

**McCall Area  
Planning and Zoning Commission  
Meeting Minutes  
June 20, 2006**

---

**CALL TO ORDER AND ROLL CALL**

Chairman Bob Youde, Commissioners Sarah Jessup, Shane Jeffries, Jeff Schoedler, Phil Feinberg. A quorum was present.

**CONSENT AGENDA**

**DR-06-11**

*2242 Payette Drive*

Carlene and Mark Canfield: A request for design review approval to repair and improve water leaks, roof, siding, porch, and door and window accents. **NOT A PUBLIC HEARING.**

The staff report is attached. Staff is recommending approval.

Roger Millar, Deputy City Manager, explained the administrative approval for design review. This is an exemption that allows him or his staff to place design review items on the consent agenda for approval of the Planning and Zoning Commission so that the application does not have a public hearing. However, if the Commission feels there needs to be a public hearing, then they can remove it from the consent agenda. Otherwise, the application can be approved through the Commission.

Mark and Carlene Canfield addressed the Commission to answer any questions.

Commissioner Schoedler moved to approve DR-06-11; Commissioner Jeffries seconded; motion carried.

**OLD BUSINESS**

None

**NEW BUSINESS**

**SR-06-9**

*McCall Municipal Airport*

A request for scenic route approval to construct 30 hangars consisting of five individual 42'x36' units in six buildings.

The Future Land use Map (figure 6) in the *McCall Area Comprehensive Plan* identifies the property and surrounding properties as "Industrial" and "Community Commercial." **A PUBLIC HEARING.**

Staff did not receive any negative comments.

Staff recommends approval of SR-06-9. Findings are attached.

Michael Anderson was available to answer any questions from the Commissioners. The landscape/screening was reviewed and all were in favor.

Chairman Youde opened the public hearing for SR-06-09 and DR-06-09. Hearing no testimony, the Chairman closed the public hearing.

Commissioner Schoedler moved to approve SR-06-9; Commissioner Jessup seconded; motion carried.

**DR-06-9**

*McCall Municipal Airport*

A request for design review approval to construct 30 hangars consisting of five individual 42'x36' units in six buildings.

The Future Land use Map (figure 6) in the *McCall Area Comprehensive Plan* identifies the property and surrounding properties as "Industrial" and "Community Commercial." A PUBLIC HEARING.

Staff did not receive any negative comments.

Staff recommends approval of DR-06-9. Findings are attached.

Commissioner Schoedler moved to approve DR-06-9; Commissioner Jessup seconded; motion carried.

**PRE-APPLICATION (SUB, DR)**

*1035 Ponderosa Street*

John Hucks representing Bogie Properties, LLC: A pre-application meeting to discuss a subdivision and design review application for the conversion of a 17 unit apartment complex to condominiums. NOT A PUBLIC HEARING.

John Hucks, representing Bogie Properties, said the development would not increase any number of units. The conversion would involve extensive upgrade of the interior and an expansion of the current barbecue area. The proposed units would cost \$150,000 for one bedroom units up to \$200,000 for three bedroom units. They are not changing the use of the property, just the ownership of the property. Some of the units may qualify for affordable housing. The applicant has made significant upgrades to the outside. Review of the code and parking requirements, and drainage needs to be discussed with staff in another appointment.

There was discussion about the best way to proceed as to whether to submit preliminary and final plat at the same time or not.

Mr. Hucks clarified with the Commission that the next step would be to schedule a meeting with staff, the fire marshal, city engineer, and Dick Duncan with the housing authority. It was advised that the next step is to have a neighborhood meeting.

**PRE-APPLICATION (SR, DR)**

*401 S. 3<sup>rd</sup> Street*

Julie Fields and John Hopkins: A pre-application meeting to present a scenic route and design review application to replace current sheet metal siding with wooden siding and install a commercial sign. NOT A PUBLIC HEARING.

John Hopkins would like to be allowed to have an administrative approval for the project. Mr. Hopkins distributed a packet of letters showing the neighbors in the area are in favor of the changes to the present structure. He showed examples of the materials they would be using. Mr. Millar advised the Commission that he found out about this when they were already doing the work on the building. Mr. Millar feels that the changes are too significant and are beyond the scope of an administrative approval. Chairman Youde agreed.

Chairman Youde asked Roger or Michelle to speak on the project. Mr. Millar explained while they appreciate the improvements, he feels that a neighborhood meeting is necessary. Mr. Millar said that he can approve the interior improvements which the applicant is doing right now. Mr. Hopkins said that Rocky Mountain Sign is designing the sign. He distributed a copy of the landscaping plan and a copy of the proposed building plan. Julie Fields advised there is a driveway off of Jacob Street. There are substantial changes to the inside and outside of the building. Chairman Youde feels that this should have scenic route review and design review for the building and the sign. Phil asked about paving and John Hopkins said they will be paving at a later date. Landscaping, drainage, and bikeway improvements were addressed. Commissioner Jeffries feels the applicant is working toward the benefit of the City.

**PRE-APPLICATION (SR, DR)**

*Lots 10, 11, 12, Block 4, Riverside Subdivision*

David O. Byars: A pre-application meeting to present a scenic route and design review application to construct a 55'x70' industrial building. NOT A PUBLIC HEARING.

Mr. Byars would like to build a building on Mission Street. He said the building itself will be similar to the other buildings in the area. He has a used car business on an adjacent lot. The zoning of the property is Industrial. He showed the color palette that he is in favor of using for the project. Commissioner Jeffries asked about metal buildings and how they are addressed in the City Code.

In the new code the lots are should be no less than 10,000 square feet and this project is 9,000 square feet. A PUD was suggested along with a design review and scenic route.

Mr. Millar will talk to the City Attorney regarding the non-conforming issue.

Commissioner Feinberg addressed landscaping issues with Mr. Byars.

**PRE-APPLICATION (CUP, DR)**

*211 W. Forest Street*

John Price of The Architects Office: A pre-application meeting to present a conditional use permit application to construct a new 5536 sq. ft. (one story) medical office building adjacent to the existing 8,666 sq. ft. medical clinic. NOT A PUBLIC HEARING.

John Price of the Architects Office and Karen Kellie, Hospital Administrator representing the Payette Lakes Medical Clinic, addressed the Commission. Ms. Kellie advised they

have been in the current building for seven years and are at capacity. They will be adding more physicians in the next few months.

This proposed addition to the clinic was included in the neighborhood meeting for the integrative health medical clinic. The neighbors gave a number of ideas which they have incorporated.

John Price said that they are going to submit a CUP since they are in an R4 zone and will submit a DR application as well. He explained the site plan, elevations and discussed the materials that would be used in designing the building. He said through the design review process they will address parking issues. He said they are looking at improving drainage.

Commissioner Jessup asked where they would land the helicopters. Ms. Kellie said it would be detailed on the final site plan. She said 90% of the time they land at the airport.

Michelle asked Ms. Kellie where they stand with their Master plan. She stated the Master plan is in the process and that this would fit into it.

Mr. Millar applauded the hospital for wanting to stay in the current area and being part of the town.

Chairman Youde clarified with Mr. Millar that the neighborhood meeting that was held and included this proposal is sufficient to meet that requirement.

**PRE-APPLICATION (CUP, DR)**

*Lots 15, 16 and N. 8' of Lot 17, McCall's 1<sup>st</sup>, Roosevelt Street*

Mike Maciaszek: A pre-application meeting to present a mixed use building with on-site parking. NOT A PUBLIC HEARING.

Mike Maciaszek discussed a small mixed use project in the CBD zone. He discussed storm drainage, parking and landscaping. He said that if they couldn't accommodate the required amount of parking that they would be willing to pay for parking. Curb and gutters were discussed. On street parking can not be used to conform to the parking requirements. This would be the primary residence of the applicant and retail as well. Exterior colors and the type of materials were discussed. The applicant was advised to hold a neighborhood meeting.

**ROS-06-5**

The applicant is requesting to split an 11.18 acre parcel into three lots. The resultant lots would be .92 acres, 2.25 acres, and 8 acres in size. The 8 acre parcel will be combined with the Sweet and Eckhart property to the north.

The application is eligible for a Record of Survey (MCC 9.1.05).

The resultant lots comply with the provisions of Section 3.3.03, Dimension Standards by Residential Zone, for the R-1 Zone. NOT A PUBLIC HEARING.

Staff recommends approval of ROS-06-5.

Bob Hunt addressed the commission. Joel Droulard was not able to attend. Mr. Hunt showed the Commission where the property in question is located. Phil Feinberg recused himself.

Commissioner Schoedler moved to approve ROS-06-5. Commissioner Jeffries seconded the motion; motion approved.

**ROS-06-6**

*Lot 8, Block 1, Lick Creek Meadows*

A request for a record of survey to split the lot into two lots in order to build a townhouse on each lot. The lot was originally approved for a CUP to build a duplex. NOT A PUBLIC HEARING.

The application is eligible for a Record of Survey (MCC 9.1.05).

The resultant lots comply with the provisions of Section 3.3.03, Dimension Standards by Residential Zone, for the R-4 Zone.

Staff recommends approval of ROS-06-6.

Josh Kinney with Cornerstone Custom Homes addressed the Commission and reminded the Commission that they approved CUPs a few weeks back for duplex lots. Since that time he said they had run into problems with appraisals. By making these town home lots the town homes can be sold separately as opposed to a duplex which both units had to be purchased as one unit. Mr. Kinney feels this will make it more affordable. Mr. Millar advised this was recommended to Mr. Findlay from the beginning.

Mr. Millar advised that there would be shared driveways and four of them as they are laid out could also share one driveway. By changing the ownership structure, this would provide less impact and more greenery.

Commissioner Jessup moved to approve ROS-06-6; Commissioner Schoedler second the motion; motion carried.

**ROS-06-7**

*Lot 9, Block 1, Lick Creek Meadows*

A request for a record of survey to split the lot into two lots in order to build a townhouse on each lot. The lot was originally approved for a CUP to build a duplex. NOT A PUBLIC HEARING.

The application is eligible for a Record of Survey (MCC 9.1.05).

The resultant lots comply with the provisions of Section 3.3.03, Dimension Standards by Residential Zone, for the R-4 Zone.

Staff recommends approval of ROS-06-7.

Commissioner Jessup moved to approve ROS-06-7; Commissioner Schoedler second the motion; motion carried.

**ROS-06-8**

*Lot 10, Block 1, Lick Creek Meadows*

A request for a record of survey to split the lot into two lots in order to build a townhouse on each lot. The lot was originally approved for a CUP to build a duplex. NOT A PUBLIC HEARING.

The application is eligible for a Record of Survey (MCC 9.1.05).

The resultant lots comply with the provisions of Section 3.3.03, Dimension Standards by Residential Zone, for the R-4 Zone.

Staff recommends approval of ROS-06-8.

Commissioner Jessup moved to approve ROS-06-8; Commissioner Schoedler second the motion; motion carried.

**ROS-06-9**

*Lot 10, Block 1, Lick Creek Meadows*

A request for a record of survey to split the lot into two lots in order to build a townhouse on each lot. The lot was originally approved for a CUP to build a duplex. NOT A PUBLIC HEARING.

The application is eligible for a Record of Survey (MCC 9.1.05).

The resultant lots comply with the provisions of Section 3.3.03, Dimension Standards by Residential Zone, for the R-4 Zone.

Staff recommends approval of ROS-06-9.

Commissioner Jessup moved to approve ROS-06-9; Commissioner Schoedler second the motion; motion carried.

**ROS-06-11**

*417 & 423 Virginia Blvd.*

Christopher Connelly: A request for a record of survey to combine two lots in order to create one 12,340 sq. ft. lot. NOT A PUBLIC HEARING.

Chris Connelly would like to combine his two lots into one. There is a residence on one and a garage that overlaps on both. There are two legal driveways.

Commissioner Feinberg moved to approve ROS-06-11; Commissioner Jessup seconded the motion; motion carried.

**ROS-06-12**

*200 Floyde Street*

Claire Remsburg representing Lynn Hamilton: A request for a record of survey to split the parcel located at 200 Floyde Street into two lots. NOT A PUBLIC HEARING.

This would still create two conforming lots. It was suggested that the applicant check for utility easements.

Commissioner Schoedler moved to approve ROS-06-12; the motion was seconded; motion approved.

**OTHER**

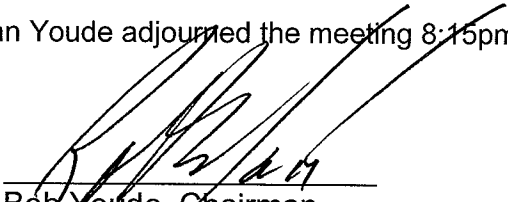
Aspen Ridge Phase 3 has requested a six month extension to allow the applicant to file for final plat approval.

Commissioner Schoedler moved to extend Aspen Ridge Phase 3; Commissioner Jeffries seconded the motion; motion approved.

Mr. Millar advised the Commission of the groups "Save Our Skylines" and "Community Voice" who are adamant about raising the issue of the 35' building height. The City Council after a lot of discussion has directed staff to update the comprehensive plan and transportation master plan which will take 12-16 months. Joe Dills of Otak will led the effort and has a number of successful comprehensive planning projects in Oregon. The team will include an economist that he has worked with in another mountain town. On July 11<sup>th</sup> there will be a public hearing to propose a moratorium in the CBD north of Lake Street and West of 3<sup>rd</sup> Street on building proposals that exceed 35 feet.

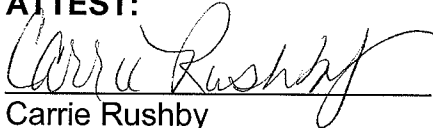
**ADJOURNMENT**

As there was no further discussion, Chairman Youde adjourned the meeting 8:15pm.



\_\_\_\_\_  
Bob Youde, Chairman  
Planning & Zoning Commission

**ATTEST:**



\_\_\_\_\_  
Carrie Rushby  
Administrative Assistant