

McCALL AREA PLANNING AND ZONING COMMISSION

Minutes

July 11, 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 Tunnell, Commissioner Clements, Commissioner Callan, Commissioner Farnsworth, Commissioner Thompson, 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 June 6, 2017 minutes. Commissioner Tunnell seconded the motion. All Commissioner voted aye and the motion carried.

2. PRELIMINARY DEVELOPMENT PLAN REVIEW MEETINGS

Pre-App

1926 Warren Wagon Rd.

McCall Design and Planning representing Lori Laub: A Pre-Application for a Conditional Use Permit to construct a detached garage totaling 2,244 sq. ft. The property is zoned R4 – Low Density Residential and is more particularly described as:

Lot 5, Payette Lakes Cottage Sites, Section 32, T19N, R3E, BM, Valley County, Idaho.

Luke Vannoy of McCall Design and Planning, 121 Commerce St., presented the pre-application for an accessory structure over 1,500 sq. ft. The structure includes a three car garage with storage above. The upstairs will remain as storage until an attached residence is added at a future date. A cluster of smaller diameter trees will be removed. The site design takes into account several larger diameter trees that will be preserved.

3. CONSENT AGENDA

CUP-16-02, DR-16-25, SR-16-09 – Extension Request

201 N. 3rd St.

Joseph Swinford, Wild River Java: Request for a 6-month extension (to January 28, 2018) of the Conditional Use Permit, Design Review and Scenic Route approvals originally obtained July 28, 2016. The project includes a new 1164 sq. ft. building with drive-through windows, driveway, and parking area to replace the existing Wild River Java drive-up coffee shop. The property is zoned CC – Community Commercial and is more particularly described as:

Tax # 31, SE4, NW4, S16, T18N, R3E, McCall Acreage, B.M., City of McCall, Valley County, Idaho.

ROS-17-01

300 N. Mission St. – Camp Pinewood

Idaho Regular Baptist Bible Camps, Inc: A Record of Survey application to combine existing lots within Camp Pinewood. 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.

SR-17-11

1643 Ginney Way

Better Buy Design representing Todd Elson: Scenic Route application to construct a new single family residence with an attached garage totaling 2024 sq. ft. adjacent to Spring Mountain Blvd., a designated Scenic Route. The property is zoned R4 – Low Density Residential and is more particularly described as:

Lot 22, Block 1, Lick Creek Meadows Subdivision Phase 1, SE ¼, Section 3, T18N, R3E, BM, City of McCall, Valley County, Idaho.

Commissioner Tunnell made a motion to approve the Consent Agenda items. Commissioner Clements seconded the motion. All Commissioners voted aye and the motion carried.

4. OLD BUSINESS

5. NEW BUSINESS

PUD-17-01, SUB-17-02

414 Rio Vista Blvd. – Eagle Lake Subdivision

Millemann, Pittenger, and Pemberton LLP representing Pat Hill: Planned Unit Development General Plan and Subdivision Preliminary Plat applications for a new eight (8) unit Planned Unit Development, and a Preliminary Plat for Phase 1 to consist of five (5) units. The property is zoned R4 – Low Density residential and is more particularly described as:

Tax Parcel 221, Situate in Government Lots 8 and 9, Section 8, T18N, R3E, BM, City of McCall, Valley County, Idaho.

PUBLIC HEARING

Pat Hill, resident of 705 Brown Ave., presented the application for an eight (8) unit Planned Unit Development and Preliminary Plat for Phase 1 to consist of 5 lots and open space. Phase 2 as proposed will have three additional lots. A snow easement has been provided on Rio Vista Blvd. There is also an increased setback from 20 ft. to 30 ft. setback along Rio Vista Blvd. to help preserve the character of the neighborhood.

Amy Pemberton of Millemann, Pittenger, and Pemberton LLP, 706 N. 1st St., presented. A PUD is required because the subdivision is greater than 4 acres. An application for the same parcel came through Planning and Zoning several years ago that proposed 20+ units and current zoning would allow close to 30 lots; the eight lots being proposed are well below maximum density. The open space is greater than 20% of the Phase 1 acreage. Other amenities include a public fire pit and benches. Phase 2 will have additional amenities.

A footpath will connect the furthest parcel to the open space so that all parcels have access. Utilities will be connected to City water and sewer. The three parcels in Phase 2 will be allowed to have septic, however, if the applicant chooses to increase the density, sewer will be required.

Ms. James presented the staff report and the recommended conditions of approval. The Code encourages a connected street network and connected pathways rather than a dead-end street and

pathways that do not connect through the development. The general PUD plan remains valid for 7 years, at which point if a final plan has not been approved the application will need to come back through Planning and Zoning. The final plat needs to be recorded within 18 months. The Army Corps will need to verify the wetlands before recordation.

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

Commissioner Tunnell made a motion to recommend the application for approval to City Council. Commissioner Clements seconded the motion. All Commissioners voted aye and the motion carried.

SUB-17-01 Final Plat and Development Agreement

Shore Lodge Cottages

Millemann, Pittenger, and Pemberton LLP representing Shore Lodge Whitetail LLC: A Subdivision Final Plat application for the Shore Lodge Cottages, totaling twenty-three (23) units, as well as a development agreement. The property is zoned CC – Community Commercial and R4 –Low Density Residential, and is more particularly described as:

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

PUBLIC HEARING

Amy Pemberton of Millemann, Pittenger, and Pemberton LLP, 706 N. 1st St., and Dan Scott of Shore Lodge, 501 W. Lake St., presented the application for a final plat and development agreement. These units will be included in a rental pool for Whitetail members. Ms. Pemberton reviewed the preliminary conditions of approval. The US Army Corps is still working on final wetland delineation. The applicant plans to sell the lots before the utilities are all installed, hence the development agreement. Whitetail has an existing development agreement from earlier land use applications and did not want to have multiple pending development agreements so this is an amendment to the existing development agreement. There is another portion of Phase 1A that has a pending development agreement that the applicant would like to have extended to 2019.

Ms. James presented the staff report and the findings. The public hearing is due to the development agreement, not the final plat.

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

Commissioner Thompson made a motion to recommend the application to City Council for approval. Commissioner Farnsworth seconded the motion. All Commissioners voted aye and the motion carried.

CUP-17-07, SUB-17-03 Minor Amendment

Jake's Landing – 601 Thompson Ave.

Robnett Properties McCall: Conditional Use Permit and Subdivision Minor Amendment applications to convert the existing Jake's Landing Condominiums to townhouse units, and to amend the plat to turn eight (8) undeveloped plated condo parcels into a single parcel. The property is zoned R8 – Medium Density Residential and is more particularly described as:

Jake's Landing Condominiums No. 1, Situate in the NW1/4, SE1/4, Section 9, T18N, R3E, BM, City of McCall, Valley County, Idaho.

PUBLIC HEARING

Mike Robnett, resident of 129 Brundage View Ct., presented the application. The subdivision was originally platted in the 1980s as three four-unit condominiums. The applicant would like to change the platting from condominiums to townhomes. The remainder of the parcel will remain unplatted and developed at a later date. The sixth parcel will be a common area that will be shared between the existing townhomes and any future development parcel owners. No construction is proposed.

Ms. James presented the staff report and the conditions.

Clyde Dillon, resident of 601 Thompson Ave. #4 spoke in favor of the application. The residents have been treating the units as townhomes historically.

Craig Campbell, resident of 601 Thompson #3, also spoke in favor of the application.

Ms. James read an email from Margo Denning, owners of 601 Thompson Ave. #1 & #2, into the record in favor of the application.

The public hearing was closed.

Commissioner Clements made a motion to recommend the application to City Council for approval without a second public hearing. Commissioner Tunnell seconded the motion. All Commissioners voted aye and the motion carried.

**CUP-17-06, DR-17-25, SR-17-10, SH-17-08
3741 Eastside Dr.**

McCall Design and Planning representing Glen and Gail Eberle: Conditional Use Permit, Design Review, Scenic Route, and River and Shoreline Environ Zone applications to build a garage with an accessory dwelling totaling 4,500 sq. ft. The property is zoned RR - 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.

PUBLIC HEARING

Heather Susemihl of McCall Design and Planning, 121 Commerce St., presented the application. There have been some changes to the application since the preliminary review. The garage site was moved from the south side of the property to the north side. The new site has less topography. The applicant would like to put solar panels on the garage and the new site is well situated to accommodate solar. Landscaping is proposed to remain natural and will be revegetated after construction. The site is well shielded from both the scenic route and the lake views by forest. The exterior materials will be dark greys, browns, and rust colors to blend into the surrounding. Few trees will be removed. Septic will be allowed because of the distance to tie in to the sewer line. Stormwater will be addressed independently for each phase of the project.

Ms. James presented the staff report and the conditions of approval. A Conditional Use Permit is necessary for an accessory structure greater than 1500 sq. ft. The primary structure will be built at a later date. The proposed structure is approximately 4500 sq. ft., 34 ft. in height, and situated more than 250 ft. from the scenic route.

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

Commissioner Tunnell made a motion to recommend the Conditional Use Permit to the Valley County Board of Commissioners for approval without a second public hearing. Commissioner Clements seconded the motion. All commissioners voted aye and the motion carried.

Commissioner Tunnell made a motion to approve the DR, SR, and SH applications. Commissioner Clements seconded the motion. All commissioners voted aye and the motion carried.

DR-17-29, SH-17-09

1400 Mill Rd.

Falash Company representing Jennifer and Edwin Vining: Design Review and Shoreline and River Environs Zone application to construct a new mixed use building totaling 3,395 sq. ft. adjacent to Payette Lake. The Property is zoned CBD – Central Business District and is more particularly described as:

Lots 1 and 2, Block 5, McCall's 1st Addition, Section 9, T18N, R3E, BM, City of McCall, Valley County, Idaho.

PUBLIC HEARING

Mike Falash, resident of 733 E. Bannock Boise, presented the application. The application is for a mixed use structure with both residential and commercial use. The access to the residential portion of the building will be located off Mill Rd. with the access to the commercial portion located off E. Lake St. The commercial portion of the structure will be ADA compliant and include a ramp at the entrance. The residential unit will also have interior access to the commercial portion but it will have the ability to be locked off.

Large Ponderosa Pines located on the Lake St. side will be protected. The commercial unit will be used for small community activities and as a rental for events. No food service areas will be provided. On street parking is available and no other parking is required because the project is located in the Urban Renewal District. Exterior materials will be a mix of wood, stone, and metal.

Jennifer Vining, the applicant and resident of 213 N. Flynn St., presented. The commercial portion was designed as a space to host corporate retreats and for small community events that are quiet in nature. The applicant plans to advertise via a website and word of mouth. The space can accommodate approximately 30 people.

Ms. James presented the staff report and the conditions of approval. The parcel is located in the Central Business District, which requires that any residential structure be part of a mixed use project with at least 50% of the ground floor in public or commercial use. The total structure is approximately 3400 sq. ft. Curb, gutter, and sidewalk would typically be required, however, the city has a long range plan for that area as part of the urban renewal district that proposes a boardwalk on the opposite side of the street. Therefore the applicant will contribute an amount equal to the cost of those amenities to the City to invest in pathways in this area. Bicycle parking is provided as required by code.

The public hearing was opened.

Elizabeth Elfering, resident of 1395 Greystone, spoke about her concerns that traffic on Mill St. would increase due to the commercial development. She also wanted to know what the height of the structure facing Mill St. would be.

Mary Surge, resident of 1307 E. Lake St., spoke for both herself and her neighbor Vikki Paulson. The City's comprehensive plan is being reviewed and Ms. Surge requested that the application be put on hold until those rewrites are finished. She is concerned about the commercial zoning in the area and would like for the zoning to be reconsidered as residential. E. Lake St. is primarily residential in nature and is used by many families that frequent Brown Park and the marina. She is very concerned about parking due to increased commercial traffic. Although the applicant is proposing a quiet commercial use, future owners could utilize the structure for a more intense commercial use.

Patience Thoreson, resident of 211 Ernesto, was concerned that the commercial space would not be utilized as such and questioned who was responsible for monitoring and enforcing that use.

Ms. James addressed the Commission regarding issues that arose during Public Comment. The Commission must make their decisions based on the current zoning and code and that applications can only be delayed if information is missing. McCall City Code also states that within an Urban Renewal District no additional parking needs to be considered. A large parking area is located nearby. There is nothing in the code that requires the commercial building to be used to a certain extent, however, if the commercial space was determined to be in residential use that could result in code enforcement. Mill St. does not allow parking so if parking is happening there it will be a matter of enforcement by the Police Department. Snow cleats will be utilized to hold the snow on the roof because the setback is less than 10 ft.

The public hearing was closed.

The commission expressed concern about whether there is any intention to utilize the commercial space, however, the structure does meet code. The Commission appreciated the design and that the structure did not maximize the height.

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

DR-17-30

210 Rio Vista Blvd.

Dominick and Jodi Guliuzza: A Design Review application to construct a new single family residence in excess of 3,500 sq. ft., with 2,960 sq. ft. of living space and 1,899 sq. ft. of garage. The property is zoned R4 – Low Density Residential and is more particularly described as:

Tax Parcel 103, Situate in the W1/2, NE1/4, NW1/4, NW1/4, Section 17, T18N, R3E, BM, City of McCall, Valley County, Idaho.

PUBLIC HEARING

Dominick Guliuzza, resident of 214 Rio Vista, presented the application. The proposed structure includes a large shop on the ground floor with a single family residence located on the second and third floors. The structure is setback from the road on a three acre flag lot. The drive way is shared for the first 300 ft. with the other property and an access easement is in place. The site is situated to preserve as many trees as possible, natural landscaping is also proposed. Exterior materials will be a

mix of stone, wood, stucco in light grey, and horizontal cedar plank siding. There is a natural grade of about 9 ft. across the entire building site.

Ms. James presented the staff report and the conditions of approval. The total structure is approximately 5,000 sq. ft. and 34.5 ft. tall. The grading plans are slightly unclear; any retaining walls in the setback cannot be taller than 30 in.

The public comment was opened. There was no one present to speak. The public comment was closed.

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

SUB-05-08 Minor Amendment

Merganser Lake – McCall River Ranch

Millemann, Pittenger, and Pemberton LLP representing McCall River Ranch: A Subdivision Minor Amendment application to reconfigure Lot 2 into three (3) lots, and convert Lots 101 and 103 into Common Area. The total number of lots is to remain unchanged. The property is zoned RE – Residential Estate, and is more particularly described as:

Portions of Merganser Lake PUD, Situate in NE1/4, Section 20, T18N, R3E, BM, City of McCall, Valley County, Idaho.

Amy Pemberton of Millemann, Pittenger, and Pemberton LLP, 706 N. 1st St., presented the application along with Mike Hart, president of McCall River Ranch. A minor plat amendment is being proposed that will reconfigure Lot 2 into tree lots, and will convert two other lots into common area, leaving the total number of lots unchanged. The two new lots are smaller than other parcels and will appeal to a wider range of buyers. The amendment will also lower the density of the parcels adjacent to the pond. The Homeowners Association approved the amendment to the CC&Rs and the designation of the lots as common area. Each new lot will have its own designated septic drain field.

Ms. James presented the staff report. Most of the conditions are minor edits to the plat.

Commissioner Thompson made a motion to recommend the application to City Council for approval. Commissioner Farnsworth seconded the motion. All commissioners voted aye and the motion carried.

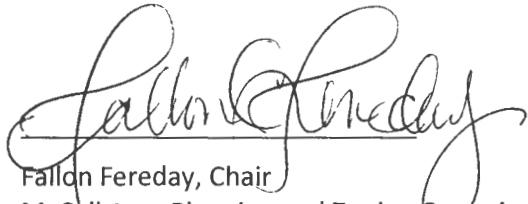
6. OTHER

- Signs approved administratively – none
- *McCall in Motion* Comprehensive Plan Update – The City is actively reviewing the draft comp plan, which will go out for public comment around the end of the summer. The code amendment will follow shortly.

7. ADJOURNMENT

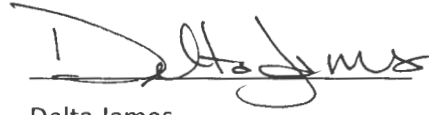
Commissioner Tunnell made a motion to adjourn the meeting at 6:52 PM. Commissioner Thompson seconded the motion. All commissioners voted aye and the motion carried.

Signed: August 1, 2017



Fallon Fereday, Chair
McCall Area Planning and Zoning Commission

Attest:



Delta James
City Planner