

McCALL AREA
PLANNING AND ZONING COMMISSION

Minutes

May 3, 2016 – 5:30 p.m.

McCall City Hall – Lower Level

216 East Park Street, McCall, ID 83638

COMMISSION MEETING – Began at 5:40 p.m.

CALL TO ORDER AND ROLL CALL

Chair Fereday, Commissioner Clements, Commissioner Farnsworth, Commissioner Callan, Commissioner Williamson, and Commissioner Thompson were present. City Planner Delta James and Permit Technician Morgan Bessaw were also present.

1. REVIEW & APPROVAL OF MINUTES

Commissioner Clements made a motion to approve the April 5, 2016 minutes. Commissioner Farnsworth seconded the motion. All commissioners voted aye and the motion passed.

2. PRELIMINARY DEVELOPMENT PLAN REVIEW MEETINGS

3. CONSENT AGENDA

DR-16-08, SH-16-02

2635 Eastside Dr.

Tamarack Bay Condo Association: Design Review and Shoreline applications to install a drainage system, landscape, and replace railroad retaining walls with boulders along the condo complex beach in front of Building D. The property is zoned R4, Low Density Residential, is within the Shoreline and River Environs zone, and is more particularly described as:

Tamarack Bay Condominiums Amended, situate in Lot3, Section 26, T.19N, R.3E, BM, City of McCall, Valley County, Idaho.

SR-16-02

1043 Kaitlyn Loop

Mike Young: Scenic Route application to build a new single family home of 1,338 sq. ft. with an attached garage of 731 sq. ft. on Kaitlynn Loop, adjacent to the Scenic Route on Spring Mountain Blvd. The property is zoned R4 – Low Density Residential and is more particularly described as:

Lick Creek Meadows Subdivision Phase I, Lot 44 Block 2, Situate in SE1/4, Section 3, T.18N., R.3E., BM, City of McCall, Valley County, Idaho.

Commissioner Clements made a motion to approve Consent Agenda items DR-16-08 and SR-16-02. Commissioner Williamson seconded the motion. All commissioners voted aye and the motion passed.

4. OLD BUSINESS

5. NEW BUSINESS

DR-16-10

708 Thompson Ave.

City of McCall: A Design Review application to construct a new City Park with interpretive signage and pedestrian path, picnic tables, bike racks, and waste receptacles. The parcel is zoned CV – Civic, and is more particularly described as:

Lakeforest Park inside Lakeforest Subdivision, SE1/4, Section 9, T18N, R3E, BM, City of McCall, Valley County, Idaho.

Parks Supervisor and City Arborist Kurt Wolf presented the application. The location is just east of Davis Ave. and is a vacant lot that is heavily timbered. Last fall the City did a lot of work cleaning up the trees and it presented an opportunity to create an education park/informational trail. If the use on the park deems parking necessary, paved back-in parking will be added at a later time. There will be interpretive signage, forest management practices, fire wise plantings, and native tree plantings. The path could be completed this fall with tables added at a later date. The neighbors have been notified.

City Planner James presented the staff report and conditions of approval. The project is a Firewise demonstration park, future parking will include one ADA spot and trails will be as ADA as possible. Parking must be paved.

Commissioner Williamson made a motion to approve DR-16-10. Commissioner Clements seconded. All commissioners voted aye and the motion passed.

DR-16-02

212 Rio Vista Blvd.

Peter Borner: Design Review application to construct a new single family home of 4865 sq. ft. with attached 1176 sq. ft. garage. The property is zoned R4 – Low Density Residential and is more particularly described as:

Parcel B situate in NW1/4, NW1/4, Section 17, T18N, R3E, B.M., City of McCall, Valley County, Idaho.

PUBLIC HEARING

Peter Borner, current resident of 907 Lick Creek Rd., presented the project. The proposed home is to be built on a one acre lot, house is approx. 4,800 sq. ft., which includes a 2,000 sq. ft. unfinished basement. Plans have been modified this week to include a shared driveway with the adjacent flag lot. Design calls for a daylight basement and solar water heating. Very energy efficient, with a goal of being net zero. Ten ft. tall trees will be planted as screening between the proposed residence and Rio Vista Blvd. There will be a stepped retaining wall.

City Planner James presented the staff report and findings and conclusions: the change in the location of the building footprint results in less excavation and grade change for the driveway and the house. The shared driveway minimizes required grading. The proposed project utilizes 60% of allowable lot coverage, which is not maximized for that size lot. The submitted landscaping plan has been updated to include screening and additional plantings.

Public hearing was opened. No one was present to speak.

Public Hearing was closed.

Commissioner Clements made a motion to approve DR-16-02. Commissioner Callan seconded the motion. All commissioner voted aye and the motion passed.

DR-16-09

2111 Pilgrim Cove

Girl Scouts Silver Sage Council: A Design Review application to construct a new shower facility of 1326 sq. ft., including handicapped accessible restroom/shower facilities, for an existing camp. The property is zoned RE – Rural Residential Estates and is more particularly described as:

Tax parcel NO. 1 in Government Lot 5 & 8, S34, T19N, R3E, BM, Valley County, Idaho.

PUBLIC HEARING

Mary Overstreet, resident of 1410 Ethridge Ln. in Boise, represented the application. Project is for a new and relocated shower structure. The Silver Sage Girl Scout Camp has been operating since 1938, the current open air shower facility was installed in 1951 and has not been updated since. Payette Lakes Water & Sewer District notified the camp that it was no longer in compliance and needed to be updated. The plans call for 10 showers, 8 toilets, and is 1,300 sq. ft. The camp has worked with the City Arborist, Idaho Department of Lands, and Payette Lakes Water and Sewer District to make sure the project will comply with all codes. The building design introduces stone features on the siding. Everything will be ADA accessible. The existing shower building will be demolished.

City Planner James presented the staff report and findings and conditions for approval. The property is 9.4 acres with additional property leased from Ponderosa State Park. One condition of approval will be for all disturbed areas to be reseeded. Camps require a conditional use permit, but because they are not expanding a use, there is not CUP attached to this project. The project is located more than 150 ft. away from the high water mark of the lake.

Public hearing was opened. No one was present to speak.

Public hearing was closed.

Commissioner Clements made a motion to approve DR-16-09. Commissioner Thompson seconded the motion. All commissioner voted aye and the motion passed.

SUB-11-02, PUD-05-01

Whitetail PUD 2016 Amendments

Millemann, Pittenger, & Pemberton LLP: Subdivision Final Plat Amendment and Minor PUD Amendment applications to replat Lot 79 Block 6 Whitetail PUD Phase I, and Lots 9 and 13-17 Whitetail Cabin Sites Phase II, and update the PUD Final Plan. The properties are zoned RR – Rural Residential and are more particularly described as:

Whitetail Planned Unit Development Phase I, NE1/4, SE1/4, Section 12, T18N, R2E, BM, City of McCall, Valley County, Idaho.

Amy Pemberton, resident of 706 N. 1st St., presented the application to amend the Whitetail Cabin Site Phase II plat and Whitetail PUD to match. Lot 79 within the Whitetail PUD is currently a park. Lot 9 within the Cabin Sites Phase 2 Subdivision is residential but would be combined with lot 79 to expand the proposed park. Five residential lots would also be redrawn to four slightly larger lots.

City Planner James presented the staff report and findings and conclusions

Commissioner Thompson made a motion to recommend SUB-11-02 and PUD-05-01 amendments to City Council for approval. Commissioner Callan seconded the motion. All commissioners voted aye and the motion passed.

6. OTHER

Review of signs approved administratively: Cloud Nine Hair Salon, Edgewood Cycles, and McCall Lakefront Gym.

Comprehensive plan update: Please remember to take the second survey now available on the website.


7. ADJOURNMENT

The next meeting is scheduled for Tuesday June 7, 2016 at 4:30 PM.

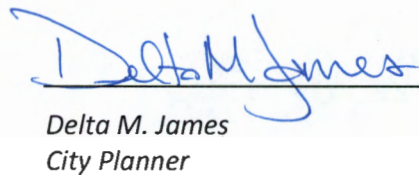
Commissioner Williamson made a motion to adjourn the meeting at 6:55 PM. Commissioner Clements seconded. All commissioner voted aye and the motion passed.

Signed: June 7, 2016

Attest:



Fallon Fereday, Chair
McCall Area Planning and Zoning Commission



Delta M. James
City Planner