

# MINUTES

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## McCall City Council Special Meeting December 13, 2006

### Agenda

Call to Order and Roll Call  
Public Hearings  
Adjournment

### CALL TO ORDER AND ROLL CALL

Mayor Robertson called the special meeting of the McCall City Council to order at 6:05 p.m. Council Member Bailey, Council Member Bertram, Council Member Kraemer, Mayor Robertson, and Council Member Scott answered roll call. A quorum was present.

Bill Nichols, City Attorney, was present. City staff members present were Lindley Kirkpatrick, City Manager; Roger Millar, Deputy City Manager; Michelle Groenevelt, Community Development Planner; Steven Hasson, Planning Manager; and Joanne York, City Clerk.

Mayor Robertson led the audience in the Pledge of Allegiance.

**Council Member Scott recused herself at this time.**

### PUBLIC HEARINGS

Mayor Robertson opened the Public Hearing at 6:09 p.m.

**AB 06-239 Alpine Village: SUB-06-7, PUD-06-3 and CUP-06-17 and ZON-06-1: Alpine Village Preliminary Plat, General Plan and Conditional Use Permit and Rezone application.**

Michelle Groenevelt introduced the public hearing for Alpine Village. She said that on October 3, 2006, the Planning and Zoning Commission (P&Z) reviewed the following six

(6) land use applications for the Alpine Village Project: preliminary plat, general plan, conditional use permit, rezone, scenic route and design review. She said the project was located on 4.9 acres, commonly known as the "old Ridley's site."

She explained that P&Z found that the subdivision and PUD application met the requirements of MCC Title 3 and Title 9, the CUP application met the requirements of MCC 3.13.03, and the rezone met the requirements of MCC 3.13.051. She said P&Z recommended the approval of the preliminary plat, general plan, rezone and conditional use permit by the City Council subject to fourteen conditions.

Ms. Groenevelt explained that the public plaza in Alpine Village will be maintained by the homeowners association, public restrooms will be available, and public events will be offered throughout the year. She said the applicant had requested a parking reduction and a setback reduction.

Mayor Robertson noted that there were some inconsistencies in SUB-06-07 numbering, but that this should not impact the Council's ability to review and accept it, subject to future editorial corrections

Mike Hormaechea, Alpine Village Company, introduced himself and said that Alpine Village Company was a family corporation. He said that the property was actually a combination of nine different sites. He said the initial idea that prompted the design was to have a pedestrian-friendly pocket plaza, similar to the courtyard by Hotel McCall and The Bistro. He explained that the project would be a combination of residential, retail, and some commercial, and that parking would be available under buildings three and four.

He said buildings two, three, and four had portions that would be more than thirty-five feet in height. He displayed drawings that showed the design and layout of the buildings. He explained that reasons for the higher buildings included function of design, balance for the cost of infrastructure, and the need to create a more saleable and leasable product. He said he had submitted a community housing plan with eight units onsite and fourteen units offsite. He said he did not have an offsite location available yet, but had identified a project in McCall which he planned to purchase to use as the offsite location.

Mr. Hormaechea said he had an agreement with Brian Hill of Brian's Burger Den to purchase his property. Council Member Bailey asked if the issue concerning the parking had been addressed. Mr. Hormaechea said that since Alpine Village Company now owned the property, there was no longer an issue with the parking.

Mr. Millar, Deputy City Manager, discussed the City Code requirement concerning the parking, and said that the final plat would resolve the issue.

Mr. Hormaechea presented his timeline, which included three phases. He said that demolition would take place in the first phase, with the exception of a few homes that

might not be demolished until a later phase. He said he intends to start the project the summer of 2007, and his goal was to have the first phase of the project completed by 2008.

Council Member Bailey asked how the community housing requirement had been satisfied. Mr. Hormaechea explained the process he used to determine the number of affordable housing units required. Ms. Groenevelt explained that the community housing plans were tied with the final plat and that the information might change. Mr. Millar said the specifics would be provided with the final plat.

Council Member Bertram asked how the homeowners association would be organized. Mr. Hormaechea said he envisioned having a master homeowners association but that the commercial users in the development might need a sub-homeowners association to deal with specific issues, but still be under the authority of the master homeowners association.

Council Member Bertram asked about the design of the structures for bus stop shelters and asked that the Parks and Recreation Department be involved in the design plan and that all such structures be consistent throughout the city. She also asked that a uniform design plan be done for bicycle storage areas as well. She asked about a snow storage plan, and Mr. Hormaechea replied that snow would be hauled offsite.

Council Member Bailey said that earlier this year, the city engineer had done a preliminary plan for the extension of Third Street and that those plans included a concept of uniform transit shelter structures. He also asked if Mr. Hormaechea had considered using heated pavers, and Mr. Hormaechea replied that he was not considering them at this time. Council Member Bailey asked that he consider using heated pavers on the sidewalk facing the north (on the north side of structures).

Mayor Robertson asked about the additional requirement from the Council about parking reduction, which stated that the development could not rely on public streets. Mr. Hormaechea said he would request that Council approve the parking reduction. He asked that Condition 5, Deviation from Setback, be stricken because that issue had been resolved.

Council Member Bertram provided a clerical correction on page 6 of SUB-06-07.

Council Member Bailey asked about the power poles. Mr. Hormaechea said his conceptual plan was to eliminate the current poles and provide underground power.

Mr. Hormaechea suggested that SUB-06-07 conclusion 14, BMP Storage for Storm Water Flows, might be more appropriately addressed in the Development Agreement because the details had not been worked out yet. Ms. Groenevelt said the conclusion had been written by the City Engineers and would be resolved in the Development Agreement.

Steve Millemann, attorney for the applicant, said that the applicant was only requesting three changes in the Findings and Conclusions and that a decision acceptable to the City would be reflected in the Development Agreement.

Mr. Millar said that a cross-access easement should be used to coordinate parking for any subsequent development of the property with the Alpine Village parking, and Mr. Millemann agreed.

Bryan Hill, owner of Bryan's Burger Den, said that his concerns had been resolved with Mr. Hormaechea, and that he would be leasing the property back from Mr. Hormaechea for a certain period of time. He said he was in total agreement with the project.

Carol Leavitt, 200 Railroad Avenue, expressed concern about the high water level, especially if improvements were to be made to Railroad Avenue. She also asked about hours of construction and noise levels during construction. Council Member Bailey said there was a section in the City Code which addressed hours of construction and other details. He asked Mr. Millar about the width of Railroad Avenue. Mr. Millar replied that Railroad Avenue was not a public right-of-way and that the road was located on City-owned property, which also included the Senior Center, the Library and City Hall. He said that it was unknown at this point how future development of City property would affect the status of Railroad Avenue, but the road was twenty feet wide and had never been platted as a public street. He said the Alpine Village project would not address Railroad Avenue.

Mr. Millar said the applicant would be required to at least retain storm water drainage produced on site and that the applicant's plan might improve the drainage situation for neighbors.

Council Member Bailey said the storm water drainage must be improved when improvements were addressed for that area. Mayor Robertson said the storm water drainage would not get any worse and would be addressed when the City campus was improved.

Mayor Robertson provided a clerical correction to Zone-06-1, Council Conclusions, item two, to change the wording to say "The City Council *amends the zoning map...*"

**Hearing no further comments, Mayor Robertson closed the Public Hearing at 7:02 p.m.**

Council Member Bailey said he would like to see some explanation of what happened with the design review done by P&Z. Mr. Hasson said the CUP addressed the design review as compatible and harmonious with the connecting properties. He said the Council still had control over the design because of the CUP. Mr. Millar said the design review discussion and decision rests with P&Z unless that decision was appealed to the City Council.

Mayor Robertson submitted as public comments a letter from Curt Mack, Community Voice, dated December 11, 2006, along with a position statement. He said that both of these documents are to be considered part of the record for this and the following Public Hearing. He said these documents had been received before the meeting and were to be included in the official record. Council Member Bailey discussed inaccuracies that he had found in these documents, and a lengthy discussion followed.

Mr. Nichols, City Attorney, recommended a change in verbiage concerning Railroad Avenue. After some discussion, Mr. Millar said that the reference to Railroad Avenue would be taken out.

There was a lengthy discussion concerning changes and corrections that needed to be made to the documents.

**Mayor Robertson moved to adopt the Findings & Conclusions as modified for the Preliminary Plat, General Plan, Rezone and Conditional Use Permit for Alpine Village, with minor corrections noted, and authorize the Mayor to sign all necessary documents. Council Member Bertram seconded the motion. In a roll call vote, Mayor Robertson, Council Member Bertram, Council Member Kraemer, and Council Member Bailey voted aye and the motion carried.**

The Council took a brief recess at 7:27 p.m.

Council reconvened at 7:40 p.m., and Council Member Scott rejoined the Council at this time.

**AB 06-237 The Woodsman Redevelopment Project: SUB-06-6, PUD-06-2 and CUP-06-16: The Woodsman Redevelopment Project Preliminary Plat, General Plan and Conditional Use Permit**

Michelle Groenevelt, Community Planner, introduced the application, stating that the project would include a fitness facility with a junior sized Olympic swimming pool.

She said that on October 3, 2006, the Planning and Zoning Commission (P&Z) reviewed the following five (5) land use applications for the Woodsman Redevelopment Project: preliminary plat, general plan, conditional use permit, scenic route and design review.

Ms. Groenevelt explained that P&Z found that the subdivision and PUD application met the requirements of MCC Title 3 and Title 9, and the CUP application met the requirements of MCC 3.13.03. She said P&Z recommended the approval of the preliminary plat with eighteen conditions, and the general plan and conditional use permit by the City Council subject to certain conditions. She said that portions of this project were forty-five feet in height.

Jim "Shorty" Clarke, Parks and Recreation Advisory Committee, said that the swimming pool would be available for fifteen hours per week at the discretion of the Parks and Recreation Department only, not the School District, and asked that language referencing the School District be stricken from the recommendation.

Chris Olson, Nystrom Olson Collins Architects, representing the developer, gave a power point presentation of the project plans.

There was a lengthy discussion about parking spaces, especially for the fitness center, and discussion about types of paving for sidewalks.

Council Member Bailey asked how the developer planned to address the power poles on Third Street, Stibnite and Colorado. The applicant said at this point, they had only had one conversation with Idaho Power, but they intended to bury the power lines.

Mayor Robertson asked Ms. Groenevelt if the street lighting would be similar to other downtown lighting. Ms. Groenevelt said it would be consistent with the lighting and that the applicant would be required to submit a lighting plan. Mr. Millar said the lighting requirement was a code requirement and would not require a specific condition in these documents.

There was some discussion about after-school traffic on Stibnite.

Mayor Robertson asked about ingress and egress to the parking areas. There was some discussion on whether or not a turning lane was necessary. Mr. Millar said the sidewalk would be in the proper location so that a turning lane could be constructed.

There was discussion about putting all power underground from Washington Street to the lake.

Council Member Bailey asked about bump-out spaces along Third Street, and the applicant said they had deleted bump-out spaces shown on the drawings. Mr. Millar said they were working with Idaho Transportation Department (ITD) for putting on-site parking along Third Street.

Council Member Bailey said that on page two of the SUB application, item 15, the future land use map did not indicate high density in that particular area. Mr. Kirkpatrick said there was some identified just to the west of that location. Note: Review of the Comprehensive Plan, Figure 6, showed no "high density" area next to, or near, this project. There was such an area to the east, starting one block east of Third Street.

Council Member Bailey noted that dashes needed to be removed and replaced with periods on page 3, item 13, (9.6.06) and also on page 4, item 14.

**Mayor Robertson opened the Public Hearing at 8:09 p.m.**

Mayor Robertson added the correspondence and position statement from Curt Mack, Community Voice, as part of the public record.

**Hearing no testimony, Mayor Robertson closed the Public Hearing at 8:10 p.m.**

Council Member Bertram asked if the fitness center and pool would be open to the public. The applicant said there would be a fee to use the facilities, but that the fifteen hours provided for Parks and Recreation would allow for a lot of public opportunities.

Council Member Bailey asked about timing and sequence for the project. The applicant said he planned to commence construction this coming summer and that the project would be done all in one phase. He said demolition was planned for April and a lot of the wood would be salvaged. Council Member Bertram asked about snow storage and the architect said they did not have specific plans for snow storage at this time, but that snow would be accommodated and documented in the final plat and development agreement.

The applicant also stated that all the parking except for the fitness center would be either covered or heated.

Council Member Bailey said he would like to see details in the final development agreement for landscaping along the corner of Third and Stibnite. Council Member Bailey also discussed the materials for the balcony overhangs.

**Council Member Bailey moved to adopt the Findings & Conclusions for the Preliminary Plat, General Plan and Conditional Use Permit for the Woodsman Redevelopment Project, with minor corrections noted, and authorize the Mayor to sign all necessary documents. Council Member Bertram seconded the motion. In a roll call vote, Council Member Bailey, Council Member Bertram, Council Member Kraemer, Mayor Robertson, and Council Member Scott all voted aye and the motion carried.**

**ADJOURNMENT**

**Without further business, Mayor Robertson moved to adjourn the meeting at 8:22 p.m. Council Member Bailey seconded the motion. All members voted aye, and the meeting was adjourned.**

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William A. Robertson, Mayor

**ATTEST:**

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Joanne E. York, City Clerk