

**McCALL AREA**  
**PLANNING AND ZONING COMMISSION**

**Minutes**

**September 5, 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 Clements, Commissioner Callan, Commissioner Thompson, and Commissioner Williamson were present. City Planner Delta James, Permit Tech Morgan Bessaw, and City Engineer Philip Bowman were also present.*

**McCall Comp Plan Update**

Community Development Director Michelle Groenevelt presented the Comp Plan Update. The draft plan is available for review. Six sections have been produced in separate issues and will be presented to the Commission at the October 3<sup>rd</sup> meeting. A public hearing will be held on November 7<sup>th</sup>. Please send any comments to Ms. Groenevelt as soon as possible.

**1. REVIEW & APPROVAL OF MINUTES**

*Commissioner Williamson made a motion to approve the July 18, 2017 and August 1, 2017 minutes. Commissioner Clements seconded the motion. All commissioners voted aye and the motion carried.*

**2. PRELIMINARY DEVELOPMENT PLAN REVIEW MEETINGS**

**Pre-application (SUB)**

**Whitetail**

Millemann, Pittenger and Pemberton LLP representing Shore Lodge Whitetail LLC: A pre-application presentation to introduce the "Fairways," a development consisting of 34 townhouse units and 7 single family lots bordering the Whitetail Golf Club. The property contains multiple residential zoning, is defined as multi-family residential in the Whitetail PUD, and is more particularly described as:

Parcels of land situate in the E1/4 E1/2 SW1/4 SE1/4 and the SE1/4 of the SE/14 of Section 7, T. 18 N., R. 3 E., B.M., City of McCall, Valley County, Idaho.

Dan Scott of Shore Lodge Whitetail, 501 W. Lake St, presented the pre-application for a new subdivision within an existing PUD. The lots would be accessed through the primary Whitetail gated entrance and would consist of 34 townhomes, comprised of 17 two-unit buildings, as well as 7 estate lots of approx. 2 acres each. Residential units would be approx. 3,000 sq. ft. each.

Amy Pemberton of Millemann, Pemberton, and Pittenger LLP, 706 N 1<sup>st</sup> St., also presented. The parcels are already zoned multi-family residential. The proposed density is 1.5 units per acre, much less than the allowable 4 units per acre.

The Commission expressed an interested in visiting the site at a future date.

**Pre-application (PUD, SUB)**

**520 1<sup>st</sup> St.**

Heather Susemihl: A pre-application for a Planned Unit Development and Subdivision to construct 5 townhomes. The property is zoned R8 – Medium Density Residential and is more particularly described as:

Easterly portion of McCall Acreage Amended Tax Parcels 201 and 202, SW1/4, SW1/4, Section 9, T18N, R3E, B.M., City of McCall, Valley County, Idaho.

Heather Susemihl of McCall Design and Planning, 121 Commerce St., presented the pre-application. The property is zoned R8 – Medium Density Residential and is located adjacent to the pedestrian path behind the High School and Skate park. There is a sewer easement running through the property. The applicant would like to phase the project with one building being built prior to starting on the second. The buildings would comprise 5 units, a duplex and a triplex, three stores each with an attached oversized single car garage. There are existing structures on site which will be removed. The site is heavily treed. A development agreement will need to be included in the full application to allow for the phasing.

**3. CONSENT AGENDA**

**ROS-17-08**

**304 Placid St.**

Droulard Surveying representing Diana Withen: A Record of Survey application to combine two existing lots of record into a single parcel of approximately 0.46 acres. The property is zoned R4 – Low Density Residential and is more particularly described as:

Lots 9 and 10, Hidden Subdivision, situate in NE1/4, NW1/4, Section 16, T18N, R3E, B.M., City of McCall, Valley County, Idaho.

**ROS-17-09**

**432 Rio Vista Blvd.**

Droulard Surveying representing Idelle Edelstein Trust: Record of Survey application to combine two existing lots of record into a single parcel of approximately 25,671 sq. ft. The property is zoned R4 – Low Density Residential and is more particularly described as:

Lots 28 and 29, Rio Vista Subdivision No. 2, situate in Gov't Lot 9, Section 8, T. 18 N., R. 3 E., B.M., City of McCall, Valley County, Idaho

**ROS-17-10**

**809 N 3<sup>rd</sup> St.**

Skiftun Land Surveying representing May Rental LLC: Record of Survey application to combine the May Hardware store parcel with the storage unit parcel to the east into one 2.019 acre parcel. The parcels are zoned CBD – Central Business District and are more particularly described as:

McCall Acreage parcels situate in the SE1/4 of Gov't Lot 3, Section 9, T. 18 N., R. 3 E., B.M., City of McCall, Valley County, Idaho

**ROS-17-11**

**Miles Standish Rd.**

Skiftun Land Surveying representing Swan Family Properties LLC: Record of Survey application to split a single parcel of record into two parcels of 4.105 acres each. The property is zoned R4 – Low Density Residential and is more particularly described as:

A parcel of land situate in the NW1/4 of the SW1/4, Section 3, T. 18 N., R. 3 E., B.M., City of McCall, Valley County, Idaho

**ROS-17-12**

**1625 Davis Ave.**

Secesh Engineering representing Bruce G. and Carmen L. Modglin Trust: Record of Survey application to split a single parcel of record into two parcels of 13,497 sq. ft. and 16,498 sq. ft. in area. The property is zoned R8 – Medium Density Residential and is more particularly described as:

McCall Acreage situate in NE1/4 of the NE1/4, Section 9, T. 18 N., R. 3 E., B.M., City of McCall, Valley County, Idaho

**DR-17-40, SH-17-13**

**1299 Warren Wagon Rd.**

Douglas Cobb representing Darby Webb: Design Review and Shoreline applications to construct a 488 sq. ft. single story addition to an existing residence. The property is zoned R4 – Low Density Residential, is within the Shoreline and River Environs Zone and is more particularly described as: Lot 12 Block 1, Recorder's Plat, situate in Section 8, T. 18 N., R. 3 E., B.M., City of McCall, Valley County, Idaho

*Commissioner Clements made a motion to approve all items on the Consent Agenda. Commissioner Thompson seconded the motion. All commissioners voted aye and the motion carried.*

**4. OLD BUSINESS**

**5. NEW BUSINESS**

**CUP-17-08, DR-17-42, SR-17-14, SH-17-14**

**1926 Warren Wagon Rd.**

McCall Design and Planning representing Lori Laub: Conditional Use Permit, Design Review, Scenic Route and Shoreline applications to construct a separated accessory garage with storage above totaling 2186 sq. ft. The property is zoned R4 – Low Density Residential, Scenic Route Overlay, and Shoreline and River Environs and is more particularly described as:

Lot 5, Payette Lakes Cottage Sites, situate in SE1/4 SW1/4 Section 32, T. 19 N., R. 3 E., B.M., Valley County, Idaho

**PUBLIC HEARING**

Luke Vannoy of McCall Design and Planning, 121 Commerce St., presented the application for a garage over 1,500 sq. ft. The current property owner has remodeled an existing cabin on the site. The proposed garage will have storage above that will become living space at a future date when a new cabin is built and attached to the garage. There are existing sheds on the site that will be relocated. The adjacent property recently came through Design Review as well and the two landscaping plans will tie together to provide screening between the two properties. Exterior materials include wood, stone, and garage door panels designed to look like frosted glass.

Ms. James presented the staff report and findings. The project meets setbacks and lot coverage, and allows for the future home to meet the code as well. Approximately 7 significant trees will be removed.

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

*Commissioner Williamson made a motion to recommend the CUP for approval to the Board of County Commissioners. Commissioner Clements seconded the motion. All commissioners voted aye and the motion carried.*

*Commissioner Williamson made a motion to approve the design review, scenic route, and shoreline applications. Commissioner Clements seconded the motion. All commissioner voted aye and the motion carried.*

**DR-17-41**

**1469 Meadows Rd.**

William Senkosky: Design Review application to construct a 4200 sq. ft. residence that resembles a barn with garage below and apartment above. The property is zoned RR – Rural Residential and is more particularly described as:

McCall Acreage situate in NE1/4 NE1/4 SW1/4 Section 6, T. 18 N., R. 3 E., B.M., City of McCall, Valley County, Idaho

**PUBLIC HEARING**

Bill Senkosky, 1469 Meadows Rd., presented the application for a large barn style residence and attached garage. The ground level will be utilized as a garage and shop area with the residence located on the second floor. The parcel is located on the unimproved section of Meadows Rd. and is 10 acres so the structure will hardly be visible from outside the property. The barn is part of a kit home package and will utilize natural wood tones.

Ms. James presented the staff report and findings. The code requires homes over 3,500 sq. ft. be stamped by an architect to ensure that there is thoughtful design. The proposed structure is much larger than most kit homes, which do not normally come through Planning and Zoning. The structure is sited more than 100 ft. from the property lines. The commission is only looking at the project due to size.

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

**PUD-16-01, SUB-16-04**

**Silverpine Village Townhomes – 209, 211, & 213 Washington St.**

Millemann, Pittenger, and Pemberton LLP representing Silverpine Village LLC.: Planned Unit Development Final Plan and Subdivision Final Plat applications for a 30 unit townhome development. 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.

Steve Millemann of Millemann, Pittenger, and Pemberton LLP, 706 N 1<sup>st</sup> St., presented the application. The final plat is in substantial conformance with the approved general plan. The applicant finds all proposed conditions acceptable.

Ms. James presented the staff report and findings. The plans are in substantial conformance with the general plans. Additional landscaping has been incorporated along the property boundary facing the scenic route as was suggested by the Commission at an earlier date.

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

**6. OTHER**

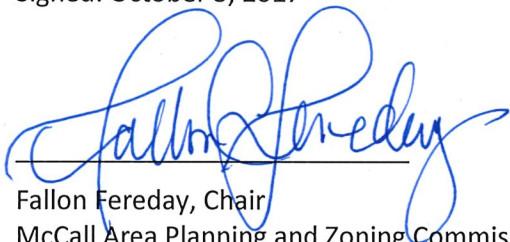
- Signs approved administratively – Ridley’s Market
- Discussion on code rewrite and comp plan related to design guidelines
- Work session on Comprehensive Plan update with consultant team was scheduled for 3:30 p.m. on Tuesday, October 3, 2017 prior to the regularly scheduled monthly Planning and Zoning meeting.

**7. ADJOURNMENT**

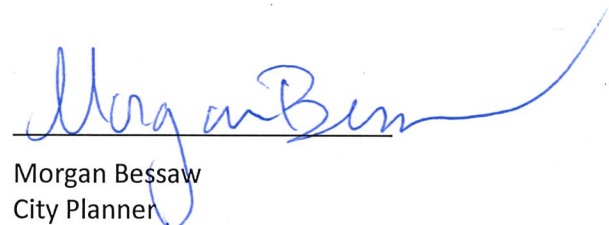
*Commissioner Williamson made a motion to adjourn the meeting at 5:45 PM. Commissioner Clements seconded the motion. All Commissioners voted aye and the motion carried.*

Signed: October 3, 2017

Attest:



Fallon Fereday, Chair  
McCall Area Planning and Zoning Commission



Morgan Bessaw  
City Planner