffic). Carport roofing is designed for the regional snow load and there is adequate space for snow storage.

The following are 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 revise the exterior lighting plan to demonstrate that no light shall trespass onto adjacent properties and that light poles shall not exceed a height of seventeen feet (17 ft.) when measured from ground level to top of light pole, pursuant to McCall's Outdoor Lighting Ordinance (MCC 3.14).
3. Prior to issuance of a building permit, the applicant shall establish all necessary easements for the roadway, pathway and drainage proposed within the parcel owned by Valley County.
4. Prior to issuance of a building permit, the applicant shall demonstrate that adequate and operational fire suppression facilities serve the site.
5. Prior to issuance of a Certificate of Occupancy, the applicant shall establish shared access and drainage easements between the subject parcel and the Springs Apartments Phase I parcel.

6. Prior to issuance of a Certificate of Occupancy, the applicant shall provide a public access easement along roadway and pathway sections.
7. Prior to issuance of a Certificate of Occupancy, the applicant shall obtain written final acceptance of the project from the City of McCall, including roadways, utilities, pathways, and landscaping.
8. 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 open and closed.

Commissioner Farnsworth made a motion to approve DR-15-22 with conditions of approval. Commissioner Tunnell seconded the motion; the motion carried.

DR-15-20

1425 Chris Lane

No representative of the application was in attendance to present the application.

Commissioner Callan made a motion to continue DR-15-20 to the August 4, 2015 meeting. Commissioner Williamson seconded the motion; the motion carried.

8. OTHER

MRA Plan Amendment

The McCall Redevelopment Agency (MRA) submitted an amendment to the McCall Lake Front Improvement plan for review and recommendations as to its conformity with the McCall Comprehensive Plan. The amendment to the plan expands the McCall Redevelopment boundary to include six (6) parcels in the Central Business District located between Railroad Avenue, Lenora Street, and Roosevelt Avenue including a property owned by MRA, but does not change the revenue allocation area.

Community Development Director Groenevelt presented the amendment. MRA owns a parcel just outside of the current boundary. The proposed amendment would expand the plan boundary, not the tax allocation boundary. The expansion includes six (6) parcels, with zoning consistent to parcels already within the boundary. The legalities were explained as to what MRA can do with parcels in or out of the plan boundary, and the process required by state statute to change the boundary. What can be done with MRA funds and properties was also described. The boundary expansion will not affect residential property owners; rather it opens up options for development. This was how Legacy Park was built, along with pavement and sidewalks in front of businesses in the area.

Commissioner Williamson made a motion to recommend the MRA Plan Amendment for approval to City Council. Commissioner Farnsworth seconded the motion; the motion passed.

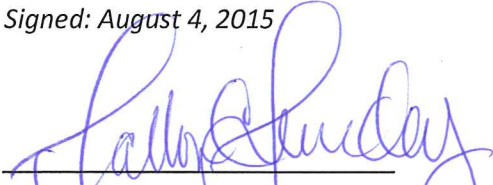
Review of signs approved administratively

City Planner James reviewed signs that have been approved recently, including those for Ambrosia Moon and Orbit.

9. ADJOURNMENT

Commissioner Tunnell made a motion to adjourn the meeting at 6:37 pm. Commissioner Callan seconded the motion; the motion carried.

Signed: August 4, 2015



*Fallon Fereday, Chair
McCall Area Planning and Zoning Commission*

Attest:



*Delta M. James
City Planner*