

# MCALL AREA PLANNING AND ZONING COMMISSION

## Minutes

January 8, 2008–6:00 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 introduced Bradley Kraushaar, the new Community Planner and then called the meeting to order at 6:02 pm. Commissioner's Kim Apperson, Shane Jeffries, Doug Russell, Claudia Delaney and Sarah Jessup were present. There was a quorum present. City Staff Debra Smith was also present.
- 2. REVIEW & APPROVAL OF MINUTES**  
Sarah Jessup motioned to approve the December 4, 2007 minutes; seconded by Doug Russell; the motion carried.
- 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 (CUP)**

*304 Samson Court*

John Hucks, 2988 Round Valley Road, New Meadows, on behalf of Bogie Properties, LLC presented a pre-application regarding a proposed storage condominium project. It would be a 15-unit self-storage facility and is a conditional use under the current community commercial zoning classification. It is a .99 acre parcel. The storage facility would be for large recreational vehicles, boats and automobiles. The individual units would be sold rather than rented.

There will be off-site management of the project, therefore, there will not be a need to install sewage facilities. The plan is to not allow washing of units on site which will lessen the use impact on the property. Sarah Jessup felt that there should be drains in the units and Shane Jeffries suggested perhaps a weed washing station to control the possibility of spreading noxious weeds from the vehicles. Claudia suggested a height variation on the units would be more visually appealing. Kim Apperson was concerned that the units could be used as shops, and Mr. Hucks explained that the commercial condominium would have restrictive CCR's to prohibit such use. Doug Russell questioned the site drainage, and that will be addressed with the engineering. Robert Youde suggested he meet with Brad to determine if a subdivision application is necessary as well. Robert Youde also encouraged Mr. Hucks to check with the fire department to determine whether the uniform fire code will require sprinkler

systems for the units. He will proceed with application and the neighborhood meeting.

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

Bradley Kraushaar 1000 N. 3<sup>rd</sup> Street, representing the City of McCall, presented a pre-application to bring the current zoning up to the future land use map which would require zoning map amendments. There will be some complications with changing a variety of government owned properties from their current use to what the city is hoping to be civic use. Examples of these are hospitals, forest service properties and the museum. The GIS technician, Pete Wessel, has begun to identify some of the parcels around the city and impact area which will qualify for these various uses. It will be necessary to contact the various agencies to get their thoughts on how this change in zoning would impact any future development they might desire to make. Bradley explained that the city was just beginning this process and that he would need to meet with Michelle to fully understand the underlying reasons for bringing the current zoning up to the future land use map. Brad explained that this process is very early in its conception

Robert Youde explained that during the comprehensive plan meeting, some public bodies expressed that initially they did not want their properties designated as civic zone but, it is his understanding, that most of them have come to agree that a civic zoning is logical and suitable for them. There are still discussions to be had with the county if for nothing else to absolutely determine, with GIS, just what the county properties are. Commissioner Youde explained there are special service districts that we will need to work with, such as cemeteries and hospital districts. All zoning changes require a public hearing. Robert Youde said that this pre-application meeting is placing this process of record, that bringing governmental unit owned property into the civic zone as specified on the land use map has started, and the public is encouraged to make their wishes known through staff or members of the council.

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

#### *McCall's 1st Addition*

Lindley Kirkpatrick, representing the McCall Redevelopment Agency, presented a pre-application meeting to request to vacate an alley. He passed handouts to the commission to illustrate the area. The alley is located in McCall's 1<sup>st</sup> Addition right next door to the church on the corner of Pine and Roosevelt, across from Rumpelink's going south. Five parcels could potentially use the alley but only two of them do today, actually only one does in any real way. Mr. Kirkpatrick explained the ownership of surrounding properties and the access to their property. The only use of the alley is informal access by the church for parking on the parcel owned by the Urban Renewal Agency. The alley is a platted public right of way; it really doesn't serve as access to anyone except between the church and the Urban Renewal Agency parcel. The Urban Renewal Agency is interested in vacating that alley as one of their missions is to promote growth and development within the Urban Renewal District. Their desire is to make the parcel available for the market and development. In a vacation, what typically happens, is that the right of way is divided down the middle and half goes to the property on one side, half goes to the property on the other side. This application will require a public hearing at Planning and Zoning and at City Council; as well

as an ordinance by the City Council to vacate the alley. Robert Youde stated that he would like the application to include an explanation from the fire department as to public safety service to all of the lots, if the alley was vacated. The neighborhood meeting has been scheduled for January 17, 2008.

#### **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-07-28 (continued to February 5, 2008 meeting)**

*815 Pinedale Street*

Claire Remsberg representing Thea Belec: A record of survey to split property into two lots; Parcel A with existing home & garage; Parcel B a flag lot to the north with access from Pinedale St. The property is zoned R-8.

##### **ROS-07-29**

*955 Samson Trail South*

Anthony and Kimberly Maris: A record of survey to divide an 8.8 acre parcel into two parcels one parcel to be 4.3 acres & one parcel to be 4.5 acres. The property is zoned Rural Residential.

##### **DR-07-70**

*1308 Roosevelt Avenue*

Robert Youde representing Three Forks Gallery: A sign review for Three Forks Gallery a retail art and furniture gallery. The property is zoned CBD.

Robert Youde recused himself and Commissioner Jessup chaired the consent agenda.

Claudia Delaney motioned to approve ROS-07-29 and DR-07-70; seconded by Shane Jeffries; carried.

Chairman Youde rejoined the meeting.

#### **5. OLD BUSINESS**

##### **DR-07-54 (continued from the December 4, 2007 meeting)**

*147 N. 3<sup>rd</sup> Street*

Nathan Fuller representing Jim's Grocery: A design review application for new signs for the Sinclair gas station located at Jim's Grocery. The property is zoned Community Commercial. There has not been any new submittal for this application.

Robert Youde stated that this application has reached a stalemate and motioned to deny DR-07-54 without prejudice allowing the applicant to file an amended application or a new application without additional fees for new consideration; seconded by Shane Jeffries; open for discussion.

Chairman Youde explained that he feels this application has reached a point where no progress is being made. He feels both sides need to step back one step, as we all understand where the disagreements are, and deny this application but encourage re-application.

Kim Apperson feels that this application has taken considerable staff time and does not see why the fees should be waived.

Claudia Delaney agreed that it was not fair to other applicants that follow all of the rules and try to do what the community wants and submit good applications.

Robert Youde explained that he was attempting to neutralize the debate and that the applicant now understands, if they are listening, what the rules and the standards are for design review application; and give them a chance to come in with an application that would be hopefully approvable.

Kim Apperson questioned why there was not a scenic review attached to this design review because it has gone beyond sign review.

Kim Apperson offered a substitute motion to deny DR-07-54 making the applicant completely submit a new application; seconded by Claudia Delaney; open for discussion.

Shane Jeffries commented that by waiving the fee, it shows some consideration by the city.

Robert Youde said that he was trying to depersonalize the issue because everyone has gotten locked into a position and he wants to be sure that the city handles it in the most honorable way.

Shane Jeffries reminded everyone that the original staff recommendation was to approve with three conditions.

Bradley commented that the original staff report does not take into account subsequent meetings and discussions.

Robert Youde asked if there was a motion to approve the staff recommendation to approve dated October 2007. No response.

Substitute motion for denial of DR-07-54; four ayes and two nays; motion carried: four to two.

## **6. NEW BUSINESS**

### **DR-07-68**

*300 Colorado Street*

Matt Hurlbutt, 1035 Valley Rim Road and Matt Ganz, 1150 Aspen Ridge Road representing H&H Homes LLC presented a design review to remodel an existing building for a Lindal Cedar Home office upstairs and a microbrewery downstairs. The property is zoned Community Commercial.

Matt Hurlbutt says that he has been home brewing beer for several years and that he and Matt Ganz have an ambition to make beer and want to start out small using the existing house. They plan to do a facelift to the front elevation.

Robert Youde questioned the parking requirements and Matt Hurlbutt said that they have eight parking spaces. The requirement is one space per 100 square feet of building space. The microbrewery area is 800 square feet. The upstairs business would be off hours from the microbrewery, so the parking would be shared. Robert Youde expressed concern about the turning radius of the parking

spaces and suggested they get together with the building department to be sure of the necessary dimensions in the code.

The meeting was opened to public hearing. No testimony was received. The public hearing was closed.

Sarah Jessup questioned the sidewalks and Robert Youde explained that as they develop the parking requirement, that will all be worked out with the building department.

Shane Jeffries motioned to approve DR-07-68 with three findings and six conclusions; seconded by Kim Apperson; motion carried.

**SUB-07-10, PUD-07-6, SR-07-25, DR-07-57**

*501 W. Lake Street*

Steve Millemann, representing Whitetail, updated the commission on some of the different projects. The 400,000 gallon water reservoir facility is complete in Phase 2 and is operational and waiting final inspection. All of the infrastructure for Whitetail Phase 1 and Phase 2 is complete, as is the new waterline in Lakeside Avenue.

Mr. Millemann presented the application for a subdivision, planned unit development, scenic route and design review to convert Whitetail Lodge to a fractional ownership condominium and common area. The property is zoned Community Commercial.

He explained that these applications are required to do one thing, and that is to take an existing building and plat the space within that building such that it is sellable. The plan is to take 77 rooms; creating 41 suites and those suites are platted. The reason for the platting is to give the owner an additional economic tool to try on the market to see if there is any interest for fractional interest in some or all of these units. The owner can't do this unless the building is converted into a condominium.

Kim Apperson asked if the owners were going to remodel any of the units for marketing purposes. John Sabala felt that they would probably wait to see what the market interest might be in fractional ownership before doing any remodeling. Strict interpretation of the code regarding parking would require approximately 111 spaces, there are 74 spaces shown on the plan. Mr. Millemann stated that since the number of total rooms is being reduced, the 74 spaces seem to be adequate for the same type of use. He is asking the commission to approve the parking plan based on the fact that there are years of history to support the fact that it is adequate for the facility.

Shane Jeffries commented that an owner of a condominium would be bringing toys to use during their stay, and that parking for boat trailers would be an issue. Mr. Millemann said that if this became a problem, the owner would make room across the street for additional parking.

The other issue is whether the application triggers the inclusionary housing requirement. Mr. Millemann believes that these are not residential dwelling units, they are hotel suites. He also does not feel this is a huge issue as the owner has made a unique commitment to providing housing for employees.

Robert Youde asked if VARHA had an opinion on whether inclusionary housing is triggered by a non-residential condominium conversion. Brad said that he had spoken to Michael David and Mr. David said that he would prefer not to make the determination as to whether it was required. The interpretation of the code could be clarified by Mr. Nichols.

Shane Jeffries asked what amenities would be open to the public. Steve Milleman said that this owner will continue to have the facility open to the public but it would not be a binding agreement for future owners.

Robert Youde opened the public hearing. There was no public comment. The hearing was closed.

Sarah Jessup motioned to approve SUB-07-10 with staff findings 1-28 and conclusions 1-12 and recommendation to forward to city council; seconded by Claudia Delaney; carried.

Sarah Jessup motioned to approve PUD-07-06 with staff findings 1-18 and conclusions 1-2 and recommendation to forward to city council; seconded by Doug Russell; carried.

Shane Jeffries motioned to approve SR-07-25 with staff findings 1-11; seconded by Sarah Jessup and Kim Apperson; carried.

Claudia Delaney motioned to approve DR-07-57 with staff findings 1-10 and the conclusions; seconded by Doug Russell; carried.

## 7. OTHER

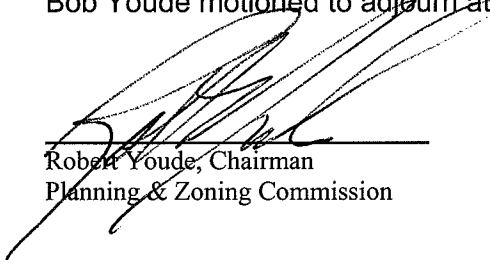
The next meeting is scheduled for February 5, 2008. Since this is the night of the political caucuses, staff will see if the meeting can be rescheduled.

Sarah Jessup nominated Robert Youde for Planning and Zoning Chairman for the coming year; seconded by Claudia Delaney. Sarah Jessup motioned to close the nominations; seconded by Claudia Delaney; both motions carried.

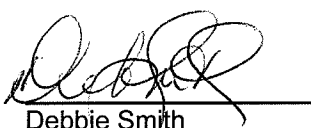
Robert Youde told the commission that Valley County has an opening on their planning & zoning commission if anyone is interested in serving.

## 8. ADJOURNMENT

Bob Youde motioned to adjourn at 8:00 pm; seconded by all; carried.

  
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Robert Youde, Chairman  
Planning & Zoning Commission

**ATTEST:**

  
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Debbie Smith  
Administrative Assistant