

**McCall Area
Planning and Zoning Commission
Meeting Minutes
June 6, 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, Shane Jeffries and Phil Feinberg were present.

REVIEW & APPROVAL OF MINUTES

- March 21, 2006
- March 22, 2006
- April 4, 2006

A motion was made by Commissioner Schoedler and seconded by Commissioner Jessup that the minutes from 3/21/06, 3/22/06 and 4/04/06 be approved as read; motion carried.

OLD BUSINESS

Design Review of Timbercrest Club House

Chad Olsen: 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. Without objection Chairman Youde continued item this until the July 11th meeting.

ROS-06-3

303 Camp Road

The applicant is requesting to split one (85'x185') parcel into two lots. The result would be a 75'x128' lot and a 57'x75' lot. The second lot would then be combined with a 415 Floyd Street parcel (50'x140'). NOT A PUBLIC HEARING.

Del Dodd addressed the Commission to discuss ROS-06-3 and ROS-06-04. He said there were some mistakes with the dimension of the lots. The first lot 303 Camp Road is 75' x 175' not 85' x 185'. He is proposing is to split this one lot into two lots (75' x 134') and (44' x 75'). The reason for the request to split the lot is that he and his wife have sold the lot and are unwilling to sell the 44' x 75' piece.

Mr. Millar clarified for the Commissioners that the existing lot is conforming. Splitting the lot creates two non-conforming lots. Chairman Youde questioned Mr. Dodd on the sale of this property. Mr. Dodd said that it is in the process of being sold. Chairman Youde clarified with Mr. Dodd that what is on the deed for that sale is the full length of the property. Mr. Dodd agreed but said the conditions of sale did not include the 44' x 75' piece.

Chairman Youde made a motion to deny ROS-06-3 and add a recommendation that the buyers pursue easements to resolve both situations. Chairman Schoedler seconded

the motion and the motion carried. Chairman Youde advised Mr. Dodd that he may appeal this to Council.

ROS-06-4

413 and 415 Floyde Street

Del Dodd: A request for 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. NOT A PUBLIC HEARING.

Mr. Millar clarified for Mr. Dodd and the Commission that this lot at 415 Floyde is not a conforming lot. He advised Mr. Dodd that a solution to maintain control of the back of 303 Camp Road would be with an easement. To get a perpetual easement from the new owner of 303 Camp Road that says the back 44 feet is forever dedicated to this one and he'd be done. Mr. Dodd said he did not understand. Mr. Millar explained the non-conforming lot issues as per the McCall City Code. He said that if he insists on pursuing this ROS that staff's recommendation would be to deny these. Mr. Millar advised Mr. Dodd once again that the best way to pursue what he is trying to do is with an easement. A second issue that could be addressed with the easement is the retaining wall. The lot lines do not change but you have a right to that use. Mr. Russell could work with Mr. Dodd to write an easement and for the use of the property to protect your interest long term.

Chairman Youde made a motion to deny ROS-06-4 and add a recommendation that the buyers pursue easements to resolve both situations. Chairman Schoedler seconded the motion and the motion carried.

NEW BUSINESS

PRE-APPLICATION (ZON, PUD, SUB, SR)

Forest Trail Drive (West Lake Street)

Rod Skiftun representing Jeff Mendiola: A pre-application meeting to present a rezone, subdivision, planned unit development, and scenic route project. The parcel is currently zoned *RR-Rural Residential* to *R-1* to allow 17 lots on 25.62 acres. NOT A PUBLIC HEARING.

Jeff Mendiola, applicant appeared before the commission to explain his project. He advised the commission that he and Rod Skiftun have done a nutrient pass study and water work on the property already.

Commissioner Jessup questioned the comprehensive plan and the idea that the edges of the city be less dense or did she misinterpret it. Mr. Millar said she was correct in her interpretation when reading the comprehensive plan. The future land use map shows this particular parcel as estate residential. The rezoning from R-10 to R-1 would not be in conformance with the comprehensive plan. The applicant is making the argument that it is adjacent to other R-1s on the land. Mr. Millar advised the Commission that the city is not required to annex or rezone property. Rezoning is completely a discretionary decision of the city. He advised the Commission that as they move forward they need to consider if the rezoning is consistent with the comprehensive plan and is the increased density a benefit to the citizens of McCall. The applicant must show a reason why it is in the community interest to make it a denser piece of land.

Chairman Youde suggested to the applicants that they come back at a later date after they get some community and neighbor input.

PRE-APPLICATION (SUB, PUD, ZON, SR)

West Lakes Street & Knowles Rd.

Paul Washburn: A pre-application meeting to present a subdivision, planned unit development, rezone and scenic route project consisting of 27 condominiums.

Paul Washburn addressed the Commission with the same plan as he presented before the commission months earlier only he eliminated the commercial component.

This is presently zoned CC and would need to be rezoned to R16.

Commissioner Feinberg said he would like to see storage for toys. Although another option to consider is through the CC&Rs or home owners association bylaws saying that the home owner would have to store toys off-site.

Mr. Millar questioned Mr. Washburn for the reason of the PUD. Mr. Washburn felt he needed a PUD for setback issues. Mr. Millar advised Mr. Washburn to look at a conditional use permit as opposed to a planned unit development. He said he does not need a conditional use permit in the R16 zone. This would require 2 spaces per residential unit and one parking space of no less than 10x20 for every 2 units in addition to the two. Mr. Millar advised that the setback requirements in the R16 zone with a condominium development the setbacks are on the entire lot not the individual units. Mr. Millar told Mr. Washburn that he could apply for a CUP if the setback was the only issue instead of going into a PUD. Chairman Youde said that he feels the applicant is getting closer each time he appears before the Commission although even though Mr. Washburn is entitled to he feels 27 condominiums is still quite a lot on the site.

PRE-APPLICATION (SUB, DR)

Cathedral Pines

517 1st Street

Rita Slack representing Cathedral Pines: A pre-application meeting to present a subdivision and design review project consisting of 40 condominiums units and a clubhouse. NOT A PUBLIC HEARING.

Rita Slack, project coordinator for Cathedral Pines, addressed the Commission along with Ashley Tabor and Mike Mussel. She said they would like to get some consensus because there has been a lot of investment. Ms. Slack said they would like to hear from the City of McCall exactly how to proceed. She said they are ready, willing and able to do whatever it takes to make sure that this property is not just something that is thrown up there but something that is truly going to enhance the City of McCall. They want to get something that is going to look right and work right.

Chairman Youde discussed with the Commissioner Schoedler the concerns that were brought up from the last time this applicant came before the commission i.e. design of the street, the grades and slopes, the drainage back to the south side, the bike trail to the west side and density of the units that were going to fit.

Mr. Millar said one of the things discussed with the applicant between the last application and this one is the site plan devoted an awful lot of room to asphalt and it pushed all the buildings out to the edge of the site. They were 5 feet from Rustic Village and 5 feet from the bike path, and the flat space on the top of the hill was parking. We've talked about getting the buildings up to the top of the hill and tuck parking under or do something different with it. This is a tight site to put 48 units on. There is currently only one entrance in and they would prefer two.

Chairman Youde advised the applicant of three concerns that he has. One being the original plan had some road gradients that were real problems, the other being drainage and not creating a ridge top visible row of home.

PRE-APPLICATION (ZON)

912 Samson Trail

John Hucks representing Clyde & Marty Dillon and Joseph & Amy Napier: A pre-application meeting to propose a rezone project. The parcel is currently zoned *RE-Residential Estate* and the applicants would like to rezone the parcel to *R1* to create 5 parcels. NOT A PUBLIC HEARING.

John Hucks representing the applicants states there is a change from the original application. This is a ten acre parcel, it is south of Elo Road and West of Samson Trail. It is located behind Mountain Life Church and across from the LDS Church. The property is currently zoned R5 and the applicants originally wanted to divide it into 5 parcels which would require zoning to R1. The applicants have since determined this would be feasible to divide it into 4 parcels. Mr. Hucks gave the Commission a copy of the revised drawing to show a proposed 4 parcels. All parcels would be at least 2 acres in size. Parcel one would be 2.25 acres, parcel two would be 2 acres, parcel three would be 3.3 acres and parcel four would be 2.25 acres. All lots would be accessed off of Samson Trail. He feels the factor in favor of this rezone is that all proposed parcels will be well over an acre each and will have one single family dwelling on each parcel.

The commissioners had some concern over the Comp Plan Future Land Use. Mr. Millar said staff shares some of the same concerns. He said this does not conform to the Comprehensive Plan to up-zone the property as we have wastewater capacity limitations up-zoning property. It makes for a more marketable piece of property but is that the City's responsibility? In Mr. Millar's estimation he'd have to make a staff recommendation that it doesn't conform to the Comprehensive plan and recommend denial. Chairman Youde said that the Comprehensive plan amendment process is upcoming and that would be the time to address this.

Mr. Hucks clarified with the Commission and Mr. Millar that under the current planning/zone this property could be divided into half making it two five-acre parcels. Mr. Millar said that with a ROS and Central District Health would allow a permit they could have septic on the five acre lot. If they did a rezoning and it was successful then what the Commission would do is to put a condition on this that they extend urban services and then again that goes back to the comprehensive plan question do we want to extend urban services south of where we do today? Do we want to extend a waste water pipe to serve more properties?

Mr. Millar advised that a rezoning and annexation into the city is a discretionary decision of the City of McCall. A ROS is a right that the applicant has. If it is a ten acre lot and

the applicant wants to divide it into two five acre parcels and they are both conforming they would recommend the ROS.

PRE-APPLICATION (SUB, CUP and DR)

300 Colorado Street

H&H Homes: A pre-application meeting to propose a mixed use building 9,000-12,000 sq. ft with one retail space and covered parking on the ground level and 3-6 residential units on the 2nd and 3rd floor. NOT A PUBLIC HEARING.

Matt Hurlebutt representing H&H Homes explained his proposed project to the Commission. This property is to the west of the Woodsman across from Common Ground. The applicant is looking at building 3 condos and approximately 2,000 sq ft office space. Mr. Millar advised the applicant that at least half of the bottom floor would have to be retail. The applicant would need 1.5 spaces for each condo in the commercial zone and 1 space for each 300 square feet of retail. If this would be an entire condo project the applicant would need to provide .6 community housing units or pay the in-lieu fee. It would be subject design review and it would be to subject to curb, gutter and sidewalks out front. Mr. Millar advised the applicant that if they want to come in with an application they would first need to hold a neighborhood meeting.

PRE-APPLICATION (SR, DR, CUP)

King's Discount Store

Highway 55 and Krahn Lane

Bob Crawford representing Tom King: A pre-application meeting to propose a retail commercial development including a King's Discount store. NOT A PUBLIC HEARING.

Mr. Feinberg recused himself.

Tom King and Jay Christopherson addressed the Commission. They are in the process of exploring commercial use of the property at Hwy 55 and Krahn Lane. They would like the input of the Commission. They are associated with King's Discount Store which is a discount variety business. It started in 1915 in Burley, Idaho by Mr. King's grandfather and operate stores in Idaho as well as surrounding states. The property for the proposed project is approximately five acres. The store would be around 19,000 sq. ft.

Plans were reviewed. Snow storage and landscaping was discussed. Access would be from Krahn Lane. An easement from ITD would be requested to improve traffic flows throughout the property and discussion was held about incorporating the bike path. Scenic route requirements were discussed, as well as project design, drainage, parking and utilities.

Mr. Millar discussed the formula retail requirements including design, name, signs, and products sold. The project would be subject to design review. Discussion about formula businesses was held, as well as discussion about impacts of the development on highway traffic on the highway. It was mentioned that new commercial activity in the south corridor would generate great interest in the community, and that this development would be very visible.

DR-06-7

Sign for Integrative Medical Clinic

203 Hewitt Street

The applicant is seeking design review approval for a sign on the Integrative Medical Clinic. The Future Land Use Map in the McCall Area Comprehensive Plan identifies the property and surrounding properties as "Low Density Residential." A PUBLIC HEARING.

The sign exceeds the 2 sq. ft. maximum requirement of the R4 zone. The proposed sign is 2'-6" in height and 4'-6" in length. However, the proposed sign was shown on the renderings for CUP-05-14 to allow the clinic in a residential zone and is a part of the approved conditional use permit. Furthermore, the City Architect and City staff think the sign is sensitively located within the context of the existing building.

Attached is a letter from the City Architect.

Staff received two inquiries to obtain more information about the sign.

Staff recommends approval of DR-06-7.

Without objection Chairman Youde continued item this until the July 11th meeting.

CUP-06-14

*Idaho First Bank
475 E. Deinhard Lane*

The applicant is proposing to construct a building consisting of approximately a 7000 sq. ft. basement, 7000 sq. ft. ground floor, and 3000 sq. ft. second level with a drive through to serve as a new branch building for Idaho First Bank. A PUBLIC HEARING.

David Rudeen from Rudeen and Associates represented the applicant. The McCall Area Comprehensive Plan Future Land Use Map identifies the subject property as 'Commercial.' It is adjacent to 'Commercial' and 'Industrial' future land uses. Per MCC 3.4.02, a conditional use permit is required to for a drive-up window in the Community Commercial zone. Design review and scenic route review are also required.

The project is proposed to be served by City water and sewer.

Access to the proposed bank is from Deinhard Lane.

Staff recommends that the Planning & Zoning Commission approve CUP 06-14, SR-06-7, DR-06-5, subject to conditions. Draft findings and conclusions for CUP-06-14 are attached.

The City Council must also approve the CUP. Staff recommends approval with the following conditions:

- 1) A Class One multiuse path will be built from the west entrance to the east entrance of the shopping center.
- 2) Bicycle parking spaces must be provided per McCall City Code.
- 3) Integrate the existing landscaping with new species for more diversity and submit a revised landscaping plan before the application is submitted to the City Council.
- 4) An enclosed or sight-obscuring and animal resistant structure required for all trash containers.

Criteria for CUPs were discussed and it was mentioned that drive-throughs can increase noxious fumes. Discussion was held about responsibility of applicant for bike path, as property is leased. It was determined that if the applicant finds that the bike path may not be constructed due to lease issues, then that evidence can be presented to Council. Parking was discussed, and it was mentioned that the lease still needs to be finalized with the property owner, and the parking allotment will be discussed as part of the lease.

Chairman Youde opened the public hearing on the CUP 06-14 and asked for comment. Hearing no comments, Chairman Youde closed the public hearing on the CUP. Landscaping of the drive through was discussed.

Commissioner Jessup moved to approve CUP 06-14 with conditions recommended by staff; Commissioner Schoedler seconded the motion; motion passed.

SR-06-7

*Idaho First Bank
475 E. Deinhard Lane*

A PUBLIC HEARING. Staff recommends approval. The City Architect has indicated that the project complies with the design review standards in McCall City Code.

DR-06-5

*Idaho First Bank
475 E. Deinhard Lane*

A PUBLIC HEARING.

Staff recommends approval.

Chairman Youde opened the public hearing for SR-06-7 and DR-06-5. Comments on gravel were given. Hearing no other comments, Chairman Youde closed the public hearing.

Commissioner Schoedler moved to approve SR-06-7. Commissioner Jessup seconded, motion passed. Commissioner Schoedler moved to approve DR-06-5 including staff recommendations.

CUP-06-13

*Colorado Street Apartments
415 N. 3rd Street*

The applicant is proposing to construct 24 apartments in four buildings on 3.26 acres located on the eastern portion of the Best Western Hotel parcel.

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

The proposed conditional use is authorized for the CC zone under MCC 3.4.02. The proposed project is on the same parcel as the Best Western Hotel and therefore does not need to provide any additional commercial space.

The site is served by City water and sewer.

The proposed access will be from Colorado and an existing access point exists from Highway 55 for the hotel.

Several neighbors came in to City Hall to obtain more information about the project.

Staff recommends CUP 06-13, SR-06-4, and DR-06-1 be continued to the July 11 meeting to allow the applicant more time to submit the engineering materials and revise the design of the project. The applicant also needs to provide an affidavit of mailing to comply with the public notice requirements, as this had not been done prior to this meeting. The applicant asked to continue the hearing to August 1st.

After discussion of the public hearing noticing requirements, Chairman Youde stated the item would be continued to the August 1st meeting.

SR-06-4

*Colorado Street Apartments
415 N. 3rd Street*

The applicant is proposing to construct 24 apartments in four buildings on 3.26 acres located on the eastern portion of the Best Western Hotel parcel. A PUBLIC HEARING.

This item was continued to the August 1st meeting.

DR-06-1

*Colorado Street Apartments
415 N. 3rd Street*

The applicant is proposing to construct 24 apartments in four buildings on 3.26 acres located on the eastern portion of the Best Western Hotel parcel. A PUBLIC HEARING.

This item was continued to the August 1st meeting.

SUB-06-3/ CUP-06-15/ DR-06-6

*The Docks at McCall
1301 E. Lake Street*

The applicant is proposing to construct a 36,300 sq. ft. mixed use building with retail and parking garage on the ground level and 10 condominiums units on the second and third levels. The proposed project, located across from Mile High Marina, is in McCall's Urban Renewal District. 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' and 'Medium Density Residential' future land uses.

Per MCC 3.4.02, a conditional use permit is required for multi-family dwellings as part of a mixed-use project in the CBD. Design review is also required, and a subdivision plat is required to establish the condominiums.

The project is proposed to be served by City water and sewer.

Access to the parking garage will be from East Lake Street.

Several citizens requested additional information about the project.

The McCall Urban Renewal Agency (MURA) is developing design standards for streets, sidewalks, lighting and street furnishings in the district. The proposed project improvements will have to conform to these standards. Outdoor lighting, bicycle parking, trash collection, landscaping maintenance in public ROW until plants are established, 343 sq ft. of park or an in lieu of plan will be developed and a community housing plan will need to be determined after receiving recommendation from VARHA.

Staff recommends that the Planning & Zoning Commission approve SUB-06-3, CUP 06-15, and DR-06-6, subject to conditions. Draft findings and conclusions of SUB-06-3 and CUP 06-15 are attached.

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

Walter Lundgren, Johnson Architects representing the Docks, LLC: Mr. Lundgren indicated the key points of the project had been summarized in the findings and conclusions and indicated he was available for questions. The roofing material was discussed. The house that will be removed appears to have no historical value and is not appropriate for use as an affordable housing unit.

Chairman Youde opened the public hearing on SUB 06-3, CUP 06-15, and DR-06-6.

Pete Rittenger, 1303 Mill Road, asked for clarification on the parking requirements. He expressed concerns about parking congestion on weekends. He favors 24 spaces. Mr. Millar indicated that a surface parking lot will be developed in the spring of 2007 which will help address the parking congestion in the area.

Claudia Delaney, 1303 Mill Road, thanked the designers for not exceeding the 35' height limit. She expressed concern about parking and encouraged a system of paid parking in the downtown area.

Hearing no other testimony, Chairman Youde closed the public hearing.

Michael Jobes, a partner of The Docks, indicated that the developer would pay the in lieu parking fees for the extra two spaces.

Commissioner Feinberg made a motion to approve CUP-06-15 with the condition that they maintain the 24 parking spaces and the applicant can either build the 24 spaces or build 22 and pay in-lieu fees for the two additional parking spaces. Chairman Schoedler seconded the motion; motion carried.

Commissioner Schoedler made a motion to approve SUB-06-3 including staff recommendations; Commissioner Jessup seconded the motion; motion carried.

Commissioner Schoedler made a motion to approve DR-06-6 including any staff recommendations; Commissioner Jessup seconded the motion; motion carried.

SUB-06-1

Nordic Village Subdivision

The applicant is requesting final plat approval for a condominium subdivision containing 10 condominiums in 5 buildings on 3.365 acres, located on the north side of Lick Creek Road, east of the intersection with Pilgrim Cove Road. NOT A PUBLIC HEARING.

The Future Land Use Map in the McCall Area Comprehensive Plan identifies the property as "Low Density Residential." It is bordered by other properties identified as "Low Density Residential."

The subject property is in the SR Scenic Route overlay zone district. The applicant also has submitted a Scenic Route site plan review application for approval.

The project is proposed to be served by individual wells for potable water and Payette Lakes Recreational Water and Sewer District (PLRWSD) sewer.

All interior roads are proposed to be private. Access to the subdivision will be from Lick Creek Meadows.

Staff recommends that the Planning & Zoning Commission approve SUB-06-1 with three conditions; one being a note being added to the plat that Nordic Village Circle is a private road but dedicated for public use, two, that architectural drawings be submitted to the City for review (requirement), three that the applicant submit electronic files. Draft findings and conclusions are attached.

Rick Griffith advised the commission that they have put in a water line and two fire hydrants on the property along with a 10,000 gal water holding tank for the fire department to be able to pump water if they should need to. They are putting in a dry water line in case this ever gets annexed into the city the hydrants and waterline will already be in the street. There is one community well to serve all the buildings.

Chairman Youde made a motion to approve SUB-06-01 with four conditions of approval, three of the conditions being staff recommendation as corrected to read Nordic Village Circle and County Commission in place of City Council and the fourth being the applicant shall provide evidence of DEQ approval of the community well prior to placing the item on the County Commission's agenda. Commissioner Schoedler seconded the motion; motion carried.

SUB-05-13

White Cloud Subdivision

The applicant is requesting final plat recommendation on a preliminary plat that was approved by the Valley County Planning and Zoning Commission for a subdivision containing 26 residential lots on 81 acres, as a part of a larger subdivision of 342 acres, located on the east side of West Mountain Road at the southern boundary of the City of McCall Impact Area. NOT A PUBLIC HEARING.

The Future Land Use Map in the McCall Area Comprehensive Plan identifies the property as "Rural Residential." It is bordered by other properties identified as "Rural Residential."

The subject property is currently zoned R-10. This zoning allows for a minimum lot area of 360,000 square feet (8.26 acres), provided that the average lot area equals or exceeds 435,600 square feet (10 acres). The applicant has proposed lots with a

minimum lot area of 1.17 acres, a maximum of 4.89 acres, and a typical lot size of 2.1 acres. This is not consistent with the current zoning.

To allow for the density the applicant proposes the land would have to be rezoned from R-10 to R-1 Rural Residential. R-1 zoning would be the highest density zoning consistent with the Comprehensive Plan designation of rural residential as the planned future land use. R-1 zoning would also be consistent with the adjacent conditional use (immediately south of the Impact Area boundary) approved by the Commission on May 12, 2005.

The project is proposed to be served by individual wells for potable water and individual septic systems.

All interior roads are proposed to be public. Access to the subdivision will be from public roads. Interior roads will have to be designed and constructed to City standards. All infrastructure plans must be reviewed and approved by the Public Works Director and the City Engineer prior to submittal of the final plat. See attached comments from Holladay Engineering.

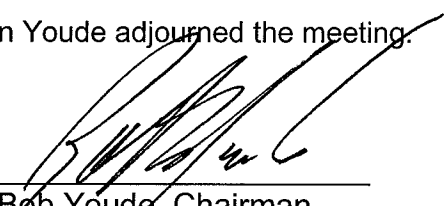
Scott Findlay addressed the Commission and advised the roads would be built to County standards which are 70 foot right of way instead of 60 feet. He said other than that there are no changes. It was clarified that Mr. Findlay would only put street lights on each of the two intersections of Sundance Drive and West Mountain Road. The lighting will have to meet the dark sky ordinance.

Commissioner Schoedler made a motion was made to approve SUB05-13;
Commissioner Jefferies seconded the motion; motion carried.

OTHER

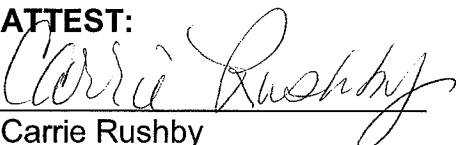
ADJOURNMENT

As there was no further discussion, Chairman Youde adjourned the meeting.



Bob Youde, Chairman
Planning & Zoning Commission

ATTEST:



Carrie Rushby
Administrative Assistant