

MCCALL AREA PLANNING AND ZONING COMMISSION

Minutes

April 1, 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

2. CIP/Impact Fees

The Planning and Zoning Commission and City Council held a joint public hearing to take public comment regarding the City's Capital Improvement Plan. The Commission made a recommendation to the City Council regarding the adoption of the Capital Improvement Plan as an amendment to the McCall Area Comprehensive Plan per IC 67-6509.

The presentation of the draft Capital Improvement Plan included the following: an overview of the report's background and objectives; a definition of impact fees and a discussion of their appropriate use; an overview of land use and demographics; a step-by-step calculation of impact fees under the Capital Improvement Plan (CIP) approach; a list of implementation recommendations; and a brief summary of conclusions. The Plan also contained a list of projected capital improvements for each of the following: police, parks, streets (including stormwater related improvements), water and sewer. For each category the Plan described the capital improvement, projected costs, the proportionate share attributable to new growth, and related information. (See attached PowerPoint presentation.)

Chairman Youde made the motion that the City Council shall review and adopt a new chapter to the Comprehensive Plan, entitled Capital Improvement Plan, and that the text, titles and dollar amounts be those specified in the consultant study and staff report presented to the P&Z on this date, with technical corrections to reflect identified errors. The motion was seconded by Commissioner Delaney; the motion carried.

3. REVIEW & APPROVAL OF MINUTES

Hearing no comments or changes, Commissioner Feinberg motioned to approve the March 4, 2008 minutes as presented; Commissioner Jessup seconded the motion. The motion carried.

4. PRE-APPLICATION MEETINGS

PRE-APPLICATION MEETING (VAR)

Joe Slaymaker, representing Brenda Jansson, presented a pre-application for a variance application to divide .909 acres (39,596 sq. ft.) into 4 individual lots. Staff informed the applicant and the Commission that the proposed lot split was illegal under McCall City Code due to minimum lot size requirements. Staff informed the applicant that the creation of three lots, not four, would be allowed under City code. The Commission recommended that the applicant talk with the neighbors about

purchasing additional land so as to be able to meet the minimum lot size requirement. Staff further advised the applicant that a basic requirement for granting a variance application is that the circumstance for which the variance is requested cannot be of the applicant's own making, and upon initial consideration the proposed rationale for the variance request is a circumstance created by the action of the applicant.

PRE-APPLICATION MEETING (DR, SR)

Brock Heasley, representing the City of McCall, presented a pre-application to add restrooms at Art Roberts Park. The Commission expressed their desire not to have large bathrooms obscuring the view from the park and surrounding viewshed. The Commission suggested that the applicant explore a variety of design options and to pursue the necessary site investigation before deciding upon a specific plan. The Commission further emphasized the importance of aesthetics, the preservation of any relevant viewshed, and the desire to have significant effort put into the design of such a prominent long-lasting public asset.

5. CONSENT AGENDA

Commissioner Apperson motioned to approved applications ROS-08-01, ROS-08-02, and DR-08-02 subject to the presented staff reports; Commissioner Delaney seconded the motion. The motion carried.

The following applications were pulled from the consent agenda for individual consideration: DR-08-04, DR-08-06, and DR-07-36.

DR-08-04

402 W. Lake Street

Rory Veal representing Whitetail Resort Realty presented a design review application for a new business sign and additional parking at the building previously known as Home Town Sports.

Staff provided a brief overview of the project, specifically discussing the design of the sign; the satisfaction of the use-change parking requirements through an off-site parking agreement; as well as the applicant's request for advance approval on a parking lot to the west of the subject building should the applicant desire to develop such parking at a future date.

Mr. Veal recapped the application and stated his desire to have any approval include the proposed parking lot drawing to negate the need to return before the Commission for future approval.

The Commission and Staff discussed the proposed future parking lot in regards to ITD access points, snow storage, City code requirements for sidewalks, curbs, and gutters, as wells as the prospect of pre-approving, subject to engineering review, a hand-drawn diagram.

Mr. Veal explained the usage background of the subject building, the planned future use, as well as future plans for the area as these issues relate to wanting to avoid significant development for a structure that may not have a long life span.

After further discussion, Commissioner Feinberg motioned to approve the sign as presented in DR-08-04, along with the off-site parking agreement and a landscaping plan for the area surrounding the sign, but not the proposed new parking lot. Commissioner Jefferies seconded the motion; the motion carried.

DR-08-06

501 West Lake Street

Tom James of Whitetail Club and Resort presented a design review application for the addition of two exterior signs to be inset into the existing stone wall along West Lake Street.

Staff explained the staff report, specifically the recommendation of reducing the size of one sign to 3' x 5'.

After brief discussion, Commissioner Apperson motioned to approve DR-08-06 without the reduction in size recommended by staff. Commissioner Delaney seconded the motion. The motion carried.

DR-07-36

317 East Lake Street

Staff presented a design review application for the addition of an exterior sign to the McCall Mall. Staff noted the recommendation to reduce the sign from 72" in width to 60" in width.

The Commission discussed the prominent location of the proposed sign and what potential precedent would be set.

After brief discussion, Commissioner Apperson motioned to approve the proposed sign of DR-07-36 with a maximum width of 60" and a color palette to match the subject building; Commissioner Jefferies seconded the motion. The motion passed with a vote of 5-2.

6. OLD BUSINESS

None

7. NEW BUSINESS

CUP-08-2, DR-08-3, SR-08-1

401 N. Mission Street

Bill Hamlin of Design West Architects presented a conditional use permit, design review, and scenic route application for the significant remodeling of the McCall-Donnelly High School on behalf of the McCall-Donnelly School District.

Mr. Hamlin gave an overview of the project, followed by a detailed explanation from staff regarding the findings and conclusions and the staff report. Commissioner

Jefferies expressed a lack of comfort with the prescriptive nature of some of staff's recommendations.

Chairman Youde opened the public hearing.

Dr. Terry Donicht of 335 Mather Street, the superintendent of the McCall-Donnelly School District, spoke in favor of the project, but cautioned about the recommendation for the reduction in parking spaces.

Hearing no further comments from the public, Chairman Youde closed the public hearing.

Mr. Hamlin proceeded through the findings and conclusions stating conditions which he accepted and those on which he wanted additional discussion. The major outstanding issues were the pathways and lighting.

Staff noted that the school was required by City code to install sidewalks, curbs, and gutters, but that the installation of a separated pathway with appropriate landscaping could accomplish the same goals (formalization of property boundaries, increase public safety for students walking to school, etc.) Staff also indicated that the proposed pathway should extend from Stibnite Street, along Mission Street, to Idaho Street and should be sufficiently separated from the roadways to somewhat mitigate snow accumulation issues during winter months. The Commission discussed these various issues associated with the pathway (voicing support for the extension of the pathway to Idaho Street, stating the desire to have the informal parking by the tennis courts and along Stibnite Street be removed, and generally supporting the adherence to the Bike Path Master Plan) and ultimately proposed that the applicant work with staff to resolve the pathway issues before appearing before City Council.

Staff noted that the proposed lighting plan was not in conformance with the City's outdoor lighting chapter in the city code. Staff further noted that the fixtures chosen by the applicant were excellent and from the manufacturer's "Dark Sky" line of fixtures, but that the brightness, height, and pole distribution were in direct conflict with City code.

Mr. Hamlin's lighting engineer presented the details of the proposed lighting plan. The Commission discussed issues of light trespass, safety, alternative lighting plans, Dark Sky compliance, and other lighting-related issues.

After further miscellaneous discussion, Chairman Youde offered a motion to approve CUP-08-02 with findings #1 through #24 and conclusions #1 through #5 with the following modifications: For #2, add the language that the applicant receive a waiver from the 17' pole height and be allowed pole heights up to 20'; for #3 include language stating the applicant shall receive a waiver from the curb, sidewalk, and gutter requirement and shall work with staff to develop to develop a design for a separated path with required landscape buffering. Commissioner Russell seconded the motion. Commissioner Apperson offered an amending motion to replace the proposed language of Chairman Youde's motion with the original text of conclusions #2. Commissioner Delaney seconded the motion. The Commission voted on the amending motion; the amending motion failed by a vote of 2-5. Commissioner Delaney offered a new amending motion to allow the applicant the ability to either have 17' poles with 100-Watt bulbs or 20' poles with 70-Watt bulbs. Hearing no

second, the motion died. Chairman Youde called for a vote on the original motion; the motion passed by a vote of 4-1, Commissioner Delany opposed.

Commissioner Jessup offered a motion to approve DR-08-03 with findings #1 through #8 and conclusions #1 and #2. Commissioner Jefferies seconded the motion. The motion carried.

Commissioner Apperson offered a motion to approve SR-08-03 with findings #1 through #10 and conclusions #1 through #7 with a modified conclusions #6 to add the language that the applicant and the city shall work together on the design of a pathway along Mission Street from Stibnite Street to Idaho Street with a connection from the path to the street at the corner of Idaho Street and Mission Street. Commissioner Jefferies seconded the motion. After clarifying questions, Commissioner Apperson restated the motion so as to retain the original text of conclusion #6 and add a conclusion #8 with language to direct the applicant to work with staff to develop a design for the pathway along Mission Street from Stibnite Street to Idaho Street. The restated motion carried.

8. OTHER

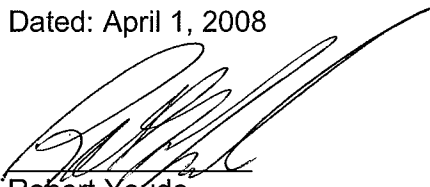
Chairman Youde noted the upcoming public meeting for the County Scenic By-way. Chairman Youde also encouraged everyone to verbally transmit the news of vacant City Council positions.

Staff noted the upcoming meetings for the Community Bicycle program and the Airport Advisory Committee.


9. ADJOURNMENT

Chairman Youde offered a motion to adjourn the meeting. The motion carried. The meeting adjourned at 11:45pm.

Dated: April 1, 2008


Robert Youde
Chairman, P&Z Commission

Attest:


Bradley Kraushaar
City Planner, City of McCall