

McCALL AREA

PLANNING AND ZONING COMMISSION

Minutes

June 6, 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 Williamson, Commissioner Clements, Commissioner Tunnell, and Commissioner Farnsworth were present. City Engineer Philip Bowman, City Planner Delta James, and Permit Technician Morgan Bessaw were also present.

1. REVIEW & APPROVAL OF MINUTES

Commissioner Clements made a motion to approve the May 2, 2017 Minutes. Commissioner Callan seconded the motion. All commissioners voted aye and the motion carried.

2. PRELIMINARY DEVELOPMENT PLAN REVIEW MEETINGS

Pre-App Cam's Self Storage

Lots 34-38, Block 3, Riverside Subdivision

Cam Echanis: A Pre-Application for a Conditional Use Permit to construct a Self Service Storage Facility with 30 units. The property is zoned I – Industrial and is more particularly described as:
Lots 34-38, Block 3, Riverside Subdivision, Section 16, T18N, R3E, BM, City of McCall, Valley County, Idaho.

Cam Echanis, resident of 845 W. Rollins St. Boise, presented the pre-application for a self-storage unit complex in the industrial area off of Mission St. The site plan has been modified after working with the City Planner to meet snow storage and other needs.

City Planner James presented: The preliminary review is for a Conditional Use Permit (CUP) to reduce the setback standard from Helmich St. from 20 ft. to 12 ft. The minimum street front setback in the Industrial Zone is 20 ft., however, the City Code allows for reduced setbacks in this zone with a Conditional Use Permit. A CUP is also required for storage units in this zone.

3. CONSENT AGENDA

ROS-17-04

1882 Warren Wagon Rd.

Droulard Land Surveying representing Glen and Gail Eberle Living Trust: A Record of Survey application to split a single parcel of 2.227 acres into three parcels of approximately 0.4, 0.5, and 0.76 acres respectively with approximately 0.5 acres remaining deeded for Warren Wagon Rd. right of way. The parcel is zoned R4 – Low Density Residential and is more particularly described as:
Tax Parcel 4, Government Lot 1, Section 5, T18N, R3E, BM, Valley County, Idaho.

ROS-17-05

175 Crowley Ln.

Droulard Land Surveying representing Robert Tucker: A Record of Survey application to split an existing lot of 21.153 acres into two lots of approximately 10.5 acres each. The parcel is zoned RR – Rural Residential and is more particularly described as:

Easterly portion of Tax parcel 34, S1/2, Government Lot 6, Section 6, T18N, R3E, BM, City of McCall, Valley County, Idaho.

ROS-17-06

1019 & 1021 Penstemen Place

Droulard Land Surveying representing Tim and Shirley Sampson: A Record of Survey application to combine two lots of approximately 0.5 acres each into a single parcel of 1.1 acres. The parcels are zoned R4 – Low Density Residential and are more particularly described as:

Lots 10 & 11, Block 4, Amended Spring Mountain Ranch Subdivision 1, Section 10, T18N, R3E, BM, City of McCall, Valley County, Idaho.

Commissioner Tunnell made a motion to approve the Consent Agenda. Commissioner Farnsworth seconded the motion. All commissioners voted aye and the motion carried.

4. OLD 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 – Continued from May 2, 2017 meeting.

Bill Daniels, resident of 300 Mission St., presented the application, which was continued from the last meeting. The applicant has provided an updated site plan, drainage and grading plan, elevations and material colors, and site photos since the last meeting. The proposed emergency access road was also removed from the proposed plan after speaking with the fire department, which approved the camp to work on an emergency access plan in lieu of the secondary access. The application will no longer be asking to combine the two residential parcels with the camp parcel.

Ms. James presented the staff report and findings. There will no longer be an emergency access. The applicant has modified the grading plan to preserve trees on site where possible, the area is heavily treed.

The Public Hearing was closed.

Commissioner Williamson made a motion to recommend CUP-17-05 for approval to City Council with a second public hearing. Commissioner Callan seconded the motion. All commissioners voted aye and the motion carried. Commissioner Williamson made a motion to approve DR-17-12 and to have a continuance on ROS-17-01 until the next meeting. Commissioner Tunnell seconded the motion. All commissioners voted aye and the motion carried.

5. NEW BUSINESS

Development Agreement

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

Millemann, Pittenger, and Pemberton representing Alpine Village Townhomes LLC.: Development Agreement to defer certain improvements related to the development of a 30 unit townhome project. The property is zoned R16 – High Density Residential 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, 701 N. 1st St., presented the Development Agreement. This formalizes the agreements being made by the applicant related to both on and off site improvements. The applicant is no longer contesting any of the previous findings. The development agreement runs with the land and would transfer to the new owners should the property sell in the future.

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

Commissioner Williamson made a motion to recommend the Development Agreement to City Council for approval. Commissioner Tunnell seconded the motion. All commissioners voted aye and the motion carried.

DR-17-16, ROS-17-07

327 E. Deinhard Ln.

Epikos Land Planning and Architecture representing Mark Jensen: A Record of Survey application to combine two lots of 0.06 acres each into a single lot of 0.12 acres. A Design Review application to construct a 1,200 sq. ft. addition onto an existing commercial office space. The property is zoned CC – Community Commercial and is more particularly described as:

Lot 11, Village Square Commercial Center, SE1/4, NW1/4, Section 16, T18N, R3E, BM, City of McCall, Valley County, Idaho.

PUBLIC HEARING

Wayne Rummele, 1050 Fireweed, presented the application. The applicant is proposing to combine two commercial lots in the Village Square Commercial Center and to expand the existing dental office located at 327 Deinhard Ln. into the adjacent lot. Minimal grading will be required, the applicant will provide ADA accessible sidewalks as well as bike racks. One large tree located at the front property corner will be removed due to the building footprint. Materials will match the existing structure.

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

Commissioner Clements made a motion to approve both applications. Commissioner Tunnell seconded the motion. All commissioners voted aye and the motion carried.

DR-17-18

1505 Chris Ln.

Scott and Rebecca Hurd: A Design Review application to construct a 2,556 sq. ft. addition on an existing residence of 1,536 sq. ft., resulting in a combined square footage greater than 3,500 sq. ft. The property is zoned RR – Rural Residential, and is more particularly described as:

Lot 8, Falcon Ridge Estates, SE1/4, NW1/4, Section 19, T18N, R3E, BM, Valley County, Idaho.

PUBLIC HEARING

Scott Hurd, resident of 1505 Chris Ln., presented the application. The proposal is for an addition, which will put the house over 3500 sq. ft. The parcel is greater than 6 acres and is well within allowable lot coverage. There is currently a small existing home above the garage; additional garage and living space is proposed. The existing landscaping will be maintained and a second driveway will be added with County approval. Due to significant grading changes, a retaining wall will be required, will meet City Code for height, and will be landscaped. Outdoor lighting specs were provided during the meeting. Materials will match existing wood siding. The maximum height will be 30 ft.

Ms. James presented the staff report and findings. 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-17-20, SH-17-06

2088 Payette Dr.

Pivot North Design representing Joan Sullivan: Design Review and Shoreline and River Environ Zone applications to construct a new 878 sq. ft. detached garage on a parcel adjacent to Payette Lake. The parcel is zoned R4 – Low Density Residential and is more particularly described as:

Lot 30, Payette Lake Cottage Sites, Section 32, T19N, R3E, BM, Valley County, Idaho.

PUBLIC HEARING

Joan Sullivan, 118 N. Walnut St. Boise, presented the project. There is currently a non-conforming garage on the property that is partially situated on the neighboring property. The applicant proposes to remove this structure and replace with a new garage to meet code. The structure will not be visible from the lake. The applicant situated the house so as to preserve as many trees as possible, only one tree will be removed.

Ms. James presented the staff report and findings. The new structure is 875 sq. ft., 18 ft. tall, and will put the property at 97% of allowable lot coverage. The tree to be removed is not a significant healthy tree.

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 Farnsworth seconded the motion. All commissioners voted aye and the motion carried.

DR-17-21, SR-17-07, SH-17-07

1924 Warren Wagon Rd.

Erstad Architects representing Elizabeth and Andrew Scoggin: Design Review, Scenic Route, and River and Shoreline Environ Zone applications to construct a new 4,592 sq. ft. home on Warren Wagon Rd, a designated Scenic Route, and adjacent to Payette Lake. The property is zoned R4 – Low Density Residential and is more particularly described as:

Lot 4, Payette Lakes Cottage Sites, Section 32, T19N, R3E, BM, Valley County, Idaho.

PUBLIC HEARING

Cheryl Peirce of Erstad Architects presented the project. There is an existing log cabin located within the 50 ft. shoreline setback that will be relocated off site; an existing shed and trailer will also be removed. Sixteen trees on site will need to be removed within the building site. However, the property will retain many trees that will shield the structure from view. The tree removal plan has been approved by the City Arborist. The applicant also proposed additional aspens and native landscaping. There is a significant grade change on the property and retaining walls will be present around the egress windows in the downstairs units. Materials will include natural colors and materials such as stone and lap siding. The existing drive aisle will be maintained.

Ms. James presented the staff report and findings. The total structure is approximately 4,500 sq. ft. with a maximum height just under 35 ft.

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 Tunnell seconded the motion. All commissioners voted aye and the motion carried.

DR-17-22

1598 Lakeridge Dr.

Robnett Properties McCall representing Don and Theresa Burkes: A Design Review application to build a new 4,579 sq. ft. house. The property is zoned R1 – Residential 1 Acre, and is more particularly described as:

Lot 5, Block 1, Meadow Lake Estates, Section 6, T18N, R3E, BM, City of McCall, Valley County, Idaho.

PUBLIC HEARING

Mike Robnett, resident of 129 Brundage View Ct., presented the application for a new single family home greater than 3,500 sq. ft. The building site has been adjusted to preserve trees where possible. The applicant has met with the City Arborist to discuss the tree removal plan and options for preserving two significant trees located to the front of the property. There is an abandoned ditch in the rear yard that will be filled. Minimal landscaping is proposed at this time. Materials include natural colors and stone accents.

Ms. James presented the staff report and conditions of approval. The structure is 4,500 sq. ft. and will put the property at 70% of allowable lot coverage.

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-17-23, SR-17-08

2037 Warren Wagon Rd.

Kelly Bickle: Scenic Route and Design Review applications to construct a new 2,061 sq. ft. cabin on Warren Wagon Rd., a designated Scenic Route. The property is zoned R4 – Low Density Residential and is more particularly described as:

Lot 2, Block 3, Amended Pinecrest Addition to Payette Lakes Cottage Sites, Section 32, T19N, R3E, BM, Valley County, Idaho.

PUBLIC HEARING

Kelly Bickle, resident of 1116 N. 6th St. Boise, presented the project. There is an existing cabin on the site that will be removed. The proposed structure is just under 2,000 sq. ft. The property is heavily treed and will screen the structure from the Scenic Route. There is a creek on the property that will be protected during the construction and which had the culvert replaced three years ago. Materials will be of natural colors and materials including cedar siding. Natural landscaping is proposed.

Ms. James presented the staff report and findings. The public hearing was opened. There was no one 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-17-24, SR-17-09

184 Industrial Loop

Lisa Curtis Architecture PLLC representing Salmon Raft Boathouse LLC: Design Review and Scenic Route applications to construct a new 3,760 sq. ft. office and storage structure adjacent to Boydston St., a designated Scenic Route. The property is zoned I – Industrial, and is more particularly described as:

Lot 1, McCall Industrial Park, NW1/4, SW1/4, NW1/4, Section 17, T18N, R3E, BM, City of McCall, Valley County, Idaho.

PUBLIC HEARING

Lisa Curtis presented the project. The applicant is proposing to construct a permanent location for a local business that is currently operating as a home occupation. The site is very visible, located along the Scenic Route on Boydston St. The structure will be primarily used as a boathouse and storage but will include a small office and commercial space with an open patio for customers to use as a meeting space. The parcel is located at the entrance to Industrial and could help encourage new development in the area. The parcel also abuts a residential zone to the north. Setbacks are 20 ft. on three sides, with paved parking adjacent to Industrial Loop and landscaping adjacent to Boydston St. Materials include a mix of barn wood and metal siding with signage constructed of barn wood and rusted steel.

Ms. James presented the staff report and findings. The building will be covered in silver galvanized exterior siding.

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 Tunnell seconded the motion. All commissioners voted aye and the motion carried.

DR-17-19

411 E Deinhard Ln.

Craig Campbell representing Campbell and Sons Entertainment Group LLC: Sign Design Review application and appeal of administrative denial of a proposed push-through illuminated sign of 52.5 sq. ft. for PlayLive Nation to be installed on the business front. The property is zoned CC – Community Commercial, and is more particularly described as:

Tax #37 and Tax #38 SE4 NW4, amended Tax #81 IN SW4 NE4, Section 16, T18N, R3E, B.M., City of McCall, Valley County, Idaho.

Craig Campbell, resident of 601 Thompson Ave., presented the application and appeal of an administrative denial for new commercial signage. The nationwide franchise is updating their signage and the applicant would like to update theirs as well. The proposed sign has been specifically created to meet the spirit of the McCall Design Guidelines. The lighting is considered halo lighting, however, it has translucent sides that light passes through which is not allowed by McCall City Code. Some examples were presented and are attached to the minutes from other companies using this lighting style in other communities.

Ms. James presented the appeal denial. The denial was based on two factors, the first being that current code does not allow internal illumination, which this sign proposes. Approving one sign that does not meet code opens the door for other applications down the road and would not be a consistent application of the code. Secondly, McCall Design Guidelines suggest the use of natural colors and materials, which this application does not utilize.

There was significant discussion amongst the commission related to the current sign code and the upcoming code rewrite. The rewrite presents an opportunity to reconsider additional types of signage and the applicant is encouraged to participate in the public involvement portions at that time.

Commissioner Williamson made a motion to deny the appeal. Commissioner Callan seconded the motion. All commissioners voted aye and the motion carried.

6. OTHER

- Signs approved administratively – Payette Dream Coffee Shop
- Special P&Z meeting date – July 18th
- *McCall in Motion* Comprehensive Plan update

7. ADJOURNMENT

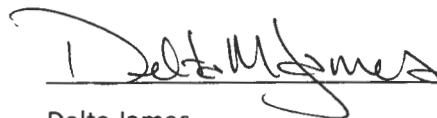
Commissioner Williamson made a motion to adjourn the meeting at 7:00 PM. Commissioner Callan seconded the motion. All commissioners voted aye and the motion carried.

Signed: July 11, 2017

Attest:



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



Delta James
City Planner