

**McCALL AREA**  
**PLANNING AND ZONING COMMISSION**

**Minutes**

**January 3, 2017 – 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, Commissioner Farnsworth, and Commissioner Callan 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 DW, S Clements**

*Commissioner Williamson made a motion to approve the December 6, 2016 minutes. Commissioner Clements seconded the motion. All commissioners voted aye and the motion passed.*

**2. PRELIMINARY DEVELOPMENT PLAN REVIEW MEETINGS**

**Stinker Stores Pre-App**

**Boydstun and W. Lake St.**

Epikos representing Stinker Stores: A pre-application for a Conditional Use Permit to develop a Stinker Gas Station and convenience store containing a laundromat on the corner of Boydstun and W. Lake St. The property is zoned CC – Community Commercial and is more particularly described as:

Westerly portion of Lot 3, Frost & Boydstun Subdivision, Section 8, T18N, R3E, BM, City of McCall, Valley County, Idaho.

Dave Peugh of Epikos presented the pre-application: The property is located at the corner of Boydstun St. and Hwy. 55, is zoned CC – Community Commercial, and totals 1.34 acres. Stinker Stores proposes to build a gas station and convenience store at this location, as was identified in the City of McCall's Lardo Concept Plan. The site would have four pumps under a canopy, a RV dump site, and a propane fill station. Stormwater would be addressed with underground storage and treatment. Snow storage and removal has not been considered yet.

Roger Titmus of Stinker Station: Having a gas station at this location on the town bypass would help alleviate traffic congestion downtown. Stinker is also considering a laundromat to attract users. Current design places the canopy fronting the highway as a focal point to attract customers. The site has not been designed for large truck stop traffic.

Wayne Rummele of Epikos: Stinker is willing to use McCall Classic architectural styles recommended in the McCall Design Guidelines. Some design elements from the structure could also be tied into the canopy over the pumps to look like a trellis. Landscaping will help screen the cars but not the canopy.

City Planner James presented the Staff Report and Findings: The primary concern is the north access point off of Boydstun St. and its proximity to the highway intersection which does not meet Idaho Department of Transportation or City of McCall access management policies. Also, while the Lardo

Plan does reference a gas station in this location, it suggests a building fronted on the street rather than the gas canopies due to its designation as a McCall Scenic Route and a National Scenic Byway.

Staff's suggestion was to flip the site plan so the building fronted the highway and the pumps and canopy were located adjacent to Lakeside Ave. Other considerations before the next meeting include addressing the landscaping on Boydston that is currently proposed in the right-of-way, and performing a traffic analysis that will help staff make decisions about site access.

### **3. CONSENT AGENDA**

#### **ROS-16-22**

##### **Lots 20 & 21 Aspen Ridge Phase III**

Droulard Surveying representing Bruce and Cynthia Williamson: A Record of Survey application to combine two lots of 0.12 acres each. The lots are zoned R4 –Low Density Residential and are more particularly described as:

Lots 20 & 21, Aspen Ridge Subdivision Phase III, NE1/4, Section 10, T18N, R3E, BM, City of McCall, Valley County, Idaho.

*Commissioner Tunnell made a motion to approved ROS-16-22. Commissioner Williamson seconded the motion. All commissioners vote aye and the motion passed.*

### **4. OLD BUSINESS**

### **5. NEW BUSINESS**

#### **CUP-16-05 - Short Term Rental**

##### **1579 Mile High Dr.**

Dearden Family Irrevocable Trust: An application for a Conditional Use Permit for a short term rental that sleeps more than 20 people. The property is zoned R1 – Residential and is more particularly described as:

Lot 4, Mile High Estates, E1/2, SE1/4, Section 6, T18N, R3E, BM, City of McCall, Valley County, Idaho.

#### **PUBLIC HEARING**

Dave Holland, resident of 616 N. 3<sup>rd</sup> St., presented the application for a large short term rental.

City Planner James presented the Findings and Staff Report: The City passed an ordinance requiring Conditional Use Permits for all properties used as short terms rentals that advertise sleeping 20 people or more. Prior to the ordinance there were no rules pertaining to short term rentals. This property is located on a private road and was operating before the City's ordinance was implemented and is therefore considered an existing nonconforming use. The City does not have the authority to deny the use, but can impose conditions of approval to help mitigate impacts including parking and noise.

The applicant's rental was advertising an occupancy of 36 individuals, has 5 bedrooms, and 4.5 bathrooms. The applicant has demonstrated space to park 14 vehicles on site and has placed signage up to direct vehicles and discourage parking in other areas. The applicant has also dedicated quiet hours from 10PM – 10AM, which are in the lease agreement and are signed around the

property. The property is on well and septic; the well is maintained by the homeowners association (HOA). It was determined that the septic does not meet requirements for this size and use; Central District Health Department has given the applicant one year to make the appropriate upgrades which will allow them to host up to 25 individuals. Mile High Dr. is a private road maintained by the HOA, which had concerns about the potential for increased use. The applicant has agreed to one additional dust abatement treatment per year as needed.

The public hearing was opened. Letters received after the public comment deadline were handed out to the commission and are attached to the minutes.

Les Bechdel, resident of 1451 Hwy. 55 and president of the Mile High Homeowners Association, spoke against the application: The subdivision was designed for single family residences. The Hollands have worked with the neighbors but the rental can still be noisy. There have been multiple instances of large groups arriving on buses and causing other disturbances, leading to police notification for noise disturbances. Mr. Bechdel questions the ability to fit 14 cars on the property, the capacity of the septic system, and whether the fire prevention system is sufficient.

Susan Bechdel, resident of 1451 Hwy 55, spoke against the project: All 7 homeowners are affected by the rental negatively due to increased traffic, parking, noise, and alcohol. Short term rentals also do harm to our community because they take money away from hotels, restaurants, and take long term rental stock out of the community, contributing to a lack of affordable housing. Restricting rentals will benefit long term residents.

Candice Leonard, the applicant, addressed the public's comments. Extra steps have been taken to be fire safe including providing multiple fire extinguishers, ladders on the roof, and multiple exits from the upstairs. Restrictions against wedding parties have been added to the contract as well as a requirement that renters be at least 30 years in age in an effort to prevent young partying crowds. The applicant has also installed Noise Aware, an alert system that notifies the property manager when renters reach a certain decibel level. Rentals are good for the community because they bring in Local Option Tax dollars and help address the shortage of hotel rooms during busy weekends.

The public hearing was closed.

*Commissioner Williamson made a motion to recommend the application to City Council for approval with a second public hearing and with a modification to condition six (6) that parking be limited to ten (10) vehicles. Commissioner Tunnell seconded the motion. A roll call vote was held: Commissioner Williamson voted aye, Commissioner Tunnell voted aye, Commissioner Farnsworth recused herself due to employment with the applicant, Commissioner Fereday voted aye, Commissioner Callan voted aye, and Commissioner Clements voted aye. The motion passed.*

#### **Annexation-16-01**

##### **503 Krahn Ln.**

McCall Design and Planning representing Zsigmond and Edit Szanto: An Annexation application to annex a single parcel of approximately 1 acre within the McCall Impact Area into the City of McCall limits. The parcel is zoned CC – Community Commercial and is more particularly described as:

Tax parcel 5, NW1/4, NE1/4, Section 21, T18N, R3E, BM, Valley County, Idaho.

#### **PUBLIC HEARING**

Luke Vannoy of McCall Design and Planning and resident of 121 Commerce St. presented the application: The applicant has purchased this one acre parcel on the corner of Krahn Ln. and Hwy. 55 that abuts the City Limits and would like to be annexed so they can access the City's water and sewer for a potential commercial development.

City Planner James presented the Findings and Staff Report. This is a voluntary request for annexation to access City water and sewer services. Staff has no opposition to the proposal.

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

*Commissioner Williamson made a motion to recommend the application to City Council for approval. Commissioner Clements seconded the motion. All commissioners voted aye and the motion passed.*

#### **DR-16-51, SH-16-11**

##### **2020 Payette Dr.**

McCall Design and Planning representing Rich and Sharon Allen: Design Review and Shoreline applications to construct a new single family residence and attached two car garage totaling greater than 3,500 sq. ft., adjacent to Payette Lake. The residence is R4 – Low Density Residential and is more particularly described as:

Lot 4, Block 1, State Subdivision – Syringa Park, Section 32, T19N, R3E, BM, Valley County, Idaho.

#### **PUBLIC HEARING**

Heather Susemihl of McCall Design and Planning, and resident of 912 Valley View Ln., presented the application: The parcel was bought this summer by the Allens who were looking for a single level master bedroom cabin. This design prioritizes as much living space on the main level as possible, maximizing the setbacks. The exterior from the front is single story with a daylight basement visible from the lake side of the property. Varying gables add architectural detail. Steps to water will be made from boulder not concrete, and will not be below the high water mark. The City Arborist was contacted but the applicant does not agree with the recommendation to provide a planting list with species before a building permit is issued. The applicant would rather choose plant species from a list of approved natives at a later date.

Permit Technician Bessaw presented the Staff Report and the Findings.

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

*Commissioner Farnsworth made a motion to approve the application with a modification to Condition 3b. that all plant species be selected from the City of McCall's Native and Suitable Plants list. Commissioner Williamson seconded the motion. All commissioners voted aye and the motion passed.*

#### **6. OTHER**

- 2017 P&Z Bylaws – Only change is from 5:30PM to 4:30PM start time.  
*Commissioner Tunnell made a motion to approve the 2017 Bylaws. Commissioner Williamson seconded the motion. All commissioners voted aye and the motion passed.*
- 2017 P&Z Chair appointment

Commissioner Williamson made a motion to re-appoint Fallon Fereday as Chair. Commissioner Tunnell seconded the motion. All commissioners voted aye and the motion passed.

- Review of signs approved administratively – Playlive was the only sign change
- *McCall in Motion* - Comprehensive Plan update -  
A work session at the next meeting will focus on code updates and housing strategy. There will also be a Downtown Reconstruction Open House at the Hotel McCall Library from 4-7PM tomorrow.

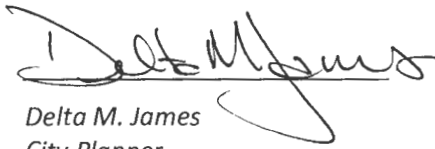
## 7. ADJOURNMENT

Commissioner Williamson made a motion to adjourn the meeting at 6:30PM. Commissioner Callan seconded the motion. All commissioners voted aye and the motion carried.

Signed: February 7, 2017

Attest

  
Fallon Fereday, Chair  
McCall Area Planning and Zoning Commission

  
Delta M. James  
City Planner