

McCALL AREA
PLANNING AND ZONING COMMISSION

Minutes

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

1. REVIEW & APPROVAL OF MINUTES

Commissioner Williamson made a motion to approve the February 7, 2017 & March 3, 2017 minutes. Commissioner Tunnell seconded the motion. All commissioners voted aye and the motion carried.

2. PRELIMINARY DEVELOPMENT PLAN REVIEW MEETINGS

Whitetail Pre-App

Open Space M, Whitetail PUD Phase 1A

Millemann, Pittenger, and Pemberton LLP representing Shore Lodge Whitetail LLP: Pre-application to construct a new discovery center and offices with associated access and parking area within the Whitetail PUD and PUD amendment application to allow the building use on a designated open space lot. The property is zoned R8 – Medium Density Residential and is more particularly described as:

Open Space M, Whitetail PUD Phase 1A, Section 8, T18N, R3E, BM, City of McCall, Valley County, Idaho.

Amy Pemberton, of Millemann, Pittenger, & Pemberton LLP 706 N. 1st St., presented the pre-application for an amendment to the Whitetail PUD Final Plan. The parcel is currently designated as open space but the applicant proposes to convert the use to Recreation Mixed Use. The applicant also proposes to change the definition of Recreation Mixed Use within the PUD to allow office uses as well. A new lot line will also be drawn around the site of the proposed Discovery Center.

3. CONSENT AGENDA

ROS-17-01

300 Mission St.

Russell Surveying representing Idaho Regular Baptist Bible Camps, Inc.: A Record of Survey application to combine six parcels into one parcel, totaling 43.97 acres. The lots are zoned R8 – Medium Density Residential, and R4 – Low Density Residential, and are more particularly described as:

Remainder of Govt. Lots 1 & 5, and Lots 5, 6, 14, and the S/2 of Lot 13, Mission Subdivision, Section 17, T18N, R3E, BM, City of McCall, Valley County, Idaho.

ROS-17-02

400 & 402 N. 3rd St.

Droulard Surveying representing Silver Sky Partners LLC: A Record of Survey application to split one parcel into two parcels of 1.466 acres and 0.713 acres. The lots are zoned CC – Community Commercial and are more particularly described as:

Tax Parcel 455, Lot 1, Block 2, Geelan Addition, Situate in the SE1/4 of the SW1/4 of Section 9, and the NE1/4 of the NW1/4 of Section 16, T18N, R3E, BM, City of McCall, Valley County, Idaho.

ROS-17-03

1650 Warren Wagon Rd.

Droulard Surveying representing Wayne and Barbara Watson: A Record of Survey Application to combine two lots of approximately 0.1 acres each into a single parcel of 0.207 acres. The lots are zoned R4 – Low Density Residential and are more particularly described as:

Lots 8 & 12, Group B, Payette Lake Club, Government Lot 3, Section 5, T18N, R3E, BM, Valley County, Idaho.

Commission Chair Fereday made a motion to move ROS-17-01 from the Consent Agenda to New Business. Commissioner Thomson seconded the motion. All commissioner voted aye and the motion carried.

Commissioner Williamson made a motion to approve ROS-17-02 and ROS-17-03. Commissioner Clements seconded the motion. All commissioners voted aye and the motion carried.

4. OLD BUSINESS

5. NEW BUSINESS

DR-17-03, SR-17-02

Whitetail Dr.

Millemann, Pittenger, and Pemberton LLP representing Shore Lodge Whitetail LLP: Design Review and Scenic Route applications to construct a new greeting house and gates at the entrance to the Whitetail PUD off of Boydston St. The property is a portion of un-zoned private right of way known as Whitetail Drive near the access to Boydston Street.

PUBLIC HEARING

Dan Scott, President of Shore Lodge and resident of 501 W. Lake St., presented the application. The proposal calls for a new greeting house and gate on Whitetail Dr., located at the entrance to Whitetail Subdivision off of Boydston St. The new gatehouse will replace the current gate, however, it will be pushed approximately 100 ft. further back from the intersection to allow space for vehicles to que without blocking traffic. The gatehouse will also have a separated entrance and exit to help address current traffic issues.

Jeff Townsend, planner for Resort Concepts of Colorado, presented the site plan. The new site plan allows better traffic flow and space to turnaround. The existing landscape beds will be modified and the current fence will be realigned. The landscaping is comprised of a mix of drip irrigation, spray irrigation, and native beds that will not be watered. Two trees are proposed to be removed. The majority of the improvements and all of the structure are further than 150 ft. from the right-of-way.

Rick Hermes presented the architectural plan. The design was focused on creating a welcoming entrance to the Whitetail community and includes a small terrace and office for the “neighborhood ambassador” to work out of. Materials include stone, soft timbers, wood siding, and iron accents.

City Planner James presented the staff report and findings: This project is within the right-of-way and is not a platted or zoned lot. Water and sewer will be installed and eventually extended to the Discovery Center. The structure is less than 300 sq. ft. and has been modified since discussions with the Fire Department and McCall Building Official. Conditions regarding fence height and irrigation have already been resolved with staff.

The Public Hearing was opened. No one was present. The Public Hearing was closed.

Commissioner Clements recused himself due to potential conflicts of interest as a member of Whitetail. Commissioner Farnsworth made a motion to approve the application. Commissioner Tunnell seconded the motion. All commissioners voted aye and the motion carried.

DR-17-04, SR-17-03

1101 Warren Wagon Rd.

Millemann, Pittenger, and Pemberton LLP representing Shore Lodge Whitetail LLP: Design Review and Scenic Route applications to construct five new detached cottage units of approximately 750 sq. ft. each and associated parking area adjacent to and south of the Whitetail Lake Clubhouse for use as guest lodging. The parcel is zoned CC – Community Commercial and is more particularly described as:

Lot 1 and Portions of Lots 2 and 3, Shelworth Park Subdivision and Unplatted Parcels, Situate in Government Lot 2, Section 8, T18N, R3E, BM, City of McCall, Valley County, Idaho.

PUBLIC HEARING

Dan Scott, President of Shore Lodge Whitetail and resident of 501 West Lake St., presented the application. The applicant proposes 5 small cottages located in front of the old Manchester House, which is now the new Whitetail Club. The units will be used to house prospects for real estate or membership. Units will not have kitchens, will be approximately 700 sq. ft., and will be located very close to the club house. While the property is not within the whitetail PUD it is located on the Club House property.

Jeff Townsend, planner for Resort Concepts of Colorado, presented the site plan. Parallel parking is provided in front of each unit. The applicant has met with the City Arborist and will be submitting a tree protection plan prior to construction. Proposed landscaping includes planting of additional trees around the cottages and small lawns. Screening will also be provided between the highway and the Cottages, the rock wall that currently provides screening will also be maintained.

Rick Hermes presented the architectural plan. Exterior materials include stone and timber elements as well as other natural colors. Exposed rafters and other elements from the Shore Lodge are mimicked and give the illusion that these cabins are historical.

City Planner James presented the staff report and findings. These cabins are considered a hotel/motel use, which is a directly permitted use in the CC – Community Commercial zone. One parking space is provided for each sleeping room per City Code.

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

Commissioner Clements recused himself due to potential conflicts of interest as a member of Whitetail. Commissioner Tunnell made a motion to approve the application. Commissioner Williamson seconded the motion. All commissioners voted aye and the motion carried.

ROS-17-01

300 Mission St.

Russell Surveying representing Idaho Regular Baptist Bible Camps, Inc.: A Record of Survey application to combine six parcels into one parcel, totaling 43.97 acres. The lots are zoned R8 – Medium Density Residential, and R4 – Low Density Residential, and are more particularly described as:

Remainder of Govt. Lots 1 & 5, and Lots 5, 6, 14, and the S/2 of Lot 13, Mission Subdivision, Section 17, T18N, R3E, BM, City of McCall, Valley County, Idaho.

City Planner James presented the Staff Report. This application was on the Consent Agenda but was suggested to be pulled to New Business because an adjacent neighbor sent in written comments regarding the application. However, because the application was not noticed as a Public Hearing no testimony will be heard tonight. The letter was read into the record and is attached to the minutes.

The applicant is interested in modifying their Master Plan and Condition Use Permit (CUP) and had submitted this Record-of-Survey as a precursor. Any modification to the CUP will come before the Commission at a later date and will include a public hearing.

Commissioner Williamson made a motion to continue decision on this application until the May 2nd meeting when the CUP application would likely be presented. Commissioner Callan seconded the motion. All commissioners voted aye and the motion carried.

6. OTHER

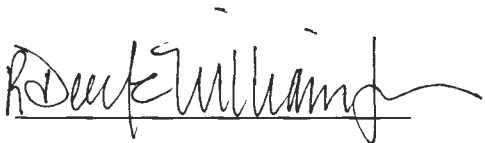
- Signs approved administratively – Steve’s Automotive moved to a new location.
- *McCall in Motion* Comprehensive Plan review of last week’s meeting.

7. ADJOURNMENT

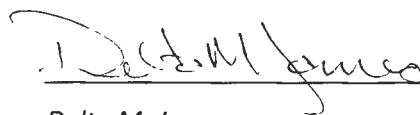
Commissioner Williamson made a motion to adjourn the meeting at 5:40PM. Commissioner Tunnell seconded the motion. All commissioners voted aye and the motion carried.

Signed: April 4, 2017

Attest:



R. Derek Williamson, Acting Chair
McCall Area Planning and Zoning Commission



Delta M. James
City Planner

Ladies and Gentleman of the McCall Area Planning and Zoning Commission-

It has recently come to our attention that our neighbors on N.Mission St, Idaho Regular Baptist Bible Camps Inc, have applied to combine multiple existing lots, provide access from Mather Rd, and in the near future, change the zoning in our neighborhood, Mission Subdivision, to R8(Medium Density Residential Zone), from its current status of R4(Low Density Single Family Residential Neighborhood) to better reflect and further their long range planning. We are respectfully voicing our concerns against these changes, as it will forever impact our neighbors and guests by greatly increasing traffic in a solely residential area and change the aesthetic of our quiet neighborhood.

May it be noted....Lots 5 & 6 of Mission Subdivision are incorrectly identified as R8 zoning in the McCall Area Planning and Zoning Commission Staff Report, Record ROS-17-01, dated March 7th, 2017. It is actually defined as R4.

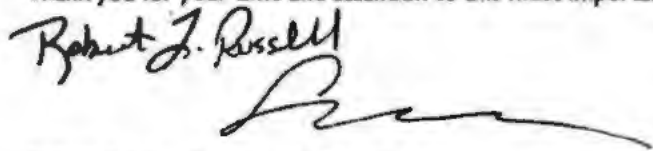
Firstly, our neighbors and ourselves' purchased homes based off of the current City of McCall Zoning/Mission Subdivision Plat that reflects R4 zoning, four single family residences per acre. Lots 5 & 6 are currently each .25acre lots and can therefore support one single family home per lot. By combining these lots with the much larger main camp parcel, the area of these small lots will be combined with a greater area and therefore not reflect their intended usage, or actual capacity.

Secondly, the proposed access off of Mather Rd., an otherwise quiet residential street is quite worrisome. Many camp visitors and staff travel in and out of the camp frequently and therefore would greatly increase the numbers of cars per day on Mather Rd., as well as create safety issues. N. Mission St. already provides access for larger numbers of vehicular traffic as the Forest Service and High School use it as their main access points, as well as Camp Pinewood. N. Mission should therefore remain the camp's access, as it better reflects current zoning, vehicle capacity and already practiced usage.

Lastly, our concerns lie in the overall changes to the character of our neighborhood. We are solely single family residences on our quiet, beautiful street that has remained unchanged for decades. There are multiple large Ponderosa Pines on both lots 5 & 6, three Pines of which directly lie on our shared property line, which we place immense value on. By tearing up these lots and placing multi-family residences where there are none, it disrupts the entire flow of our cherished neighborhood and goes against all current precedents.

Lots 5 & 6 of Mission Subdivision are incorrectly identified as R8 zoning in the McCall Area Planning and Zoning Commission Staff Report, Record ROS-17-01, dated March 7th, 2017. As invested residents respectfully voicing our concerns with these possible changes, we feel by approving the Application for Lot Combination, it will provide a slippery slope that will negatively impact our neighborhood safety and character, and therefore we ask that you respectfully deny the application.

Thank you for your time and attention to this most important decision.



Robert L. Russell & Stacy L. Bowers

March 6, 2017