

**MCCALL AREA
PLANNING AND ZONING COMMISSION
Meeting Minutes
October 3, 2006**

1. CALL TO ORDER AND ROLL CALL

Chairman Bob Youde, Commissioners Sarah Jessup, Phil Feinberg, Kim Apperson, and Jeff Schoedler were present. Commissioner Shane Jefferies was absent. Quorum present.

Chairman Bob Youde read a memo that was written from Roger Millar regarding the moratorium.

Chairman Bob Youde read a resolution in appreciation of Commissioner Jeff Schoedler's service on the McCall Area Planning and Zoning Commission (see attached). Chairman Youde announced that at the close of the meeting Commissioner Phil Feinberg will take Commissioner Jeff Schoedler's place as Vice Chair.

2. REVIEW & APPROVAL OF MINUTES

-September 12, 2006

Commissioner Apperson made a motion to approve the September 12, 2006 minutes; Commissioner Schoedler seconded the motion; motion carried.

3. OLD BUSINESS

CUP-06-13 (requesting continuance to the December 5, 2006 meeting)

Colorado Street Apartments

415 N. 3rd Street

Mark Saunders representing LAXMI Corporation: The applicant is proposing to construct 24 apartments in four buildings located on the eastern portion of the Best Western Hotel parcel. A PUBLIC HEARING.

Without objection CUP-06-14 was continued to the December 5, 2006 meeting.

SR-06-4 (requesting continuance to the December 5, 2006 meeting)

Colorado Street Apartments

415 N. 3rd Street

Mark Saunders representing LAXMI Corporation: The applicant is proposing to construct 24 apartments in four buildings located on the eastern portion of the Best Western Hotel parcel. A PUBLIC HEARING.

Without objection SR-06-4 was continued to the December 5, 2006 meeting.

DR-06-1 (requesting continuance to the December 5, 2006 meeting)

Colorado Street Apartments

415 N. 3rd Street

Mark Saunders representing LAXMI Corporation: The applicant is proposing to construct 24 apartments in four buildings located on the eastern portion of the Best Western Hotel parcel. A PUBLIC HEARING.

Without objection DR-06-1 was continued to the December 5, 2006 meeting.

DR-06-18 (requesting continuance to the December 5, 2006 meeting)

Common Ground Cafe

303 Colorado Street

Pam and Brian Thomas: A request for design review approval to expand Common Ground Cafe by replacing the garage with a new structure to add restaurant facilities and an indoor stage. A PUBLIC HEARING.

Without objection DR-06-1 was continued to the December 5, 2006 meeting.

PRE-APPLICATION (CUP)

436 Ringel Street

John and Julie Ghio: A pre-application meeting to discuss the construction of a garage with a guesthouse above. NOT A PUBLIC HEARING.

John Ghio addressed the Commission and advised he has a house in McCall in Evergreen Terrace that he would like to add a garage with an apartment above it.

Chairman Youde asked Michelle Groenevelt for the current zoning for this area. She advised the zoning R4. The reason for the conditional use permit and design review is due to the kitchen in the proposed apartment.

DR-06-32

2059 Plymouth Court

A design review application to build a 4,509 sq. ft. single-family house to replace the existing cabin. The proposed house is in the Shoreline Environs Zone.

The Future Land Use Map (Figure 6) in the McCall Area Comprehensive Plan identifies the property and surrounding properties as "Low Density Residential." A PUBLIC HEARING.

The project is proposed to be served by Payette Lakes Water and Sewer District.

The proposed use access to the house is from John Alden Road.

Several concerned neighbors came to City Hall to review the plans. To date, no written comments have been submitted from the Payette Lake Watershed Advisory Group.

Staff recommends that the Planning & Zoning Commission approve DR-06-32 with the following condition:

1. The applicant shall receive the final engineering approval prior to being issued a building permit.

No other approvals are needed for design review.

McCord Christianson addressed the Commission and advised he and his partner have purchased a state lease in Pilgrim Cove and are planning to build a single-family residence. He said they have spoken with the City Engineers and Bill Weida from the Watershed Advisory Committee and feels they have followed all

of the requirements. Mr. Christianson said they are building a house that is very similar to the picture that he showed to the Commission that appeared in a national magazine. Commissioner Schoedler questioned Mr. Christianson as to the similarities of the two residences and advised him to be very careful with what they are doing due to copyright infringement.

Chairman Youde questioned the applicant above the trees and how many trees will be cut within the building envelope.

Commissioner Feinberg spoke in favor of the applicants and their issue on the trees. He said Mr. Christianson has been very sensitive to this issue.

Mr. Christianson advised they may share a well with neighbor if the pressure will be sufficient.

Chairman Youde opened the public hearing. Hearing no comments for, against, or about the proposed projects the Chairman closed the public hearing.

Commissioner Schoedler advised the applicant to either get permission from the original architect or to change the house significantly to avoid copyright issues. .

Commissioner Feinberg made a motion to approve DR-06-32; Commissioner Schoedler seconded the motion; motion carried.

SUB-06-7

*Alpine Village
616 N. 3rd Street*

The applications were submitted for preliminary plat, preliminary plan, conditional use permit, rezone, scenic route and design review approval to construct a mixed use project containing 4 buildings centered around a pedestrian mall on 4.9 acres. The pedestrian mall will connect 3rd Street and Railroad Avenue. The proposed buildings contain 97 market rate condominiums, 8 community housing condominiums, 14 off-site Community Housing Units, and approximately 31,000 sq. ft. of commercial space. A PUBLIC HEARING.

Michelle Groenevelt stated that the staff report had not really changed since the last meeting and there weren't any additional materials submitted.

Staff is recommending approval for the reduction of parking spaces for the following reasons: different commercial/residential peak hours and different types of commercial uses have different peak hours, adjacent to public transit route and pedestrian paths, the CCR's mentions no 'toy' storage in the parking area, and number of residential units may end up as second homes.

The conditions of approval are all the same with the exception of condition number twelve. Staff has taken the community housing plan and linked the final community housing plan with the final plat of each phase. Therefore, when the final plat of phase one is reviewed it will be up to Planning and Zoning to make a determination if the community housing plan is appropriate for that phase.

Michelle Groenevelt stated that Alpine Village will be presenting their parks proposal to the Parks & Recreation Advisory Committee on October 12, 2006. The Parks Advisory Committee will then make a recommendation to City Council.

The applicant resubmitted a community housing plan. The following is summary of the revised community housing plan:

Revised Plan: 97 market rate units (to accommodate more Community Housing Units on-site, they have added one floor to a section of Building 3, thereby increasing the total building square footage of Building 3 by approximately 9000 sq. ft. and the total percentage of building mass in the Project which exceeds 35 feet from 8% to 11%. The applicant will present additional elevations of this portion of the building for the September 12 Meeting.)

Community Housing Requirement: 19.4 community housing units

Proposed C.H. Units On-site: 8

Proposed C.H. Units off-site: 14, calculated as follows:

Remaining required C.H. Units: 11.4

Off site "penalty": 125%

Total C.H. Off-site Requirement: 14.25 C.H. Units (fractional unit to be covered by in lieu fee)

The phasing consists of the following:

Phase 1 (consisting of 35 market rate units): 8 C.H. Units On-site (1 more than total required for Phase)

Phase 2 (consisting of 25 market rate units): One of the following:
(i) 5 off site units, or
(ii) 10 converted mobile home spaces converted to C.H. Units

Phase 3 (consisting of 37 market rate units): One of the following:
(depending on election in phase 2): (i) 9 more off site C.H. Units; or (ii) 10 converted mobile home spaces replaced with 14 off-site C.H. units.

*The applicant will confirm that suitable property has been acquired and appropriately dedicated for the off-site units. All off site units will be completed no later than 2 years after approval of Phase 3 Final Plat.

The Planning & Zoning Commission must recommend approval of the final plat and final plan, City Council must also approve the preliminary and final plat, the preliminary and final plan, conditional use permit, and rezone applications.

Mick Hormaechea with Alpine Village Company addressed the Commission and stated they do not have any new information to present, although he did submit a letter earlier in the week that addressed community housing plan, building height and building setbacks. Mr. Hormaechea also said he would like some direction from the Commission on what specific information they would like to discuss.

Commissioner Apperson asked the applicant to give them a brief overview of the park proposal.

Mr. Hormaechea said they are offering a comprehensive event in lieu exchange for the current requirement. The pedestrian plaza will be dedicated as a public open space. The Alpine Village Property Owner's Association will retain all maintenance requirements for it. They will make a connection from the pedestrian plaza to the city campus improvement project.

Commissioner Apperson said she would like to see more public amenities. Mr. Hormaechea advised the intention of this project was to make this plaza inviting and user friendly to the public. Some of the potential options could include such things as concerts, special events, public art, water features, or other activities. Michelle encouraged the Commission to attend the Parks and Recreation Advisory Committee meeting.

Chairman Youde asked Mr. Hormaechea to revisit the "toy storage" issues. Mr. Hormaechea reiterated that the homeowner's association will require recreational vehicles to be stored off site.

Chairman Youde asked Mr. Hormaechea to show the Commission and the audience the proposed buildings that will exceed 35 feet.

Dave Peugh addressed the Commission to explain the design of the buildings exceeding 35 feet. He said to create the most pedestrian friendly and comfortable human scale it is important to create a one to one ratio of street width to building height. He said it makes sense to elevate the buildings around the central plaza to create a better human scale.

Chairman Youde shared some of his concerns regarding the reduction of the parking spaces.

Commissioner Feinberg said that he remembers times where the Commission took into consideration the reduction of parking regarding peak and off peak uses. He feels that this is reasonable. Commissioner Feinberg asked Mr. Hormaechea where he stands with a resolution with Bryan's Burger Den with regards to the parking. Mr. Hormaechea said they have not met since the last meeting.

Chairman Youde opened the public hearing on SUB-06-7, PUD-06-3, CUP-06-17, ZON-06-1, SR-06-12, DR-06-20.

Joy Hamilton addressed the Commission and said she has spent a lot of time looking at the plans and documents of this project at City Hall and that she is in favor of this project. She said she is clearly against buildings over 35 feet in the lake area or elsewhere, however feels that the way this was designed that it is clearly less intrusive. She also is very much in favor of the pedestrian plaza walkway.

Bob Miller representing Bryan Miller of Bryan's Burger Den addressed the Commission. Chairman Youde advised Mr. Miller that his letter from September 29th has been distributed and made part of the public hearing.

Mr. Miller asked where the people will park that will be using the public parts of the facility. He feels that a Friday night event in the summer will present a lot of issues with parking. He feels the parking requirements in the code are very clear.

Mr. Miller also has issues with the setback. He feels this should be addressed now instead of later when the development is already in place.

Commissioner Schoedler questioned Michelle regarding the parking and the number of spaces required.

Wayne Ruemmele, Architect of the project, addressed the Commission and explained in general the new set of ordinances that we are working under is written to promote infill development, encourage multi-modal transport and increase density in the center of McCall. He feels this project that does all of this not to mention this is the first project of this type to apply to the Commission.

Commissioner Feinberg responded to Mr. Ruemmele's comments. He said the problems that he sees is that not enough people from the community, including architects like himself, give feedback.

Hearing no further testimonies, Chairman Youde closed the public hearing.

Mr. Hormaechea addressed the Commission to respond to the comments made by Mr. Miller regarding parking and setback issues.

Commissioner Feinberg asked Mr. Hormaechea to continue talking with Mr. Miller to get the issues resolved. Mr. Hormaechea advised that their intent is to work out the issues with Bryan Miller and his attorney to resolve their concerns.

Chairman Youde asked Ms. Groenevelt if there were any additional issues. She advised when this project comes for final plat approval at that point it will be up to the Commission to determine if the property owners decide that they want their projects to be adjoining grade, if not, there will need to be adequate screening to make sure both properties are protected.

Chairman Youde discussed his concerns and comforts with this project. He said he has been waiting for the applicant to address the issue of paying the in-lieu fee to the City parking garage construction fund for some or all of the parking reduction numbers. He is reluctantly but finally satisfied with the community housing. He said he feels this is one of the better projects and more sensitively designed large scaled projects for an area of town that the whole town has a stake in.

Commissioner Jessup said that she isn't as concerned about the parking issue. She said this is a pedestrian walkway. She said she would like to see the community housing a little more defined in future phases.

Commissioner Apperson agrees with Commissioner Jessup regarding the parking and it not really being an issue. She feels the unconventional park would benefit the developer more than the community. She said that she is not comfortable with the setback issue due to the testimony of the adjacent landowner.

Commissioner Feinberg said that he feels the overall project is quality. He also feels the vehicle storage issue can easily be addressed in their CCR's. He said he does not have any concerns over the reduction in parking or the setback as stated in the code. He said he feels this project is a real asset to the community. Commissioner Feinberg said he would like to see them work something out with Bryan's Burger Den.

Commissioner Schoedler said he feels that the in lieu part of the park is an asset to the community and will serve more than a 5 acre park in a subdivision. He said also the fact that it will be managed by the development instead of the Parks department. He does not have an issue with the set back. He would like to see an agreement between the property owners.

Staff recommends that the Planning & Zoning Commission recommend approval of SUB-06-7, subject to conditions. Draft findings and conclusions for SUB-06-7 are attached.

A motion was made by Chairman Youde to approve SUB-06-7 with the conditions recommended by Staff as summarized in the draft conclusions on pages 4 & 5; Commissioner Schoedler seconded the motion; motion carried.

PUD-06-3

*Alpine Village
616 N. 3rd Street*

The applications were submitted for preliminary plat, preliminary plan, conditional use permit, rezone, scenic route and design review approval to construct a mixed use project containing 4 buildings centered around a pedestrian mall on 4.9 acres. The pedestrian mall will connect 3rd Street and Railroad Avenue. The proposed buildings contain 97 market rate condominiums, 8 community housing condominiums, 14 off-site Community Housing Units, and approximately 31,000 sq. ft. of commercial space. A PUBLIC HEARING.

A PUD application is required for projects greater than 2 areas in the CC zone. The PUD application is requesting a parking reduction of 282 required spaces to the proposed 257 parking spaces. The PUD also requests that deviations from the setbacks to modify the 20 foot setback requirement of MCC 3.10.08 C that "no common parking or maneuvering areas shall be within 20 feet of the boundary of the PUD, except where the PUD is designed to be connected and integrating with an adjoining development." The applicant is proposing to provide extensive screening to mitigate the impacts of the adjacent residential property.

Staff recommends that the Planning & Zoning Commission recommend approval of PUD-06-3, subject to conditions. Draft findings and conclusions for PUD-06-3 are attached.

A motion was made by Chairman Youde to approve PUD-06-3 with the conditions specified by Staff on pages 3 & 4 of the draft conclusions; Commissioner Feinberg seconded the motion. Commissioner Apperson said she would like to amend the motion to deny deviation from the setback requirements in MCC-3-10.08C; specific to Bryan's Burger Den northern boundary unless both land owners come to a written, binding agreement. There was no second motion so the motion died.

A vote on the original motion was made by Chairman Youde to approve PUD-06-3 with the conditions recommended by Staff spelled out in pages 3 & 4; Commissioner Feinberg seconded the motion. Four votes were in favor, one voted nay; the motion passed.

CUP-06-17

*Alpine Village
616 N. 3rd Street*

A conditional use permit is required for the proposed building height to exceed 35 feet. The design of the building steps heights up from the perimeter of the project inward and uses a variety of roof lines and textures to ensure that the two portions of the projects which exceed 35 feet are integrated and unobtrusive to surround properties. A PUBLIC HEARING.

A CUP is also required for outdoor and/or sidewalk eating and seating provisions. Park Requirement- To meet the Parks requirement, the applicant is proposing to do the following:

- a. All of the Plaza area within the Project will be appropriately dedicated for public use;
- b. The Master Association for the Alpine Village PUD will be solely responsible for the maintenance and upkeep of the Plaza; and,
- c. The Applicant will participate in the connection of the Plaza with the existing pedestrian path and planned City Campus.

The applicant will make a presentation to the Parks and Recreation Advisory Committee on October 10 to obtain that committee's recommendation to City Council regarding the park proposal.

Staff recommends that the Planning & Zoning Commission recommend approval of CUP-06-17. Draft findings and conclusions for CUP-06-17 are attached.

Chairman Youde moved to approve CUP-06-17 with all twelve conditions spelled out in page 2 and the statement on pages 3 & 4 of the draft findings and conclusions; Commissioner Jessup seconded the motion; the motion carried.

ZON-06-1

*Alpine Village
616 N. 3rd Street*

The applications were submitted for preliminary plat, preliminary plan, conditional use permit, rezone, scenic route and design review approval to construct a mixed use project containing 4 buildings centered around a pedestrian mall on 4.9 acres. The pedestrian mall will connect 3rd Street and Railroad Avenue. The proposed buildings contain 97 market rate condominiums, 8 community housing condominiums, 14 off-site Community Housing Units, and approximately 31,000 sq. ft. of commercial space. A PUBLIC HEARING.

Staff recommends that the Planning & Zoning Commission recommend approval of ZON-06-1. Draft findings and conclusions for ZON-06-1 are attached.

Chairman Youde asked Ms. Groenevelt for any additional comments on the zoning issue. She advised there were only two conditions. She said the zoning

designation generally conforms to future land use designation in the comprehensive plan and that the Commission should recommend to City Council to amend the zoning map from R8 Medium Density to Community Commercial as spelled out on page 2 of the draft findings and conclusions.

Chairman Youde moved to approve ZON-06-1 Commissioner Feinberg and Schoedler seconded the motion; the motion carried.

SR-06-12

Alpine Village
616 N. 3rd Street

Scenic route approval is required to construct a mixed use project containing 4 buildings centered around a pedestrian mall on 4.9 acres. The pedestrian mall will connect 3rd Street and Railroad Avenue. The proposed buildings contain 97 market rate condominiums, 8 community housing condominiums, 14 off-site Community Housing Units, and approximately 31,000 sq. ft. of commercial space. A PUBLIC HEARING.

Staff recommends that the Planning & Zoning Commission approve SR-06-12. Draft findings and conclusions for SR-06-12 are attached.

Chairman Youde moved to approve SR-06-12 with one condition that states the pedestrian connection means pedestrian and bicycle; Commissioner Schoedler seconded the motion; motion approved.

DR-06-20

Alpine Village
616 N. 3rd Street

Design review is required for the approval to construct a mixed use project containing 4 buildings centered around a pedestrian mall on 4.9 acres. The pedestrian mall will connect 3rd Street and Railroad Avenue. The proposed buildings contain 97 market rate condominiums, 8 community housing condominiums, 14 off-site Community Housing Units, and approximately 31,000 sq. ft. of commercial space. A PUBLIC HEARING.

Staff recommends that the Planning & Zoning Commission approve DR-06-20.

Chairman Youde moved to approve DR-06-20; Commissioner Jessup seconded the motion; motion carried.

SUB-06-6

Woodsman Redevelopment
402 N. 3rd Street

A request for preliminary plat, general plan, conditional use Permit, scenic route, and design review approval construct condominium hotel. The mixed use redevelopment project consists of 84 condominiums and 21,428 sq. ft. of commercial/retail space on 2.2 acres. A PUBLIC HEARING.

The McCall Area Comprehensive Plan Future Land Use Map (Figure 6) identifies the subject property as 'Central Business District.' It is adjacent to 'Medium Density Residential,' 'High Density Residential,' and 'Commercial' future land uses.

Staff recommended that the applicant give his presentation before giving the staff report.

Aram Stoney, manager of the Woodsman, introduced the following people involved in the project – Chris Olsen Architect, Jim Cecil one of the owners of Clearwater Lodging, Jim Hoover-Owner, and Dave Henderson.

Chris Olsen, Architect, gave a presentation outlining the project and the features including a water feature and exterior fire pit. The inclusionary housing will be 20 percent and will be mixed throughout the project. He said that their site is 2.2 acres and the parks density would be required for 2.3 acre of park so they are not sure what to do. He said they have been talking with the Parks & Recreation to see if the pool could be used for the community swimming programs and for a swim team.

Jim Cecil addressed the Commission and said that they are having a problem with the park requirement as it is calculated on 84 units and it doesn't take into account the existing use of the building which currently has 77 units. They have talked with Roger Millar and he advised them to talk with the Parks Committee. Mr. Cecil said their intent by building a junior size Olympic pool was to allow the use of the pool by Parks and Recreation and the school year round.

Commissioner Jessup asked how many people currently rent rooms at the Woodsman. Ayram Stoney advised there are currently 13 apartments being rented. He said that all of the renters are aware of what is happening with the building and that they are currently on a 30-day lease. Jim Cecil said that he is concerned about not being about to sell the ten units on the lower floor. He said the may end up renting the units out to their employees.

Michelle Groenevelt gave the staff report.

Staff recommends approval of SUB-06-6 subject to the 18 conditions.

Michael David, Valley/Adams Housing Authority, applauded the development in integrating the units on site. He said that as far as the concern for selling the units that he has 70 applicants that would benefit greatly from this development. The majority are single individuals or couples without children.

Jim Cecil and Ayram Stoney advised the commission that they have received several positive comments from the public regarding the current project.

Chairman Youde opened the public hearing on SUB-06-6, PUD-06-2, CUP-06-16, SR-06-11 and DR-06-13. Hearing no comments for, against or about the proposed projects the Chairman closed the public hearing.

Chairman Youde moved to approve SUB-06-6 with the staff conditions; Commissioner Schoedler seconded the motion; motion carried.

PUD-06-2

Woodsman Redevelopment
402 N. 3rd Street

A PUD application is required for projects greater than 2 areas in the CC zone. Multifamily dwellings require a conditional use permit but these may be approved may be approved under the Planned Unit Development application. A PUBLIC HEARING.

Staff recommends approval of PUD-06-2 with the same conditions as written in the subdivision conditions.

Commissioner Apperson moved to approve PUD-06-2; Commissioner Schoedler seconded the motion; motion carried.

CUP-06-16

Woodsman Redevelopment
402 N. 3rd Street

A conditional use permit is required for the proposed building height to exceed 35 feet. The building located along 3rd Street is 29 feet with a one story building (lobby) connecting the building on the western portion of the property. This building is 35 feet in height and on the southeastern section (approximately ¼ of the building) and the rest of the building is 45 feet in height. A PUBLIC HEARING.

Staff recommends approval of CUP-06-16 with draft findings & conclusions. Staff has found that they have met all twelve conditions.

Chairman Youde moved to approve CUP-06-16 with draft findings & conclusions; Commissioner Schoedler seconded the motion; motion carried.

SR-06-11

Woodsman Redevelopment
402 N. 3rd Street

Scenic route approval is required for the proposed building height to exceed 35 feet. The building located along 3rd Street is 29 feet with a one story building (lobby) connecting the building on the western portion of the property. This building is 35 feet in height and on the southeastern section (approximately ¼ of the building) and the rest of the building is 45 feet in height. A PUBLIC HEARING.

Staff recommends that the Planning & Zoning Commission approve SR-06-11.

Commissioner Schoedler moved to approve SR-06-11; Commissioner Jessup seconded the motion; motion carried.

DR-06-13

Woodsman Redevelopment
402 N. 3rd Street

Design review is required for the proposed building height to exceed 35 feet. The building located along 3rd Street is 29 feet with a one story building (lobby)

connecting the building on the western portion of the property. This building is 35 feet in height and on the southeastern section (approximately ¼ of the building) and the rest of the building is 45 feet in height. A PUBLIC HEARING.

Staff recommends approval of DR-06-13.

Commissioner Schoedler moved to approve DR-06-13; Commissioner Jessup seconded the motion; motion carried.

SUB-06-5 (requesting continuance to the November 7, 2006 meeting)

Cross Bar Condominiums

Corner of Rio Vista Blvd. & Boydstun St.

Clayn Snoderegger representing Cross Bar LLC: An application for preliminary plat to construct a mixed use development consisting of 8 buildings. Each proposed building will contain 2 retail spaces on the ground floor and 6 condominium units. A PUBLIC HEARING.

Without objection SUB-06-5 was continued to the November 7, 2006 meeting.

PUD-06-1 (requesting continuance to the November 7, 2006 meeting)

Cross Bar Condominiums

Corner of Rio Vista Blvd. & Boydstun St.

Clayn Snoderegger representing Cross Bar LLC: An application for general plan, to construct a mixed use development consisting of 8 buildings. Each proposed building will contain 2 retail spaces on the ground floor and 6 condominium units. A PUBLIC HEARING.

Without objection PUD-06-1 was continued to the November 7, 2006 meeting.

DR-06-14 (requesting continuance to the November 7, 2006 meeting)

Cross Bar Condominiums

Corner of Rio Vista Blvd. & Boydstun St.

Clayn Snoderegger representing Cross Bar LLC: An application for design review to construct a mixed-use development consisting of 8 buildings. Each proposed building will contain 2 retail spaces on the ground floor and 6 condominium units. A PUBLIC HEARING.

Without objection DR-06-14 was continued to the November 7, 2006 meeting.

ZON-06-2 (requesting continuance to the November 7, 2006 meeting)

Broken Ridge Commons

West Valley Road

Johnson Architects for Broken Ridge Partners, LLC: A rezone application to rezone Lots 2, 3 and 4 within the Broken Ridge Commons along the north side of West Valley Road from the existing R8-Medium Density Residential to CC-Community Commercial zone to allow for mixed use buildings. A PUBLIC HEARING.

Without objection ZON-06-2 was continued to the November 7, 2006 meeting.

CONSENT AGENDA

ROS-06-18

TBD Lenora Street

McCall's 1st Addition Lots 8 and 9, Block 14

A record of survey application to combine two non-conforming lots into one lot. The resultant lot conforms to the underlying zone. NOT A PUBLIC HEARING.

ROS-06-19

3835 Warren Wagon Road

A record of survey application to take 3 existing lots on Warren Wagon and rearrange the lot lines to reconfigure the lot lines to create 3 conforming lots with a shared driveway. NOT A PUBLIC HEARING.

DR-06-33

McCall Pet Outfitters

200 Lenora Street

A design review application to operate a retail pet supply store in an existing building, formerly the 'The Game Room.' NOT A PUBLIC HEARING.

DR-06-35

130 Hubbard St.

A design review application for an 864 sq. ft. house with a 6 feet covered porch on a non-conforming lot. NOT A PUBLIC HEARING.

DR-06-37

1502 Mill Road

Le Bennett representing Mill Park Condominiums: A design review application to construct a structure measuring 6' wide by 26' long with a height of 13' to enclose 8 refuse containers. NOT A PUBLIC HEARING.

A motion was made by Commissioner Schoedler to approve all five items on the consent agenda; the motion was seconded by Commissioner Feinberg; motion carried.

4. NEW BUSINESS PRE-APPLICATION (SUB, CUP, SR, DR)

Scandia Inn

Andy Olree: A pre-application meeting to discuss a site plan for a new development on the Scandia Inn property. NOT A PUBLIC HEARING.

Andy Olree said they are looking for some guidance from the Commission. He advised the Commission to discussion their proposal of 27 residential units. He said that each proposed residential unit would include 2 enclosed parking spaces with a tandem space for an ATV, snowmobile, etc. He said they are proposing some duplexes, some triplexes and are looking to have some diversity in height i.e. some 35 foot heights varying to 45 and 48 feet in height.

The height limit issues in the residential zone as well as zoning proposals were discussed with the applicant and the Commission.

Commissioner Feinberg addressed the issue of snow removal and the difficulty in the proposed area.

Chairman Youde advised the applicants to visit with the fire department.

Michelle advised the applicants to email her with their proposal and they can she can work with them.

PRE-APPLICATION (CUP, DR)

938 Strawberry Lane

Ronald and Nancy Bush: A pre-application meeting to discuss the construction of a 13'x50' foot building on the property to operate a day care/preschool facility. The proposed building is a pre-manufactured building to match the existing home. NOT A PUBLIC HEARING.

The applicants were not present.

PRE-APPLICATION (CUP)

436 Ringel Street

John and Julie Ghio: A pre-application meeting to discuss the construction of a garage with a guesthouse above. The property is more particularly described as: Evergreen Terrace #3 Lot 76. NOT A PUBLIC HEARING.

John Ghio addressed the Commission and explained he would like to build a garage with a full apartment above. Michelle advised this will require a CUP.

DR-06-34

Aspen Village Sports Complex

1617 Davis Avenue

A design review application for a new athletic facility for Aspen Village Condominium Association. The proposed building will replace the original building that burned down in 2004. The proposed sports facility plans utilize the same foundations and footings as the former building. The building will be an exercise facility with a swimming pool, racquetball court, and basketball court. A PUBLIC HEARING.

The Future Land use Map (figure 6) in the *McCall Area Comprehensive Plan* identifies the property and surrounding properties as "Medium Density Residential."

Per MCC 3.16.02, design review is required for public or private clubhouses and recreational facilities.

Staff recommends approval of DR-06-34.

Matt Brown with Hansen-Rice representing the Aspen Village Sports Complex addressed the Commission and asked if they had any questions of the project.

Chairman Youde asked about the lighting on the building and the sign. He also asked if the memberships would be open to the public or would rather keep it to the homeowner's board. Mr. Brown said he would let the Association answer that question.

Chairman Youde asked Mr. Brown about the issues of corrosion. He assured the commission that they have taken that into consideration and have addressed this.

Ed Hershberger, President of the Association addressed the Commission to outline the CCR's and the design guidelines for the Sports complex. He said they stand behind Hansen-Rice's design as it fully complies.

Mr. Hershberger also addressed the question on membership.

Chairman Youde opened the public hearing on DR-06-34.

Dave Holland, 1607 Davis (office) and resides at 1597 Mile High Drive. He is on the board of directors for the Aspen Village and also the President of the homeowners association of the time-share portion of Aspen Village. He said there are some internal disagreements on the design of the building and how it should function. He is definitely in favor of seeing this move forward. He feels they have met all the requirements.

Susan Staats Unit #86 is opposed of the building as she feels there is no need for a full athletic club. She feels it needs to be scaled down to a clubhouse. She feels this is going to increase the fees to where they won't be able to afford to live there anymore.

Bob Evans, Unit #62 is opposed to the Sports Complex. He said that this is proposed to be located right in the middle of the complex verses right off of Davis Street. He feels a Community Center works better than a Sports Complex. He said that owners have presented another option, however it was never taken into consideration. Mr. Evans said that owners have not been asked what type of facility they would like to have

Pat Hansen Unit #92 and also representing unit 93, 94 and 100 said they are all opposed to the complex as it is drawn. She said they feel they do not need a second floor with an apartment that is not handicapped accessible and that the original square footage of 10,000 sq ft is sufficient.

Dave Shurtleff Unit #60 is opposed to the project as he feels this does not compliment Aspen Village. He said the building that burned was not an attractive building and that now they have the opportunity to build something ascetically pleasing.

Jack Hyatt Unit #65 said he is a licensed architect. Mr. Hyatt feels the homeowners' input has been ignored. He said that they do not feel that the building has been thought out. Mr. Hyatt said that he and Mr. Shurtleff were asked to be on the board to design the sports complex. He feels that some the interior elements do not make sense as well. He talked about some research of other health clubs he conducted in the Boise area. He feels this was poorly thought out. He and his continuance would like a continuance for 90 days to be able to get the input from all the homeowners.

Chairman Youde asked the applicant if he'd like to respond. Mr. Brown said he would like to clarify the intent of the design. He said a lot of the issues will be clarified with Mr. Hershberger.

Commissioner Feinberg feels that the Commission should honor the homeowner's request to give them 90 days to come back with a decision from all the homeowners. He feels there is too much controversy among the homeowners to make a decision. Commissioner Feinberg moved to continue DR-06-34 to the regular January 2007 meeting; Commissioner Jessup seconded the motion.

Chairman Youde reminded the Commission that the role of the Planning and Zoning Commission is to determine if the project fits the McCall Design Guidelines and not to get in the middle of the Home Owner's Association.

Commissioner Feinberg rescinded his motion to continue the project until January 2007.

Commissioner Feinberg moved to deny the design review proposal; Commissioner Jessup seconded the motion; motion carried. There is an option to withdraw or amend.

5. OTHER

Village at Deer Forest – change “BBQ Park” to “Open Space Park”

Michael Goldman applicant addressed the Commission and said that with the traffic pattern on the road this space would not work as a barbecue park.

The Commission agreed that he could change the use of the park from barbecue to open space.

Chairman Youde advised the board of the special meeting on Oct 24 and the next regular Planning and Zoning meeting that will be held on November 7 at the McCall Golf Course.

6. ADJOURNMENT

Hearing no further business the meeting adjourned at 10:10 p.m.

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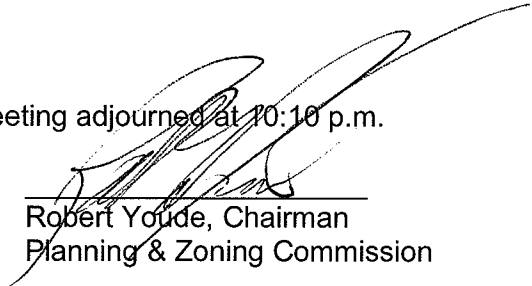
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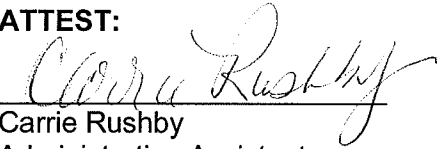
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Robert Youde, Chairman
Planning & Zoning Commission

ATTEST:



Carrie Rushby
Administrative Assistant