

McCALL AREA PLANNING AND ZONING COMMISSION

Minutes

June 3, 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 6:00 p.m. Commissioners Apperson, Russell, Jessup, Feinberg, Riceci, and Jeffries were present. A quorum was established. City staff Bradley Kraushaar and Michelle Groenevelt were present.

2. REVIEW & APPROVAL OF MINUTES

Commissioner Apperson made an amendment to page 5: Chairman Youde *closed* the public hearing; he did not open the public hearing a second time. Commissioner Jessup motioned to approve the minutes as amended. Commissioner Russell seconded the motion. The motion carried.

3. PRE-APPLICATION MEETINGS

PRE-APPLICATION MEETING (SUB)

Spring Mountain Ranch, Phase 5

Jim Fronk of Secesh Engineering, Inc. presented the plan to develop Spring Mountain Ranch, Phase 5. The development is contained within a Homeowners Association and an existing plat. The proposed development will have a City street and will require Design Review a Planned Unit Development applications. The 26 proposed lots are served by City water and sewer. The lots will have all single-family houses. The applicant is looking to pursue entitlement, and perhaps some basic infrastructure work, in 2008.

4. CONSENT AGENDA

Chairman Youde requested that DR-08-23 be pulled from the consent agenda for a discussion of technicalities, not for any design-related issues.

Commissioner Jessup motioned to approved ROS-08-05, DR-08-08, DR-08-19, DR-08-20, DR-08-22, DR-08-24, DR-08-25, DR-08-26, and DR-08-27 subject to the conditions of approval in the related staff reports. Commissioner Jeffries seconded the motion. The motion carried.

Staff introduced the application by noting that the subject property for DR-08-23 was subject to conditions of approval from a past application: SR-06-17. Staff noted that they had conversed with the present applicant and that the present applicant, Mr. McMurray, was aware of the outstanding requirements and was committed to satisfying these conditions as a part of the current application approval. Staff recommended that the Commission require, through conditions of approval, that the applicant comply with the conditions of SR-06-17 and adopt a binding timeline for the completion thereof.

The applicant noted that they were committed to beautifying the property and that landscaping, paving, and the removal of the existing sign were a part of that commitment. The applicant expressed a preference for completing the required paving in 2009, rather than 2008.

Commissioner Jessup raised concerns, in light of the negative impacts of impervious surfaces, of requiring the applicant to asphalt their parking lot. The staff, applicant, and Commission agreed that a more pervious final surface, achieving the same level of formalization as asphalt, would be preferable and that the applicant should be allowed to do so.

Commissioner Riceci questioned how the City could ensure that outstanding conditions from SR-06-17 are met prior to new entitlement. Staff and the Commission agreed that the condition of approval for the current application would require the applicant to enter into an agreement addressing required development and actions.

Chairman Youde offered a motion to approve DR-08-23 with the approximately the following condition (the specific language to be drafted by staff): 1. The applicant shall be required to satisfy outstanding conditions placed on the property as a result of SR-06-17; 2. The applicant shall place landscaping, prepare a grading and drainage plan, identify, record and construct the bike path by September 2008, with the deadline for paving extending to 2009. Commissioners Jeffries and Feinberg seconded the motion. Commissioner Riceci asked if the bike path easement would have to be recorded by September. The answer was affirmative.

The applicant asked for clarification as to when he would receive approval to erect the sign proposed in DR-08-23. The Commission noted that it would be approved as soon as an agreement was entered into by the applicant and the City.

The motion carried.

5. OLD BUSINESS

DR-08-07 (continued to July 1, 2008 Planning & Zoning meeting)
317 E. Lake Street

Staff gave an update on the project. A new survey of the site has been performed as a part of the Legacy Park project and it was found that part of the existing McCall Mall building and part of the lower trash enclosure are located on City property. More talks between the Urban Renewal Agency and the applicant need to occur, but the current thinking is that the lower trash enclosure will be removed and landscaped to be more visually appealing.

CUP-08-01, DR-08-09 (continued from May 6, 2008)
2385 Eastside Drive

Staff noted that the application was continued from the past meeting because of the condition of approval relating to the lakeside pathway and that the rest of the project was in compliance with the code.

Commissioner Feinberg inquired about the impact of the view shed for the property to the south. The applicant noted that the proposed building would have no significant impact on the view shed.

Chairman Youde motioned to recommend CUP-08-01, and associated Findings and Conclusions, for approval by the Valley County Board of Commissioners, with the additional recommendation that a second public hearing is not necessary. Commissioner Jessup seconded the motion. Commissioner Riceci abstained. The motioned carried.

Chairman Youde motioned to approve DR-08-09 with the associated conditions of approval. Commissioner Russell seconded the motion. Commissioner Riceci abstained. The motion carried.

DR-08-14

2205 Lakeview Ave.

Chairman Youde noted that this application was being reopened in order to formally modify conditions of approval relating to a lakeside pathway. Chairman Youde motioned to reapprove DR-08-14 with the conditions of approval amended to remove the requirement of the lakeside pathway dedication. Commissioner Russell seconded the motion. Commissioner Riceci abstained. The motion carried.

SUB-08-01, PUD-08-01, DR-08-05

Reserve on Payette River

Deinhard Connector & McCall City Sewer Lagoon

Commissioners Feinberg and Riceci recused themselves.

The applicant, Phil Feinberg, presented a project overview, which addressed the number of lots, the pathway and park easements and dedications, the requested reduction in the building setback from the river.

Staff noted that the project itself was straight forward and relatively simple, but that the details of the development agreement were much more complex. Staff recommended that the Commission recommend the application for approval with the understanding that the applicant and the City would work, in the interim, to resolve the issues in the development agreement.

Commissioner Apperson voiced concern over the proximity of the proposed public pathway and the allowable building envelope, in that both pathway users and residents may feel uncomfortable or resentful due to the proximity.

Commissioner Jessup motioned to recommend SUB-08-01, with findings and conclusions, to Council for approval. Commissioner Russell seconded the motion. The motion carried.

Commissioner Jessup motioned to recommend PUD-08-01, with findings and conclusions, to Council for approval. Commissioner Russell seconded the motion. The motion carried.

6. NEW BUSINESS

ZON-08-02, PUD-08-02, SUB-08-03, DR-08-15

702 N. Samson Trail

Andrew Laidlaw, Jim Fronk, and Luke Vannoy, representing LAND Associates, LLC., presented an overview of the project.

Commissioner Riceci inquired about the wetland on the subject property. Mr. Fronk responded that reconnaissance had been performed and it was believed that, due to lack of natural drainage to the low point in question, the "wetlands" were the result of road build activities in the past. He further stated that the issue of wetlands would be formally addressed.

Staff mentioned, for the sake of clarification, the Zoning Map Amendment application process and the associated Comprehensive Plan amendment that would be required. Staff further explained the limitations on amendments to the Future Land Use Plan (FLUP).

Commissioner Youde noted the history of spot zoning on the Future Land Use Plan and the discouragement thereof, specifically the history of the subject property.

Staff reviewed the prepared staff report. On the issue of community housing, the applicant clarified that the proposed project would only exceed the 35' maximum building height in a single location and would therefore only be required to provide one-half a community housing unit, which would be provided for through an in lieu fee. On the issue of Connectivity, staff noted that the initial idea of having a dedicated right of way pass through the property for connection to Idaho Street was likely unfeasible and that current thinking was that a pathway establishing the same connection would be the best solution.

Chairman Youde opened the public hearing.

Jan Lohoff of 510 Washington Street, stated that the proposed high-density development would not fit with the low-density, residential units in the surrounding area. She also stated concern over proposed snow removal and the amount of buildup, especially if the snow is to be blown. Further, she expressed concern that fraction ownership would lend itself to a more commercial, hotel-like feel which, density aside, would further lead to an inappropriate and out-of-character nature for the project. Further she questioned what landscaping would exist between the proposed structure and the property line. Lastly, she also expressed concern over the current glut of high-end housing and the lack of need for more, as proposed in the application.

Hearing no further public comment, Chairman Youde closed the public hearing.

Mr. Laidlaw responded to some of the points raised during the public hearing. Specifically, he noted that there would be significant landscaping on the southern edge of the property to act as a buffer and that additional landscaping.

Commissioner Apperson noted that the Future Land Use Plan indicated the area to be R8 and that there was a certain obligation to retain it as such due to the public involvement which created the Comprehensive Plan and the FLUP

Staff recommended that the Commission consider the application in a hierarchical fashion, so that the overall issue of a rezone is considered before the design details are considered.

Mr. Laidlaw stated that with R8 zoning a similar footprint to that which was proposed could be achieved, merely with fewer units (which would only be different from the proposed plan in that interior units would be larger).

The Commission briefly considered the difference between R8 and R16 in terms of community impact. Chairman Youde reiterated the importance of heeding the neighbors' comments.

Commissioner Apperson motioned to continue the application to the July 1, 2008 meeting. Commissioner Riceci seconded the motion.

Commissioner Jeffries noted that traffic may be of great concern to the neighbors and that a traffic study might be necessary.

Mr. Laidlaw noted that the owner was not wedded to the idea of fractional ownership and that he may, if deemed more agreeable by the neighbors, be willing to change the application to include a different ownership scheme.

Commissioner Apperson offered an amendment to the motion to require a traffic impact study by the next meeting. Commissioner Jessup seconded the motion. The motion carried.

7. OTHER

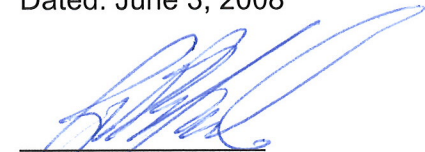
Planning Manager Update

- Working Group on Downtown Parking Issues – a LOT application has been submitted requesting funds to perform a survey and needs assessment for the downtown area
- CH2M Hill is working on a stormwater plan for 3rd Street.
- The Comprehensive Plan now available. One hard copy is currently available with an online version to follow.
- Working group on Airport issues – the group has been meeting and will ultimately develop recommendations for P&Z and City Council to consider.
- Code Enforcement –
 - i. the County prosecuting attorney has sent a letter to Easter Creek and is pursuing pressing charges
 - ii. further enforcement for Dr. Newton is pending the ability to examine the site without snow
- Roosevelt Street – a new waterline is being installed and as a part of the repaving of the street a bike lane is being considered.
- Mission Street – ITD is working on a left turn lane project this summer and the City will use franchise fees to underground the utilities along Lake Street.
- Jerry Mason workshop – in late July there will be a legal decision making workshop for relevant City bodies.

8. ADJOURNMENT

The meeting was adjourned at 9:55 p.m.

Dated: June 3, 2008



Robert Youde
Chairman, P&Z Commission

Attest:



Bradley Kraushaar
City Planner, City of McCall