

**MCCALL AREA  
PLANNING AND ZONING COMMISSION  
MINUTES**

**March 4, 2008–6:00 p.m.  
McCall City Hall – Lower Level  
216 East Park Street, McCall, ID 83638**

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

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

Chairman Youde called the meeting to order at 6:00pm. Commissioners Feinberg, Jessup, Apperson, Delaney, and Chairman Youde were present. A quorum was established. Planning Manager Michelle Groenevelt and City Planner Bradley Kraushaar were also present.

**2. REVIEW & APPROVAL OF MINUTES**

Hearing no discussion, Commissioner Delany motioned to approve the minutes from the February 12, 2008 Planning & Zoning meeting with no corrections or changes. Commissioner Jessup seconded the motion; 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 (ZON, SUB, DR, CUP)**

*702 N. Samson Trail*

Andrew Laidlaw of McCall Design, representing Nick Walsh of Land Associates LLC, presented pre-application to rezone the subject property from R-4 to R16 and for a condominium subdivision.

Mr. Laidlaw described the current property. He explained that the property is <1 Acre (43,404 sq. ft.), contains a single house, is located on Samson Trail south of the Osprey Condominiums, and is located close to “downtown” in a way that is consistent with the Comprehensive Plan and the goal of “infill”.

Mr. Laidlaw displayed various graphics illustrating the project. There would be 12 total units split between two buildings, each building containing three stories with a fourth floor loft/suite. The units would be set into the grade to take advantage of the current definition of building height.

Commissioner Jessup asked Mr. Laidlaw what benefit, beyond merely appealing architectural design, the proposed project, and associated up-zoning, would provide to the City of McCall. Mr. Laidlaw responded that the proximity of the development to downtown and 3<sup>rd</sup> Street would allow/promote walking. The Commissioner questioned if project inhabitants would be walking on dedicated paths or merely on Samson Trail. Mr. Laidlaw responded that there were no plans, as yet, for paths and that tenants would be walking on Samson Trail.

Chairman Youde clarified the evolution of the subject property's land use in the Future Land Use Map from R-16 to its current status as R-8. Chairman Youde also noted that process required for rezoning a property, specifically that an amendment to the FLUP is required in addition to a zoning map amendment application and that an amendment to the FLUP could occur once every six months. Chairman Youde emphasized the importance of giving proper consideration to the fact that the rezone to the proposed project, for example, would essentially place a moratorium on any changes to the FLUP for the next six months. Staff further emphasized the complete discretionary nature of the Commission's determination on a rezoning application as well as assuaging the Commission's legal concerns regarding the denial/approval of a rezoning application.

Mr. Laidlaw discussed the tentative plans for snow storage on the site.

Commissioner Delany asked about the height of the project. Mr. Laidlaw responded that the entire project was under 35 feet except for the northern corner of the southwestern building. Mr. Laidlaw noted that the small area that was above the permitted 35 foot limit was not critical to the project, but that he was intending on pursuing a Conditional Use Permit to allow the greater height.

Commissioner Feinberg further emphasized the one-time significance of an up-zone decision.

Staff inquired as to the presence of wetlands on the property. Mr. Fronk, also representing the project for Sesech Engineering, noting that there may be some small, insignificant "wetlands" in the southeast corner of the property that should not provide and concerns from a development or engineering perspective.

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

*2570 Warren Wagon Rd*

Catherine B. Scott, representing Ward & Cathy Parkinson, presented a pre-application to build a 2100 sq. ft. cabin with attached 2 car garage on a property already containing a cabin. The property is zoned R-4 and is located in the Shoreline and River Environs Zone, the Impact Area and the Payette Lakes Water and Sewer District.

Ms. Scott gave a brief explanation of the project with reference to the attached visual materials and opened herself up to questions and comments from the Commission. Staff clarified that because of the existing cabin, the required CUP application would, in fact, be for the existing cabin because the proposed building would be the primary structure on the site, which is permitted.

The Commission discussed the issue of setting a precedent by allowing an accessory dwelling in the Warren Wagon Road right of way. The Commission suggested that a legal opinion be gathered regarding this and related right of way issues.

The Commission also raised concerns over the removal of significant trees. Staff noted that the subject property was located in the Impact Area and therefore, while the City Arborist may be a valuable resource, they do not have formal jurisdiction.

Staff directed Ms. Scott to work with the Payette Lake Water and Sewer District regarding the necessary permits and hookups as well as to contact Bill Weida from The Watershed Advisory Group to address any potential watershed issues as early as possible.

**PRE-APPLICATION MEETING (DR)**

*2163 Lakeview Ave*

Catherine B. Scott, representing A.J. & Susie Balukoff, presented a pre-application to remove a kit-built existing cabin & garage; then construct a new 2900 sq. ft. cabin w/attached 2-car garage. The property is zoned R-4 and is located in the Shoreline and River Environs Zone.

The Commission recommended that Ms. Scott, working with staff, determine the jurisdiction for the various platted streets.

The Commission noted concerns over sunlight viewshed interruption due to the size of the development, as well as the potential for watershed issues, tree removal, and general landscaping close to Payette Lake.

Commissioner Feinberg directed the applicant to work with the state department of lands if the development was to include any redevelopment of docks on Payette Lake.

**4. CONSENT AGENDA**

None.

**5. OLD BUSINESS**

**DR-07-73 (continued from February 12, 2008 P&Z meeting)**

*402 N 3<sup>rd</sup> Street*

Darrell Cobb representing the McCall Spa Company, presented a sign application (Design Review) for the McCall Spa Company, to be located at the Woodsman Redevelopment site. The property is zoned Community Commercial.

Staff provided an overview of the project, noting the directed course of action regarding this application that resulted from the past Planning and Zoning meeting. Staff noted that in the interim between meetings the applicant and his sign design agent had met with staff to develop a new design. Staff noted the enhanced design presented at the current meeting, but noted concerns over the accuracy of the Photoshoped sign's placement on the building as provided by the applicant; staff presented a generalized scale drawing attempting to more accurately represent the scale of the sign in relation to the building. Staff directed the Commissioner to consider two parts of the resubmitted design separately: the design, and the scale.

The Commission agreed that the presented design was a drastic improvement over the initial design. The Commission relayed concerns regarding lighting which the applicant answered.

The Commission agreed that the size of the sign, as presented (72" x 50") was inappropriate, but the height/width proportions were agreeable. Through discussion the Commission believed that, while retaining proportions, an appropriate length for

the top edge of the sign would be 60". Chairman Youde proposed that an additional condition of approval be that the top of the sign not extend past the roofline.

Commissioner Feinberg made a motion to approve DR-07-73 with the presented materials and color scheme, with a maximum width of 60" (proportional to the presented sign design), and the additional condition that the top of sign be mounted such that the top of the sign not be higher than peak of roof. Commissioner Jessup 2<sup>nd</sup> the motion; the motion carried.

**SUB-05-14 – Final Plat Amendment**

*Broken Ridge Commons and Broken Ridge Commons Condos*

Bob Fodrea presented a subdivision application to amend two final plats for the Broken Ridge Commons project. The property is zoned R-8.

Staff introduced the application by noting its three objectives: To corrects the boundary of the Boydstun Street right of way (changed from 35 feet to ~52 feet); to allow for the proper ownership parties to be included on the signature page of the final plat; and to allow for the Plat and the Condominium Plat to be recorded in the proper order.

The Commission had no significant comments or questions.

Commissioner Delany motioned to approved SUB-05-14 with the seven (7) findings and two (2) conditions of the Findings & Conclusions document prepared by staff. Commissioner Feinberg seconded the motion; the motion carried.

**6. NEW BUSINESS**

**ZON-08-1**

*City Initiated Rezone*

City of McCall staff Michelle Groenevelt presented a zoning map amendment application to rezone public lands parcels to make the properties consistent with the adopted 2007 Future Land Use Plan. The parcels include existing City parcels and the M-D School District properties to Civic Zone. The application also includes the rezone of Mill Park Subdivision from Central Business District (CBD) to Low Density Residential (R4).

Staff introduced the application, explaining that the ultimate goal was to bring current zoning into agreement with the zones outlined on the Future Land Use Map. Staff explained that the application was primarily to rezone 18 locations consisting of public parks, the airport approach zone, and an area north of Hemlock Street – current in the CBD zone – to the civic zone.

Chairman Youde opened the public hearing.

The McCall High School Superintendent voiced his support for the rezoned based upon his view that the proposed zone was most likely appropriate for the future uses to be sited on the subject properties.

Hearing not further comment, Chairman Youde closed the public hearing.

The Commission noted that an aspect of the civic zone is a 60' building height and that because of this significant departure from the rest of the zones in McCall. Commissioner Apperson noted that any public or other notification regarding this process should very clearly identify the 60' building height limit because of its significance.

Chairman Youde, noting the desire to separate to any extent possible, offered two separate but concurrent motions to approve ZON-08-01: 1) Approve ZON-08-01 with Findings 1 (sub-items 1-17), 2, 3, (with language specifying properties 1-17 from Findings #1, 4 (not including the second sentence), 5-13 and Conclusions 1-5; 2) Approve ZON-08-1 with Findings 1 (only sub-item 18), 2, 3, 4 (2<sup>nd</sup> sentence only), 5-7, 9-11, 12 (reworded, excluding the first 6 words), and 13, and Conclusions 1-5;

## 7. OTHER

### Planning Manager Update

Planning Manger Groenevelt provided brief updates on the following items:

#### Impact Area Extension

Chairman Youde motioned to recommend that City Council works with the County Commissioners early in the process of expanding the impact area.

#### Community Housing Update

The City Council is debating the merits of a formal appeal to the judicial decisions regarding Community Housing.

#### Airport Code Sub-Committee

The creation of this sub-committee is moving forward, staff and others are working on determining who will constitute the committee. There will likely be two Commissioners on the sub-committee.

#### Downtown Parking Sub-Committee

The creation of this sub-committee is moving forward; staff will likely have an email to interested parties by the end of the week.


#### CIP/Impact Fees

The development fee project is moving forward under the umbrella of the capital improvement plan update. The project is moving forward quickly and may possible require a joint Planning & Zoning and City Council hearing.

## 8. ADJOURNMENT

The meeting was adjourned at 9:30 pm.

Dated: March 4, 2008

  
Robert Youde  
Chairman, P&Z Commission

Attest:

  
Bradley Kraushaar  
City Planner, City of McCall