

**McCALL AREA**  
**PLANNING AND ZONING COMMISSION**  
**Special Meeting Minutes**  
**August 19, 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**

Commissioner Riceci, Apperson, Jessup, and Acting Chairman Feinberg were present (Commissioner Jessup had listened to the audio recording of the August 5, 2008 meeting).

**2. OLD BUSINESS**

**SUB-08-04, PUD-08-03, CUP-08-05, SR-08-04**

*Grand Payette Hotel*  
*149 E. Lake Street*

Acting Chairman Feinberg noted that Amanda Carrington, a City Engineer at CH2M Hill, was present via phone.

Steve Millemann noted that the goal of the team preparing this application has been to prepare a goal that complies with the McCall City Code and that the process and Findings and Conclusions have numerous trigger points so that the current approval is not the last point to catch outstanding items.

Mr. Millemann, using a PowerPoint presentation, noted that the proposed developments within the 50' setback do not conflict with the City Code. There is a beach, a landscaped area, and then a hardscape area closest to the hotel. Mr. Millemann noted the public access amenity.

Mr. Millemann explained that the proposal will comply with the parking requirements of the code. He argued that the basic code requirement was inaccurate because it double-counts restaurant/bar patrons and hotel guests. Mr. Millemann referenced an applicant-created parking "analysis". Mr. Millemann argued that the City Code is inadequate in terms of allowing redevelopment in the Central Business District.

Mr. Millemann discussed the public access amenity. He first contended that the code requires no public amenities, and that the restaurant/bar and fitness center/pool, whether public or private, would satisfy the code requirement and that the current proposal, voluntarily, goes above and beyond this requirement.

Mr. Millemann also discussed the Carl Brown Cabin, and explained that the cabin is on no historical registry and that there are no existing historical regulations that impact the current application. Mr. Millemann, in regards to visual overshadowing, referenced a rendering of the proposed building behind the cabin.

Mr. Millemann referenced a previously-distributed narrative on the incorporation of smart growth principles into the proposed project.

Mr. Millemann briefly touched upon the issue of stormwater, noting that the final plan will conform to relevant guidelines.

Jim Fronk presented a CBD-wide overview of existing drainage basins and current drainage management systems. He also explained that, in regards to the concentration of substances, due to snow-melting operations, there will be a limited amount of snow from City streets that will be melted due to the current manner in which snow is plowed from East Lake Street.

Mr. Fronk noted that the Vortechnic systems, as proposed on the subject property, are currently used by the City. He explained that the system functions by using centrifugal force, not actual mechanical devices. The Commission asked questions about maintenance.

Commissioner Apperson asked whether there was any downstream monitoring of the output from the Vortechnic systems. Ms. Carrington noted that, at present, there was no such testing in place by the City. Commissioner Feinberg asked whether or not new technology was available. Mr. Fronk stated that some newer systems were available, but that they break easily.

Staff asked whether the applicant had considered pervious pavers. Mr. Fronk stated that some might be, others would not. Lisa Beck, of Epikos, noted that the applicant was considering pavers for the western utility access easement, but that the use of such a surface had to be considered with vehicle use in mind.

Acting Chairman Feinberg opened the public hearing.

Gregg Bradshaw, 1369 Greystone Dr. Mr. Bradshaw discussed the positive economic impact, both short-term and long-term, of the project and urged the Commission to approve the application.

John Blaye, Valley County Economic Development Director. Mr. Blaye discussed his experience and resume. He discussed the positive economic impacts of the project. He noted that retail sales are down and that a quality project such as this would help mitigate this trend. He asked for approval of the project.

Darrell Cobb, 1550 Chris Lane and McCall Area Merchant Association. Mr. Cobb voiced his support for the project and quoted various City documents (e.g. Comprehensive Plan and Downtown Master Plan) that support the project (see scanned documents). He voiced his personal support of the project.

Mike Mechsecs

Spoke in favor of the project on the basis for providing additional jobs to the local economy and the fact that it met the general guideline of the code.

Craig Everly?, Romano's Restaurant. He expressed that the sentiments regarding job creation are fallacies because the site already contains various businesses that employ numerous people. He explained that the new project will destroy the jobs for the currently-employed people in order to create "new" jobs, so in reality the net job creation will be minimal and the statements and support for the project based upon job creation are based on half-truths.

Curt Mack, 230 Buckcamp Lane. Mr. Mack expressed that the project should be based upon the idea of smart growth, not no-growth or slow-growth. Mr. Mack noted that through the various public planning processes (e.g. the Comprehensive Plan Update) a major concern of the public was access to the waterfront, and that currently public access to the waterfront, was decreasing.

Mr. Mack also expressed that the project may not be consistent with addressing congestion in the downtown.

Diane Evans-Mack, 230 Buckcamp Lane. Ms. Evans-Mack expressed that perhaps the code is lagging behind the goals and objectives of the Comprehensive Plan. She stated that the idea of public access is not being allowed to sit in a restaurant. She also asked about green building principles being incorporated into the project, and whether the project was adding to existing environmental problems.

Acting Chairman Feinberg closed the floor for public comment, at the present meeting, but continuing to the September 9, 2008 meetings.

Steve Millemann responded to comments made by the public. He expressed astonishment at the statement that there was limited access to the lake and thought it to be untrue. He reiterated that the City ordinance does not require that an owner relinquish lakefront access, but that the applicant has done so. Mr. Millemann expressed the forward thinking contained in the agreement to connect to a future boardwalk and to provide public, lakefront access.

Mr. Millemann noted that without off-site parking development of the downtown area would not occur, and that the applicant was willing to commit to the development of a public parking lot that would in-part serve the proposed project.

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Mr. Millemann noted a couple conditions of approval to which he took exception, including a restriction on gating.

Commissioner Apperson questioned which areas of the project were open to the public and which areas were restricted. Staff questioned which deck areas would be purely public and which areas would be restaurant/public, especially on the deck. Mr. Millemann explained that, in general, those areas that are open to hotel guests would be open to the public. He went on to explain where the public areas were located. Commissioner Apperson would like to the specifics of the public access included in writing.

Commissioner Jessup inquired about the comparative energy use figures for snow removal versus snow melting. Various applicant representatives noted that the Commissioner's assumption that melting requires more energy is not necessarily true.

Mr. Millemann noted that perhaps the one Scenic Route condition of approval was not applicable.

In response to a question regarding comments from the Watershed Advisory Group (WAG), Ms. Carrington noted that a pro-active meeting between the City Engineer, the applicant's engineers, the WAG, and the Department of Environmental Quality.

Acting Chairman Feinberg requested that the drainage plan be expanded to include the drainage for the parking structure.

Amanda Carrington left the meeting.

Commissioner Riceci noted two major concerns: parking and public access. He explained that public access does not mean the ability to sit at restaurant. He clarified that the proposal would not include access along the lake.

Commissioner Riceci also noted the parking analysis could not be given much credit because it was applicant-created and applicant-provided. He also expressed alarm at the idea that parking would not be a problem in the future with the project.

Mr. Millemann noted that the final parking plan would fully comply with the code. Commissioner Jessup inquired as to how many parking spaces currently existed on the property. Mr. Millemann explained that the current businesses provided no on-site parking.

Commissioner Jessup recommended that the applicant provide bus service to hotel employees to avoid staff use of on-site parking spaces.

Commissioner Riceci inquired about the existing easements on the property and the contents thereof. Mr. Millemann explained that he didn't have the easement in front of him. Commissioner Riceci commented that he was not concerned with utility easements but with the easements that appeared to not be utility easements.

Commissioner Jessup inquired about the applicability of the park requirement. Staff noted that, after a thorough review, it appeared that the applicant was not required to contribute park land, based upon the lack of kitchens – and therefore dwelling units – in the hotel. Staff also explained that impact fees would not overlap with the parks requirement and that the two requirements are intended to affect different aspects of contributing to City parks. The Commission briefly discussed impact fees.

Commissioner Apperson expressed discomfort with the amount of development within the fifty foot (50') setback, and their cumulative impact on the site.

The Commission asked questions about the approval process the review of the development agreement.

Acting Chairman Feinberg moved to continue SUB-08-04, PUD-08-03, CUP-08-05, and SR-08-04 to the September 9, 2008 meeting. Commissioner Riceci seconded the motion. He noted that the second was based upon the desire to have time to review the specifics of the findings and conclusions. Commissioner Jessup expressed the desire to resolve the issue at the present meeting. Staff noted that the time between meetings could be used to review the specific language of the findings and conclusions and to have comments incorporated therein. The motion carried 3-1 with Commissioner Jessup dissenting.

**3. OTHER**

**DR-07-13**

*Timber Lodge Hotel  
204 N. 3rd Street*

Mr. Millemann informed the Commission that the request for extension had been withdrawn and therefore did not require any motion by the Commission.

**CUP-07-09**

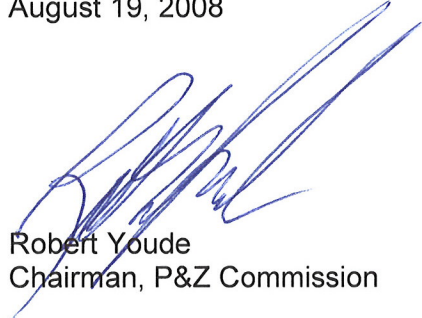
*Holiday Inn Hunt Lodge Expansion  
210 N. 3rd Street*

Staff explained that the extension request requirement for a Conditional Use Permit is identical to the submission of a new application. As a result a motion was not needed by the Commission, as the applicant intended to submit a new Conditional Use Permit application.

**4. ADJOURNMENT**


Acting Chairman Feinberg moved to adjourn the meeting at 8:20 p.m. The Commission seconded the motion. The motion carried.

August 19, 2008



Robert Youde  
Chairman, P&Z Commission

Attest:



Bradley Kraushaar  
City Planner, City of McCall