

# McCALL AREA

## PLANNING AND ZONING COMMISSION

### Minutes

November 7, 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, and Commissioner Williamson were present. City Engineer Phillip Bowman, Public Works Director Nathan Stewart, City Planner Morgan Bessaw, Community Development Director Michelle Groenevelt, Permit Tech Rachel Santiago-Govier and Economic Development Planner Delta James were also present.

#### **1. REVIEW & APPROVAL OF MINUTES**

*Commissioner Clements made a motion to approve the Oct 3, 2017 Minutes. Commissioner Farnsworth seconded the motion. All commissioners voted aye and the motion carried.*

#### **2. PRELIMINARY DEVELOPMENT PLAN REVIEW MEETINGS**

##### **Pre-Application**

##### **St. Luke's McCall Hospital**

The Land Group Inc. representing St. Luke's McCall: A Pre-Application for Street Vacation, Subdivision Preliminary Plat, Planned Unit Development Preliminary Plan, and Rezone applications to relocate portions of the Hewitt Street right-of-way, rezone a single parcel of R4 – Low Density Residential to CV – Civic Zone, and to combine seven (7) existing parcels into a single parcel of approximately 3.4 acres in preparation for the hospital's expansion. The property is zoned R4 – Low Density Residential and CV – Civic and is more particularly described as:

Lots 1, 2, 3, & 4, Blocks F & G, Brundage Subdivision, Section 8, T18N, R3E, BM, City of McCall, Valley County, Idaho.

Sean McCallister, Administrator for St. Luke's McCall and resident of 1120 Majestic View Drive, McCall, Idaho, and Matt Keiserman, St. Luke's McCall Operations Director and resident of 13128 Hawks Bay Road, Donnelly, Idaho, presented a plan for a new 3 story hospital that would meet current healthcare standards. They currently operate with only 60% of the space that they need. They will work to consolidate property ownership for the footprint. A two-story wing would be built to the north of the existing hospital. They are also proposing to reroute the right-of-way of Hewitt Street to accommodate the building footprint, which would require demolition of two buildings to accommodate the Hewitt Street relocation, one of which is residential and owned by St. Luke's. Improvements to State St. would include a new eastern entrance for ambulatory care. A northern entrance will be built for Emergency Arrivals. A helistop is proposed on roof. The total projected cost is 35 million dollars.

The following applications are proposed: a vacation or right-of-way application for the relocation of Hewitt Street, a subdivision application to combine multiple parcels, a rezone of one parcel from R-4 – Low Density Residential to CV – Civic, a Planned Unit Development (PUD) for the hospital, and an associated Development Agreement.

Jason Denzmer, engineer with The Land Group, Inc. and resident of 462 E. Shore Drive Eagle, ID, presented the Entitlements timeline. They are working to submit applications by Nov 21, 2017 to be scheduled on the January agenda. A design review application for the design of the hospital will be submitted at a later date.

Public Works Director Nathan Stewart spoke regarding the concept of relocating Hewitt St. The City has been working with St. Luke's for several months to help ensure that the proposed plan will conform to City Code. A few issues such as parking and snow removal will still need to be considered.

### **Pre-Application**

#### **Whitetail PUD Adjacent to Timbercrest Phase 1**

Millemann, Pittenger, and Pemberton LLP representing Shore Lodge Whitetail LLC: A Pre-Application for a Subdivision Preliminary Plat to re-plot the former Timbercrest Phase 2 as a new subdivision with 9 lots. The property is zoned R4 – Low Density Residential and is more particularly described as:  
Tax Parcels 133 and 134, SE1/4, SE1/4, Section 7, T18N, R3E, BM, City of McCall, Valley County, Idaho.

Dan Scott, President and General Manager of Shore Lodge Whitetail 501 West Lake Street McCall, Idaho, presented. The applicant proposes to remove Timbercrest Phase II from the Whitetail Planned Unit Development and to install an emergency access road. The pre-application is for a preliminary subdivision plat to re-subdivide the parcels into nine building lots and three open space parcels. The Timbercrest Loop Rd. will be completed as well as complete sewer and water infrastructure.

Amy Pemberton or Milleman, Pittenger, and Pemberton LLP, 706 North 1<sup>st</sup> Street McCall, Idaho, also presented. The proposed subdivision will also have a quarter acre park per McCall City Code. The subdivision name will be changed from Timbercrest II. The application for this development as well as the Fairways Townhomes, which already came through for its pre-application, will come through at the same time since several conditions will like apply to both developments since they will share an access.

### **3. CONSENT AGENDA**

#### **ROS-17-16**

##### **132 Brundage View Ct.**

Dunn Land Surveys representing Brian Thompson: A Record of Survey application to combine two lots of approximately 0.16 and 0.18 acres into a single lot of 0.34 acres. The properties are zoned R4 – Low Density Residential and are more particularly described as:

Lots 64 and 63, Spring Mountain Meadows Subdivision, NW1/4, Section 10, T18N, R3E, BM, City of McCall, Valley County, Idaho.

#### **ROS-17-17**

##### **318 Whitetail Dr.**

Secesh Engineering representing Ian Kennish: A Record of Survey application to combine two parcels of approximately one (1) acre each into a single parcel of approximately two (2) acres. The property is zoned RR – Rural residential and is more particularly described as:

Lots 73 and 74, Block 6, Whitetail PUD Phase I, Section 12, T18N, R2E, BM, City of McCall, Valley County, Idaho.

*Commissioner Farnsworth made a motion to approve the consent agenda. Commissioner Clements seconded the motion. All commissioners voted aye and the motion carried.*

#### **4. OLD BUSINESS**

#### **5. NEW BUSINESS**

##### **McCall Area Comprehensive Plan Update and Transportation Master Plan**

City of McCall: A public hearing on the draft McCall Transportation Master Plan and the draft McCall Area Comprehensive Plan, and update to the December 2007 McCall Area Comprehensive Plan, as required by state statute 67-6509. The Comprehensive Plan provides direction for land use regulations, including zoning, as well as other implementation actions.

##### **PUBLIC HEARING**

Michelle Groenevelt, Community and Economic Development Director for the City of McCall, introduced the Comprehensive Plan Update.

Bruce Meighen with Logan Simpson presented McCall in Motion, the Comprehensive Plan Update. Key plan goals include: enhancing public access to the lake and river, creating expanded pathways, trails, and sidewalks to create a connected city, a balanced year round economy, creating a green and sustainable community, preserving character and local housing, place-making, streetscapes, civic and cultural activities, development code updates, new Urban Renewal District Boundaries, an annexation schedule, a growth management area, a transit hub, and a parking management plan.

Nick Foster with Kittelson and Associates in Boise discussed the Transportation Master Plan, which contains both a Capital Improvements Plan and a Maintenance Improvements Plan.

Nathan Stewart, Public Works Director, spoke regarding the coordinated effort on the Transportation Master Plan.

Garret Mapp, GIS Analyst for the City of McCall, presented the GIS web application tool to supplement the Transportation Master Plan that is available to the public.

The public hearing was opened. Ms. Groenevelt presented 6 letters of support for the record. The public hearing was closed.

Commissioner Farnsworth thanked everyone for their hard work and input from the community during the development of the plan.

*Commissioner Clements motioned to recommend approval of the Comprehensive Plan Update to the City Council and County Commissioners with a second public hearing. Commissioner Callan seconded the motion. A roll call vote was held. Commissioner Calan - yes. Commissioner Williamson - yes. Commissioner Clements - yes. Commissioner Farnsworth - yes. The motion carried.*

*Commissioner Clements motioned to recommend approval of the Transportation Master Plan to City Council with a second public hearing. Commissioner Farnsworth seconded the motion. A roll call vote was held. Commissioner Callan – yes. Commissioner Williamson - yes. Commissioner Clements - yes. Commissioner Farnsworth - yes. The motion carried.*

**DR-17-44**

**800 Lakeside Ave.**

Drew Kleman representing Shore Lodge Whitetail LLC: A Design Review Application to construct a 16,714 sq. ft. employee housing structure. The property is zoned CC – Community Commercial and is more particularly described as:

Government Lot 3, Section 8, T18N, R3E, BM, City of McCall, Valley County, Idaho.

**PUBLIC HEARING**

Dan Scott, President and General Manager of Whitetail and Shore Lodge 501 W. Lake Street, presented the application to construct a two-story employee housing structure that would sleep thirty-two individuals. The layout would include eight, four bedroom units with shared living space.

Drew Kleman with Katera Architecture, 502 W. Riverside, Spokane, Washington, presented. Exterior materials will be of neutral hues to fit in with the surrounding environment and the existing structure. Design elements minimize snow shedding onto sidewalks, are of McCall classic styles, and include tall ceilings and natural light.

Morgan Bessaw, City Planner, presented the staff report and findings. No additional parking is proposed. No public comment has been received to date.

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

Commissioner Callan had a concern about snow sliding off the roof onto sidewalks. A new condition of approval was proposed: Prior to issuance of a building permit the applicant shall demonstrate a method for retaining snow on the roof.

*Commissioner Clements made a motion to approve DR-17-44 with conditions as modified. The motion was seconded by Commissioner Callan, all commissioners voted aye and the motion carried.*

**DR-17-51, SH-17-18, ROS-17-15**

**1319 Forest Cove Rd.**

Better Buy Design representing Robert Zurcher: Design Review, Shoreline and River Environs Zone, and Record of Survey applications to split a single parcel of 1.18 acres into two parcels of 0.5 and 0.67 acres respectively. The applicant is proposing a 745 sq. ft. addition to an existing residence as well as a new 560 sq. ft. shop on the 0.5 acre parcel adjacent to Payette Lake. The property is zoned R4 – Low Density Residential and is more particularly described as:

Tax Parcel 7, 8, and 32 in Government Lot 3, Section 2, T18N, R3E, BM, Valley County, Idaho.

**PUBLIC HEARING**

Tom States of Better Buy Design presented the application for an addition and remodel, to include a kitchen and two bedrooms, to an existing cabin as well as a new garage. Log slab siding will be used to blend in with existing architecture. The parcel is also being split into two parcels.

Daniel Dunn of Dunn Land Surveying prepared the Record of Survey. An engineering comment asked that the portion of the parcel that extends into the Lick Creek Rd. right-of-way be dedicated to the County. The owner asked that future building setbacks include the portion of proposed land to be dedicated or be reduced. No variance was applied for and no reduction of setbacks is possible without a site plan and variance application. There was discussion that an easement to the County be used in place of a dedication. City Engineer Phillip Bowman detailed the sewer easement discussion with Dan Dunn.

Morgan Bessaw, City Planner, provided a summary of the project and outstanding conditions.

Commissioner Williamson opened and closed the public hearing without comments from the public.

*Commissioner Clements made a motion to approve DR-17-51, SH-17-18, and ROS-17-15.  
Commissioner Farnsworth seconded the motion. All commissioners voted aye and the motioned carried.*

### **Code Enforcement Hearing**

#### **411 Deinhard Ln. Suite C – McCall Mountain Properties**

City of McCall: Code Enforcement Hearing for the installation of signage that exceeds the allowable sign area for the subject property (business suite) pursuant to McCall City Code (MCC 3.9.03). The property is zoned CC – Community Commercial and is more particularly described as:

Suite C, Tax #193, N1/2, Section 16, T18N, R3E, BM, City of McCall, Valley County, Idaho.

Dominic Guliuzza, resident of 214 Rio Vista McCall, Idaho, represented McCall Mountain Properties to appeal the staff decision to deny the McCall Mountain Properties sign application. He stated office space is hard to come by in the area, particularly downtown, which is why they have located their businesses on Deinhard Ln. The space needs for his own construction business are small and the office space is shared by five realtors. He referred to MCC 3.9.03C2, which he interpreted as meaning he could have up to 100 sq. ft. of signage due to the parcel size. A 70 sq. ft. sign was installed.

He expressed concern that the frontage of 27 linear ft. is small compared to the interior space of 2100 sq. ft. The allowable sign size for their amount of frontage is 40 ½ sq. ft. Mr. Guliuzza expressed concern that they tried to follow all the rules and that the several businesses housed there will suffer a financial impact in order to replace the sign. He would like permission to keep the sign that they installed. A sign application was not approved prior to installation.

Applicable code was read by Planner Bessaw.

Community Development Director Groenevelt spoke to clarify the situation. She stated that the city attorney was consulted to make sure that the code was being interpreted properly.

Planner James spoke regarding consistency and fair application of the code to similar businesses, including the other business in the same building complex. She also clarified that non-retail businesses not prohibited downtown with the current code.

*Commissioner Callan motioned to uphold the City Code and that enforcement action may be taken.*

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

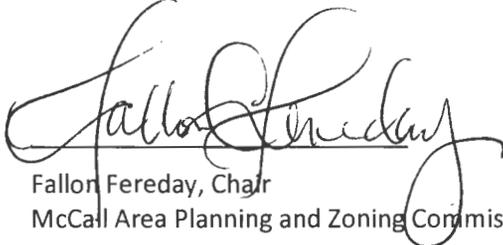
**OTHER**

- Signs approved administratively
- 2018 Meeting Dates -Meeting dates will be approved via email.

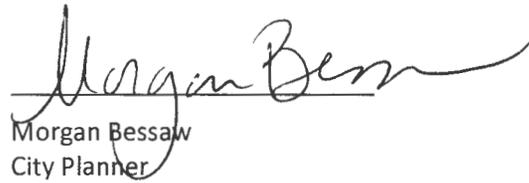
**6. ADJOURNMENT**

*Commissioner Callan made a motion to adjourn the meeting at 6:55 PM. Commissioner Farnsworth seconded the motion. All Commissioners voted aye and the motion carried.*

Signed: December 5, 2017

  
Fallon Fereday, Chair  
McCall Area Planning and Zoning Commission

Attest:

  
Morgan Bessaw  
City Planner