

McCALL AREA PLANNING AND ZONING COMMISSION

Minutes

June 7, 2016 – 4:30 p.m.

McCall City Hall – Lower Level
216 East Park Street, McCall, ID 83638

COMMISSION MEETING – Began at 4:30 p.m.

CALL TO ORDER AND ROLL CALL

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

1. REVIEW & APPROVAL OF MINUTES

Commissioner Williamson made a motion to approve the May 3, 2016 minutes. Commissioner Clements seconded the motion. All commissioner voted aye and the motion passed.

2. PRELIMINARY DEVELOPMENT PLAN REVIEW MEETINGS

Pre-App – 2 North Homes, LLC

Broken Ridge Commons Rezone

Jeanette Newbold representing 2 North Homes, LLC: A Pre-application to rezone lots 2, 3, 4, to Community Commercial per the development agreement for Broken Ridge Common's Subdivision. The Property is zoned R8 – Medium Density Residential, and is more particularly described as:
Lots 2, 3, 4, Block 1, Amended Condominium Plat Broken Ridge Commons Condos, NE1/4, NE1/4, Section 18, T18N, R3E, BM, City of McCall, Valley County, Idaho.

Michael Jobes of 2 North Homes and resident of Boise ID presented the project: Broken Ridge Commons was approved in 2006 as a 72 unit condo project and has been sitting undeveloped since. The property is located on the corner of West Valley and Boydston Rd. 2 North Homes wants to resurrect the project without alteration and has worked with the City to comply with the required conditions. Part of the original approval agreement required rezoning of three parcels from R8 to CC, which is what this application requests..

City Planner James stated that this project is part of the West valley concept plan and was seen as an area with the greatest density of future residential growth. Three parcels on the south and east side were required to be rezoned in the original development agreement. The rezone of these parcels from R8 to CC was seen as a way to provide amenities for this side of town.

Pre-App – Harkrider & Oak LLC

1952 Warren Wagon Rd.

Epikos, LLC. Representing Harkrider & Oak LLC: A Pre-application for a Conditional Use Permit to build a 2,584 sq. ft. garage with a 1,500 sq. ft. storage room upstairs. The property is zoned R4 – Low Density Residential and is more particularly described as:

Lot 2, Block 25, Payette Lakes Cottage Sites, Section 32, T19N, R3E, BM, Valley County, Idaho.

Lisa Beck of Epikos Design presented the application: The plan calls for a 4,084 sq. ft. boat garage to be built on a lot with an existing 1,200 sq. ft. house. Because the accessory structure is over 1,500

sq. ft. a Conditional Use Permit is required. The property is also located on the lake adjacent to Warren Wagon Rd., a designated Scenic Route, so Design Review, Shoreline, and Scenic Byway applications are also required.

The lot is heavily treed, is shielded along the road, and due to placement, the boat garage would not be visible from the shoreline. The structure will not have any living space in the garage but will have an upstairs storage area. There is an existing driveway on the parcel that accesses the current residence. The owner owns the adjacent parcel as well and will eventually like to access the new garage from the parcel adjacent. Eventually, both parcels may be combined into one large lot with the old 1200 sq. ft. house being demolished. There is another accessory structure of this size two houses down, so the structure has neighborhood compatibility.

3. CONSENT AGENDA

ROS-16-02

2171 & 2173 Lakeview Ave.

Skiftun Land Surveying representing Warren, Jenson, Andress, Solt, and Corwin: Record of Survey application to split approximately 40 ft. from Harris Cove Subdivision Lot 8 and combine the split portion with Lot 7. The properties are zoned R4 - Low Density Residential, and are more particularly described as:

Lots 7 and 8, Harris Cove Subdivision, Gov. Lots 3 & 4, Section 35, T.19., R.3E., B.M., Valley County, Idaho.

ROS-16-03

306 W. Lake St.

Droulard Surveying representing Douglas Peterson: A Record of Survey application to divide a parcel of 20,001 sq. ft. containing two homes, into two parcels of 10,000 sq. ft. each containing one home. The property is zoned R4 – Low Density Residential, is within a Scenic Route overlay zone, and is more particularly described as:

Tax Parcel #28, Government Lot 5, Section 8, T18N, R3E, B.M., City of McCall, Valley County, Idaho.

ROS-16-04

424 and 430 N. Verita Rd.

Haden Tanner of McCall Idaho Real-estate representing Continental Bank: A Record of Survey application to move the northern property boundary of Lot 5 12-18 in. north into Lot 6, also owned by the applicant. The properties are zoned R4 – Low Density Residential and are more particularly described as:

Lot 5 & 6, Block 2, Timbercrest Subdivision – Phase 1, SE1/4, SE1/4, Section 7, T18N, R3E, B.M., City of McCall, Valley County, Idaho.

DR-16-14, SR-16-03

2050 Warren Wagon Rd.

Die Hard Construction representing Steve and Maryann Walker: Design Review and Scenic Route applications to remove a dilapidated storage shed and replace with a new shed of 616 sq. ft. Exterior to match the current residence with landscaping to provide screening. The property is zoned R4 – Low Density Residential, is within a Scenic Route overlay zone, and is more particularly described as:

Lot 2, Block 5, State Subdivision Amended Pinecrest Addition, Section 32, T19N, R3E, B.M.,
Valley County, Idaho.

DR-16-19, SR-16-05

212 N. 3rd St. – Villa Plaza

Epikos Planning & Architecture representing Gerald McManus and Thomas Mohr: Design Review and Scenic Route applications to landscape and renovate the exterior of the Villa Plaza building. The property is zoned CC - Community Commercial, is within a Scenic Route overlay zone, and is more particularly described as:

McCall acreage tax parcel #96, SE4, NW4, Section 16, T18N, R3E, B.M., City of McCall, Valley County, Idaho.

Commissioner Williamson made a motion to approve all Consent Agenda items. Commissioner Thompson seconded the motion. All commissioner voted aye and the motion passed.

4. OLD BUSINESS

5. NEW BUSINESS

SUB-16-02, VAC-16-01

Riverside Subdivision, Archer St.

Jim Hinson representing all owners: Subdivision Minor Amendment and Vacation of Right of Way applications to amend the Riverside Subdivision plat and vacate the Archer Street public Right of Way. The property is zoned Industrial and is more particularly described as:

Lots 20-38 Block 1 Riverside Subdivision and all of Amended Plat of Lots 1-19 Block 1 Riverside Subdivision, situate in the NW1/4 of the SW1/4 of Section 16, T.18N., R.3E., B.M., City of McCall, Valley County, Idaho.

PUBLIC HEARING

Joe Swinford, resident of 409 Rio Vista Blvd., presented the application: Requesting to vacate Archer Ave. due to setback restrictions and for ease of combining parcels.

City Planner James presented the Staff Report and Conditions of Approval. Two applications are being presented, one is a vacation of the right-of-way and the second is a plat amended for the Amended Riverside Subdivision. Both will be recommendations to City Council for final approval. The right-of-way is undeveloped and does not conform to City standards. Because of this the City has not been maintaining the road, the property owners have. Each lot will continue have a public access point without the right-of-way.

The public hearing was opened. No one was present to speak. The public hearing was closed.

Commissioner Williamson made a motion to recommend both applications to City Council for approval without a second hearing. Commissioner Tunnell seconded the motion. All Commissioners voted aye and the motion passed.

DR-16-15, SR-16-04

411 Deinhard Ln.

TAIT & Associates representing J.R. Simplot Company: Design Review and Scenic Route applications to remodel and expand the Ridley's Family Market Grocery Store by 9,780 sq. ft. and the loading dock by 692 sq. ft. The property is zoned CC – Community Commercial, is within a Scenic Route overlay zone, and is more particularly described as:

TAX #37 AND TAX #38 SE4 NW4, AMENDED TAX #81 IN SW4 NE4, Section 16, T18N, R3E, B.M., City of McCall, Valley County, Idaho.

PUBLIC HEARING

Kent Murri of Tait and Associates, resident of 707 N. 27th St. Boise 83704, representing the applicant requested that consideration of the application be continued to the next meeting to allow the applicant to revise the project scope of work, but presented a short summary of the project. Ridley's Market would like to update their facade and expand approximately 10,000 sq. ft. There would be an added mezzanine level with deli seating and an outdoor gas fireplace. Façade will be in neutral colors with the roof changing from the current green to a more neutral color. Height will not be increased, there is room in the current height of the building to add the second level as is. The expansion will move into the adjacent vacant storefront and expand in the rear to be even with the Ridley's depth.

City Planner James presented. The property has a few items that are not in compliance with the City code that the applicant is working with the City to address before the meeting resumes next month.

The Public Hearing was opened. No one was present to speak.

Commissioner Williamson made a motion to continue consideration of the application and the public hearing to the next meeting. Commissioner Clements seconded the motion. All commissioners voted aye and the motion passed.

**DR-16-16, SH-16-04
2029 Plymouth Court**

ALC Architecture representing Todd Ostrom: A Design Review Application to remove an existing residential structure and construct a new single family home of 4,000 sq. ft. Existing garage on the lot to remain. The property is zoned R4 – Low Density Residential, is within the Shoreline and River Environs overlay zone and is more particularly described as:

Lot 12, Block 7, State Subdivision Cove Re-plot, Section 3, T18N, R3E, B.M., Valley County, Idaho.

PUBLIC HEARING

Troy Lachcik of ALC Architecture presented the application: This is a lakefront property with two structures currently. The applicant proposes to keep the detached garage and demo the existing house, to be replaced with a new 4000 sq. ft. home with a daylight basement. Fibrocement board siding in neutral colors will be used along with a rusted steel roof and base, wood and exposed concrete accents, and a steel deck railing. The building maximum height is just under 35 ft. from existing grade. As many trees as possible will be retained as well as all the landscaping between the lake and the new home, with the addition of swales to address stormwater management. The new home is slightly wider than the existing home so there will be the loss of a few trees along the sides of the property. The City Arborist has been involved in the discussions and he did not have an issue with the trees being proposed to be removed because there is very little tree diversity on the property, so it could benefit from some thinning.

City Planner James presented the Staff Report and Conditions of Approval: The applications is for Design Review and Shoreline Review of a new single-family home of approximately 4,000 sq. ft. Lot coverage of the proposed project is at 77% of allowable coverage. The new structure will be 34.5 ft. tall from existing grade which meets code. Is set at the 50 ft. shoreline setback and maximizes the design standards.

The public hearing was opened.

Luke Vannoy, resident of 1237 Meadows Rd. spoke on behalf of himself and not his client. He has designed a home two doors down from the applicant's property that looks very similar. A photo comparison of the two projects was presented. With both projects being located so close together, it could make the view from the lake look too standardized. In his opinion the community could benefit from a diversity in design in the community.

Troy Lachcik responded to the public comment: He had not seen the design presented before and acknowledges there are some strong similarities. He is willing to discuss the issue with the home owner but hopes to not slow down the Design Review process.

The public hearing was closed.

Commissioners discussed the application, specifically issues pertaining to the untreated cement pillars, the lack of landscaping between the home and the lake, and the absence of information regarding the height from final grade.

Commissioner Williamson made a motion to continue the application to the next meeting. Commissioner Callan seconded the motion. All commissioners voted aye and the motion passed.

DR-16-17, SH-16-03
345 Memo Circle

Greg Matthews of Pearson Design Group representing Aaron and Lauren Sturtevant: Design Review and Shoreline applications to construct a new single family residence with attached garage and accessory dwelling unit with a combined sq. ft. of 13,157 sq. ft. The property is zoned R4 – Low Density Residential, is within the Shoreline and River Environs Zone, and is more particularly described as:

Tax parcel 1 in Government Lot 3, Section 17, T18N, R3E, B.M., City of McCall, Valley County, Idaho.

PUBLIC HEARING

Greg Matthews of Pearson Design Group in Bozeman, MT presented the application: The parcel is located on the North Fork of the Payette River. The property is heavily wooded with lots of trees of 9 in. or greater diameters. The application is for a single family home with attached garage and an accessory dwelling unit (ADU). The ADU sit on an upper bench on the south side of the property with the home located on the lower bench to the north adjacent to the river but outside the 50 ft. setback.

The driveway winds through the existing trees in such a way as to minimize the number of trees to be removed. To break up the façade there is a breezeway connecting two separate sections of the house, several visual breaks in the roof line, changes in each elevation, and use of materials. Hand

hewn logs will be used for exterior siding of the main house with fire retardant cedar shakes for the roof. All materials are very natural and durable and try to blend the natural environment with the architecture.

The main house has 6,700 sq. ft. of heated space and 11,727 sq. ft. total including covered decks and breezeways. The Accessory Dwelling Unit has 1,421 sq. ft. of total covered space. The accessory unit will be built of round logs with a metal roof.

The entire site is currently coniferous and as many trees as possible will be maintained; an aspen grove will be planted to add some color. The landscaping plan also calls for several native shrubs and grasses. A lawn of approximately 2,500 sq. ft. is bordered by a tall native grasses that conceal the turf grass from views along the river. Pathways around the property will be made of bark. The applicant is not proposing to add any sandy beaches.

City Planner James presented the Staff Report and Conditions of Approval. The property is 4.9 acres lot, allowable lot coverage for a parcel of this size is 10%. Proposed lot coverage is at 74% of allowable. Proposed building height is 31 ft. in at the highest point. Other development on the property include a pickle ball court and plunge pool. Everything meets the setback requirements. The driveway is shared and will provide access to other lots. The access to this lot from Memo Dr. is via an easement. The property was entitled to septic and well permits in the past due to the difficulties of providing utilities to this parcel and have been honored for this project.

The public hearing was opened.

Amy Rustad, resident of 121 Al Fresco Place Boise, ID 83712 spoke against the project: She owns the adjacent parcel and shares the driveway with the peninsula lot. She would like to maintain access to her own parcel and as well as the buildability of the lot. The previous owner of the peninsula lot regraded the shared driveway without approval from the City or adjacent landowners and changed the access to their parcel. The elevation is now so steep as to make access difficult. She is also concerned about the plow-ability of snow on the driveway and snow storage if developed as proposed.

Jim Fronk, landscape architect for the project, readdressed some of the concerns brought up in the public hearing: The width of the easement is inconsistent, varying around 30 ft. A retaining wall on the uphill side will be built due to the steep grade, however, the existing grade will be lowered to meet elevation of the other property's access.

City Planner James reiterated that one of the Conditions of Approval is final Engineering Approval, which will include grading and drainage details, other driveway specs, and retaining wall details. City Engineer Stewart has spent a lot of time discussing the driveway and access issues with the applicant's representative; and will add the neighbor's concerns to his review.

The public hearing was closed.

Commissioner Williamson made a motion to approve DR-16-17 with Conditions of Approval as stated with the addition of a condition that no turf grass be placed within the 50 ft. shoreline setback. Commissioner Clements seconded the motion. All commissioner voted aye and the motion passed.

DR-16-18

1500 Louisa Ave.

Claire Remsberg representing Pat Boomer and Derk Brill: A Design Review application to construct a single family home of 1,729 sq. ft. with an accessory dwelling unit upstairs of 849 sq. ft. The property is zoned R8 – Medium Density Residential and is more particularly described as:

Tax parcel 441, McCall's 1st Addition, Block 18, Section 9, T18N, R3E, B.M., City of McCall, Valley County, Idaho.

PUBLIC HEARING

Claire Remsberg presented the application: The parcel was originally 4 lots but have since been combined. The application is for a single family home and garage with an attached accessory dwelling unit upstairs. Design Review is required due to the accessory unit on the second floor. The structure will have a shared entry and exterior finishes of wood, stone, and faux rusted metal. A two car garage with two car parking spaces on the driveway will provide all parking on site. The lot coverage is 35%, which is the maximum of allowable coverage for a lot of this size.

City Planner James presented the Staff Report: This parcel is a corner lot requiring that the structure be setback 20 ft. on both sides with street frontage. The proposal maximizes the setbacks and lot coverage but meets code in all aspects. The proposed landscaping plan calls for screening including trees, shrubs, and lawn.

Commissioner Williamson made a motion to approve DR-16-18. Commissioner Clements seconded the motion. All commissioner voted aye and the motion passed.

6. OTHER

Review of signs approved administratively: The only sign application approved was the sign for Villa Plaza at 212 N. 3rd St., which is associated with the DR-16-19 and can be found in the packet.

Comprehensive Plan update: Please take the online survey if you have not already. The Comp Plan booth will be participating in the Community Resource Fair this weekend as well as the 4th of July and the Rosebery Music Fest.

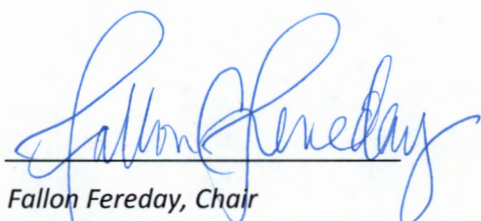
7. ADJOURNMENT

The next meeting is scheduled for Tuesday July 5th at 4:30 PM.

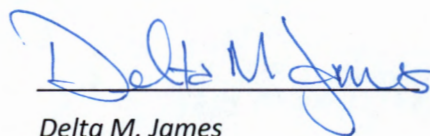
Commissioner Williamson made a motion to adjourn the meeting at 7:00 PM. Commissioner Tunnell seconded the motion. All commissioner voted aye and the motion passed.

Signed: July 5, 2016

Attest



Fallon Fereday, Chair
McCall Area Planning and Zoning Commission



Delta M. James
City Planner