

# McCALL AREA PLANNING AND ZONING COMMISSION

## Agenda

January 5, 2021 – 4:30 p.m.

McCall City Hall – Lower Level

216 East Park Street, McCall, ID 83638

Due to McCall's commitment to "flatten the curve" in response to the COVID-19 Emergency and ensuring that the City's Business continues, this meeting will be a virtual meeting. Use a phone to call 208-634-8900, when prompted enter Conference ID 109 051 55#. If there are any questions, contact Morgan Bessaw, City Planner (contact provided below).

The Meeting Room Occupancy Capacity subject to the 6-foot social distancing recommendation of Centers for Disease Control and Prevention in addition to the Commissioners and staff who are anticipated to be in attendance is 6.

Social Distancing will be enforced.

The first 6 persons who appear will be allowed to be present in the meeting location. All other persons may be in attendance virtually via Teleconference.

COMMISSION MEETING – Begins at 4:30 p.m.

### CALL TO ORDER AND ROLL CALL

#### 1. REVIEW & APPROVAL OF MINUTES

- December 1, 2020

#### 2. PRELIMINARY DEVELOPMENT PLAN REVIEW MEETINGS

##### Pre-App

##### 200 Rio Vista Boulevard

Dominick and Jodi Guliuzza: A Preliminary Development application for a Subdivision Preliminary Plat to split one parcel into 5 to create 3 lots of 0.25 acres, 1 lot of 0.29 acres and 1 lot of 3.85 acres. The property is zoned R4 – Low Density Residential and is more particularly described as:

The East ½ of the NW ¼ of the NW ¼ of the NW ¼ less the South of Section 17 T18N, R3E, B.M., City of McCall, Valley County.

#### 3. CONSENT AGENDA

All matters which are listed within the consent section of the agenda have been distributed to each member of the McCall Area Planning and Zoning Commission for reading and study. Items listed are considered routine by the Commission and will be enacted with one motion unless a Commissioner specifically requests it to be removed from the Consent Agenda to be considered separately. Staff recommends approval of the following ACTION ITEMS:

##### SH-20-06 (Action Item)

##### 2140 Payette Drive

Emily Stegner-Swartz for Benjamin Schwartz: A Shoreline Review application to construct stone walls, rip rap and other landscaping within the 50-foot setback from Payette Lake but above the high-water mark on a previously developed parcel. The property is zoned R4- Low Density Residential and is more particularly described as:

Lot 5, Block 15 of the State Subdivision SW Payette Cottage Sites situate in Section 22, T19N, R3E, B.M., Valley County, Idaho.

**ROS-20-27**

**1643 & 1645 Ginney Way**

Richard Rohan: A Record of Survey application for a lot combination to combine two existing lots of record into 1 lot of 0.51 acres. The property is zoned RR4 – Low Density Residential and is more particularly described as:

Lots 22 and 23, Block 1 of Lick Creek Meadows Subdivision Phase 1 situate in the SE ¼ of Section 3, T18, R3E, B.M., City of McCall, Valley County, Idaho.

**ZON-20-01** (Action Item)

**379 Elo Road, TBD Elo, 14179 State Hwy 55, TBD. State Hwy 55, and TBD Krahn Ln.**

Jeff Hatch of Hatch Design Architecture for C.W. Hurless: Adopt findings of facts and conclusions of law documents for application to change the land use designation of five (5) existing parcels totaling approximately 160 acres within the McCall Area Future Land Use Map, from RR, RE, and R1 residential zones to CC – Community Commercial. The property is more particularly described as:

A portion of the NW ¼ of the NE of the ¼ of the SE ¼, less deeded County Rd and Highway, ROW NE4 NE4 SE4 LESS DEEDED COUNTY RD R-O-W, PT W/2 SE4 LESS STATE HWY ROW, TAX NO. 11 IN SW4 NE4 , and Amended Tax Lot 33 in NE4, Section 21, T18N, R3E, B.M., Valley County, Idaho.

**DR-19-55, SH-19-12 Extension Request**

**1400 Mill Road**

Blair and Brian Moses: Six-month extension request for a Design Review and Shoreline Review application to construct a 3,671 square foot residence with an attached, deed restricted accessory dwelling unit that was originally approved by the Commission February 4, 2020. The property is zoned CBD – Central Business District and is more particularly described as:

Lots 1 & 2, Block 5 of McCall's 1<sup>st</sup> Addition situate in Section 9, T18N, R3E, B.M., City of McCall, Valley County, Idaho.

**4. OLD BUSINESS**

**DR-20-38, SR-20-11**

**2194 Lakeview Ave**

Legrand Bennet of Bennet Architecture for Jim Cross: A Design Review and Scenic Route Review applications to construct a 4,768 square foot single-family dwelling with attached garage adjacent to Lakeside Drive, a designated Scenic Route. The property is zoned R4 – Low Density Residential and is more particularly described as:

Lot 4 of the Nokondo Subdivision situate in Section 35, T19N, R3E, B.M., Valley County, Idaho.

**PUBLIC HEARING**

**5. NEW BUSINESS**

**DR-20-37, SR-20-10**

**1791 Warren Wagon Road**

Cristie and Kurtis Tresham: A Design Review and Scenic Route Review application to construct a 3,769 square foot residence with attached garage adjacent to Warren Wagon Road, a designated scenic route. The property is zoned R4 – Low Density Residential and is more particularly described as:

Amended Tax number 43A-1 in Government Lots 1 & 2 of Section 5, T18N, R3E, B.M., Valley County, Idaho.

**PUBLIC HEARING**

**DR-20-45, SH-20-07**

**2155 Eastside Drive**

Claire Remsberg for Linda Hines: A Design Review and Shoreline Review application to construct a 622 square foot, two-story addition to an existing residence and single-story breezeway to a detached garage. The existing residence is adjacent to Payette Lake. The property is zoned R4 – Low Density Residential and is more particularly described as:

Lot 12 of the Harris Cove Subdivision situate in Section 5, T19N, R3E, B.M., Valley County, Idaho.

**PUBLIC HEARING**

**6. OTHER**

- 2021 Bylaws
- Appointment of Chair
- Signs approved administratively
- Reminder about January Training – 3:30PM Tuesday January 19<sup>th</sup>.

**7. ADJOURNMENT**

American with Disabilities Act Notice: The Planning and Zoning Commission meeting room is accessible to persons with disabilities. If you need assistance, contact City Hall at 634-7142. Please allow 48 hours.

# McCALL AREA PLANNING AND ZONING COMMISSION

## Minutes

December 1, 2020 – 4:30 p.m.

McCall City Hall – Lower Level

216 East Park Street, McCall, ID 83638

Due to McCall's commitment to "flatten the curve" in response to the COVID-19 Emergency and ensuring that the City's Business continues, this meeting was both an in person and virtual meeting.

The Meeting Room Occupancy Capacity subject to the 6-foot social distancing recommendation of Centers for Disease Control and Prevention in addition to the Commissioners and staff who are anticipated to be in attendance is 6.

The first 6 persons who appear will be allowed to be present in the meeting location. Social Distancing will be enforced. All other persons may be in attendance virtually via Teleconference.

**COMMISSION MEETING – Began at 4:35 p.m.**

### CALL TO ORDER AND ROLL CALL

Commissioner Fereday, Commissioner Thompson, Commissioner Tunnell, Commissioner Clements, Commissioner Lyons and Commissioner Broyles were present. Commissioner Krahn was absent. Community and Economic Development Director Michelle Groenevelt, Public Works Director Nathan Stewart, City Planner Morgan Bessaw, Permit Technician Rachel Santiago-Govier were also present.

### 1. REVIEW & APPROVAL OF MINUTES

- November 3, 2020 and November 9, 2020 minutes

*Commissioner Clements made a motion to approve the November 3<sup>rd</sup> and 9<sup>th</sup> minutes. Commissioner Tunnell seconded the motion. All Commissioners voted aye and the motion carried.*

### 2. PRELIMINARY DEVELOPMENT PLAN REVIEW MEETINGS

#### Pre-App

#### 428 Colorado St.

Richard Stratton for RLC Holdings LLC: A Preliminary Development Plan Review application for a Conditional Use Permit and Zoning Map Amendment application to construct fifteen (15) duplex rental units, for a total of thirty (30) dwelling units. The parcel is currently zoned R4 – Low Density Residential, and is more particularly described as:

Amended Tax Parcel 256-L, McCall Acreage, Situate in SW1/4, SE1/4, Section 9, T18N, R3E, B.M., City of McCall, Valley County, Idaho.

Richard Stratton and Kent Gingrich presented the pre-application for a 15-unit duplex development with an additional 15 units proposed at a later date. The current zoning is R4 – Low density residential. The proposed entrance would on the West side of the property. There are concerns with the sewer hookups being allowed. The parcels would be under single ownership therefore no Subdivision application would be required.



**Pre-App**

**324 W. Lake St.**

Steve Millemann for Gabriela Hess Harper: A Preliminary Development Plan Review application for a Zoning Map Amendment to change the zoning of the subject parcel from R4 – Low Density Residential to Neighborhood Commercial. The Parcel is zoned R4 – Low Density Residential and is more particularly described as:

Amended Tax No. 48-D, Lot 10, Block E, Brundage Subdivisions, situate in Section 8 T18N, R3E, B.M., City of McCall, Valley County, Idaho.

Steve Millemann presented the pre-application to rezone the parcel from R4 to Neighborhood Commercial. The previous store and now restaurant operated under a CUP which is cumbersome. Neighborhood Commercial is less impactful on the neighboring residential properties than other commercial zones.

**Pre-App**

**320 W. Lake St.**

Steve Millemann for Net Prophet LLC: A Preliminary Development Plan Review application for a Planned Unit Development General Plan and Subdivisions Preliminary Plat to construct thirteen (13) detached single family dwelling units, one of which will be a deed restricted local housing unit. The parcels are zoned R4 – Low Density Residential and are more particularly described as:

Tax parcel 218 in lots 7, 8, &9, and Lot 6, and Tax parcel 232 in Lot 5, Block E, Brundage Subdivision, Section 8, T18N, R3E, B.M., City of McCall, Valley County, Idaho.

Steve Millemann presented the pre-application for a subdivision and PUD to have 13 units, one of which would be deed restricted for local housing. There is a proposed pedestrian pathway with art and Native American influence. There will be a 30-foot sewer easement coming off of Lake Street. The entrance into the development will be from Forest St. and not off Lake Street. There will be a cabin moved to the property and dedicated as the deed restricted unit. There will be more than adequate space for snow storage and screening from the scenic route.

**3. CONSENT AGENDA**

All matters which are listed within the consent section of the agenda have been distributed to each member of the McCall Area Planning and Zoning Commission for reading and study. Items listed are considered routine by the Commission and will be enacted with one motion unless a Commissioner specifically requests it to be removed from the Consent Agenda to be considered separately. Staff recommends approval of the following ACTION ITEMS:

**ROS-20-04**

**1725 Warren Wagon Road (ACTION ITEM)**

Joel Droulard for Robert and Berkley Caven: A record of survey application to divide one existing lot of 2.07 acres into three lots of 47,806 sq. ft., 21,193 sq. ft., and 19,677 sq. ft. respectively. The property is zoned R4 – Low Density Residential and is more particularly described as:

A portion of Tax parcel 12 in Government Lot 12 and a portion of Tax parcel 3 situate in the NE ¼ of the NE ¼ of Section 6, T18N, R3E, B.M., Valley County, Idaho

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

#### 4. OLD BUSINESS

##### ZON-20-01 (Action Item)

##### **379 Elo Road, TBD Elo, 14179 State Hwy 55, TBD. State Hwy 55, and TBD Krahn Ln.**

Jeff Hatch of Hatch Design Architecture for C.W. Hurless: An application to change the land use designation of five (5) existing parcels totaling approximately 160 acres within the McCall Area Future Land Use Map, from RR, RE, and R1 residential zones to CC – Community Commercial. The property is more particularly described as:

PT. NW4 NE4 SE4 LESS DEEDED COUNTY RD AND HIGHWAY R-O-W, NE4 NE4 SE4 LESS DEEDED COUNTY RD R-O-W, PT W/2 SE4 LESS STATE HWY ROW, TAX NO. 11 IN SW4 NE4 , and Amended Tax Lot 33 in NE4, Section 21, T18N, R3E, B.M., Valley County, Idaho.

##### **PUBLIC HEARING**

Ms. Groenevelt gave an introduction to the application which was originally presented at the last meeting and then the application was tabled. The request is for an Amendment to the future land use map. The applicant is wanting to change the land use from rural residential to commercial. The Comprehensive Plan was adopted in 2018 after extensive public and professional input. This is really a policy change, not a development proposal. Unless there is a significant reason to change what was put in place only two years ago, her professional input would be to leave it as it is.

There was discussion with the Commissioners regarding whether there is an adequate amount of commercial property in the jurisdiction, opportunities to intensify development in existing commercial, and availability of utilities.

Jeff Hatch of Hatch Architecture presented a recap of the properties that they are requesting the land use change amendment. They have received about 100 signatures of support from local businesses.

Chairman Fereday opened the Public Hearing.

Robert Walsh from 460 Krahn Lane spoke in opposition of the application. He thinks the idea is premature as commercial isn't fully utilized already. He also owns commercial property on Krahn Ln. and has developed some of the land; he would like to further develop the remaining land but the lack of infrastructure presents challenges.

Carrie Potter of 15 Boulder View Place is in support of the application. She is a business owner and would like to see more opportunity on the outskirts of town for businesses.

Jeff Hatch spoke again to reiterate that there is a lot of public support on the application. The property is next to a highway corridor and the airport.

Commissioner Tunnell pointed out that CDH will not comment until a specific use is proposed. The fire department and EMS have both expressed concerns over being able to cover the area. The landscaping for the scenic route is not laid out ahead of time and only going in with each individual development. He is also concerned about the traffic impact with increased usage of future unknown development, which has not been determined.

Commissioner Clements expressed concern about available commercial space. He is concerned about traffic. The application in its entirety is not fully fleshed out enough to make a decision on.

Commissioner Lyons doesn't see that we have maxed out existing commercial property. He is concerned over the tunnel like feel of the proposed landscaping with berms. The land use plan was just developed and there doesn't seem to be a reason to change it that is compelling enough.

Commissioner Thompson can see a future need for commercial especially storage units but doesn't disagree with the other comments made by the commissioners.

Planner Bessaw mentioned that storage units are a Conditionally Permitted use in almost every zone in the City.

Chairman Fereday mentioned that normally the Commission sees specific projects for approval with a lot of detail, and this is a different type of application that is policy driven. Additionally, this application has the ability to change the big picture of what the corridor into McCall will look like and forever.

*Commissioner Broyles made a motion to direct staff to prepare Findings of Fact and Conclusions of Law recommending denial of this application to the Valley County Board of Commissioners. Commissioner Lyons seconded the motion. A roll call vote was held – Commissioner Thompson – Yes. Commissioner Clements – Yes. Commissioner Tunnell – Yes. Commissioner Fereday – Yes. Commissioner Broyles – Yes. Commissioner Tunnell – Yes.*

## 5. NEW BUSINESS

### **DR-20-31**

#### **955 Valley View Lane (ACTION ITEM)**

Ken Williams of Aspen Homes LLC for Claire Holcomb: A Design Review application to construct 1,648 square feet of covered porch additions resulting in a structure in excess of 4,924 square feet. The property is zone R1- Residential and is more particularly described as:

Lot 16 of the Amended Pine Terrace Subdivision Number 1 situate in the SW ¼ of Section 17, T18N R3E, B.M., Valley County, Idaho.

#### **PUBLIC HEARING**

Ken Williams presented the application to add covered patios that are 8 feet wide on three sides of the structure to make it more aesthetically pleasing. It is currently a simple rectangular house.

Planner Bessaw presented the Staff Report.

Chairman Fereday opened and closed the public hearing without comment from the public.

*Commissioner Broyles made a motion to approve DR-20-31. Commissioner Clements seconded the motion. All Commissioners voted Aye and the motion carried.*

### **DR-20-38, SR-20-11**

#### **2194 Lakeview Ave**

Legrand Bennet of Bennet Architecture for Jim Cross: A Design Review and Scenic Route Review applications to construct a 4,768 square foot single-family dwelling with attached garage adjacent to Lakeside Drive, a designated Scenic Route. The property is zoned R4 – Low Density Residential and is more particularly described as:

Lot 4 of the Nokondo Subdivision situate in Section 35, T19N, R3E, B.M., Valley County, Idaho.

#### **PUBLIC HEARING**

Legrand Bennet of 1610 Moore Street presented the application to construct a roughly 1700 square foot dwelling with 3000 plus square foot of attached garage space. They will be removing 13 trees from the building envelope and replanting 18 as replacement. This is a second-tier lot with access from the interior and not on the scenic route side. All trees removed will be within the footprint of the building and driveway.

Planner Bessaw presented the Staff Report.

Chairman Fereday mentioned that there was additional public comment which was received late that was distributed and read prior to the meeting.

Chairman Fereday opened the Public Hearing.

John Eck 2199 Lakeview Avenue spoke regarding two concerns of his. The removing of natural vegetation and trees in previous years without a permit means that many more than 13 trees are being removed for this project. New trees were planted to rectify the code violation; however, new trees are not as large and do not provide the same level of screening as historic trees. He is concerned whether the conditions will be honored after approval. He expects the home to be approved but would like the opportunity to try to reach a compromise on the landscaping plan with his neighbor and he would like to be assured that it will not be ignored during construction.

John Lowe neighbor directly to the south requested a deferral so that landscaping and site plan can be reviewed collaboratively with the neighbors.

LeGrand Bennet mentioned that an 8-foot buffer around the construction site will be revegetated as needed, the remaining area will be protected during construction. The documents were drafted with care and intention.

Mr. Lowe further pointed out the areas for building materials and concrete washout could be moved to the street side. He said that with the previous build on first tier lot had construction materials spilling over onto his property. He would like a deferral which as a builder and a developer knows that they are common so that the neighbors can work with the applicant to come up with a better plan for less disturbance.

Chairman Fereday closed the Public Hearing.

Commissioner Tunnell would like to know if they can move forward with one part and leave the landscaping off to be determined at a later time.

Planner Bessaw said it was important for the Commission to approve the landscaping plan and that she did not feel comfortable with the Commission approving the application without seeing the final landscaping plan.

Commissioner Clements asked whether the C of O be tied to vegetation agreed upon. Planner Bessaw stated that is already part of the C of O issuance. Commissioner Clements and Tunnell agree that they will not be holding up construction if they make them come back with an agreed upon plan and discussed with neighbors given it is not building season and there is snow on the ground already. Commissioner Lyons thought the discussion between the neighbors was worth having.

Commissioner Broyles was concerned there wouldn't be agreement.

*Commissioner Lyons made a motion to continue the application and keep the Public Hearing open until the January 5<sup>th</sup> 2021 meeting. Commissioner Clements seconded the motion. Commissioner Broyles voted No. All other Commissioners voted aye and the motion carried.*

#### **DR-20-39, SR-20-12**

##### **997 Chipmunk Trail**

Gregory and Tricia Phillips: A Design Review and Scenic Route Review applications to construct a 3,801 square foot residence with attached 440 square foot carport adjacent to Warren Wagon Road, a designated scenic route. The property is zoned R4 – Low Density Residential and is more particularly described as:

Lot 1 of Block 2 of the Southwest Cottage Sites situate in Section 32, T19N, R3E, B.M., Valley County, Idaho.

#### **PUBLIC HEARING**

Greg Phillips presented the application for a log home with decks and covered portico. The current log structure will be moved 20 feet to the south and rotating it 90 degrees. The lot coverage will be about 82%. They will meet all setback by quite a bit. The maximum height will be 33 ½ feet. They will be preserving as much vegetation and trees as they can because they value that. Huckleberry shrubs will be preserved as much as possible. The access point will not be off of Warren Wagon Road. They will be putting in Dark Sky Compliant fixtures and will provide that to the City as they finalize their plans.

Planner Bessaw presented the Staff Report.

Chairman Fereday opened and closed the Public Hearing without comment from the public.

*Commissioner Tunnell made a motion to approve DR-20-39 and SR-20-12. Commissioner Clements seconded the motion. All Commissioners voted Aye and the motion carried.*

#### **CUP-20-02, DR-20-34 and SR-20-09**

##### **400 N Third Street**

Erik Anderson of Maverik for ACDC Holdings Inc: A Conditional Use Permit, Design Review and Scenic Route Review application to construct a 4,425 square foot store with 10 pump fuel station adjacent to North Third Street, a designated scenic route. The property is zoned CC – Community Commercial and is more particularly described as:

Tax Parcel Number 482 of McCall Acreage situate in Section 9, T18N, R3E, B.M., City of McCall, Valley County, Idaho.

## **PUBLIC HEARING**

Erik Anderson and Matt Gibb from DCI Engineering presented the application. The site is 1.7 acres. The store will be 4100 square feet with 29 parking spots, including two ADA spaces. There would be eight pumps on the norther side of the lot and two additional pumps on the south side for RVs, for a total of 10 pumps, or 20 fueling stations. There would be curb, gutter and sidewalk along with the parallel parking on the streetscape. Max height is 20 feet for the roof and 29 feet for the timber arch. Windows will be on all four sides. Maverick would like to gain feedback from Staff and the Public to see if they can meet guidelines.

Matt Gibb, engineer, stated that Stibnite and Colorado are classified as collectors and would include bike lane, sidewalk and curb and gutter. Third Street is classified as arterial, and they would improve it to those standards. There would be no additional ROW designation needed.

Planner Bessaw presented the Staff Report. She walked through the 12 requirements to grant a Conditional Use Permit to the Commission for discussion to center on as the applicant has asked for feedback. Public Works director Nathan Stewart was present for Engineering questions. There was extensive public comment including 23 letters of opposition, which was distributed to the Commissioners prior to the meeting.

Nathan Stewart elaborated when asked by Commissioner Tunnell, on the traffic flow and site. It is a drainage site and HWY 55 which lack infrastructure of stormwater so that the runoff from the development and city and state streets need to be mitigated to reduce the affects on neighbors. His letter identifies the concerns so that they can work collaboratively with ITD and the applicant to prepare the application to address all the issues and that the development would provide a benefit to the area and infrastructure. The high ground water at this site is a challenge.

Commissioner Clements asked about fill vs infrastructure to solve the problem. Mr. Stewart said that the engineers can figure that out based on the developer's plans. At this point he doesn't think that development is impossible but needs to see the plan to see how it would affect the runoff from the City and State right of ways.

Commissioner Tunnell asked about traffic flow and movement. Mr. Stewart said that detail is yet to be provided by the applicant. The site plan does indicate how a semi-truck would move through the site. But they don't have detail on the curb and gutter. The current Maverik site does have issues with trucks jumping the curb on a regular basis.

Commissioner Broyles posed the question if this is a best use of the space or what might fit better here and he also expressed concerns over the aesthetic design fitting in with the area and the small mountain town style.

Chairman Fereday opened the Public Hearing.

Deborah Wahlgren of 1417 Paul Bunyan Road spoke in opposition. She believes it changes the character of the neighborhood. She is concerned with pollution based on her experiences at the Maverik stations in Payette and Fruitland. She is concerned specifically with light pollution. She thinks that it will have a



large negative economic impact on the smaller gas stations located nearby. She would like to see it located further to the South.

Wayne Rummelle at 1050 Fireweed drive and part owner to Epikos Planning and Design located on Colorado across the street spoke. He sees that the traffic plan shows that the people will be routed onto Colorado and he would like to see it more complete.

Julia Thrower of 614 Thompson Avenue spoke in opposition. She sees it as not compatible with the current area. The scale is not correct given the nearby businesses. She is also concerned about the increased traffic on Colorado because Thompson and Wooley are hard to turn left out of when town is busy. If people are trying to pull out with RV's and trucks it will be very difficult.

Larry Swan of 421 E. Colorado Street. They have lived there 40 years and the traffic increase is noticeably higher in the past 5 years. He is worried about speakers and lights sound and light pollution. He would like to see Maverik stay but just have a more appropriate location.

Matt and Jennifer Hurlbut at 320 Colorado Street spoke in opposition of the project. They agree with others who have spoken and written in.

Lynn Lewinski has written and provided spoken comment. She wanted to remind everyone about how hard the community has worked to move traffic out of the downtown, encourage small businesses and pedestrian traffic. She is concerned if the access is available for semi-trucks than it will be easy for mining trucks carrying large loads with hazardous chemicals to come and go from too. She also has concerns over light and noise pollution.

Chairman Fereday closed the Public Hearing.

Mr. Anderson with Maverik thanked everyone for their comments and feedback and assured everyone they had been heard and will address these concerns with future applications.

The Commissioners expressed concerns including, the blight of the current location, characteristics of the building design including color and materials, the suitability of the location and the possibility of other development and the capital required to develop the site, the routing of traffic of large vehicles through downtown, the lack of detail provided for traffic and engineering,

## **6. OTHER**

- Signs approved administratively – none
- Commission discussed possible training dates.

## **7. ADJOURNMENT**

*Commissioner Clements made a motion to adjourn. Commissioner Tunnel seconded the motion. All Commissioners voted Aye and the meeting was adjourned at 8:42.*

Signed: December January 5, 2021

Attest:

\_\_\_\_\_  
Fallon Fereday, Chair  
McCall Area Planning and Zoning Commission

\_\_\_\_\_  
Morgan Bessaw  
City Planner

draft



# City of McCall

216 East Park Street  
McCall, ID 83638  
Phone (208) 634-7142  
Fax (208) 634-3038



City of McCall  
COMMUNITY  
DEVELOPMENT

## PRE-APPLICATION MEETING FORM

The Applicant will present to the Administrator and Commission, in a scheduled meeting, but a non-public hearing, a *preliminary development plan* for review and discussion. All materials to be reviewed and discussed shall be provided, or be available, to Commission members at a regular scheduled meeting of the Commission. The pre-application meeting (no fee involved) is required for all land use applications except Record of Survey, Design Review and Scenic Route applications. Please contact the Community Development Department at (208) 634-7052 to schedule a pre-application meeting.

### Please check all that apply:

- Annexation or Rezone (ZON)
- Conditional Use Permit (CUP)
- Planned Unit Development (PUD) General Plan
- Planned Unit Development (PUD) Final Plan (no fee)
- Subdivision (SUB) Preliminary Plat
- Subdivision (SUB) Final Plat (no fee)
- Street Vacation (VAC)
- Variance (VAR)

Date Received: \_\_\_\_\_

### Applicant Information

Applicant: Dominick & Jodi Guliuzza Phone/Email: 208 271 6335 dome@aspenflat.com

Applicant's Mailing Address: PO BOX 2417 McCall ID 83638

Agent/Respresentative: same Phone/Fax/Email: \_\_\_\_\_

Agent/Representative's Mailing Address: \_\_\_\_\_

Address of Subject Property: 200 TBD Rio Vista Blvd McCall Parcel # RPM00000173155

Legal Description of Property: E1/2NW1/4NW1/4NW1/4. Section 17, T. 18N, R. 3E, B.M. Valley County Idaho, less ~~the~~ a thirty foot road right-of-way across the south end thereof, and subject to the City of McCall sewer line Easement.

Zoning District of Property: R-4

Explain the general nature of what is proposed:

We would like to split the parcel into 5 parcels, 4 small parcels with Rio Vista Blvd frontage & one larger parcel in the back. We plan to develop & build spec homes on the 4 parcels along Rio Vista and leave the remaining land undeveloped. Access to the back will be via our existing driveway on the adjacent parcel at 210 Rio Vista.

\*Please submit four (4) hard copies of the preliminary development plan with this form, not greater than 11" by 17" in size. Please also include a digital copy of the preliminary development plan.

**NOTES:**

1. REFER TO SHEET 2, G-2 FOR ALL PROJECT NOTES.

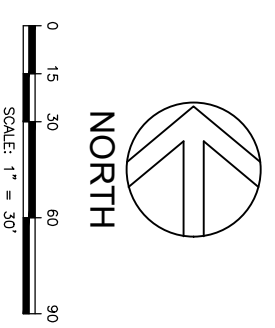
**KEY NOTES:**

- ① MAINTAIN POTABLE/NONPOTABLE VERTICAL SEPARATION PER CIVIL TYPICAL DETAIL C414/GC-1.
- ② CONNECT WATER SERVICE TO EXISTING DOUBLE WATER SERVICE METER.

SEWER SERVICE PIPE/CLEAN OUT TABLE				
NO.	STATION	STA. OFFSET	LENGTH	INV. ELEV.
①	10+81.17	21.96' R	19.24'	±5058.1
②	11+62.19	24.46' R	17.31'	±5051.4
③	12+43.19	24.46' R	17.25'	±5045.9
④	13+28.97	24.80' R	17.18'	±5040.8

**LEGEND:**

- EXISTING
- PROPOSED
- PROPERTY/RIGHT-OF-WAY LINE
- LOT LINE
- EASEMENT LINE
- 5026 CONTOUR
- EDGE OF ASPHALT
- WATER MAIN, SIZE AND GATE VALVE
- FIRE HYDRANT
- WATER METER
- SANITARY SEWER MAIN, SIZE AND MANHOLE
- SANITARY SEWER SERVICE



NO.	REVISION	BY	DATE	DESIGN
				GTT/AMD
				DRAWN
				AND
				CHECKED
				GTT
				APPROVED
				GTT

**PRELIMINARY  
DRAFT NOT FOR  
CONSTRUCTION**



**CRESTLINE**  
ENGINEERS  
323 DEINHARD LANE, SUITE C · PO BOX 2330  
MCCALL, IDAHO 83638  
208.634.4140 · 208.634.4146 FAX

**RIO VISTA PROJECT**  
MCCALL, IDHAO  
SANITARY SEWER & SEWERWATER SERVICES  
CIVIL SITE PLAN AND PROFILE

VERIFY SCALE	
BAR IS ONE INCH ON FULL SIZE DRAWING	0
	1
PROJECT	20046
DATE	12/16/2020
DRAWING NO.	SHEET NO.
C-1	3 OF 5

**McCall Area Planning and Zoning Commission  
Staff Report**

**SH-20-06**

*2140 Payette Dr.*

*Schwartz Landscaping Improvements*

January 5, 2021

Applicant: Benjamin Schwartz  
Agent: Emily Stegner-Schwartz  
Application: Shoreline and River Environs Zone Review  
Zoning: R4 – Low Density Residential and Shoreline and River Environs Zone

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**Description**

A Shoreline Review application to construct stone walls, rip rap and other landscaping within the 50-foot setback from Payette Lake but above the high-water mark on a previously developed parcel.

**Code Narrative**

Per MCC 3.7.023, development within 150 ft. of the Ordinary High-Water Mark of Payette Lake requires a Shoreline and River Environs Zone Review.

**Comments**

*Agency –*

McCall City Engineer

In an email dated December 13, 2020, the McCall City Engineer stated the following:

1. A Preliminary Stormwater Report was not provided with the land use application package. Therefore, Public Works is unable to confirm the proposed project's compliance with the City's Drainage Management Guidelines. However, the small scale and limited scope of the proposed project does not create any immediate concerns relative to the ability to comply. As such, the following items shall be prepared for review and engineering approval by the City:
  - a. Stormwater Application
  - b. A Stormwater Report that addresses runoff and erosion control, and includes temporary construction Best Management Practices (BMPs). Such BMPs shall be placed prior to the start of any soil disturbance on the site, be placed as much above the high water level of the lake as possible, be consistently maintained during the course of construction, and remain in place until all vegetation is well established and erosion concerns have been abated.
  - c. The Stormwater Report shall provide a detailed design for construction of permanent erosion control BMPs as may be required.

2. A detailed sitework and grading plan shall be provided for engineering review and approval, and incorporated with the architectural plans for construction. Temporary and permanent stormwater BMPs, as contemplated in the Stormwater Report shall be shown on the grading and drainage plan.

Payette Lakes Recreational Water and Sewer District (PLRWSD)

This application was submitted to the sewer district more than thirty (30) days prior to the McCall Area Planning and Zoning Commission's January 5, 2021 meeting. In an email dated December 17, 2020, the sewer district stated they had no comments on the application.

Big Payette Water Quality Council (BPWQC)

In an email dated December 10, 2020, BPWQC stated an upgrade of the path access to the lake will help with erosion and control of run-off on a steep slope. However, hardscapes like big boulders and pavers don't help absorb or slow down run-off. Therefore, there should be minimal or no boulder placement particularly near the water. We applaud the fact that no trees will be removed, and existing vegetation will be maintained. Any other natural and native plantings are encouraged to absorb water run-off.

Idaho Department of Lands (IDL)

In an email received December 9, 2020, the Idaho Department of Lands requested that the applicant submit an encroachment permit with the State.

*Public* – No public comments received.

**Commission Findings**

The Commission hereby makes the following findings:

1. The project is in general conformance with the Comprehensive Plan.
2. The project does not jeopardize the health, safety or welfare of the public.
3. The project conforms to the applicable specifications outlined in the City of McCall Design Guidelines as well as all other applicable requirements of the Zoning.

**Conditions of Approval**

1. Prior to commencing site work, the applicant must receive final engineering approval.
2. Prior to commencing site work, the applicant shall receive approval for a encroachment permit with Idaho Department of Lands (see agency comments above).
3. Stone retaining walls within the 50 ft. shoreline setback shall not exceed 30 in. in height.
4. Pursuant to McCall City Code (MCC 3.16.08), design review approval shall lapse and become void whenever the applicant has not applied for a building permit within one year from the date of initial approval.

IN RE: )  
 )  
 Schwartz Landscaping Improvements) **McCALL AREA PLANNING AND ZONING COMMISSION**  
 Design Review ) **FINDINGS OF FACT, CONCLUSIONS OF LAW, AND**  
 ) **DECISION**  
 )  
 )  
 Application Number: )  
 SH-20-06 )

**FINDINGS OF FACTS**

**Applicant:** Benjamin Schwartz  
**Representative:** Emily Stegner-Schwartz  
**Application:** A Shoreline Review application to construct stone walls, rip rap and other landscaping within the 50-foot setback from Payette Lake but above the high-water mark on a previously developed parcel.  
**Address:** 2140 Payette Dr.  
**Location:** Lot 5, Block 15 of the State Subdivision SW Payette Cottage Sites situate in Section 22, T19N, R3E, B.M., Valley County, Idaho.  
**Public Notice:** This application has been placed on the Commission’s consent agenda, pursuant to McCall City Code section 3.16.03, thereby waiving the public noticing requirements.  
**Zoning:** R4 – Low Density Residential  
**Property Size:** 0.44 acres

**APPROVAL STANDARDS**

**Title 3, Chapter 7**

**Shoreline and River Environs Zone**

**No conditional use or building permit shall be issued, nor is any development, grading, or alteration of any land within this zone permitted, unless the applicant establishes to the satisfaction of the**



**commission and council in the case of a conditional use, or of the administrator in the case of a building permit, that:**

- 1. The proposed development meets all applicable requirements of this title and title IX of this code.** The proposed landscaping meets the requirements of McCall City / Impact Area Code Title III and Title IX.
- 2. The plans accurately identify the water pool shore contours and high water marks, which, in the case of river environs, shall mean the limits of the area of special flood hazard.** The site plan indicates the location of the Ordinary High Water Mark of Payette Lake.
- 3. A letter is on file from a specialist certified by the United States army corps of engineers wetlands expert that certifies that no wetlands related issues or issues related to fill of navigable waters issues were presented by the proposed development; or that a section 404 permit has been issued or is forthcoming by the corps of engineers, whichever is appropriate, city approval(s) under this title and title IX of this code are contingent upon all applicable section 404 permit requirements being met.** It appears that a 404 permit will not be necessary although the City reserves the right to require this at a later date if it becomes necessary.
- 4. The requirements of the underlying zone are met.** The requirements of the underlying R4 – Low Density Residential zone is met.
- 5. The fifty foot (50') building setback line is met per subsection (C)3(c) of this section.** No additional buildings are proposed as part of this project.
- 6. Proof of stormwater certification training has been provided by the individual applying for the building permit.** The stormwater application will be required prior to the start of any site work.

#### **DEPARTMENT/AGENCY COMMENTS**

McCall City Engineer

In an email dated December 13, 2020, the McCall City Engineer stated the following:

1. A Preliminary Stormwater Report was not provided with the land use application package.  
  
Therefore, Public Works is unable to confirm the proposed project's compliance with the City's Drainage Management Guidelines. However, the small scale and limited scope of the proposed project does not create any immediate concerns relative to the ability to comply. As such, the following items shall be prepared for review and engineering approval by the City:
  - a. Stormwater Application
  - b. A Stormwater Report that addresses runoff and erosion control, and includes temporary construction Best Management Practices (BMPs). Such BMPs shall be placed prior to the start of any soil disturbance on the site, be placed as much above the high water level of the lake as possible, be consistently maintained during the course of construction, and remain in place until all vegetation is well established and erosion concerns have been abated.
  - c. The Stormwater Report shall provide a detailed design for construction of permanent erosion control BMPs as may be required.
2. A detailed sitework and grading plan shall be provided for engineering review and approval, and incorporated with the architectural plans for construction. Temporary and permanent stormwater BMPs, as contemplated in the Stormwater Report shall be shown on the grading and drainage plan.

Payette Lakes Recreational Water and Sewer District (PLRWSD)

This application was submitted to the sewer district more than thirty (30) days prior to the McCall Area Planning and Zoning Commission's January 5, 2021 meeting. In an email dated December 17, 2020, the sewer district stated they had no comments on the application.

Big Payette Water Quality Council (BPWQC)

In an email dated December 10, 2020, BPWQC stated an upgrade of the path access to the lake will help with erosion and control of run-off on a steep slope. However, hardscapes like big boulders and pavers

don't help absorb or slow down run-off. Therefore, there should be minimal or no boulder placement particularly near the water. We applaud the fact that no trees will be removed, and existing vegetation will be maintained. Any other natural and native plantings are encouraged to absorb water run-off.

Idaho Department of Lands (IDL)

In an email received December 9, 2020, the Idaho Department of Lands requested that the applicant submit an encroachment permit with the State.

**CONCLUSIONS OF LAW**

1. The City of McCall has provided for the processing of Design Review applications, pursuant to Title 3, Chapter 16 of McCall City Code.
2. Upon compliance with the conditions noted below, the application meets the Design Review Standards set forth in Title 3, Chapter 16 of McCall City Code.

**DECISION**

**THEREFORE**, the McCall Area Planning and Zoning Commission hereby **approves** this Shoreline Review application, provided that the following conditions are met:

1. Prior to commencing site work, the applicant must receive final engineering approval.
2. Prior to commencing site work, the applicant shall receive approval for a encroachment permit with Idaho Department of Lands (see agency comments above).
3. Stone retaining walls within the 50 ft. shoreline setback shall not exceed 30 in. in height.
4. Pursuant to McCall City Code (MCC 3.16.08), design review approval shall lapse and become void whenever the applicant has not applied for a building permit within one year from the date of initial approval.

Findings of Fact **adopted** this 5<sup>th</sup> day of JANUARY 2021.



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Fallon Fereday, Chair  
McCall Area Planning and Zoning Commission

Attest:

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Morgan Bessaw, City Planner  
City of McCall

City of McCall  
216 East Park Street  
McCall, Idaho 83638  
P.208.634.7142

# LAND USE APPLICATION



Date Received: \_\_\_\_\_

Fees Paid: \_\_\_\_\_

## NOTICE OF ADDITIONAL FEES

Land use applications may be subject to engineering and legal review for purpose of addressing compliance and conformance issues. The City of McCall reserves the right to contract these services to private firms. The costs of these reviews are passed on to the applicant. These fees are separate, and in addition to, the City's application and permit fees. Completion of this application signifies consent to these fees.

### Please check all that apply:

- # \_\_\_\_\_ Record of Survey (ROS) - \$420
- # \_\_\_\_\_ Design Review (DR) - \$300 + \$25/1,000 sq. ft. of new construction (rounded to the nearest 1,000)
- # \_\_\_\_\_ Scenic Route (SR) - \$300
- # \_\_\_\_\_ Shoreline or River Environs (SH) - \$300
- # \_\_\_\_\_ Conditional Use Permit (CUP) - \$600
- # \_\_\_\_\_ Development Agreement - \$500
- # \_\_\_\_\_ Planned Unit Development (PUD) General Plan - \$2,000 + \$75/lot or unit
- # \_\_\_\_\_ Planned Unit Development (PUD) Final Plan - \$500 + \$75/lot or unit
- # \_\_\_\_\_ Subdivision (SUB) Preliminary Plat - \$2,500 + \$75/lot or unit
- # \_\_\_\_\_ Subdivision (SUB) Final Plat - \$1000 + \$75/lot or unit
- # \_\_\_\_\_ Minor Plat Amendment - \$1,000
- # \_\_\_\_\_ Variance (VAR) - \$1,000
- # \_\_\_\_\_ Rezone (ZON) - \$1,500
- # \_\_\_\_\_ Zoning Code Amendment (CA) - \$750/title
- # \_\_\_\_\_ Annexation - \$3,000
- # \_\_\_\_\_ Vacation (VAC) - \$750

**Incomplete applications cannot be accepted by the City. Unless otherwise exempted by the Administrator, all Application Requirements must be provided at the time of submission. Please refer to specific application info sheets for more details.**

## PROPERTY OWNER INFORMATION

Property Owner 1: Benjamin Schwartz Email: bhschwartz@yahoo.com

Mailing Address: 29 Mendosa Ave., San Francisco CA 94116 Phone: 510-456-6913

Property Owner 2 (If Applicable): \_\_\_\_\_ Email: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ Phone: \_\_\_\_\_

## AGENT/AUTHORIZED REPRESENTATIVE INFORMATION

Applicant/Representative: Emily Stegner-Schwartz Email: emilystegner@gmail.com

Mailing Address: 29 Mendosa Ave., San Francisco CA 94116 Phone: 415-609-5559

## PROPERTY INFORMATION

Address(es) of Property: 2140 Payette Drive, McCall ID parcel#:

Legal Description of Property: Lot 5 Block 15 State Subdivision - SW Payette Cottage Sites XR006610150050

Zoning District of Property: R4 Project Sq. Footage (If Applicable): NA

Impact Area  City Limits  Residential  Commercial

# LAND USE APPLICATION CONTINUED

Payette Lakes Water and Sewer District  or Septic System  or not applicable

## PROJECT DESCRIPTION

**Explain the general nature of what is proposed:** *(please attach supplemental information if needed)*

Shoreline application for landscape work to include the addition of terraced stone garden walls, stone steps to beach, extend a small amount of rip rap (approx. 5') and flagstone pavers at leveled area. All work is above the high water mark and within the 50' setback. No work to be done below high water line or on existing house or deck. Screening bushes or trees to be added along the property line. No trees to be removed, existing vegetation to remain.

## SIGNATURES

**The Applicant hereby agrees** to pay reasonable attorney fees, including attorney fees on appeal and expenses of the City of McCall, in the event of a dispute concerning the interpretation or enforcement of the Land Use Application in which the City of McCall is the prevailing party.

*I certify that I have reviewed and understand the procedures and requirements of the McCall City Code. I give permission for City staff and/or Planning & Zoning Commission members to view and enter the subject property in order to fully review this application. I understand that failure to provide complete and accurate information on this application may lead to denial of this application.*

\_\_\_\_\_  
Property Owner 1

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Property Owner 2 *(If Applicable)*

\_\_\_\_\_  
Signature

Emily Stegner-Schwartz  
\_\_\_\_\_  
Agent/Authorized Representative

*Emily Stegner-Schwartz*  
\_\_\_\_\_  
Signature

## FOR RECORD OF SURVEY APPLICATIONS ONLY: STATEMENT OF EASEMENT DISCLOSURE

\_\_\_\_\_  
Surveyor

\_\_\_\_\_  
Signature

**I hereby certify that I have performed a thorough search for all relevant easements that relate to the subject property and have indicated or referenced these by their instrument number on the provided survey.**





SCHWARTZ RESIDENCE  
2140 PAYETTE DRIVE

MCCALL, ID

Tel: 415-609-5559 email: emily@stegnerarchitects.com



PHOTO A



PHOTO B



PHOTO C



PHOTO D



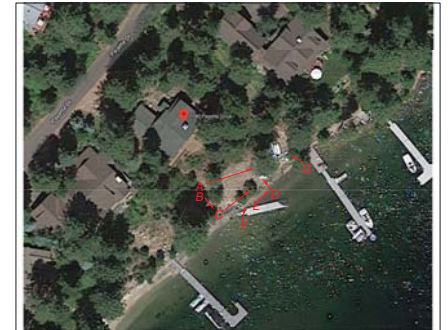
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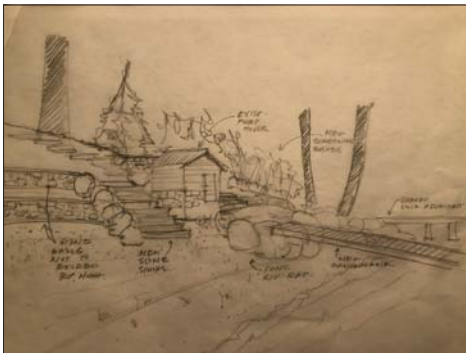
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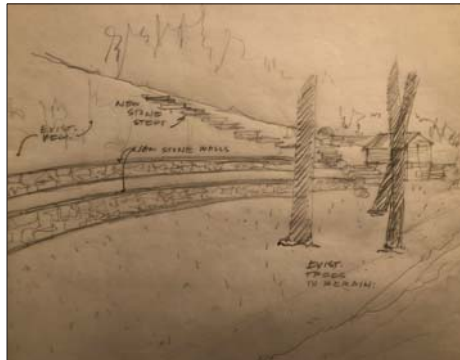
PHOTO G



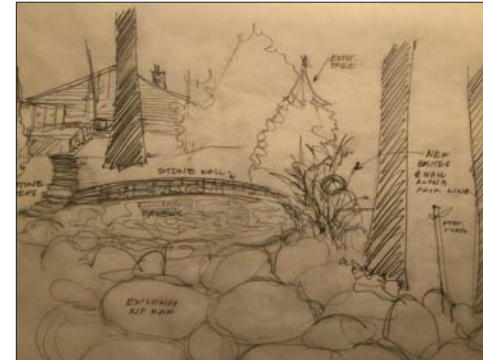
2  
A-00 Photo Key Map  
N.T.S.



SKETCH E



SKETCH F



SKETCH G



1  
A-00 Vicinity Map  
N.T.S.



**McCall Area Planning and Zoning Commission  
Staff Report**

**ROS-20-27**  
*1643 & 1645 Ginney Way*  
*Rohan Combination*

January 5, 2021

Applicant: Richard Rohan  
Agent: Ralph Miller  
Application: Lot Combination  
Zoning: R4 – Low Density Residential and Scenic Route

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**Description**

A Record of Survey application for a lot combination to combine two existing lots of record into 1 lot of 0.51 acres.

**Code Narrative**

This application was placed on the McCall Area Planning and Zoning Commission’s consent agenda, thereby waiving public noticing requirements, pursuant to McCall City Code section 9.1.05.B.2.

Pursuant to McCall City Code (MCC 9.1.05), lot combinations are permitted through the Record of Survey process.

**Comments**

*Agency –*

McCall City Engineer

In comments dated December 13, 2020, the McCall City Engineer stated the following:

1. ROS boundary shall include two separate control ties to city of McCall control points.
2. Once the final ROS draft is complete, two digital CAD files, prepared in accordance with the City’s digital data submission standards (DDSS) shall be provided. The complete DDSS guidance document can be found here: <https://evogov.s3.amazonaws.com/141/media/115532.pdf>

Valley County

In an email dated December 12, 2020, Valley County stated they had no objection to the application and requested that the property owner sign and submit a County Combination Request Form.

Payette Lakes Recreational Water and Sewer District (PLRWSD)

This application was submitted to the sewer district more than thirty (30) days prior to the McCall Area Planning and Zoning Commission’s January 5, 2021 meeting. In an email dated December 17, 2020, the sewer district stated they had no comments on the application.

*Public* – No public comments were received.

**Conditions of Approval**

1. Prior to recordation, the applicant shall submit digital files of the Record of Survey in accordance with the McCall Digital Data Submission Standards.
2. To complete the ROS, the applicant shall file a Valley County Combination Request form.
3. The applicant shall provide the City with a .PDF copy of the survey immediately upon recordation.
4. Pursuant to McCall City Code (MCC 9.1.05.B.2.g), this approval shall become null and void if the final plat or survey is not filed with the county within eighteen (18) months of the date of such approval.

IN RE: )  
)  
ROHAN COMBINATION ) **McCALL AREA PLANNING AND ZONING COMMISSION**  
Record of Survey ) **FINDINGS OF FACT, CONCLUSIONS OF LAW, AND**  
) **DECISION**  
)  
)  
Application Number: )  
ROS-20-27 )

**FINDINGS OF FACTS**

**Applicant:** Richard Rohan

**Representative(s):** Ralph Miller

**Application:** A Record of Survey application for a lot combination to combine two existing lots of record into a single lot of 0.51 acres.

**Location:** Lots 22 and 23, Block 1 of Lick Creek Meadows Subdivision Phase 1 situate in the SE ¼ of Section 3, T18, R3E, B.M., City of McCall, Valley County, Idaho.

**Property Address:** 1643 and 1645 Ginney Way

**Public Notices:** This application was placed on the McCall Area Planning and Zoning Commission’s consent agenda, thereby waiving public noticing requirements. This was done pursuant to McCall City Code section 9.1.05.B.2, which states that the administrator may waive the application of some provisions.

**Zoning:** R4 – Low Density Residential

**Property Size:** A Record of Survey application for a lot combination to combine two existing lots of record into a single lot of 0.51 acres.

**Setbacks:** Per MCC 3.3.03, the minimum required setbacks for the new parcel are 25 ft. from the property line fronting Spring Mountain Blvd, 20 ft. from the front property line, and 15 ft. from the southerly side property line.



## APPROVAL STANDARDS

### Title 9, Chapter 1

#### Record of Survey

To be eligible for processing under the Record of Survey Procedure, an application for approval of a plat or survey must be signed by all owners and determined by the administrator to meet one or more of the standards set out below:

1. **Two (2) or more lots of record are being combined.** A Record of Survey application for a lot combination to combine two existing lots of record into 1 lot of 0.51 acres.

## DEPARTMENT/AGENCY COMMENTS

### McCall City Engineer

In comments dated December 13, 2020, the McCall City Engineer stated the following:

1. ROS boundary shall include two separate control ties to city of McCall control points.
2. Once the final ROS draft is complete, two digital CAD files, prepared in accordance with the City's digital data submission standards (DDSS) shall be provided. The complete DDSS guidance document can be found here: <https://evogov.s3.amazonaws.com/141/media/115532.pdf>

### Valley County

In an email dated December 12, 2020, Valley County stated they had no objection to the application and requested that the property owner sign and submit a County Combination Request Form.

### Payette Lakes Recreational Water and Sewer District (PLRWSD)

This application was submitted to the sewer district more than thirty (30) days prior to the McCall Area Planning and Zoning Commission's January 5, 2021 meeting. In an email dated December 17, 2020, the sewer district stated they had no comments on the application.

### CONCLUSIONS OF LAW

1. The City of McCall has provided for the processing of Record of Survey applications, pursuant to Title 9, Chapter 1 of McCall City Code.
2. The proposed project is eligible for the Record of Survey process as a lot combination.
3. The proposed project meets the dimensional standards for lots in the R4, per Title 3, Chapter 3, McCall City Code.
4. Upon compliance with the conditions noted below, the application meets the Record of Survey Procedure requirements set forth in Title 9, Chapter 1 of McCall City Code.

### DECISION

**THEREFORE**, the McCall Area Planning and Zoning Commission hereby **approves** this Record of Survey application, provided that the following conditions are met:

1. Prior to recordation, the applicant shall submit digital files of the Record of Survey in accordance with the McCall Digital Data Submission Standards.
2. To complete the ROS, the applicant shall file a Valley County Combination Request form.
3. The applicant shall provide the City with a .PDF copy of the survey immediately upon recordation.
4. Pursuant to McCall City Code (MCC 9.1.05.B.2.g), this approval shall become null and void if the final plat or survey is not filed with the county within eighteen (18) months of the date of such approval.

Findings of Fact **adopted** this 5<sup>th</sup> day of January 2021.

---

Fallon Fereday, Chair  
McCall Area Planning and Zoning Commission

Attest:

---

Morgan Bessaw, City Planner  
City of McCall

City of McCall  
216 East Park Street  
McCall, Idaho 83638  
P.208.634.7142

RECEIVED  
LAND USE  
APPLICATION

NOV 24 2020



City of McCall  
COMMUNITY  
DEVELOPMENT

Date Received:

11/24

Fees Paid:

NOTICE OF ADDITIONAL FEES

Land use applications may be subject to engineering and legal review for purpose of addressing compliance and conformance issues. The City of McCall reserves the right to contract these services to private firms. The costs of these reviews are passed on to the applicant. These fees are separate, and in addition to, the City's application and permit fees. Completion of this application signifies consent to these fees.

Please check all that apply:

- # X Record of Survey (ROS) - \$420 ROS-20-27
- # \_\_\_\_\_ Design Review (DR) - \$300 + \$25/1,000 sq. ft. of new construction (rounded to the nearest 1,000)
- # \_\_\_\_\_ Scenic Route (SR) - \$300
- # \_\_\_\_\_ Shoreline or River Environs (SH) - \$300
- # \_\_\_\_\_ Conditional Use Permit (CUP) - \$600
- # \_\_\_\_\_ Administrative Approval (AA) - \$50
- # \_\_\_\_\_ Planned Unit Development (PUD) General Plan - \$2,000 + \$75/lot or unit
- # \_\_\_\_\_ Planned Unit Development (PUD) Final Plan - \$500 + \$75/lot or unit
- # \_\_\_\_\_ Subdivision (SUB) Preliminary Plat - \$2,500 + \$75/lot or unit
- # \_\_\_\_\_ Subdivision (SUB) Final Plat - \$1000 + \$75/lot or unit
- # \_\_\_\_\_ Minor Plat Amendment - \$1,000
- # \_\_\_\_\_ Variance (VAR) - \$1,000
- # \_\_\_\_\_ Rezone (ZON) - \$1,500
- # \_\_\_\_\_ Zoning Code Amendment (CA) - \$750/title
- # \_\_\_\_\_ Annexation - \$3,000
- # \_\_\_\_\_ Vacation (VAC) - \$750

Incomplete applications cannot be accepted by the City. Unless otherwise exempted by the Administrator, all Application Requirements must be provided at the time of submission. Please refer to specific application info sheets for more details.

PROPERTY OWNER INFORMATION

Property Owner 1: RICK ROHAN Email: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ Ph: \_\_\_\_\_

Property Owner \_\_\_\_\_ Email: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ Phone: \_\_\_\_\_

AGENT/AUTHORIZED REPRESENTATIVE INFORMATION

Applicant/Representative: \_\_\_\_\_ Email: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ Phone: \_\_\_\_\_

PROPERTY INFORMATION

Address(es) of Property: 22 GINNEY WAY, McCALL, ID 83638  
23 GINNEY WAY, McCALL, ID, 83638

Legal Description of Property: LOT 22, BLOCK 1 OF LICK CREEK MEADOWS SUBDIVISION PHASE 1  
LOT 23, BLOCK 1 OF LICK CREEK MEADOWS SUBDIVISION PHASE 1

Zoning District of Property: R4 Project Sq. Footage (If Applicable): 22,327

Impact Area  City Limits  Residential  Commercial

# LAND USE APPLICATION CONTINUED

Payette Lakes Water and Sewer District  or Septic System  or not applicable

## PROJECT DESCRIPTION

Explain the general nature of what is proposed: (please attach supplemental information if needed)

To combine lots 22 and 23 Block 1 Lick Creek Meadows  
Phase 1

## SIGNATURES

The Applicant hereby agrees to pay reasonable attorney fees, including attorney fees on appeal and expenses of the City of McCall, in the event of a dispute concerning the interpretation or enforcement of the Land Use Application in which the City of McCall is the prevailing party.

I certify that I have reviewed and understand the procedures and requirements of the McCall City Code. I give permission for City staff and/or Planning & Zoning Commission members to view and enter the subject property in order to fully review this application. I understand that failure to provide complete and accurate information on this application may lead to denial of this application.

Richard R Rohan  
Property Owner 1

Richard R Rohan  
Signature

\_\_\_\_\_  
Property Owner 2 (If Applicable)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Agent/Authorized Representative

\_\_\_\_\_  
Signature

## FOR RECORD OF SURVEY APPLICATIONS ONLY: STATEMENT OF EASEMENT DISCLOSURE

Ralph Miller, Secesh Eng.  
Surveyor

Ralph Miller  
Signature

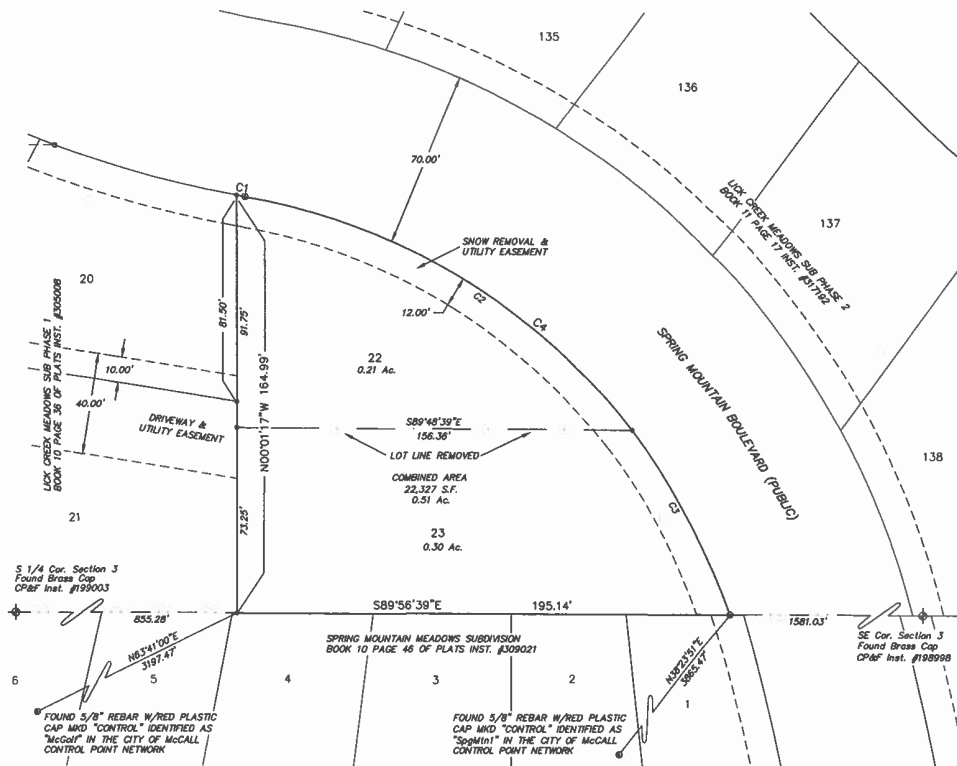
I hereby certify that I have performed a thorough search for all relevant easements that relate to the subject property and have indicated or referenced these by their instrument number on the provided survey.

# RECORD OF SURVEY

FOR  
**JEREMIAH and DEBBIE BOENISH**  
 LOCATED IN  
**LOTS 22 AND 23 BLOCK 1 LICK CREEK MEADOWS SUBDIVISION PHASE 1**  
**SE 1/4 SECTION 3, T.18N., R.3E., E.M.,**  
**CITY OF McCall, VALLEY COUNTY, IDAHO**  
 2020

BOOK NO. \_\_\_\_\_ PAGE NO. \_\_\_\_\_  
 OF RECORDS OF SURVEY.

RECORDERS STAMP



SCALE: 1" = 30'  
 Bearings Based on GPS derived State Plane Grid

### LEGEND

- FOUND 5/8" IRON PIN
- FOUND 1/2" IRON PIN
- ⊕ FOUND BRASS CAP MONUMENT

This record of survey has been reviewed and approved by the City of McCall with respect to its compliance with the Subdivision and Development Ordinance and exemption from formal platting; an individual lot shown on this record of survey shall be considered a single lot for purposes of City ordinances. If this record of survey combines lots shown on a plat or survey of record, the separate sale of such former separate lots will constitute an illegal subdivision under the McCall City Code.

This survey is being filed to combine Lots 22 and 23 Block 1 Lick Creek Meadows Subdivision Phase 1 Book 10 page 36 of Plats.

Accepted and approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by the City of McCall.

McCall City Clerk

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	CHORD
C1	415.00	3.32	1.86	0°27'31"	S80°12'58"E	3.32
C2	245.00	162.88	85.82	42°43'18"	N59°100'05"W	178.48
C3	245.00	83.00	41.90	19°24'36"	N59°01'07"W	83.60
C4	245.00	285.88	147.59	62°07'55"	N48°22'47"W	252.83

I, Ralph Miller, a Professional Land Surveyor Registered in the State of Idaho, do hereby certify that this plat was prepared from notes taken during an actual survey made by me and that it correctly represents the points, courses and distances as recorded in said field notes.



**SECESH ENGINEERING INC.**  
 P.O. Box 70  
 McCall, ID 83638  
 (208) 634-6336

**McCall Area Planning and Zoning Commission  
Staff Report**

**ZON-20-01**

*379 Elo Road, TBD Elo, 14179 State Hwy 55, TBD. State Hwy 55, and TBD Krahn Ln.*

*Future Land Use Map Amendment*

January 5, 2021

Applicant: CW Hurless  
Agent: Hatch Design and Architecture  
Application: Future Land Use Map Zoning Amendment  
Zoning: RR, RE, and R1 proposed to be rezoned to CC – Community Commercial

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**Description**

This application was originally heard by the McCall Area Planning and Zoning Commission during their regularly scheduled November 3, 2020 meeting. At that time the Commission motioned to continue the application and public hearing to the December 1, 2020 meeting to allow more time to deliberate and receive public comment. During that meeting, the Commission made a motion to direct staff to prepare draft findings of fact and conclusions of law documents for approval during their January 5, 2021 meeting, recommending denial of the application to the Valley County Board of Commissioners.

The applicant proposes to change the land use designation within the adopted Future Land Use Plan of five (5) existing parcels within the McCall Impact Area, from RR – Rural Residential, RE – Rural Estate, and R1 – Rural 1 Acre, to CC - Community Commercial. The total acreage of the five parcels is approximately 160 acres. One of the subject parcels is 0.5 miles long and stretches the entire distance from Krahn Ln., which is designated as commercial on the other side of the street, to Elo Rd. A second parcel extends south from Elo Rd.; the total scenic route frontage affected by the application is approximately 0.9 miles.

The area proposed for the land use designation change is currently the southern gateway to the community. Low-density residential development was adopted as part of the 2018 Comprehensive plan and commercial development was not considered in this area to avoid commercial sprawl and the distance from water and sewer services.

The future land use map does not currently identify this area for commercial development. a zoning map amendment of a single lot, when not supported by the McCall Area Comprehensive Plan and Future Land Use Plan (FLUP), would constitute spot zoning and be invalid.

Therefore the applicant requested to change the land use designation of multiple parcels in the Future Land Use Plan so that each parcel would be able to submit a Zoning Map Amendment application to the City at the time they choose to redevelop, and that application would be much more likely to be approved for a zoning map amendment, because it was supported by the FLUP. e.

The City of McCall does not authorize Zoning Map Amendments on speculation, only in conjunction with a development specific proposal and a development agreement. Therefore, if any of the subject parcels

were to propose to be rezoned in the future, they would be required to submit their development plans in conjunction with the re-zone application for review.

The area in question is currently a mix of both residential and commercial uses including multiple churches, storage facilities, one logging operation, and a handful of residences. No water or sewer service is located in the area and none are projected for the foreseeable future. This means that development will be limited to low density development that can be supported by septic systems and well rather than central sewer or water. This is at odds with most types of commercial development.

Typically, the CC – Community Commercial zone would allow residential development up to forty (40) units per acre when supported by the necessary infrastructure. The type of commercial development that would likely be seen instead is that with little demand for utilities, such as storage units, contractor yards, warehouses, and low-density residential development.

### **Code Narrative**

What is the difference between the Future Land Use Map and Zoning? Both depict how land can be used and developed over time, using a set of “designations” and “zones” (shown as colors on the maps).

The Future Land Use Map is about the future. The Future Land Use Map (Map 5.1 in the McCall Area Comprehensive Plan) depicts a long-term vision of how and where the city will grow and change over the next 20 years. The Future Land Use Map allows for various zoning districts within a given Future Land Use designation. The FLUP map (2018) was recently developed and validated as part of the McCall Area Comprehensive Plan with over 3000 people participating in the process.

The Zoning Map is about what is allowed today. The City’s Zoning Map tells us how land can be used and what can be built on any given property today. Zones are more specific than the Future Land Use designations and come with a set of rules (included in the City’s Zoning Code) that clarify what uses are allowed (e.g., residences, businesses, manufacturing), and how buildings may be developed or changed (e.g., maximum heights and required setbacks from property lines).

The Future Land Use Plan (FLUP) was adopted as part of the 2018 McCall Area Comprehensive Plan and identifies the subject properties as continuing to remain RR – Rural Residential, RE – Rural Estate, and R1 – Rural 1 Acre.

The Future Land Use Map (Map 5.1 in the Comprehensive Plan) is a tool that takes the ideas from the vision, goals, and policies and illustrates how they work on a land use basis. The Future Land Use Map is not a zoning map, and it does not establish regulatory requirements for new development. The Future Land Use Plan Map guides regulation for rezones within the City and Impact Area, making it an important tool for land use decisions.

The future land uses of McCall should:

1. Direct local housing and employment growth to downtown, commercial activity centers, and transportation corridors, preserving existing and integrating new local housing where possible.
2. Concentrate a majority of housing near our existing activity centers while dispersing a variety of local housing throughout McCall.
3. Encourage residential infill in appropriate areas.
4. Support a connected open space network and wildlife corridors.
5. Capitalize on the airport as an economic catalyst.



6. Locate industry, warehousing, logistics, manufacturing, and other similar uses in proximity to adequate transportation and utility infrastructure.
7. Transition residential uses from highest-density in downtown to lowest-density at the City edges to rural within the Impact Area and beyond.
8. Create an urban growth boundary that surrounds the McCall Area and preserve open space with conservation easements.

Additional Goals and Policies from the McCall Area Comprehensive Plan:

1. Utilize unique development tools to create a transition from commercial development to residential development and provide open space.
2. Create a logical growth boundary that represents McCall's direct area of influence.
3. Continue to protect the surrounding natural landscape and the edges of the City by using variety of techniques such as requiring clustering, creating conservation easements, or purchasing private property.
4. Within the 3rd Street and Lake Street scenic route overlay zones, encourage high quality developments that create an appropriate gateway sequence for visitors entering and leaving McCall and that minimize and discourage visually intrusive development at gateways to McCall.

**Comments**

*Agency comments -*

Payette Lake Recreational Water and Sewer District (PLRWSD)

The application was submitted to the sewer district more than thirty (30) days prior to the November 3, 2020 McCall Area Planning and Zoning Commission meeting. In an email dated October 21, 2020, the district stated the subject properties are located outside the existing PLRWSD boundary and that the district has no independent plans to expand into the area containing the subject properties.

McCall Fire & EMS

In an email dated October 13, 2020, McCall Fire stated that the area is not protected by a municipal water system and that zoning changes should indicate the expansion, or addition to the City water system for fire protection.

Central District Health (CDH)

In an email dated October 5, 2020, CDH stated that whether a parcel is zoned a certain way does not imply that a septic permit can be issued. Whether or not a septic permit will be able to be issued for a commercial structure on these properties will depend on what is proposed. Without knowing what type of commercial structure might be proposed, the wastewater flows associated with the business, and the soils and ground water depths on the sites, the district cannot speculate on whether they will be able to issue a permit.

*Public Comments –*

Opposition:

1. On November 18<sup>th</sup> a letter was received from Andrew and Augusta Laidlaw in opposition to the application and changing the Future Land Use Plan.



2. On November 23, 2020, a letter was received from Kim Apperson in opposition to the application, requesting that the Commission consider the significant public involvement that occurred in creating the Future Land Use Plan and wait to consider changing land use designations until the Comprehensive Plan is ready to be updated in the future.
3. On November 24, 2020, a letter was received from Rebecca Rine, a nearby property owner, in opposition to the application.
4. On Thursday November 26, 2020 a letter was received from Richard Rine in opposition to the application.
5. On November 26, 2020, a letter was received from Richard and Pamela Bush in opposition to the application.
6. On November 25, a letter was received from John and Joni Stright in opposition to the application.
7. November 25, 2020, Larry Shake submitted a letter in opposition.
8. November 30, Scott and Connie Harris submitted an email in opposition.
9. November 30, 2020 Barbara Wilson submitted a letter in opposition.
10. November 30, 2020 Joy Murphy submitted an email in opposition.
11. November 30, 2020, nearby property owners Bob and Linda Yude submitted an email in opposition.

Support:

1. On November 30, 2020 an email was received from Jim Hinson, of Rocky Mountain Signs, in support of the application.
2. November 30, 2020, a letter was received from Pine Top custom Homes in support of the application.
3. December 1, 2020, Wallace Johnson submitted an email in support of the application
4. On December 1, 2020, a list of names in support of the application was provided by the applicant, signed by 98 individuals.

**IN RE:** )  
 )  
 ) **McCALL AREA PLANNING AND ZONING COMMISSION**  
 ) **FINDINGS OF FACT, CONCLUSIONS OF LAW, AND**  
**CC FLUP AMENDMENT** ) **DECISION**  
**Zoning Map Amendment** )  
 )  
**Application Number:** )  
**ZON-20-01** )

**FINDINGS OF FACTS**

**Applicant:** C.W. Hurless

**Representative(s):** Jeff Hatch

**Application:** The applicant proposes to change the land use designation within the adopted Future Land Use Plan of five (5) existing parcels within the McCall Impact Area, from RR – Rural Residential, RE – Rural Estate, and R1 – Rural 1 Acre, to CC - Community Commercial. The total acreage of the five parcels is approximately 160 acres. One of the subject parcels is 0.5 miles long and stretches the entire distance from Krahn Ln., which is designated as commercial on the other side of the street, to Elo Rd. A second parcel extends south from Elo Rd.; the total scenic route frontage affected by the application is approximately 0.9 miles.

**Address:** 379 Elo Rd., TBD Elo, 14179 State Hwy 55, TBD. State Hwy 55, and TBD Krahn Ln.

**Location:** PT. NW4 NE4 SE4 LESS DEEDED COUNTY RD AND HIGHWAY R-O-W, NE4 NE4 SE4 LESS DEEDED COUNTY RD R-O-W, PT W/2 SE4 LESS STATE HWY ROW, TAX NO. 11 IN SW4 NE4 , and Amended Tax Lot 33 in NE4, Section 21, T18N, R3E, B.M., Valley County, Idaho.

**Public Notices:** Newspaper: The Notice of Hearing was published in the Star News on November 12, 2020.

Mailing: The Notice of Hearing was mailed by the applicant to property owners within 300 feet on November 13, 2020.

Posting: The Notice of Hearing was posted by the applicant on the subject property on November 13, 2020.

**Procedural History:** A preliminary application was heard by the McCall Area Planning and Zoning Commission during their regularly scheduled May 5, 2020 meeting. A full application and the first public hearing were heard by the Commission during their regularly scheduled November 3, 2020 meeting. The Commission continued the public hearing and the application until their regularly scheduled December 1, 2020 to allow more time for deliberation and additional public comments. During that meeting, the Commission made a motion to direct staff to prepare draft findings of fact and conclusions of law documents for approval during their January 5, 2021 meeting, recommending denial of the application to the Valley County Board of Commissioners.

**Zoning:** Application to change the land use designation of five (5) existing parcels totaling approximately 160 acres within the McCall Area Future Land Use Map, from RR, RE, and R1 residential zones to CC – Community Commercial.

#### **APPROVAL STANDARDS**

##### **Title 3, Chapter 13**

**The applicant may be required to submit an environmental assessment prior to approval of a zoning map change, when in the judgment of the commission the change would permit operations, materials, or activities which would constitute a potential threat to public health, safety and welfare or to the quality of the environment.** The applicant proposed to change the land use designation within the adopted Future Land Use Plan of five (5) existing parcels within the McCall Impact Area, from RR –

Rural Residential, RE – Rural Estate, and R1 – Rural 1 Acre, to CC - Community Commercial. This action would not rezone any parcels at this time and no development plans are currently proposed, therefore the change does not constitute a threat to the public health, safety and welfare of the public, or to the quality of the environment.

**Upon receipt of a request for amendment to the zoning ordinance, or for amendments of the zoning map, the commission shall determine if the proposed change would also require an amendment to the comprehensive plan.** The future land use map does not currently identify this area for commercial development, which is why the applicant is currently proposing to amend the Future Land Use Plan which is within the adopted 2018 McCall Area Comprehensive Plan.

#### **COMMISSION DISCUSSION**

During deliberation, the Commission discussed:

1. Whether the proposed amendment was appropriate considering the lack of city water and sewer service in the area; and
2. Whether there was a shortage of undeveloped commercial land elsewhere in the jurisdiction; and
3. Whether this was the appropriate time to consider expanding the commercial potential when the Comprehensive Plan was so recently adopted.

#### **DEPARTMENT/AGENCY COMMENTS**

##### Payette Lake Recreational Water and Sewer District (PLRWSD)

The application was submitted to the sewer district more than thirty (30) days prior to the November 3, 2020 McCall Area Planning and Zoning Commission meeting. In an email dated October 21, 2020, the district stated the subject properties are located outside the existing PLRWSD boundary and that the district has no independent plans to expand into the area containing the subject properties.

##### McCall Fire & EMS

In an email dated October 13, 2020, McCall Fire stated that the area is not protected by a municipal water system and that zoning changes should indicate the expansion, or addition to the City water system for fire protection.

Central District Health (CDH)

In an email dated October 5, 2020, CDH stated that whether a parcel is zoned a certain way does not imply that a septic permit can be issued. Whether or not a septic permit will be able to be issued for a commercial structure on these properties will depend on what is proposed. Without knowing what type of commercial structure might be proposed, the wastewater flows associated with the business, and the soils and ground water depths on the sites, the district cannot speculate on whether they will be able to issue a permit.

**CONCLUSIONS OF LAW**

1. The City of McCall has provided for initiation of amendments to the zoning map, authorized by Section 67-6511, Idaho Code, pursuant to Title 3, Chapter 13 of McCall City Code.
2. Adequate notice of the December 1, 2020 public hearing was provided, pursuant to Section 67-6512, Idaho Code and Title 3, Chapter 15 of McCall City Code.

**DECISION**

**THEREFORE**, the McCall Area Planning and Zoning Commission hereby **recommends** this Zoning Map Amendment application for **denial** by the Valley County Board of Commissioners.

Findings of Fact **adopted** this 5<sup>th</sup> day of JANUARY 2021.

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Fallon Fereday, Chair  
McCall Area Planning and Zoning Commission

Attest:

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Morgan Bessaw  
City Planner

City of McCall  
216 East Park Street  
McCall, Idaho 83638  
P.208.634.7142

# LAND USE APPLICATION



Date Received: \_\_\_\_\_

Fees Paid: \_\_\_\_\_

## NOTICE OF ADDITIONAL FEES

Land use applications may be subject to engineering and legal review for purpose of addressing compliance and conformance issues. The City of McCall reserves the right to contract these services to private firms. The costs of these reviews are passed on to the applicant. These fees are separate, and in addition to, the City's application and permit fees. Completion of this application signifies consent to these fees.

### Please check all that apply:

- # \_\_\_\_\_ Record of Survey (ROS) - \$420
- # \_\_\_\_\_ Design Review (DR) - \$300 + \$25/1,000 sq. ft. of new construction (rounded to the nearest 1,000)
- # \_\_\_\_\_ Scenic Route (SR) - \$300
- # \_\_\_\_\_ Shoreline or River Environs (SH) - \$300
- # \_\_\_\_\_ Conditional Use Permit (CUP) - \$600
- # \_\_\_\_\_ Administrative Approval (AA) - \$50
- # \_\_\_\_\_ Planned Unit Development (PUD) General Plan - \$2,000 + \$75/lot or unit
- # \_\_\_\_\_ Planned Unit Development (PUD) Final Plan - \$500 + \$75/lot or unit
- # \_\_\_\_\_ Subdivision (SUB) Preliminary Plat - \$2,500 + \$75/lot or unit
- # \_\_\_\_\_ Subdivision (SUB) Final Plat - \$1000 + \$75/lot or unit
- # \_\_\_\_\_ Minor Plat Amendment - \$1,000
- # \_\_\_\_\_ Variance (VAR) - \$1,000
- # \_\_\_\_\_ Rezone (ZON) - \$1,500
- # \_\_\_\_\_ Zoning Code Amendment (CA) - \$750/title
- # \_\_\_\_\_ Annexation - \$3,000
- # \_\_\_\_\_ Vacation (VAC) - \$750

**Incomplete applications cannot be accepted by the City. Unless otherwise exempted by the Administrator, all Application Requirements must be provided at the time of submission. Please refer to specific application info sheets for more details.**

## PROPERTY OWNER INFORMATION

Property Owner 1: CW Hurless Email: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Property Owner 2 (If Applicable): \_\_\_\_\_ Email: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ Phone: \_\_\_\_\_

## AGENT/AUTHORIZED REPRESENTATIVE INFORMATION

Applicant/Representative: Jeff Hatch Email: jeff@hatchda.com

Mailing Address: 200 W. 36th Street, Boise, ID 83714 Phone: 208-475-3204

## PROPERTY INFORMATION

Address(es) of Property: 379 Elo Rd. McCall, ID 83638

Legal Description of Property: AMENDED TAX NO. 3 IN SE4 NE4, LESS DEEDED COUNTY RD R-O-W S21 T18N R3E "FARM TO MARKET STORAGE UNITS"

Zoning District of Property: RC Project Sq. Footage (If Applicable): \_\_\_\_\_

Impact Area  City Limits  Residential  Commercial



# LAND USE APPLICATION CONTINUED

Payette Lakes Water and Sewer District  or Septic System  or not applicable

## PROJECT DESCRIPTION

**Explain the general nature of what is proposed:** *(please attach supplemental information if needed)*

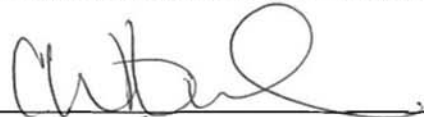
The owner of the parcel located at 379 Elo Road, McCall, ID 83638 wishes to request a comprehensive map amendment to their property. They are requesting the current zoning be changed to CC (commercial zoning).

## SIGNATURES

**The Applicant hereby agrees** to pay reasonable attorney fees, including attorney fees on appeal and expenses of the City of McCall, in the event of a dispute concerning the interpretation or enforcement of the Land Use Application in which the City of McCall is the prevailing party.

*I certify that I have reviewed and understand the procedures and requirements of the McCall City Code. I give permission for City staff and/or Planning & Zoning Commission members to view and enter the subject property in order to fully review this application. I understand that failure to provide complete and accurate information on this application may lead to denial of this application.*

CW Hurless  
\_\_\_\_\_  
Property Owner 1

  
\_\_\_\_\_  
Signature

\_\_\_\_\_  
Property Owner 2 (If Applicable)

\_\_\_\_\_  
Signature

Jeff Hatch  
\_\_\_\_\_  
Agent/Authorized Representative

  
\_\_\_\_\_  
Signature

## FOR RECORD OF SURVEY APPLICATIONS ONLY: STATEMENT OF EASEMENT DISCLOSURE

\_\_\_\_\_  
Surveyor

\_\_\_\_\_  
Signature

**I hereby certify that I have performed a thorough search for all relevant easements that relate to the subject property and have indicated or referenced these by their instrument number on the provided survey.**

**McCall Area Planning and Zoning Commission  
Staff Report**

**DR-20-38, SR-20-11**  
*2194 Lakeview Ave.*  
*Cross Residence*

December 1, 2020

Applicant: Jim Cross  
Agent: Bennett Architecture  
Application: Design Review and Scenic Route Review  
Zoning: R4 – Low Density Residential and Scenic Route Overlay

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**Description**

A Design Review and Scenic Route Review applications to construct a 4,768 square foot single-family dwelling with multiple attached garage bays adjacent to Lakeside Drive, a designated Scenic Route.

Property Size: 21,871 sq. ft. Lot Coverage: 5,008 sq. ft. (95.4% of allowable)

Building Height: 26 ft. 8 7/8 in. from existing grade

Setbacks: Per MCC 3.3.03, the minimum required setbacks for this parcel are 25 ft. from East Side Rd., 20 ft. from Lakeview Ave., and 10 ft. from either side property line. The applicant is proposing setbacks of more than 50 ft. from East Side DR., more than 25 ft. from Lakeview Ave., 10.5 ft. from the northerly side property line, and just over 40 ft. form the southerly side property line.

Landscaping: A landscaping plan has been submitted. The plan calls for the addition of eighteen (18) new trees to screen along the two side property lines of the residence. The applicant is proposing to alternate between coniferous and deciduous trees along both property lines with three deciduous trees in front. Thirteen trees are proposed to be removed within and adjacent to the building footprint. Prior to issuance of a Certificate of Occupancy, all disturbed areas shall be reseeded with native grasses and shrubs. A tree protection plan has been submitted and is required to be implemented prior to issuance of a building permit.

**Code Narrative**

Per MCC 3.16.02, all development within 150 ft. of a designated scenic route requires design review and scenic route approval.

**Design Guideline Narrative**

Please see the attached Findings and Conclusions document for Design Guideline analysis.

**Comments**

*Agency –*

Payette Lakes Recreational and Water and Sewer District (PLRWSD)

The application was distributed to PLRWSD more than thirty (30) days prior to the December 1, 2020 McCall Area Planning and Zoning Commission meeting. In a letter dated November 3, 2020, PLRWSD stated the following:

1. There is a sewer service connection for the lot in the area of construction, the sewer service connection shall be protected from damage during construction of the proposed structure to prevent excessive water, or debris from entering the sewer system. Failure to do so will result in the owner/contractor being responsible for any cost incurred by the District for cleaning or removing debris that enters the sewer system.
2. Applicant shall provide the district with proof that an easement exists through the property located at 2195 Lakeview Ave. for the sewer service.
3. Purchase of a sewer connection permit will be required before a building permit is issued, and construction begins.
4. Inflows of surface water and excessive infiltration are prohibited. Such prohibited sources of inflow shall include, but not be limited to, the following: Heating, cooling, or water systems discharges in excess of one thousand gallons per day. Stormwater connections, sub-water drains, floor drains located within garage, foundation drains, roof drains, swimming pools, street drains, basement drains, sump pumps and abandoned sewer lines.
5. The owner/contractor shall notify the District two (2) business days before connection to the sewer system.

#### Idaho Department of Lands (IDL)

In an email dated November 2, 2020, IDL stated that they had no comments on the application.

#### McCall City Engineer

In an email dated October 30, 2020, the McCall City Engineer stated the following:

- 1) Based on the preliminary grading plan provided with the application materials, it appears the project will be able to meet the City's Drainage Management Guidelines. Final grading and drainage design is required for City review and approval.
- 2) The side of the proposed residence shows several garage bays with one that appears to be for large vehicle and/or trailer parking. Access and turning movements based on the available driveway space on the site do not appear to be sufficient without having to back in off of Lakeview Avenue. Backing from Lakeview Avenue creates an unacceptable traffic hazard. Verification of on-site turning movements shall be demonstrated to the City on the plans to accommodate on-site movement and backing with sufficient turning space for the largest trailer vehicle that can be stored in the largest garage bay (either tow-behind or fifth wheel).

#### McCall Fire and EMS

In an email dated October 27, 2020, McCall Fire stated they had no comments on the application.

*Public* – No public comments have been received to date.

#### **Commission Findings**

The Commission hereby makes the following findings:

1. The project is in general conformance with the Comprehensive Plan.
2. The project does not jeopardize the health, safety or welfare of the public.
3. The project conforms to the applicable specifications outlined in the City of McCall Design Guidelines as well as all other applicable requirements of the Zoning.

#### **Conditions of Approval**

1. Prior to issuance of a building permit, the applicant shall receive final engineering approval (see agency comments above).
2. Prior to issuance of a building permit, the applicant shall provide PLRWSD and the City with proof that an easement exists through the property located at 2195 Lakeview Ave. for the sewer service.
3. Prior to issuance of a building permit, the applicant shall provide proof of purchase of a sewer connection permit; further the applicant shall adhere to all requirements of the sewer district (see agency comments above).
4. Prior to issuance of a building permit, the building official shall verify that page s2, the tree protection plan, is included in the construction plans and that the tree protection measures identified have been installed on site to protect the remaining trees that are most closely adjacent to the area of construction.
5. Prior to issuance of a Certificate of Occupancy, the applicant shall reseed all disturbed areas with a native grass or wildflower mixture.
6. Pursuant to McCall City Code (MCC 3.16.08), design review approval shall lapse and become void whenever the applicant has not applied for a building permit within one year from the date of initial approval.

IN RE: )  
)  
CROSS RESIDENCE ) **McCALL AREA PLANNING AND ZONING COMMISSION**  
Design Review ) **FINDINGS OF FACT, CONCLUSIONS OF LAW, AND**  
) **DECISION**  
)  
)  
Application Number: )  
DR-20-38, SR-20-11 )

**FINDINGS OF FACTS**

**Applicant:** Jim Cross

**Representative:** Bennett Architecture

**Application:** A Design Review and Scenic Route Review applications to construct a 4,768 square foot single-family dwelling with multiple attached garage bays adjacent to Lakeside Drive, a designated Scenic Route.

**Address:** 2194 Lakeview Ave., McCall ID 83638

**Location:** Lot 4 of the Nokondo Subdivision situate in Section 35, T19N, R3E, B.M., Valley County, Idaho.

**Public Notice:** Newspaper: The Notice of Hearing was published in the *Star News* on November 12, 2020.  
Mailing: The Notice of Hearing was mailed by the applicant to property owners within 300 feet on November 12, 2020.  
Posting: The Notice of Hearing was posted by the applicant on the subject property on November 12, 2020.

**Zoning:** R4 – Low Density Residential and Scenic Route Overlay

**Property Size:** 21,871 sq. ft.

**Lot Coverage:** 5,008 sq. ft. (95.4% of allowable)

**Building Height:** 26 ft. 8 7/8 in. from existing grade

**Setbacks:** Per MCC 3.3.03, the minimum required setbacks for this parcel are 25 ft. from East Side Rd., 20 ft. from Lakeview Ave., and 10 ft. from either side property line. The applicant is proposing setbacks of more than 50 ft. from East Side DR., more than 25 ft. from Lakeview Ave., 10.5 ft. from the northerly side property line, and just over 40 ft. from the southerly side property line.

**Parking Spaces:**

Provided: 4+ spaces

Required: 2 spaces per MCC 3.8.062

**APPROVAL STANDARDS**

**Scenic Route Zone**

**The Commission shall determine whether the proposed development, improvement, or use:**

1. **Blocks or disrupts the visibility of significant views or features.** The parcel is screened from the scenic route with existing vegetation. The applicant is not proposing additional screening along that property boundary at this time.
2. **Is compatible (in terms of setback, bulk, height, design, finish materials, signing and landscaping) with its immediate surroundings and the desired visual quality of the scenic route.** The structure is comprised primarily of garage, however, the elevation consisting of four garage doors is not facing the scenic route. Therefore, the structure is compatible with the scenic route. The setbacks, bulk, height and materials of the structure are also compatible with the surrounding residences.

**Title 3, Chapter 16**

**Design Review**

**The commission or administrator shall determine the following before approval is given:**

1. **The project is in general conformance with the comprehensive plan.**



2. **The project does not jeopardize the health, safety or welfare of the public.**
3. **The project conforms to the applicable specifications outlined in the "City Of McCall Design Guidelines", incorporated by reference herein, as well as all other applicable requirements of the zoning ordinance and subdivision ordinance, adopted by the city of McCall.** Please see the review of the Design Guidelines below.

## **DESIGN GUIDELINES**

### **General Guidelines**

1. **Building Scale:** The building scale is compatible with surrounding residences.
2. **Pedestrian Character:** Lakeview Ave. is not identified for pedestrian pathways or sidewalks in the McCall Area Pathways Master Plan.
3. **Blank Walls:** The project design avoids blank walls by including windows on all facades, including in each of the four large garage doors.
4. **Storefront:** N/A
5. **Parking:** The project includes adequate parking for its residential use, pursuant to McCall City Code (3.8.06).

### **Guidelines for All Projects**

#### **Site Planning**

1. **Building Siting:** The building siting appears to consider preservation of existing trees on site.
2. **Adjacent Buildings and Uses:** The project is compatible with existing adjacent buildings and residential uses.
3. **Preserve Vegetation and Wildlife:** There are no known wildlife corridors on the property.
4. **Preserve Views:** The building site does not impact any significant views.
5. **Preserve Skylines:** The building is not sited on a prominent skyline.

6. **Preserve Natural Drainage:** A preliminary stormwater management and drainage plan has been submitted, final approval by the City Engineer will be required prior issuance of building permit.
7. **Cluster Buildings:** N/A
8. **Street Alignment:** The parcel has two frontages; however, access will be taken from Lakeview Ave. rather than East Side Dr., which is appropriate as the local street.
9. **Retaining Walls:** No retaining walls are proposed in the submitted plans.
10. **Snow Storage:** Snow storage area is incorporated into the site design.
11. **Roof Design and Snow:** The roof design anticipates snow shedding and drip line areas.
12. **Use the Sun:** The project avoids shadowed, cold exterior areas by including windows on all facades and a covered deck attached to the residential portion of the structure.
13. **Screen Service Areas:** N/A
14. **On-Site Parking:** The project includes adequate on-site parking for its residential use, pursuant to McCall City Code (3.8.06).
15. **Circulation Needs – Pedestrian and Vehicles:** The project does not create conflict between pedestrians and vehicles.

## Architecture

1. **Enhance McCall Classic Styles:** The building design is “mountain modern” and compatible with McCall classic architectural styles.
2. **Minimize Scale:** The project design attempts to minimize the apparent scale of the building through the use of architectural details, textures and voids and masses.
3. **Building Additions:** N/A
4. **Roof Lines:** The single pitch roof lines are varied and compatible with the building form.
5. **Mechanical Equipment:** No exterior mechanical equipment is proposed in the submitted plans.
6. **Multi-Unit Structures:** N/A

7. **Balconies and Porches:** A covered deck on the second story residential portion of the structure is an interesting architectural feature and makes the structure more livable year-round.
8. **Exterior Doorways:** The exterior doors are located in a manner that complements the design of the building and serves the intended function.
9. **Wall Materials:** The proposed wall materials include wood siding with a light white-wash, stone veneer, a gray metal wainscot, with metal deck and roofing.
10. **Shop Front Design:** N/A
11. **Wall Colors:** The proposed wall colors are natural hues.

#### **Landscaping and Site Design**

1. **Light Fixtures:** The submitted plans indicate that wall mounted outdoor lighting will comply with McCall's Outdoor Lighting Ordinance MCC 3.14.
2. **Fences and Walls:** No fences or walls are proposed.
3. **Retaining Walls:** No retaining walls are proposed.
4. **Paving and Streetscapes:** N/A
5. **Landscaping Plan:** A landscaping plan has been submitted. The plan calls for the addition of eighteen (18) new trees to screen along the two side property lines of the residence. The applicant is proposing to alternate between coniferous and deciduous trees along both property lines with three deciduous trees in front.
6. **Lawn Area:** No lawn area is proposed.
7. **Utility Installations:** All utilities shall be installed underground.
8. **Irrigation System Required:** NA
9. **Retain Existing Vegetation:** Thirteen trees are proposed to be removed. Prior to issuance of a Certificate of Occupancy, all disturbed areas shall be reseeded with native grasses and shrubs.

10. **Preserve Existing Trees:** A tree protection plan has been submitted and is required to be implemented prior to issuance of a building permit.
11. **Grading and Drainage:** A preliminary grading and drainage plan have been reviewed by the City Engineer. Final approval of such will be required prior to issuance of a building permit.
12. **Sidewalks:** Lakeview Ave. is not identified on the McCall Area Pathways Master Plan as a priority for construction of sidewalks.
13. **Bike Paths:** Lakeview Ave. is not identified on the McCall Area Pathways Master Plan as a priority for construction of pathways.

### **Residential Districts**

1. **Preserve historic residences:** No historic residences will impacted by the project.
2. **Preserve human scale in residential character:** The proposed project is of human scale.
3. **Preserve compatibility with surrounding neighborhoods:** The proposed project is compatible with the surrounding residential neighborhood.
4. **Preserve natural features of the immediate landscape and environment:** Many of the natural features will be preserved.
5. **Provide for community, or affordable, housing as needed:** The project does not provide for community or affordable housing.
6. **Provide open spaces to enhance and maintain the rural character:** The proposed project maximizes allowable lot coverage, thereby providing the minimum open space required.
7. **Provide living and moving space for native animals:** The proposed project maximizes allowable lot coverage, thereby providing the minimum moving and living space for native animals.
8. **Promote active and safe streetscapes in residential neighborhoods that are conducive to walking and biking:** Single family development is not required to contribute to pathways construction because the cost is disproportionate to the development.

## DEPARTMENT/AGENCY COMMENTS

### Payette Lakes Recreational and Water and Sewer District (PLRWSD)

The application was distributed to PLRWSD more than thirty (30) days prior to the December 1, 2020 McCall Area Planning and Zoning Commission meeting. In a letter dated November 3, 2020, PLRWSD stated the following:

1. There is a sewer service connection for the lot in the area of construction, the sewer service connection shall be protected from damage during construction of the proposed structure to prevent excessive water, or debris from entering the sewer system. Failure to do so will result in the owner/contractor being responsible for any cost incurred by the District for cleaning or removing debris that enters the sewer system.
2. Applicant shall provide the district with proof that an easement exists through the property located at 2195 Lakeview Ave. for the sewer service.
3. Purchase of a sewer connection permit will be required before a building permit is issued, and construction begins.
4. Inflows of surface water and excessive infiltration are prohibited. Such prohibited sources of inflow shall include, but not be limited to, the following: Heating, cooling, or water systems discharges in excess of one thousand gallons per day. Stormwater connections, sub-water drains, floor drains located within garage, foundation drains, roof drains, swimming pools, street drains, basement drains, sump pumps and abandoned sewer lines.
5. The owner/contractor shall notify the District two (2) business days before connection to the sewer system.

### Idaho Department of Lands (IDL)

In an email dated November 2, 2020, IDL stated that they had no comments on the application.

### McCall City Engineer

In an email dated October 30, 2020, the McCall City Engineer stated the following:

- 1) Based on the preliminary grading plan provided with the application materials, it appears the project will be able to meet the City's Drainage Management Guidelines. Final grading and drainage design is required for City review and approval.
- 2) The side of the proposed residence shows several garage bays with one that appears to be for large vehicle and/or trailer parking. Access and turning movements based on the available driveway space on the site do not appear to be sufficient without having to back in off of Lakeview Avenue. Backing from Lakeview Avenue creates an unacceptable traffic hazard. Verification of on-site turning movements shall be demonstrated to the City on the plans to accommodate on-site movement and backing with sufficient turning space for the largest trailer vehicle that can be stored in the largest garage bay (either tow-behind or fifth wheel).

#### McCall Fire and EMS

In an email dated October 27, 2020, McCall Fire stated they had no comments on the application.

#### **CONCLUSIONS OF LAW**

1. The City of McCall has provided for the processing of Design Review applications, pursuant to Title 3, Chapter 16 of McCall City Code.
2. Adequate notice of the December 1, 2020 public hearing was provided, pursuant to Section 67-6512, Idaho Code and Title 3, Chapter 15 of McCall City Code.
3. Upon compliance with the conditions noted below, the application meets the Design Review Standards set forth in Title 3, Chapter 16 of McCall City Code.

#### **DECISION**

**THEREFORE**, the McCall Area Planning and Zoning Commission hereby **approves** this Design Review application, provided that the following conditions are met:



1. Prior to issuance of a building permit, the applicant shall receive final engineering approval (see agency comments above).
2. Prior to issuance of a building permit, the applicant shall provide PLRWSD and the City with proof that an easement exists through the property located at 2195 Lakeview Ave. for the sewer service.
3. Prior to issuance of a building permit, the applicant shall provide proof of purchase of a sewer connection permit; further the applicant shall adhere to all requirements of the sewer district (see agency comments above).
4. Prior to issuance of a building permit, the building official shall verify that page s2, the tree protection plan, is included in the construction plans and that the tree protection measures identified have been installed on site to protect the remaining trees that are most closely adjacent to the area of construction.
5. Prior to issuance of a Certificate of Occupancy, the applicant shall reseed all disturbed areas with a native grass or wildflower mixture.
6. Pursuant to McCall City Code (MCC 3.16.08), design review approval shall lapse and become void whenever the applicant has not applied for a building permit within one year from the date of initial approval.

Findings of Fact **adopted** this 1<sup>st</sup> day of DECEMBER 2020.

---

Fallon Fereday, Chair  
McCall Area Planning and Zoning Commission

Attest:

---

Morgan Bessaw, City Planner  
City of McCall

City of McCall  
216 East Park Street  
McCall, Idaho 83638  
P.208.634.7142

# LAND USE APPLICATION



Date Received: \_\_\_\_\_

Fees Paid: \_\_\_\_\_

## NOTICE OF ADDITIONAL FEES

Land use applications may be subject to engineering and legal review for purpose of addressing compliance and conformance issues. The City of McCall reserves the right to contract these services to private firms. The costs of these reviews are passed on to the applicant. These fees are separate, and in addition to, the City's application and permit fees. Completion of this application signifies consent to these fees.

### Please check all that apply:

- # \_\_\_\_\_ Record of Survey (ROS) - \$420
- # \_\_\_\_\_ Design Review (DR) - \$300 + \$25/1,000 sq. ft. of new construction (rounded to the nearest 1,000)
- # \_\_\_\_\_ Scenic Route (SR) - \$300 (\$300 + 4768 Total Square Feet @ 5 x \$25=\$425, DR App Fee= \$425.00)
- # \_\_\_\_\_ Shoreline or River Environs (SH) - \$300
- # \_\_\_\_\_ Conditional Use Permit (CUP) - \$600
- # \_\_\_\_\_ Administrative Approval (AA) - \$50
- # \_\_\_\_\_ Planned Unit Development (PUD) General Plan - \$2,000 + \$75/lot or unit
- # \_\_\_\_\_ Planned Unit Development (PUD) Final Plan - \$500 + \$75/lot or unit
- # \_\_\_\_\_ Subdivision (SUB) Preliminary Plat - \$2,500 + \$75/lot or unit
- # \_\_\_\_\_ Subdivision (SUB) Final Plat - \$1000 + \$75/lot or unit
- # \_\_\_\_\_ Minor Plat Amendment - \$1,000
- # \_\_\_\_\_ Variance (VAR) - \$1,000
- # \_\_\_\_\_ Rezone (ZON) - \$1,500
- # \_\_\_\_\_ Zoning Code Amendment (CA) - \$750/title
- # \_\_\_\_\_ Annexation - \$3,000
- # \_\_\_\_\_ Vacation (VAC) - \$750

**Incomplete applications cannot be accepted by the City. Unless otherwise exempted by the Administrator, all Application Requirements must be provided at the time of submission. Please refer to specific application info sheets for more details.**

## PROPERTY OWNER INFORMATION

Property Owner 1: Jim Cross Email: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ Phone: \_\_\_\_\_

Property Owner 2 (If Applicable): Pamela Cross Email: N/A

Mailing Address: \_\_\_\_\_ Phone: N/A

## AGENT/AUTHORIZED REPRESENTATIVE INFORMATION

Applicant/Representative: LeGrand Bennett Email: le@bennettarchitect.com

Mailing Address: P.O. Box 1777, McCall, ID 83638 Phone: (208) 315-3913

## PROPERTY INFORMATION

Address(es) of Property: To Be Determined

Legal Description of Property: Lot 4, Nokondo Subdivision

Zoning District of Property: R-4 Project Sq. Footage (If Applicable): 4768 Total Square Fee Living Space: 1,744 sf Garage: 3,024,

Impact Area  City Limits  Residential  Commercial

# LAND USE APPLICATION CONTINUED

Payette Lakes Water and Sewer District  or Septic System  or not applicable

## PROJECT DESCRIPTION


Explain the general nature of what is proposed: (please attach supplemental information if needed)

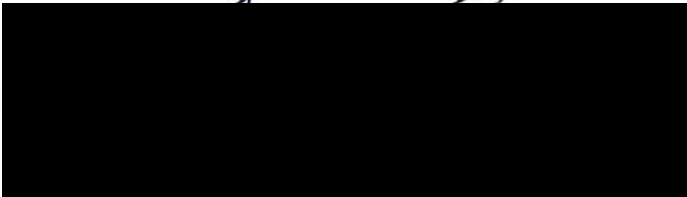
\_\_\_\_ New Construction of a Residence w/ Attached Garage: 1,744+- sq-ft Living Space and \_\_\_\_\_  
\_\_\_\_ 3,024+- sq-ft of Garage/ Storage Space. The project is in the R-4 Residential Zone (R-4). \_\_\_\_\_  
\_\_\_\_ The proposed use as per MCC Table 3.3.02 is a Dwelling Unit, Principle (Single Family) \_\_\_\_\_  
\_\_\_\_ and is a Permitted Use. The Project Location is within the City of McCall Area of Impact. \_\_\_\_\_

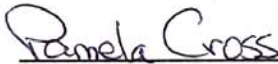
## SIGNATURES

The Applicant hereby agrees to pay reasonable attorney fees, including attorney fees on appeal and expenses of the City of McCall, in the event of a dispute concerning the interpretation or enforcement of the Land Use Application in which the City of McCall is the prevailing party.

I certify that I have reviewed and understand the procedures and requirements of the McCall City Code. I give permission for City staff and/or Planning & Zoning Commission members to view and enter the subject property in order to fully review this application. I understand that failure to provide complete and accurate information on this application may lead to denial of this application.

  
\_\_\_\_\_  
Property Owner 1



  
\_\_\_\_\_  
Property Owner 2 (If Applicable)

Signature

LeGrand Bennett, Architect/ Agent  
Agent/Authorized Representative

  
\_\_\_\_\_  
Signature

## FOR RECORD OF SURVEY APPLICATIONS ONLY: STATEMENT OF EASEMENT DISCLOSURE

\_\_\_\_\_  
Surveyor

\_\_\_\_\_  
Signature

I hereby certify that I have performed a thorough search for all relevant easements that relate to the subject property and have indicated or referenced these by their instrument number on the provided survey.



## Narrative Statement for Design Review, City of McCall, Idaho

**Date:** October 14, 2020

**Project Name:** Pamela and Jim Cross' Residence with Attached Garage.

**Project Location:** Lot 4, Nokondo Subdivision, Lakeview Ave. McCall, Idaho.

**Legal Description:** Lot 4, Nokondo Subdivision.

**Project Description:** New Construction of a Residence w/ Attached Garage: 1,744+- sq-ft Living Space and 3,024+- sq-ft of Garage/ Storage Space. The project is in the R-4 Residential Zone (R-4). The proposed use as per MCC Table 3.3.02 is a Dwelling Unit, Principle (Single Family) and is a Permitted Use. The Project Location is within the City of McCall Area of Impact. A Design Review Application as the project is within the Scenic Route Overlay and the Project is a Single Family Dwelling Unit in excess of 3,500 square feet. Construction is proposed to Commence May/ June of 2021 and Conclude with Occupancy Late Winter/ Early Spring of 2022. A Scenic Route Application will accompany this Design Review Application as the project is within 150 feet of East Side Drive. In reference to McCall City Code, Title 3 Zoning Ordinance, Section 3.16.06 (C) the following items have not been submitted with this Design Review Application/ Scenic Route Application: **Subdivision Design Review**, as it is not applicable to this project.; **Drainage Plan**, Drainage has been preliminarily addressed on the Preliminary Erosion and Sediment Control Plan. Snow Storage has been addressed on page s1 Site Plan; **Stormwater Application and Report**, to be prepared and submitted by a State Licensed Civil Engineer upon approval of the Design Review/ Scenic Route Applications, and prior to submittal for a Building Permit.; **Stormwater and Erosion Management Report and Plan**, to be prepared and submitted by a State Licensed Civil Engineer upon approval of the Design Review/ Scenic Route Application, and prior to submittal for a Building Permit, a Preliminary Erosion and Sediment Control Plan has been provided.

This project is in conformance with the current Comprehensive Plan; This project does not jeopardize the health, safety or welfare of the public;

This project conforms to the Design Guidelines and the McCall Zoning and Subdivision Ordinance.

Attached with this application are: *Vicinity Map; Site Plan, Site-Landscaping Plan; Site- Exterior Lighting Plan; Site- Utilities Plan; Site-Preliminary Erosion and Sediment Control Plan; Site- Site Photos; Floor Plans; Exterior Elevations; Exterior 3D Views with Denoted Exterior Finishes and Color Samples; Building/ Lot Coverage Take-off; Tentative Construction Schedule; Proof of Ownership and Owner Authorization.*

**BY:** LeGrand Bennett, Architect/ Agent



### Proof of Ownership and Owner Authorization

**Date:** October 14, 2020

**Project Name:** Pamela and Jim Cross' Residence with Attached Garage.

**Project Location:** Lot 4, Nokondo Subdivision, Lakeview Ave. McCall, Idaho.

**Legal Description:** Lot 4, Nokondo Subdivision.

**Project Description:** New Construction of a Residence w/ Attached Garage: 1,744+- sq-ft Living Space and 3,024+- sq-ft of Garage/ Storage Space.

I, Jim Cross am the Owner of the Above Described Property and Authorize LeGrand Bennett to act as Architect/ Agent for the above described Project.

Attached: Proof of Ownership





## TENTATIVE CONSTRUCTION SCHEDULE

**Date:** October 16, 2020

**Project Name:** Pamela and Jim Cross' Residence with Attached Garage.

**Project Location:** Lot 4, Nokondo Subdivision, Lakeview Ave. McCall, Idaho.

**Legal Description:** Lot 4, Nokondo Subdivision.

**Project Description:** New Construction of a Residence w/ Attached Garage: 1,744+- sq-ft Living Space and 3,024+- sq-ft of Garage/ Storage Space. The project is in the R-4 Residential Zone (R-4). The proposed use as per MCC Table 3.3.02 is a Dwelling Unit, Principle (Single Family) and is a Permitted Use. The Project Location is within the City of McCall Area of Impact.

Construction is proposed to Commence May/ June of 2021 and Conclude with Occupancy Late Winter/ Early Spring of 2022.

**BY:** LeGrand Bennett, Agent/ Architect



bennettarchitect.com

LeGrand Bennett  
 P.O. Box 1777 McCall, ID 83638  
 (208) 315-3913

## Lot Coverage Take-Off

**Project Owner:** Pamela and Jim Cross

**Date:** October 15, 2020

**Location:** Lot 4, Nokondo Subdivision, McCall, ID

**Project Description:** Residence w/ Attached Garage

**Zoning:** R-4, City of McCall

**Applicable Building Code:** 2015 IBC

**Zoning Code:** McCall City Code 2006

### Lot Coverages:

#### Building Footprint

(100% of Footprint Area)

	Actual Square Footage:	Adjusted Square Footage:
House and Garage	3,672	3,672
Covered Entry/ Patio	200	200
	<b>Total @ 100%</b>	<b>3,872</b>

#### Decks, Patios, Walkways, Plazas, Planters

(50% of Area)

Entry Walkway	122	61
Uncovered Upper Deck	283	142
	<b>Total @ 50%</b>	<b>203</b>

#### Driveways, Surface Parking

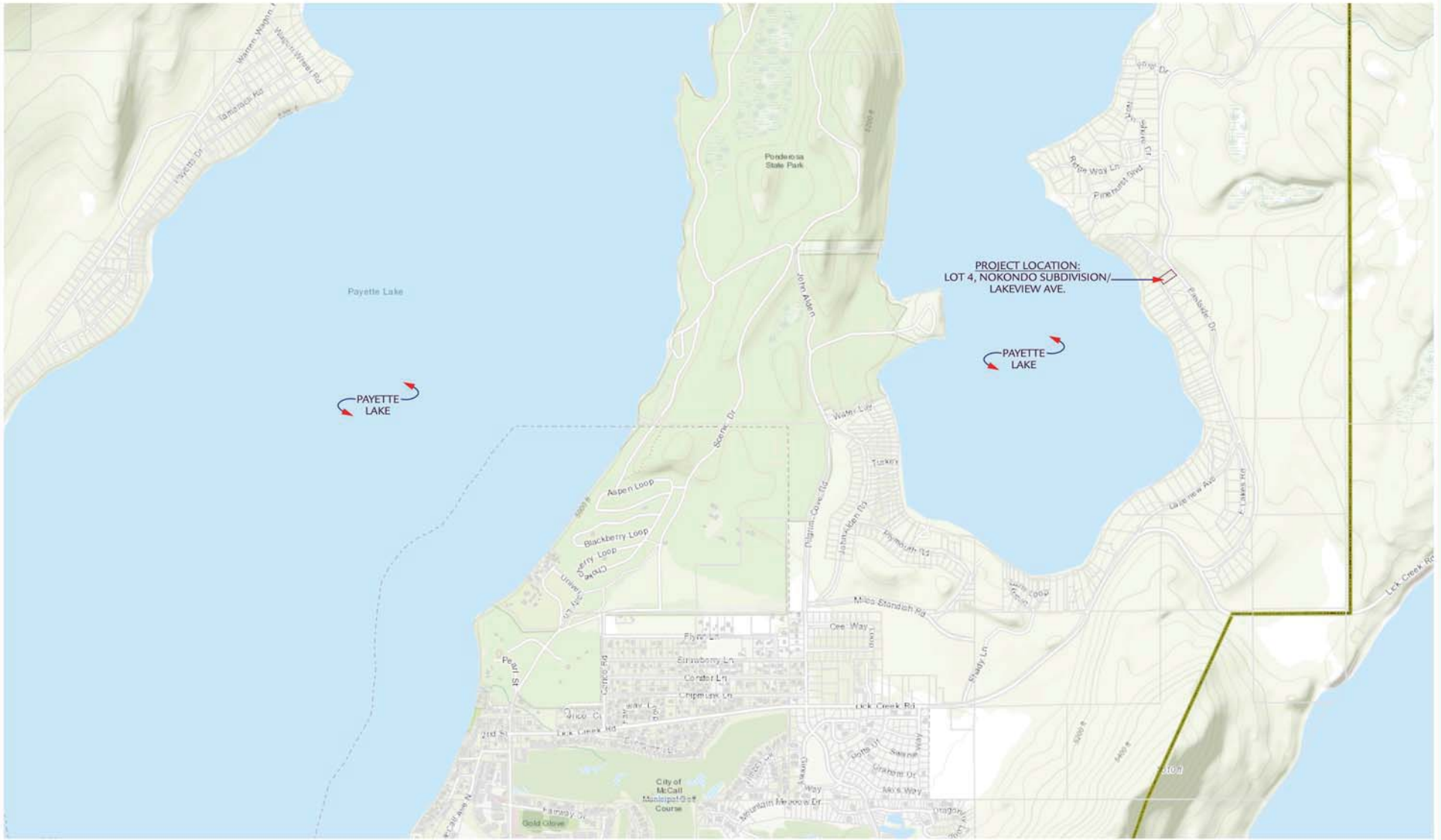
(35% of Area)

Driveway	2,667	933
	<b>Total @35%</b>	<b>933</b>

**Total Adjusted Square Footage: 5,008**

<b>Lot Size (sq-feet)</b>	21,877
<b>City of McCall Allowable Lot Coverage @ 24%</b>	<b>5,250</b>

(95.4% of Allowable Coverage)



VICINITY MAP  
NOT TO SCALE

**Lot Coverage Take-Off**

**Project Owner:** Pamela and Jim Cross  
**Location:** Lot 4, Nokondo Subdivision, McCall, ID  
**Project Description:** Residence w/ Attached Garage  
**Zoning:** R-4, City of McCall  
**Applicable Building Code:** 2015 IBC  
**Zoning Code:** McCall City Code 2006

**Date:** October 15, 2020

**Lot Coverages:**

Building Footprint (100% of Footprint Area)	Actual Square Footage:	Adjusted Square Footage:
House and Garage	3,672	3,672
Covered Entry/ Patio	200	200
<b>Total @ 100%</b>		<b>3,872</b>

**Decks, Patios, Walkways, Plazas, Planters  
(50% of Area)**

Entry Walkway	122	61
Uncovered Upper Deck	283	142
<b>Total @ 50%</b>		<b>203</b>

**Driveways, Surface Parking  
(35% of Area)**

Driveway	2,667	933
<b>Total @35%</b>		<b>933</b>

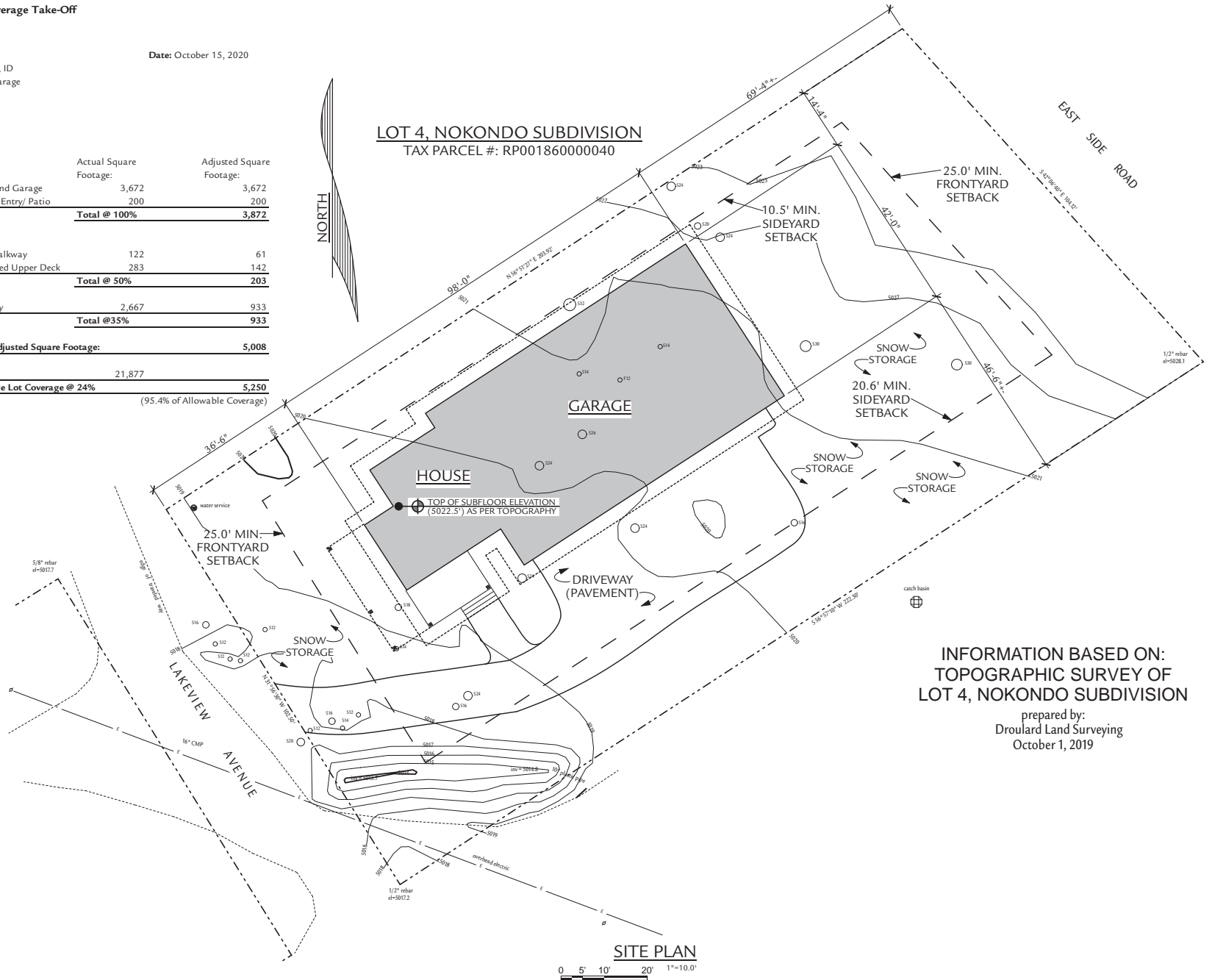
**Total Adjusted Square Footage:** 5,008

**Lot Size (sq-feet)** 21,877

**City of McCall Allowable Lot Coverage @ 24%** 5,250

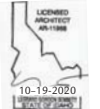
(95.4% of Allowable Coverage)

**LOT 4, NOKONDO SUBDIVISION**  
 TAX PARCEL #: RP001860000040



**INFORMATION BASED ON:  
 TOPOGRAPHIC SURVEY OF  
 LOT 4, NOKONDO SUBDIVISION**

prepared by:  
 Droulard Land Surveying  
 October 1, 2019



**BENNETT ARCHITECT INC.**  
 LICENSED ARCHITECT  
 APR 1988  
 10-19-2020  
 e-Crand Bennett  
 e-Crand Bennett  
 P.O. Box 1777 McCall, ID 83608 (208) 315-3913  
 benettarchitect.com

**DATE:**  
 2-26-2020  
 4-11-2020  
 10-19-2020

**PAMELA and JIM CROSS**  
 RESIDENCE w/ ATTACHED GARAGE  
 LOT 4, NOKONDO SUBDIVISION  
 McCALL, IDAHO

**s1**

**Tree Protection during Construction:**

Use of extreme caution in and around significant trees (12" dbh or greater) or trees specified to remain and be incorporated into the proposed site plan.

**Protection of the Critical Root Zone (CRZ)**

- A. Tree trimming and root pruning shall be coordinated with and performed under the **ANSI A300 Standards** or under the direct supervision of an ISA Certified Arborist:
  - Kurt Wolf, McCall City Arborist  
(208) 634-8967 office, (208) 315-0063 cell
- B. The Contractor shall install construction fencing around the CRZ and away from the base of all significant trees that are to be preserved and protected. *(In an ideal situation that fence should be 1.5 times the drip line of the tree canopy and or at a minimum the drip line of the canopy.)* The purpose of fencing this area off is to prevent vehicle and construction equipment traffic or the stock piling in an effort to reduce compaction of soils in and around the CRZ.
- C. In areas where tree root pruning is required or unavoidable, the contractor shall delineate the limits of trenching or excavation necessary, and carefully expose the root system for visual inspection - preferably by an ISA Certified Arborist before pruning. There shall be no digging performed that will create pulling impacts on the roots or that will tension the root system. All tree root pruning shall be done with neat, clean cuts of the roots with a sharp tool or as otherwise directed by the Arborist, and no treatment (such as wound dressing) of the ends of the cut roots shall be performed.
- D. **Branch trimming:** shall only be done to the lowest height possible to allow for equipment access. Branch trimming shall follow the **ANSI A300 Standards** and be made with neat, clean cuts of the branches. Pruning cuts shall be flush with the branch bark collar at the main trunk or pruned back to a terminal bud or branch union, or as otherwise directed by the Arborist.
- E. Supplemental watering or irrigation of trees should be done throughout the construction process to reduce stresses on existing trees during the construction period.

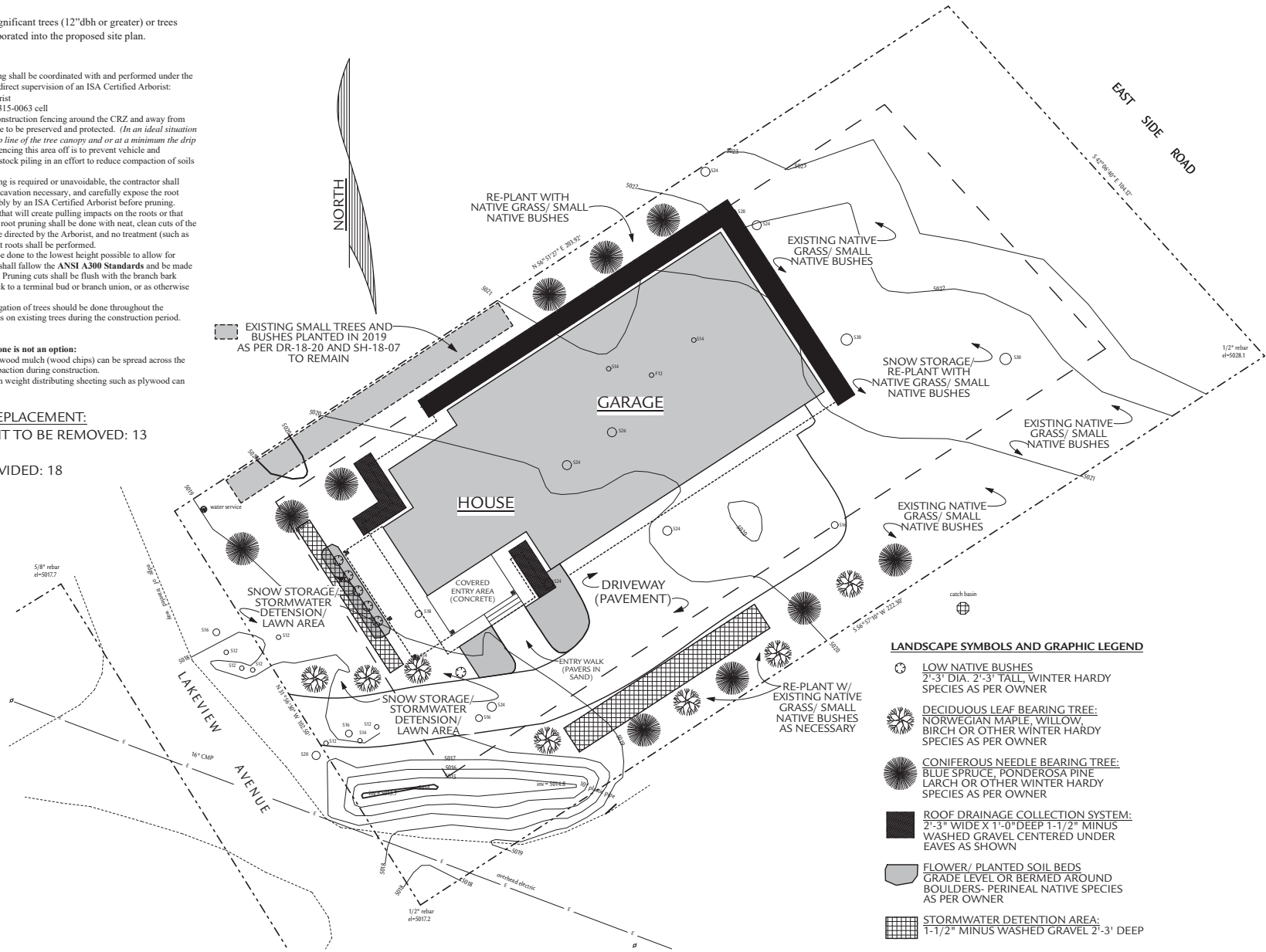
**• If fencing around the root zone is not an option:**

1. A thick layer (12"-15") of wood mulch (wood chips) can be spread across the root zone to prevent soil compaction during construction.
2. Bridging the root zone with weight distributing sheeting such as plywood can also be used.

**TREE REMOVAL AND REPLACEMENT:**

TREES IN DEVELOPMENT TO BE REMOVED: 13

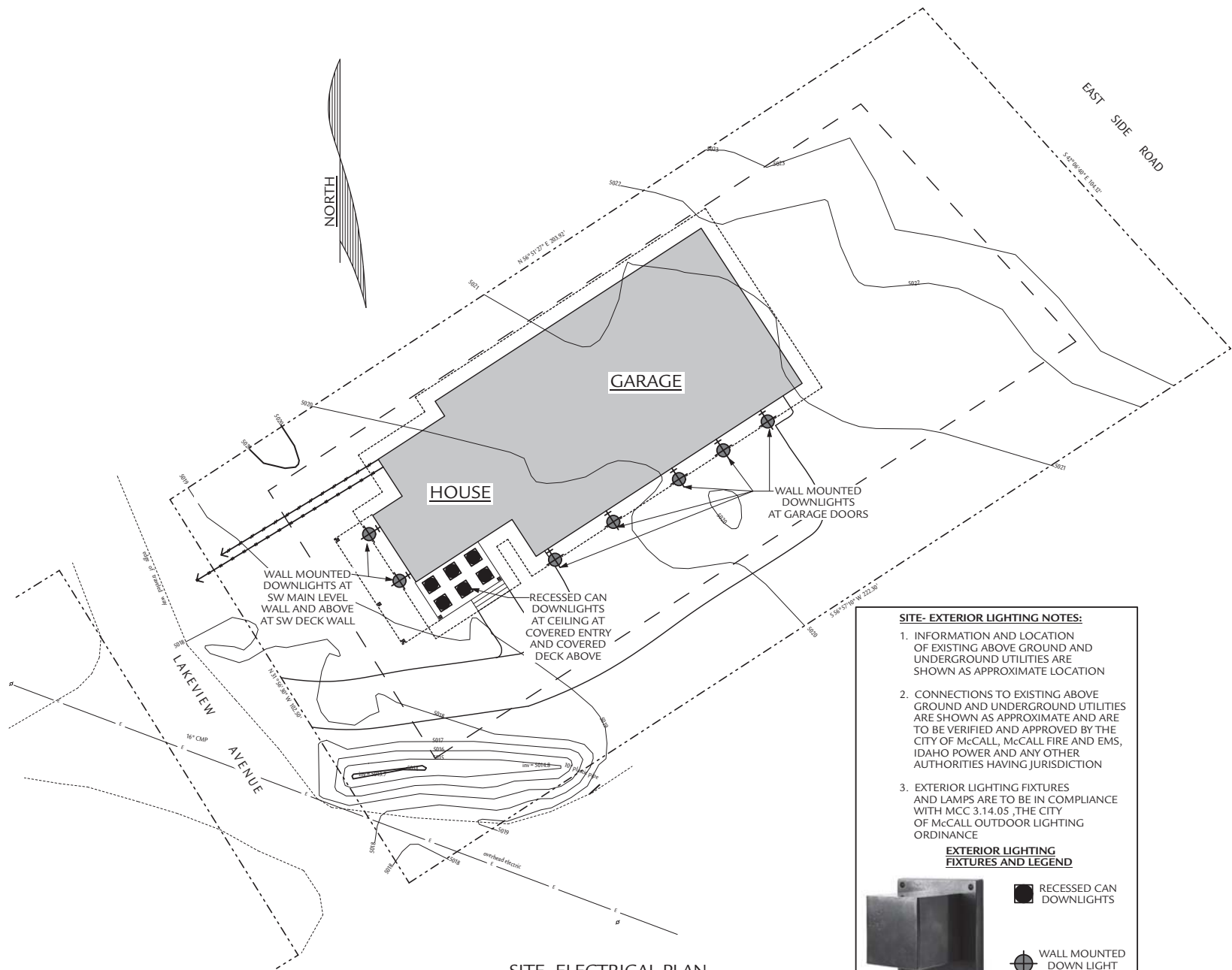
NEW TREES TO BE PROVIDED: 18



**LANDSCAPE SYMBOLS AND GRAPHIC LEGEND**

	<b>LOW NATIVE BUSHES</b> 2'-3" DIA. 2'-3" TALL, WINTER HARDY SPECIES AS PER OWNER
	<b>DECIDUOUS LEAF BEARING TREE:</b> NORWEGIAN MAPLE, WILLOW, BIRCH OR OTHER WINTER HARDY SPECIES AS PER OWNER
	<b>CONIFEROUS NEEDLE BEARING TREE:</b> BLUE SPRUCE, PONDEROSA PINE LARCH OR OTHER WINTER HARDY SPECIES AS PER OWNER
	<b>ROOF DRAINAGE COLLECTION SYSTEM:</b> 2'-3" WIDE X 1'-0" DEEP 1-1/2" MINUS WASHED GRAVEL CENTERED UNDER EAVES AS SHOWN
	<b>FLOWER/ PLANTED SOIL BEDS:</b> GRADE LEVEL OR BERMED AROUND BOULDERS- PERINEAL NATIVE SPECIES AS PER OWNER
	<b>STORMWATER DETENTION AREA:</b> 1-1/2" MINUS WASHED GRAVEL 2'-3' DEEP

**SITE- LANDSCAPE PLAN**  
0 5' 10' 20' 1"=1.0'



**SITE- ELECTRICAL PLAN**  
 0 5' 10' 20' 1"=1.0'

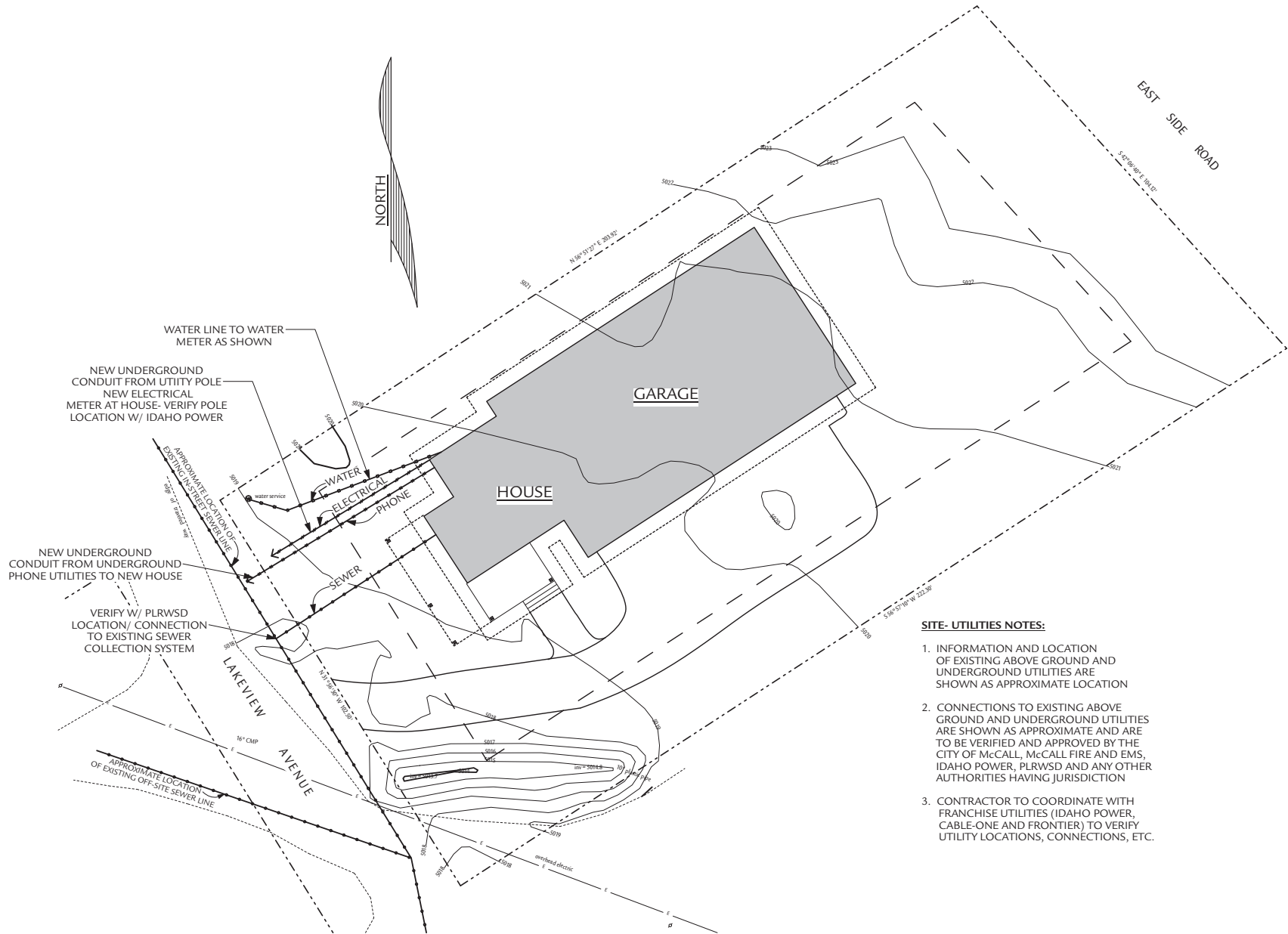
**SITE- EXTERIOR LIGHTING NOTES:**

1. INFORMATION AND LOCATION OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN AS APPROXIMATE LOCATION
2. CONNECTIONS TO EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN AS APPROXIMATE AND ARE TO BE VERIFIED AND APPROVED BY THE CITY OF McCALL, McCALL FIRE AND EMS, IDAHO POWER AND ANY OTHER AUTHORITIES HAVING JURISDICTION
3. EXTERIOR LIGHTING FIXTURES AND LAMPS ARE TO BE IN COMPLIANCE WITH MCC 3.14.05 ,THE CITY OF McCALL OUTDOOR LIGHTING ORDINANCE

**EXTERIOR LIGHTING FIXTURES AND LEGEND**

	 RECESSED CAN DOWNLIGHTS
	 WALL MOUNTED DOWN LIGHT

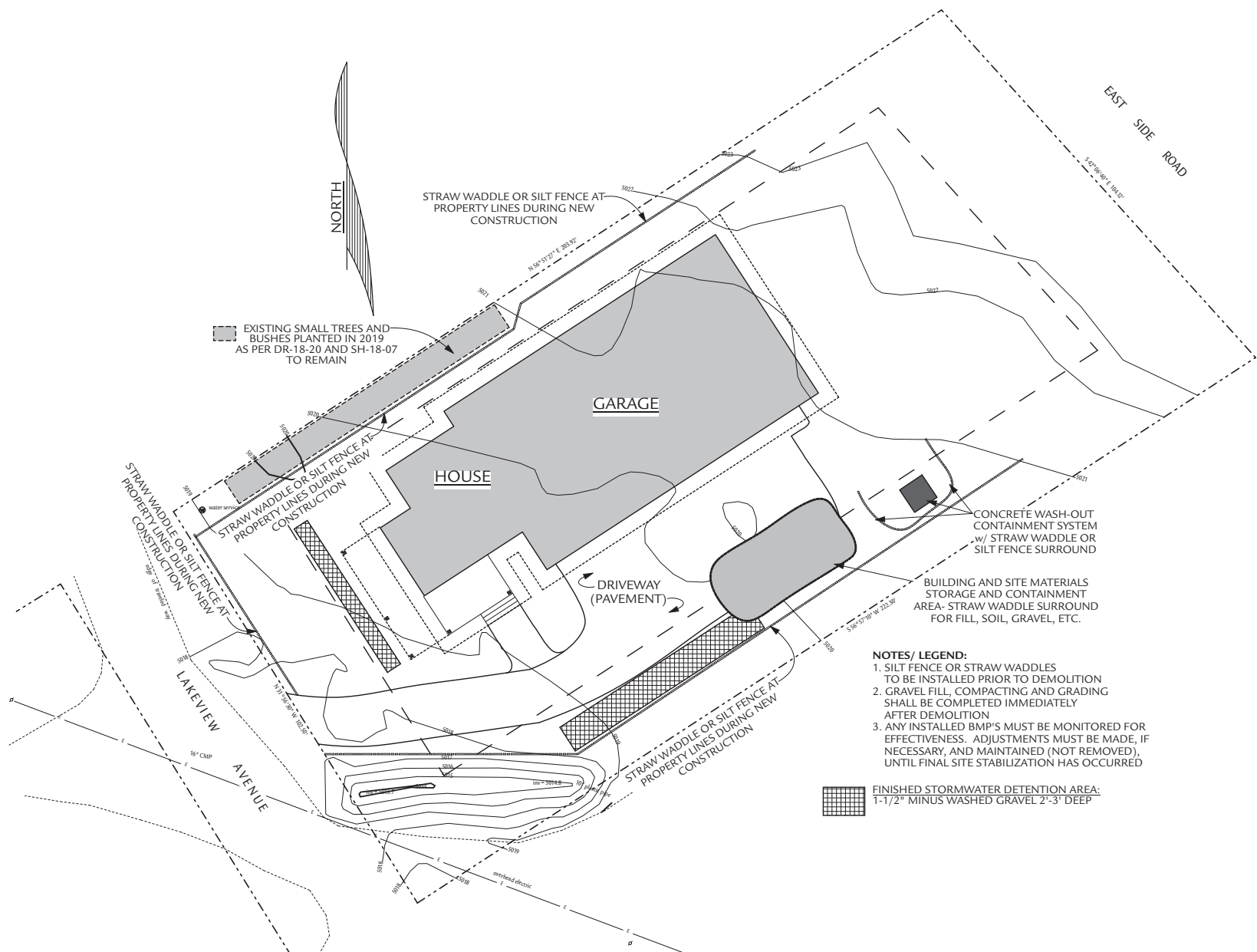




- SITE- UTILITIES NOTES:**
1. INFORMATION AND LOCATION OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN AS APPROXIMATE LOCATION
  2. CONNECTIONS TO EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN AS APPROXIMATE AND ARE TO BE VERIFIED AND APPROVED BY THE CITY OF McCALL, McCALL FIRE AND EMS, IDAHO POWER, PLRWS D AND ANY OTHER AUTHORITIES HAVING JURISDICTION
  3. CONTRACTOR TO COORDINATE WITH FRANCHISE UTILITIES (IDAHO POWER, CABLE-ONE AND FRONTIER) TO VERIFY UTILITY LOCATIONS, CONNECTIONS, ETC.

**SITE- UTILITIES PLAN**  
 0 5' 10' 20' 3/32"=1.0'





**SITE- PRELIMINARY EROSION AND SEDIMENT CONTROL PLAN**



3/32"=1.0'

DATE: 10-19-2020

**PAMELA and JIM CROSS**
  
**RESIDENCE w/ ATTACHED GARAGE**
  
**LOT 4, NOKONDO SUBDIVISION**
  
**McCALL, IDAHO**

**s5**

- NOTES/ LEGEND:**
1. SILT FENCE OR STRAW WADDLES TO BE INSTALLED PRIOR TO DEMOLITION
  2. GRAVEL FILL, COMPACTING AND GRADING SHALL BE COMPLETED IMMEDIATELY AFTER DEMOLITION
  3. ANY INSTALLED BMP'S MUST BE MONITORED FOR EFFECTIVENESS. ADJUSTMENTS MUST BE MADE, IF NECESSARY, AND MAINTAINED (NOT REMOVED), UNTIL FINAL SITE STABILIZATION HAS OCCURRED


**FINISHED STORMWATER DETENTION AREA:**  
 1-1/2" MINUS WASHED GRAVEL 2'-3' DEEP





VIEW OF PROPERTY TO THE EAST FROM LAKEVIEW AVENUE



VIEW FROM THE MIDDLE OF THE PROPERTY TO THE NORTH



VIEW FROM THE MIDDLE OF THE PROPERTY TO THE WEST



VIEW FROM THE MIDDLE OF THE PROPERTY TO THE SOUTH

SITE PHOTOS



**BENNETT ARCHITECT INC.**  
bennettarchitect.com  
LeGrand Bennett  
P.O. Box 1777 McCall, ID 83638 (208) 315-3913

DATE:  
10-19-2020

PAMELA and JIM CROSS  
RESIDENCE w/ ATTACHED GARAGE  
LOT 4, NOKONDO SUBDIVISION  
MCCALL, IDAHO

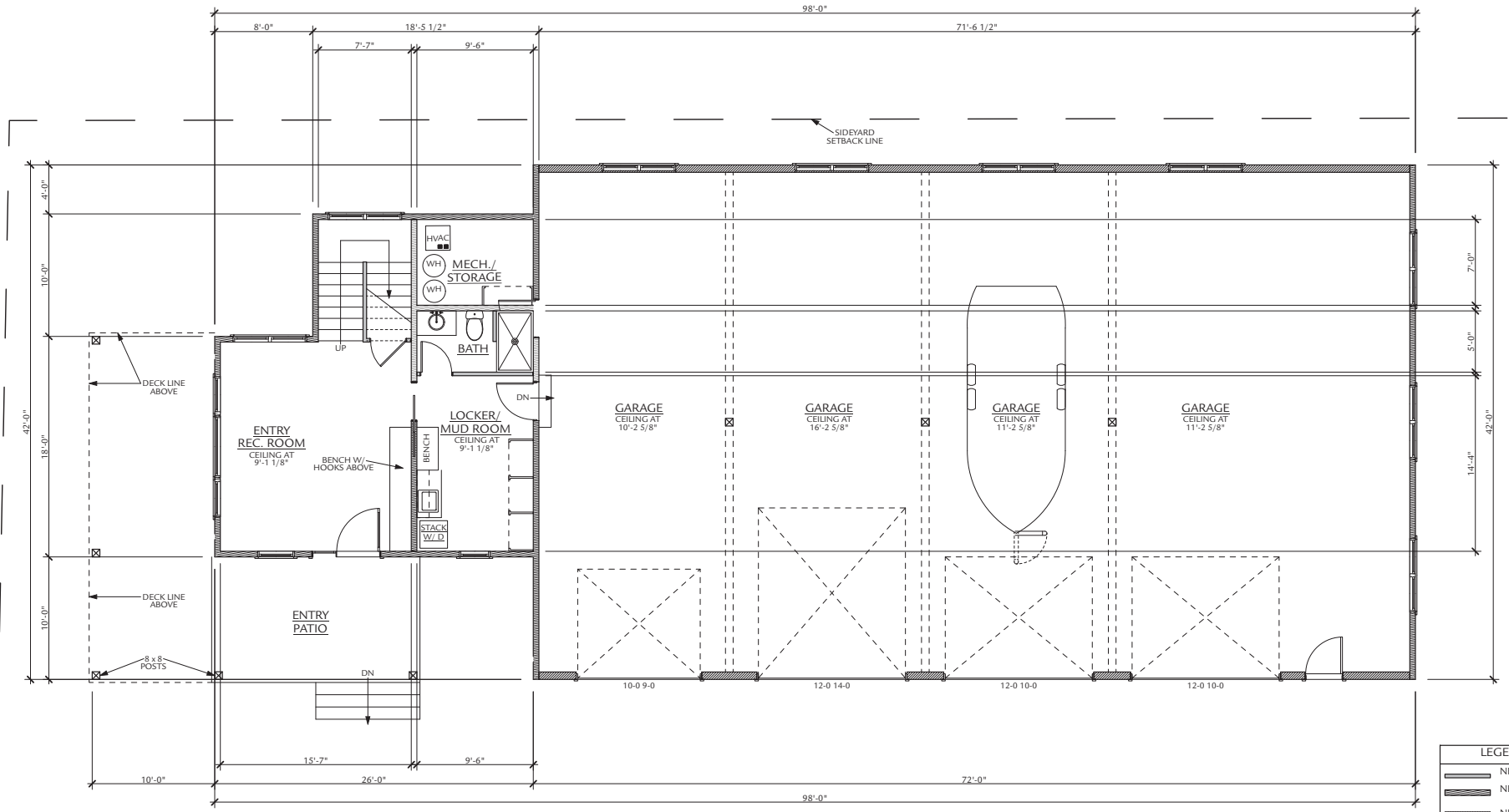


**BENNETT ARCHITECT INC.**  
 LICENSED ARCHITECT  
 44-198  
 10-19-2020  
 e-Grand Bennett  
 P.O. Box 1777 McColl, ID 83658 (208) 315-3913  
 bennettarchitect.com

DATE:  
 2-26-2020  
 4-11-2020  
 10-19-2020

**PAMELA and JIM CROSS**  
 RESIDENCE w/ ATTACHED GARAGE  
 LOT 4, NOKONDO SUBDIVISION  
 McCALL, IDAHO

**a3**

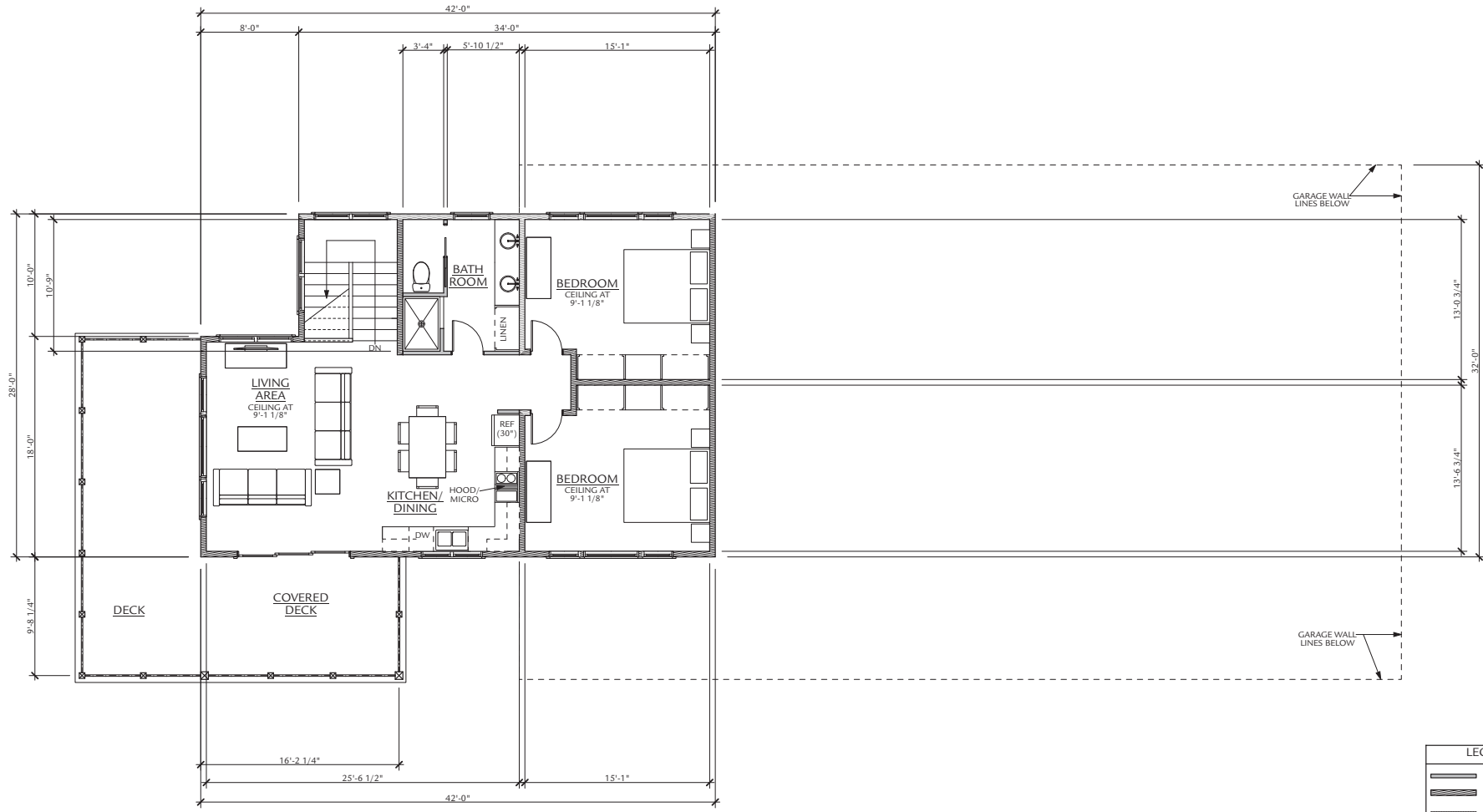


LEGEND	
	NEW 2 x 4 WALL
	NEW 2 x 6 WALL
	NEW 2 X 8 WALL

**MAIN LEVEL FLOOR PLAN**  
 0 2' 4' 8' 1/4"=1'-0"

**SQUARE FOOTAGE:**  
 MAIN LEVEL LIVING/  
 CONDITIONED SPACE: 648 sq-ft  
 UPPER LEVEL LIVING SPACE: 1,096 sq-ft  
 TOTAL LIVING SPACE: 1,744 sq-ft  
 GARAGE: 3,024 sq-ft





LEGEND	
	NEW 2 x 4 WALL
	NEW 2 x 6 WALL
	NEW 2 X 8 WALL

UPPER LEVEL FLOOR PLAN  
 0 2 4 8  
 1/4"=1'-0"

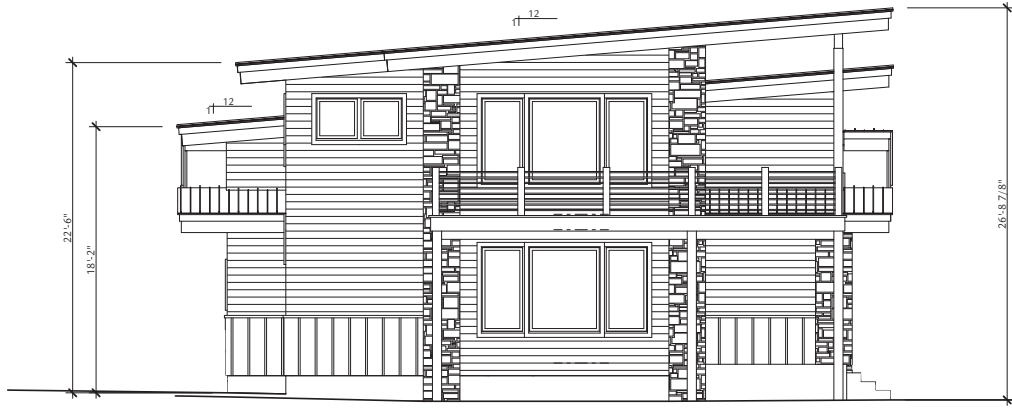


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 2-26-2020  
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**PAMELA and JIM CROSS**  
 RESIDENCE w/ ATTACHED GARAGE  
 LOT 4, NOKONDO SUBDIVISION  
 McCALL, IDAHO

a4



NOTE: SEE PAGES: a7 WEST- SOUTH EXTERIOR VIEWS;  
 a8 EAST- NORTH EXTERIOR VIEWS FOR  
 EXTERIOR FINISHES, COLORS AND SPECIFICATIONS

SOUTHWEST ELEVATION  
 0 2' 4' 8' 1/4"=1'-0"



NOTE: SEE PAGES: a7 WEST- SOUTH EXTERIOR VIEWS;  
 a8 EAST- NORTH EXTERIOR VIEWS FOR  
 EXTERIOR FINISHES, COLORS AND SPECIFICATIONS

SOUTHEAST ELEVATION  
 0 2' 4' 8' 1/4"=1'-0"



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DATE:  
 10-19-2020

PAMELA and JIM CROSS  
 RESIDENCE w/ ATTACHED GARAGE  
 LOT 4, NOKONDO SUBDIVISION  
 McCALL, IDAHO

a5

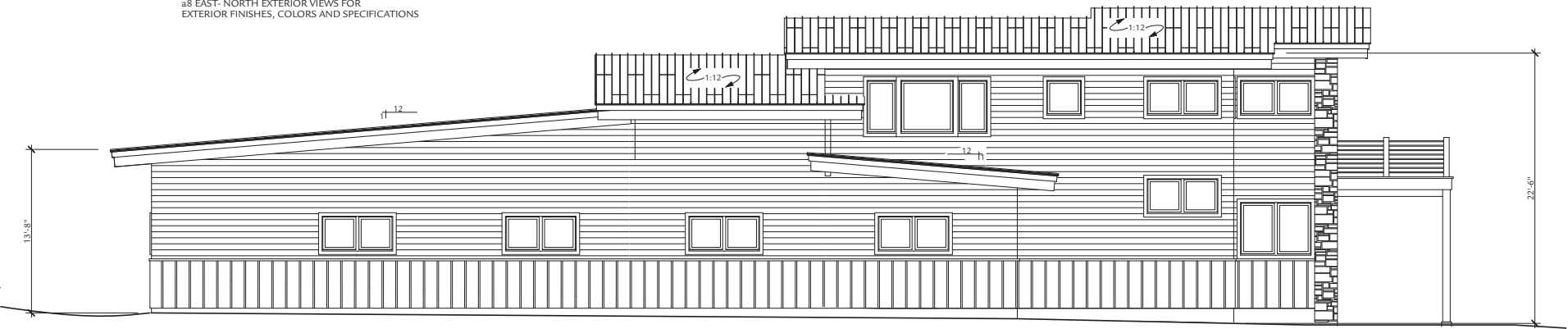


**NOTE:** SEE PAGES: a7 WEST- SOUTH EXTERIOR VIEWS;  
a8 EAST- NORTH EXTERIOR VIEWS FOR  
EXTERIOR FINISHES, COLORS AND SPECIFICATIONS

**NORTHEAST ELEVATION**

0 2' 4' 8' 1/4"=1'-0"

**NOTE:** SEE PAGES: a7 WEST- SOUTH EXTERIOR VIEWS;  
a8 EAST- NORTH EXTERIOR VIEWS FOR  
EXTERIOR FINISHES, COLORS AND SPECIFICATIONS



**NORTHWEST ELEVATION**

0 2' 4' 8' 1/4"=1'-0"



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**DATE:**  
10-19-2020

**PAMELA and JIM CROSS**  
**RESIDENCE w/ ATTACHED GARAGE**  
**LOT 4, NOKONDO SUBDIVISION**  
**MCCALL, IDAHO**

**a6**



STANDING SEAM METAL ROOFING  
COLOR: GRAY

METAL CLAD DOORS  
AND WINDOWS  
COLOR: DARK GRAY

2 X 4 SPRUCE-PINE OR  
FIR DOOR/ WINDOW  
AND CORNER TRIM  
COLOR: LIGHT WHITEWASH

VERTICAL LOW PROFILE  
STANDING SEAM METAL  
WAINSCOT  
COLOR: GRAY

WEST VIEW  
NOT TO SCALE



2 X 10 W/ 2 X 4 SUBFASCIA  
W/ ENAMELED METAL FASCIA  
WRAP  
COLOR: GRAY

HORIZONTAL THIN STACK  
MORTARED STONE VENEER  
COLOR: LIGHT AND DARK GRAY

SQUARE PROFILE  
METAL DECK RAILINGS  
COLOR: DARK BRONZE

DOUGLAS FIR/ LARCH  
POSTS AND GL BEAMS  
COLOR: LIGHT WHITEWASH

1 X 6 HORIZONTAL SQUARE  
EDGE T&G SPRUCE-PINE OR  
FIR SIDING  
COLOR: LIGHT WHITEWASH

1 X 6 SQUARE EDGE SPRUCE-PINE OR  
FIR SOFFIT  
COLOR: LIGHT WHITEWASH

SOUTH VIEW  
NOT TO SCALE





EAST VIEW  
NOT TO SCALE



NORTH VIEW  
NOT TO SCALE



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DATE:  
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10-19-2020  
10-19-2020

PAMELA and JIM CROSS  
RESIDENCE w/ ATTACHED GARAGE  
LOT 4, NOKONDO SUBDIVISION  
MCCALL, IDAHO

a8

**Lot Coverage Take-Off**

**Project Owner:** Pamela and Jim Cross  
**Location:** Lot 4, Nokondo Subdivision, McCall, ID  
**Project Description:** Residence w/ Attached Garage  
**Zoning:** R-4, City of McCall  
**Applicable Building Code:** 2015 IBC  
**Zoning Code:** McCall City Code 2006

**Date:** October 15, 2020

**Lot Coverages:**

Building Footprint (100% of Footprint Area)	Actual Square Footage:	Adjusted Square Footage:
House and Garage	3,672	3,672
Covered Entry/ Patio	200	200
<b>Total @ 100%</b>		<b>3,872</b>

**Decks, Patios, Walkways, Plazas, Planters  
(50% of Area)**

Entry Walkway	122	61
Uncovered Upper Deck	283	142
<b>Total @ 50%</b>		<b>203</b>

**Driveways, Surface Parking  
(35% of Area)**

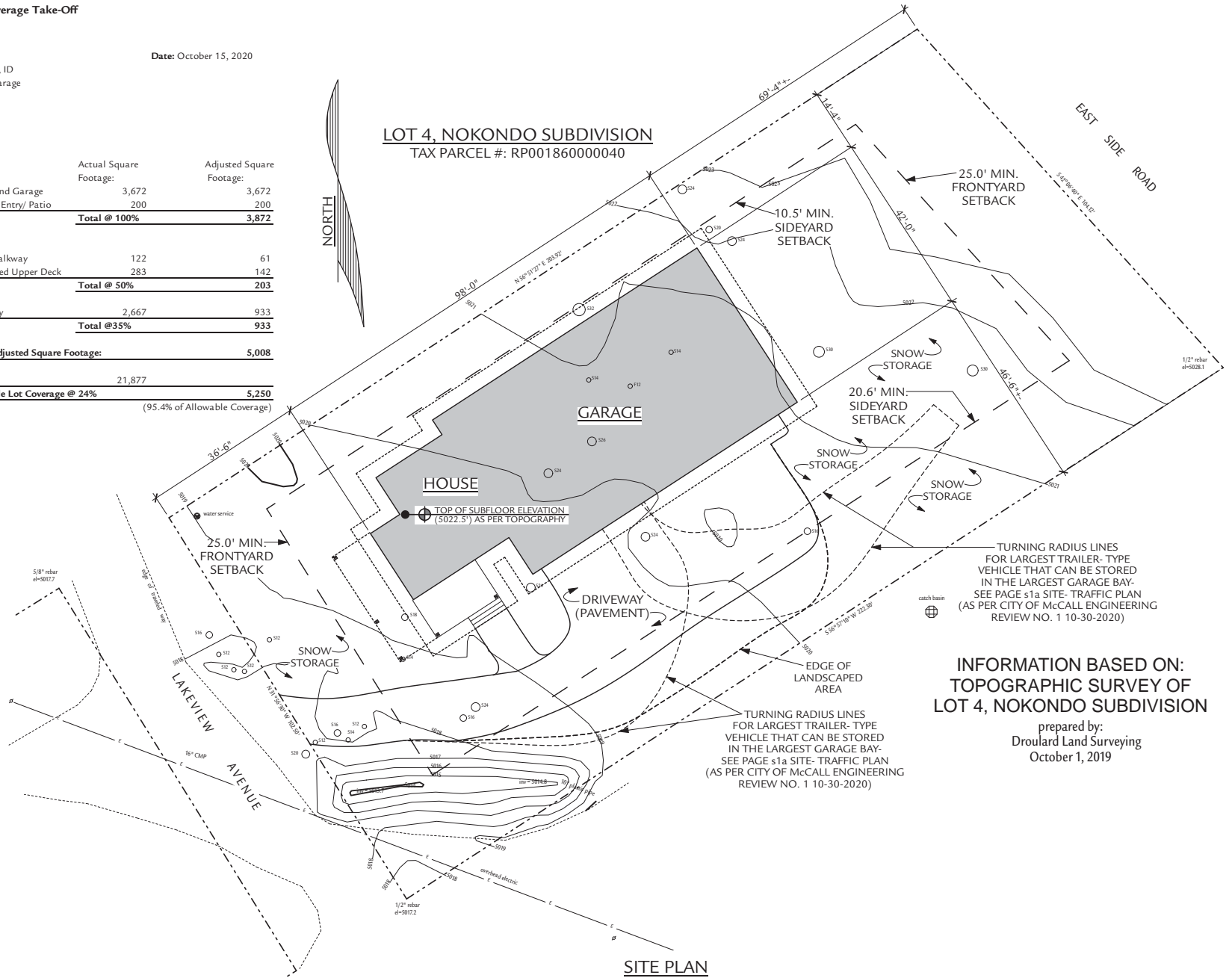
Driveway	2,667	933
<b>Total @ 35%</b>		<b>933</b>

**Total Adjusted Square Footage:** 5,008

**Lot Size (sq-feet):** 21,877

**City of McCall Allowable Lot Coverage @ 24%:** 5,250  
 (95.4% of Allowable Coverage)

**LOT 4, NOKONDO SUBDIVISION**  
 TAX PARCEL #: RP001860000040



TURNING RADIUS LINES FOR LARGEST TRAILER- TYPE VEHICLE THAT CAN BE STORED IN THE LARGEST GARAGE BAY- SEE PAGE s1a SITE- TRAFFIC PLAN (AS PER CITY OF McCall ENGINEERING REVIEW NO. 1 10-30-2020)

**INFORMATION BASED ON:  
 TOPOGRAPHIC SURVEY OF  
 LOT 4, NOKONDO SUBDIVISION**

prepared by:  
 Droulard Land Surveying  
 October 1, 2019

**SITE PLAN**



**BENNETT ARCHITECT INC.**  
 LICENSED ARCHITECT  
 IN IDAHO  
 10-19-2020  
 16 Grand Boulevard  
 McCall, Idaho  
 P.O. Box 1777 McCall, ID 83638 (208) 315-3913  
 bennettarchitect.com

**DATE:**  
 2-26-2020  
 4-11-2020  
 10-19-2020  
 11-19-2020

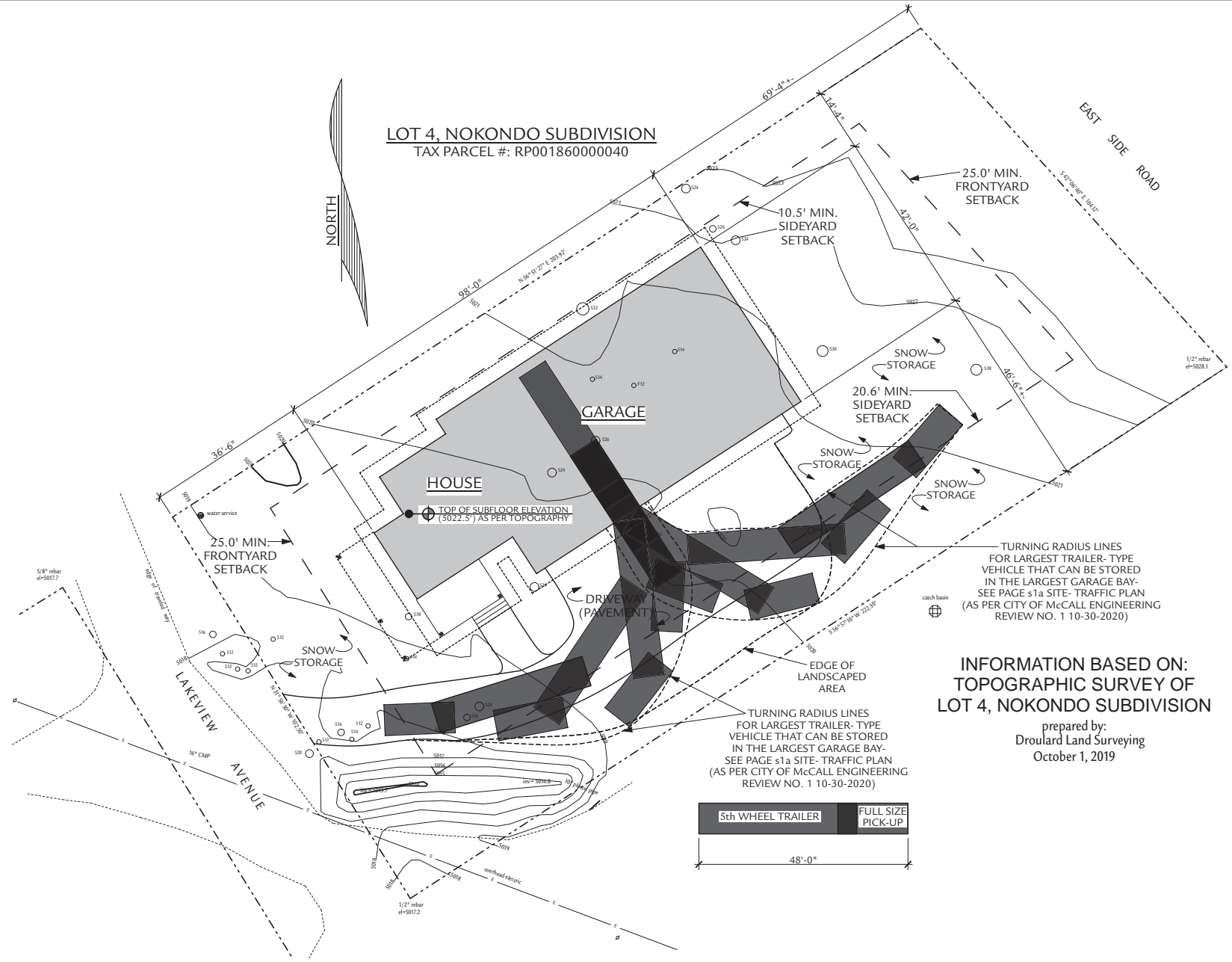
**PAMELA and JIM CROSS**  
 RESIDENCE w/ ATTACHED GARAGE  
 LOT 4, NOKONDO SUBDIVISION  
 McCALL, IDAHO

**s1**



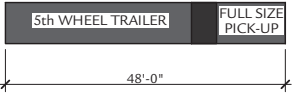
DATE:  
11-19-2020

**LOT 4, NOKONDO SUBDIVISION**  
 TAX PARCEL #: RP001860000040



**INFORMATION BASED ON:  
 TOPOGRAPHIC SURVEY OF  
 LOT 4, NOKONDO SUBDIVISION**

prepared by:  
 Droulard Land Surveying  
 October 1, 2019



**SITE- TRAFFIC PLAN**  
 0 5' 10' 20' 1"=10.0'

**Tree Protection during Construction:**

Use of extreme caution in and around significant trees (12" dbh or greater) or trees specified to remain and be incorporated into the proposed site plan.

**Protection of the Critical Root Zone (CRZ)**

- A. Tree trimming and root pruning shall be coordinated with and performed under the **ANSI A300 Standards** or under the direct supervision of an ISA Certified Arborist:
  - Kurt Wolf, McCall City Arborist  
(208) 634-8967 office, (208) 315-0063 cell
- B. The Contractor shall install construction fencing around the CRZ and away from the base of all significant trees that are to be preserved and protected. *(In an ideal situation that fence should be 1.5 times the drip line of the tree canopy and or at a minimum the drip line of the canopy.)* The purpose of fencing this area off is to prevent vehicle and construction equipment traffic or the stock piling in an effort to reduce compaction of soils in and around the CRZ.
- C. In areas where tree root pruning is required or unavoidable, the contractor shall delineate the limits of trenching or excavation necessary, and carefully expose the root system for visual inspection - preferably by an ISA Certified Arborist before pruning. There shall be no digging performed that will create pulling impacts on the roots or that will tension the root system. All tree root pruning shall be done with neat, clean cuts of the roots with a sharp tool or as otherwise directed by the Arborist, and no treatment (such as wound dressing) of the ends of the cut roots shall be performed.
- D. **Branch trimming:** shall only be done to the lowest height possible to allow for equipment access. Branch trimming shall follow the **ANSI A300 Standards** and be made with neat, clean cuts of the branches. Pruning cuts shall be flush with the branch bark collar at the main trunk or pruned back to a terminal bud or branch union, or as otherwise directed by the Arborist.
- E. Supplemental watering or irrigation of trees should be done throughout the construction process to reduce stresses on existing trees during the construction period.

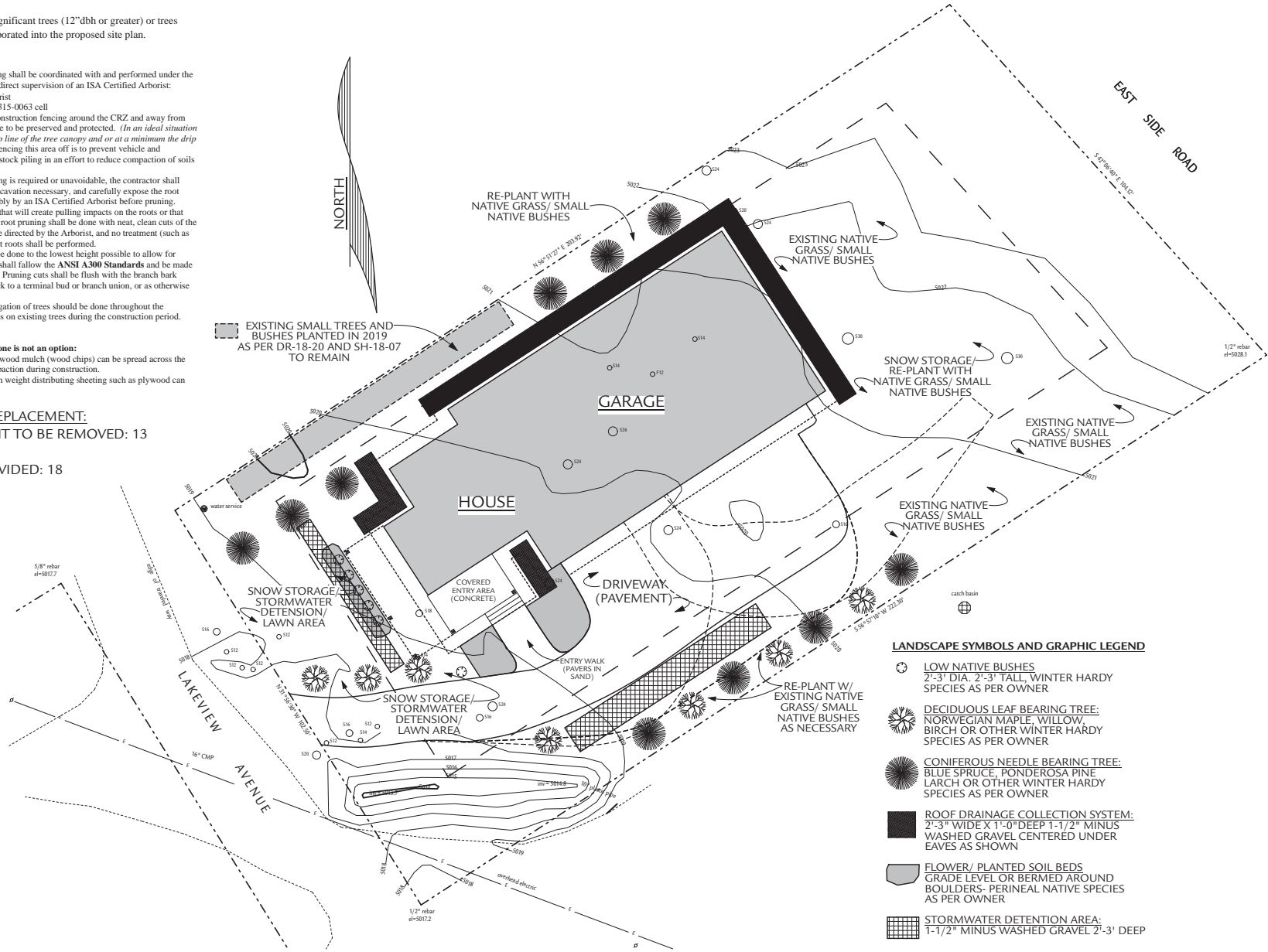
**• If fencing around the root zone is not an option:**

1. A thick layer (12"-15") of wood mulch (wood chips) can be spread across the root zone to prevent soil compaction during construction.
2. Bridging the root zone with weight distributing sheeting such as plywood can also be used.

**TREE REMOVAL AND REPLACEMENT:**

TREES IN DEVELOPMENT TO BE REMOVED: 13

NEW TREES TO BE PROVIDED: 18



**SITE- LANDSCAPE PLAN**

0 5' 10' 20' 1"=1.0'



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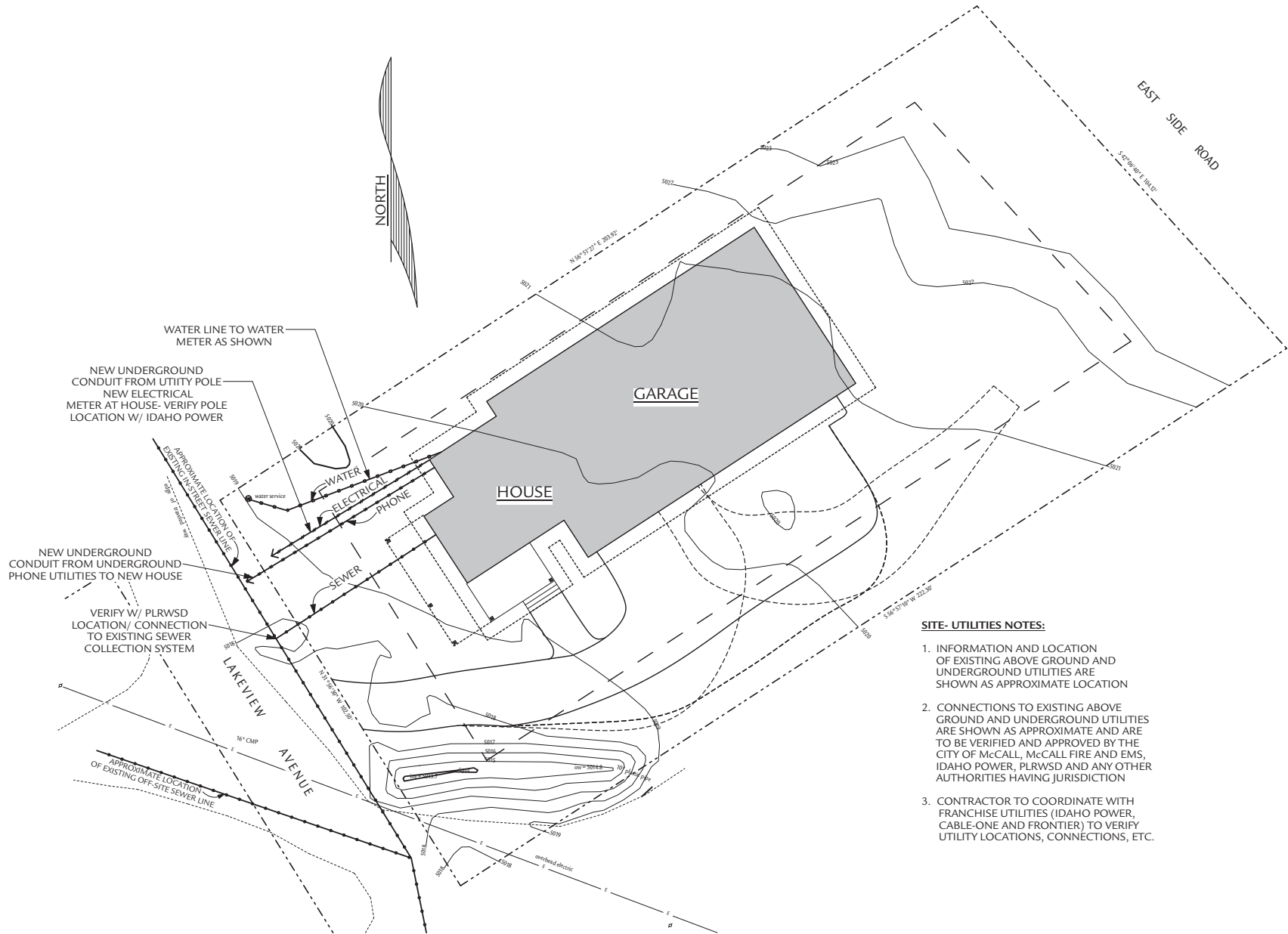
DATE:  
 10-19-2020  
 11-19-2020

**PAMELA and JIM CROSS**  
 RESIDENCE w/ ATTACHED GARAGE  
 LOT 4, NOKONDO SUBDIVISION  
 McCALL, IDAHO

**s2**







- SITE- UTILITIES NOTES:**
1. INFORMATION AND LOCATION OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN AS APPROXIMATE LOCATION
  2. CONNECTIONS TO EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES ARE SHOWN AS APPROXIMATE AND ARE TO BE VERIFIED AND APPROVED BY THE CITY OF McCALL, McCALL FIRE AND EMS, IDAHO POWER, PLRWSD AND ANY OTHER AUTHORITIES HAVING JURISDICTION
  3. CONTRACTOR TO COORDINATE WITH FRANCHISE UTILITIES (IDAHO POWER, CABLE-ONE AND FRONTIER) TO VERIFY UTILITY LOCATIONS, CONNECTIONS, ETC.

**SITE- UTILITIES PLAN**

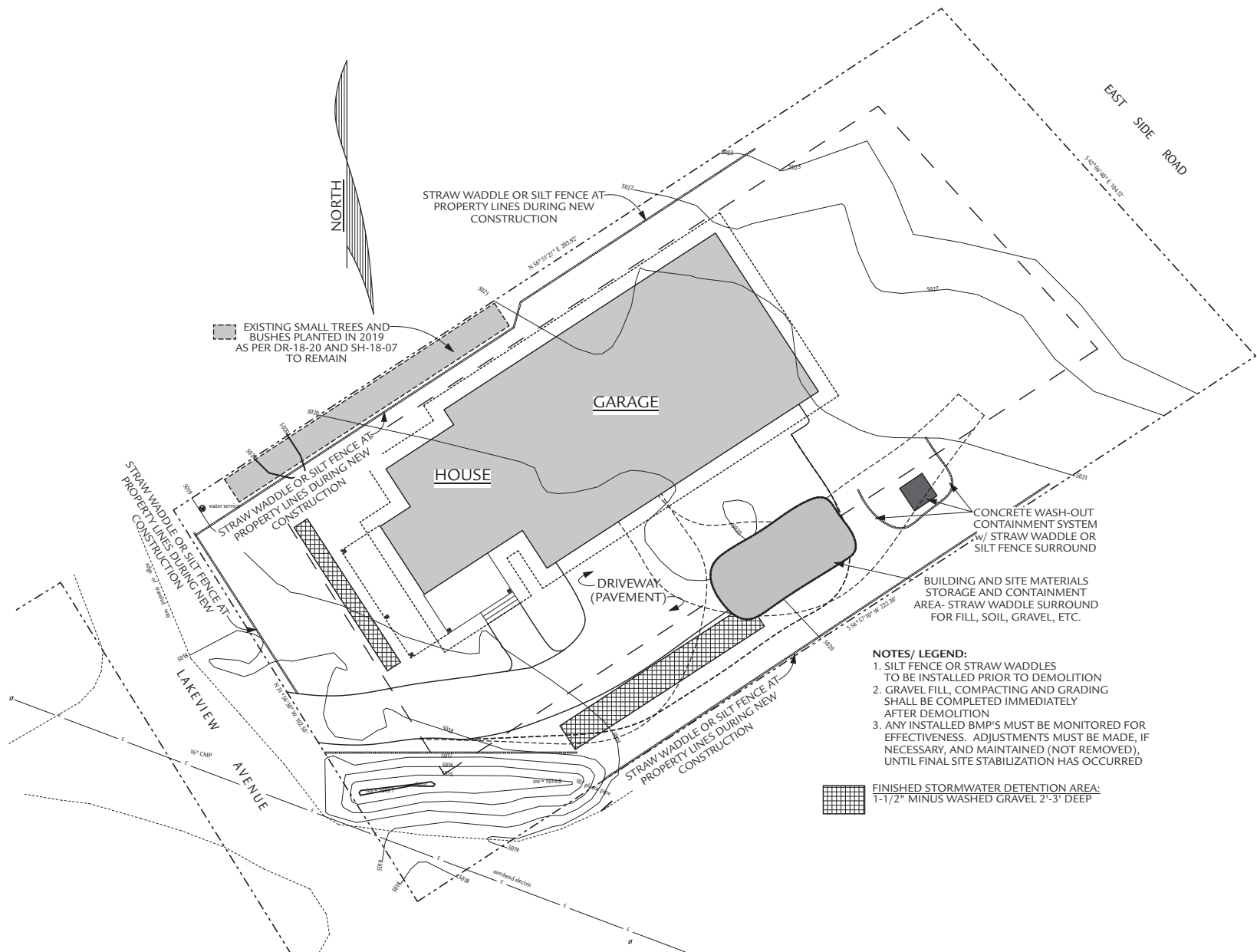


**BENNETT ARCHITECT INC.**  
 LICENSED ARCHITECT  
 10-19-2020  
 60 Grand Haven  
 P.O. Box 1777 McCall, ID 83638 (208) 315-3913  
 benettarchitect.com

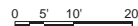
DATE:  
 10-19-2020  
 11-19-2020

PAMELA and JIM CROSS  
 RESIDENCE w/ ATTACHED GARAGE  
 LOT 4, NOKONDO SUBDIVISION  
 McCALL, IDAHO

s4



**SITE- PRELIMINARY EROSION AND SEDIMENT CONTROL PLAN**



3/32"=1.0'



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 Licensed Architect  
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 bennettarchitect.com

**DATE:**  
 10-19-2020  
 11-19-2020

**PAMELA and JIM CROSS**  
 RESIDENCE w/ ATTACHED GARAGE  
 LOT 4, NOKONDO SUBDIVISION  
 McCALL, IDAHO

**s5**



**McCall Area Planning and Zoning Commission  
Staff Report**

**DR-20-37, SR-20-10**  
*1791 Warren Wagon Rd.*  
*Tresham Residence*

January 5, 2021

Applicant: Cristie and Kurtis Tresham  
Agent: Owner  
Application: Design Review and Scenic Route Review  
Zoning: R4 – Low Density Residential and Scenic Route Overlay

---

**Description**

A Design Review and Scenic Route Review application to construct a 3,769 square foot residence with attached garage adjacent to Warren Wagon Road, a designated scenic route.

Property Size: 18,386 sq. ft.                      Lot Coverage: 4,658 sq. ft. (100% of allowable)

Building Height: Approximately 16 ft.

Setbacks: Per MCC 3.3.03, the minimum required setbacks for this parcel are 25 ft. from the front property line, 20 ft. from the rear property line, and 8 ft. from either side property line. The applicant is proposing setbacks of 25 ft. from the front property line, approximately 60 ft. from the rear property line, and 10 ft. from the nearest side property line.

**Code Narrative**

Per MCC 3.16.02, Design Review and Scenic Route Review is required for all development within 150 ft. of a designated scenic route, and for single family structures in excess of 3,500 sq. ft.

**Design Guideline Narrative**

Please see the attached Findings and Conclusions document for Design Guideline analysis.

**Comments**

*Agency –*

McCall City Engineer

In an email dated December 21, 2020, the City Engineer stated the following:

- 1) Neither a Preliminary Stormwater Report nor grading and drainage plan was provided with the application materials. Public Works is not able to assess how the project will comply with the City's Drainage Management Guidelines. A City Stormwater Application and a grading and drainage plan is required. Once the City has reviewed the application and grading plan, a determination will be made whether or not a formal engineered Stormwater Report will be required.

- 2) The garage at the rear of the property does not appear to be accessible without having a hammerhead driveway or similar feature to allow vehicles the required backing space to be maneuvered in and out of the garage. Additionally, a larger driveway area is required for the garage closest to Warren Wagon Road to allow on-site maneuvering of vehicles to prevent the need to back out of the property onto Warren Wagon Road, which would create an unacceptable traffic hazard. Such a design should keep in mind maneuverability of vehicles that are parked in the driveway that will need space to back up on site to be able to make a forward-direction exit from the driveway. An engineered drawing that shows backing turning movements shall be required to demonstrate that all backing can be accommodated on site by an average size passenger vehicle (such as a half-ton pickup) and not require obstructing Warren Wagon by needing to back-up into it.
- 3) Parking is not allowed across the frontage of the parcel.
- 4) The driveway shall be reduced in width to the maximum extent practical to accommodate snow storage across the frontage. Snowplows are unable to carry snow across wide driveways without overflowing the gates and causing ice berms and related access issues for tenants.
- 5) Snow storage from the site is prohibited within Warren Wagon Right-of-Way.

#### Payette Lakes Recreational Water and Sewer District (PLRWSD)

The sewer district received this application more than thirty (30) days prior to the January 5<sup>th</sup> McCall Area Planning and Zoning Commission meeting. In a review letter dated December 17, 2020, PLRWSD stated the following:

1. There is a sewer service connection for the lot in the area of construction, the sewer service connection shall be protected from damage during construction of the proposed structure to prevent excessive water or debris from entering the sewer system. Failure to do so will result in the owner/contractor being responsible for any cost incurred by the District for cleaning or removing debris that enters the sewer system.
2. Purchase of a sewer connection permit will be required before a building permit is issued and construction begins.
3. Inflow of surface water and excessive infiltration are prohibited. Such prohibited sources of inflow shall include, but not be limited to, the following: Heating, cooling, or water system discharges in excess of one thousand gallons per day, stormwater connections, sub-water drains, floor drains located within garages, foundation drains, roof drains, swimming pools, street drains, basement drains, sump pumps and abandoned sewer lines.
4. The owner/contractor shall notify the District two (2) business days before connection to the sewer stub.

#### McCall Fire and EMS

In an email dated October 27, 2020, McCall Fire stated they had no comments on the application.

#### Valley County Roads

In an email dated October 27, 2020, Valley County Roads stated they would require a Valley County Approach in ROW Permit.

*Public* – No public comments received.

### **Commission Findings**

The Commission hereby makes the following findings:

1. The project is in general conformance with the Comprehensive Plan.
2. The project does not jeopardize the health, safety or welfare of the public.
3. The project conforms to the applicable specifications outlined in the City of McCall Design Guidelines as well as all other applicable requirements of the Zoning.

### **Conditions of Approval**

1. Prior to issuance of a building permit, the applicant shall receive final engineering approval.
2. Prior to issuance of a building permit, the applicant shall provide the City with a copy of an approved Valley County Approach in ROW permit.
3. The applicant shall adhere to all requirements of the sewer district (see agency comments above).
4. Pursuant to McCall City Code (MCC 3.16.08), design review approval shall lapse and become void whenever the applicant has not applied for a building permit within one year from the date of initial approval.

IN RE: )  
)  
TRESHAM RESIDENCE ) **McCALL AREA PLANNING AND ZONING COMMISSION**  
Design Review ) **FINDINGS OF FACT, CONCLUSIONS OF LAW, AND**  
) **DECISION**  
)  
)  
Application Number: )  
DR-20-37, SR-20-10 )

**FINDINGS OF FACTS**

**Applicant:** Cristie and Kurtis Tresham

**Representative:** Owner

**Application:** A Design Review and Scenic Route Review application to construct a 3,769 square foot residence with attached garage adjacent to Warren Wagon Road, a designated scenic route.

**Address:** 1791 Warren Wagon Rd., McCall, ID 83638

**Location:** Amended Tax number 43A-1 in Government Lots 1 & 2 of Section 5, T18N, R3E, B.M., Valley County, Idaho.

**Public Notice:** Newspaper: The Notice of Hearing was published in the *Star News* on December 17, 2020.

Mailing: The Notice of Hearing was mailed by the applicant to property owners within 300 feet on December 19, 2020.

Posting: The Notice of Hearing was posted by the applicant on the subject property on December 19, 2020.

**Zoning:** R4 – Low Density Residential

**Property Size:** 18,386 sq. ft.

**Lot Coverage:** 4,658 sq. ft. (100% of allowable)

**Building Height:** Approximately 16 ft.

**Setbacks:** Per MCC 3.3.03, the minimum required setbacks for this parcel are 25 ft. from the front property line, 20 ft. from the rear property line, and 8 ft. from either side property line. The applicant is proposing setbacks of 25 ft. from the front property line, approximately 60 ft. from the rear property line, and 10 ft. from the nearest side property line.

**Parking Spaces:**

Provided: 2 spaces

Required: 2 spaces per MCC 3.8.062

**APPROVAL STANDARDS**

**Title 3, Chapter 7**

**Scenic Route Zone**

**The Commission shall determine whether the proposed development, improvement, or use:**

1. **Blocks or disrupts the visibility of significant views or features.** The property is screened with existing vegetation, it is also relatively short compared to surrounding structures at 16 ft. Therefore, the project will not disrupt the visibility of significant views or features of the scenic route.
2. **Is compatible (in terms of setback, bulk, height, design, finish materials, signing and landscaping) with its immediate surroundings and the desired visual quality of the scenic route.** The subject parcel is wooded and trees are being preserved between the building site and the scenic route and additional vegetation is proposed, thereby retaining landscaping that is compatible with the desired visual quality of the scenic route. The structure setback, bulk, height, design and finish materials are also compatible with the desired visual quality of the scenic route.

**Title 3, Chapter 16**

## Design Review

The commission or administrator shall determine the following before approval is given:

1. **The project is in general conformance with the comprehensive plan.**
2. **The project does not jeopardize the health, safety or welfare of the public.**
3. **The project conforms to the applicable specifications outlined in the "City Of McCall Design Guidelines", incorporated by reference herein, as well as all other applicable requirements of the zoning ordinance and subdivision ordinance, adopted by the city of McCall. Please see the review of the Design Guidelines below.**

### DESIGN GUIDELINES

#### General Guidelines

1. **Building Scale:** The proposed building is in scale with surrounding residences and harmonious with nearby buildings and natural features.
2. **Pedestrian Character:** A bicycle lane exists along Warren Wagon Road adjacent to the subject property.
3. **Blank Walls:** The proposed addition to the existing structure uses window placement to avoid blank walls.
4. **Storefront:** N/A
5. **Parking:** The proposed project includes adequate parking for the single family residential use of the property, pursuant to MCC 3.8.062.

#### Guidelines for All Projects

##### Site Planning

1. **Building Siting:** The proposed building is situated in a manner that preserves existing land forms and leaves natural massing and features of the landscape intact.

2. **Adjacent Buildings and Uses:** The proposed structure is compatible with existing adjacent buildings and uses.
3. **Preserve Vegetation and Wildlife:** The proposed building site does not impact water courses, wildlife corridors, wetlands or significant natural features.
4. **Preserve Views:** The proposed building site does not impact significant views.
5. **Preserve Skylines:** The proposed building site is not on a skyline or ridge-top.
6. **Preserve Natural Drainage:** Final approval by the City engineer for a stormwater plan is required prior to issuance of a building permit.
7. **Cluster Buildings:** N/A
8. **Street Alignment:** A driveway access from Warren Wagon Road will be utilized and a permit from Valley County will be required prior to issuance of a building permit.
9. **Retaining Walls:** No retaining walls are proposed.
10. **Snow Storage:** No snow storage areas are identified on the submitted site plan, it appears that adequate room exists to accommodate snow storage on site.
11. **Roof Design and Snow:** The proposed roof design anticipates snow shedding.
12. **Use the Sun:** The proposed project includes windows to use the sun for natural interior light.
13. **Screen Service Areas:** N/A
14. **On-Site Parking:** The proposed project includes adequate parking for the single family residential use of the property, pursuant to MCC 3.8.062.
15. **Circulation Needs – Pedestrian and Vehicles:** A bicycle lane exists along Warren Wagon Road adjacent to the subject property.

## Architecture

1. **Enhance McCall Classic Styles:** The proposed building is compatible with classic McCall styles.
2. **Minimize Scale:** The scale of the building is compatible with existing residential structures.



3. **Building Additions:** N/A
4. **Roof Lines:** The roof lines are compatible with the building form.
5. **Mechanical Equipment:** N/A
6. **Multi-Unit Structures:** N/A
7. **Balconies and Porches:** The proposed porches are designed as compatible architectural features to the building form.
8. **Exterior Doorways:** Exterior doorways are located in a manner that complement the design of the building.
9. **Wall Materials:** The proposed exterior materials include horizontal wood siding.
10. **Shop Front Design:** N/A
11. **Wall Colors:** The proposed exterior wall colors are of a natural hue.

#### **Landscaping and Site Design**

1. **Light Fixtures:** The submitted plans do indicate that exterior lights will be installed in accordance with McCall's Outdoor Lighting Ordinance.
2. **Fences and Walls:** No fences or walls are proposed.
3. **Paving and Streetscapes:** N/A
4. **Landscaping Plan:** No changes to the existing natural landscaping are proposed.
5. **Lawn Area:** No lawn area is proposed.
6. **Plants as Screening:** The subject parcel is wooded and trees are being preserved between the building site and the scenic route, thereby retaining landscaping that is compatible with the desired visual quality of the scenic route.
7. **Utility Installations:** Utilities serving the structure shall be installed underground, pursuant to McCall City Code (MCC 9.6.02).

8. **Retain Existing Vegetation:** Existing vegetation will be retained as much as possible during construction.
9. **Preserve Existing Trees:** Two trees will be removed to accommodate the building footprint and realigned driveway. Other healthy trees on the site will be retained.
10. **Grading and Drainage:** Approval of a stormwater management plan is required by the City engineer prior to issuance of a building permit.
11. **Sidewalks:** No pedestrian infrastructure exists along the property frontage.
12. **Bike Paths:** A bicycle lane exists along Warren Wagon Road adjacent to the subject property.

#### **Residential Districts**

1. **Preserve historic residences:** No historic residences are impacted by the project.
2. **Preserve human scale in residential character:** The proposed project is of human scale.
3. **Preserve compatibility with surrounding neighborhoods:** The project is compatible with the surrounding residential neighborhood.
4. **Preserve natural features of the immediate landscape and environment:** The project preserves the natural features of the immediate landscape and environment as much as possible.
5. **Provide for community, or affordable, housing as needed:** N/A
6. **Provide open spaces to enhance and maintain the rural character:** The project maximizes the allowable lot coverage of the parcel and, therefore, does not provide more than the minimum amount of open space.
7. **Provide living and moving space for native animals:** The project maximizes the allowable lot coverage of the parcel and, therefore, does not provide more than the minimum amount of living and moving space for native animals.

8. **Promote active and safe streetscapes in residential neighborhoods that are conducive to walking and biking:** A bicycle lane exists along Warren Wagon Road adjacent to the subject property. No pedestrian infrastructure exists along the property frontage.

#### DEPARTMENT/AGENCY COMMENTS

##### McCall City Engineer

In an email dated December 21, 2020, the City Engineer stated the following:

- 1) Neither a Preliminary Stormwater Report nor grading and drainage plan was provided with the application materials. Public Works is not able to assess how the project will comply with the City's Drainage Management Guidelines. A City Stormwater Application and a grading and drainage plan is required. Once the City has reviewed the application and grading plan, a determination will be made whether or not a formal engineered Stormwater Report will be required.
- 2) The garage at the rear of the property does not appear to be accessible without having a hammerhead driveway or similar feature to allow vehicles the required backing space to be maneuvered in and out of the garage. Additionally, a larger driveway area is required for the garage closest to Warren Wagon Road to allow on-site maneuvering of vehicles to prevent the need to back out of the property onto Warren Wagon Road, which would create an unacceptable traffic hazard. Such a design should keep in mind maneuverability of vehicles that are parked in the driveway that will need space to back up on site to be able to make a forward-direction exit from the driveway. An engineered drawing that shows backing turning movements shall be required to demonstrate that all backing can be accommodated on site by an average size passenger vehicle (such as a half-ton pickup) and not require obstructing Warren Wagon by needing to back-up into it.

- 3) Parking is not allowed across the frontage of the parcel.
- 4) The driveway shall be reduced in width to the maximum extent practical to accommodate snow storage across the frontage. Snowplows are unable to carry snow across wide driveways without overflowing the gates and causing ice berms and related access issues for tenants.
- 5) Snow storage from the site is prohibited within Warren Wagon Right-of-Way.

Payette Lakes Recreational Water and Sewer District (PLRWSD)

The sewer district received this application more than thirty (30) days prior to the January 5<sup>th</sup> McCall Area Planning and Zoning Commission meeting. In a review letter dated December 17, 2020, PLRWSD stated the following:

1. There is a sewer service connection for the lot in the area of construction, the sewer service connection shall be protected from damage during construction of the proposed structure to prevent excessive water or debris from entering the sewer system. Failure to do so will result in the owner/contractor being responsible for any cost incurred by the District for cleaning or removing debris that enters the sewer system.
2. Purchase of a sewer connection permit will be required before a building permit is issued and construction begins.
3. Inflow of surface water and excessive infiltration are prohibited. Such prohibited sources of inflow shall include, but not be limited to, the following: Heating, cooling, or water system discharges in excess of one thousand gallons per day, stormwater connections, sub-water drains, floor drains located within garages, foundation drains, roof drains, swimming pools, street drains, basement drains, sump pumps and abandoned sewer lines.
4. The owner/contractor shall notify the District two (2) business days before connection to the sewer stub.

McCall Fire and EMS

In an email dated October 27, 2020, McCall Fire stated they had no comments on the application.

#### Valley County Roads

In an email dated October 27, 2020, Valley County Roads stated they would require a Valley County Approach in ROW Permit.

### **CONCLUSIONS OF LAW**

1. The City of McCall has provided for the processing of Design Review applications, pursuant to Title 3, Chapter 16 of McCall City Code.
2. Adequate notice of the January 5, 2021 public hearing was provided, pursuant to Section 67-6512, Idaho Code and Title 3, Chapter 15 of McCall City Code.
3. Upon compliance with the conditions noted below, the application meets the Design Review Standards set forth in Title 3, Chapter 16 of McCall City Code.

### **DECISION**

**THEREFORE**, the McCall Area Planning and Zoning Commission hereby **approves** this Design Review application, provided that the following conditions are met:

1. Prior to issuance of a building permit, the applicant shall receive final engineering approval.
2. Prior to issuance of a building permit, the applicant shall provide the City with a copy of an approved Valley County Approach in ROW permit.
3. The applicant shall adhere to all requirements of the sewer district (see agency comments above).
4. Pursuant to McCall City Code (MCC 3.16.08), design review approval shall lapse and become void whenever the applicant has not applied for a building permit within one year from the date of initial approval.

Findings of Fact **adopted** this 5<sup>th</sup> day of JANUARY 2021.

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Fallon Fereday, Chair  
McCall Area Planning and Zoning Commission

Attest:

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Morgan Bessaw, City Planner  
City of McCall

City of McCall  
216 East Park Street  
McCall, Idaho 83638  
P.208.634.7142

# LAND USE APPLICATION



Date Received:  
10-20-2020

Fees Paid:  
725.00

### NOTICE OF ADDITIONAL FEES

Land use applications may be subject to engineering and legal review for purpose of addressing compliance and conformance issues. The City of McCall reserves the right to contract these services to private firms. The costs of these reviews are passed on to the applicant. These fees are separate, and in addition to, the City's application and permit fees. Completion of this application signifies consent to these fees.

### Please check all that apply:

- # \_\_\_\_\_ Record of Survey (ROS) - \$420
- # 425.00 Design Review (DR) - \$300 + \$25/1,000 sq. ft. of new construction (rounded to the nearest 1,000)
- # 300.00 Scenic Route (SR) - \$300
- # \_\_\_\_\_ Shoreline or River Environs (SH) - \$300
- # \_\_\_\_\_ Conditional Use Permit (CUP) - \$600
- # \_\_\_\_\_ Development Agreement - \$500
- # \_\_\_\_\_ Planned Unit Development (PUD) General Plan - \$2,000 + \$75/lot or unit
- # \_\_\_\_\_ Planned Unit Development (PUD) Final Plan - \$500 + \$75/lot or unit
- # \_\_\_\_\_ Subdivision (SUB) Preliminary Plat - \$2,500 + \$75/lot or unit
- # \_\_\_\_\_ Subdivision (SUB) Final Plat - \$1000 + \$75/lot or unit
- # \_\_\_\_\_ Minor Plat Amendment - \$1,000
- # \_\_\_\_\_ Variance (VAR) - \$1,000
- # \_\_\_\_\_ Rezone (ZON) - \$1,500
- # \_\_\_\_\_ Zoning Code Amendment (CA) - \$750/title
- # \_\_\_\_\_ Annexation - \$3,000
- # \_\_\_\_\_ Vacation (VAC) - \$750

DR-20-37 & SR-20-10

Incomplete applications cannot be accepted by the City. Unless otherwise exempted by the Administrator, all Application Requirements must be provided at the time of submission. Please refer to specific application info sheets for more details.

### PROPERTY OWNER INFORMATION

Property Owner 1: CRISTIE A. TRESHAM Email: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ P

Property Owner 2 (If Applicable): Kurtis S. TRESHAM Email: \_\_\_\_\_

Mailing Address: \_\_\_\_\_ P

### AGENT/AUTHORIZED REPRESENTATIVE INFORMATION

Applicant/Representative: N/A Email: N/A

Mailing Address: N/A Phone: N/A

### PROPERTY INFORMATION

Address(es) of Property: 1791 Warren Wagon Rd. McCall Idaho 83638

Legal Description of Property: See attached

Zoning District of Property: \_\_\_\_\_ Project Sq. Footage (If Applicable): 4884 SF

- Impact Area  City Limits  Residential  Commercial



# LAND USE APPLICATION CONTINUED

Payette Lakes Water and Sewer District  or Septic System  or not applicable

## PROJECT DESCRIPTION

Explain the general nature of what is proposed: (please attach supplemental information if needed)

Clearing/preparing 1791 Warren Wagon Road for a single family dwelling & additional enclosed garages, with extra parking. Keeping the property at the back location natural.

## SIGNATURES

The Applicant hereby agrees to pay reasonable attorney fees, including attorney fees on appeal and expenses of the City of McCall, in the event of a dispute concerning the interpretation or enforcement of the Land Use Application in which the City of McCall is the prevailing party.

I certify that I have reviewed and understand the procedures and requirements of the McCall City Code. I give permission for City staff and/or Planning & Zoning Commission members to view and enter the subject property in order to fully review this application. I understand that failure to provide complete and accurate information on this application may lead to denial of this application.

Cristie A. Tresham

Property Owner 1

Cristie A. Tresham

Signature

Kurtis S. Tresham

Property Owner 2 (If Applicable)

[Signature]

Signature

N/A

Agent/Authorized Representative

N/A

Signature

## FOR RECORD OF SURVEY APPLICATIONS ONLY: STATEMENT OF EASEMENT DISCLOSURE

\_\_\_\_\_  
Surveyor

\_\_\_\_\_  
Signature

I hereby certify that I have performed a thorough search for all relevant easements that relate to the subject property and have indicated or referenced these by their instrument number on the provided survey.



1791 Warren Wagon Rd







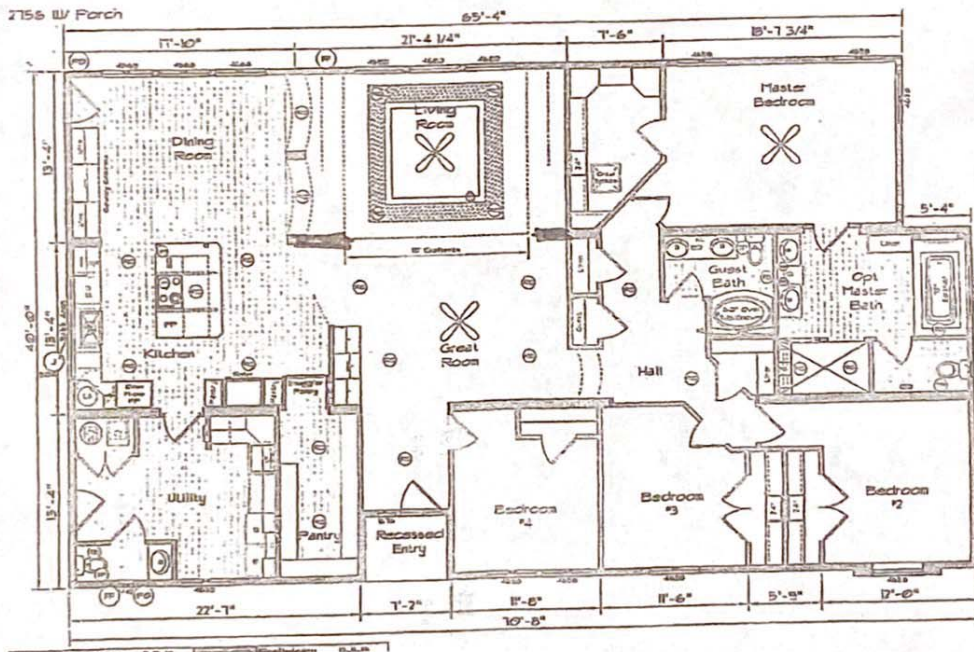


6

# UNITED FAMILY HOMES

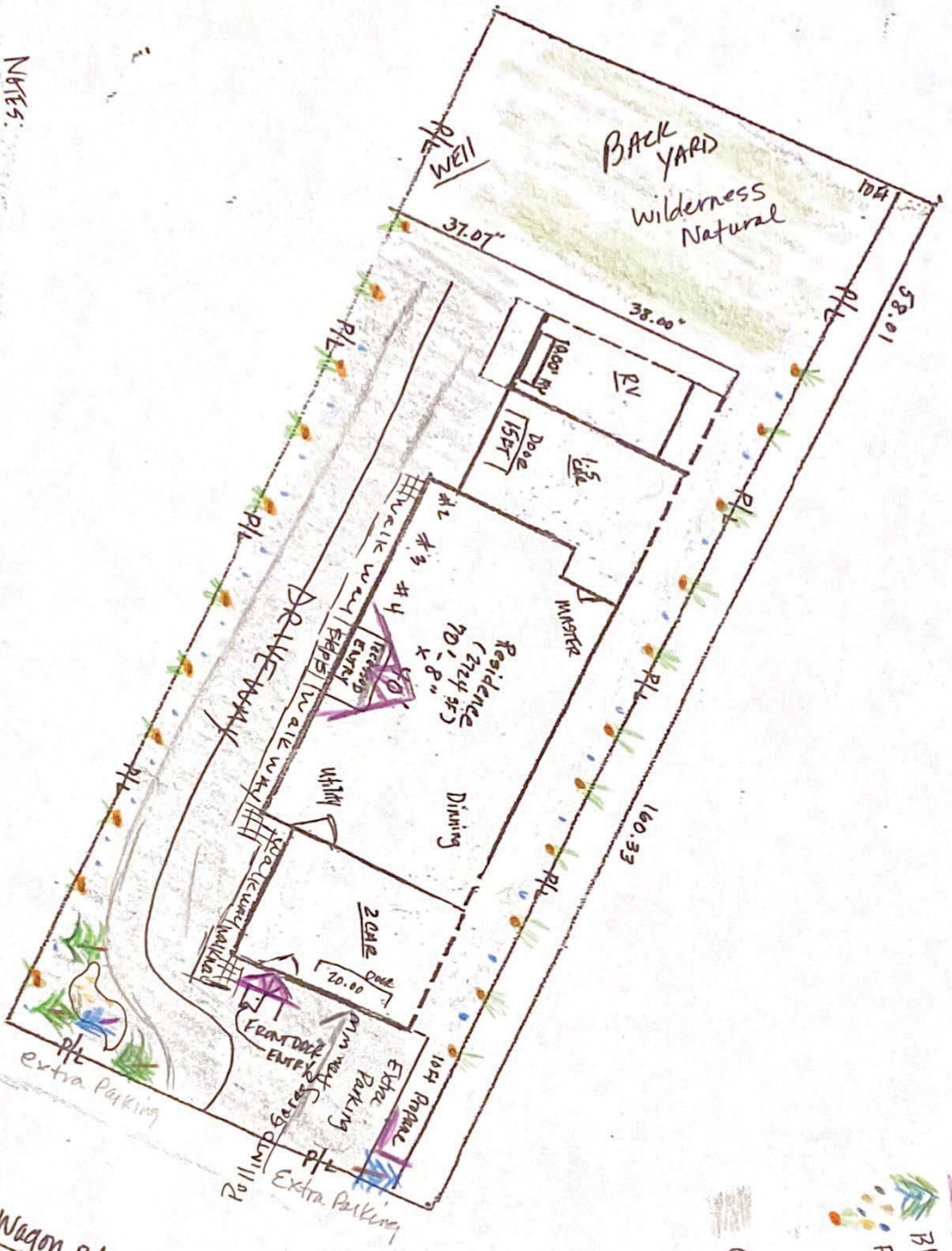
Grand Manor 6013 (6125) – 2724 sq. ft, 4 BED/2-1/2BATH, 7882 SQ FT

208-442-1605, [ufhomes@qwestoffice.net](mailto:ufhomes@qwestoffice.net)





1-2 Pine's 16 Aspens 3 Furs = Replaced By Blue Spruces Along Property



NOTES:  
 HOUSE (Including Garage) = 4884 SF  
 26% Lot Coverage

Tresham  
 1791 Warren Wagon Rd. Me Call Id 83638

5m fence to HIDE PROPERTY FENCE  
 Blue Spruce & FUR  
 Flowers (Sunflowers | Daisies)  
 ORNAMENTAL GRASS PL  
 Gravel Driveway (eventual ASPHALT)  
 & Parking

## *Further Information for Tresham residence.1791 Warren Wagon Rd.*

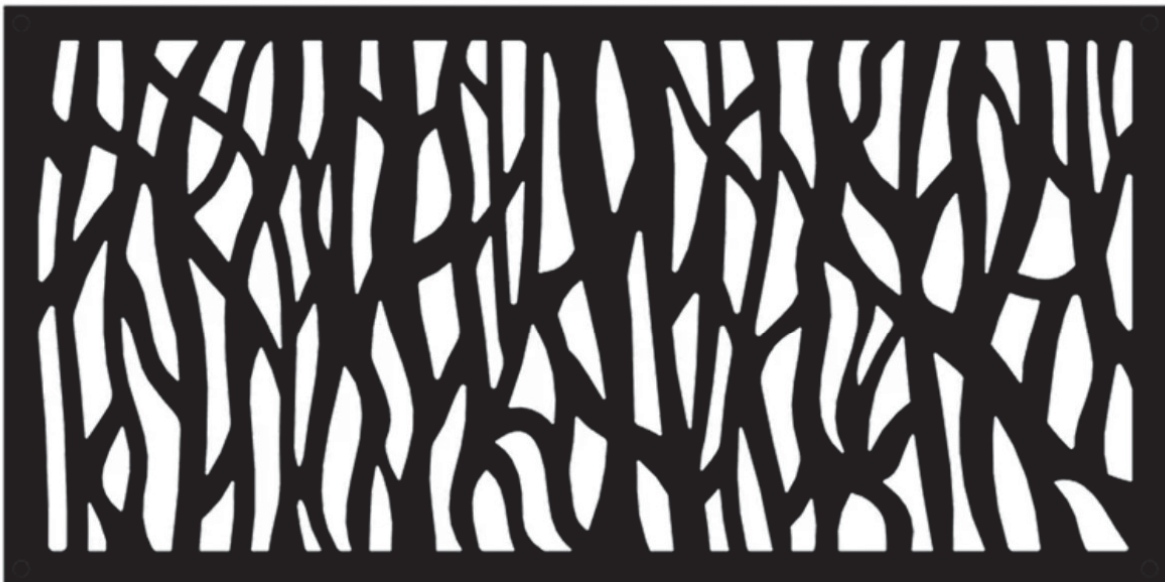
4<sup>nd</sup> Dec, 2020

***Application number: DR-20-37 and SR-20-10***

### **Propane Tank Screen**

This is 2'x4'

There will be two sets of them, 2 stacked high in an L shape from road looking into property to block off view of propane tank from road. It meets the design guidelines on pg. 21 and will be black metal as shown in picture. My fabricator is designing it and will be placed after propane tank is installed.





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## Driveway Finish

Will use this Grey Gravel on the driveway.



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## Exterior Light



It is part of Security System by Ring.

1800 Lumens

More information is available at this link.

It has good coverage of the lights but does not specifically say it is Full cut off.

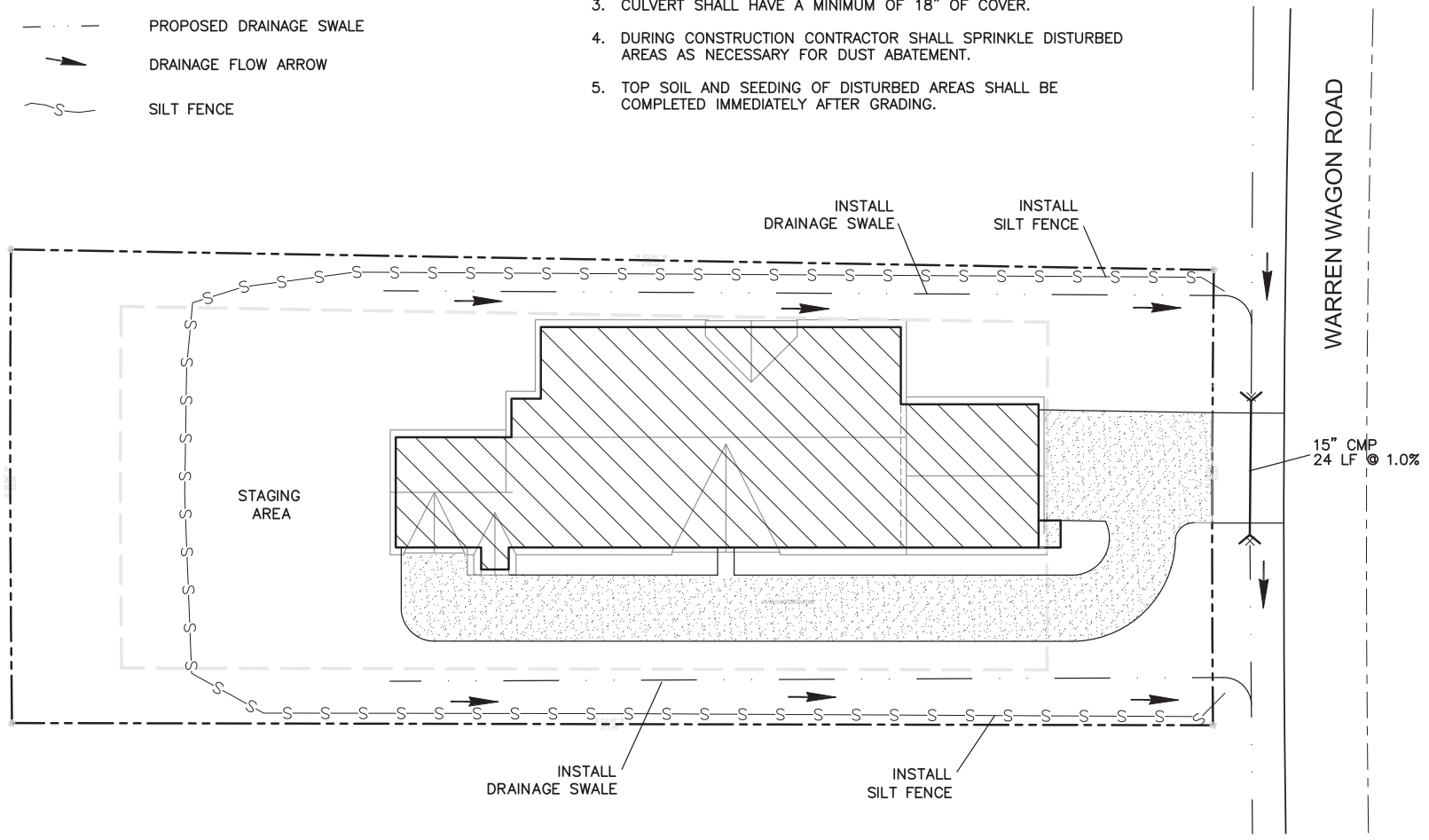
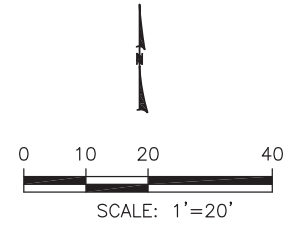
[https://ring.com/collections/all-products/products/floodlight-cam?utm\\_source=google&utm\\_medium=cpc&utm\\_campaign=833107413&utm\\_term=ring&utm\\_content=46017900194&gclid=CjwKCAiA8Jf-BRB-EiwAWDtEGqKfb\\_9UH4\\_U6VSrQf3Qh2gimkQVNKywrtMofLxmabqXajxImEDFcxoCCA8QAvD\\_BwE](https://ring.com/collections/all-products/products/floodlight-cam?utm_source=google&utm_medium=cpc&utm_campaign=833107413&utm_term=ring&utm_content=46017900194&gclid=CjwKCAiA8Jf-BRB-EiwAWDtEGqKfb_9UH4_U6VSrQf3Qh2gimkQVNKywrtMofLxmabqXajxImEDFcxoCCA8QAvD_BwE)

**LEGEND**

- PROPERTY BOUNDARY
- [Stippled Box] PROPOSED GRAVEL PARKING
- [Hatched Box] PROPOSED BUILDING
- · - · - PROPOSED DRAINAGE SWALE
- ➔ DRAINAGE FLOW ARROW
- ~ S ~ SILT FENCE

**NOTES**

1. WORK ACTIVITIES SHALL TAKE PLACE IN GRADING LIMITS AS SHOWN ON THIS PLAN. CONTRACTOR SHALL PRESERVE NATURAL LANDSCAPE OUTSIDE OF CONSTRUCTION LIMITS.
2. SILT FENCE SHALL BE INSTALLED PRIOR TO CONSTRUCTION.
3. CULVERT SHALL HAVE A MINIMUM OF 18" OF COVER.
4. DURING CONSTRUCTION CONTRACTOR SHALL SPRINKLE DISTURBED AREAS AS NECESSARY FOR DUST ABATEMENT.
5. TOP SOIL AND SEEDING OF DISTURBED AREAS SHALL BE COMPLETED IMMEDIATELY AFTER GRADING.



DATE	DESIGNED	DRAWN BY	APPROVED	DATE
				12/01/2020
BY	REVISION DESCRIPTION	REV. NO.		

**1791. WARREN WAGON ROAD**  
**TRESHAM HOME**  
**PRELIMINARY GRADING AND**  
**EROSION CONTROL PLAN**

**SECESH ENGINEERING INC.**  
 335 DEINHARD LANE SUITE 1  
 MCCALL, IDAHO 83638  
 208.694.6536 - FAX 208.694.6528



JOB NO.	2020
DRAWING	GRADING PLAN

**FIGURE 3**

2020/12/01 10:00 AM 1791.WARREN WAGON ROAD PRELIMINARY GRADING AND EROSION CONTROL PLAN







Low Density Residential  
 ZONE R4 - Tax # 43-A-1  
 IN Government Lots 1 & 2 of Section 5,  
 T10N, R3E, B.M. Valley County Idaho

LANDSCAPING Design  
 Scenic Route Review

When You Protect Your Outside, You Protect Your INSIDE

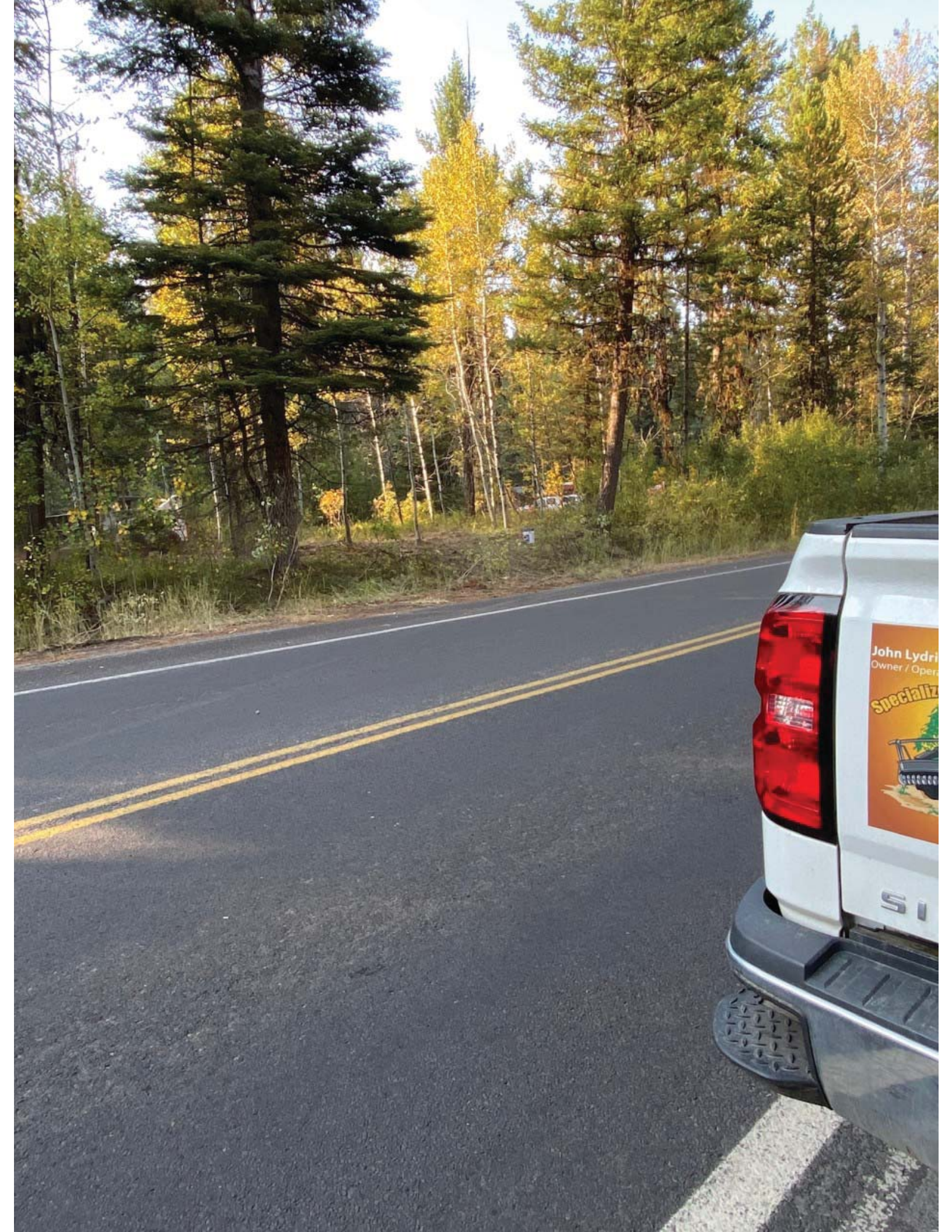


Wild Flowers  
 Sunflowers + Daisies  
 Ornamental Grass  
 grown as ornamental plants.  
 Popular in many colder hardiness zones  
 such as R-4 Resilience + aesthetic  
 Value throughout fall + Winter Seasons.  
 Critic Tresham - 2020 For 2021

NOTE: "Tree PROTECTION DURING Construction"  
 USE Caution in and around significant trees (12" dbh or greater) or trees which will remain.  
 DO NOT DRIVE HEAVY VEHICLES over their roots  
 Keep all existing trees around Property  
 Native species for Deer + Wild  
 118

1791 WARREN WAGON Rd Mc Call Idaho 83638  
 THE TRESHAMS - Humble + Kind





John Lydrick  
Owner / Operator  
Specialized

S















**McCall Area Planning and Zoning Commission  
Staff Report**

**DR-20-45, SH-20-07**

*2155 Eastside Dr.  
Hines Addition*

January 5, 2021

Applicant: Linda Hines  
Agent: Remsberg Architects  
Application: Design Review and Shoreline Review  
Zoning: R4 – Low Density Residential and Shoreline and River Environs Zone

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**Description**

A Design Review and Shoreline Review application to construct a 622 square foot, two-story addition to an existing residence and single-story breezeway to a detached garage. The existing residence is adjacent to Payette Lake.

Property Size: 36,270 sq. ft. (0.7 acres)                      Lot Coverage: 6,744 sq. ft. (85% of allowable)

Building Height: The height of the addition is 22 ft.

Setbacks: Per MCC 3.3.03, the Minimum required setbacks for this parcel are 50 ft. from the ordinary high-water mark of Payette Lake, 25 ft. from the front property line, and 8 ft. from either side property line. There is an existing structure that encroaches slightly into the 50 ft. shoreline setback; however, all of the addition will be outside the setback and compliant with the existing codes. The addition is also less than 25% of the size of the existing nonconforming structure per MCC 3.11.07.

Landscaping: Existing vegetation screens the structure. No trees are proposed to be removed and no new landscaping is proposed. All disturbed areas will be reseeded with native grass or wildflower mix prior to issuance of Certificate of Occupancy.

**Code Narrative**

Per MCC 3.16.02, Design Review and Shoreline Review are required for all development within 150 ft. of the high-water mark of Payette Lake.

**Design Guideline Narrative**

Please see the attached Findings and Conclusions document for Design Guideline analysis.

**Comments**

*Agency –*

McCall City Engineer

In an email dated December 13, 2020, the City Engineer stated the following:

1. A Preliminary Stormwater Report was not submitted with the application. The site plan submitted with the application does not provide sufficient information to demonstrate compliance with the City's Drainage Management Guidelines (DMGs). However, due to the small scope and scale of the project, it appears that the project will likely be able to comply with the DMGs, subject to the following required submittals:
2. A Stormwater Application and Report that specifically addresses Sections A, B and F of the DMGs is required for review and approval along with a detailed drainage and grading plan that demonstrates compliance with the City's DMGs is required for submittal to and approval by Public Works. The detailed drainage and grading plan shall identify temporary construction BMPs, as well as permanent runoff and erosion control measures.

#### Payette Lakes Recreational Water and Sewer District (PLRWSD)

This application was submitted to the PLRWSD more than thirty (30) days prior to the McCall Area Planning and Zoning Commission's January 5, 2021 meeting. In an email dated December 17, 2021, the sewer district stated they had no comments on the application.

#### McCall Fire and EMS

In an email dated December 15, 2020, McCall Fire stated the maximum grade allowed for a driveway in the fire code is 10%. Due to the length and grade of the driveway, my recommendation will be to install a residential fire sprinkler system in lieu of meeting the driveway grade and length requirements. It is likely that we would not be able to get a fire engine to the house in the winter months, or get it back out if we did get down to the house. A fire sprinkler system would give the owners life safety protection in the event that we cannot get an engine to the home.

#### Big Payette Water Quality Council (BPWQC)

In an email dated December 10, 2020, the BPWQC stated that projects directly on Payette Lake need particular scrutiny regarding storm water run-off to the lake from the driveway and additions proposed. The slope is very steep and there needs to be proof stormwater run-off is contained and diverted.

#### *Public –*

In an email received December 29, 2020, the neighbor to the south requested that If the application is approved, there be no construction before 8:00 am or after 5:00pm on week days only and no holidays, and that the work site to be kept clean and neat.

In an email received December 29, 2020, a second neighbor to the south stated no objections, however, requested that:

1. No weekend trucks back and forth.
2. Repair to the potholes.
3. Also, would like a time frame. I had planned on redoing the road, but after the last time, do not want to do anything until her work is finished. She is the only one to use our road.

#### **Commission Findings**



The Commission hereby makes the following findings:

1. The project is in general conformance with the Comprehensive Plan.
2. The project does not jeopardize the health, safety or welfare of the public.
3. The project conforms to the applicable specifications outlined in the City of McCall Design Guidelines as well as all other applicable requirements of the Zoning.

#### **Conditions of Approval**

1. Prior to issuance of a building permit, the applicant shall receive final engineering approval.
2. Due to the length and grade of the driveway, it is *recommended* the applicant install a residential fire sprinkler system in lieu of meeting the driveway grade and length requirements. It is likely that the Fire District would not be able to get a fire engine to the house in the winter months. A fire sprinkler system would give the owners life safety protection in the event that the district cannot get an engine to the home.
3. Prior to issuance of a building permit, the applicant shall verify whether any new fixtures are proposed and if so, details shall be provided that comply with McCall's Outdoor lighting Ordinance MCC 3.14.
4. Prior to issuance of a Certificate of Occupancy, the applicant shall reseed all disturbed areas with a native grass or wildflower mix.
5. Pursuant to McCall City Code (MCC 3.16.08), design review approval shall lapse and become void whenever the applicant has not applied for a building permit within one year from the date of initial approval.

IN RE: )  
)  
HINES ADDITION ) **McCALL AREA PLANNING AND ZONING COMMISSION**  
Design Review ) **FINDINGS OF FACT, CONCLUSIONS OF LAW, AND**  
) **DECISION**  
)  
)  
Application Number: )  
DR-20-45, SH-20-07 )

**FINDINGS OF FACTS**

**Applicant:** Linda Hines

**Representative:** Remsberg Architects

**Application:** A Design Review and Shoreline Review application to construct a 622 square foot, two-story addition to an existing residence and single-story breezeway to a detached garage. The existing residence is adjacent to Payette Lake.

**Address:** 2155 Eastside Dr., McCall, ID 83638

**Location:** Lot 12 of the Harris Cove Subdivision situate in Section 5, T19N, R3E, B.M., Valley County, Idaho.

**Public Notice:** Newspaper: The Notice of Hearing was published in the *Star News* on December 17, 2020.

Mailing: The Notice of Hearing was mailed by the applicant to property owners within 300 feet on December 19, 2020.

Posting: The Notice of Hearing was posted by the applicant on the subject property on December 19, 2020.

**Zoning:** R4 – Low Density Residential

**Property Size:** 36,270 sq. ft. (0.7 acres)

**Lot Coverage:** 6,744 sq. ft. (85% of allowable)

**Building Height:** The height of the addition is 22 ft.

**Setbacks:** Per MCC 3.3.03, the Minimum required setbacks for this parcel are 50 ft. from the ordinary high-water mark of Payette Lake, 25 ft. from the front property line, and 8 ft. from either side property line. There is an existing structure that encroaches slightly into the 50 ft. shoreline setback; however, all of the addition will be outside the setback and compliant with the existing codes. The addition is also less than 25% of the size of the existing nonconforming structure per MCC 3.11.07.

**Parking Spaces:**

Provided: 2+ spaces

Required: 2 spaces per MCC 3.8.062

**APPROVAL STANDARDS**

**Title 3, Chapter 7**

**Shoreline and River Environs Zone**

**No conditional use or building permit shall be issued, nor is any development, grading, or alteration of any land within this zone permitted, unless the applicant establishes to the satisfaction of the commission and council in the case of a conditional use, or of the administrator in the case of a building permit, that:**

- 1. The proposed development meets all applicable requirements of this title and title IX of this code.** The proposed site plan and structure meet the applicable requirements of MCC Title 3, Chapter 7, Chapter 8, and Title 9.
- 2. The plans accurately identify the water pool shore contours and high water marks, which, in the case of river environs, shall mean the limits of the area of special flood hazard. The site plan indicates the Water Pool Shore Contour elevation.** The water pool contour line is not

indicated on the site plan, however, the 50 ft setback from the Ordinary High-Water Mark of Payette Lake has been identified.

3. **A letter is on file from a specialist certified by the United States army corps of engineers wetlands expert that certifies that no wetlands related issues or issues related to fill of navigable waters issues were presented by the proposed development; or that a section 404 permit has been issued or is forthcoming by the corps of engineers, whichever is appropriate, city approval(s) under this title and title IX of this code are contingent upon all applicable section 404 permit requirements being met.** It appears that a 404 permit will not be necessary although the City reserves the right to require this at a later date if it becomes necessary.
4. **The requirements of the underlying zone are met.** The proposed project meets the requirements of the Shoreline Zone and R4-Low Density Residential Zone.
5. **The fifty foot (50') building setback line is met per subsection (C)3(c) of this section.** The fifty foot (50') building setback for properties within the Shoreline and River Environs Zone is indicated on the submitted site plan. The proposed addition is located outside of this setback.
6. **Proof of stormwater certification training has been provided by the individual applying for the building permit.** Proof of stormwater certification is required prior to issuance of a building permit.

### **Title 3, Chapter 16**

#### **Design Review**

**The commission or administrator shall determine the following before approval is given:**

1. **The project is in general conformance with the comprehensive plan.**
2. **The project does not jeopardize the health, safety or welfare of the public.**
3. **The project conforms to the applicable specifications outlined in the "City Of McCall Design Guidelines", incorporated by reference herein, as well as all other applicable requirements of**



**the zoning ordinance and subdivision ordinance, adopted by the city of McCall.** Please see the review of the Design Guidelines below.

### **DESIGN GUIDELINES**

1. **Building Scale:** The proposed addition is in scale with surrounding residences and is harmonious with nearby buildings and natural features.
2. **Pedestrian Character:** N/A
3. **Blank Walls:** The building design does not include blank walls.
4. **Storefront:** N/A
5. **Parking:** The project includes adequate parking for its residential use, pursuant to MCC 3.8.06.

### **Guidelines for All Projects**

#### **Site Planning**

1. **Building Siting:** The proposed addition is site more than 50 ft. from Payette Lake.
2. **Adjacent Buildings and Uses:** The proposed residential use is compatible with adjacent residential uses.
3. **Preserve Vegetation and Wildlife:** No trees are proposed to be removed. No known wildlife corridors exist on the property.
4. **Preserve Views:** The proposed project does not block any significant views.
5. **Preserve Skylines:** The proposed building site is not on a skyline or ridge top.
6. **Preserve Natural Drainage:** Final engineering approval of such by the City Engineer is required prior to issuance of a building permit.
7. **Cluster Buildings:** N/A
8. **Street Alignment:** An existing driveway serves the subject parcel.
9. **Retaining Walls:** No retaining walls are proposed.
10. **Snow Storage:** Snow storage areas are identified on the landscaping plan and provided onsite.

11. **Roof Design and Snow:** The roof design anticipates snow shedding.
12. **Use the Sun:** The proposed design preserves the existing deck, minimizing cold, dark, unpleasant areas.
13. **Screen Service Areas:** N/A
14. **Off-Street Parking:** N/A
15. **On-Site Parking:** Adequate on-site parking is provided for its residential use per MCC 3.3.062.
16. **Circulation Needs – Pedestrian and Vehicles:** N/A

#### Architecture

1. **Enhance McCall Classic Styles:** The project is compatible with McCall Classic Styles.
2. **Minimize Scale:** Varied roof lines, voids and masses, and architectural details are used to help minimize the appearance of the building scale.
3. **Building Additions:** The building addition is compatible with the original structure.
4. **Roof Lines:** The project includes varied roof lines.
5. **Mechanical Equipment:** No exterior mechanical equipment is proposed.
6. **Multi-Unit Structures:** N/A
7. **Balconies and Porches:** The covered entryway and existing deck are designed as interesting architectural features.
8. **Exterior Doorways:** The exterior doorway locations complement the design of the building and serve the intended functions.
9. **Wall Materials:** The proposed wall materials will match the existing structure.
10. **Shop Front Design:** N/A
11. **Wall Colors:** The proposed materials are of natural colors.

#### Landscaping and Site Design

1. **Light Fixtures:** There are no proposed light fixtures. Prior to issuance of a building permit, the applicant shall verify whether any new fixtures are proposed and if so, details shall be provided that comply with McCall's Outdoor lighting Ordinance MCC 3.14.
2. **Fences:** No fences are proposed.
3. **Retaining Walls:** No retaining walls are proposed.
4. **Paving and Streetscapes:** No changes to the existing streetscape are proposed.
5. **Landscaping Plan:** A landscaping plan is not provided.
6. **Lawn Area:** No new lawn area is proposed; disturbed areas will be reseeded with native grasses.
7. **Plants as Screening:** Existing trees and shrubs provide some screening of the proposed structure from the lake. No trees are proposed to be removed.
8. **Utility Installations:** No new utilities are proposed.
9. **Snow Storage:** Adequate snow storage is provided on site.
10. **Irrigation System Required:** NA
11. **Retain Existing Vegetation:** Existing vegetation will be retained as much as possible during construction. All disturbed areas shall be reseeded with native grasses.
12. **Preserve Existing Trees:** No trees are proposed to be removed.
13. **Grading and Drainage:** The applicant is required to preserve natural drainage. Submittal of a formal stormwater drainage report including a signed stormwater application is required for final approval. Final engineering approval by the City Engineer is required prior to issuance of a building permit.
14. **Maintenance:** Landscaping will be maintained by the property owner or their designee.
15. **Sidewalks:** N/A
16. **Bike Paths:** N/A

### Residential Districts

1. **Preserve historic residences:** No historic residences are impacted by the project.
2. **Preserve human scale in residential character:** The proposed project is of human scale.
3. **Preserve compatibility with surrounding neighborhoods:** The proposed residential use is compatible with the surrounding residential uses of the neighborhood.
4. **Preserve natural features of the immediate landscape and environment:** The project preserves the natural features of the immediate landscape and environment as much as possible.
5. **Provide for community, or affordable, housing as needed:** The proposed project does not provide for community or affordable housing.
6. **Provide open spaces to enhance and maintain the rural character:** The project utilizes 85% of the allowable lot coverage, and, therefore, provides more than the required open space.
7. **Provide living and moving space for native animals:** The project does not maximize the allowable lot coverage of the parcel and, therefore, provides more than the minimum amount of living and moving space for native animals.
8. **Promote active and safe streetscapes in residential neighborhoods that are conducive to walking and biking:** The proposed project is not located along a route designated for pathway improvements within the McCall Area Pathway Master Plan.

### **DEPARTMENT/AGENCY COMMENTS**

#### McCall City Engineer

In an email dated December 13, 2020, the City Engineer stated the following:

1. A Preliminary Stormwater Report was not submitted with the application. The site plan submitted with the application does not provide sufficient information to demonstrate compliance with the City's Drainage Management Guidelines (DMGs). However, due to the small

scope and scale of the project, it appears that the project will likely be able to comply with the DMGs, subject to the following required submittals:

2. A Stormwater Application and Report that specifically addresses Sections A, B and F of the DMGs is required for review and approval along with a detailed drainage and grading plan that demonstrates compliance with the City's DMGs is required for submittal to and approval by Public Works. The detailed drainage and grading plan shall identify temporary construction BMPs, as well as permanent runoff and erosion control measures.

#### Payette Lakes Recreational Water and Sewer District (PLRWSD)

This application was submitted to the PLRWSD more than thirty (30) days prior to the McCall Area Planning and Zoning Commission's January 5, 2021 meeting. In an email dated December 17, 2021, the sewer district stated they had no comments on the application.

#### McCall Fire and EMS

In an email dated December 15, 2020, McCall Fire stated the maximum grade allowed for a driveway in the fire code is 10%. Due to the length and grade of the driveway, my recommendation will be to install a residential fire sprinkler system in lieu of meeting the driveway grade and length requirements. It is likely that we would not be able to get a fire engine to the house in the winter months, or get it back out if we did get down to the house. A fire sprinkler system would give the owners life safety protection in the event that we cannot get an engine to the home.

#### Big Payette Water Quality Council (BPWQC)

In an email dated December 10, 2020, the BPWQC stated that projects directly on Payette Lake need particular scrutiny regarding storm water run-off to the lake from the driveway and additions proposed. The slope is very steep and there needs to be proof stormwater run-off is contained and diverted.



### CONCLUSIONS OF LAW

1. The City of McCall has provided for the processing of Design Review applications, pursuant to Title 3, Chapter 16 of McCall City Code.
2. Adequate notice of the January 5, 2021 public hearing was provided, pursuant to Section 67-6512, Idaho Code and Title 3, Chapter 15 of McCall City Code.
3. Upon compliance with the conditions noted below, the application meets the Design Review Standards set forth in Title 3, Chapter 16 of McCall City Code.

### DECISION

**THEREFORE**, the McCall Area Planning and Zoning Commission hereby **approves** this Design Review application, provided that the following conditions are met:

1. Prior to issuance of a building permit, the applicant shall receive final engineering approval.
2. Due to the length and grade of the driveway, it is *recommended* the applicant install a residential fire sprinkler system in lieu of meeting the driveway grade and length requirements. It is likely that the Fire District would not be able to get a fire engine to the house in the winter months. A fire sprinkler system would give the owners life safety protection in the event that the district cannot get an engine to the home.
3. Prior to issuance of a building permit, the applicant shall verify whether any new fixtures are proposed and if so, details shall be provided that comply with McCall's Outdoor lighting Ordinance MCC 3.14.
4. Prior to issuance of a Certificate of Occupancy, the applicant shall reseed all disturbed areas with a native grass or wildflower mix.
5. Pursuant to McCall City Code (MCC 3.16.08), design review approval shall lapse and become void whenever the applicant has not applied for a building permit within one year from the date of initial approval.

Findings of Fact **adopted** this 5<sup>th</sup> day of JANUARY 2021.

---

Fallon Fereday, Chair  
McCall Area Planning and Zoning Commission

Attest:

---

Morgan Bessaw, City Planner  
City of McCall

City of McCall  
216 East Park Street  
McCall, Idaho 83638  
P.208.634.7142

# LAND USE APPLICATION



Date Received: \_\_\_\_\_

Fees Paid: \_\_\_\_\_

## NOTICE OF ADDITIONAL FEES

Land use applications may be subject to engineering and legal review for purpose of addressing compliance and conformance issues. The City of McCall reserves the right to contract these services to private firms. The costs of these reviews are passed on to the applicant. These fees are separate, and in addition to, the City's application and permit fees. Completion of this application signifies consent to these fees.

### Please check all that apply:

- # \_\_\_\_\_ Record of Survey (ROS) - \$420
- # \$325 Design Review (DR) - \$300 + \$25/1,000 sq. ft. of new construction (rounded to the nearest 1,000)
- # \_\_\_\_\_ Scenic Route (SR) - \$300
- # \$300 Shoreline or River Environs (SH) - \$300
- # \_\_\_\_\_ Conditional Use Permit (CUP) - \$600
- # \_\_\_\_\_ Administrative Approval (AA) - \$50
- # \_\_\_\_\_ Planned Unit Development (PUD) General Plan - \$2,000 + \$75/lot or unit
- # \_\_\_\_\_ Planned Unit Development (PUD) Final Plan - \$500 + \$75/lot or unit
- # \_\_\_\_\_ Subdivision (SUB) Preliminary Plat - \$2,500 + \$75/lot or unit
- # \_\_\_\_\_ Subdivision (SUB) Final Plat - \$1000 + \$75/lot or unit
- # \_\_\_\_\_ Minor Plat Amendment - \$1,000
- # \_\_\_\_\_ Variance (VAR) - \$1,000
- # \_\_\_\_\_ Rezone (ZON) - \$1,500
- # \_\_\_\_\_ Zoning Code Amendment (CA) - \$750/title
- # \_\_\_\_\_ Annexation - \$3,000
- # \_\_\_\_\_ Vacation (VAC) - \$750

Incomplete applications cannot be accepted by the City. Unless otherwise exempted by the Administrator, all Application Requirements must be provided at the time of submission. Please refer to specific application info sheets for more details.

## PROPERTY OWNER INFORMATION

Property Owner 1: Linda Hines Email: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ Phone: \_\_\_\_\_  
Property Owner 2 (If Applicable): \_\_\_\_\_ Email: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ Phone: \_\_\_\_\_

## AGENT/AUTHORIZED REPRESENTATIVE INFORMATION

Applicant/Representative: Claire Remsberg Email: claireremsberg@gmail.com  
Mailing Address: PO Box 2523, McCall, ID 83638 Phone: 208-315-2070

## PROPERTY INFORMATION

Address(es) of Property: 2155 Eastside Drive, McCall, ID  
Legal Description of Property: HARRIS COVE SUBDIVISION LOT 12  
Zoning District of Property: R4 Project Sq. Footage (If Applicable): 622 SF of Addition  
Impact Area  City Limits  Residential  Commercial

# LAND USE APPLICATION CONTINUED

Payette Lakes Water and Sewer District  or Septic System  or not applicable

## PROJECT DESCRIPTION

Explain the general nature of what is proposed: *(please attach supplemental information if needed)*

Bedroom addition on the south side of existing residence and the addition on an enclosed garage connector

## SIGNATURES

**The Applicant hereby agrees** to pay reasonable attorney fees, including attorney fees on appeal and expenses of the City of McCall, in the event of a dispute concerning the interpretation or enforcement of the Land Use Application in which the City of McCall is the prevailing party.

*I certify that I have reviewed and understand the procedures and requirements of the McCall City Code. I give permission for City staff and/or Planning & Zoning Commission members to view and enter the subject property in order to fully review this application. I understand that failure to provide complete and accurate information on this application may lead to denial of this application.*

Linda Hines

Property Owner 1



Signature

Property Owner 2 *(If Applicable)*

Signature

Claire Remsberg

Agent/Authorized Representative

Signature

## FOR RECORD OF SURVEY APPLICATIONS ONLY: STATEMENT OF EASEMENT DISCLOSURE

Surveyor

Signature

I hereby certify that I have performed a thorough search for all relevant easements that relate to the subject property and have indicated or referenced these by their instrument number on the provided survey.



**FLOOR AREA:**

	Exist'g	New	Total
LOWER LEVEL HOUSE	1381	229	
MAIN LEVEL HOUSE	1360	393	
TOTAL HOUSE	2741	622	3363
LOWER LEVEL COVERED	230	81	
MAIN LEVEL COVERED	269	81	
TOTAL COVERED	499	162	661
<hr/>			
TOTAL PROJECT AREA	3240	784	4022
New as % of existing		24.2%	

**LOT COVERAGE:**

LOT SIZE	36,210 SF x 22%
ALLOWABLE	7,979 SF
ACTUAL:	
BUILDING FOOTPRINT(S) (100%) (includes covered decks & porches)	2988
DECKS, PATIO, WALKWAYS, PLAZAS (2660 x 50%)	1330 *
DRIVEWAY, SURFACE PARKING (6930 x 35%)	2426
TOTAL	6744 SF

\* NOTE THAT LAKE-SIDE PATIO AREAS ARE APPROXIMATE

LINDA HINES

Remodel/Additions  
2155 Eastside Drive, McCall, ID  
Harris Cove Subdivision, Lot 12

Tax ID# RF003270000120

**PRELIMINARY**  
not for construction

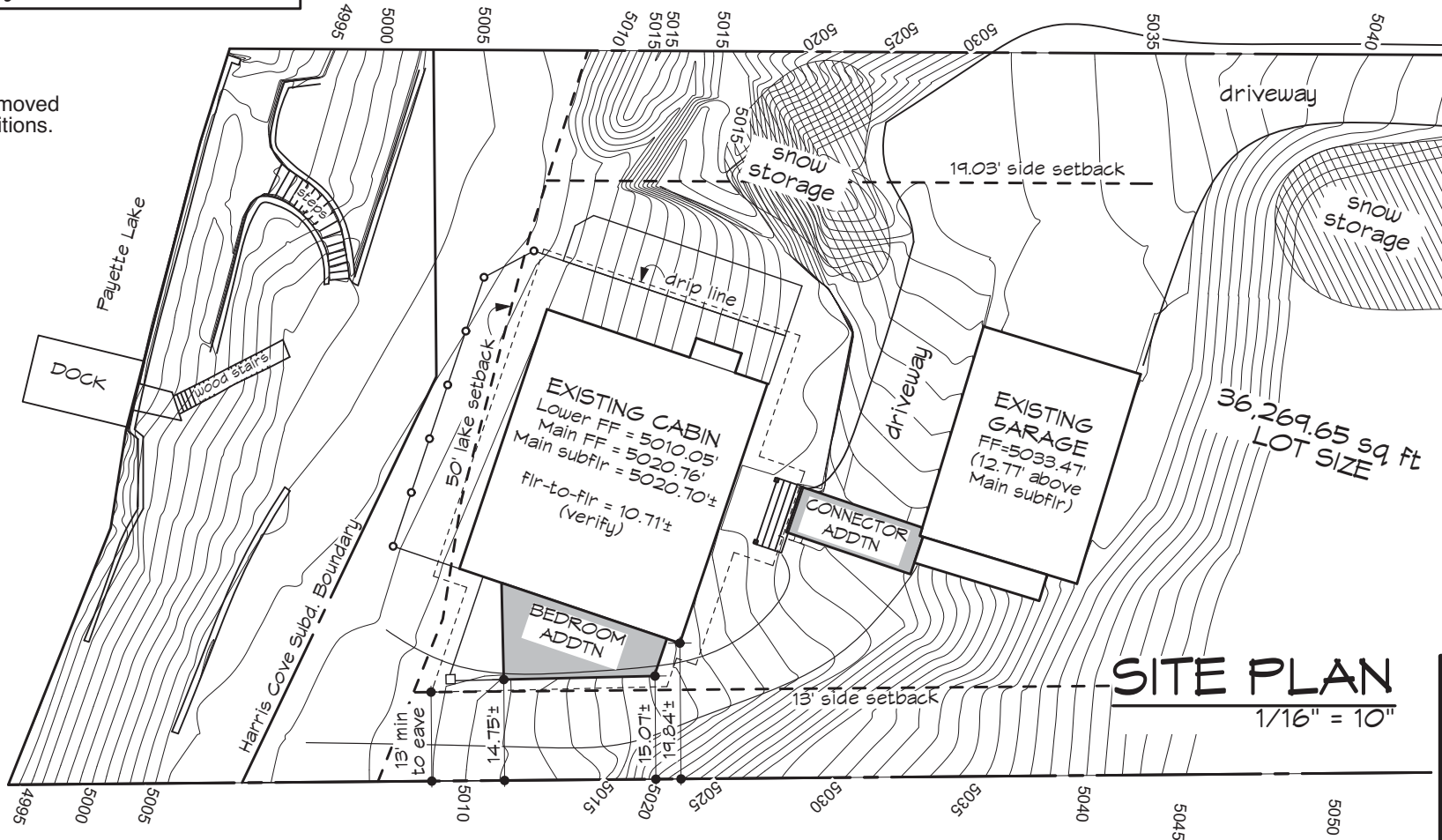
No changes to landscaping

No trees to be removed for proposed additions.

See elevation drawings for building heights

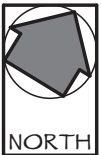
Verify existing utilities prior to construction.

No changes to grading beyond 4' from new structures.



**SITE PLAN**

1/16" = 10"



REMSBERG ARCHITECTURE, P.A.

LINDA HINES - Remodel/Additions  
2155 Eastside Drive, McCall, ID

Claire R. Remsberg, Architect  
PO Box 2523 McCall, Idaho 208-315-2070  
www.krembergarchitecture.com

11/22/20  
©2020  
Drawing: CHM  
1/1/17

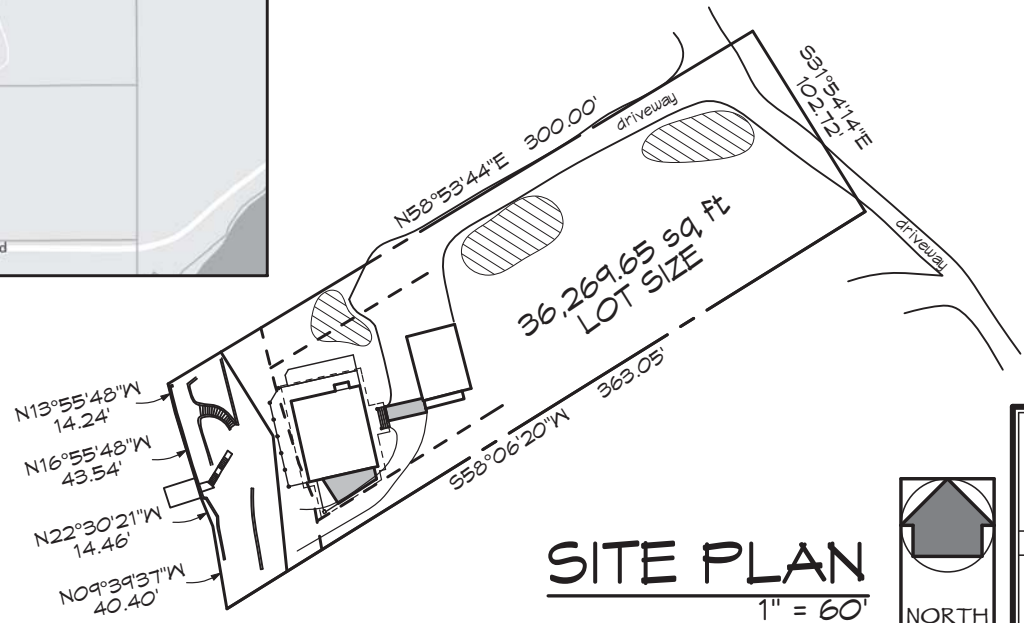
SITE PLAN

p1





2155  
Eastside  
Drive



**SITE PLAN**

1" = 60'



**PRELIMINARY**  
not for construction

REMSBERG ARCHITECTURE, P.A.

LINDA HINES - Remodel/Additions  
2155 Eastside Drive, McCall, ID

VICINITY  
MAP &  
FULL SITE

p2

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©2020  
Designed by: CLM  
11x17  
Claire R. Remsberg, Architect  
PO Box 2523 McCall, Idaho 208-315-2070  
www.remsbergarchitecture.com



ENTRY

**PRELIMINARY**  
not for construction



NW CORNER



SW CORNER

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PO Box 2523 McCall, Idaho 208-315-2070  
www.remsbergarchitecture.com

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Remsberg, AIA  
11/17/20

LINDA HINES - Remodel/Additions  
2155 Eastside Drive, McCall, ID

SITE  
PHOTOS  
p3



NORTH GARAGE



NE CORNER



SE CORNER

**PRELIMINARY**  
not for construction

REMSBERG ARCHITECTURE, P.A.

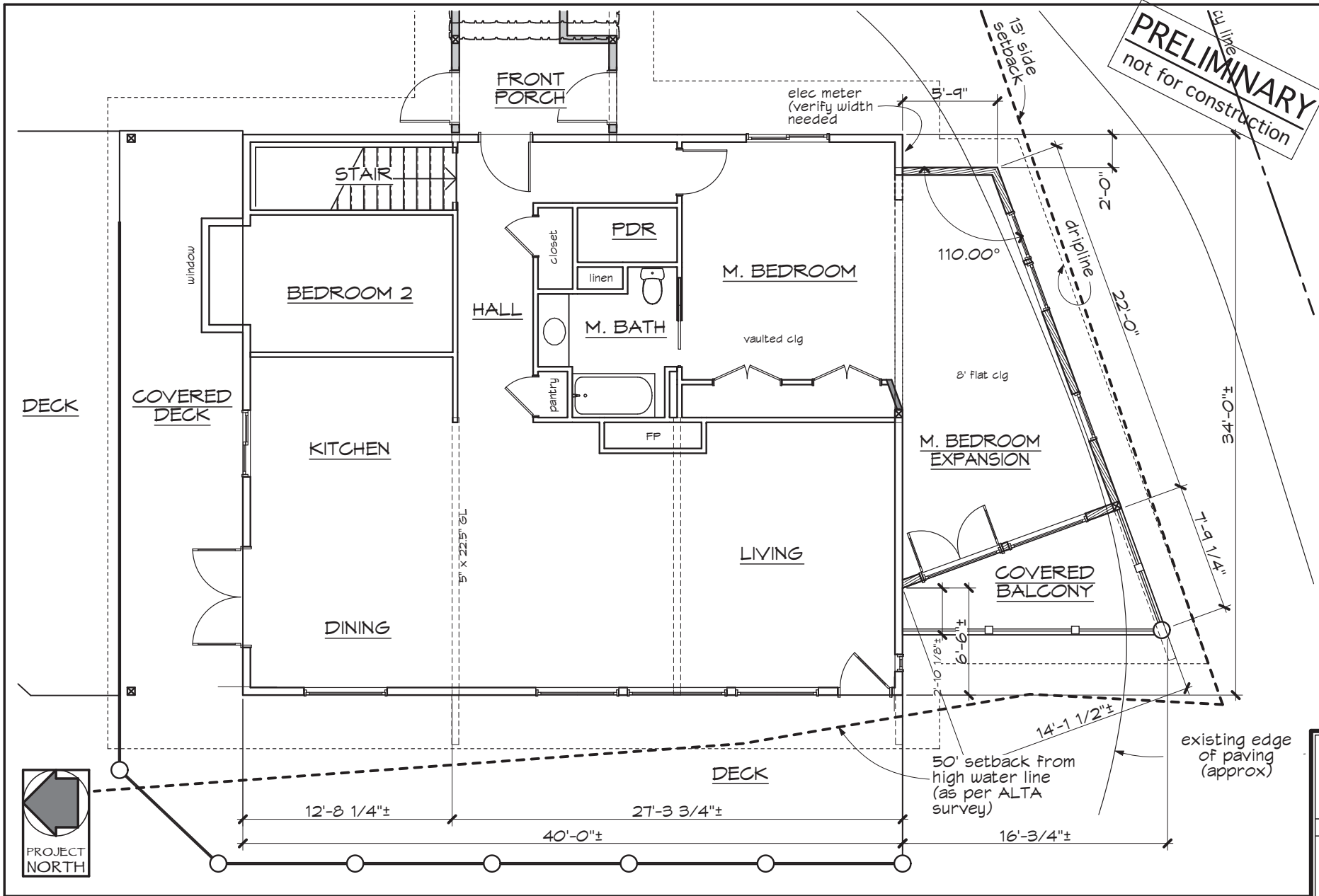
Claire R. Remsberg, Architect  
PO Box 2523 McCall, Idaho 208-315-2070  
www.remsbergarchitecture.com

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©2020  
Designed by Claire  
Remsberg, AIA  
11/17

LINDA HINES - Remodel/Additions  
2155 Eastside Drive, McCall, ID

SITE  
PHOTOS  
p4

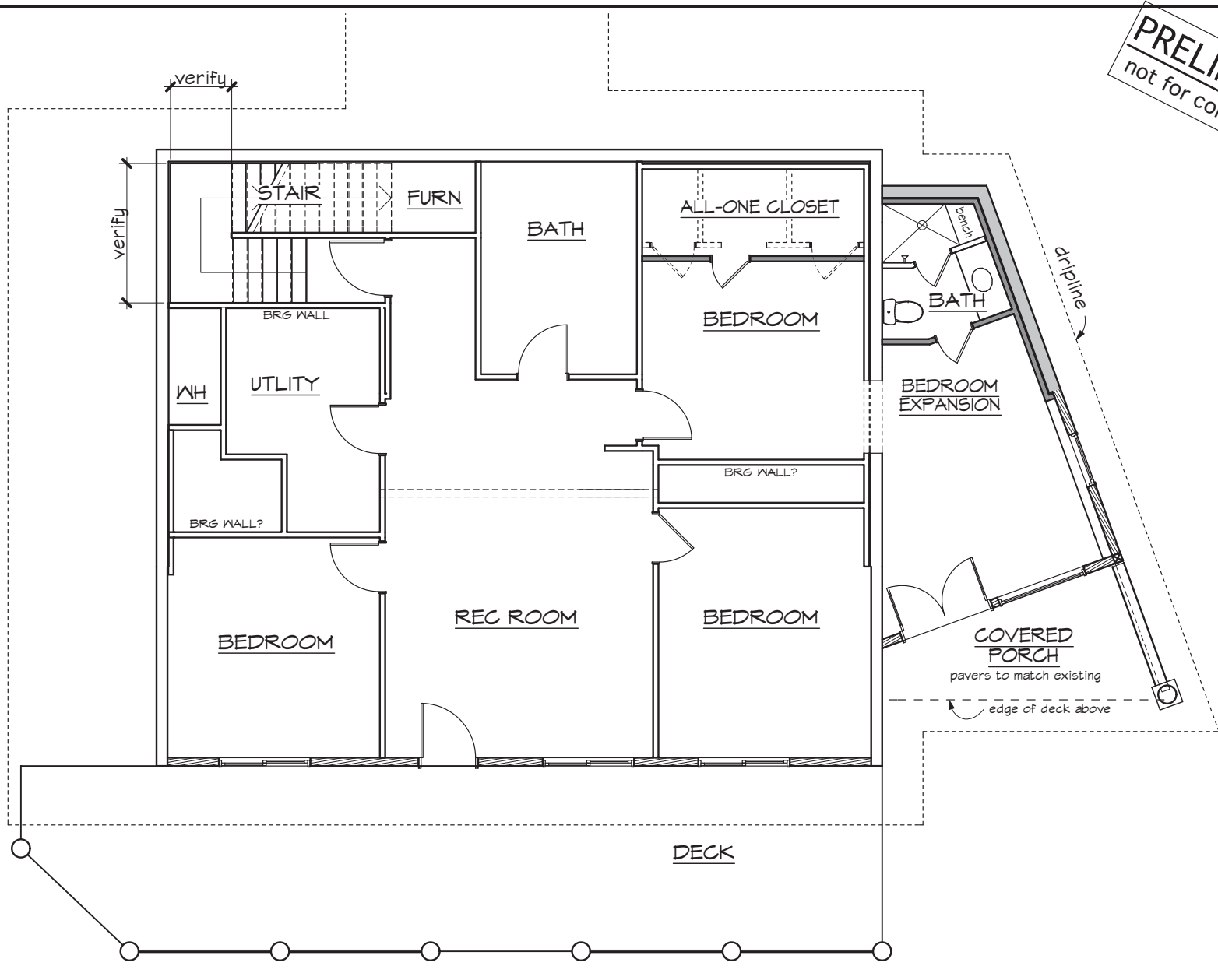




**PRELIMINARY**  
not for construction

REMSBERG ARCHITECTURE, P.A.  
 LINDA HINES - Remodel/Additions  
 2155 Eastside Drive, McCall, ID  
 MAIN LEVEL PLAN  
 3/16" = 1'-0"  
 p5

**PRELIMINARY**  
not for construction



REMSBERG ARCHITECTURE, P.A.

Claire R. Remsberg, Architect  
PO Box 2523 McCall, Idaho 208-315-2070  
www.remsbergarchitecture.com

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©2020  
Drawn by: CRR  
11x17

LINDA HINES - Remodel/Additions  
2155 Eastside Drive, McCall, ID

LOWER  
LEVEL  
PLAN

3/16" = 1'-0"

p1



**PRELIMINARY**  
not for construction



ALL EXTERIOR  
FINISHES TO  
MATCH EXISTING

1/8  
3

← BEDROOM  
ADDITION →

WEST

REMSBERG ARCHITECTURE, P.A.

Claire R. Remsberg, Architect  
PO Box 2523 McCall, Idaho 208-315-2070  
www.remsbergarchitecture.com

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11x17

LINDA HINES - Remodel/Additions  
2155 Eastside Drive, McCall, ID

ELEVATIONS

1/8" = 1'-0"

p8

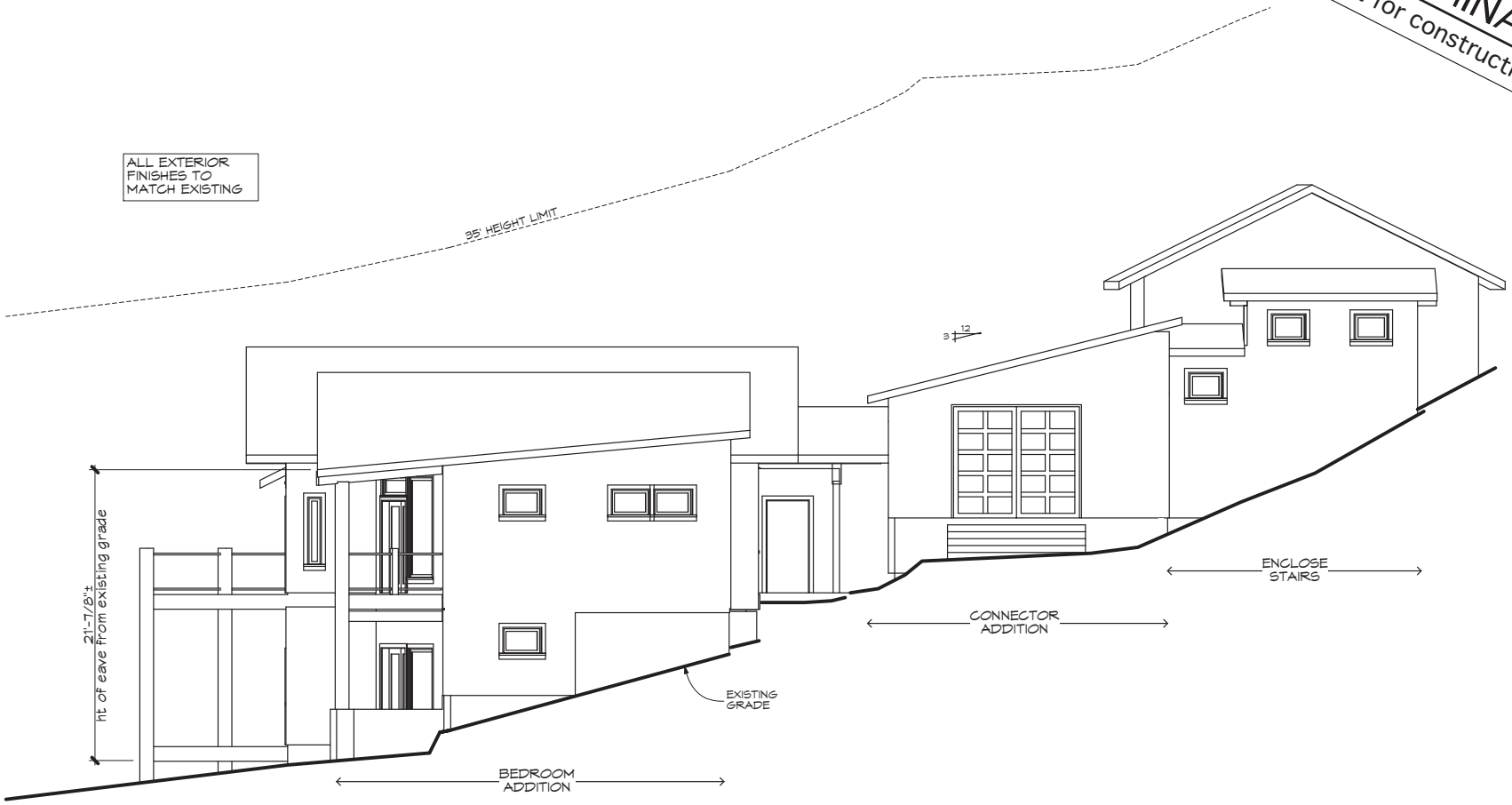
**PRELIMINARY**  
not for construction

ALL EXTERIOR  
FINISHES TO  
MATCH EXISTING

35' HEIGHT LIMIT

21'-7 1/8"  
ht of eave from existing grade

3 1/2



SOUTH

REMSBERG ARCHITECTURE, P.A.

Claire R. Remsberg, Architect  
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www.remsbergarchitecture.com

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Drawing by: CRR  
11x17

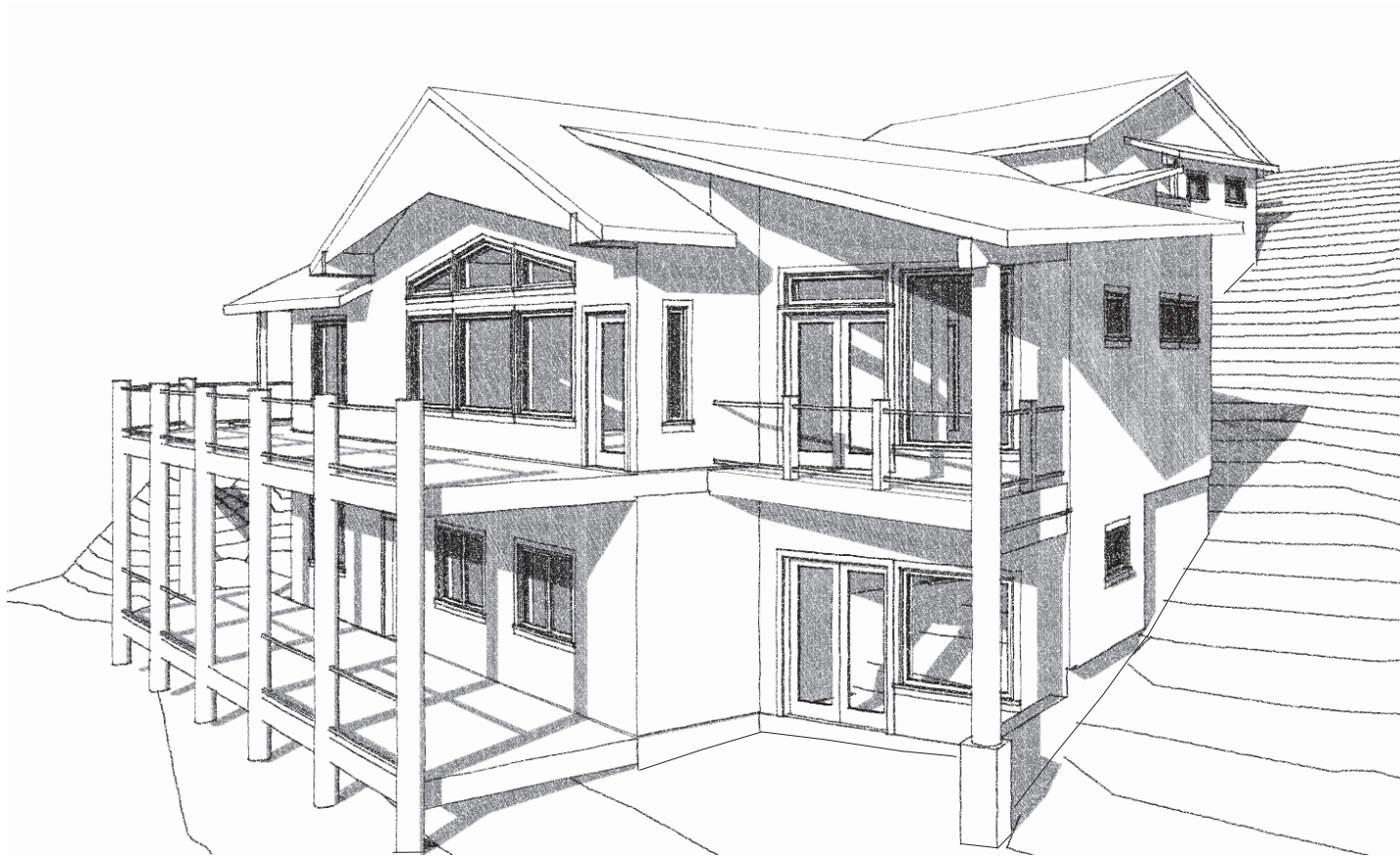
LINDA HINES - Remodel/Additions  
2 155 Eastside Drive, McCall, ID

ELEVATIONS

1/8" = 1'-0"

p9

**PRELIMINARY**  
not for construction



SOUTHWEST

REMSBERG ARCHITECTURE, P.A.

Claire R. Remsberg, Architect  
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www.remsbergarchitecture.com

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11x17

LINDA HINES - Remodel/Additions  
2155 Eastside Drive, McCall, ID

3D VIEW

---

p10

**PRELIMINARY**  
not for construction



SOUTH

REMSBERG ARCHITECTURE, P.A.

Claire R. Remsberg, Architect  
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www.remsbergarchitecture.com

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©2020  
Designed by: Claire  
11x17

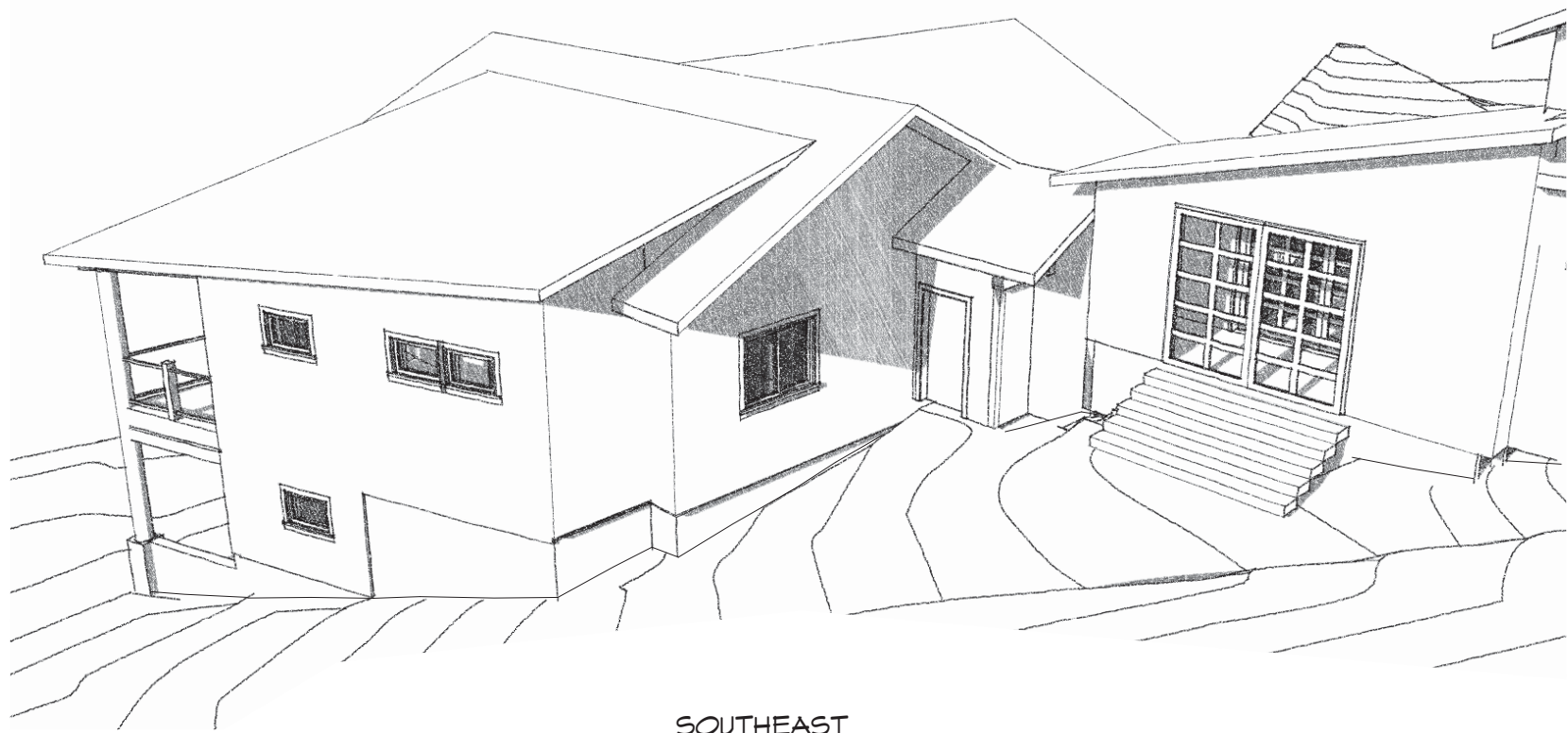
LINDA HINES - Remodel/Additions  
2155 Eastside Drive, McCall, ID

3D VIEW

---

p11

**PRELIMINARY**  
not for construction



SOUTHEAST

REMSBERG ARCHITECTURE, P.A.

Claire R. Remsberg, Architect  
PO Box 2523 McCall, Idaho 208-315-2010  
www.remsbergarchitecture.com

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©2020  
Drawing by: CRR  
1X17

LINDA HINES - Remodel/Additions  
2155 Eastside Drive, McCall, ID

3D VIEW

p12

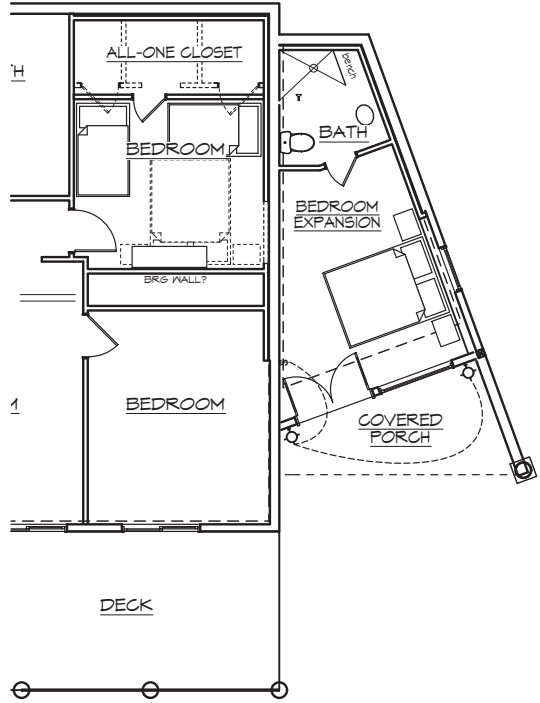


**ELECTRICAL LEGEND**

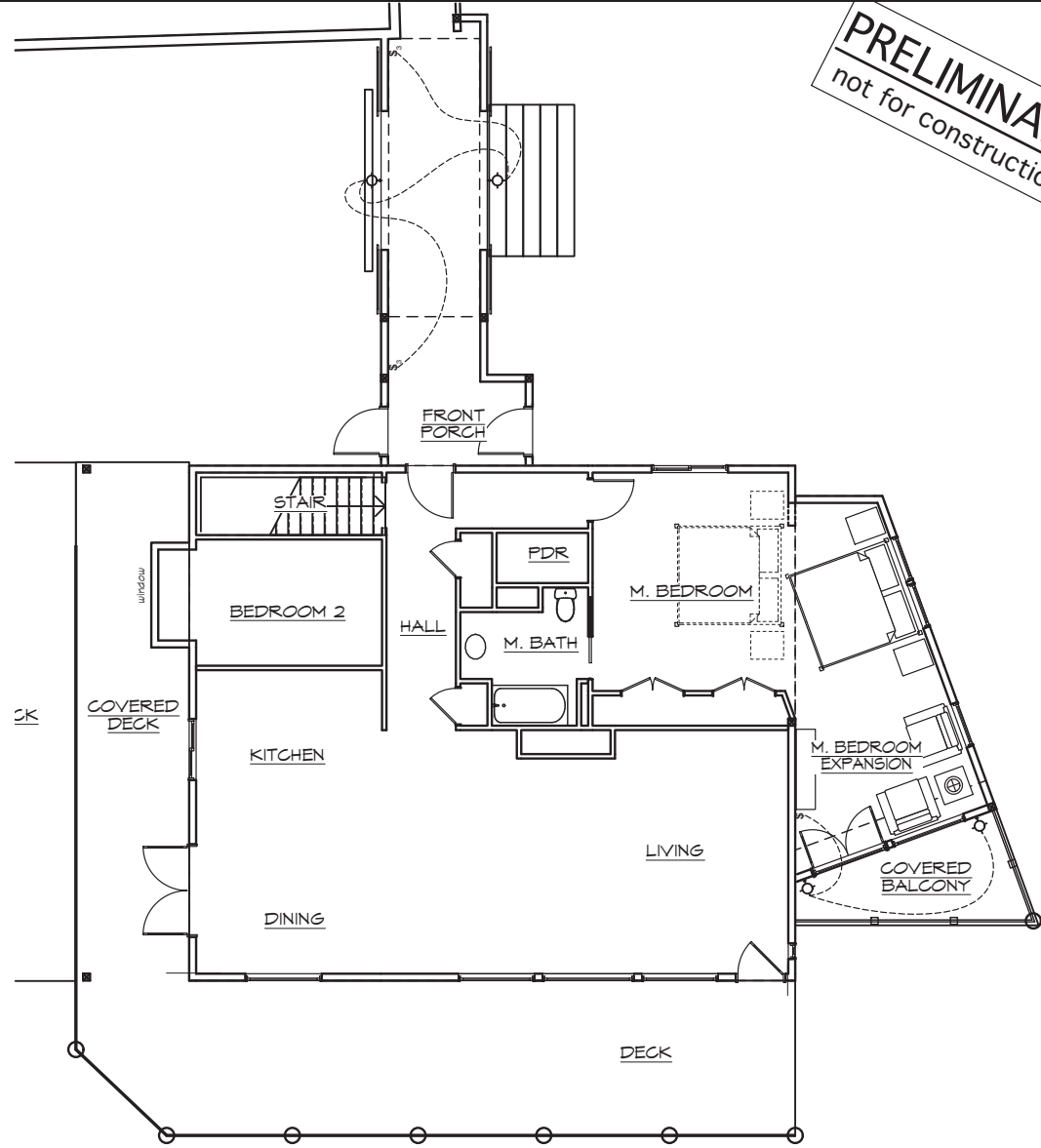
- SWITCH LINE
- Ⓢ SWITCH
- ◻ RECESSED CAN
- ◻ RECESSED CAN - SMALL
- ◻ RECESSED DIRECTIONAL CAN
- CEILING SURFACE MOUNT
- WALL SURFACE MOUNT
- PENDANT
- SITE POST LIGHT
- ⊕ EXTERIOR OUTLET - 18" AFF \*
- ⊕ FLOOD LIGHTS
- ⊕ FLOOD LIGHTS /V PHOTO
- ⊕ FLOOD /V PHOTO & MOTION

**ELECTRICAL NOTES:**

This plan shows new exterior lighting only.  
 Exterior lighting to comply with McCall City Code.



**LOWER LEVEL ELECTRICAL PLAN**



**MAIN LEVEL ELECTRICAL PLAN**

**PRELIMINARY**  
 not for construction

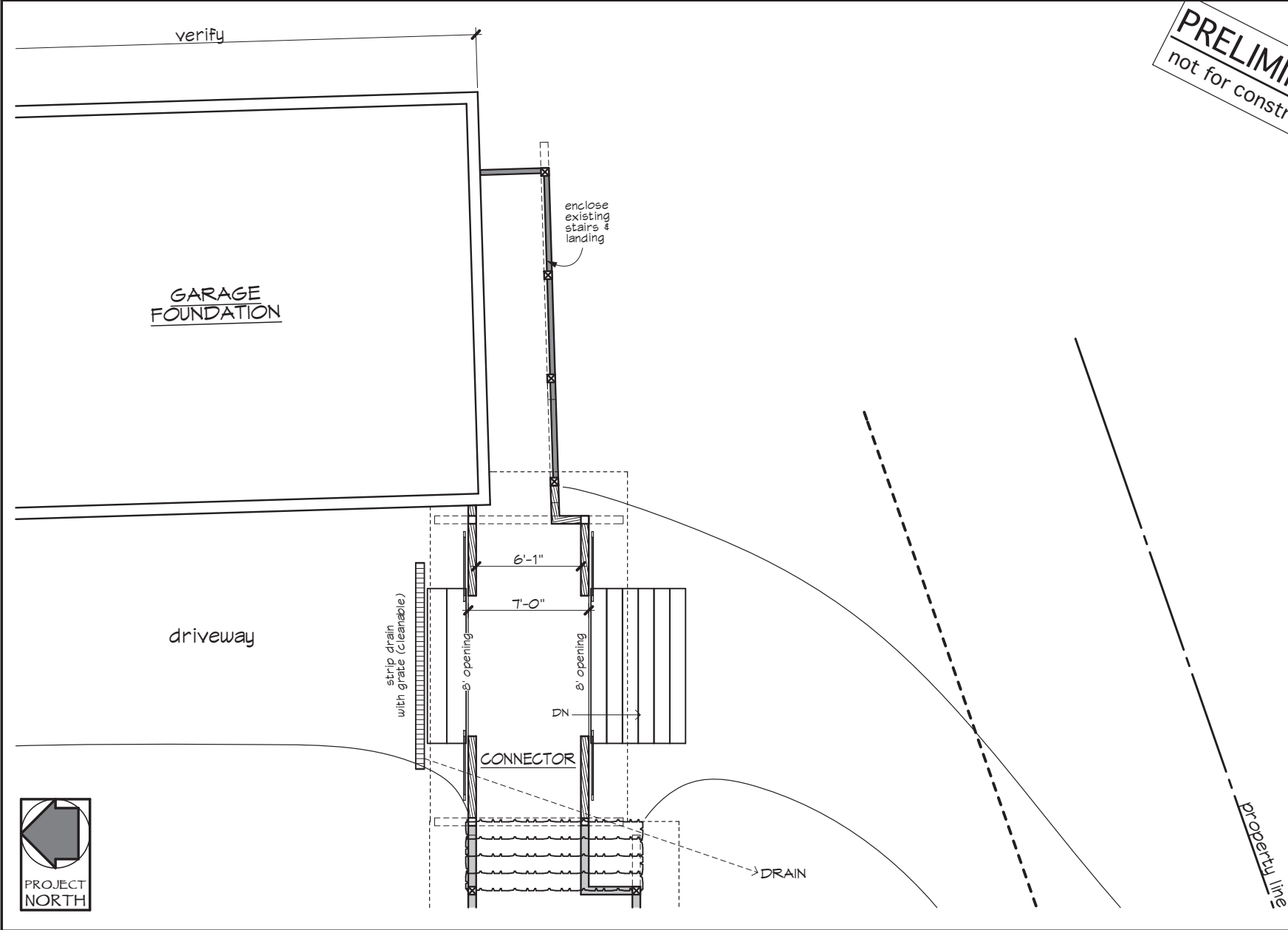
**REMSBERG ARCHITECTURE, P.A.**  
 Claire R. Remsberg, Architect  
 PO Box 2523 McCall, Idaho 208-315-2070  
 www.remsbergarchitecture.com

11/22/20  
 © 2020  
 Drawn by: CRT  
 1/17

LINDA HINES - Remodel/Additions  
 2155 Eastside Drive, McCall, ID

**ELECTRICAL PLAN**  
 1/8" = 1'-0"  
 p13

**PRELIMINARY**  
not for construction



REMSBERG ARCHITECTURE, P.A.

Claire R. Remsberg, Architect  
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11/22/20  
©2020  
Designed by: CRR  
1/1/17

LINDA HINES - Remodel/Additions  
2155 Eastside Drive, McCall, ID

MAIN LEVEL  
CONNECTOR

3/16" = 1'-0"

p6

## Rachel Santiago-Govier

---

**From:** Iani delvaque [REDACTED]  
**Sent:** Tuesday, December 29, 2020 1:43 PM  
**To:** Morgan Bessaw  
**Subject:** DR-20-45,SH-20-07

--- This email is from an external sender. Be cautious and DO NOT open links or attachments if the sender is unknown. ---

I am writing regarding the above renovation application. I have no objections, however, I would hope to put a few restrictions on the work.

When Linda Hines moved into the residence, changes were made that required traffic in front of my house. This is understandable, but this time, I hope there can be some restrictions regarding:

1. No weekend trucks back and forth.
2. Repair to the potholes.
3. Also, would like a time frame. I had planned on redoing the road, but after the last time, do not want to do anything until her work is finished. She is the only one to use our road.

Thank you for your consideration.

Lani J. Delvaque

2149 Eastside Drive  
McCall 83638

208.401.4388

**Rachel Santiago-Govier**

---

**From:** [REDACTED]  
[REDACTED] Tuesday, December 29, 2020 11:49 AM  
**To:** Morgan Bessaw  
**Subject:** DR-20-45, SH-20-07 2155 Eastside Deive

--- This email is from an external sender. Be cautious and DO NOT open links or attachments if the sender is unknown. ---

**Please enter this email as part of the record for the subject application.**

**The Burroughs Family LP resides next door to the applicant on the south side. The undersigned is the managing partner.**

**If the application is approved, we insist there be no construction before 8:00 am or after 5:00pm on week days only and no holidays.  
The work site to be kept clean and neat.**

**BYLAWS, PRACTICES AND PROCEDURES  
McCall AREA PLANNING AND ZONING COMMISSION**

**ARTICLE I  
ESTABLISHMENT**

**Section 1. Establishment:**

The McCall Area Planning and Zoning Commission (hereinafter called the Commission) is established by authority of Idaho Code. The office shall be located in the McCall City Hall Building at 216 E. Park Street, McCall, ID 83638, telephone: (208) 634-7142.

**ARTICLE II  
MEMBERSHIP AND OFFICERS**

**Section 1. Membership:**

The Commission shall consist of seven (7) voting members; four appointed by the City Council and three appointed by the Valley County Board of Commissioners. The term of office for each appointive member shall be three (3) years.

**Section 2. Officers, Number, Qualifications and Duties:**

The officers of the Commission shall be a Chairperson and a Vice-Chairperson. The Chairperson shall be elected by and from among the members of the Commission. The member of the Commission most senior in longevity (not including the Chairperson) shall be designated as and serve as Vice Chairperson. The duties of such officers shall be such as are usually performed by such officers in similar organizations and as defined by the parliamentary authority adopted by the Commission in Article IV, Section 1, of these Bylaws, as well as the following:

A. Chairperson:

1. Preside at all meetings of the commission.
2. Sign documents of the commission.
3. Assure that all actions of the commission are properly taken.
4. Make committee appointments as required.

B. Vice-Chairperson:

During the absence, disability or disqualification of the Chairperson, the Vice-Chairperson shall exercise or perform all duties and be subject to all the responsibilities of the Chairperson.

**Section 3. Election and term of Office, Vacancies:**

Officers shall be elected by majority vote of the members of the Commission annually at the first Commission meeting of each calendar year, and shall serve a term of one year or until their successors are elected. Vacancies in officer positions shall be filled by election whenever they occur, at the meeting next following the occurrence of the vacancy in the manner provided for election of officers in this section.



**Section 4. Resignation:**

Any officer may resign at any time by giving written notice of such resignation to the Commission. Unless otherwise specified in such written notice, such resignation shall take effect upon receipt by the Commission, and the acceptance of such resignation shall not be necessary to make it effective.

**Section 5. Removal:**

Any officer may be removed, with or without cause, upon a vote of a majority, but no fewer than three, of the voting members of the commission. A successor may be elected for the filling of vacancies at any time.

**Section 6. Secretary:**

The Commission will be staffed by the Administrator, or his/her designee. In addition to providing customary technical support, staff will perform the following duties of Secretary:

1. Keep the minutes of all meetings of the Commission.
2. Advertise all legal notices required by the Idaho State Code or these bylaws.
3. Prepare the agenda for all meetings of the Commission.
4. Be custodian of Commission records.

**ARTICLE III  
MEETINGS**

**Section 1. Regular Meetings:**

The Commission shall meet on the first Tuesday of each month for a regular meeting. The regular monthly meeting may be scheduled for another date in order to not conflict with holidays or significant local or civic events. Meetings shall be held at the hour and place fixed from time to time by motion of the Commission or at the Hour of 4:30 P.M. at the Legion Hall, McCall, Idaho if no other time or place is so fixed. The Secretary will publish and distribute to the members an agenda on or before the Friday before the meeting. In the event there is no business to transact, the meeting will be cancelled. The absence of an agenda serves in lieu of a notification of cancellation.

**Section 2. Quorum:**

At all meetings of the Commission the presence at the commencement of any meeting in person of four (4) appointed members shall be sufficient to constitute a quorum for the transaction of any business of the commission.

**ARTICLE IV  
RULES OF ORDER**

**Section 1. Rules of Order:**

The Commission shall operate under the general precepts of the current edition of *Robert's Rules of Order Newly Revised*. The order of business for the Commission shall be the following:

- A. Open-call meeting to order
- B. Attendance roll call

- C. Minutes
- D. Presentation of preliminary application plans
- E. Consent agenda
- F. Old Business:
  - 1. Approval of Findings of Fact and Conclusions of Law from previous decisions
  - 2. Public hearings - continued
  - 3. Other items
- G. New Business:
  - 1. Preliminary Plats, Final Plats
  - 2. Conditional Use Permit applications
  - 3. Design Reviews
  - 4. Other items
- H. Other Items
  - 1. Correspondence
  - 2. Committee reports
  - 3. Miscellaneous

## **ARTICLE V VOTING**

### **Section 1. Voting:**

Each regularly appointed member shall be entitled to one vote on any matter which may come before the Commission. The vote of a majority of the members present at any meeting attended by a quorum of its members shall be necessary to decide any item. The Chairperson may enter into the discussion of and vote on any item before the Commission.

### **Section 2. Tie Votes Concerning Recommendation to City Council or Valley County Board of Commissioners:**

Upon a vote to recommend approval or disapproval of a proposed action to the governing board, a vote which results in a tie shall automatically require that a recommendation of disapproval to the proposed action be forwarded to the City Council for properties within the City Limits or Valley County Board of Commissioners for properties within the McCall Impact Area.

## **ARTICLE VI AGENDA**

### **Section 1. Agenda**

In order to facilitate and conduct orderly business, the members of the Commission resolve: For those persons desirous of coming before this body, a list of particulars shall be submitted to the Administrator stating the reason or reasons why they wish to be heard, in order to facilitate this process and give proper notice to all persons who may be affected and therefore giving them an opportunity to be heard. Any request presented in this manner will be drawn up and published and/or aired through various media to inform the public of business presented. All requests received will be heard in the same order in which received and in keeping with the order of business outlined in Article IV above, i.e., first request received will be heard first, etc. Those requests which require public advertising will be set on the agenda for the first regular meeting

following public noticing. Applications will be deemed received when in hand by Commission members at the regular meeting.

**Section 2. Procedure:**

Procedure for considering individual agenda items will normally be observed; however, the Chairperson may rearrange individual items if necessary to expedite the conduct of business.

1. Applicant presents scope and summary of project.
2. Staff presents report with opinions upon request.
3. The Commission may ask questions regarding the staff or applicant presentation.
4. Public hearings, if appropriate and posted.
5. Proponents of the agenda items make presentation.
6. Opponents make presentation.
7. Proponent may make rebuttal of any point previously covered.
8. Commission may ask questions of the proponents, opponents, or staff, and discuss the application.
9. Motion (to approve, disapprove, or table), Second, Discussion, and Vote of the Commission.
10. Written Findings of Fact and Conclusion of Law shall be made available to interested parties within ten (10) days after the meeting.

No new agenda item shall be started after 8:30 P.M., unless consented to by an affirmative vote of the Commission. Items previously posted will be rescheduled for the next meeting.

**ARTICLE VII  
COMMITTEES**

**Section 1. Committees:**

Committees may be established and appointed and given charge and timelines by the Chairperson to assist the Commission in performance of its function. Each committee shall consist of not more than two (2) voting members. Citizens and public officials may also be appointed to serve as non-voting members on the committees.

**ARTICLE VIII  
AMENDMENT OF BYLAWS**

**Section 1. Amendments:**

These Bylaws may be amended at any regular meeting of the Commission by a two-thirds vote of the members thereof.

Adopted this 4<sup>th</sup> day of February, 2020.

\_\_\_\_\_, Chairperson

Monday December 21, 2020

To The McCall Planning & Zoning Committee,  
and The McCall City Council;

There seems to be a rush to develop our town. Let's take time with the decisions to make sure it is in the best interest for OUR communities future, and not at our cost.

Specifically, I oppose these slap together apartment/condo units. I do not see open space for children, gardens or pets well designed with these. Promoting healthy family living does not mean crowding units of small boxes into a city lot. It does not make for "affordable". Better to develop for REAL

living of all ages. A "starter" home is also  
an elder residence. The mixing up of  
folks create neighborly well-being.

I.E. : DO NOT CHANGE THE ZONING  
ON COLORADO!

The traffic on Colorado has increased ~~to~~  
an access from Hwy 95 to avoid town.

It is disruptive of the neighborhood.

Respect your residential community of  
full-time residents that have been here

for many years, living their lives and  
raising families, now retiring. Just because

there's an open lot, does not mean it needs  
to be built at over capacity.

Should the state lands ever develop the  
average up Samson Trail, Colorado will be



madness. There are a possible 240 lots there.  
That's an issue of great need for future  
planning.

Let's keep our neighborhoods open for real  
community development. We are already  
lost to Airbnb, vacasa, et al rentals that  
keep folks from settling as they once could.

Let's error on the side of caution.  
Listen to those with concerns & respect them.  
Now is not the time to increase capacity for  
development profit. It is at our loss.

Sincerely,

Jym Jankowski  
resident of neighborhood 30 years

As to the proposal of the hostel / condo /  
Retail project at Park<sup>er</sup> 2nd —  
Some great concepts but TOO HIGH! NO!  
We have limits for fire protection, as well  
as, conceptual. Parking would also be an  
issue.

Dynn