

**MCCALL AREA
PLANNING AND ZONING COMMISSION
Meeting Minutes
March 20, 2007**

1. CALL TO ORDER AND ROLL CALL

Chairman Youde called the meeting to order at 6:03 am. Commissioners present were Sarah Jessup, Kim Apperson and Phil Feinberg. Shane Jeffries was absent. There was a quorum present.

2. REVIEW & APPROVAL OF MINUTES

The minutes of the March 6, 2007 meeting will be read and approved at the April 3, 2007 regular meeting.

3. OLD BUSINESS

Steven Hasson gave a report to the Commission regarding an issue on the Vanderhoff/Halker residence. He read a letter from Nick Nicholas, Building Inspector, and Bill Housdorf, Building Official.

Bill Weida, Chair, Big Payette Watershed Advisory Group addressed the Commission and said that he got a report that there was a spill into the lake. He contacted Leslie from DEQ and she said went down to the lake and said that there was no oil smell, however she took some water samples and that she will take them to Boise to be tested. Mr. Weida showed the Commission pictures that were taken from the sight.

Commissioner Jessup asked Mr. Weida about a suggestion for abatement. There were different suggestions among the Commission and Mr. Weida.

Mr. Vanderhoff said that this has been a natural stream. He said that EPA and DEQ have been to the site and the City Engineer has approved the drainage plan. He invited the Commission to go out to the sight and visit.

Steven Hasson said that he will invite Jeff Lapin and anyone else that would like to go out to visit the sight tomorrow afternoon.

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:

ROS-06-23

815 Pinedale Street

Cynthia Belec & Scott Clinger: A record of survey application to combine five non-conforming lots into a 112 ft. x 178 ft. lot. The property is zoned B-Residential, and is more particularly described as:

Block 11, Lots 13- 24, Lardo Subdivision, adjacent Tax No. 213. NOT A PUBLIC HEARING.

ROS-07-2

**McCALL AREA
PLANNING AND ZONING COMMISSION
Meeting Minutes
March 20, 2007**

413 N. 3rd Street

Joel Droulard representing Laxmi Corporation: A record of survey application to create two parcels from the existing 3.26 acre parcel the Best Western Motel is located on, in which the new parcel to the East will be 0.893 acres with 76 feet of frontage on Colorado Street, and the other parcel will be 2.37 acres and the existing parking will not be impacted. The property is zoned Community Commercial and is more particularly described as:

A parcel commencing at the 1/4 corner common to Sec. 9 & 16, T18N, R3E, BM, Valley County, Idaho. NOT A PUBLIC HEARING.

ROS-07-03

Kings Pines II Lot 5

Hans Nederend: A record of survey application to split Lot 5 in Kings Pines Estates II to be divided equally between Lots 4 and 6. The property is more particularly described as:

Kings Pines Estates II, Lot 5, McCall, Valley County, Idaho. NOT A PUBLIC HEARING.

ROS-07-04

TBD-East of McCall Municipal Airport

Brian O'Morrow representing Airport Ventures, LLC: A record of survey application to create four (4) parcels out the seventy-five (75) acre parent parcel.

The property is more particularly described as:

E1/2 NW1/4 Sec. 21, T18N, R3E BM, McCall, Valley County, Idaho. NOT A PUBLIC HEARING.

Commissioner Jessup moved to approve ROS-06-23, ROS-07-2, ROS-07-03, and ROS-07-04 on the consent agenda; Chairman Youde seconded the motion, the motion carried.

5. NEW BUSINESS

DR-07-19

315 N. 3rd Street

Michael Moir, NAPA Auto Parts: A design review application to relocate an existing NAPA sign from 314 N. 3rd Street to 315 N. 3rd Street. The property is in the Commercial zone. NOT A PUBLIC HEARING.

Per MCC 3.16.02, design review is required for any development that is a commercial development. Similarly, all signs in the City Limits and Impact Area are subjected to the design review process.

Any Commissioner may cause any application on the consent agenda to be moved to the regular agenda in order to have a full public hearing of potential impacts of the application.

Based on initial conversations with the applicant, staff believed the only changes to the building was the replacement of the garage doors and an additional restroom. After meeting with the applicant, staff learned the exterior would be changed to add timber

**MCCALL AREA
PLANNING AND ZONING COMMISSION
Meeting Minutes
March 20, 2007**

logs, interior remodeling was underway, and the roof will be replaced. Depending on the extent of the remodel, the Commission and staff may find the project is beyond Administrative Approval characteristics.

Per MCC 3.8.06, no building or structure shall be substantially altered, added to or enlarged, or its use changed permanently unless there is provided as many such spaces as may be required by Title 3 with respect to the square footage as to which alteration, addition, enlargement, or change of use has occurred.

Per MCC 3.8.62 (D), all parking and loading areas shall provide for proper drainage of surface water so as to prevent the drainage of such water onto adjacent properties or walkways.

Per MCC 3.8.062, the applicant shall provide 1 parking space for each 300 sq. feet of floor area. The building is 4500 sq. ft. and therefore requires 15 parking spaces. The proposed parking spaces have been identified as 8' x 16'. The standard size for a parking space is 9' x 20'. The code allows 35% of the parking spaces to be designated for compact spaces (8.5' x 18'.) There is 20' to edge of property as required by the code but parking spaces do not meet the code requirements.

The parking plan as constructed does not meet City code.

1. No front end parking is allowed.
2. The applicant shall provide information supporting that the parking fronting along the northern side of the existing building and the drive aisle are large enough to accommodate traffic per code requirements.
3. Applicants need to provide 15 spaces to dimensional standards or needs to seek parking reduction or shared parking agreement or pay fee in-lieu of missing spaces.

No landscaping plan was submitted. The applicant stated, "There are planter beds with bushes on the building front. Mature pine trees line the property to the south and east and the remainder of the lot is paved or cleared for snow storage."

NAPA proposes to relocate the exiting signs from the current location to new location. The existing sign is a plastic yellow, blue, white and red backlit sign. The NAPA logo is 3'10" wide, 3'2.5" tall (or ~ 10 sq. ft.) The "Auto Parts" section is 10' long and 1'8" tall (or 18 sq. ft.) The total length is 14' 10 3/4".

Based on the street frontage (95 ft. x .5= 47.5) or building frontage (40 ft. x 1.5), maximum area for the sign is 60 sq. ft. The proposed sign sizes meet the code requirements for size.

Staff finds that the backlit sign does not meet the intent of the sign design guidelines. The sign does not reflect the community's desire for portion, materials, colors, and desired quality design character.

The Commission concludes that:

**MCCALL AREA
PLANNING AND ZONING COMMISSION
Meeting Minutes
March 20, 2007**

1. Per MCC 3.8.06 (D), no parking lot pavement edge for a commercial development shall be closer than 5 feet from the public right-of-way.
2. Per MCC 3.8.62, parking spaces for commercial uses shall have an improved surface including asphalt, concrete, paving stones or bricks.
3. Per MCC 3.8.16 (B), Sidewalk, Curb and Gutter. Sidewalks shall be required improvements for projects requiring Design Review approval in the Commercial Zones, or other districts where existing sidewalk adjoins the subject property, or where the Commission determines sidewalks are necessary for public safety. The requirement for sidewalks may be waived if the cost of the proposed construction is less than twenty thousand dollars (\$20,000). Sidewalks (and curb and gutter where required) shall meet the standards set forth in the City's Improvement Standard Drawings as adopted.
4. The applicant shall maintain all on-site landscaping, including temporary irrigation and furnishings in all public rights-of-way.
5. The applicant shall acquire all required business licenses and permits and be subject to all public inspections and approvals.
6. The Outdoor lighting shall comply with MCC Title 3, Chapter 14, Outdoor Lighting Standards,
7. The applicant is responsible for removal of noxious weeds, if present, on the property.

The Commission recommends that:

The Planning and Zoning Commission hereby approves DR-07-19 with the following conditions:

1. The applicant shall receive ITD approval for the access onto Highway 55 or provide a letter from the agency or an access permit.
2. The applicant shall provide an enclosed, or a sight obscuring structure(s) for all trash collection containers.
3. The applicant shall obtain a letter from the City Engineer recommending engineering approval of drainage, parking, and lighting plans.
4. The parking plan as constructed does not meet City code. The applicant shall provide sufficient onsite parking spaces in accordance with City parking standards for the type of use. Under no circumstances shall the applicant's parking demands be satisfied off the site to include use of City streets for parking purpose. The applicant shall resubmit parking plan.
5. The applicant shall address fire safety compliance to the City and Fire District's satisfaction. The site landscaping shall be designed and maintained to provide fire protection around the building perimeters. Internal site circulation shall be designed to allow the Fire District access to the commercial building. Fire related signage shall be installed with guidance from the Fire Code Official. The water model results are to be reviewed and approved by the Fire District. The applicant shall receive an approval letter from the McCall Fire District.

**MCCALL AREA
PLANNING AND ZONING COMMISSION
Meeting Minutes
March 20, 2007**

6. Any additional façade changes or roof alterations will require a building permit and may trigger the scenic route process and additional design review.
7. Per MCC 3.8.16 (B), if the total cost of the proposed construction exceeds \$20,000, the Commission shall require sidewalks for public safety.
8. The existing sign does not meet the requirements or the McCall Design Guidelines. Any future or additional signage related to the business should be approved by the Commission but shall not be subjected to the design review fees. The future sign shall not be a backlit sign.

Mike Moir, owner of NAPA Auto Parts, addressed the Commission and advised that he is planning to use the same logo with the yellow pipeline from the other building however they plan to down-size it from 44 feet to 22 feet. The Commission was against the inclusion of the pipeline. At first Mr. Moir said he had to have the pipeline in the sign, but later said he was willing to drop it.

There was a lot of discussion about the sign and the paint color behind the sign. The Commission advised Mr. Moir to limit the amount of blue background and paint the rest of the façade in earth tones that would need to be approved by Staff or the Commission at a later date.

Mr. Moir said there are no plans to change the exterior of the building at this time; however, eventually he would like the exterior of the building to look similar to the interior with log accents.

There was discussion on the parking and landscaping between the Commission, Staff and Mr. Collins.

Chairman Youde made a motion to approve DR-07-19 with the following conditions: 1) as written, 2) as written with the addition that external storage structures not be established, 3) as presented, 4) as presented specifying a minimum of 5 parking spaces in front of the store and 12 spaces overall, 5) as written with the additional provision that the side driveway parking area and driveway be painted indicating a fire lane and 6) as written, 7) that the sidewalk requirement be waived, 8) future additional signage related to the business must be approved by the commission addition, including window advertising must follow the sign guidelines, and adding 9) The applicant shall provide a landscaping plan for the highway side of the building to Staff for review and can be approved at Staff level. Commissioner Feinberg added the provision that window signage and Commissioner Apperson added the condition with the landscaping, Commissioner Jessup seconded, the motion carried.

**MCCALL AREA
PLANNING AND ZONING COMMISSION
Meeting Minutes
March 20, 2007**

210 N. 3rd Street

Bob Hunt: A design review application for the new sign at the Western Mountain Lodge. The property is located in the Community Commercial zone. NOT A PUBLIC HEARING.

Robert Hunt, applicant, addressed the Commission and explained his position regarding the sign. He said he would like to come back before the Commission with more changes to the building, including interior and exterior by the end of 2009 and would like approval to bring the sign into compliance at that time.

Commissioner Feinberg made a motion to approve DR-07-12 with the condition that Mr. Hunt bring a color palette into to Staff before repainting the pole and the outside of the sign and that if Mr. Hunt comes back to Commission by the end of 2009 that the sign will come into compliance at that time; Commissioner Jessup seconded the motion, the motion carried.

6. PRE-APPLICATION MEETINGS

Per MCC 3.15.02, the applicant will present to the administrator and commission in a scheduled meeting, but a nonpublic hearing, a preliminary development plan for review and discussion. All materials to be reviewed and discussed shall be provided, or be available, to commission members at a regular scheduled meeting of the commission.

PRE-APPLICATION (DR, SR)

210 North 3rd Street

Robert A. Hunt: A pre-application for scenic route and design review to discuss Phase II of the Hunt Lodge. This project consists of a separate building that will include an additional 30 guest rooms and meeting rooms. The new building would be located to the south behind the existing Hunt Lodge, and the materials and colors would match the Hunt Lodge. The property is zoned Community Commercial, and is more particularly described as:

McCall Acreage, Tax No. 149 in the SE ¼ of the NW ¼ in T18N, R3E,
S16.McCall, Valley County, Idaho. NOT A PUBLIC HEARING.

Mr. Hunt addressed Commission and advised that when he got approval for the first phase of Hunt Lodge that he also got approval of Phase II. He said this will include 30 guest rooms and a meeting room. It will have the same siding, same roof lines, etc. He said they already had a neighborhood meeting and a meeting with Staff. The consensus of the Staff was that the design and use is favorable.

PRE-APPLICATION (DR,SR)

204 N. 3rd Street

Robert A. Hunt: A pre-application for scenic route and design review to discuss a new 2 story, 47 guest room hotel. This project will not be associated with the Hunt Lodge, but is to be located on the parcel directly south of the Hunt Lodge. The property is zoned Community Commercial, and is more particularly described as:

McCall Acreage, Tax No. 32A6 & 32B in the SE of the NW S16, T18N, R3E 1.055
acres. NOT A PUBLIC HEARING.

McCALL AREA
PLANNING AND ZONING COMMISSION
Meeting Minutes
March 20, 2007

Mr. Hunt said this project is to the south of the Hunt Lodge where the RV park is currently. He said they will have sufficient parking. He said that there will be a lot of timbers used as the name of it will be the Timber Lodge. He said this will be an independent hotel.

PRE-APPLICATION (ZON)

903 West Lake Street

David Gossett: A pre-application to discuss the rezoning of property that is currently zoned community commercial, in order to construct residential apartments. The property is zoned Community Commercial and is more particularly described as:

SE1/4 NE1/4 Sec. 7, T18N R3E, BM, McCall, Valley County, Idaho. NOT A
PUBLIC HEARING.

David Gossett, applicant, addressed the Commission and advised he would like to build 6 apartments. He feels this is a better location than retail. He showed the Commission a sketch of his proposal.

Commissioner Feinberg said that he feels that apartments are a use than retail on that location. Mr. Gossett said he agrees with the need for retail but does not feel this is the place for it. It was clarified that he is looking at developing the property in approximately a year or so.

Staff advised Mr. Gossett that he would be looking at a Scenic Route application as well as a Design Review and he should get involved in the comp. plan process.

PRE-APPLICATION (VAR)

2460 Sharlie Lane

**McCALL AREA
PLANNING AND ZONING COMMISSION
Meeting Minutes
March 20, 2007**

Claire Remsberg representing Allen Derr and Judy Peavey-Derr: A pre-application for a variance to discuss the restoration of an existing 1920's log cabin, including a new foundation and exterior log restoration, and replacement of a 1970's-era problematic addition with new construction of two stories and a basement. The property is zoned R-4, and is more particularly described as:

Amended Payette Lake Cottage Sites, Ammended. Lot 219, McCall, Valley County, Idaho. NOT A PUBLIC HEARING.

Claire Remsberg, representing the applicants, showed sketches of the proposal with the existing structures. They would be building within the setbacks.

Commissioner Feinberg and the Commission said they feel this would work except for the covered parking. She was advised to talk with staff regarding the variance.

PRE-APPLICATION (SR, DR)

313 West Lake Street Brent Loveless representing Max Eiden, Eiden Properties, LLP: A pre-application to discuss replacing an existing dwelling with a new single family dwelling. The property is zoned R-4, and is more particularly described as:

Lot 5, Sec. 8, T18N, R3E, Boise Meridian, City of McCall, Valley County, Idaho.
NOT A PUBLIC HEARING.

Brent Loveless addressed staff and showed a drawing with the adjusted lot line. He explained the location of the new structure on the property and the drainage. He showed sketches of the existing structure. Michelle advised him to talk with the building officials to discuss any other issues related to building requirements (i.e. garage and distance to front door.)

PRE-APPLICATION (CUP)

400 Elo Road

Steve Simmons representing the Church of Latter Day Saints: A pre-application for conditional use permit to discuss expanding the existing building and adding parking. The property is zoned County R-1, and is more particularly described as:

T18N, R3E, Section 21 Tax No. 12 in the SE ¼ of the NE ¼, McCall, Valley County, Idaho. NOT A PUBLIC HEARING.

Steve Simmons addressed the Commission with sketches. He said that the material they will be using is consistent with exists now.

PRE-APPLICATION (DR)

140 & 150 Commerce Street

Roger Foster representing A-1 Heating & Air Conditioning: A pre-application to discuss the construction of a 6,888 sq. ft. office/warehouse (phase 1) on Lots 28 & 29 in the Payette Lakes Commercial Center. The project consists of a wood sided office with an

**McCALL AREA
PLANNING AND ZONING COMMISSION
Meeting Minutes
March 20, 2007**

attached, engineered metal warehouse, and developed parking. The property is zoned Industrial, and is more particularly described as:

Lots 28 & 29, Payette Lakes Commercial Center, McCall, Valley County, Idaho.
NOT A PUBLIC HEARING.

Roger Foster addressed the Commission with sketches. Snow storage and parking issues were discussed. Mr. Foster was advised to meet with Staff regarding parking.

PRE-APPLICATION (SR)

4098 Warren Wagon Road

Le Bennett representing Adelia Simplot: A pre-application for a scenic route to discuss the construction of a 1,089 sq. ft., two level accessory dwelling adjacent to an existing single family dwelling. The property is zoned R-4, and is more particularly described as:

Lot 193, Deadhorse Creek Cottage Sites, McCall, Valley County, Idaho. NOT A PUBLIC HEARING.

Le Bennett representing the applicant addressed the Commission and advised that he mailed out letters specifying this was going to be an accessory structure and it is going to be merely an accessory dwelling, which is less than 1500 sq. ft. He asked if he would need to resend the letters. Steve Hasson said that per Idaho statute that as long as it is less than what was noticed that a second notice is not necessary.

He has met with Andrew Lemberes with the Fire Department. He said this complies with the lot coverage and set backs in the code.

The Commission said that they did not have any issue with this and encouraged the applicant to go forth.

PRE-APPLICATION (ZON)

116 & 118 E. Lake Street / 113 & 115 E. Park Street

Steve Minor representing The Lake Street Company, LLC: A pre-application to discuss modifying or changing the zoning from R-8 Medium Density Residential zone to Central Business District, to allow for a mixed use project. The property is zoned R-8, and is more particularly described as:

116 & 118 E. Lake: Williams Mayfield Addition, Lot 10 Blk 1 & Lot 11 Blk 113 E.

Park: McCall Acreage Tax No. 180 in Gov't lot 4. T18N,R3,ES9

115 E. Park: McCall Acreage Tax No. 179 in Gov't lot 4. T18N,R3E,S9

McCall, Valley County, Idaho. NOT A PUBLIC HEARING.

Steve and Patricia Minor addressed the Commission and showed the zoning around their proposal. Steve said they are looking to encompass their project in the CBD. Steve said they have not yet been involved in the comp. plan and would like to be actively involved. Patricia said they would like to keep the residential flavor with adding some retail. Steve said they are in no hurry. They have Secesh on board as their engineers.

**McCALL AREA
PLANNING AND ZONING COMMISSION
Meeting Minutes
March 20, 2007**

PRE-APPLICATION (SR)

101 E. Lake Street

McCall Design representing Crystal Beach Condominiums: A pre-application to discuss the removal of an existing building and using the site for parking and snow storage, and replacing an existing fence and enclosing the new site. The property is zoned Commercial and R-8, and is more particularly described as:

Crystal Beach Condominiums. NOT A PUBLIC HEARING.

Ken Patterson representing Crystal Beach showed the site plan. He spoke with Dave Sparks regarding the project. Mr. Patterson said they will be adding parking as they have been using the bank parking lot with permission for overflow.

Chairman Youde said that one entrance in and out of the condos makes him nervous. He would like to see at least an emergency access. Also, the Commission would like to possibly see about rezoning this back to residential. The applicant mentioned the idea of building sidewalks.

PRE-

APPLICATION (SR, DR)

1664 Warren Wagon Road

Doug Bodine: A pre-application to discuss the construction of a single family residence on a non-conforming lot on the Scenic Route. The property is zoned R-4, and is more particularly described as:

Payette Lakes Club, Lot 1, Group C. McCall, Valley County, Idaho. NOT A PUBLIC HEARING.

Doug Bodine addressed the Commission with the drawings and site plan. The setback issues and drainage were discussed as well as the materials and the color palette. Michelle advised Mr. Bodine that he needs to hold a neighborhood meeting. Carrie will assist Mr. Bodine with the neighborhood information.

PRE-APPLICATION (SR, DR)

209 N. 3rd Street

**McCALL AREA
PLANNING AND ZONING COMMISSION
Meeting Minutes
March 20, 2007**

George and Bonnie Bertram: A pre-application to discuss the construction of an addition to the east side of the existing building, and to enclose an existing receiving room. The property is zoned Community Commercial, and is more particularly described as:
SE4, NW4, S16, T18N, R3E, McCall, Valley County, Idaho. NOT A PUBLIC HEARING.

Bonnie Bertram addressed the Commission and said that they are planning to construct an addition to the east side of the building and move the Christmas shop to the back and put a coffee roasting/coffee retail shop in the front. Ms. Bertram said that they are going to pave the parking lot. Michelle said that she will assist Ms. Bertram with making sure the sign will comply.

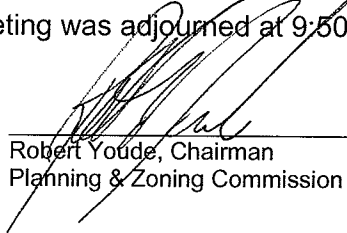
OTHER

Michelle advised the Commission that Staff will be bringing some code amendments before them soon. Michelle asked the Commission for meeting dates to hold public hearings for the code amendments. Michelle will email and get some dates.

Comprehensive process Monday morning at the County. April 16th-19th is the next Comp Plan meeting.

ADJOURNMENT

Hearing no further business the meeting was adjourned at 9:50 pm.



Robert Youde, Chairman
Planning & Zoning Commission

ATTEST:



Michelle Groenevelt
Community Planner