

# MINUTES

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## McCall City Council Special Meeting April 7, 2005

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- AB 05-64 Edward Byrne Grant Software License and Maintenance Agreement

#### ADJOURNMENT

#### CALL TO ORDER AND ROLL CALL

Mayor Eimers called the regular meeting of the McCall City Council to order at 6:06 p.m. Council Member Bertram, Council Member Greer, Council Member Robertson, and Mayor Eimers answered roll call. Council Member Muller was excused. A quorum was present.

City staff members present were Lindley Kirkpatrick, City Manager; Roger Millar, Community Development Director/Deputy City Manager; and Dan Irwin, City Clerk.

#### PRESENTATION

#### AB 05-73 Improvements to Ponderosa State Park – Presentation by Idaho Department of Parks and Recreation

Dennis Coyle, Idaho Department of Parks and Recreation, presented an overview of the planned improvements that will be made to Ponderosa State Park. He stated that the project began in 1991 with a request from a group of local citizens that the State lease the Lakeview Village Property and keep it open as a public campground. Mr. Coyle

explained that legislation was introduced in 1998 for the purchase of the property, which will conclude in the very near future. Mr. Coyle stated that after having extensive public involvement, a master plan for the Park was developed in 1994 and adopted by the Idaho Department of State Park's Board and endorsed by the McCall City Council and Valley County Commissioners. Mr. Coyle stated that in 1998, the State notified the Lakeview Village mobile home owners of the intention to purchase the property, and gave them 5 years to vacate. He stated that written notice was given in 2002 that the State would begin the development of the property in 2004. Mr. Coyle stated that from 2002-2004, the State received \$2.8 Million in grant funds for the development of the Park. He stated that the planning process for the Park began in the fall of 2003, and the Department is now ready to start the bid process for the project. Mr. Coyle stated that the project is going to be divided into three separate components which will consist of the campground at Lakeview Village, Kokanee Cove, and the west side of the Lakeview Village property road. He stated that the campground would be the first to be developed. Mr. Coyle said that the campground would be a 63-unit campground that will be designed for the use by groups. He stated that the largest increase in use types over the past 10 years has been for groups. Mr. Coyle stated that he attributes the trend due to number of church camps that have disappeared over that time. He explained that the current campground is designed for the use by individual families and needs to be redesigned so the facility meets the service needs of the public. Mr. Coyle stated that the design includes bathroom facilities and sewer service. He stated that the campground is being designed to accommodate RV's and the entrance to the park will change.

Council Member Robertson asked what would happen when the public wants the entrance to the park changed when the Spring Mountain Ranch extension is complete.

Mr. Coyle stated that the design of the project was based upon the public comments made last September. He stated that the Department currently has funding available that the City could use to make improvements to the roads that approach State Park property. Mr. Coyle stated that the Department is encouraging the City to apply for the use of the funds. He stated that the Department is willing to work with the City should a problem occur with the entrance to the park. He stated that the Department is happy to look at the possible options at Lick Creek and Davis.

Mr. Coyle stated that the Kokanee Cove site is going to be developed on the old church camp property. He stated that some of the buildings will be retained but others will be removed if structural problems exist. Mr. Coyle stated that the Department will ensure that whatever is designed in the location fits into the character of McCall. He stated that the Governor has provided the direction that the world class property will have world-class facilities.

Council Member Robertson asked if the facility would be open year round.

Mr. Coyle stated that if a decision were made to keep the facility open year round access would be ski in only, like Harriman State Park.

John Croe presented the site design elements of the Park. He stated that they have taken time in the development of the project and attempted to incorporate the character of the area in the landscape plan. Mr. Croe stated that they have proposed to construct an arch at the entrance of the Park that will be constructed out of heavy timber or rock. He stated that the Department wants to clearly identify the new boundaries of the park for public awareness.

Council Member Robertson asked about the \$100,000 available for the construction of the lodge.

Mr. Croe explained that the State Legislature didn't approve the \$100,000.

Council Member Robertson asked if the Park was located in the City or Impact area. He also asked if the project would have to go through the Planning and Zoning process.

Mr. Kirkpatrick stated that half of the property is located in the City and half in the Impact area. He stated that a conditional use permit is required for a camp under the McCall City Code, but as a State agency they are exempt from the City's land use requirements. Mr. Kirkpatrick stated that the State has been willing to go through the process even though they aren't required to.

Mr. Coyle identified where the property boundary was located. He stated that the boundary was changed in the 1970's so the Park could be included in the sewer service area. He stated that they have had a good relationship with the City and County emergency service providers.

Council Member Bertram asked how frequent the City Police Department is contacted for assistance at the Park.

Mr. Coyle stated that in a typical year emergency services are contacted on five to six occasions. He stated that in the past year there were 50,000 campers and only 20 incidents that required emergency response.

Council Member Robertson asked who would be providing sewer service to the park.

Mr. Coyle stated that the sewer service would be provided by the Payette Lakes Recreational Water and Sewer District. He stated that the Park was previously served by both the City and the District, but an arrangement was made four years ago to allow for a single billing.

Mr. Croe stated that a connection for water and sewer service would be made at Carico Road.

Mr. Coyle stated that the development of the Park is occurring at the upper 1/3 of the peninsula. He stated that the Park is intending to connect the pathways from the Park to the road.

Mayor Eimers asked how the Park boundary would be marked.

Mr. Coyle stated that internal gating would exist in the park between the different use areas. He stated that a cable currently marks the boundary between the campground and residential area along Agate Street. He stated that there aren't any final plans for marking the boundary but they will not install a chain link fence around the Park. He added that a recent survey of the property shows that several residential properties have encroached onto the park property.

Mayor Eimers stated that Agate Street is entirely located on the park property. He stated that half of his front yard has encroached upon the state property.

Council Member Robertson asked how the University of Idaho campus will be preserved with only a single entrance to the park.

Mr. Coyle stated that they would be issuing parking passes that will allow for ingress and egress to the U of I property.

Mr. Croe added that the University of Idaho has developed a conceptual design for a year round educational facility.

Council Member Robertson recommended that the City Council request that the University of Idaho present their design at a future Council meeting.

Mr. Croe stated that the construction documents will be ready at the end of the month and be sent out to bid in May. He stated that the majority of the campground project would be completed during the summer. Mr. Croe stated that the Kokanee Cove construction documents should be ready by the end of the summer.

Mr. Coyle stated that the thinning and clearing of trees would begin when the snow melts off. He stated that it is the intention of the park to protect the large trees and remove the smaller diameter lodge pole and other trees that have been identified as hazardous.

Council Member Greer inquired as to how the hazardous trees were identified.

Mr. Coyle stated that park follows an established program that determines trees to be hazardous if they are cracking, have limbs that have been hit by lightning, or have root lift in high use areas.

Mr. Coyle stated that they are glad to have the support of the Governor and Legislature and will produce a high quality project.

Mayor Eimers asked how the encroachment of Agate Street onto the park property could be resolved.

Mr. Coyle suggested that the City compose a letter to the Director of the State Parks and Recreation asking for the Department's assistance in remedying the problem.

## CONSENT AGENDA

**Mayor Eimers moved to approve the Consent Agenda and authorize the Mayor to sign all necessary documents. Council Member Greer seconded the motion. In a roll call vote, Mayor Eimers and Council Member Greer voted aye. Council Member Bertram voted nay. Council Member Robertson abstained. The motion carried.**

## REPORTS

Mr. Kirkpatrick announced that an agenda bill would be added to the Monday agenda that will propose an ordinance that would enact an emergency moratorium on all new Planning and Zoning applications. He stated that Idaho Code allows for the adoption of the moratorium with limited notice. Mr. Kirkpatrick stated that it was the intention of the City Staff to let the City Council and the public know about the proposal in advance.

Council Member Bertram asked how the proposal would affect the City's Impact Area.

Mr. Kirkpatrick explained that part of the proposed action is to request the County Commissioners to enact a similar measure for the impact area.

Council Member Bertram asked how the ordinance would affect the Sewer District.

Mr. Kirkpatrick stated that the ordinance will have little effect on the Sewer District since they are only a service provider and not bound by the City's land use decisions.

Council Member Robertson asked if the plans for Ponderosa State Park would be affected by the moratorium.

Mr. Kirkpatrick stated that the Park wouldn't be affected by the ordinance since they will be seeking a conditional use permit from the City.

Phil Feinberg asked why the ordinance is being proposed.

Mr. Millar stated that the ordinance is needed to allow more time for City Staff to address the sewer capacity issues and to revise the City's zoning and subdivision

ordinances. He stated that the City Engineer's time is being spent reviewing Planning and Zoning applications but needs to be concentrated on examining the bottlenecks in the sewer system. Mr. Millar stated the zoning and subdivision ordinances need to be updated to better conform to the provisions of the comprehensive plan. He stated that the moratorium would only affect new applications, which would include those seeking final plat approvals. Mr. Millar stated that he would be contacting all applicants who currently have active applications with the City to let them know about the proposal.

Council Member Bertram asked if final plat applications would be affected by the revisions to the City's zoning code if they were currently being discussed in the preliminary plat stage.

Mr. Millar stated that he is unsure if the application would be affected by the change to the code since the preliminary plat was being discussed under the old provisions. He stated that the City Attorney would need to provide an interpretation.

Mayor Eimers asked if the Council could discuss the proposal with public if they are contacted.

Mr. Kirkpatrick stated that the proposed ordinance would be a legislative action rather than a quasi-judicial hearing, so the Council is not bound by the ex parte requirements like in a Planning and Zoning Hearing.

## ADJOURNMENT

**Without further business, Council Member Greer moved to adjourn. Mayor Eimers seconded the motion. All Council Members voted aye. The motion carried. The Council adjourned at 7:48 p.m.**

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William A. Robertson, City Council President

**ATTEST:**

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Dan Irwin, City Clerk