

**McCALL AREA  
PLANNING AND ZONING COMMISSION**

**Minutes**

**May 2, 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 Farnsworth, and Commissioner Williamson were present. City Planner Delta James, Permit Technician Morgan Bessaw, and City Engineer Philip Bowman were also present.*

**1. REVIEW & APPROVAL OF MINUTES**

*Commissioner Clements made a motion to approve the April 4, 2017 minutes. Commissioner Callan seconded the motion. All commissioners voted aye and the motion carried.*

**2. PRELIMINARY DEVELOPMENT PLAN REVIEW MEETINGS**

**Pre-Application**

**Eberle Garage – Eastside Dr.**

McCall Design and Planning representing Glen & Gail Eberle: A Pre-Application for a Conditional Use Permit to build an accessory dwelling unit and garage with a footprint totaling 2,334 sq. ft. The property is zoned Rural Residential and is more particularly described as:

Southerly portion of Government Lot 1, NW1/4, NE1/4, Section 23, T19N, R3E, BM, Valley County, Idaho.

Heather Susemihl of McCall Design and Planning presented the pre-application for a Conditional Use Permit, Design Review, Shoreline and River Environ Zone and Scenic Route review. The applicant proposes to build a large shop with an Accessory Dwelling Unit as part of a phased project. The applicant will come back through design review at a later date the main residence. Exterior materials include metal siding and natural colors. The steep elevation between the main house and the garage as well as thick trees prevents the garage from being seen from the lake. The garage will be well shielded from both the Scenic Route and Payette Lake. There is no specific landscaping plan, the area is heavily forested and the natural vegetation will be maintained. The applicant will have more information when the surveyor has completed his survey.

The Commission suggests providing additional materials that demonstrate what is going to happen to disturbed areas and providing photos of the site to demonstrate adequate screening is already in place. If retaining walls are needed, they can be no taller than four vertical feet, staggered with three feet in between each.

**3. OLD BUSINESS**

**SH-16-10**

**261 Morgan Dr.**

Mark Thorien: A Shoreline and River Environ Zone application to construct a new single family home and attached garage of 3300 sq. ft. adjacent to the Payette River. The property is zoned R4 – Low Density Residential and is more particularly described as:

Lot 12, Block 2, River's Crossing Subdivision, situate in S1/2, Section 17, T18N, R3E, BM, City of McCall, Valley County, Idaho.

Mark Thorien presented the application. The project was initially presented to Planning and Zoning in November 2016 but the Commission had unanswered questions remaining at that time, specifically if the project met the 50 foot shoreline setback and about the landscaping plan. The house is situated 65 feet from the high water mark of the Payette River. The trees on site will be maintained and the remainder of the landscaping with consist of natural vegetation.

City Planner James presented the Staff Report and Findings. The neighborhood has its own Design Review Committee, which has approved the proposed structure. The bank is very steep adjacent to the property and the site is situated several feet above the river. Spruce trees and aspen groupings will be added to the site.

*Commissioner Williamson made a motion to approve the application. Commissioner Clements seconded the motion. All commissioners voted aye and the motion carried.*

#### **4. NEW BUSINESS**

##### **CUP-17-05, DR-17-12, ROS-17-01**

##### **300 N. Mission St. – Camp Pinewood**

Camp Pinewood: A pre-application presentation for a Conditional Use Permit application to update the existing approved camp Master Plan and associated CUP. The update calls for the addition of property, facilities, and access points as well as an increase in occupancy capacity. The property is primarily zoned R8 – Medium Density Residential and is more particularly described as:

McCall Acreage, Pt. of Gov't. Lot 7, Section 8, Pt. of Gov't. Lot 1, Section 17, T18N, R3E, B.M.,  
City of McCall, Valley County, Idaho.

##### **PUBLIC HEARING**

Bill Daniels, Executive Director of Camp Pinewood located at 300 Mission St., presented the project. Camp Pinewood has been in place for more than 70 years in its present location. The current Conditional Use Permit was obtained in 2002 and was updated in 2007. The new CUP application proposes an update to the master plan, and increase in occupancy from 185 campers to 400, as well as development of a secondary emergency access, two staff housing units, and a lot combination.

The need for a secondary access spurred the purchase of two single family lots adjacent to the Camp to use as staff housing with the driveway also serving as an emergency access to the camp. The access will be signed and gated. A grading and drainage plan is in the process..

City Planner James presented the Staff Report and Findings. This application has three pieces to consider. First is a Record of Survey to combine the two parcels on Mather with the Camp Pinewood property to create a single parcel over 43 acres. There is a split zoning in place with the camp zoned R8 – Medium Density Residential and the two parcels on Mather zoned R4 – Low Density Residential. Combining the parcels does not remove the underlying zoning. A camp use is conditionally permitted in either zone. McCall City Code allows for kit homes and manufactured homes so long as they meet setback requirements, which these do. If they were not being proposed by a Camp, no Planning and Zoning review would be required.

The update to the master plan would increase the occupancy from 185 persons to 400. At present, the current capacity is rarely ever reached. The Camp operates primarily in the summer. The applicant is also proposing to include future projects such as a new chapel, recreation center, replacement of old cabins, a new office and welcome center, and a tent camping area. Emergency access was recommended by City Staff to improve safety, especially with the increased occupancy. Access off of mission will still be the primary access and will have a 20 ft. paved apron., A secondary access should be located on a different street than the primary access, which is why this access was proposed off of Mather Rd., not Mission.

The Public Hearing was opened. Ms. James provided public comments submitted in writing.

Stacy Bowers, resident of 104 Mather Rd., spoke against the application. While she appreciates the Camp has been a good neighbor in the past, she has concerns about the Conditional Use Permit and doubling the camp capacity. Ms. Bowers is also concerned that the emergency access would be better situated at Deinhard Ln. or Mission St. where it wouldn't increase traffic on the residential road and about the character of the proposed residences.

Robert Duran, resident of 102 Mather Rd., spoke in opposition to the application on behalf of the property owner of 102 Mather Rd. He is opposed to having a mobile, manufactured, kit, or tiny home on the street as these housing types do not conform to the aesthetic of the neighborhood.

The Public Hearing was closed.

The Commission felt that there was not enough information provided on the design of the home, siting, screening, or landscaping for a complete Design Review. They were also concerned about some of the issues that the neighbors brought up concerning the manufactured homes being proposed as staff housing and whether they fit with the character of the neighborhood. They did believe the secondary access was positioned well. The Commission requested photos from Mather Rd. to give a sense of screening, complete grading and stormwater information, and details regarding the look of the gate itself and proposed signage.

*Chair Fereday reopened the public hearing. Commissioner Williamson made a motion for a continuance of the application and the public hearing to the June 6<sup>th</sup> meeting. Commissioner Callan seconded the motion. Commissioner Clements voted nay. All other commissioners voted aye and the motion carried.*

#### **SUB-05-01 Minor Amendment, PUD-05-01 Final Plan Amendment, DR-17-05**

##### **Open Space Parcel M**

Millemann, Pittenger & Pemberton LLP representing Shore Lodge Whitetail LLP: Subdivision minor amendment to create a lot within Open Space M. Amendment to Planned Unit Development Final Plan to classify the newly created lot within Parcel M as a Recreation / Mixed Use lot for a sales office. Design Review application to construct a new discovery center and offices with associated access and parking area within the newly created lot within Parcel M of Whitetail PUD. 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.

##### **PUBLIC HEARING**

Amy Pemberton of Millemann, Pittenger, and Pemberton LLP, 706 N. 1<sup>st</sup> St., and Dan Scott of Whitetail and Shore Lodge, 501 W. Lake St, presented the applications for a minor plat amendment, PUD amendment, and Design Review. The minor plat amendment is to create a new lot within the current Open Space M parcel. This lot will be used to construct the new Discovery Center. The parcel has designated wetlands and the applicant is working with the US Army Corps of Engineers to obtain the appropriate permits. The PUD Amendment will change the use of the parcel from open space to recreation / mixed use. It will also amend the recreation mixed use definition to include offices space. With this designation, the parcel will be able to be turned over to the homeowners association at a later date.

The structure is two story, 2,300 sq. ft., has a covered outdoor patio, conference rooms, and a living room area with a fire place. The building will be used to host meetings and act as a real estate sales and design center. In the future when it is handed over to the Homeowners Association, it will serve as a neighborhood community center and will be able to host small events. The structure will be a homeowner amenity, not a member amenity. Exterior materials include natural tones and materials. Per McCall City Code, five (5) parking spaces are required, however, ten (10) are provided, one of which is ADA compliant. The structure and improvements will not be visible from Boydston.

Ms. James presented the staff report and conditions. The public hearing was opened. No one was present to speak. The public hearing was closed.

*Commissioner Williamson made a motion to recommend the SUB and PUD applications to City Council for approval without a second public hearing. Commissioner Callan seconded the motion. All Commissioners voted aye and the motion carried. Commissioner Farnsworth made a motion to approve the Design Review application. Commissioner Williamson seconded the motion. All commissioners voted aye and the motion carried.*

### **DR-17-13, SH-17-13**

#### **2755 Eastside Dr. - Paradise Point Camp**

McCall Design and Planning representing Episcopal Diocese of Idaho: A Design Review application to construct three (3) new dormitory cabins, a new maintenance building, and a new residence for the Camp Director. The property is zoned RR – Rural Residential and is more particularly described as:

Parts of Government Lots 2, 3, & 4, SW1/4, NE1/4, Section 23, T19N, R3E, BM, Valley County, Idaho.

#### **PUBLIC HEARING**

Marty Beck, director of Paradise Point Camp located at 2755 Eastside Dr., and Luke Vannoy, of McCall Design and Planning located at 121 Commerce St., presented the application. The camp has been operating since 1935 and has had a Conditional Use Permit since 2014. The proposed structures are part of the previously approved Camp Master Plan. Occupancy is currently 110 individuals and is primarily utilized in the summer.

Structures being proposed include a director's residence, maintenance building, three dormitory cabins, and expansion of Foote Hall. Exterior materials include board and bat vertical siding, cedar, metal wainscot, and shingle roof and will be the same for all structures. The director's residence is approximately 1,900 sq. ft. with a detached two car garage. Site work as part of Phase 1 would include a new emergency access and designated gravel surface parking.

Ms. James presented the staff report and findings. The proposal is in substantial conformance with the approved Camp Master Plan. The public hearing was opened. No one was present to speak. The public hearing was closed.

*Commissioner Williamson made a motion to approve the application. Commissioner Clements seconded the motion. All commissioners voted aye and the motion carried.*

**DR-17-14, SR-17-06**

**2272 Warren Wagon Rd.**

John and Jean Weaver: Design Review and Scenic Route applications to construct a 960 sq. ft. addition on an existing cabin located on Warren Wagon Rd., a designated Scenic Route. The property is zoned R4 – Low Density Residential and is more particularly described as:

Lot 3, Block 1, State Subdivision - Amended Cedar Knoll Acres, a portion of sections 28, 32, and 33, T19N, R3E, BM, Valley County, Idaho.

**PUBLIC HEARING**

John and Jean Weaver presented the application for an addition and new foundation. The current cabin has a cinder block foundation and is unusable in the winter. The applicant would like to lift the house and pour a foundation under the cabin and build a 960 sq. ft. addition. A few small trees will be removed, including one leaning on the house. There is substantial screening with the remaining trees between the structure and the Scenic Route, and the house will not be visible. The exterior materials will match the current cabin and will be include rust and tan siding.

Ms. James presented the staff report and findings. Lot coverage will be at 50% of allowable coverage. The applicant proposes moving the house 5 ft. to the south to accommodate the addition and meet the minimum 15 ft. side setback.

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

*Commissioner Clements made a motion to approve the application. Commissioner Williamson seconded the motion. All commissioners voted aye and the motion carried.*

**DR-17-15**

**311 E. Deinhard Ln.**

Epikos Design representing Barrett and Taylre Lamm: A Design Review application to construct a new 3,895 sq. ft. commercial office space. The property is zoned CC – Community Commercial and is more particularly described as:

Lot 18, Village Square Commercial Center, SE1/4, NW1/4, Section 16, T18N, R3E, BM, City of McCall, Valley County, Idaho.

**PUBLIC HEARING**

Barrett Lamm, resident of 106 Brookdale Dr., and Wayne Ruummele of Epikos Design, 303 Colorado St., presented the application. The applicant is proposing a new commercial building totaling 3,895 sq. ft. with two stories and a full basement. The design maximizes the setbacks. Snow storage and parking is provided by the building owners association. An ADA compliant sidewalk is proposed with both steps and a ramp.

Ms. James presented the staff report and findings. There is an easement along the front of the property to allow space for a sidewalk. The sidewalk design is not currently standardized across all units and there are issues with the current design not allowing enough space for both an ADA compliant sidewalk and ramp. Proposed exterior siding is cement with a finish to resemble stucco in natural colors. Commercial projects require bicycle parking which is yet to be included.

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

*Commissioner Clements made a motion to approve the application. Commissioner Williamson seconded the motion. All commissioners voted aye and the motion carried.*

**5. OTHER**

- Signs approved administratively – Third St. Inn
- *McCall in Motion* Comprehensive Plan and Transportation Master Plan Update – Multiple public meetings have been held over the last couple of weeks. A draft will be available later this summer.
- Choose dates for extra June meeting – The Commission would prefer not to have two back to back meetings. Thursday June 1<sup>st</sup> would be preferable.

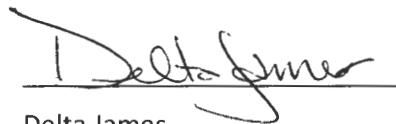
**6. ADJOURNMENT**

*Commissioner Williamson made a motion to adjourn the meeting at 8:42 PM. Commissioner Callan seconded the motion. All commissioners voted aye and the motion carried.*

Signed: June 6, 2017

Attest:

  
Fallon Fereday, Chair  
McCall Area Planning and Zoning Commission

  
Delta James  
City Planner