

McCALL AREA PLANNING AND ZONING COMMISSION

Minutes

February 12, 2008 – 6:00 p.m.
First Idaho Bank – Lower Level
475 Deinhard Lane

COMMISSION MEETING – Begins at 1800h

1. CALL TO ORDER AND ROLL CALL

Chairman Youde called the meeting to order at 6 pm. Commissioners Feinberg, Youde, Jessup, Jefferies, and Delay were present. A quorum was established. City staff Michelle Groenevelt and Brad Kraushaar were also present.

2. REVIEW & APPROVAL OF MINUTES

Commissioner Feinberg motioned to approve the January 8, 2008 minutes; seconded by Commissioner Jefferies; 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 (SR, CUP)

Bill Hamlin of Design West Architects, representing the McCall-Donnelly School District, presented a pre-application to convert the existing elementary/high school facility for use primarily as a high school facility.

Mr. Hamlin explained the phased approach to construction, required due to the unavailability of a temporary school facility, which will involve construction in some parts of the building while classes are being held in other parts of the building. He further explained that, for cost savings, parts of the existing building that could be salvaged and upgraded would be (especially in regards to required snow load specifications).

Regarding landscaping and appearance, Mr. Hamlin explained that there would be two new paved sections, but that overall, the impervious surface of the site would decrease, in part, because the projected student demand allowed for downsizing and the design is a smaller footprint. Concern was expressed by Staff regarding the landscaping surrounding the two separated classroom, located in the parking lot, that would be retained from the existing building. Mr. Hamlin stated that cost would not allow for landscaping in that area. Chairman Youde raised the issue of noise easements.

Mr. Hamlin, along with his electrical engineer, presented various lighting plans. He expressed the desire to deviate from the requirements of Title 3 Chapter 14 *Outdoor Lighting* based on safety and cost. The Commission discussed the

various options and questioned the need for deviation from the code. Staff also expressed the desire for the project to work within the code.

PRE-APPLICATION MEETING (SUB, DR, SR)

Wayne Ruemmele, of Epikos Architecture, representing Bob Hunt for a pre-application presentation regarding the Grand Payette Hotel. Mr. Ruemmele explained the project: a 20-unit condominium hotel (38 hotel room equivalent), under 35' in height, located on the site of the current yacht club, with retail on the west side and a bar/restaurant towards the east, and a deck overlooking Payette Lake. Mr. Ruemmele explained further details of the project such as a vehicle elevator to overcome parking challenges and the satisfaction of Community Housing requirements through in-lieu fees.

The Commission raised many concerns over the ease of public access to Payette Lake, especially in the way the building's design did not encourage pedestrian access from street level. Mr. Ruemmele and staff both acknowledged that parking requirements would prove difficult to satisfy and that a give and take between the city and the applicant would most likely be necessary.

4. CONSENT AGENDA

All consent agenda items were, because of the short agenda, considered separately.

DR-07-73

402 N 3rd Street

Darrell Cobb representing the McCall Spa Company presented a sign review for the McCall Spa Company to be located at the Woodsman Redevelopment site. The property is zoned Community Commercial.

Numerous Commissioners expressed concern over the harshness of the sign's materials, location, and color. The Commission thought the bright white and blue color's were deemed to not be in keeping with the color's suggested by the McCall Design Guidelines; the location on the roof line did not conform to the City Code; and the steel and vinyl materials exacerbated the both the color and locational concerns.

The Commission directed the applicant to work with staff members to resubmit and improved design.

Commissioner Feinberg motioned to continue DR-07-73 to the March 4, 2008 Planning & Zoning meeting; Commissioner Jessup seconded the motion; the motion carried.

DR-08-1

600 N 3rd Street

Mike Hormaechea representing Alpine Village presented a sign review application for a new Information & Design Center for Alpine Village. The property is zoned Community Commercial.

The Commission raised no significant concerns.

Commissioner Feinberg motioned to approve DR-08-01; Commissioner Jefferies seconded the motion; the motion carried.

ROS-07-28 (continued from January 8, 2008 meeting)

815 Pinedale Street

Claire Remsberg, representing Thea Belec, presented a record of survey to split a property into two lots; Parcel A with existing home & garage. The property is zoned R8.

Commissioner Delaney exited the meeting at 6:35 p.m.

Ms. Remsberg explained the desired lot split. Staff clarified the scope of the application, that the site plan and building shown on the proposed lot were not a part of the Record of Survey application process; rather the lot split and the agreement to develop Frost Street were the issues at hand.

After an explanation of the agreement between the applicant and the City to develop the eastern half of Frost Street, as well as the possibility of a City Council hearing, the Commission raised no significant concerns.

Commissioner Feinberg motioned to approve ROS-07-28 with the language of Condition #2 changed from "Development Agreement" to "Letter of Understanding"; Commissioner Jessup seconded the motion; the motion carried.

5. OLD BUSINESS

None

6. NEW BUSINESS

ZON-07-06

1244 Louisa Street

Claire Remsberg, representing Joe & Sonia Wright presented a request to rezone parcels currently in the R8 zone to R16 – High-Density Residential. Ms. Remsberg explained, to assuage concerns that R16 zoning would allow for more intense development, that the due to the existing lot sizes, and the fact that a single residence is allowed on each lot, that the current allowable density under R8 is equal to the density possible under the R16 zone.

Staff further explained the general ideas to be detailed in the required Development Agreement, specifically the plan for required development of the North-South Alley to the west of the subject property as well as the development of part of Fir Street. Additionally, staff explained that the proposed zoning change was consistent with the Future Land Use Map.

Chairman Youde opened the public hearing. Hearing no public testimony, Chairman Youde closed the public hearing.

The Commission had no further significant discussion or concerns.

Commissioner Feinberg motioned to approve ZON-07-06; Commissioner Jessup seconded the motion; the motion carried. The Commission further recommended that a second public hearing in not necessary before City Council.

**7. OTHER
DR-07-09**

Spring Mountain Ranch Reception Building Expansion

A request by the applicant for a one-time, six month extension to approval of DR-07-09.

Staff clarified the Design Review approval time period. The Commission did not have significant discussion or concerns.

Commissioner Feinberg motioned to approve the request; Commissioner Jefferies seconded the motion; the motion carried.

PLANNING MANAGER UPDATES

Sinclair Sign – Staff asked for guidance from the Commission on how to proceed. The Commission provided no formal guidance, stating that the burden is on the applicant to initiate action.

Outstanding code issues – Staff explained that the issue of the paved area at the dentist's office has been referred to legal council.

Easter Creek Construction – Staff explained that public complaints have been received. A Deputy City Manager has made contact with the owner and Sheriff's office and enforcement is being pursued.

McCall Mall trash enclosure – Staff explained that the owner has is in the process of being notified, through another letter, of the need to submit full design review application, which will most likely need be a public hearing due to citizen complaints.

Airport code amendment – Staff explained that a sub-committee is being formed to address this issue.

Downtown parking subcommittee – Staff explained that a sub-committee is being formed to address this issue.

Mountain town conference – Staff explained that member(s) of staff and the Commissioner Jessup will be attending a planning conference from February 27-29th.

Civic re-zoning application – Staff explained that this item will be on the next P&Z meeting's agenda.


Panda sign – Commissioner Jefferies explained the concerns of the Panda's owners regarding signage and recommended staff work with the owners to find a solution.

8. Adjournment

Commissioner Feinberg motioned to adjourn the meeting; Commissioner Jefferies seconded the motion; the motion carried.

The meeting was adjourned 7:58 pm.

Dated: February 12, 2008



Robert Youde
Chairman, P&Z Commission

Attest:



Bradley Kraushaar
City Planner, City of McCall