

**McCall Area
Planning and Zoning Commission
Meeting Minutes
May 2, 2006**

CALL TO ORDER AND ROLL CALL

Chairman Bob Youde called the McCall Planning and Zoning Commission meeting to order at 6:00 pm. Commissioners Jeff Schoedler, Sarah Jessup and new member Shane Jeffries were present, Phil Feinberg was absent. Quorum present.

REVIEW & APPROVAL OF MINUTES

The minutes of the March 21 & 22 Special meetings and the April 4, 2006 meeting were tabled until June 6th.

OLD BUSINESS

Ratification of Agreement- 143 Lake Street

A request for approval of proposed landscaping plan by the Planning and Zoning Commission related to the violation of the conditions of CUP-00-3. NOT A PUBLIC HEARING.

Dr. Shane Newton was not present nor was there any representation for Dr. Newton. The landscaping/parking plan was accepted with conditions. The plan shall be implemented no later than July 31, 2006.

Chairman Youde made a motion to approve the Ratification of Agreement with the findings and conditions as submitted, Commissioner Schoedler seconded the motion, and the motion carried.

Design Review of Timbercrest Club House

A request for approval of the design, landscaping and entry signage of the Community Center by the Planning and Zoning Commission related to a condition of approval for SUB-04-15. NOT A PUBLIC HEARING.

Chad Olsen was not present nor was any representation for Mr. Olsen present. Without objection Chairman Youde continued this item to the June 6th meeting.

NEW BUSINESS

PRE-APPLICATION (SR, DR)

299 S. 3rd Street

A pre-application meeting to request scenic route approval to allow the construction of a 66 unit AmericInn Motel. NOT A PUBLIC HEARING.

Brad Bauer provided the Commissioners with site plans and elevations. He stated AmericInn competes in the mid-scale market with and is similar to the Hampton Inn. The plan is to build three stories not exceeding a total of 35 feet in height. He described the type of materials that will be used. The AmericInn will be sharing a parking lot with a project being developed by Rob Collins. There was a discussion held on the conditions of approval with the shared parking and the ITD easement of the back. Mr. Bauer said they had a pre-application meeting in March 2005 and they tried to incorporate feedback

from that meeting. There was a discussion on the sign and placement. It was established that there will not be a restaurant in the hotel.

PRE-APPLICATION (CUP, SR, DR)

119 N. 3rd Street

A pre-application meeting to request subdivision, scenic route, and design review approval two or three commercial buildings of approximately 35,000 sq. ft. or a two story mixed building with retail, office and restaurant space. NOT A PUBLIC HEARING.

Rob Collins, representing the development, said this is the same building as he presented previously when discussing a plan to build a body shop. However, the new plan will include retail space, office space and an apartment building. The body shop will be developed in another location. One of the proposed office spaces would be for a car rental business. Mr. Collins explained there would be no on-site parking for rental cars, and it would be a car rental office only. The cars would be parked at the airport. Mr. Millar recommended to Mr. Collins that as he puts the traffic and parking plan together to have someone that is familiar with ITD guidelines to do an analysis so that he will be able to make an argument with professional advice. Mr. Collins said that the proposed restaurant would not be a formula restaurant. The type of materials to build the structure was discussed. This will be a Conditional Use Permit application, not a subdivision application.

PRE-APPLICATION (SUB, DR)

1604 Davis Avenue

Crystal Blue LLC: A pre-application meeting to request subdivision approval to convert the existing apartment development into 26 condominiums. NOT A PUBLIC HEARING.

Andrew Smith, representing Crystal Blue LLC, provided the commission with site and landscaping plans. He advised there is a neighborhood meeting scheduled for May 15th. Once the neighborhood meeting is complete, they will be applying for their design review, preliminary and final plat to re-plot the apartments to condominiums. The application will include community housing.

PRE-APPLICATION (PUD, SUB, SR, DR, CUP)

616 North 3rd Street

A pre-application meeting to request subdivision, planned unit development, scenic route, conditional use permit, and design review approval to construct a mixed use project containing 96 residential units, and approximately 25,000 sq. ft. of commercial, retail, office, and restaurant space contained in five buildings with both surface and underground parking. The property is located in the Community Commercial and R8 zones. NOT A PUBLIC HEARING.

Mike Hormaechea, representing Alpine Village, Steve Millemann, attorney, and Dave Peugh from Epikos explained the mixed-use planned use development to the Commissioners. The main focus is to create a pedestrian-oriented village development. This will include 25,000 sq. ft of commercial space with a restaurant and 96 residential units along with an exercise facility, pool and spa. Two of the buildings are proposed to

be 50 feet in height with the other building at 35 feet. Mr. Hormaechea advised there would be parking in the back of the building as well as underground parking for a total of 262 spaces. They have met with Chief Sparks and will be meeting with the State Fire Marshal Mark Larson the following week. They are looking at a number of options for snow storage and snow removal. Mr. Hormaechea said they hope to have a neighborhood meeting within the next two weeks and have the applications submitted by June 1st to be on the July Planning & Zoning agenda.

PRE-APPLICATION (SR, DR)

McCall Municipal Airport

Michael Anderson for Hangar Solutions: A pre-application meeting to request scenic route and design review approval for the construction of 30 hangars consisting of five individual 42'x36' units in six buildings. NOT A PUBLIC HEARING.

Michael Anderson explained the proposed project. He said the land is owned by the City and will continue to be. The land will be leased from the city. This will be a town-home development as opposed to condominium ownership. Mr. Anderson illustrated the proposed materials to be used. He said the colors that will be used conform to the design standards of the airport. Snow storage and landscaping were discussed. The existing drainage plan was designed by Toothman-Orton.

PRE-APPLICATION (VAR)

1810 Crescent Dr.

Design West representing Bob McBirney: A pre-application meeting to request a variance to construct a garage, a caretaker dwelling unit and an accessible route to the existing home. The proposed route would be built in the required setback from the lake shore contour. NOT A PUBLIC HEARING.

Bill Hamlin, representing the applicant, advised the building has been on this site since 1952 and has been owned by the family ever since. Unfortunately, Mr. McBirney has become disabled, thus making an accessible route to the home necessary. He explained this would consist of a covered parking for weather protection, a series of ramps to be able to access the first floor and a lift elevator.

Mr. Millar said that this was well thought out and will be an enhancement of the site. The Commissioners agreed this is reasonable and encouraged the applicant to go forth with the application and public hearing.

ROS-06-3

303 Camp Road

Del Dodd: The applicant is requesting to split one (85'x185') parcel into two lots. The result would be a 85'x128' lot and a 85'x57' lot. NOT A PUBLIC HEARING.

The application is eligible for a Record of Survey (Section 9.1.05). However, the resultant lots do not conform to the dimensional standards of the R4 zone. The 85'x128' lot meets the minimum property size of 10,000 sq. ft. The 85'x57' does not meet the minimum property size because the resultant lot is 4845. Furthermore, the split results in a land locked lot.

Staff recommended denial of ROS-06-3.

John Russell, Russell Surveying, represented Del Dodd. Mr. Russell did not have enough time with Mr. Dodd to discuss his intentions. Chairman Youde extended a continuance to the June 6th meeting to allow the applicant to appear.

ROS-06-4

413 and 415 Floyde Street

Del Dodd: The applicant is requesting a record of survey to move the lot line two feet to the west for approximately 70 feet, angle the lot line to the northwest, and move the lot line 15 feet for approximately 55 feet. The purpose of the adjustment is to place the lot line on the existing retaining wall and follow the proposed fence line. NOT A PUBLIC HEARING.

415 Floyde Street lot is a nonconforming lot in the R4 zone. Per MCC, Chapter 11, nonconformities shall not be enlarged upon, expanded or extended, nor be used as grounds for adding other structures or uses prohibited elsewhere in the same zone. The applicant is requesting that the nonconforming lot be enlarged. The lot shall only be enlarged to create a lot that is conforming to the underlying zone. This lot line adjustment does not result in a conforming lot.

Staff recommended denial of ROS-06-4.

John Russell, Russell Surveying, represented Del Dodd. Mr. Russell did not have enough time with Mr. Dodd to discuss his intentions. Chairman Youde extended a continuance to the June 6th meeting to allow the applicant to appear.

DR-06-3

1103 McCall Avenue

Heather Friedrichs, McCall Design, representing Barbara Berman & Cathy Erstein: The applicant is requesting design review approval in the CBD zone convert a single-family residence into a "boutique hotel." A PUBLIC HEARING.

The Future Land Use Map in the McCall Area Comprehensive Plan identifies the property and surrounding properties as "Central Business District."

The proposed use is authorized for the CBD zone under MCC 3.4.02. The current use, single family residence, is a non-conforming use under the new code. The conversion to a "boutique hotel" would change it to a permitted use. Design review is required, because the development is commercial, and the dwelling unit is greater than 3500 square feet.

Staff received a letter from the City Architect recommending approval with no conditions as he felt this met the comprehensive plan and the project does not jeopardize the safety, health or welfare of the public and it conforms to the specifications of the design guidelines and other requirements of the City code.

There was one written comment and the specific concern from the citizen was parking, snow removal, and privacy.

Staff recommended approval of DR-06-3.

Heather Friedrichs, representing the applicant, said they are trying to maintain the integrity of the existing site which has very nice landscaping. She showed the site plan to the Commission and discussed the proposed colors and materials.

Parking issues were discussed. There will be five on-site parking spaces and they could enter into an agreement with the City for a revocable parking space. Snow storage was discussed as well.

Chairman Youde opened the public hearing.

David Simmonds, currently residing at 1105 McCall Avenue, represented Don and Jenny Luce as well as himself. He stated they feel this is more of a residential district. They feel despite the zoning the hotel is not suitable. He is concerned about parking and snow storage.

Andy Laidlaw, McCall Design & Planning responded to Mr. Simmonds' comments addressing the privacy concerns of the neighbor.

Commissioner Jessup said with the zoning this seems the most reasonable. Commissioner Schoedler said he feels this is extremely sensitive given the zoning verses the current use now. Commissioner Jeffries said that he had visited the site and feels comfortable with the visual aspects and the snow storage.

Commissioner Schoedler made a motion to approve DR-06-3; Commissioner Jessup seconded the motion; motion carried.

SR-06-3

409 S. 3rd Street

Don McClaran: The applicant is requesting scenic route approval in the Community Commercial zone to construct an addition to the existing building at 409 S. 3rd Street. A PUBLIC HEARING.

The Future Land use Map in the *McCall Area Comprehensive Plan* identifies the property and surrounding properties as "Commercial" and "Industrial."

The proposed addition is within the scenic route zone.

The proposed use will have minimal impact on city streets.
Staff recommends approval of SR-06-3 with the following conditions:

1. Provide landscaping, native or suitable plants, on all areas not actually utilized for required parking and buildings.
2. The dedicated easement for Scenic Route 05-1 (easement for a 20 foot wide bicycle and pedestrian path along the property frontage) needs to be recorded at Valley County.

3. The applicant shall provide a 20 ft. cross access easement to properties north and south to connect existing and future parking areas.

Commissioner Schoedler recused himself.

Don McClaran addressed the Commission and advised that he has no problems with the conditions of approval.

Chairman Youde opened the public hearing. Hearing no comments either for or against Chairman Youde closed the public hearing.

Commissioner Jessup made a motion to approve SR-06-3 with the three conditions recommended by staff; Chairman Youde seconded the motion; motion carried.

SR-06-6

301 Samson Trail

The applicant has applied for approval to construct 2,886 sq. ft. single-family house. The house is accessed from Samson Trail. The parcel is within 150 feet of the Spring Mountain Boulevard scenic route. A PUBLIC HEARING.

The proposed use will have minimal impact on city streets.

Staff recommends that the Planning & Zoning Commission approve SR-06-6.

Mike McGlocklen addressed the Commission. He said the actual property abuts Spring Mountain Blvd. but the residence itself is about 600 feet away from the boulevard.

Michelle Groenevelt, Community Planner, advised when the applicant submitted the application, the City Council had not established what the specific intent of the Scenic Route code ordinance was, therefore this is why this application falls under Scenic Route application procedure. If this application were to be submitted at the present time it would be considered appropriate for review as a Design Review application.

Chairman Youde opened the public hearing. Hearing no comments for or against the application, Chairman Youde closed the public hearing.

Commissioner Schoedler made a motion to approve SR-06-6; Commissioner Jessup seconded the motion; motion carried.

CUP-06-11

808 S. Samson Trail

The applicant is requesting a conditional use permit in the RE- Rural Residential Estate zone to expand the existing parking lot onto the adjacent property. Currently, there are 110 existing parking spaces. Four spaces will be eliminated to create an access to the 63 proposed spaces bringing the total to 169 parking stalls. A PUBLIC HEARING.

The Future Land Use Map in the McCall Area Comprehensive Plan identifies the property and surrounding properties as "Rural Residential."

The proposed use will eliminate the need for church patrons to park on the street.

Staff recommends approval of CUP-06-11 with conditions. Draft Findings and Conclusions are attached.

The conditional use permit must be approved by McCall City Council.

Warren Stewart, Civil Engineering, representing the LDS Church, addressed the Commission with a modification to the existing conditional use permit.

The original application was submitted showing approximately 170 parking spaces. They have had some discussions with local authorities and have decided this was probably not adequate and would like to increase this number to 200 spaces total. Mr. Stewart showed the Commission the modification. He said they feel snow removal has been addressed and storm drainage will be maintained on site.

Michelle Groenevelt advised a neighborhood meeting was not a requirement because the application was received before the code was adopted. She has not received any public comments. The engineer has the application and is reviewing it; however, more detailed drawings with the asphalt section, grading and drainage, lighting and signage plan and a drainage report are required.

Chairman Youde asked Mr. Millar for clarification in approving this CUP with the increased number of parking spaces.

Chairman Youde opened the public hearing.

Terry Bradshaw, real estate manager for the LDS church, is responsible for acquisition of properties in Idaho. He said they acquired the full four acres and will have all the engineering and geo-tech work done so they can design the storm drain within the four acres. He said the church needs the full 200 spaces to accommodate the additional parking they are seeking and will be happy to abide by any recommendations of the Commission.

John Griffith, resident of McCall representing the local LDS church, said he is concerned about the current parking due to safety issues of parking along Elo Road. He said during the summer they have approximately 700 people attending and on holidays the attendance increases to over 1,000.

Chairman Youde closed the public hearing.

Commissioner Youde made a motion to approve CUP-06-11 as presented with staff recommendations extending up to 199 spaces. Commissioner Schoedler seconded the motion; motion carried.

SUB-06-2, CUP-06-12, SR-06-5, DR-06-2
307 Park Street

The applicant is requesting preliminary and final plat, conditional use permit, scenic route, and design review approval to construct 13,238 sq. ft. mixed use building with two retail units and two affordable residential units on the ground floor. The second and third floors shall each have three residential condominium units. The mixed-use project is

located on Park Street and 3rd Street. The proposed mixed-use building will require the removal of the existing single story structure at 307 Park Street. A PUBLIC HEARING.

The McCall Area Comprehensive Plan Future Land Use Map identifies the subject property as 'Central Business District.' It is adjacent to 'Central Business District' future land uses.

The project will be served by City water and sewer.

Access to the mixed-use project will be from Park Street.

Staff recommends that the Planning & Zoning Commission approve SUB-06-2 preliminary & final, CUP 06-12, SR-06-5, DR-06-2, subject to conditions. Draft findings and conclusions of SUB-06-2 and CUP 06-12 are attached.

The City Council must also approve the Final Plat and CUP.

Commissioner Schoedler recused himself.

Jevon Truex, representing Ed Bird, said they previously appeared before Commission last fall in an informal meeting. He said they incorporated some of the comments from the Commission and made some changes. He has also met with Mr. Millar several times as well as Andrew Lemberes from the Fire department who reviewed the parking and other requirements to insure they were adequate.

They held a neighborhood meeting and one person attended. They also had their formal pre-session meeting.

Michelle Groenevelt explained they would need separate motions for each application.

Chairman Youde opened the public hearing.

Ed Bird thanked the Planning and Zoning, Roger Millar and his staff for helping, and Jevon Truex and his staff.

Commissioner Youde made a motion to approve SUB-06-2 with the conditions included in the staff report; Commissioner Jessup seconded the motion and the motion carried.

Commissioner Youde made a motion to approve CUP 06-12 as presented; Commissioner Jeffries seconded the motion and the motion carried.

Commissioner Youde made a motion to approve SR-06-5 as presented; Commissioner Jessup seconded the motion and the motion carried.

Commissioner Youde made a motion to approve DR-06-2 as presented; Commissioner Jeffries seconded the motion and the motion carried.

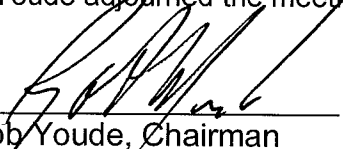
OTHER

Discussion of Scenic Route boundaries. Chairman Youde said he doesn't have anything to present. He asked the Commission to think about the comprehensive plan and anything they may want to extend i.e. the scenic route, boundaries and view corridors.

Commissioner Jeffries and the Commission held a discussion with Mr. Millar regarding the stem issue and clarification as well as other new ordinances that have recently passed.

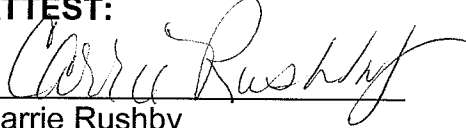
ADJOURNMENT

As there was no further discussion, Chairman Youde adjourned the meeting at 9:20 p.m.



Bob Youde, Chairman
Planning & Zoning Commission

ATTEST:



Carrie Rushby
Administrative Assistant