

**McCall Area
Planning and Zoning Commission
McCall RV Resort- North Fork Lodge
Meeting Minutes
July 11, 2006**

CALL TO ORDER AND ROLL CALL

Chairman Bob Youde, Commissioners Sarah Jessup, Shane Jeffries, Jeff Schoedler, Phil Feinberg and Kim Apperson. Quorum present.

Chairman Youde introduced Kim Apperson, new member of the Commission appointed from Valley County.

REVIEW & APPROVAL OF MINUTES

The minutes from May 2nd, June 6th and June 20th will be carried over to the next regular meeting on August 1, 2006.

OLD BUSINESS

Design Review of Timbercrest Club House

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

Commissioner Feinberg recused himself.

Chad Olsen approached the podium and answered questions regarding the club house. He mentioned the idea of the clubhouse being opened to the public.

Ms. Groenevelt said a pre-application meeting would be the appropriate forum to discuss this idea. She reminded the Commission that this project is not going through the design review process required under the new code review. This design review is a condition of approval from a previous land use application SUB-04-15.

Commissioner Schoedler made a motion to approve the design, landscaping, and entry signage of Timbercrest Clubhouse. Commissioner Jeffries seconded; motion carried.

DR-06-7

*Sign for Integrative Medical Clinic
203 Hewitt Street*

Reenie Ramos for Integrative Medical Clinic, McCall Memorial Hospital: The applicant is seeking design review approval for a sign on the Integrative Medical Clinic. A PUBLIC HEARING.

Claire Remsberg representing applicant said the sign is larger than originally submitted however it still conforms to the new code. Information about the sign was distributed to the Commissioners.

Commissioner Jessup made a motion to approve DR-06-7; Commissioner Schoedler seconded the motion; motion carried.

SUB-05-13 & PUD-05-4

Village at Deer Forest

Michael Goldman: A request for a minor amendment to add specified setbacks to the final plat and final plan for a subdivision containing 16 residential lots and 8 townhomes on 5.82 acres. NOT A PUBLIC HEARING.

Michael Goldman, the applicant, had no comments.

Ms. Groenevelt advised the commissioners that the setbacks were originally specified in the preliminary plat and general plan. The setbacks were not transferred onto the final plat and final plan. There were several other small changes having to do with spelling and footnotes that were no longer relevant due to the setback notes.

Commissioner Schoedler made a motion to approve the minor amendment to add specified setbacks to the final plat and final plan for SUB-05-13 and PUD-05-4; Commissioner Jessup seconded the motion; motion carried.

NEW BUSINESS

Building Height Moratorium

A public hearing prior to the possible recommendation to City Council of the adoption of a moratorium on building heights over 35 feet in the Central Business District Zone north of Lake Street and west of Third Street within the City of McCall. A PUBLIC HEARING.

Chairman Youde explained the public hearing process.

Roger Millar gave a thorough presentation and overview of the old and new McCall City Code, the new procedures for applications, the growth of McCall and the proposal of the building height moratorium.

Commissioner Feinberg said that Mr. Millar has brought a lot of expertise to the City of McCall and that he has taken a lot of heat over the last year due to the moratorium and now the community housing. Commissioner Feinberg commended Mr. Millar on a job well done.

Commissioner Jeffries clarified with Mr. Millar regarding the date to begin updating the comprehensive plan, the time it will take to have the revised comprehensive plan in place and the proposed building height moratorium.

Chairman Youde said that he received two letters that have been circulated from people who could not attend the hearing.

Chairman Youde opened the public hearing.

Ray Dupree, 45 Silver Fox Trail, felt the 50 foot height limit with the guidelines in place is unreasonable. He said McCall is changing and there will be development in the central business district. He said you can't see over a 10 foot fence to view the lake and for an extra 15 feet if we can squeeze in public access, a public beach and have something that McCall would be very proud of instead of a Motel 6 with no public access, no beach access and no views. He thinks McCall would be better off to have that.

Ben Verschoor, 605 Syringa Drive, is opposed to the 50' limit on the lake as he feels this would be an eyesore. He questioned the fire departments ability to access a structure on the lake that is 50 foot tall, and feels that it would create more traffic.

Lee Bennett, resident of the City of McCall since 1994, thanked the P&Z for holding this public hearing. He does not support the 50 foot height limit. He feels the lake is an area that the scale does not allow for 50 feet. He feels this leads to shading of the lake and that it compromises views for the intercity core. Regarding economics and the creation of jobs by such a building or structure such as a hotel, Mr. Bennett said we already have an issue with not having enough affordable housing, an issue with traffic and with pollution. He feels this will be bringing in a multitude of lower income paying jobs which then requires people to commute from other areas because property values in this area are much higher.

Kit Worthington, 1305 Boydston Lane, read an article in the San Diego Union that is dealing with the same issue but only in reverse. He said that 20 years from now we should be able to go back and say that we did the right thing. As far of the 50' limit he feels the jewel of the City is the lake and when one is out on the lake looking back at the mountains it is nice to see trees.

Tracey Steiger, 268 Buck Camp Lane, is opposed the 50' height limit. He said he feels the developers are trying to bulldoze the City. He feels other developers that come along wouldn't have a problem with the 35 foot height limit.

Andrew Cochrane, 510 Colorado Street, is in favor of the moratorium along the lake to give the City a chance to hear the public comment and be able to update the comprehensive plan.

Lydia Hakes, Spruce Street, has lived in McCall for 35 years and has had a business in McCall for 30 years. She commented on businesses in town and the increase in rent being charged. Several of her friends who own businesses are moving their business elsewhere due to the high rent in the downtown. She said she is not for the 50 foot height limit. She said she not only represents herself but 20 others as well. She read the names for the minutes.

Marilyn Arp, 1704 Pine Circle, supports the moratorium. She commended the zoning Commission for the new planning and zoning ordinances and also to Roger for the issues he brought before everyone in the presentation.

Jim Arp reiterated Marilyn Arp's concerns.

Mary Allen, 710 Spruce Street, added her kudos to all the work everyone has done. She is in favor of the moratorium. She feels once something is gone you can't get it back.

Joe Pietri, 1069 North View Drive, reiterated what the other opponents of the 50 foot height limit said.

Marcia Kulesza, 118 E. Forest Street, is in favor of the moratorium. She would like to see it expand city wide.

Norbert Kulesza, 118 E. Forest Street, is also in favor of the moratorium and would like to see it expand city wide. He presented a letter from his neighbors.

Liz Warner, 156 Carefree Lane, would like P&Z to put a one year moratorium to give the citizens a chance to participate in the comprehensive plan.

David Hanson, 355 Rio Vista, complimented all the P&Z for volunteering in this position. He feels the development is very positive for the downtown and for the visitors. He feels the height is not an issue. He feels this would be a welcome decision. He does not support the moratorium.

Rick Certano reiterated David Hanson's statement.

Dave Peugh, 295 Heikkla, is strongly against the moratorium. Says going to 50 feet does not guarantee a 50 foot use, this merely allows the opportunity for someone to apply and the projects to be reviewed. He feels all projects should be heard on their merits not on the height.

Randy Smith said he and his wife live next to the proposed project. He has mixed emotions about all the change. He feels another condo project would not benefit the community where nobody would have access to the beach. He feels if the proposed project is designed, built and operated properly it is an excellent benefit to the town.

Bill Burke, Farm to Market Road, said that he is in support of Bob Hunt's project. He feels this project has met all the criteria. He said this has underground parking, off street parking, etc and feels that 15 feet is not much of a difference.

Bob Hunt, 210 N. 3rd Street, said the City has spent months rewriting the code. He feels that the public and the Council had enough time and information through all the meetings to make a vote that they believed in and felt good about it. He said are we here to consider putting a moratorium on a consideration because no applicant has the right to be approved to build anything over 35 feet only to be considered. He said the truth of the matter is that the moratorium is being considered because a lot of very vocal people stormed City Council three to four weeks ago and it wasn't even a public meeting or public hearing but they took it upon themselves to overpower, intimidate people and scare them into thinking that they had to revisit this issue. Mr. Hunt feels the vote was taken and now a lot of unhappy people threatened City Council. He feels there are two different groups in the room - one group that feels the Council made a mistake and one that feels that they didn't. One group that says they don't ever want anything over 35 feet. The other group that will consider the idea of a building over 35 feet if it has public amenities and meets the criteria. He feels the moratorium is just a band-aid.

Ed Elliott 35-year resident and business owner, 1840 Warren Wagon Road, thanked the Commission for the work they have done and especially for the lighting ordinance. He said remembers back in 2004 when the height limit was brought up and not passed. Mr. Elliott supports the moratorium and the 35 foot height limit.

Terri Gilbert, 210 N 3rd Street, is not in favor of the moratorium. She is the marketing and advertising manager for the Hunt Lodge in McCall. Ms. Gilbert said since they opened in 2003 they have had to turn away a minimum of 20 groups per year because they did not have the facilities to accommodate banquets of 200-500 people. These people have gone to either Sun Valley or Coeur d'Alene because McCall could not

provide the space for them. She feels that if we do not address the issue by building a larger convention space by the time Tamarack is on line within the next few years then we will continue lose the business to Tamarack, Sun Valley or Coeur d'Alene. McCall will potentially become a ghost town for those types of businesses. She feels a larger convention facility including a hotel on the lake would entice them to come to McCall and spend their money here.

Steve Millemann, 1171 Elo Road, said we need to bring the issue back to the ordinance. This affects approximately 800 feet of the downtown business district. He said this imposes no obligation whatsoever to the city to approve any building one inch over 35 feet in fact it grants discretion to deny an application for any building one inch over 35 feet. It also grants you the consideration in a public hearing format open to the public a project which might exceed 35 feet. He said this is only allows the consideration to exceed 35' on their merits. He is not in favor of the moratorium.

Karen Olde, 13737 Clear View Road, strongly supports the moratorium.

Judy Linman, 12900 Mesa Court, applauds the current changes in the ordinances. She is in favor of the moratorium.

Isaac Babcock, McCall City resident, feels the 50' height limit would comprise the character of McCall and is in favor of the moratorium. He said whatever the decision is to make sure it is one that reflects the community.

Mike Payne, 641 Ellis Road, voices his support for the moratorium. He feels the visuals not only compromise the vision from the street but also the lake.

Glenn Jacobsen, 900 Ann Street, supports the moratorium.

Cathy Them, 268 Buck Camp Lane, feels there are two groups in the room, the ones that want to take a look at this in an open fashion and the moratorium would give us the opportunity to do this and the others that want to go forward with it. She supports the moratorium.

John Marshall, 40 Lake Fork Road, voiced his opposition for the moratorium. He feels this is not necessarily about the height limit. He feels this is more about the change and growth in McCall.

Travis Lundquist, 97 Coy Road, feels we don't need a moratorium. He said we have a lot of growth coming to the area and we need to control the growth and accept it or not accept it and fight it. He said we need a conference center or we will see a ghost town in conferences because we don't have the capacity. He said he is firmly against the moratorium.

Linda Kincer, 638 Ruby Street, is against the moratorium. She feels Mr. Hunt is giving the town back what we used to have when we had the Shore Lodge. She feels there is not a big difference between 35' and 50'.

John Humphries, 108 Pearson Lane, business owner in McCall thanks City Council and P&Z for even considering a moratorium. He urges the P&Z to enter into a moratorium.

Diane Evans Mack, 230 Buck Camp Lane, very strongly supports the moratorium. She feels the decision on height limitation in 2004 had already been made and should not have come back again.

John Kwader, 34 Ikla Lane, supports the moratorium. He feels it should be over the whole town and is very much in support of the revision of the comprehensive plan.

Craig Eberle, 498 Wanda Avenue, supports the moratorium.

Diane Bub, 498 Wanda Avenue, is in favor of the moratorium.

Curt Mack, 230 Buck Camp, representing "Community Voice" a citizen-based collaborative that provides an active and collective voice to shape issues in the Long Valley. Mr. Mack said they support the moratorium. He said Community Voice is working to influence growth and development for the benefit of the community. He said what Community Voice is trying to do is help organize the community into small working groups. They would like an opportunity to work with the City and elected officials on the comprehensive plan.

Tuck Miller, 657 Koski, thanks the City Council and the P&Z for the opportunity to talk. He said he represents a group of 300 people. He feels we should have a democratic election. He said there are other meetings going on tonight or there would be more citizens against the moratorium. He figured they put a nail in the coffin two years ago when this issue was addressed. He said the moratorium needs to be in place so the comprehensive plan can be updated.

Sally Elliott, 35-year resident and business resident, supports the moratorium.

Diana Annen, 253 Rio Vista Blvd., is in favor of the moratorium.

Oswald Annen, 253 Rio Vista Blvd., spoke but was neither for nor against the moratorium. He feels we all need to work together in a democratic fashion.

Ron Lundquist, General Manager of the Ashley Inn Hotel in Cascade, feels the moratorium is very personal to him. He said they have a 3,000 sq. ft. conference center that seats up to 150 people. He said he loses about 15-20 large groups that end up going to Sun Valley or to other communities that have larger conference rooms. He feels time is of the essence. He is opposed to the moratorium.

Wayne Ruemmele, 1055 Reedy Lane, does not support the moratorium. He feels we just went through the process to allow projects to be considered. The height limit should be used as leverage with developers to get the buildings we want. He said considering putting a moratorium on a consideration means "Let's stop thinking."

Barbi Burke, 13607 Farm to Market Road, owns a business at 301 Park Street, says she is for growth of the community.

Greg Youmans, 3506 Warren Wagon Road, supports the moratorium.

Lois Fry, 1341 Greystone part-time and part-time in Cascade, apologized for her rudeness earlier in the evening. Ms. Fry said she is in favor of the moratorium.

Claire Remsberg, 1400 Comfort Rd and business owner in McCall, supports the moratorium in order to review the comprehensive plan.

Alana Shoemaker, 461 Smitty Avenue and 50 year resident, is in favor of the moratorium. She feels we need time for the comprehensive plan and for the infrastructure issues as well.

Dave Carter, 656 Douglas Drive, is opposed to the moratorium.

Jean Odmark, 141 Lake Street, is in favor of the moratorium. She feels we won't have any housing if there is a blanket 50' development.

Judy Dinwiddie, 120 W. Lake Street, was on the downtown planning sub-committee back in 1995 as a member of Vision 2020. The intent of the committee was to preserve the central business area downtown. She said they, with the comprehensive plan committee, established a height limit of 35 feet and not because of the ladder and it was not the disability it was because of the proportional area to the size of the lake. She said they felt at that time it was visually impairing to the lake. Ms. Dinwiddie said she is in favor of the moratorium.

Bridgid Wiking, 129 Sue Drive, supports the moratorium although she said she has mixed feelings. She said maybe we don't need a height limit all over town however we do not need something so huge that it is out of proportion.

Joe Hill, 1306 Warren Wagon Road, is not in favor of the moratorium as there is already a system in place, you already have the ability to accept a particular design and how it is going to impact the city.

Pat Allen, 650 Stockton, commended Planning and Zoning Commission. He said he was on the Commission from 1994-1999. He said that if you look at the comp plan it really speaks for how the people feel. He feels they need to talk all the vocal people that are present at this hearing and put them to work on the comp. plan. He is not in favor of the moratorium.

Norm Garrison is in favor of the moratorium.

Greg Lovell, 1325 Greystone, he feels for the most part tonight's meeting was very complimentary. He commended Roger. He feels we don't want to be stagnant like other towns. He feels we are a representative democracy. We need to recognize the changes as well as the comp plan. He said we need flexibility.

Dan Krahn believes the moratorium is not necessary. He feels the current ordinances allow the Commissioners to make decisions based on the merit of their project.

Brett Bittenbender, East Lake Fork Road, is for the moratorium. He feels 50' height would be detrimental to the town.

Ryan Garber is for the moratorium.

Chairman Youde closed the public hearing.

Chairman Youde asked for a motion to declare an interim moratorium in the central business district for 365 days. The motion made by Chairman Youde. Commissioner Jeffries seconded the motion. Chairman Youde opened for discussion among the commissioners. Commissioner Apperson felt with all the discussion that we heard that we should step back and wait for the comprehensive plan. Commissioner Jeffries agreed that this should be addressed in the comprehensive plan. Commissioner Schoedler said that public comment has been over whelmingly opposed to the 50 feet height limit. He feels we should step back and look at the comprehensive plan. Commissioner Jessup worries for the state of representation government for McCall that we should do this. She said it seems that were just running around in circles. She believes we would never have an agreement on this issue. She feels that when the time is up for the moratorium that if both sides haven't made a legitimate effort to hear each other then she will be the first to end the moratorium. Commissioner Feinberg said that he is afraid that if we are not careful that we will have a solid row of condominiums on the lake. He feels that to weigh the two hearings from 1994 to present is not fair. He said that some things in the comprehensive plan have not changed. He said that it is going to take everyone here to put input into the comp plan. Chairman Youde said we are going backwards. We should revisit the comp plan before going forward.

Commissioner Feinberg questioned Roger regarding the timeframe of the moratorium. Comprehensive planning process is one year and it can be extended if needed to complete the revision of the comprehensive plan.

Vote by roll call Chairman Bob Youde (yes) Commissioners Sarah Jessup (yes), Shane Jeffries (yes), Jeff Schoedler (yes), Phil Feinberg (yes) and Kim Apperson (yes). The motion passed unanimously 6-0.

PRE-APPLICATION (SR)

210 & 213 W. Lake Street

Andy Laidlaw from McCall Design representing Dick and Mary Lou Ennis: A pre-application meeting to discuss moving an existing cabin at 213 W. Lake Street to 210 W. Lake St. and add a garage to the relocated cabin. NOT A PUBLIC HEARING.

Andy Laidlaw gave pictures to the Commission to show them the proposal. The Commission did not have any major concerns.

PRE-APPLICATION (CUP, SR, DR)

407 3rd Street

Dave Clutter: A pre-application meeting to discuss the operation of a motorcycle repair shop in an existing 30'x30' building located in the Community Commercial zone. NOT A PUBLIC HEARING.

Dave Clutter explained in detail the extent of his business. He has already spoken to the neighbors and have signatures with their approval.

Chairman Youde advised him that he may have to allow for a bike path and to check with ITD.

PRE-APPLICATION (SR, DR)

300 3rd Street

Michial and Judy Maguire: A pre-application meeting to discuss renovation of an existing building, the replacement of a building in the rear of the property, parking, handicap accessibility and sign plan. NOT A PUBLIC HEARING.

Mike & Judy Maguire explained that they got their building permits back in March because they couldn't get insurance on their building. They have been working extensively on improving the building. They would like to add handicapped access and add parking in the back of the building. Roger advised the applicants that concrete curb and gutters with ADA compliance is acceptable. Their neighborhood meeting is tomorrow night.

The Commission was pleased with the project and encouraged them to go forth with their project.

PRE-APPLICATION (DR)

303 Colorado Street

Pam and Brian Thomas: A pre-application meeting to discuss the expansion of Common Ground Café commercial by replacing the garage with a new structure to add restaurant facilities and an indoor stage. NOT A PUBLIC HEARING.

Pam Thomas introduced Brian Thomas, Jay with Stone Metal Wood, and George the architect. They are proposing to expand their facility but not over 35'. They would like to demolish the existing garage and design a 2-story building in place of it. George explained this would be a European style cafe. They would have cultural events and the existing building would be retail. The space that would attach the old and the new buildings would be a small local art gallery. Pam advised they currently have 10-11 spaces and will look to the neighborhood for additional parking. Pam said she will look for guidance from Staff for parking. Roger advised them to look at the code and make their best argument. Commissioner Feinberg felt this is a great idea/design however encouraged them to talk more with staff to work out other issues.

PRE-APPLICATION (CUP, SR, DR)

14180 Highway 55

Larry Terherst representing Mountain Life Church: Pre-application meetings to discuss the operation of a pre-school formerly located at 506 Pine Street and operate a bookstore/coffee shop for church patrons in the existing building. NOT A PUBLIC HEARING.

Chairman Youde has recused himself.

Larry Terherst, Rob Mair, and Jeff Eklund addressed their coffee shop/bookstore. They said primarily their purpose is to accommodate the needs for people who wish to purchase Christian literature. They would like to have the coffee shop available for their parishners and parents who drop their children off to the daycare. Roger advised the applicants to take the signage down since it is not in compliance with the code. Mr. Terherst advised they have already taken the sign down. Mr. Millar questioned the applicants about whether they would be compliant as far as signage if they were approved for their bookstore/coffee shop if it is for members only. Otherwise this leans it to retail which is not the intent of this residential property. A retail establishment is a separate conditional use permit.

Rob asked for input from Roger regarding the day/pre-school. They would like to add a small addition to the back side of the property. He said they have gotten preliminary approval from Central District Health. Roger said that if they have satisfied their agreements with Central District Health and the Fire Marshal they can proceed with their conditional use permit. The applicant asked if they can proceed with the original conditional use permit. Roger advised them they will need to apply a new conditional use permit.

Jeff asked Roger for a definition of place of worship. Roger said different churches have different needs. He asked them to specify their place of worship. They were advised to have a neighborhood meeting and listen to what the neighbors say. Commissioner Jeffries advised them to look their vision and to make a master plan so they don't have to keep coming back before the board.

DR-06-12

718 Fir Street

Holly and Kelly Wallace: A request for design review approval to construct a single family house on a non-conforming lot. A PUBLIC HEARING.

Staff is recommending approval.

Holly Wallace appeared before the board without any additional comments.

Chairman Youde opened the public hearing. Hearing no testimonies for or against the public hearing was closed.

Commissioner Schoedler made a motion to approve DR-06-12; Commissioner Jessup seconded the motion; motion approved.

ROS-06-10

1969 Carico Road

Dean and Gale Nehrig: A request for a record of survey to split a parcel into two lots. NOT A PUBLIC HEARING.

Staff recommends approval.

Commissioner Feinberg made a motion to approve ROS-06-10 with a condition that the applicant be able to provide a variance from water and sewer district; Commissioner Schoedler seconded; motion carried.

ROS-06-13

906 Hayes Street

Ringel & Associates for Charles Gifford: A request for a record of survey to split a parcel into two lots. NOT A PUBLIC HEARING.

Staff recommends approval.

Commissioner Schoedler made a motion to approve ROS-06-13; Commissioner Jeffries seconded; motion carried.

ROS-06-14

260 Deinhard Lane

Joel Droulard representing Mike Eckhart: A request for a record of survey to combine three parcels to create two lots. A .419 acre, 1.69 acre, and a 7.829 acres are proposed to be combines to create a 9.938 acre lot and the remaining parcel proposed is .292 acres. NOT A PUBLIC HEARING.

Commissioner Feinberg recused himself.

Staff recommends approval.

Mike Eckhart gave the Commission a revised copy.

Commissioner Schoedler made a motion to approve ROS-06-14; Commissioner Jeffries seconded; motion carried.

ROS-06-15

492 Verita Road

Jonathan Lund: A request for a record of survey to split one parcel into four lots. NOT A PUBLIC HEARING.

Jon Lund appeared before commission requesting the lot split.

Staff recommends approval.

Commissioner Jessup made a motion to approve ROS-06-10; Commissioner Schoedler seconded; motion carried.

SUB-06-6

402 N. 3rd Street

Nystrom, Olsen, and Collins representing Clearwater Lodging: A request for preliminary plat approval to construct a 107 unit condo hotel with a parking garage facility. The ground floor will consist of a fitness center with pool and commercial retail space. The proposed structure will be 35 feet in the eastern portion of the property and step back to 50 feet on the western portion of the property. A PUBLIC HEARING.

PUD-06-2

402 N. 3rd Street

Nystrom, Olsen, and Collins representing Clearwater Lodging: A request for general plan approval to construct a 107 unit condo hotel with a parking garage facility. The ground floor will consist of a fitness center with pool and commercial retail space. The proposed structure will be 35 feet in the eastern portion of the property and step back to 50 feet on the western portion of the property. A PUBLIC HEARING.

CUP-06-16

402 N. 3rd Street

Nystrom, Olsen, and Collins representing Clearwater Lodging: A request for conditional use permit approval to construct a 107 unit condo hotel with a parking garage facility. The ground floor will consist of a fitness center with pool and commercial retail space. The proposed structure will be 35 feet in the eastern portion of the property and step back to 50 feet on the western portion of the property. A PUBLIC HEARING.

SR-06-11

402 N. 3rd Street

Nystrom, Olsen, and Collins representing Clearwater Lodging: A request for scenic route approval to construct a 107 unit condo hotel with a parking garage facility. The ground floor will consist of a fitness center with pool and commercial retail space. The proposed structure will be 35 feet in the eastern portion of the property and step back to 50 feet on the western portion of the property. A PUBLIC HEARING.

DR-06-13

402 N. 3rd Street

Nystrom, Olsen, and Collins representing Clearwater Lodging: A request for design review approval to construct a 107 unit condo hotel with a parking garage facility. The ground floor will consist of a fitness center with pool and commercial retail space. The proposed structure will be 35 feet in the eastern portion of the property and step back to 50 feet on the western portion of the property. A PUBLIC HEARING.

Jim Cecil from Clearwater Lodging showed the Commission the design of the proposed condo hotel with retail space and material to be used to construct it. Mr. Cecil said they would like to include a junior Olympic sized pool with a fitness center that will be open to the public.

The applicant intends to apply for a rezone to increase the density from 88 to 107 units. They will need to submit a community impact review.

At this point Staff recommends all the above application be continued to the September meeting.

Mr. Cecil advised six people showed up at the neighborhood meeting and they called several other people and had very positive feedback.

Commissioner Schoedler had issues regarding the entrances into the retail spaces.

There was a lot of discussion with the intent of the retail use and design.

Jim Cecil asked for clarity on what the Commission wants. He felt they had designed exactly what the Commission asked for.

Chris Olsen, architect from the project, addressed the Commission to clarify some of the concerns and said he is willing to work with the Commission. He took the advice of the Commission and will work on the design to show the commercial detail.

Chairman Youde suggested all applications be continued to the special P&Z meeting on August 15th.

Chairman Youde opened the public hearing on all applications for the project.

Tuck Miller representing "Save Our Skyline" says this project is not inviting to the public.

Greg Lovell, 1325 Greystone, said that he hopes this is really curb and gutter as part of the project. He is in support of this project and the affordable housing.

Diana says this project is huge, big and in our face and in our scenic byway. If the building itself is a hotel where is the infill? She feels the hotel is too big and that she doesn't get it.

Curt Mack representing the Community Voice says from a design review perspective that this does not fit within the context of the comprehensive plan.

Andrew Cochran feels this does not fit into the current design of McCall. He does not think this is attractive. He feels there is no need for the added height.

Chairman Youde closed the public hearing.

Chairman Youde asked for this to be continued to August 15th.

SUB-06-4

Crystal Blue

1604 Davis Avenue

Shawn Harriman representing Crystal Blue LLC: A request for preliminary plat approval to convert apartments into condominiums totaling 29 units in 13 buildings. A PUBLIC HEARING.

DR-06-10

Crystal Blue

1604 Davis Avenue

Shawn Harriman representing Crystal Blue LLC: A request for design review approval to convert apartments into condominiums totaling 29 units in 13 buildings. A PUBLIC HEARING.

Shawn Harriman representing Crystal Blue LLC roughly 5 buildings are built and there are 10 more under construction. They have added community housing as part of the replat process.

The five units that are being added to the project are approximately 1450 square feet.

Staff recommends approval.

Commissioner Youde opened the public hearing. Hearing none, the public hearing was closed.

Commissioner Schoedler made a motion to approve DR-06-10 Jessup seconded the motion; motion carried.

Commissioner Schoedler made a motion to approve SUB-06-04 with the finding and conclusions; Jeffries seconded the motion; motion carried.

OTHER

Western Planner Conference in Boise- August 2-4, 2006. Staff and Sarah Jessup will attend the conference. No other Commissioners will attend.

ADJOURNMENT

As there was no further discussion, Chairman Youde adjourned the meeting at 11:36 p.m.

Robert Youde, Chairman
Planning & Zoning Commission

ATTEST:

Carrie Rushby