

**MCCALL AREA
PLANNING AND ZONING COMMISSION
MINUTES
November 7, 2007
Idaho First Bank Community Room**

1. CALL TO ORDER AND ROLL CALL

Chairman Bob Youde called the meeting to order at 6:00 pm. Commissioners Kim Apperson, Doug Russell, Claudia Delaney, Shane Jeffries, and Sarah Jessup were present. Commissioner Phil Feinberg was absent. A quorum was present.

City staff present were Michelle Groenevelt, Planning Manager, and Carol Coyle, Grant Coordinator/Asst. Planner.

2. NEW BUSINESS:

McCall Area Comprehensive Plan Amendment: The McCall Comprehensive Plan (adopted July 2000) has been revised with extensive public involvement to engage the McCall Community in the development of the McCall Area Comprehensive Plan update. The update includes significant revisions to the Goals and Objectives, Chapters, and Future Land Use Map. A PUBLIC HEARING.

This meeting was a continuation of a public hearing which began on Nov. 5, 2007, to hear comments on the amendment to the McCall Area Comprehensive Plan (July, 2000). Michelle Groenevelt presented a PowerPoint production of the purpose and process of comprehensive plan update. She gave highlights of planning process, described the level of community involvement, and briefly reviewed chapters, goals, objectives, and the Future Land Use Plan (FLUP). She mentioned that the boundaries identified on the FLUP showing an expanded impact area were only for planning purposes and that any change to the boundaries would involve a process of negotiation with the Valley County Commissioners, and the Planning and Zoning Commissions of the County and the City.

Several attendees asked questions about information presented.

Chairman Youde opened the continuation of the public hearing of the amendment to the McCall Comprehensive Plan at 6:18 pm.

Burt Kulesza, 118 E. Forest Street, complimented the quality of plan and said he thinks it is a great plan and a good product. Regarding the text of Chap. 4 Environment, pg. 28-29, he said he agrees with the goals and objectives of promoting green and forested character and viewscapes, and encouraged that "fire wise" and defensible space language be included. Regarding Chapter 5, Objective mm on pg. 44, he said the words "prohibit gated communities" need to be reinserted to promote the sense of community. Regarding Chap. 5, pg 38, he mentioned the language in the regarding the Central Business District (CBD) expansion to Mission Street and reduction of the CBD north of Hemlock Street. He said the Future Land Use Plan shows the inclusion of Forest Street into the CBD, and that the Commission needs to coordinate text and the FLUP as they are inconsistent. He said that if the FLUP is correct, and is not a mapping error, and Forest Street is supposed to be included in the CBD, he objects and would request that the Forest Street area not be included in the CBD. He said there is lack of

space for parking on both Park Street and Forest Street. He suggested looking at not expanding the CBD to Mission Street on Park Street. He said a proposed objective in the Comprehensive Plan is preservation of existing neighborhoods and that the Forest Street area is an established neighborhood. He also asked that the area proposed on Park Street to become CBD should be looked at because it also is an established neighborhood.

Regarding Chap. 10 Transportation, Mr. Kulesza said the Airport Master Plan needs to be included in the comprehensive plan and that the airport expansion issue seems like it is "the elephant in the room" and the comprehensive plan is ignoring it. He would like the objective regarding the regional airport to be stronger and instead of just monitoring the need for a new regional airport that actual planning for a regional planning should be done. He said the community needs to be asked regarding needs whether the airport should be expanded, should commercial service be included and if so, where should the commercial airport service be located and what it would cost. He also said the proposed designation of R-16 for the Mission Street Forest Service property on the FLUP should not be R16 but rather R4 or R8 or be designated as CV Zone. He said the Forest Service would have to do an environmental assessment as well.

Ed Droge, 110 Park Street, brought up issue of Park Street being included in the CBD in the FLUP. His property is currently zoned R-4 and he objects to his property being included into the CBD. He said it is commercial to the north, and residential to the south. He said he doesn't want a tattoo shop next to him, and is concerned about the setbacks for commercial zone being less than residential setbacks and that commercial developments can build up to the property line.

Kelly Clark, 441 Krahn Lane, wanted to know how the Commission relates to the County and what entity is the Commission responsible to. He questioned about expansion of impact area and how that might affect his property, and what a Farm to Market heritage area meant. Regarding Chapter 5, Obj. EE he questioned how commercial use in that area could develop if it compete with downtown businesses, and if it would be allowed. He said the impact area is a "gray area" and said that County collects taxes but City tells people how and what they can do without recourse as to how things can be handled. Mr. Clark wants to have clear definition as to who is responsible for enforcement of zoning code violations. He also mentioned that more downtown parking is needed.

Peggy Bryan, 507 Brundage Drive, said that her vision of McCall is not three story condominiums, but that she would rather have a community college, open space, and parks and performing arts center and these are worthwhile visions. She said high density is driven by high land values and greed, and that it is probably unstoppable. She hopes future residents of McCall will be happy with what the fathers of the City decided to save land so that the community could have amenities.

Joy Hamilton, 445 Smitty Ave., thinks the plan is good and mentioned she had been involved in the planning. Regarding Chapter 10, Transportation, she would like to include handicapped accessibility to buildings and that pedestrian and bike paths should have handicapped (only) speed restricted motorized access to trails and bike routes. Also she feels it is critical that the Airport Master Plan comply with comprehensive plan. She said it should include noise and air pollution guidelines at the airport to have some control over the airport. She said she would like to see a priority placed on building bike paths around the city and connecting green spaces. She mentioned that she would like to see the Payette Land Trust become involved and set aside land for a green belt along the river.

Sadie Noah, 481 Timm Street, thanked the Commission for the hard work on the comprehensive plan. She said emphasis should be placed on workforce housing and that there should be encouragement for apartments for those who can not qualify for the current available housing. She said she likes emphasis on protecting the south and west entrances but wants to consider use of land so that businesses such as landscapers that need larger areas of land would be allowed to have their businesses in those corridors. She likes the cluster concept, but wants to keep the needs of businesses needing larger parcels of land in mind. However, she said she doesn't want to see warehouses along the south corridor.

Robert Blackman, 500 Brundage Dr., said he is retired school teacher, and plans to move here full time eventually. He wanted to compliment those involved in managing the town, and likes the lack of chain stores and likes new housing in the plan, but doesn't like the proposed high density designation on the Forest Service parcel on the Future Land Use Plan. He said he would not have purchased his property on Brundage Drive if he knew apartments would be placed there. He said it was a "project" and suggested that it be put on the edge of town. He said a housing project should not be placed near a school. He said it would bring too much traffic, and too many extra cars. He described his many concerns about the potential of more people moving in near him and expressed concern about safety. He said the thought the timing of the public hearings had something to do with fewer people testifying this time of year. He also presented some material from the Brundage Drive neighborhood for the Commission, and Ms. Groenevelt stated that staff had already distributed that information to the Commissioners.

Kathy Blackman, 500 Brundage Dr., congratulated Commission on their hard work on the Comprehensive Plan. Regarding the Goals and Objectives, in Chap. 1 D, she said that the R16 designation on USFS parcel stays on the FLUP it will violate her private property rights. She said the history of the water and sewer issues in McCall have been long standing, and she wants to know how sewer and water services would be addressed if several hundred more people moved to the area near her home because the water pressure is less now than it was 10 years ago and that is a major concern to her.

Lisa McDonald, 510 Brundage Dr., wanted to repeat what others have said and that R16 would be incompatible with neighborhood.

Dan Andreason, 1416 Birdie Drive, would like to make sure that pedestrian and bike paths allowed motorized vehicles for handicapped and would allow golf carts use on the paths by elderly.

Chairman Youde stated for the record that written comments from Brundage Drive property owners, Dr. Steven Padgitt, and the Ore-Ida Council of Boy Scouts of America had been received and had been provided to the Commission for review and inclusion in the public testimony.

The Commission took a recess at 6:57 pm. Chairman Youde reconvened the public hearing at 7:06 pm.

Brian O'Morrow, 1195 S. Samson Trail, would like the Commission to consider some additional points. He feels the plan is so big, that eventually there may be some changes to the plan. He said that workforce housing is important as is to the future of the city and the character of the city. He would also like the Commission to consider the importance of industrial space. He brought up concept of a business park, but mentioned that it doesn't address the needs of those

who need larger areas of land for their businesses. He pointed out that Commerce St. is zoned Industrial, but is currently primarily being used as community commercial and that is how it is designated on the FLUP. He said there is a great deal of pressure on the existing Industrial zoned areas. He pointed out to that it had been discussed to move non-conforming uses such as Amerigas, and Rowland Bros. to appropriately zoned areas. He mentioned it had been previously pointed out to him that area south of airport could be designated for industrial use. He said at first he didn't like that idea but now thinks it might be a good idea, even though it would take quite a bit of land grading to make it suitable for development. He said there is about a 35 acre piece that is owned by his family and that he would feel comfortable with that being designated on the FLUP as Industrial. He said he doesn't want to push industrial use farther out along the state highway towards Lake Fork.

Frank Stark, 1300 Jasper, said he is a part-time resident and said he chose McCall over all of the places he had visited in Idaho because it reminded him of where he grew up except that McCall relies on tourism and where he grew up did not. He said he believes the town will change. He has visited his old hometown and has seen it has not changed very much and he said that it had taken very drastic steps such as allowing the smallest building lot to be two acres. He said he would like the character of town to stay the same.

Scott Findlay, 277 Potter Lane, said he has been to two previous meetings and has already suggested that area west of Davis Ave. between Reedy Lane and Spruce Street should be designated in FLUP as at least R8 instead of R4. He said it would improve areas of density. He suggested that the land north and east of sewer lagoons up to Rio Vista Subdivision could be R8. He recommended that the land along SH55 corridor should be designated as commercial but that screening and berming can help appearance of area and that the extension of the impact area could be used as commercial along with expectations of landscaping and appropriate signage.

Harold Appel, 1440 So. Samson Trail, said he resides outside of the comprehensive plan and asked the Commission about when his property will be annexed to start paying off some of the City's bills. He had a question about current SH55 land usage and wanted to know about how this jurisdiction and land use will change based on the comprehensive plan adoption. He wanted to know the benefit of becoming part of the comprehensive plan.

Hearing no other comments, Chairman Youde closed the public hearing at 7:23 pm.

Chairman Youde repeated the three motions that will be acted upon by the Commission. Commissioner Apperson asked Chairman Youde to clarify the authority of the McCall Area Planning and Zoning Commission. He explained how land use decisions are currently made in the City and impact area, and the role of the Commission as well as the Valley County Commissioners and City Council. He again reiterated that the boundaries on the FLUP were just for planning purposes and that the adoption of the FLUP would not change the impact area boundaries. Ms. Groenevelt explained the process for changing the actual impact area boundaries and discussed that it would involve include Valley County Planning and Zoning and there would be additional public hearings. The Valley County Commission would be involved in any decision making.

The Chairman called for discussion. Commissioner Jessup recommended reinserting the language prohibition against gated communities.

Commissioner Delaney mentioned about the housing section on the memorandum from Joe Dills of Otak. It was determined that the language related to the intent to have community housing was not being changed, rather it was the "legally defensible" language that could be removed. Ms. Groenevelt informed the Commission that it was understood that City staff could make minor typographical and grammatical changes to the text.

Chairman Youde restated the original motion, moved by the Chairman and seconded by Commissioner Jessup, to approve the goals and objectives portion of the revised McCall Area Comprehensive Plan documents and make the recommendation for approval to the McCall City Council and Valley County Board of Commissioners.

Chairman Youde offered the first amendment to the motion, which was to maintain and retain the language in objective mm in Chapter 5 which relates to gated communities. Commissioner Apperson seconded the motion, and the motion passed unanimously.

Chairman Youde offered the second amendment to the motion, which was to confirm and strengthen the existing language regarding urban fire interface and defensible communities. Commissioner Jessup seconded the motion. Discussion was held regarding bringing the language in-line with concerns with retaining aesthetics of landscape. Commissioner Jeffries said the language and intent should be consistent with efforts of other state and local agencies that are also interested in the same issue. Chairman Youde called for the vote; the motion passed unanimously.

Chairman Youde offered the third amendment to the motion which was to include an additional goal and objective in Chapter 6 as follows: Goal: Provide and promote a profile of the historic site by creating a voluntary local historic district to include the original village town site and the First and Second additions. Objective: Define the unique character of McCall by creating connections (links/bridges) between the past present and future. Commissioner Jeffries seconded the motion. The motion passed unanimously.

Chairman Youde offered the fourth amendment to the motion which was to add an updated table of historic structures in McCall which was provided by the McCall Historic Preservation Commission. Commissioner Apperson seconded the motion. The motion passed unanimously.

Commissioner Apperson offered the fifth amendment to the motion regarding Chapter 7, Objective 12, page 11, which would change the word "positive" back to "proactive" regarding the approach to community housing. Commissioner Delaney seconded the motion. The motion passed unanimously.

Commissioner Jessup offered the sixth amendment to the motion regarding accessibility to pathways by disabled persons. She moved that in Chapter 10, Goal 2 be amended to include add wheelchair access to pathways. Commissioner Apperson seconded the motion. The motion passed unanimously.

Commissioner Delaney mentioned that the Airport Master Plan should be compliant with the Comprehensive Plan and not vice versa. It was pointed out that Chapter 7, Objective L addresses that issue. Chairman Youde mentioned that the Airport Master Plan would be given to the McCall City Council for adoption on November 8, 2007.

Chairman Youde reiterated the original motion to recommend for approval to the City Council and Valley County Board of Commissioners the revised goals and objectives, including the

above six amendments. Commissioner Russell moved to approve the motion as amended. Commissioner Jeffries seconded the motion. The motion passed unanimously.

Chairman Youde stated the original second motion which was moved by chair and seconded by Commissioner Russell to approve the text and contents of Chapters 1-13 of the revised McCall Area Comprehensive Plan documents and recommended approval to the McCall City Council and the Valley County Board of Commissioners.

Commissioner Apperson said she is troubled by the staff report regarding last minute changes to the future land use map which have been included at the request of developers who wish to "upzone" their property. Chairman Youde said that the revised chapters would be acted upon first, and then the Future Land Use Map.

Chairman Youde offered the first amendment to the motion which was the inclusion of the update history of McCall provided by Pat Eames of the McCall Historic Preservation Commission. Commissioner Apperson seconded the motion. The motion passed unanimously.

Commissioner Apperson offered the second amendment to the motion regarding Chapter 5, page 32, which is to strike last sentence regarding the game management area under public and endowment lands. Commissioner Delaney seconded the motion. The motion passed unanimously.

Commissioner Apperson discussed Chapter 10, page 83 and said that more mention of airport issues is needed. She said the airport expansion issues discussion is too brief and needs to be expanded to reflect the objectives. She said that there was much public testimony and input regarding the airport and that she would like to have a greater description of the community discussions relative to the airport. Commissioner Apperson moved to amend the section Community Concerns of Chap. 10 to add broader language to address airport discussion process. Commissioner Jeffries suggested that a description of the ties to the AMP be included but was concerned about anything compromising the two separate documents. After discussion, Commissioner Delaney suggested it be mentioned and that it is not a closed issued and it should be mentioned that several aspects still need to be looked at. Commissioner Apperson withdrew the motion.

Chairman Youde entertained a motion of approval of the text and contents of Chapters 1-13 with amendments #1 and #2. Commissioner Delaney moved to approve. Commissioner Jessup seconded the motion. Discussion was held on how often amendments to a comprehensive plan can be made and how revisions would be made to the document. The motion was approved unanimously.

Chairman Youde reiterated the motion to approve the Future Land Use Plan and recommended approval to the McCall City Council and the Valley County Board of Commissioners. Commissioner Jeffries recused himself from the discussion and left the Commission table to join the audience.

Commissioner Jessup offered amendment one and moved to clarify the section designated CBD south of Park St. and north of Forest Street and extending from First Street to Mission Street to be consistent with the text and not be designated as CBD but be low density residential. Commissioner Apperson seconded the motion. The motion passed unanimously.

Commissioner Jessup questioned if a parcel of land on the FLUP could have two alternative designations instead of one. Discussion was held. Commissioner Apperson said she favored a Civic designation for USFS property on Mission and Mather Street. She said no public testimony was received in support of the high density designation for that parcel. Chairman Youde moved that the USFS parcel property be identified as medium density residential. The motion died to lack of second. Commissioner Delaney mentioned need for high density in the downtown area.

Commissioner Jessup moved that the property receive two designations, with combination of medium density residential and Civic uses. There was no second to the motion and the motion died.

Ms. Groenevelt clarified the intent of the FLUP and that its purpose is not to be a zoning map. She described the process involved in rezoning a parcel.

Commissioner Delaney moved to designate the USFS parcel as Civic use. Commissioner Apperson seconded the motion. The Commissioners voted: Apperson aye; Russell no; Delaney aye; Jessup no; and Youde no. The motion failed 2-3.

Chairman Youde moved to designate the property as low density residential. Commissioner Delaney seconded the motion. The Commission voted: Apperson no; Russell aye; Delaney no; Jessup no and Youde aye. The motion failed 2-3.

Commissioner Jessup offered a second amendment to the motion and moved to designate the property as Civic use. Commissioner Delaney seconded the motion. Discussion was held. The Commission voted: Jessup aye; Delaney aye; Apperson aye; Youde no; and Russell no. The motion passed 3-2.

Chairman Youde offered a third amendment to the motion which was to designate the area south of Wanda Ave. and north of Colorado Street not as high density residential but as medium density residential. Commissioner Jessup seconded the motion. The motion passed unanimously.

Chairman Youde offered a fourth amendment to the motion and moved that the property located southwest of Samson Trail and Elo Road to be designated as Rural Estate and not Rural Residential. Commissioner Apperson seconded the motion. The motion passed unanimously.

Chairman Youde offered a fifth amendment to the motion and moved that the "Stockton 90 property" located southeast of the McCall Donnelly School District property would be designated low density with cluster overlay over entire part of property instead of just over part of the property. Commissioner Apperson seconded the motion. The motion passed unanimously.

Chairman Youde offered a sixth amendment to the motion and moved that parcel west of the Smart Growth West Valley concept plan be identified as RR instead of RE. Commissioner Jessup seconded the motion. Discussion was held. The motion passed unanimously.

Commissioner Apperson brought up the issue of high density designation on school property south of Stibnite Street. She offered a seventh amendment to the motion and moved to change the high density designation on the parcel east of Mission and south of Stibnite to medium density residential. Commissioner Russell seconded the motion. Discussion was held. The Commission voted: Apperson aye; Russell aye; Youde no, Jessup no, and Delaney no. The motion failed 2-3.

Commissioner Jessup brought up the request to increase of industrial area on Mission. Discussion was held and it was determined that the issue would stay an item of future discussion, but that no amendments to the FLUP would offered at this time.

The "Deinhard 80" property was discussed. Commissioner Apperson offered the seventh amendment to the motion and moved that the high density designation on the Idaho Department of Lands property on Deinhard be hatched to show concept overlay to be consistent with the concept report. Chairman Youde seconded the motion. The motion passed unanimously.

Commissioner Jessup moved to approve the Future Land Use Plan with amendments 1-7. Commissioner Delaney seconded the motion. The motion passed unanimously.

Chairman Youde moved that staff be directed to make typographical and editing corrections as needed in the documents. Commissioner Apperson seconded the motion. The motion passed unanimously.

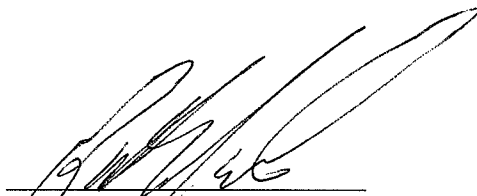
Chairman Youde read a statement reflecting his opinions regarding the comprehensive plan process and praised the high level of community involvement in developing the plan and urged the audience to encourage the City Council and Board of Commissioners to approve the plan.

Michelle has candidate for Community Planner visiting next week. The candidate will be here all week. The GIS technician left the position but another person has been hired and will begin work on November 19th.

The recent municipal elections were discussed.


Ms. Groenevelt updated the Commission on the Easter Creek code violation situation. Walter Eisenstein will meet with Sheriff's Department this week to address the issue. Side yard setbacks will be discussed at City Council this week.

The meeting was adjourned at 9:08 pm.



Robert Youde, Chairman
Planning & Zoning Commission

ATTEST:



Carol Coyle
Grants Coordinator/Asst. Planner