

**McCALL AREA
PLANNING AND ZONING COMMISSION**

Minutes

June 2, 2009–6:00 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 and asked staff to call roll. Commissioners Feinberg, Apperson, Jessup, Russell, and Chairman Youde were present.

2. REVIEW & APPROVAL OF MINUTES

Commissioner Jessup moved to approve the May 5, 2009 minutes as presented. Chairman Youde seconded the motion. The motion carried.

Commissioner Feinberg moved to approve the April 7, 2009 minutes as presented. Commissioner Apperson seconded the motion. The motion carried, with Commissioner Jessup abstaining because she was not present at the April meeting.

3. PRE-APPLICATION MEETINGS

PRE-APPLICATION MEETING (SR, DR)

200 West Lake Street

Andy Laidlaw of McCall Design representing McCall Memorial Hospital: A Pre-application for Scenic Route and Design Review. Mr. Laidlaw provided an overview of the proposed plan. He noted that the hospital needed to expand their OR department (surgery) and that it needed to stay in its current location, dictating that other uses and functions be located elsewhere. Functions, such as shipping and receiving, administration, laundry, and therapy would be relocated to the subject building - previously Payette Lake Christian Center.

Mr. Laidlaw noted that the alley right-of-way had to be respected and that the Masonic lot's parking is valuable for staging for future hospital construction.

Uses will not be intermittent.

Chairman Youde inquired if there was an Idaho Transportation Department standard for the separation between intersections and parking lot entrances. He encouraged Mr. Laidlaw to research this question.

Staff requested direction from the Commission for the treatment of the edge conditions along both State Street and Highway 55. The Commission discussed pros and cons of pathways and sidewalks on Lake Street and Highway 55. They also noted the potential need for ADA conformity in any type of pathway.

Mr. Laidlaw noted that the hospital would greatly prefer to develop the sidewalk as a part of the hospital campus plan master plan so as to take advantage of planning integration and better financing. He suggested that any sidewalk or pathway along Highway 55 be tied and

linked to a larger development plan for the entire corridor, through a development agreement.

4. CONSENT AGENDA

ROS-09-03

934 Flynn Lane

Rod Skiftun representing Carla Harmon: A Record of Survey application to correct an occupation versus deed conflict with their neighbors.

DR-09-16, ROS-09-04

115 Commerce Street

Luke Vannoy representing David Armstrong: Design Review & Record of Survey applications for a 4,100 sq.ft. Commercial/Office building and a lot combination.

DR-09-21

400 N 3rd Street

Aram Stoney representing The Woodsman Motel: A Sign Design Review application for The Woodsman Motel.

Commissioner Apperson moved to approve ROS-09-03, DR-09-16, ROS-09-04, and DR-09-21 subject to the presented staff reports. Commissioner Feinberg seconded the motion. The motion carried.

5. OLD BUSINESS

PUD-09-02, DR-09-06, SR-09-02 (continued from May 5, 2009 P&Z meeting)

NW corner of Deinhard Lane & Mission Street

Our Savior Lutheran Church

Secesh Engineering representing Paul Gullickson: Planned Unit Development, Design Review and Scenic Route applications to construct a 7,600 sq.ft. church and associated parking and driveways.

Jim Fronk of Secesh Engineering presented an overview of the revised landscaping plan. He reviewed the considerations behind the height of the fence, the materials were chosen to work with the exterior materials of the primary structure, and the details of the massed landscaping. He noted that stormwater and meltwater drainage would both be served by the swales at the southeastern corner of the proposed parking lot. He further noted the elimination of the three RV parking spaces.

Chairman Youde opened the public hearing.

Hearing no public comments Chairman Youde closed the public hearing for the current meeting, while continuing the public hearing to the next meeting.

Commissioner Jessup voiced her thoughts that the location of the parking lot was indicative of an autocentric community and, further, that nature of proposed site plan was an affront to accepted best planning practices for progressive, walkable communities.

Commissioner Feinberg noted his acceptance of the proposed site layout.

Commissioner Apperson noted that she was willing to work with the proposed site plan.

Commissioner Russell noted that he was accepting of the proposed site plan and that bike paths would be a good addition to the project.

Mr. Fronk discussed the connectivity of a potential bike path and made suggestions for how to consider locating the bike path. He indicated the constraints for a continuous path on either side of Mission Street, but noted that he would like to see paths there regardless.

Commissioner Apperson indicated that the pathways, location(s) thereof and connections thereto, would need to be well thought out.

Chairman Youde noted his stance against the current location of the parking lot.

Staff reminded the Commission that the application was for a Planned Unit Development nature of the application and the importance of the amenities in the application, especially in light of the significance of the code section that was being circumvented through the Planned Unit Development application process.

Chairman Youde indicated that any motion should include the direction to more clearly articulate the plan for the amenities.

Chairman Youde noted that the application would appear before the Commission again.

Commissioner Feinberg noted that he was uncomfortable with delaying the project for a month to allow for the further articulation of amenities, due to the past continuations.

Staff clarified with the Commission that any motion would include, to the satisfaction of staff, the greater articulation.

Commissioner Feinberg moved to approve PUD-09-02. Commissioner Russell seconded the motion.

Chairman Youde offered an alternative motion to continue PUD-09-02, DR-09-06, SR-09-02 to allow for staff to work with applicant to more clearly articulate the details of the amenities, the bike paths, and so forth. Commissioner Apperson seconded the motion. The motion passed, 3-2, with Commissioners Feinberg and Russell dissenting.

Staff clarified that the motion was purposefully unspecific in regards to the layout of the site plan. Chairman Youde affirmed, noting that the split over the current layout would likely be a message in itself to the Council, where as a potential unanimous vote would be another message to the Council.

CUP-09-03 & SR-09-04 DR-09-17 (continued to the July 14, 2009 P&Z meeting)
2544 Warren Wagon Road

Chris Olson representing Jeff Carter: Conditional Use Permit & Scenic Route applications to construct a detached garage greater than 1500 sq.ft.

This application was continued to the July 14, 2009 meeting prior to the current meeting, and required no action.

6. NEW BUSINESS

DR-09-19 & SR-09-05

402 S. 3rd Street
Mountain House Frame Shop & Gallery

LeGrand Bennett representing Mountain House Frame Shop & Gallery: Design Review and Scenic Route applications for a 765 sq.ft. Commercial Building addition and a 210 sq.ft. addition to the existing Frame Shop.

Noting perceived or potential conflicts of interest, Chairman Youde recused himself from the Commission.

Le provided a brief overview of the project. Staff reiterated the staff report, noting that the project was fundamentally approvable, but that the Commission should evaluate whether they thought the application contained sufficient detail for approval or whether they thought continuation – to allow for materials to be added – was the best action.

Acting Chairman Feinberg opened the public hearing.

Ken Jacobson, owner of Mountain House Frame Shop, noted that the presented site plan in the application was approved by the Planning and Zoning Commission in the past. He stated that he did not understand that parking needs to be located beside or behind the use. He further explained that he lives on the property and that parking behind the store would be in his front yard. He further noted that the property contains septic fields which also constrain the location of parking spaces. Mr. Jacobson also noted that there was a bicycle path on the other side of the street and that his bicycle path would be a pathway to nowhere.

The Commission asked clarifying questions about the site plan, and the objection to the pathway.

Hearing no further comments Acting Chairman Feinberg closed the public hearing, leaving it open for future meetings, if necessary.

Commissioner Apperson stated that the application, in its current form, was incomplete.

Commissioner Jessup inquired about the date of the site plan's prior approval. The applicant responded that the prior approval was from June 6, 2001 for parcel's master plan.

Staff suggested a site visit to more precisely understand the location of the pathway.

Commissioner Feinberg noted that if quality people are involved in a project, that needs to be considered in deciding on an action for the project.

Commissioner Jessup indicated that she was unsure of the Commission's obligation to honor the original site plan.

Commissioner Feinberg stated that he thought there was guilt on all parties for not having a complete application, but that there were still some questions that need to be answered.

Mr. Jacobson indicated that he would prefer to resolve all potential issues before receiving any approval.

Jessup move to continue to the next meeting. Commissioner Apperson seconded the motion. Staff noted that, in an attempt to reduce the length of the approval process, the applicant could apply for a building permit prior to approval from the Commission, so that both approvals were granted at the same time, instead of the building permit application process starting after the Commission's approval. The motion carried.

Chairman Youde rejoined the Commission.

PUD-09-03, SUB-09-04, DR-09-20 & SR-09-06 (continued to July 14, 2009 P&Z meeting)

Reserve on Payette River

Phil Feinberg representing Reserve on Payette River: Planned Unit Development & Subdivision application amendments; Design Review and Scenic Route applications proposing 16 storage units on Lot 8.

This application was continued to July 14, 2009 meeting prior to the meeting, no action was required.

SUB-09-02

Westshore Properties, Amended Plat

Andy Laidlaw representing Jeff Stoddard: Subdivision Amendment application designed to eliminate non-conformities and in the process reducing the number of lots from 7 to 6.

Mr. Laidlaw provided a brief explanation of the proposed final plat versus the existing final plat. He further discussed the condition of the approval which would require the applicant to include a beach access easement to the lake, as was indicated on the current plat. Mr. Laidlaw noted that the current easement was from the owner to the owner and was not for public usage; therefore the current owner was removing the easement.

Staff indicated that the condition of approval was included as a precaution against the removal of a public asset, but such was not the case.

Mr. Laidlaw discussed another condition of approval regarding the dedication of the private road to public use. After discussion between the applicant and the Commission, staff indicated that this was a code requirement.

Commissioner Feinberg moved to approve SUB-09-02, with condition #2 struck from the Findings and Conclusions. Chairman Youde seconded the motion. The motion carried.

SUB-09-03

Crystal Beach Condo. Assoc. Inc., Amended Plat

Joel Droulard representing Crystal Beach Condo Assoc. Inc: Subdivision Amendment application designed to amend the recorded condo plat to include land purchased at the SE corner. Land is to be used for additional parking & snow storage.

Mr. Droulard indicated that the proposed changes had previously appeared before the Commission, as a record of survey application, and that the resubmission of the project as a final plat amendment was intended to satisfy state requirements for platting, and make it easier for the county to disperse assessment to specific condominium owners.

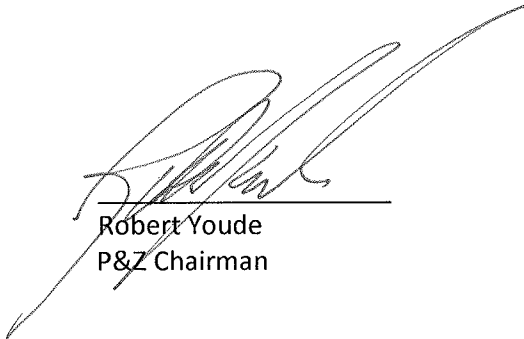
Commissioner Jessup moved to approve SUB-09-03. Commissioner Russell seconded the motion. The motion carried.

7. OTHER

Peter Stevenson, a new employee at the Star News, introduced himself.


8. ADJOURNMENT

Hearing motions to adjourn, Commissioner Youde adjourned the meeting at approximately 8:25 p.m.



Robert Youde
P&Z Chairman

Attest:



Bradley Kraushaar
City Planner