

MCCALL AREA

PLANNING AND ZONING COMMISSION

Minutes

October 3, 2017 – 3:30 p.m.

McCall City Hall – Lower Level

216 East Park Street, McCall, ID 83638

COMMISSION MEETING – Began at 3:30 p.m.

CALL TO ORDER AND ROLL CALL

Chair Fereday, Commissioner Tunnell, Commissioner Callan, and Commissioner Farnsworth were present. City Planner Morgan Bessaw, Economic Development Planner Delta James, Community Development Director Michelle Groenevelt, Public Works Director Nathan Stewart, and Logan Simpson Consultant Krissy Gilmore were also present.

Commissioner Williamson arrived at 4:30.

1. REVIEW & APPROVAL OF MINUTES

Commissioner Tunnell made a motion to approve the September 5, 2017 minutes. Commissioner Farnsworth seconded the motion. All commissioners voted aye and the motion carried.

2. MCCALL AREA COMPREHENSIVE PLAN UPDATE (1 HOUR)

Michelle Groenevelt introduced Ms. Gilmore. A brief history was presented of the Comprehensive Plan Update and Transportation Master Plan process to date, including public involvement activities. A more in-depth presentation of each section of the Comp Plan followed with highlights of recommended policies and implementation tools. The future land use plan was reviewed as well as the Transportation Master Plan.

3. PRELIMINARY DEVELOPMENT PLAN REVIEW MEETINGS

Pre-App

908 Fairway Dr.

Ann Moffat representing Chad Moffat: A pre-application for a Conditional Use Permit to convert a single family home into two townhomes. The property is zoned R8 – Medium Density Residential and is more particularly described as:

Lot 5, Block 4, Timberlost V, NW1/4, Section 10, T18N, R3E, BM, City of McCall, Valley County, Idaho.

Ann Moffat presented the pre-application for a Conditional Use Permit to convert an existing duplex home into two townhomes. A dividing wall will divide the existing loft which is open to both units. The parcel will also be divided so that each side can be sold separately. A record of survey will need to be applied for at the same time as the Conditional Use Permit.

Pre-App

450 Crowley

Beau Value: A pre-application for a Conditional Use Permit to construct an accessory garage totaling 3,680 sq. ft. The property is zoned RR – Rural Residential and is more particularly described as:

McCall Acreage, SW1/4, SE1/4, Se1/4, Section 1, T18N, R2E, BM, City of McCall, Valley County, Idaho.

Beau Value, resident of 745 Deer Forest, presented the pre-application for an accessory structure greater than 1,500 sq. ft. The applicant is working to hold the neighborhood meeting and provide additional materials by the next application deadline.

4. CONSENT AGENDA

ROS-17-13

1511 & 1513 Roosevelt Ave.

Droulard Land Surveying representing Tanglefoot Investments LLC: A Record of Survey application to adjust the lot lines between four parcels to reflect as-built locations of townhouses in Greystone Village 1 Subdivision. The property is zoned R4 – Low Density Residential and is more particularly described as:

Lots 3, 4, 5, & 7, Block 2, Greystone Village I, Situate in Government Lot 1, Section 9, T18N, R3E, BM, City of McCall, Valley County, Idaho.

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

5. OLD BUSINESS

DR-17-37, SH-17-12

1500 E. Lake St. – Brown Park

City of McCall: A Design Review and Shoreline and River Environs Zone applications to replace an existing play structure with a new one and to construct a temporary volleyball court and improve pathways. The property is zoned CV – Civic, and is more particularly described as:

McCall Acreage Amended Tax Parcel 15-A, Situate in Government Lots 1 & 2, Section 9, T18N, R3E, BM, City of McCall, Valley County, Idaho.

PUBLIC HEARING – Continued from August 1, 2017 meeting.

Kurt Wolf from the City of McCall presented the application, which was continued from the August meeting. The application materials have been updated with the final playground equipment designs, the community garden no longer being proposed, and with more details related to the temporary volleyball court.

Ms. James presented the staff report and findings. The application still proposes installation of underground sleeves for a temporary volleyball structure to be used during City of McCall Parks and Recreation sponsored events as well as select park reservations. The existing beach volleyball court will remain in Legacy Park and continue to be used as the primary volleyball facility. Volleyball is currently allowed in Brown Park if people bring their own equipment. Once the temporary court is installed it will allow the City more opportunity to manage and regulate volleyball within Brown Park. The application also proposes new plantings along the parcel boundaries help delineate between public and private property.

The public hearing was continued from the August meeting. Ms. James read a letter against the proposal into the record, which is attached. 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.

6. NEW BUSINESS

CUP-17-09, DR-17-46, SH-17-17

1300 E. Lake St.

Millemann, Pittenger, and Pemberton LLP representing Mile High Marina: Conditional Use Permit, Design Review, and Shoreline and River Environ Zone applications to construct a new fixed pier dock totaling 2,400 sq. ft. on an existing marina building. The parcel is zoned CV – Civic and is more particularly described as:

State Lease #M-216-97, McCall Acreage, Government Lot 2, NW1/4, Section 9, T18N, R3E, BM,
City of McCall, Valley County, Idaho.

PUBLIC HEARING

Steve Millemann of Millemann, Pittenger, and Pemberton LLP., 706 N. 1st St., presented the application for a new dock structure. The marina preexisted the existing ordinances and is considered an existing conditional use, however, the expansion of the use requires a Conditional Use Permit (CUP). The new free standing dock will be approximately 2,400 sq. ft. and will be located along the west and north sides of the building to provide moorage for non-motorized watercraft and possible restaurant seating. Access to the lake for non-motorized watercraft will occur through a breach in the existing breakwater, to help minimize conflicts with motorized watercraft.

The applicants have already obtained a permit from Idaho Department of Lands, the US Army Corps of Engineers, and Idaho Department of Water Resources. After discussions with the City, the applicant has revised the site plan to enhance pedestrian use of the facility. Pedestrian stripping will connect to Legacy Park, the crosswalk will be reoriented, and a second ADA parking space will be added. Bicycle parking will also be located on site. There are no objections to the proposed conditions.

Mr. Millemann read eight letters of support into the record for the application, which are attached. Ms. James presented the staff report and conditions. The public hearing was opened.

Randal Sparks, resident of 781 Sheila Ln., spoke in favor of the application. He believes the non-motorized access will be very beneficial.

Robert Lilly, resident of 1305 Louisa Ave., spoke in favor of the application. He believes the non-motorized access will be extremely beneficial.

Alex Marshal, resident of 1425 Clements Rd., spoke in favor of the application. The non-motorized access will be very beneficial for safety.

Kurt Wolf, Parks and Recreation Director for the City of McCall, spoke in favor of the application. The City has been working very hard to clean up the area north of the marina and to make it more useable for non-motorized watercraft.

Tor Driftlot, resident of 1346 Par Ln., spoke in favor of the application. The expanded deck will improve the customer experience and also help reduce congestion on the water.

The public hearing was closed.

Commissioner Williamson made a motion to recommend the Conditional Use Permit application to City Council for approval without a 2nd public hearing. Commissioner Tunnell seconded the motion. All commissioners voted aye and the motion carried.

Commissioner Williamson made a motion to approve the Design Review and Shoreline and River Environs Zone applications. Commissioner Tunnell seconded the motion. All commissioners voted aye and the motion carried.

DR-17-45, SH-17-16, ROS-17-14

2385 Eastside Dr.

Millemann, Pittenger, and Pemberton LLP representing Joe Scott: Design Review, Shoreline and River Environ Zone, and Record of Survey applications to adjust the lot line between two existing parcels totaling 35.25 acres, creating three parcels totaling 2.72, 2.96, and 29.61 acres respectively. A new 6,989 sq. ft. residence is proposed on the 2.72 acre parcel located adjacent to Payette Lake. The property is zoned R4 – Low Density Residential and is more particularly described as:

Tax parcel 6 & 7, situate in Government Lot 4, Section 26 and NW1/4, NE1/4, Section 35, T19N, R3E, BM, Valley County, Idaho.

PUBLIC HEARING

Steve Millemann of Millemann, Pittenger, and Pemberton LLP., 706 N. 1st St., presented the application. The record of survey proposes to create three (3) lots from two (2) existing lots totaling approximately 35 acres. The applicant is also proposing to construct a new 6,000+ sq. ft. home on one of the newly created 2 acres lots adjacent to Payette Lake. The proposed residence is setback close to 100 feet from the Ordinary High Water Mark of Payette Lake and will consist of natural materials and colors. An easement for power and ingress egress will be included and recorded on the survey. Sewer will be provided by the Payette Lake Recreational Water and Sewer District with water provided by an intake system feeding from Payette Lake. The property is zoned R4 – Low Density Residential; the proposed use is well below maximum allowed density.

Dave Peugh of Epikos, 303 Colorado St., presented additional details on the landscaping plan, which proposes a perched beach, a graded lawn path, and preserving 25 trees within the Shoreline setback. The City Arborist has been consulted and approves of the tree removal plan. Close to 30 trees are proposed to be removed, half due to the building site and half due to tree health. A tree protection plan will be provided to help ensure the health of the remaining trees. The lawn, which will be hydro-seeded with a native fescue, will be interspersed with natural landscaping, including three to four foot shrubs, to help shield it from view from the lake. Large granite boulders will be used to help retain the steep slope. No stairs are proposed so the lawn path down the slope will be graded to allow access.

Ms. Bessaw 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 approve the application. Commissioner Tunnell seconded the motion. All commissioners voted aye and the motion carried.

DR-17-47, SR-17-15

990 Sylvan Beach Rd.

ALC Architecture representing Carolyn Parkinson: Design Review and Scenic Route applications to construct a new 720 sq. ft. garage. The property is zoned R4 – Low Density Residential, is along a designated Scenic Route and is more particularly described as:

Lots 205 & 218, Amended Payette Lake Cottage Sites, Section 28, T19N, R3E, BM, Valley County, Idaho.

PUBLIC HEARING

Troy Lachcik of ALC Architecture, 1119 E. State St. Eagle, presented the application. The applicant proposes to construct a 720 sq. ft. detached garage which, will be attached to the existing residence via a breezeway. The exterior façade will match the colors and materials on the existing house with the addition of a cedar shake siding on a portion of the structure to help breakup the visual mass. An existing dense landscape buffer will hide most of the garage and existing residence from the scenic route, which is located 190 ft. away on Warren Wagon Rd.

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

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

7. OTHER

- Signs approved administratively – Epikos complex and Brundage Mountain
- Ms. James thanked everyone for working with her over the last few years as the City Planner, and expressed her interest in being able to work with the Commission in the future as the City’s new Economic Development Planner.

8. ADJOURNMENT

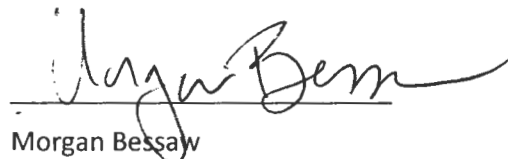
Commissioner Williamson made a motion to adjourn the meeting at 5:54 PM. Commissioner Tunnell seconded the motion. All Commissioners voted aye and the motion carried.

Signed: November 7, 2017

Attest:



Fallon Fereday, Chair
McCall Area Planning and Zoning Commission



Morgan Bessaw
City Planner