

# McCALL AREA PLANNING AND ZONING COMMISSION

## Minutes

December 6, 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 Williamson, Commissioner Tunnell, and Commissioner Thompson were present. City Planner Delta James, Permit Technician Morgan Bessaw, Community Development Director Michelle Groenevelt, and Public Works Director Nathan Stewart were also present.*

### **1. REVIEW & APPROVAL OF MINUTES**

*Commissioner Williamson made a motion to approve the November 1, 2016 minutes. Commissioner Clements seconded the motion. All commissioner voted aye and the motion passed.*

### **2. PRELIMINARY DEVELOPMENT PLAN REVIEW MEETINGS**

#### **Pre-Application Presentation**

#### **Alpine Village Townhomes**

Millemann, Pittenger, and Pemberton representing Visser Building: A Pre-Application for Rezone, Planned Unit Development, and Subdivision applications for a 30 unit townhome development. The property is zoned CC – Community Commercial and is more particularly described as:

McCall Acreage tax parcels 223, 228, 393, 394, 231, and 323 situate in Section 9, T18N, R3E, BM, City of McCall, Valley County, Idaho.

Chip Gallagher, representing Visser Building, presented the pre-application: The project proposes 30 townhomes, duplexes and triplexes, on the unfinished Alpine Village property, as well as a rezone from CC- Community Commercial to R16-Medium Density Residential. This is less dense than the original Alpine Village PUD. Each unit would have an attached garage with access off of Third St. or Railroad Ave. The developer spoke with many employers in the area and determined that the market is in need of garages and rental units, which is how these will operate. However, they will be platted and sellable should the developer want to sell them off individually down the road.

A walking path along Washington St. will connect to the existing plaza, adjacent roadways, and a public use gazebo that works in conjunction with the existing plaza. Many of the trees will be removed but the design takes into account several large conifer trees that will remain. Design maintains the alpine feel with a steep roof pitch, large overhangs, and colors to match the existing Alpine Village structure.

Staff commented that the City's access management policy would require access to be off a non-arterial if available. Access off of Washington St. requires that the developer improve the street, however, the City might be willing to discuss that during a future meeting. The project also plans to utilize the stormwater management policy from the original PUD.

### 3. CONSENT AGENDA

#### **ROS-16-16**

##### **349 & 351 Carmen Dr.**

John Rygh and Ben Helton: Record of Survey application to create two parcels from three original parcels, splitting the third lot of 0.26 acres and adding half to each of the other lots creating one lot of 0.37 acres and another of 0.49 acres. All parcels are zoned R4 – Low Density Residential and are more particularly described as:

Lots 86, 87 and 91, Rio Vista Subdivision 5, situate in Section 8, T.18N, R.3E, B.M., City of McCall, Valley County, Idaho.

#### **ROS-16-17**

##### **683, 687 and 691 Samson Trail**

Skiftun Land Surveying, Inc. representing Phil and Danielle Custer: Record of Survey application to combine two existing lots into one single lot of record of 40,180.4 sq. ft. The parcels are zoned R4 – Low Density Residential and are more particularly described as:

Combined Lots 11 and 13, and Lot 15, Lakewood Subdivision, situate in the SW1/4, SE1/4 of Section 9, T.18N, R.3E, B.M. City of McCall, Valley County, Idaho.

#### **ROS-16-18**

##### **980 and 990 Syringa Dr.**

Skiftun Land Surveying Inc. representing Brad and April Dillon: Record of Survey to combine two existing lots into one 46,344.3 sq. ft. lot of record. The parcels are zoned R4 – Low Density Residential and are more particularly described as:

Lot 1, Block 24, State Subdivision – Southwest Payette Cottage Sites and Lot 7, Block 1, State Subdivision – Syringa Park, situate in Gov't Lots 2 and 3 of the SE1/4 of Section 32, T.19N, R.3E, B.M., Valley County, Idaho.

#### **ROS-16-19**

##### **639 and 643 Lichen Ln.**

Secesh Engineering Inc. representing John and Jeannette Corbett: Record of Survey application to combine two lots into a single lot of record. The parcels are zoned RR – Rural Residential and are more particularly described as:

Lots 56 and 57, Whitetail Planned Unit Development Phase 2, situate in the E1/2 of Section 12, T.18N., R. 2E, B.M., City of McCall, Valley County, Idaho.

#### **ROS-16-20**

##### **1697 Warren Wagon Rd.**

Secesh Engineering Inc. representing Robert Woods: Record of Survey application to combine three lots into a single lot of record. The parcels are zoned R4 – Low Density Residential and are more particularly described as:

Lots 47 and 48, Group F, Payette Lake Club, situate in NW1/4 of the SW1/4 Section 5, NE1/4 of the SE1/4 Section 6, T.18N, R.3E., B.M., Valley County, Idaho.

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

*Commissioner Thompson seconded the motion. All commissioners voted aye and the motion passed.*

#### 4. NEW BUSINESS

##### **DR-16-48, SR-16-18**

##### **2190 Lakeview Ave.**

John Lowe representing Lowe Lakeview LLC: Design Review and Scenic Route applications to construct a 1240 sq. ft. garage attached to the existing residence. The property is zoned R4 – Low Density Residential, is along a designated Scenic Route, and is more particularly described as:

Lot 5, Nokondo Subdivision, situate in a portion of Gov't Lot 3, Section 35, T.19N, R.3E, B.M., Valley County, Idaho.

##### **PUBLIC HEARING**

John Lowe, resident of 2190 Lakeview Ave., presented: Proposing to build a garage addition to an existing home. The garage is deep and slightly narrower than standard for its size in order to prevent the need to cut down any trees. Existing north wall of the house is large and blank, does not currently meet design standards. The garage addition adds detail architecturally with a varied roof line and windows all around. Outdoor light fixtures will be dark sky compliant. The garage addition will match the existing structure.

Permit Technician Bessaw presented the staff report and findings.

Public hearing was opened, no one was present to speak. Public hearing was closed.

*Commissioner Williamson made a motion to approve DR-16-48. Commissioner Tunnell seconded the motion. All commissioners voted aye and the motion passed.*

##### **DR-16-47**

##### **300 Colorado St.**

Matt Hurlbutt: Design Review application to site a 160 sq. ft. shipping container to be used as storage for commercial brewery use. The container is proposed to be sided with cedar shingles and placed on pier pads. The property is zoned CC – Community Commercial and is more particularly described as:

McCall Acreage Tax No. 245, situate in SE1/4 of the SW1/4 Section 9, T.18N, R.3E, B.M., City of McCall, Valley County, Idaho.

Matt Hurlbutt, resident of 300 Colorado St., presented: The application is for a shipping container to use as storage for beer making supplies. A fence will partially shield the container from street view. The container will also have cedar shingles added to the outside to help comply with design guidelines. The City Arborist has been out to the site and recommends not digging a footing because a large conifer tree near the unit will likely die. Instead, the applicant plans to use pier-pads as the foundation.

City Planner James presented the staff report and findings. The property is on Colorado St. within the CC-Community Commercial zoning and is entitled to 0 ft. side setbacks. However, it is adjacent to a residential property and requires 6.5 ft. side setbacks on the west side, which it meets. The project is in front of Commission because a plain shipping container does not meet design guidelines.

*Commissioner Tunnell made a motion to approve DR-16-47. Commissioner Williamson seconded the motion. All commissioners voted aye and the motion passed.*

**5. OTHER**

- P&Z Commission appointments – recommendation to City Council  
Commissioner Callan and Commissioner Farnsworth’s 3 year terms are expired. They are both interested in being reappointed. There are also four other individuals interested in being appointed. Five people were present to present:
  - Steve Callan – Has been a member of P&Z for 3 years. Feels like it takes a few years to fully understand the process and really be an asset to the commission.
  - Nancy Farnsworth – Has completed her first 3 year term. Wants to help educate the public about the commission and the work they do.
  - Craig Campbell – Own a local business and wants to include the business prospective.
  - Robert Lyons – Raised in McCall, worked with the board over the last 16 years on a variety of issues including real estate and is familiar with the city code.
  - Philip Roth - From Northern Idaho; has a degree in construction management with experience in green and alternative building. Currently works for the forest service.

Commission discussed the advantages that returning commissioners can bring.

*Commissioner Williamson made a motion to recommend to City Council that Commissioner Callan and Commissioner Farnsworth be reappointed. Commissioner Tunnell seconded the motion. All commissioners voted aye and the motion passed.*


- Review of signs approved administratively – White Pepper
- *McCall in Motion* - Comprehensive Plan update work session with P&Z on Feb 7<sup>th</sup>, Public open houses February 22-24 for code rewrite.

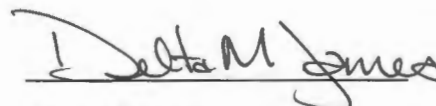
**6. ADJOURNMENT**

*Commissioner Williamson made a motion to adjourn the meeting at 5:57 PM. Commissioner Clements seconded the motion. All commissioners voted aye and the motion carried.*

Signed: January 3, 2017

Attest

  
Fallon Fereday, Chair  
McCall Area Planning and Zoning Commission

  
Delta M. James  
City Planner