

# **MCCALL AREA PLANNING AND ZONING COMMISSION**

## **Minutes**

**October 7, 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**

Staff called roll; Commissioners Feinberg, Jessup, Riceci, Apperson, Russell, and Chairman Youde were present.

#### **2. REVIEW & APPROVAL OF MINUTES**

Commissioner Jessup moved to approve the September 9, 2008 Minutes. Commissioner Feinberg seconded the motion. The motion carried, with Commissioner Riceci and Apperson abstaining.

#### **3. PRE-APPLICATION MEETINGS**

##### **PRE-APPLICATION MEETING (CUP)**

Paul Washburn representing Steve Gleason: A pre-application for RV Storage on a vacant lot. The property is zoned Community Commercial. The applicant did not appear and no presentation was heard.

##### **PRE-APPLICATION MEETING (ZON, Annexation, SUB, PUD, CUP & DR)**

Brian O'Morrow representing Brown's Industries, Inc: A pre-application for a Zoning Map Amendment, Annexation, a Subdivision, a Planned Unit Development, a Conditional Use Permit, and a Design Review to include Residential, Industrial, Business Park, Airport and Commercial uses. The property is in multiple zones.

Mr. O'Morrow noted that the project would likely be one of the largest in the town in the foreseeable future. He further noted that he had been a part of the general planning process (Comp Plan, Code re-write, P&Z meetings, etc.) and that the applicant team does not take the application lightly. Mr. O'Morrow noted the location of the project using visuals and mentioned that the overall master plan for the subject property matches the Comprehensive Plan. Mr. O'Morrow noted that the proposed project expands beyond the current Impact Area and, as such, the project also includes the annexation of the entire property into the City of McCall and rezoning of almost all of the subject property. He noted that the proposal would include 80' right of ways, with separated lanes of travel with trees, and appearing as a boulevard, and that the area shown on the current plan as "Business Park" be zoned as Industrial since a "Business Park" zone would not be defined in the code prior to the desired submission of a complete application. Mr. O'Morrow noted that the Industrial pads would be separated by 40-50' feet to allow for greater geotechnical stability and for intense landscaping to allow for scenic buffering and that the parcels near the existing airport hangars would be consistent with the Airport Master plan for a potential passenger terminal. He further noted that the initial application for this project would be for an overarching Planned Unit Development under which some parcels could be built upon with Design Review while others would require an additional Planned Unit Development application nested under the overarching PUD. The Design Review portion of the pre-application is for the

grading and reclamation of the Industrial sites. He explained that the Conditional Use Permit is necessary to allow for the permitted use of a concrete and asphalt plant.

In response to a question, Mr. O'Morrow noted that the residential zoning requested at the south end of the project was to allow for a visual buffer between the Highway and the Industrial uses. He also noted the possibility of a transferable density arrangement to allow for the protection of open space for the residentially zoned property.

Commissioner Youde questioned if the batch plant and hot-mix plant would be inconsistent with Federal Aviation Administration requirements. Mr. O'Morrow noted that it was a concern, but not insurmountable. Mr. O'Morrow noted that the project would include infrastructure extended to the entire project and that the project, especially the proposed development in the airport approach zone, would meet the intent of the Comprehensive Plan.

Staff noted that an environmental report, performed at the earliest stages of the project, looking at the long-term impacts of the proposed industrial would be critical to the project.

#### **4. CONSENT AGENDA**

Commissioner Apperson requested the DR-08-50 be pulled from the agenda for separate consideration. Chairman Youde requested that ROS-08-09 be pulled from the agenda for separate consideration.

##### **DR-08-47**

*212 N 3<sup>rd</sup> Street Suite 'D'*

Rocky Mountain Signs representing Doris Eaton: A Sign Design Review for Reflections - A Full Service Salon. The property is zoned Community Commercial.

##### **DR-08-49**

Flex North LLC  
Commerce & Jacob Street

McCall Design representing Flex North LLC: A Design Review application to construct a 5,000 square foot structure. The property is zoned Industrial.

Commissioner Riceci moved to approve DR-08-47 and DR-08-49 with the conditions in the associated staff reports. Commissioner Russell seconded the motion. The motion carried.

##### **DR-08-50**

910 Chipmunk Trail

Falvey Corporation representing the Day Family Trust: A Design Review application to stabilize waterfront slope utilizing riprap rock. The property is zoned R4.

Staff explained the process through which the City had become aware of the project through the Idaho Department of Lands and referenced a conversation with the City Engineer in reviewing the proposed conditions.

Matthew Falvey answered basic questions from the Commission regarding existing structures, the proposed scope of work, and the underlying goal of the project to protect the existing slope.

Nathan Stewart of Secesh Engineering, Inc., hired to prepare the stormwater report, explained the benefits of providing armament to an eroding bank, as well as details of the State applications that the application had applied for and received.

Commissioner Jessup moved to approve DR-08-50 with the conditions in the associated staff report. Commissioner Riceci seconded the motion. The motion carried.

#### **ROS-08-09**

JAF Enterprises, LLC

Robert W. Fodrea representing JAF Enterprises, LLC: A Record of Survey application to divide a parcel of 160 acres into 4 residential lots. The property is zoned Rural Residential.

Chairman Youde noted concerns of the potential for future splits of the existing lots and requested that staff look into the procedures that would apply in such a situation.

Commissioner Riceci moved to continue the application to the November 4, 2008 meeting to allow time to investigate potential future procedures and the implications of a record of survey for such large parcels. Commission Apperson seconded the motion. The motion carried.

### **5. OLD BUSINESS**

**DR-08-07** (continued from September 9, 2008 Planning & Zoning meeting)  
*317 E. Lake Street*  
*McCall Mall*

Steve Millemann representing Vicki Wade: A Design Review application for a trash enclosure plan at the McCall Mall. The property is zoned CBD.

Staff explained that agreements regarding the use of certain properties and the location of various structures had been reached between the applicant and various City agencies and that the current Design Review application was merely for the structure required to be built by those agreements.

Amy Pemberton, representing the applicant, noted that the agreements, reached between the applicant and the City and the applicant and the McCall Urban Renewal Agency, were license agreements that both expire upon demolition of the existing structure. She explained that one license agreement was for the construction of the trash enclosure and the other was for a City-maintained pathway on the subject property that connects to Legacy Park.

Commissioner Feinberg moved to approve DR-08-07 with the conditions in the associated staff report. Commissioner Riceci seconded the motion. The motion carried.

### **6. NEW BUSINESS**

**CUP-07-09, DR-08-48 & SR-08-07**  
**Hunt Lodge Expansion**  
*210 N. 3<sup>rd</sup> Street*

Steven J. Millemann representing Robert A. Hunt: A Conditional Use Permit and Scenic Route application proposing the expansion of the existing Hunt Lodge. The property is zoned Community Commercial.

Staff introduced the project, explaining that the applicant, in submitting the new applications, was fulfilling the extension requirement for a Conditional Use Permit application. Staff explained that because of the Code, an extension request and a new application were identical, and clarified that the application was being reviewed and considered anew.

Mr. Hunt presented the project, explaining that the plans had not changed since the approval of CUP-07-09. Mr. Hunt then asked questions about specific conditions of approval in the Findings and Conclusions; staff provided explanations for each condition.

Chairman Youde opened the public hearing.

Lee Hanson of 206 Thula Street commented. She noted that she was a resident immediately to the west of the subject property and that she had two concerns: lighting and the retaining wall along Thula Street. First, she explained that the lights from the parking lot illuminate her property during the night, but that more importantly cars in the Hunt Lodge parking lot shine their lights into her bedroom. Second, she noted that the retaining wall on the subject property was at the property line and presented a hazard to pedestrians and vehicles alike, as well as being an eye sore. Ms. Hanson asked that the applicant be held to City standards for lighting and retaining wall safety.

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

Mr. Hunt responded to the public comments, he noted that the new building would block the entrance which allowed people to shine their lights onto adjacent properties. He also noted that he would work with the City to install the required vegetative buffer for safety and visual reasons.

Staff explained that the applicant would be required, as a condition of approval, to bring the entire site into compliance with the Dark Sky ordinance.

Mr. Hunt noted that the application included a request for the Conditional Use Permit approval to be for the same timeline as with the Grand Payette Hotel applications. Chairman Youde noted that one application cannot be linked to another, but that the same dates as another project could be used if deemed acceptable by the Commission. Commissioner Riceci expressed concern about approving a project – and therefore granting entitlements – in the present, with the conditions of approval stating that the applicant must meet codes in the future.

Chairman Youde moved to approve CUP-08-06 with the presented findings and conclusions, including two new conditions addressing the approval of the proposed project height above 35' and an approval deadline of June 1, 2010. Commissioner Riceci seconded the motion. Commissioner Feinberg offered an amendment to the motion to change the date of approval to 18 months from the date of Council

approval. Commissioner Russell seconded the motion. The motion passed 5-1, with Chairman Youde dissenting.

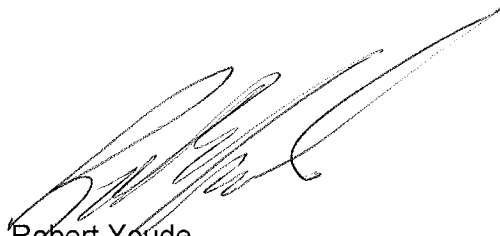
Commissioner Apperson directed staff to look into the feasibility of constructing the vegetative buffer along Thula Street.

**7. OTHER**

*-Community Development Update*

**8. ADJOURNMENT**

October 7, 2008



Robert Youde  
Chairman, P&Z Commission

Attest:



Bradley Kraushaar  
City Planner, City of McCall