

# **MCCALL AREA PLANNING AND ZONING COMMISSION**

## **Minutes**

**June 5, 2007 –6:00 p.m.  
McCall City Hall – Lower Level  
216 East Park Street**

### **COMMISSION MEETING – Begins at 6:00 p.m.**

#### **1. CALL TO ORDER AND ROLL CALL**

Chairman Youde called the meeting to order at 6:00 p.m. Commissioner's Phil Feinberg, Kim Apperson, Claudia Delaney, Doug Russell were present. Sarah Jessup joined the meeting at 6:05 p.m and Shane Jeffries was absent. There was a quorum present.

Staff members present: Steven Hasson, Michelle Groenevelt and Debbie Smith.

#### **2. REVIEW & APPROVAL OF MINUTES-** no minutes available to review.

#### **3. 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 MEETING (SR)**

*601 N. 3rd Street*

Ray Woods representing FMW, LLC: A pre-application meeting to discuss a property located along the 3rd Street scenic route to remove elevation to improve access to the property. The property is zoned Community Commercial. NOT A PUBLIC HEARING.

Ray Woods presented his application request to be able to grade the lot to reduce the elevation. He hopes to someday have the lot accessible for a retail business. The size of the lot is 97 ft. by 181 ft. Steven Hasson requested a narrative, pictures, map and an explanation of what will be removed from the topography including trees. He also stated that a survey would need to be done. Chairman Youde suggested he visit with the city arborist. Commissioner Feinberg suggested consulting a land planner as to not totally flatten the lot.

#### **PRE-APPLICATION MEETING (ZON, SUB. PUD, DR)**

*Rio Vista Boulevard*

Rod Skiftun representing Pat Hill: A pre-application meeting to discuss a 107 unit master plan for a 12.56 acre site south of Rio Vista and part of the Smart Growth West Valley study area. The property is currently zoned R-1 and is proposing an R-8 density. NOT A PUBLIC HEARING.

Pat Hill presented the pre-application plan requesting a re-zone to R-8 density. Rod Skiftun was also present.

Commissioner Feinberg inquired as to the parking available.

- Mr. Hill said there would be three spaces for each unit (one covered).

- The units in the 12-plex would be 3 bedroom 2 bath and each would have a 4 ft. by 6 ft. storage unit.
- There would also be single family cottages with or without garages.
- The plan is to have affordable housing on-site.

Chairman Youde suggested obtaining advice from Brock Heasley and the city arborist regarding open space. Commissioner Feinberg suggested more storage units needed, especially in the 12-plex units.

### **PRE-APPLICATION MEETING (CUP, SR, DR)**

*314 McBride Street*

John Powell from CTA representing Phil and Janice McNabb: A pre-application meeting to discuss a mixed use project on a 66'x 73' lot adjacent to Peak Glass. The property is zoned Community Commercial. NOT A PUBLIC HEARING. Chairman Youde was recused from this issue.

- Phil McNabb presented his plans for this mixed use project.
- He said that there would be commercial retail or professional in front.
- Timber trusses.
- Possibly two stories with living space in the loft.
- He is requesting a possible setback of 5 ft. instead of 10 ft. on the back of the lot.

Would the fire department feel compromised with only a 5 ft. variance?  
Commissioners favor site plan #6.

### **PRE-APPLICATION MEETING (CUP, SR, DR)**

*707 Mission Street*

Lee Schafer from KDZY 98.3: A pre-application meeting to discuss a conditional use permit, scenic route and design review application to relocate the radio station and add a dish in the backyard and improve the property. The property is zoned R-4. NOT A PUBLIC HEARING.

Lee Schafer representing KDZY 98.3 presented the plans for a CUP to relocate the radio station to 707 Mission Street. The property is zoned R-4. He has already sent letter to the neighbors explaining the plans. The relocation would include:

- Adding one satellite dish
- Landscaping and cleanup of property
- Shielding the dish

Commissioners stated the need for a neighborhood meeting including the City of McCall's letter to neighbors within 300 ft. of site.

### **PRE-APPLICATION MEETING (CUP)**

*506 Pine Street*

Darci Hyde representing McCall Church of the Nazarene: A pre-application meeting to discuss a conditional use permit to run a non-profit ministry providing day care and a preschool to the public. Hours of operation will be Monday through Friday 7:00 am through 5:30 pm. The property is located in the Commercial Business District.

Darci Hyde presented the plans for a CUP for the McCall Church of the Nazarene.

- Proposed day care/pre-school

- Infants through two year old children
- Property has a fenced yard, kitchen and large open area
- Parking in the front of the building and City of McCall parking on the side

Commissioners said that Ms. Hyde needs to have a neighborhood meeting with letter sent to neighbors within 300 ft. of site. Central District Health would need to be contacted as to sewer capacity rating. Health and Welfare would need to give accreditation. The Fire Marshall would need to inspect the building.

#### **4. OLD BUSINESS**

**SUB-06-5, PUD-06-1, SR-06-20, DR-06-14** (Application was continued to the July 10, 2007 meeting.)

*Cross Bar Condominiums*

*Corner of Rio Vista Boulevard & Boydstun 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.

**ZON-07-02, SUB-07-3, PUD-07-3, CUP-07-5, SR-07-5** (Application continued from the May 1, 2007 meeting.)

*Cattail Ridge*

*W. Lake Street*

Jim Fronk from Secesh Engineering representing Advanced Properties: Applications for preliminary plat and plan, zoning map amendment, and scenic route for a 44 residential unit project on an 18.26 acre parcel. The project is comprised of 9 single family lots, 12 townhouse units, 21 condominiums, a mixed use building with 2 residential units, 6.31 acres of open space, and trail system. The property is currently zoned R-1 and is requesting R-4 Low Density Residential zone change. A PUBLIC HEARING.

Larry Tiernan, owner of Advanced Properties, clarified plans for the 18.26 acre parcel. This will be a 44 unit development with nine single family dwellings and six townhouse units.

The first Phase would have 7 units of community housing and the second Phase would have 2 units. The Boardwalk/Gazebo will be ADA compliant and have 11 public parking spaces for use of the 2.18 acres of park/wetlands.

Discussion continued as to access per staff conditions.

Commissioner Feinberg motioned to approve ZON-07-2 with staff report conclusions and development agreement; seconded by Commissioner Jessup; carried. Commissioner Feinberg motioned to approve PUD-07-3 and SUB-07-3 with the conditions of the staff report; seconded by Commissioner Russell; carried. Commissioner Feinberg motioned to approve SR-07-5 subject to staff report. CUP-07-5 was incorporated with the PUD-07-3.

**SUB-07-2, PUD-07-2** (Application continued from May 1, 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 12 townhouse units along the Payette River on 10 acre property. The property is located in the R-8 and R-1 zone A PUBLIC HEARING.

Commissioner Feinberg recused himself.

Phil Feinberg representing The Reserve on Payette LLC described the project. There will be thirteen total units, six townhomes and one single family unit. The river frontage has a seven acre conservation easement and there will be a pathway to the river. Also, an area to put in and take out for kayaking. There will be toilet facilities available to the public, maintained by Parks and Rec. Proposing the donation of land in lieu of affordable housing. The meeting was opened for public comment. No public comment. Hearing closed.

Chairman Youde motioned approval of SUB-7-02 and PUD-07-2 subject to conditions, findings and conclusions of the staff report; seconded by Commissioner Jessup; carried. Commissioner Feinberg rejoined the meeting.

**CUP-07-7** (Application was continued to the July 10, 2007 meeting.)

*Collin Autobody Relocation*

*317 N. 3rd Street*

Robert Collins: An application for a conditional use permit to construct an auto body repair shop according to MCC 3.4.02 behind the current Napa Auto Store and Paradise Burgers. The property is zoned Community Commercial. A PUBLIC HEARING.

**DR-07-36** (Application continued from June 4, 2007 meeting)

*317 E. Lake Street*

Steve Tansill: A design review application to renovate the existing McCall Mall building and convert the use to a bar/night club. The property is located in the Central Business District. NOT A PUBLIC HEARING.

Steve Tansill of Heartland Deli explained his plans to renovate the existing area in McCall Mall building. He would like to have a restaurant bar/night club. He would need eighteen parking spaces. He does have signed agreements from other downtown merchants to use their spaces in the evening. Commissioner Feinberg suggested bringing graphics of the planned signage and the exterior color of the building with the owner of the building. Also, to check with Jeff Lappin at Central District Health regarding the sewer capacity rating. Continued to the July 10, 2007 meeting.

**DR-07-27, SR-07-15** (Application continued from June 4, 2007 meeting)

*313 W. Lake Street*

Brent Loveless representing Max Eiden, Eiden Prop. LLP: Design review and scenic route applications to remove an existing cabin and replace it with a 3,163 sq. ft. residential building with a daylight basement, landscaping, installing a retaining wall, and dock improvements. The property is zoned R-4. A PUBLIC HEARING.

Max Eiden and Brent Loveless presented their plans to replace the existing cabin. Discussion continued concerning curbs, gutters and sidewalk on W. Lake

Street at a time yet to be determined. Michelle explained that the curbs, gutters and sidewalks are not tied to the building permit but a development agreement. Chairman Youde opened the hearing for public comments. No public comment. Hearing closed.

Commissioner Jessup motioned to approve DR-07-27, SR-07-15 with staff conditions and recommendations; seconded by Commissioner Feinberg and Commissioner Russell; carried.

**5. NEW BUSINESS**

**SUB-07-4 and ZON-07-5**

*Forest Street Professional Condominiums*

*211 Forest Street*

Steven J. Millemann representing McCall Memorial Hospital and MHHODD, LLC: Applications for final plat and a zoning map amendment for the construction of a 5,545 sq. ft. one story medical office addition to the existing medical clinic. The condominium will allow the two adjoining buildings to be separately owned. The property is currently zoned R-4 and proposes a Civic Zone designation. A PUBLIC HEARING.

Steven J. Millemann representing McCall Memorial Hospital and MHHODD, LLC presented plans to add a connected addition to Payette Lakes Medical Clinic. He explained why the hospital wants to amend the zoning from R-4 to Civic Zone.

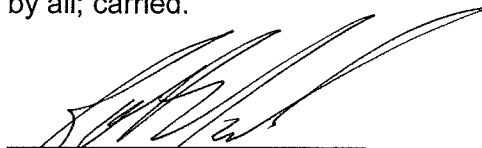
Chairman Youde opened the meeting for public comments. No public comment. Hearing closed.

Chairman Youde motioned to approve ZON-07-5 by changing the zoning from R-4 to Civic Zone; seconded by Commissioner Feinberg; carried.

Chairman Youde motioned recommending SUB-07-4 be forwarded to City Council; seconded by Commissioner Feinberg; carried.

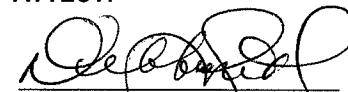
**6. OTHER-** Next Planning and Zoning Commission meeting July 10, 2007.

**7. ADJOURNMENT** – Chairman Youde motioned to adjourn at 9:30 p.m; seconded by all; carried.



Robert Youde, Chairman  
Planning & Zoning Commission

**ATTEST:**



Debbie Smith  
Administrative Assistant