

McCALL AREA PLANNING AND ZONING COMMISSION

Minutes

February 7, 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, and Commission 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

Commissioner Williamson made a motion to approve the January 3, 2017 minutes. Commissioner Clements seconded the motion. All commissioners voted aye and the motion passed.

2. PRELIMINARY DEVELOPMENT PLAN REVIEW MEETINGS

SUB Pre-App

Whitetail PUD Phase 1A, Block 4

Milleman, Pittenger, and Pemberton LLP. representing Shore Lodge Whitetail LLC.: A Pre-Application for a Subdivision Preliminary Plat application for 25 lots to be referred to as "Shore Lodge Cottages." The property is zoned CC – Community Commercial and is more particularly described as:

Block 4, Whitetail PUD Phase 1A, Section 8, T18N, R3E, BM, City of McCall, Valley County, Idaho.

Dan Scott, resident of 501 W. Lake St, represented Shore Lodge Whitetail LLC: Property is 10 acres at the intersection of Hwy 55 and Warren Wagon Rd. and would be a re-plat of the Whitetail PUD Phase 1A. Zoning is CC – Community Commercial but the uses within the PUD can range from commercial to R8 – Medium Density Residential. The project calls for 25 single family residential units with common area in the center. All units will meet the required setbacks. Four models are available ranging from 1,200 – 2,300 sq. ft. but will not be prebuilt; owners can choose their model. The designs will have a variety of interior and exterior packages available. Purchasers will become whitetail members. The Cottages represent more affordable units than current Whitetail properties. Only access is off of the highway with no access from Warren Wagon Rd. The Cottages would be connected to Shore Lodge via the existing tunnel under Warren Wagon Rd. that is available to golf carts and pedestrians.

Amy Pemberton, resident of 706 N 1st St., represented Shore Lodge Whitetail LLC: Application submitted will be for Scenic Route, PUD minor amendment and a Preliminary Subdivision Plat. Whitetail design guidelines have already been approved by planning and zoning so Design Review is not necessary but these design guidelines will be updated to accommodate the new models. Because the cottages are part of the Whitetail PUD, the applicant will ask for a relaxation of the McCall Garage standards. PUD minor amendment will also update the density and modify the land use map.

CUP Pre-App 124 Idaho St.

CTA Architects representing the McCall Donnelly School District: A Pre-Application for a Conditional Use Permit to build a new 5,400 sq. ft. alternative high school. The property is zoned CV – Civic, and is more particularly described as:

Portions of Block 2 & all of Blocks 3 & 4, Hoff & Brown First Addition Amended Plat, Section 9, T18N, R3E, BM, City of McCall, Valley County, Idaho.

Josh Hersel, resident of 800 Main St. Boise, of CTA Architects represented the McCall Donnelly School District: Project is for a new alternative high school to be located on the existing Heartland High School campus. The school is currently using portable units totaling 2,600 sq. ft. A new 5,500 sq. ft. structure will be located on Idaho St. with parking located to the side and rear of the building. The goal for the project is to be Net Zero Energy and to include solar panels. Project includes parking greater than the required units and a play area. The existing two-way bus access will be utilized. Horizontal siding in natural hues will be used for the exterior.

CUP Pre-App

2350 Warren Wagon Rd.

Better Buy Design representing Rob Seiler: A Pre-Application for a Conditional Use Permit for a 340 sq. ft. addition to an existing 1,495 sq. ft. accessory structure resulting, in an accessory structure over 1,500 sq. ft. The property is zoned R4 – Low Density Residential, is along a designated Scenic Route, and is more particularly described as:

Amended Lot 156, Amended Payette Lakes Cottage Sites, T18N, R3E, B.M., Valley County, Idaho.

Tom States of Better Buy Design represented the applicant: Project proposes to add 340 sq. ft. onto an existing 1495 sq. ft. garage off of Warren Wagon Rd. The project requires a Conditional Use Permit because the new square footage of the accessory structure will be over 1,500 sq. ft. The project came through the Planning and Zoning Process last year for Scenic Route and Design Review. No new trees will be removed. Lot coverage will be increased; the applicant is allowed 21% lot coverage, coverage will be at 20%.

CUP Pre-App: Large Short Term Rental

1129 West Valley Rd.

Joseph Hill: A Pre-Application for a Conditional Use Permit for a large short term rental sleeping 20 or more individuals. The Property is zoned R8 – Medium Density Residential and is more particularly described as:

A portion of the NE1/4, NE1/4, Section 18, T18N, R3E, BM, City of McCall, Valley County, Idaho.

Kelly Hill presented the pre-application: Mr. and Mrs. Hill purchased the home last June with the intention of using it as a vacation rental. The home will accommodate up to 34 people, it has 8 bedrooms and 4.5 bathrooms. The couple have invested in landscaping improvements since acquiring the property. There is significant space for parking, with three entrances to the property. The property will be managed through Done Right Management, which is owned by the applicant.

The applicant has introduced themselves to all the neighbors and provided contact information for 24 hour a day assistance should any problems arise with the rental. Rules are all posted on the property, including quiet hours from 10 AM – 8 PM. Weddings are allowed on the property provided they take place during the day, supply additional porta-potties, and have no more than 100 people. No snowmobile or ATV riding is allowed on site.

City Planner James: The City has recently learned that a short term rental license is required by Central District Health Department for those properties with a septic system and recommend that the applicant contact CDHD as soon as possible. Secondly, because the property is being accessed off of Verita Rd., which is a private road, the City recommends that the applicant contact the owner of the road to come to an access agreement if that access is to continue. Additionally, there is a prior Record of Survey outstanding that was begun by the previous owners that the City will need evidence of recordation as part of this land use agreement. Finally, the applicant will need to think about directing parking to specified parking areas rather than allowing parking to disturb land all over the property.

**CUP-Pre-App: Large Short Term Rental
925 Conifer Ln.**

Frank Tuft representing the Tuft Family Revocable Trust: A Pre-Application for a Conditional Use Permit for a large short term rental sleeping 20 or more individuals. The property is zoned R4 – Low Density Residential and is more particularly described as:

McCall Acreage Tax No. 45, NW1/4, SW1/4, Section 3, T18N, R3E, BM, City of McCall, Valley County, Idaho.

Frank and Kitty Tuft, resident of 925 Conifer Ln., presented the pre-application: The Conifer Lodge, as the property is referred to, has been acting as a short term rental sleeping up to 35 people for several years. The exterior was selected to blend in with the environment, wood flooring and natural materials were also utilized. The grounds are well maintained and do not detract from the neighborhood. The rental pays Local Option Taxes to the City and complies with the McCall Comprehensive Plan by supporting tourism and bringing money into the community.

The lot is fronted by both Strawberry and Conifer Ln., has 14 parking spaces signed and graveled, and the applicant plans to develop 2 more spaces. The home has ten (10) bedrooms and seven (7) bathrooms. Property is rented through VRBO and has three local property managers. The owners have continued to tighten rules as problems have arisen and will start meeting with neighbors to further enforce a contact person for problems.

The Applicant will need to schedule a meeting with the City Streets Department to make sure the proposal meets the intent of the parking and driveway requirements. Lot coverage will also need to be addressed before new parking can be graveled.

3. CONSENT AGENDA

ROS-16-23

Lots 51 & 52 Aspen Ridge III

Secesh Engineering representing HB Enterprises: A Record of Survey application to combine two lots of approximately 0.1 acres each. The lots are zoned R4 – Low Density Residential and are more particularly described as:

Lots 51 & 52, Aspen Ridge Subdivision Phase III, NE1/4 Section 10, T18N, R3E, BM, City of McCall, Valley County, Idaho.

ROS-16-24

1670 Warren Wagon Rd.

Secesh Engineering representing Hulbert Family Trust: A Record of Survey application to combine four lots of approximately 0.1 acres each. The lots are zoned R4 – Low Density Residential and are more particularly described as:

Lots 2, 9, 10, and 11, Group C, Payette Lake Club, Government Lot 3, Section 5, T18N, R3E, BM, Valley County, Idaho.

Commissioner Williamson made a motion to approve ROS-16-23 and ROS-16-24. Commissioner Tunnell seconded the motion. All commissioners voted aye and the motion passed.

4. NEW BUSINESS

DR-16-54, SR-16-19, PUD-16-01, SUB-16-04, ZON-16-03

Alpine Village Townhomes – 209, 211, & 213 Washington St.

Millemann, Pittenger, and Pemberton representing Alpine Village Townhomes LLC.: Design Review, Scenic Route, Planned Unit Development General Plan, Subdivision Preliminary Plat, and Zoning Amendment applications for a 30 unit townhome development and property zoning change from CC – Community Commercial to R16 – High Density Residential. The property is zoned CC – Community Commercial and is more particularly described as:

A parcel of land, a part of blocks 2 and 6, vacated Lakeport Addition, SW1/4, Section 9, T18N, R3E, BM, City of McCall, Valley County, Idaho.

PUBLIC HEARING

Steve Millemann of Millemann, Pittenger, and Pemberton LLP, and resident of 706 N. 1st, represented Alpine Village Townhomes LLC along with Chip Gallagher and Brian Visser of Alpine Village Townhomes LLC, and Dave Peugh of Epikos. Alpine Village Townhomes LLC researched the housing market in McCall and found that there is a shortage of long term rentals. This project proposes 30 townhomes with attached garages to be used as long term rental units.

The original Alpine Village Planned Unit Development (PUD) called for four mixed-use buildings, with the first phase being able to stand alone. The timeline has since expired for the remaining phases. This PUD application is entirely separate from the first, including separate homeowners associations (HOA). The language in the HOA's CCandRs regarding rentals is identical to the CCandRs of Alpine Village and does not prohibit individual owners from using their units as short term rentals.

The CCandRs also state that exterior maintenance will be covered by the HOA, not the individual owners, should they sell. Deep driveways allow guest parking in front of the units rather than on street, creating a narrower drive to encourage slower driving. The design of the site plan also protects the existing large conifer trees and is compatible with the current Alpine Village Plaza.

Architecture is in an alpine chalet style, well suited for snow country and compatible with McCall Design Guidelines. Exterior materials are in natural materials and hues, with stucco on the ground level. Raised landscaping around the plaza will match the existing plaza and mask the garage walls as will additional landscaping. The applicant proposes an in-lieu-of park plan that has been approved by the City that includes separated pedestrian paths that will connect to the existing bike path and 3rd St. as well as an expansion of the public plaza. The proposed fireplace presented in the application will be removed due to liability concerns.

City Planner James presented the staff report and the conditions of approval. A PUD allows projects more flexibility, including alleviation of parts of the City Code. Applicant is requesting alleviation from lot coverage requirements, the dedication of park space, and a reduction in setbacks. Three conditions of approval are being contested: proposed condition 2 regarding a requirement for increased landscape screening along the east side of the project, 18 regarding the width of the sidewalk/pathway, and 21 regarding the requirement that the property owner pave Railroad Ave., from the project access north to the connect to the existing pavement section. Suggested changes by the applicant are provided in an attachment to the minutes. Additional landscaping is desired by the City along the eastern property boundary as screening from 3rd St., a designated Scenic Route. Paving of Railroad Ave. is also requested by the City due to increased traffic and concessions that the City is making to help the project remain affordable, including no requirement to improve Washington Street, partnership to pave all of Railroad Ave., and allowing a separated pathway rather than curb, gutter and sidewalk along Washington Street. City Planner James referenced City Code and Design Guidelines stating that the City's minimum required width of sidewalks and pathways as 6 ft. Additionally, there is nothing within the project conditions or HOA documents that guarantees the units will be used for long-term rentals.

The public hearing was opened.

Carol Leavitt, resident of 200 Railroad Ave., lives adjacent to the proposed development and expressed concerns about dust from the Railroad Ave., additional traffic, snow storage, and the side setbacks adjacent to her property.

Mary Hasenoehrl, resident of Alpine Village, spoke in favor of the application stating that the developer had been good about working with the neighbors and she appreciated all the issues being addressed.

John Alegria, resident of Alpine Village, spoke against the application. He expressed concerns that the full cost of the plaza maintenance would not be shared equitably between the two HOAs. Mr. Alegria also expressed concerns about future mixed use projects that are phased and does not like the rental aspect of these units, which he feels is incompatible with the adjacent use of Alpine Village. Finally, he expressed concern that the project would not be built to completion due to financials, stating that if the applicant is arguing over a one-foot width of sidewalk, what does that indicate about the financial health of the project?

Kelly Krone, resident of Alpine Village, expressed that he would like to have a development adjacent that will enhance Alpine Village rather than detract; he hopes this application will do so. However, he also expressed concern about having long term affordable units adjacent to his unit as well as concern over what space would remain available for walking dogs.

Mike Hormachea, resident of 1101 W. River St. Boise and owner of the Alpine Village Phase 1, spoke in favor of the project. He has been working closely with the applicant to ensure that the new PUD is compatible with Alpine Village and has had good experiences working with this company in the past. Mr. Hormachea still owns the majority of the commercial space in Alpine Village Phase I as well as the undeveloped parcels along 3rd St. and believes the new townhomes will blend well with the existing mixed use building. The City has hosted several public outreach sessions recently related to the Comprehensive Plan rewrite and a major discussion point has been the shortage of long term housing across multiple price points and types. Hopefully this project will help address that issue.

Steve Millemann readdressed the Commission regarding the public's concerns. This project is not an "affordable housing" housing project; it is a market rate rental project, which is targeting people living and working in McCall. There are discussions under way with Mr. Hormachea, the adjacent parcel owner, to create a dog park at the intersection of the two parcels. The original PUD called for 70-80 condos with no restrictions on renting, the current PUD calls for 30 units with no restrictions on renting, so the major change is the decrease in density, not the rental aspect. Phase one was a standalone project and each sale agreement for an Alpine Village Condo stated that there were no guarantees that the following phases would be completed.

Mr. Millemann also stated that the applicant is willing to accept Condition 18 as stated.

The public hearing was closed.

The Commission discussed the remaining conditions being contested and decided to keep Condition 21 regarding the paving of Railroad Ave. as stated.

Commissioner Williamson made a motion to approve DR-16-54 and SR-16-19 with amended Condition 2 to replace "to obscure" with "screening of." Commissioner Tunnell seconded the motion. A roll call vote took place, all commissioners voted aye and the motion carried.

Commissioner Williamson made a motion to approved PUD-16-01 with the amended Condition 2. Commissioner Tunnell seconded the motion. A roll call vote took place, all commissioners voted aye and the motion carried.

Commissioner Williamson made a motion to approve SUB-16-04 with amended Condition 2. Commissioner Tunnell seconded the motion. A roll call vote took place, all commissioner voted aye and the motion carried.

Commissioner Williamson made a motion to approve ZON-16-03. Commissioner Tunnell seconded the motion. A roll call vote took place, all commissioners voted aye, the motion carried.

5. OTHER

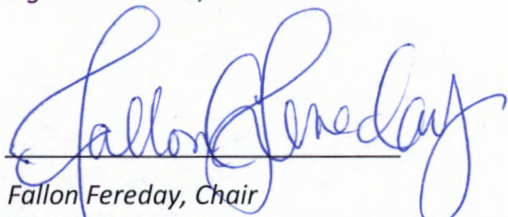
- Signs approved administratively – Albertsons Pharmacy
- McCall in Motion Comprehensive Plan Update:
Next workshops March 1-3 at the McCall Golf Course

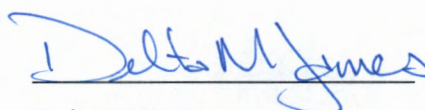
6. ADJOURNMENT

Commissioner Williamson made a motion to adjourn the meeting at 7:45 PM. All commissioners voted aye and the motion carried.

Signed: March 7, 2017

Attest


Fallon Fereday, Chair
McCall Area Planning and Zoning Commission


Delta M. James
City Planner

ALPINE VILLAGE TOWNHOMES
(PUD 16-01; SUB 16-04; DR 16-54/SR 16-19; ZON 16-03)

APPLICANT'S PROPOSED MODIFICATIONS TO FINDINGS OF FACT AND
CONCLUSIONS OF LAW (February 7, 2017)

The Applicant requests that proposed Conditions of Approval Nos. 2, 14, 18, 21 and 25 be modified to read as follows:

Proposed Condition No. 2:

2. Prior to scheduling of the project Planned Unit Development General Plan application (PUD-16-01) for review by City Council, the applicant shall provide a landscaping plan that ~~provides significant landscaping to obscure~~ demonstrates how and to what extent the project private road, driveways and garages will be screened from view of the 3rd Street Scenic Route and to prevent vehicle access via the adjacent property to the east and 3D renderings of the project when viewed from the 3rd Street Scenic Route to demonstrate that the project will meet the criteria regarding the visual quality of the Scenic Route.

Proposed Condition No. 14:

14. Pursuant to MCC 9.3.04, the private street shall be dedicated for public use; ~~provided, no public parking shall be allowed on or along the project's private drives.~~

Proposed Condition No. 18:

18. The pathways along Washington Street ~~and through the project~~ shall be improved to an asphalt or concrete standard, shall be a minimum of six feet (6 ft.) in width and shall, ~~as meet applicable, meet~~ ADA standards. The pathways inside the project shall be improved, at a minimum, to an all-weather surface acceptable to the City Engineer, shall be a minimum of five feet (5 ft.) in width and shall, as applicable, meet ADA standards. A dedicated public pathway easement shall be provided for the pathways within the development, pursuant to MCC 9.3.07.

Proposed Condition No. 21:

21. The applicant shall improve Railroad Avenue to a paved standard, twenty feet (20 ft.) in width from 1st Street north to connect to the existing paved section, thereby providing an improved surfaced road connection to 3rd Street. Cost sharing for this work shall be as follows:

a. The developer shall be responsible for 100% of the design, construction management, and engineering inspection of the improvements on Railroad Ave.

b. Upon completion and approval of the construction by the City Engineer, the City shall reimburse the Developer for the construction cost of improving and paving Railroad Ave. west and east of the property's frontage on Railroad Avenue. The City shall reimburse the Developer for the construction cost of paving Railroad Ave. from the

~~development's entrance, west to the intersection with First Street, upon completion and approval by the City Engineer.~~

Proposed Condition No. 25:

25. Completion of construction of all of the proposed units shall occur within thirty-six (36) months after construction of the first Townhome commences. Any changes to, or extensions of, this timeframe shall require approval by the McCall Area Planning and Zoning Commission and McCall City Council.