

**MCCALL AREA
PLANNING AND ZONING COMMISSION
Meeting Minutes
March 6, 2007**

1. CALL TO ORDER AND ROLL CALL

Chairman Youde called the meeting was called to order at 6:05 p.m. Commissioners Phil Feinberg, Kim Apperson, Shane Jeffries were present, Sarah Jessup was absent.

2. REVIEW & APPROVAL OF MINUTES

-January 9, 2007 Minutes - Chairman Youde made a motion to approve; Commissioner Feinberg seconded; approved.

-February 6, 2007 Minutes - Chairman Youde made a motion to approve; Commissioner Feinberg seconded; approved.

3. OLD BUSINESS

DR-06-36

The Timbers

Bogie Properties, LLC: The applicant will present the color palette for the exterior paint as a condition of approval for design review for the proposed 17 condominiums. A PUBLIC HEARING.

Mike Hormaechea, Alpine Village Company, addressed the Commission and asked for reconsideration of the condition to paint the exterior of the buildings. He passed out additional materials showing the current color scheme with the covered parking and landscaping. He said that the paint is in good condition and that it will not add value to the project. He said that he feels that money is better spent on landscaping and parking improvements and interior upgrades. He feels that because 100% of this project is committed to Community Housing there is no way to re-coupe the cost if he were to spend another \$40,000-\$45,000 on repainting the outside.

Phil Feinberg asked about outside storage. Mike said that they do not have outside storage in the project.

Kim Apperson questioned the adequate coverage of the carports since they are not enclosed.

There was more discussion among the Commission and Mr. Hormaechea regarding the color and options.

Commissioner Youde opened the public hearing.

Hearing no testimony Chairman Youde closed the public hearing.

Phil Feinberg made a motion to re-open DR-06-36, Kim Apperson seconded, carried.

Chairman Youde opened the design review application for discussion. Commissioner Feinberg said he doesn't have a problem with the color and the way it looks, however, he feels that they should work with staff to provide toy storage for each unit.

Commissioner Feinberg made a motion to waive the color palette requirement but would add the condition that the applicant to work with Michael David and Staff to come up with a plan for toy storage; Commissioner Apperson seconded the motion. Chairman Youde called for a vote. There were 3 votes yes; one abstained, the motion carried.

SUB-06-5, PUD-06-1, ZON-06-3, SR-06-20, DR-06-14

Cross Bar Condominiums

Corner of Rio Vista Boulevard & Boydston Street

Clayn Snoderegger representing Cross Bar LLC: Applications for preliminary plat, general plan, rezone, scenic route and design review to construct a mixed use development consisting of 8 buildings on 4.5 acres. Each proposed building contains 2 retail spaces (on the ground floor) and 6 condominium units. The property is currently zoned R-1 and the application proposes a rezone to the R-16 zone. A PUBLIC HEARING.

Steven Hasson gave an overview of the parking obligation, noise, and questions about retail.

Dion Zimmerman representative of Cross Bar addressed the Commission. He showed West Valley Road with a 2 foot berm, a 6 foot fence with heavy landscaping for noise, and Rio Vista heavily landscaped. Mr. Zimmerman said that they met with Parks and Recreation Advisory Board and felt that they addressed everything they wanted. He said he feels they have maximized the parking.

Clayn Snoderegger addressed the Commission and advised that they met with Parks and Recreation on the 13th. He said they added barbecue areas, basketball hoops and extended the bike path. He feels that they have met their park obligation and feels that if for some reason they need to change something to lessen the park due to safety that they would be happy to pay the in-lieu park fee.

Mr. Snoderegger said that he walked the area with Monika Trapp, City Arborist, and that Monika said that the tree in question should be pruned and saved as it is a 100 year old tree. He said that Monika will be present when the tree trimmer is there. He said that Monika classified the trees as "landmark" trees.

Mr. Snoderegger said that the intent is to be professional offices not retail space.

Mr. Snoderegger said that he met with Michael David of VARHA and feels that he is on board with the Community Housing. Mr. Snoderegger said they are exceeding the requirement as they are providing 10 units instead of 9.6.

Michelle Groenevelt said that the City Engineers have not received enough information to make a decision on storm water and other engineering issues.

Parking was a concern brought up by the Commission. Mr. Zimmerman said that they tried to add more green space and took out the extra parking. Michelle said that Staff asked for a reduction in parking because it is meant to be a work/live area.

Chairman Youde opened the public hearing.

Pat Hill, 227 Rio Vista, said that he agrees with the reduction in parking. He said he would much rather see the green belt instead of more asphalt. He said he thought along the West Valley side they were going to increase the bike path to 10 foot.

Hearing no further testimony Chairman Youde closed the public hearing.

Mr. Zimmerman responded to Mr. Hill and said that they are willing to widen the path 10 feet.

Chairman Youde said since the snow storage, parking, and drainage issues are pending, he'd like to postpone any decision on this application until April 3rd. Commissioner Feinberg and Apperson agreed.

Chairman Youde continued **SUB-06-5, PUD-06-1, ZON-06-3, SR-06-20, DR-06-14** until April 3rd, 2007 and will hold over the public hearing for further testimony if needed.

Floor 4 You, Continuation

Steven Hasson explained to the Commission that Mr. Rassmussen is coming back before the Commission in an in-formal manner to get a feel from the Commission on his large sign facing Paul's parking lot.

Phil Feinberg recused himself.

Chairman Youde clarified that this is similar to a pre-application meeting.

Lynn Rassmussen addressed the Commission and explained that he was no aware of the 10 day appeal process. He said that he is willing to go back through design review on the larger sign on the building. For clarification Chairman Youde asked the applicant about the back light sign. He said that it designed to be backlit but that it will not ever be backlit. Chairman Youde said that he doesn't have problem with the sign but he would feel more comfortable if Mr. Rassmussen signed something saying it will never be backlit. Chairman Youde advised that before any approvals that he would want written confirmation that the sign not be backlit.

Commissioner Jeffries said that he has a problem with the appearance of a plastic sign versus a wooden sign. Commissioner Apperson concurred.

Mr. Rassmussen said that the sign that faces Paul's parking lot is for advertising purposes. He said that he drove through town and feels the color scheme on his sign is consistent with all the other signs in town. He said that he would like to

see some approved colors. Mr. Rassmussen said since he has complied with the city ordinance as far as back lit signs then he would like to see the Commission be consistent.

Ms. Groenevelt advised that the signs that Mr. Rassmussen is referring to were put up before there was a design review. Ms. Groenevelt reminded Mr. Rassmussen and the Commission that the sign that is being discussed has not been approved, therefore it needs to be removed.

Mr. Rassmussen was advised to talk with City Staff in the next day or shortly thereafter. Chairman Youde will continue this on the April 3rd meeting if the applicant decides to come back. The applicant was advised that the current sign would probably not meet the design guidelines.

DR-06-47

1324 Hearthstone Court

A request for design review approval to a pool, operations center, mechanical room, storage area, bathroom and changing area for pool patrons.

The Commission reviewed the application for the February 6, 2007 P&Z meeting but the application was continued until the March 6, 2007 meeting to allow the designer to address the neighbor's concerns.

The applicant has resubmitted plans to address: landscaping, noise abatement, drainage, and equipment storage. (See attached narrative and plans.)
A PUBLIC HEARING.

Staff recommends that the Planning and Zoning Commission approve DR-06-47 with the following conditions:

1. The applicant shall obtain a final approval letter from the City Engineer before a building permit is issued.
2. The applicant shall obtain a final approval letter from the McCall Fire District before a building permit is issued.
3. All outdoor lighting shall meet the requirements of the MCC Title 3, Chapter 14, Outdoor Lighting.
4. The applicant shall submit a written construction plan per MCC 9.6.08 for City staff's approval prior to applying for a building permit.

A building permit shall be obtained once all conditions of approval of the design review application are met.

Matt Anthony, McCall Design, addressed the Commission and said that they met or exceeded all conditions. He addressed the landscaping, the privacy screen, pool hours, drainage which consists of catch basins. They discussed this with Secesh Engineering and are awaiting approval from CH2MHill. He addressed the garbage enclosures.

Chairman Youde asked about the consistency with SMR Homeowners Assn.

Chairman Youde opened the public hearing.

Mike Maciaszek said that he is on the design review committee for Spring Mountain Ranch and said the design meets the criteria for the Home Owners Association.

Larry Smith, Timberlost XI President, said that he would like to have an opportunity to meet with the designers to resolve any concerns they may have.

Dan Anderson, Past Vice President and President of Timberlost XI said he said the only issue he sees is the lack of trees in the area. He said that everything else looks good.

Doug Russell, 1360 Birdie, also said that he has an issue about landscaping. He agrees that the area is long and narrow but that they should be able to add more trees, i.e. Aspens which do not spread out much. He also had some concerns about drainage.

Ray Ventress, Lot 50, Timberlost 6, said that he also has concerns about the rock retaining wall coming out and the lack of landscaping. He said in quickly reviewing this it looks as if the sound retaining wall around the swimming area looks fine.

Matt Anthony said that if there is room to plant more trees then they are willing to do so.

Chairman Youde asked about the opportunity to provide more landscaping.

Michelle said that when the applicant came in they discussed adding vegetation.

Chairman Youde said that he feels that there has been significant change upon the applicant's part to meet the concerns of adjoining neighbors.

Chairman Youde made a motion to approve DR-06-47 with an added approval that Staff receives general favorable approval from the SMR HOA, Feinberg seconded, the motion carried.

4. **CONSENT AGENDA**

All matters which are listed within the consent section of the agenda have been distributed to each member of the McCall Area Planning & Zoning Commission for reading and study. Items listed are considered routine by the Commission and will be enacted with one motion unless a Commission Member specifically requests it to be removed from the Consent Agenda to be considered separately. Staff recommends approval of the following items:

DR-07-09

*Spring Mountain Ranch Reception Building
805 Sorrel Court*

A design review application for the expansion of the existing check-in, recreation, laundry building and the construction of a separate maintenance and storage garage at the Spring Mountain Ranch resort. NOT A PUBLIC HEARING.

The applicant has sufficiently addressed all issues (see application.)

Staff recommends that the Planning and Zoning Commission approve DR-07-9 with the following conditions:

1. The applicant shall receive approval from the Spring Mountain Ranch design review committee before a building permit is issued.
2. The applicant shall receive final engineering approval prior to the issuance of a building permit.
3. The applicant shall receive an approval letter from the McCall Fire District.

A building permit shall be obtained after the applicant has met the design review conditions of approval.

Chairman Youde made a motion to approve, Commissioner Jeffries seconded, the motion carried.

5. NEW BUSINESS
ZON-07-1

McCall Municipal Airport

The application is to rezone McCall Airport from the current Industrial zone to the Airport zone (AP) consistent with MCC 3.6.04. The proposed zone change area is owned by the City of McCall. Please see attached map. A PUBLIC HEARING.

The reason for the rezone submittal prior to completion of the Airport Master Plan was initiated by conversations with Dan Scott and City staff regarding his project for a hangar along West Deinhard Lane. Although the Airport zone was added to McCall City Code, Title 3, Chapter 6, the zoning map was never amended to reflect this zone. The rezone would allow Mr. Scott to apply for a hangar project that meets the development requirements of the AP zone and not have to apply for a variance.

Staff recommends that the Planning & Zoning Commission recommend approval of ZON-07-1 to City Council.

The City Council must also approve the rezone.

Steven gave an overview of this application.

John Anderson, McCall Municipal Airport Manager, addressed the Commission and said this would effect of the area owned by the City only.

Chairman Youde asked when this would take effect if this adoption is approved.

There was question as to when the Comp Plan would be adopted.

Chairman Youde advised that he feels a little uneasy about rezoning before the comprehensive plan is adopted.

Chairman Youde opened the public hearing.

Hearing no testimony, Chairman Youde closed the public hearing.

Commissioner Feinberg asked Mr. Anderson if the comp. plan put a limit to 50 foot would this have a negative impact in the future. Mr. Anderson said that it would. He said that he could appreciate the comments.

Mr. Anderson said that we can not exclude certain planes as the weight of the pavement supports the planes.

Commissioner Apperson said that she feels that the Commission should wait until the comp. plan and Master Plan are complete.

Commissioner Feinberg said that the building season is short and that by waiting to make a decision would put any developments behind.

Commissioner Feinberg asked Mr. Anderson if the AAC is in favor of this zone change. Mr. Anderson said that the Airport Advisory Committee is in favor. Commissioner Jeffries clarified that everything in the Industrial Zone would be part of the Master Plan. He asked what the benefit of doing this today versus waiting until a later date.

Commissioner Feinberg asked Staff about a variance versus a zone change and the recommendation of Staff.

Michelle advised the Staff recommendation.

Steven said that a text amendments is another option but they would still have to do a rezone for the building.

Commissioner Feinberg made a motion to approve the ZON-07-1 with findings and conclusions, Commissioner Jeffries seconded, the motion failed for the lack of majority. Commissioner Jeffries and Feinberg were in favor, Commissioner Apperson and Chairman Youde were not in favor. Without objection this application was continued to the April 3, 2007 meeting.

DR-07-6

Hotel McCall

1101 N. 3rd Street

A design review application to construct a new 1600 sq. ft. retail building along E. Lake Street. The proposed retail building will be located just to the west of the existing "Choices" building on E. Lake Street. This existing building will be demolished in the Spring of 2007. A PUBLIC HEARING.

The purpose of the project is threefold. The project will provide additional retail space in the downtown, the project will further define the courtyard already formed with the current expansion, and the project will provide a public pedestrian corridor through the Hotel McCall property and linking with the proposed E. Lake Street promenade to be developed by the Urban Renewal District. The applicant and the Urban Renewal Design team have been working together for a cohesive downtown design.

Scenic Route

Staff recommends approval of SR-06-8 with conditions. Findings and conclusions are attached.

Design Review

Staff recommends approval of DR-07-6. Draft findings and conditions are attached (see attached design review letter from CH2MHill dated March 2, 2007.)

Luke Vannoy, McCall Design representing the Depot Company advised they are trying to provide approximately 1600 feet of retail to the McCall promenade. He said they are working with the Urban Renewal Agency. He showed the Commission sketches and described the project in great detail.

Chairman Youde opened the public hearing.

Hearing no testimony, Chairman Youde closed the public hearing.

Chairman Youde made a motion to approve DR-07-6 with findings from John Larson, Commissioner Jeffries seconded the motion, the motion carried.

Chairman Youde made a motion to approve SR-07-2 with findings and conclusions, Commissioner Feinberg seconded the motion, the motion carried.

DR-07-8

312 Samson Court

A design review application to operate a landscaping nursery to sell tree, plants, and landscape supplies. The applicant is also proposing to cut firewood to sell, store tractor for landscaping business and stock pile rocks. The property is 185'x180' ft. (33,300 sq. ft.) or .76 acres. A PUBLIC HEARING.

The existing home is proposed to be a residence while the new retail store is being constructed. The new building includes retail space on the ground floor and a residence above. (See narrative for more information.)

Staff advised that the applicant asked that this application be continued until the April 3, 2007 meeting.

Kim Apperson recused herself from any decisions.

Chairman Youde opened the public hearing.

Susan Hall, 375 Samson Trail, she said that she is truly impressed at the level of detail that Staff is requiring and said that this eases her mind.

John Hall, 375 Samson Trail, said that he is concerned with the commercial wood cutting that will be going on in this neighborhood and feels that this will be very disrupting.

Kim Apperson, 415 Samson Trail, is impressed with the findings required by staff and would ask that hours of operation be defined in the conditions.

Chairman Youde continued DR-07-8 until the April 3, 2007 meeting. He advised that this will not be re-posted.

CUP-07-3

*McCall Boat Works
1304 Boydston Lane*

A request for a conditional use permit to operate an existing wooden boat repair business per MCC 3.3.02. The business is considered "a service retail business" and therefore requires a conditional use permit. A PUBLIC HEARING.

The property was purchased in 2004 with the boat repair business in existence. The property is located in the R-4 zone.

Staff recommends that the Planning & Zoning Commission approve CUP-07-3 with conditions of approval. The findings and conclusions are attached.

City Council must approve the conditional use permit.

Donald Hardy, applicant, addressed the Commission and advised that he met with Andrew Lembres with the McCall Fire Department and he has given him the approval with what exists. He said that he has a business license. This existed previously. He submitted letters from CDH and DEQ.

Chairman Youde opened the public hearing.

Kit Worthington, 1305 Boydstun, addressed the Commission to advise that Donald has been a great neighbor and that he has been more than accommodating

Dr. Jon Park, 1203 Zachary said that Donald has been a great neighbor and that he has really cleaned up the place and has been very quiet.

Hearing no further testimony Chairman Youde closed the public hearing.

Commissioner Feinberg made a motion to approve with conditions, Commissioner Apperson seconded, motion carried.

CUP-07-2 (Application will be continued to April 3, 2007 meeting.)
407 S. 3rd Street

David T. Clutter: A request for a conditional use permit to operate an existing motorcycle repair shop per MCC 3.4.02. A PUBLIC HEARING.

Staff is recommending continuation of CUP-07-2 until the April 3, 2007 meeting.

Hearing no objections Chairman Youde continued CUP-07-2 until April 3, 2007.

SUB-07-1, PUD-07-1 (Application will be continued to April 3, 2007 meeting.)
Cathedral Pines
517 First Street

Rita Slack representing Cathedral Pines: Preliminary plat and planned unit development applications for a 38 condominium unit project on 6.2 acres. The project is located between the City bike path, 1st street and Colorado Street. A PUBLIC HEARING.

Andy Laidlaw, McCall Design, addressed the Commission and showed site plans maintaining some preservation of urban wildlife, the bike path and preserving the Cathedral Pine trees. He showed interior and exterior designs and the phases of the project. Mr. Laidlaw said he met with Michael David and identified Community Housing and that he felt that Mr. David was fine with the proposal. They are proposing 7 Community Housing Units.

Chairman Youde asked Mr. Laidlaw about drainage. Mr. Laidlaw showed the drainage plan and explained in great detail.

Commissioner Feinberg advised the applicant that they could pay an in-lieu fee instead of building another extra unit. The in-lieu fee would be \$25,000.

Mr. Laidlaw wanted to get an acceptable level of comfort with the project before going ahead and platting the condo development.

Steven advised staff's position on this project.

Chairman Youde opened the public hearing. Scott Stanfield, Project Engineer, said that the big difference between this project and the prior project that was before this body is the housing and the way that the project fits the site. He said the units match the grading. He explained the drainage plan in great detail.

Hearing no further testimony the public hearing was closed.

Chairman Youde asked for clarification of Staff's recommendation.

Without objection Chairman Youde continued the SUB-07-1, PUD-07-1 until the April 3, 2007 meeting.

SUB-07-2, PUD-07-2 (Application will be continued to April 3, 2007 meeting.)

*Reserve on Payette
260 W. Deinhard Lane*

Phil Feinberg representing The Reserve on Payette LLC: Preliminary plat and planned unit development applications for six single family lots along the Payette River and 20 condominium units located on the western portion of the 10 acre property. A PUBLIC HEARING.

Hearing no objections, SUB-07-2 and PUD-07-2 were continued to the April 3, 2007 meeting.

5. OTHER

Chairman Youde talked about the meeting in Cascade.

6. ADJOURNMENT

Meeting was adjourned at 9:55 pm.


Robert Youde, Chairman
Planning & Zoning Commission

ATTEST:


Michelle Groenevelt
Community Planner