

McCALL AREA

PLANNING AND ZONING COMMISSION

Minutes

April 4, 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

Commissioner Williamson, Commissioner Callan, Commissioner Thompson, Commissioner Farnsworth, and Commissioner Tunnell were present. Community Development Director Michelle Groenevelt, City Planner Delta James, Permit Technician Morgan Bessaw, City Engineer Philip Bowman, and Public Works Director Nathan Stewart were also present.

1. REVIEW & APPROVAL OF MINUTES

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

2. PRELIMINARY DEVELOPMENT PLAN REVIEW MEETINGS

Pre-App

141 Rio Vista Blvd.

Skifton Surveying representing Pat Hill: A Pre-Application for Subdivision and Planned Unit Development applications. The applicant is proposing a phased project with 4 lots in the first phase. The property is zoned R4 – Low Density Residential and is more particularly described as:

McCall Acreage Northerly portion of Tax Parcel 221, Government Lots 8 & 9, Section 8, T18N, R3E, BM, City of McCall, Valley County, Idaho.

Pat Hill, resident of 705 Brown Dr., presented the subdivision and planned unit development pre-applications. Water and sewer will be extended to the subdivision entrance this building season. Phase 1 will be four lots, additional lots will come through in a later phase. Pat is working with the Army Corps on permits for two ponds that will be part of the subdivision amenities. A conceptual plan will likely be coming through this summer.

Pre-App

Stinker Station

Epikos representing Stinker Stores: A Pre-Application for a Conditional Use permit to build a new 4,000 sq. ft. convenience store and gas station on the corner of Boydston and W. Lake St. The property is zoned CC – Community Commercial and is more particularly described as:

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

Roger Titmus of Stinker Station presented the pre-application. This pre-application contains several modifications resulting from recommendations by the Commission at a previous preliminary development review. The entrance to the development is located 190 ft. from the intersection of Boydston and W. Lake St. The fuel canopy was moved away from Lake St. to the rear of the property and the applicant would like it to be branded. The applicant would also like to propose a LED sign and was interested in what it would take to modify the City Code, which currently prohibits LED

signage. The landscape design was modified to provide space around the landscaping for snow storage. The proposal also includes a 4,000 sq. ft. convenience store with possible laundry facilities.

Delineation between what is and is not considered signage on the canopy would be helpful for a future application. Additionally, the only changeable signage allowed by code currently is the non-illuminated style of numbers. The Commission preferred the new site plan to the previous and thought the project would be beneficial in redirecting some traffic around the downtown core.

3. CONSENT AGENDA

4. OLD BUSINESS

5. NEW BUSINESS

CUP-17-04

1129 West Valley Rd.

Joseph Hill: Conditional Use Permit for large short term rental use of a residential property with an advertised maximum occupancy of thirty-six (36) 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.

PUBLIC HEARING

Kelly Hill, of Done Right Management located at 200 E. Park St., presented the application. The rental has designated quiet times from 10PM-8AM, which, is posted in the rules document and on signs around the house. The applicant has also started working with Noise Aware, a company that installs decibel reading software that will alert the property manager when the decibel reading reaches a preset level. This software will be installed before May 1, 2017.

One primary access will be used. Verita St. will no longer be used as an access to the property. The RV pad access off of West Valley Rd. will have a locked gate in front of it so that it cannot be used as access either, but will be reserved for RV use.

The applicant has been working with the developer for the Broken Ridge Commons and will connect to the sewer line once the developer has had it approved by Payette Lakes Recreational Water and Sewer District. The property will also need to connect to City water service, but the City will allow an extension for water connection until Sept. 30th.

City Planner James presented the staff report and findings. This large short term rental use is a new use, meaning it was not being used as such prior to the City ordinance requiring large short term rentals to obtain a Conditional Use Permit (CUP). The owners have stopped using the home as a rental until they can connect to sewer due to the size of their septic system per Central District Health Department's requirements. The applicant is requesting to set the use capacity at 36 people; if they want to increase capacity at a later date they will have to modify the CUP.

The Public Hearing was opened. Ms. James read written public comment received to date into the record.

Joe Klobucher, 1062 Karen St., spoke in opposition to the application. He is concerned about the noise and number of people that will be using the property and that it will be disruptive to the residential neighborhood. Mr. Klobucher does not want to open up Verita St. to through access because of the increased traffic through his neighborhood.

City Planner James addressed the Commission regarding a recent bill passed in the Idaho Legislature limiting local governments' abilities to prohibit short term rentals. It is not possible for the Commission to deny this use, however, it is possible to impose restrictions to mitigate life/safety concerns.

The Public Hearing was closed.

Commissioner Tunnell made a motion to recommend approval of the application to City Council with amended Condition 7 (seven) to address sewer only and add a new condition that the applicant must connect to City water by September 30th, no second public hearing required. Commissioner Thompson seconded the motion. All commissioners voted aye and the motion carried.

SUB-17-01, PUD-05-01, SR-17-05

1223 Herrick St.

Millemann, Pittenger, and Pemberton LLP representing Shore Lodge Whitetail LLC.: Subdivision Preliminary Plat, Minor PUD Amendment, and Scenic Route applications for twenty three (23) single family 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.

PUBLIC HEARING

Amy Pemberton of Millemann, Pemberton, and Pittenger LLP, 706 N. 1st St., presented the applications for a preliminary plat, scenic route review, and a minor PUD amendment. The parcel the subdivision is situated on is just over 10 acres. It was previously platted as part of Phase 1A and was approved as multi-use/open-space. This application calls for approval of the Design Guidelines for the units, the applicant is proposing to modify the City's entrance design and garage standards for these cottages. The application is also amending the PUD plan to show the subdivision and amend the density of the PUD.

Dan Scott of Shore Lodge Whitetail LLC, 501 W. Lake St., also presented. The Preliminary Plat will have 23 lots, slightly less than the pre-application, which proposed 25. There will be four single family residential models ranging from 1,300-2,500 sq. ft. from which that property owners can select. The neighborhood will be accessed off of Warren Wagon Rd. and will be open exclusively to Whitetail Members, both to purchase or to use as a short term rental.

Jeff Townsend with Resort Concepts of Colorado presented the landscaping plan. There is an existing berm with landscaping and trees that will help shield the view from the Scenic Route. There will also be landscaping within the shared common area, which will include lawn, shrubs, and trees. Several trees will be removed that are within the building and drive footprints and the application has worked with the City Arborist to help site units to minimize the number of trees being removed. Landscaping has been pulled back from the edge of the road to provide space for snow storage. Disturbed areas will be revegetated with native seed.

Rick Hermes presented the architectural plan. The exterior materials will consist of a mixture of stone, wood siding, wood shingles, and other natural hues and materials. A traffic study is not required by ITD because it is on a private road with less than fifty units. There will be an emergency access tying into the cul-de-sac on Herrick St. that will be graveled and gated for emergency use only. There is an existing gate on the private access off of the highway that will also remain and was approved as part of the original PUD. Single car garages as well as parking in front of the garage doors provides the two spaces required by McCall City Code per unit.

City Planner James presented the Staff Report and Findings and Conditions of Approval. The Public Hearing was opened, no one was present to speak. The Public Hearing was closed.

Commissioner Farnsworth made a motion to recommend the SUB and PUD applications for approval to City Council without a second public hearing. Commissioner Callan seconded the motion. All commissioner voted aye and the motion carried. Commissioner Farnsworth made a motion to approve the SR application. Commissioner Thompson seconded the motion, all commissioners voted aye and the motion carried.

CUP-17-01, DR-17-06

120 Idaho St.

CTA Architects representing the McCall Donnelly School District: Conditional Use Permit and Design Review applications to build a new 5,400 sq. ft. alternative high school facility. 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.

PUBLIC HEARING

Josh Hersal of CTA Architects, Boise, presented the application for a new four room high school. The planned capacity is for 40 students plus staff. Twenty-six parking spaces are provided along the side and rear of the school, two of which are ADA compliant. The site of the structure is pushed slightly forward toward Idaho St. to create a pedestrian feel. The proposed setback is 33 ft. off the front property line, although the current Civic Zoning allows for 0 ft. setbacks, and the adjacent residential zoning allows for 20 ft. setbacks.

The applicant has been working with the City on a plan for pedestrian facilities and landscaping along the front of the property. Idaho St. is proposed to be reconstructed with Local Option Tax funds in the near future and part of that project will be a separated path along the front of the School District parcel. The School District will landscape the first 15 ft. of the set-back after construction of the school, and finish landscaping the last 15 ft. of setback after the road and path have been finished.

The siting of the structure will also help preserve trees on the south side of the construction area, prevent reduction of the ball fields, and help best utilize solar panels on the roof of the structure. The new school is proposing to be a zero net building, meaning there will be solar panels installed for power and high efficiency insulation will also be used. No outdoor mechanical equipment is being proposed.

City Planner James presented the staff report and conditions of approval. The project site is within the greater McCall high school campus. The site is also the current location of Heartland High School, which serves 26 students. The school is currently located in multiple portable units.

The Public Hearing was opened. Ms. James read three emails into the record that were received from the public.

Wayne March, resident of 115 Idaho St., spoke in opposition to the project. He is concerned about the structure's proposed setback from Idaho St. and the lack of consideration on the part of the applicant to the neighbors' concerns. He is also concerned about tie-ins to the public utilities and whether they are visible or not. Mr. March also does not like the orientation of the building and is concerned about the impact of the construction to the current ditch and possible flooding.

Jim Foudy, School Superintendent and resident of 757 Chad Loop, spoke in favor of the project. As superintendent, Mr. Foudy has worked hard to meet the needs of all stakeholders, including the neighbors, the sports teams that use the ball fields, the City, and the students. He hoped this proposal would meet everyone's needs and be an asset to both the school and the neighborhood.

Cedar Pulliam, resident of 802 Wanda Ave., spoke in favor of the project. He has attended Heartland High School for two years and is happy that the school asked students to be part of the planning of the new school. He has put a lot of thought and work into the building and design, and is happy to have had the opportunity to have a lasting impact on the community.

Roseanna McCauley, resident of 1011 Bitterroot Dr., spoke in favor of the application. She supports giving the students a permanent structure and believes the project is beneficial to the community.

Kim March, resident of 115 Idaho St., is concerned about the location of the building on Idaho St. and its proximity to the street, as well as the size of the building. She is supportive of the school, but would like the front setback changed to approximately 50 ft., in line with the skate park.

Trudy Silvers, resident of Cascade, spoke on behalf of Cindy Loomer, adjacent landowner, against the application. She agrees with the neighbors that their concerns have been ignored and not taken into consideration throughout this process.

Josh Hersal, the applicant's representative, readdressed the Commission. Neighborhood meetings were held to discuss the project early on and the applicant and designers did consider other site options, however, they felt that this site plan worked the best for multiple reasons. Current zoning would allow 0 ft. setbacks from the front property line, the adjacent residential zoning would allow 20 ft. setbacks from the front property line, while the proposal calls for 33 ft. The building design also steps back away from the lot line so the maximum height is not oriented on the setback. The building is oriented east west to allow solar panels and to help with the goal of being net zero energy. Pushing the building south would force removal of healthy ponderosa trees and would cost the school district more money to reengineer the site. Great effort has been taken to make this a quiet structure with no outdoor mechanical equipment to disturb the neighborhood.

Public Works Director Nathan Stewart presented. He has worked with the applicant to plan for the Idaho St. reconstruction, landscaping, and the pedestrian path. An easement will likely be necessary in the future to address stormwater.

The Public Hearing was closed.

Commissioner Tunnell made a motion to recommend the CUP application to City Council with a second public hearing. Commissioner Farnsworth seconded the motion. All commissioners voted aye and the motion carried. Commissioner Tunnell made a motion to approve the design review application. Commissioner Farnsworth seconded the motion. All commissioners voted aye and the motion carried.

CUP-17-02, DR-17-08, SR-17-04, SH-17-03

2350 Warren Wagon Rd.

Better Buy Design representing Rob Seiler: Conditional Use Permit, Design Review, Scenic Route, and Shoreline & River Environs applications for a 340 sq. ft. addition to an existing 1,495 sq. ft. accessory structure, as well as a 280 sq. ft. addition to an existing home within the Shoreline and River Environs Zone. 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.

PUBLIC HEARING

Tom States of Better Buy Design, and resident of 13965 Rustic Rd., presented the application. The applicant proposes to add a bay and small covered porch entrance onto an existing garage. The garage came through the Design Review process last year because it is located on Warren Wagon, a Designated Scenic Route. At that time the garage was under 1500 sq. ft. and did not need a Conditional Use Permit. This addition of 340 sq. ft. will put the total sq. ft. over 1,500, requiring a Conditional Use Permit. All materials will match the existing structure. The applicant also proposes to add 280 sq. ft. onto the existing home on the site. With both improvements the lot coverage will be at 95% of allowable. Three trees will be added between the structure and the lake to help shield the structure from the lake, additionally no new trees will be removed. The Scenic Route side of the property is also heavily shielded by trees.

City Planner James presented the staff report and findings. The Public Hearing was opened, no one was present to speak, and the Public Hearing was closed.

Commissioner Tunnell made a motion to recommend the CUP application to the Valley County Boards of Commissioners for approval with no second public hearing. Commissioner Farnsworth seconded the motion. All commissioners voted aye and the motion carried. Commissioner Tunnell made a motion to approve the DR and SR applications. Commissioner Farnsworth seconded the motion. All commissioners voted aye and the motion carried.

DR-17-07, SH-17-02

910 Sylvan Creek Rd.

Better Buy Design representing Chris Davidson: Design Review and Shoreline & River Environs applications for a new 3,723 sq. ft. home adjacent to Payette Lake. The property is zoned R4 – Low Density Residential, is within the Shoreline and River Environs Zone, and is more particularly described as:

Amended Lot 19 C, Sylvan Beach Subdivision, Section 28, T19N, R3E, BM, Valley County, Idaho.

PUBLIC HEARING

Tom States of Better Buy Design, and resident of 13965 Rustic Rd., presented the application. The applicant proposes to build a new 3,800 sq. ft. home adjacent to Payette Lake. There is an existing cabin there that will be removed and replaced. The design of the new structure stays true to the layout and look of the original cabin with added square footage. The existing wood siding will be reused to side the new cabin and give the look of a historic structure.

The City Arborist has been to the site to discuss which trees need to be removed and which need to be protected. Two ponderosa trees will be removed due to their proximity of the building footprint, but will be replaced with two new ponderosa trees. There is presently tiered landscaping with shrubbery and potted plants. There is a separate small parcel between the lake and the structure. All existing landscaping will be maintained. A portion of the deck falls into the designated flood plain and a floodplain permit will be required.

City Planner James presented the staff report and the findings. The new cabin will be situated within the footprint area of the existing structure to be removed. The applicant is at 81% of allowable lot coverage. The Public Hearing was opened; no one was present to speak; the Public hearing was closed.

Commissioner Callan made a motion to approve the application. Commissioner Tunnell seconded. All commissioners voted aye and the motion carried.

**DR-17-02, SR-17-01, SH-17-01
121 W. Lake St.**

My Architect representing Curtis and Stacy Blum: Design Review, Shoreline & River Environs, and Scenic Route application to construct a new 6,125 sq. ft. home with an attached garage of 2,375 sq. ft. adjacent to Payette Lake and W. Lake St., a designated Scenic Route. The property is zoned R4 – Low Density Residential, is within the Shoreline and River Environs and Scenic Route overlay zones, and is more particularly described as:

Lot 5, South Shore Subdivision, Section 8, T18N, R3E, BM, City of McCall, Valley County, Idaho.

PUBLIC HEARING

Tim Lynch of My Architect, 504 Main St. Lewiston ID, presented the application. There is an existing home on the site that will be removed. The applicant has met with the City Arborist. Several trees are proposed to be removed on the west side of the property and the applicant will be protecting the significant trees on the north side of the home. The lot is sloped toward the lake and will have a daylight basement fronting the lake. Only one story will be visible on the Scenic Route side of the home, with a second story accessory dwelling over the garage.

The existing home has a U-shaped drive, which will be reduced to one access to meet Idaho Transportation Department and City of McCall access management plans. The driveway being removed will be revegetated with native vegetation and used for storm water management and snow storage. The total height of the structure as viewed from the lake is 33 ft., or 28 ft. from existing grade. The current design has large blank walls facing the adjacent property that are not consistent with McCall Design Guidelines.

Curtis Blum, the applicant and resident of 3831 Hwy. 8, Troy ID, presented. The exterior colors will be natural hues with a dark hues on the shingles. The railing on the lake side porch is proposed as

clear glass with a top rail. The landscaping plan maintains the lawn area and adds tall native grasses along the rock wall to help break up the view of the large expanse of sod.

City Planner James presented the staff report and findings.

The Public Hearing was opened.

Steve Eddy, 119 W. Lake St., has no problem with the plan but is concerned about a tree he worked to save on his own property that is near the shared property line. He does not want it to be damaged during the construction of the new structure.

Tim Lynch and Curtis Blum readdressed the commission regarding the landscaping plan and grading that will take place on the east side of the property.

The Public Hearing was closed.

The Commission discussed the application and the lack of materials present to approve the application. Three new conditions of approval were suggested:

1. Prior to issuance of a building permit, the applicant shall submit, for City staff review, structure exterior material and color details in keeping with the McCall Design Guidelines, including the lake fronting garage door and railings.
2. Prior to issuance of a building permit, the applicant shall revise the east building elevation to include windows to break up the blank wall expanse of the garage.
3. Prior to issuance of a building permit, the applicant shall submit a revised landscaping plan that includes plantings along the second tier boulder retaining wall comparable to the planting beds shown along the lakefront boulder retaining wall.

Commissioner Callan made a motion to approve the application with the amended conditions. Commissioner Tunnell seconded the motion. All commissioners voted aye and the motion carried.

DR-17-09, SH-17-04

1344 Ridgeway Ln.

J Treux Architecture representing Craig Shoemaker: Design Review and Shoreline and River Environs applications for a new 6,603 sq. ft. home adjacent to Payette Lake. The property is zoned R4 – Low Density Residential and is more particularly described as:

Tax Parcel 62, Lot 5, Luck's Point Subdivision, Section 26, T19N, R3E, BM, Valley County, Idaho.

PUBLIC HEARING

Jevon Treux, of J Treux Architecture in Boise, presented the application. There are three existing structures on site that will be removed. The application is for a new single family residence. A video of a digital flythrough of the project was presented. The lawn area is broken up and surrounded by other plantings to mask the sod. A significant portion of the lot coverage is used up by the driveway to get to the residence because it is a large parcel. Exterior materials include wood lap, stone, timber logs, and natural colors. Light fixtures will meet outdoor ordinance. The design follows the natural curve of the site along the lake. The structure is primarily single story with a small section of walkout daylight basement that is screened with landscaping from the adjacent property. Six trees are proposed to be removed and the applicant will work with the city arborist before removal.

City Planner James presented the staff report and findings. The application is at 99% of allowable lot coverage. The Public Hearing was opened; no one was present; the Public Hearing was closed.

Commissioner Tunnell made a motion to approve the application. Commissioner Farnsworth seconded, all commissioners voted aye and the motion carried.

6. OTHER

- Signs approved administratively
- *McCall in Motion* Comprehensive Plan Update
- Introduce Philip Bowman – New City Engineer

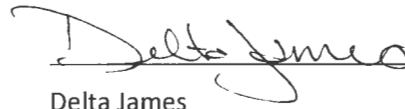
7. ADJOURNMENT

Commissioner Tunnell made a motion to adjourn the meeting at 8:42 PM. Commissioner Williamson seconded, all commissioners voted aye and the motion carried.

Signed: May 2, 2017

Attest:


Fallon Fereday, Chair
McCall Area Planning and Zoning Commission


Delta James
City Planner