

McCALL AREA PLANNING AND ZONING COMMISSION

Minutes

November 1, 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

Commissioner Williamson, Commissioner Farnsworth, Commissioner Clements, Commissioner Tunnell, and Commissioner Callan were present. City Planner Delta James, Permit Technician Morgan Bessaw, and Community Development Director Michelle Groenevelt were also present.

1. REVIEW & APPROVAL OF MINUTES

Commissioner Clements made a motion to approve the October 4, 2016 minutes. Commissioner Tunnell seconded the motion. All commissioners voted aye and the motion passed.

2. PRELIMINARY DEVELOPMENT PLAN REVIEW MEETINGS

Pre Application - Short Term Rental CUP

1579 Mile High Dr.

Dearden Family Irrevocable Trust: A pre-application presentation for a Condition Use Permit for a short term rental that sleeps more than 20 people. The property is zoned R1 – Residential 1 Acre and is more particularly described as:

Lot 4, Mile High Estates, E1/2, SE1/4, Section 6, T18N, R#E, BM, City of McCall, Valley County, Idaho.

Candice Leonard, 1607 Davis Ave. presented the pre-application on behalf of the applicant. The residence was remodeled in 2013 and has been a vacation rental since June of 2014. The structure was built as a Certified Family Home and has had a lot of inspections for fire safety and accessibility. The home is equipped with carbon monoxide detectors and fire ladders. The home has been rented approx. 200 nights in the last two years and has brought the City approximately \$4,000 in LOT tax revenue. The home is 4600 sq. ft. including an exterior guest cabin and allows 36 people in the home, with 24 in beds and space for kids to sleep on the floor. The site has parking space for 9 cars on the property, including a 3 car garage and 1 RV parking space.

City Planner James presented some base line information on the pre-application. The City and the Impact Area adopted a code amendment in 2015 that required vacation rentals with an advertised occupancy of 20 or more people to obtain a Conditional Use Permit. The code amendment was adopted in response to neighbor complaints that the large rentals were disrupting the neighborhood. This process allows the City to make sure the rental units are properly addressing issues such as parking, snow storage, and noise.

The representative readdressed the Commission: The rental had the most complaints the first summer they were a vacation rental and the applicant has tried to address those concerns. They no longer allow weddings on site or camping on the lawn, and have signed quiet hours from 10 pm to 10 am. The complaints have dropped since these measures have been implemented.

3. CONSENT AGENDA

ROS-16-14

1235 Meadows Rd.

Russell Surveying representing Jay and Floy Hester: A record of survey application to split a 2.03 acre parcel into two parcels of 1.0 and 1.03 acres. The properties are zoned R1 – Residential (1 acre) and are more particularly described as:

Parcel A, McCall Acreage, situate in S1/2, NW1/4, SW1/4, Section 6, T18N, R3E, BM, Valley County, Idaho.

ROS-16-15

Lots 101 & 102 Lick Creek Meadows

Skiftun Surveying representing Pat Sheridan: A Record of Survey application to combine two lots of approximately 0.24 acres each into a single lot of approximately 0.471 acres. The properties are zoned R4 – Low Density Residential and are more particularly described as:

Lots 101 & 102, Block 4, Lick Creek Meadows Subdivision Phase 2, situate in SE1/4, Section 3, T18N, R3E, BM, City of McCally, Valley County Idaho.

DR-16-44, SR-16-17

802 N. 3rd St.

Scott Jackson: Design Review and Scenic Route applications to construct a second story deck of 254 sq. ft. The property is zoned CBD – Central Business District and is more particularly described as:

McCall Acreage Tax Parcel 154-A, Government Lot 3, situate in Section 9, T18N, R3E, BM, City of McCall, Valley County, Idaho.

Commissioner Tunnell made a motion to approve all applications on the Consent Agenda.

Commissioner Clements seconded the motion. All commissioners voted aye and the motion passed.

4. NEW BUSINESS

SUB-16-03

Mill Park Condo Owners Association

Michael McMartin representing Mill Park Condominium Owners Association: A Subdivision Minor Plat Amendment to add a 0.07 acre parcel adjacent to the lake to the plat and designate it as common area. The properties are zoned R4 – Low Density Residential and are more particularly described as:

Tax Parcel 339 and Mill Park Condominiums, An Amended Plat of Mill Run Condominiums No. 3, situate in Government Lots 1 & 2, Section 9, T18N, R3E, BM, City of McCall, Valley County, Idaho.

Joel Droulard, resident of 278 Alta Vista Dr., presented the project on behalf of the applicant. The HOA purchased the parcel in the southwest corner to add a dock for the condo owners. The addition of the new parcel required an amendment of the CCandRs and the plat. The CCandRs have been amended and recorded. The added property is less than a third of an acre. No changes are proposed to the sewer and water or the land use.

City Planner James presented the conditions of approval.

Commissioner Farnsworth made a motion to recommend the application to City Council for approval. Commissioner Tunnell seconded the motion. All Commissioners voted aye and the motion passed.

SH-16-10

261 Morgan Dr.

Mark Thorien: A Shoreline and River Environ Zone application to construct a new single family home and attached garage of 3300 sq. ft. adjacent to the Payette River. The property is zoned R4 – Low Density Residential and is more particularly described as:

Lot 12, Block 2, River's Crossing Subdivision, situate in S1/2, Section 17, T18N, R3E, BM, City of McCall, Valley County, Idaho.

Wayne Ruemmele, resident of 1050 Fireweed, presented on behalf of the applicant. The applicant is doing all his own architecture and building.

City Planner James presented the staff report. The applicant has not yet provided documentation of design approval from the River's Crossing HOA, which is listed as a condition of approval. This application for Commission consideration is only for the Shoreline Environ Zone. The application has added trees to the rear of the property since talking with the City planner and wants to maintain the natural vegetation as much as possible. They will revegetate disturbed areas and existing trees will be protected - no grading changes and excavation will be away from the trees. The applicant has proposed moving the house to 60 feet from the high water mark instead of the 50 ft. and has requested that the proposed condition of approval requiring confirmation by Idaho Department of Lands of the location of the Ordinary High Water Mark be removed.

Commission discussion about wanting to treat all applications equally and that it has required better landscaping plans of other applicants in the past. The Commission also believes the requirement to verify the high water mark is an easy requirement to meet and would like site photos to be provided for review

Commissioner Callan made a motion to continue the application until the December 6, 2016, regularly scheduled meeting. Commissioner Clements seconded the motion. All commissioner voted aye and the motion carried.

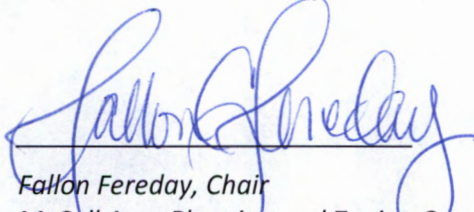
5. OTHER

- P&Z Commission appointments -
Commissioner Clements made a motion to continue this item until the next meeting when more commissioners would be present. Commissioner Tunnell seconded the motion. The motion passed.
- Review of signs approved administratively – Master Craft and Cableone.
- *McCall in Motion* - Comprehensive Plan update – Community Development Director Groenevelt presented potential code amendments that had been suggested in the past and asked the Commission what else needs to be addressed in the upcoming code rewrite? Any ideas or feedback during this process will be appreciated.

6. ADJOURNMENT

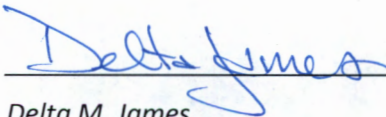
Commissioner Tunnell made a motion to adjourn the meeting at 5:25 PM. Commissioner Clements seconded the motion. All commissioner voted aye and the motion carried.

Signed: December 6, 2016



Fallon Fereday, Chair
McCall Area Planning and Zoning Commission

Attest



Delta M. James
City Planner