

McCALL AREA
PLANNING AND ZONING COMMISSION

Minutes

October 13, 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

Acting Chairman Russell called the meeting and asked staff to call roll. Acting Chairman Russell, Commissioner Betts and Commissioner Spencer were present.

Staff noted, to the Commission and the audience, that a quorum was not present so actionable agenda items could not be considered at the moment, but that pre-applications could be heard. Staff noted that after the pre-applications the Commission would recess until 7:45 p.m. to see if a quorum was present, and reevaluate the meeting at that time.

2. PRE-APPLICATION MEETINGS

PRE-APPLICATION MEETING (DR)

Mary Hart representing Recycle Partners, presented the plan for a recycling center on City-donated property by Industrial Loop. She explained the contents of a distributed memo (see attached). Ms. Hart indicated that the project was going to consist of a steel structure for the recycling activities. She further indicated outstanding issues with access to the subject property, but that the issue was moving towards resolution.

In response to questions from Commissioners Betts and Spencer, Ms. Hart explained that the organization was non-profit, the facility would be operated and overseen by the County, there would be on-site personnel, and that all recycled materials would be moved off-site for final processing. Ms. Hart further indicated that the City was contributing the property and snow removal, but that the City was not going to be involved in the management of the facility. In response to further questions from Commissioner Spencer, Ms. Hart indicated that there was the possibility for the on-site resale of materials (such as building materials), and that the size of the property would allow for such options.

Commissioner Russell expressed concern over the proximity of such an intense use to the residential properties in Rio Vista subdivision. He indicated that a buffer will be necessary when a formal application is submitted.

PRE-APPLICATION MEETING (ZON, PUD, SR, DR)

Steve Benner of CSHQA presented a plan for a 36 unit, affordable housing apartment project on the County property located between Deinhard Lane and Jacob Street. He indicated the project would be a combination of 3, 2, 1 bedroom and studio apartments.

The Commission asked clarifying questions about the location of the property in reference to various land features. Mr. Benner noted that the project would be connected to Deinhard Lane and that the roadways in the project would be towards the exterior for pedestrian safety and recreational opportunities.

Mr. Benner described elements of the project, indicating that the project would use structural insulated panels for energy efficiency; would pursue LEED certification; and would use ground-coupled heat pumps for heating and cooling energy efficiency. Mr. Benner indicated that The Housing Company is interested in being long-term owners of property, and that to accomplish the project a rezone from CC zoning to R16 zoning would be necessary to accommodate the density without doing a mixed-use development. Mr. Benner explained that the first phase of the project would site on 2.7 acres of the entire 9 acre parcel, and that build-out could approach 100 units if all phases were completed. Mr. Benner informed the Commission that the wetlands delineation report had been completed and that the location of the wetlands has required the alteration of the initial site plans. Mr. Benner described the two alternative site plans.

Commissioner Spencer inquired about the limited parking by the Community Center. Mr. Benner responded that it would be for the development, not the larger McCall Community, hence the limited parking, but that on-street parking could accommodate any larger events.

Commissioner Betts inquired about rent rates and property maintenance. Kathryn Almberg of The Housing Company indicated that rents would be income based, but approximately between \$200-\$675 per month depending of the unit. She further explained that there would be a site manager and maintenance technician living on-site.

The Commission inquired about details of the building design. Mr. Benner noted that the buildings would be using materials with long life spans to keep ongoing costs to a minimum.

PRE-APPLICATION MEETING (CUP, SR, DR)

Le Bennett representing Woody Woodworth of Old Town Station presented the plan for a drive-thru window, and associated roof covering on the existing convenience store structure. Mr. Bennett noted that the plans had changed from initial discussion so as to include only the drive-thru modifications.

Commissioner Russell inquired if the existing, dilapidated building was going to be removed as a part of this application. Mr. Bennett indicated that the building was on a separate property and was uncertain of its future.

Staff indicated that curbs, sidewalks, and gutters would be a required portion of the application.

Commissioner Betts inquired about a Stormwater report. Mr. Bennett indicated that one was not necessary because impervious surface was not changing.

PRE-APPLICATION MEETING (CUP, DR, SR)

Barbara Hutchinson, executive director of McPaws, presented a plan for the replacement of existing kennels. She explained that the exterior kennels are not for permanent storage, but usage during cleaning of interior kennels when weather is favorable and that the new kennels would merely be an upgrade over the existing facilities.

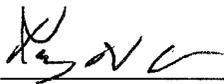
Commissioner Betts inquired about existing and proposed building materials. Ms. Hutchinson indicated that the current kennels are chain link and the new kennels would be welded wire on a stick-built frame, with a concrete floor.

In response to questions from Commissioners Spencer and Betts, Ms. Hutchinson indicated that the new structure would not have any utilities and that solid waste was removed from the concrete slab prior to any washing of the facility.

3. ADJORNMENT

Without the presence of a quorum to consider actionable agenda items, Acting Chairman Russell adjourned the meeting at 7:45 p.m.

Signed: November 3, 2009



Kim Apperson
Acting Chairman, P&Z Commission



Bradley Kraushaar
City Planner

Recycle Partners MEMO

September 9, 2009

In summary, the following items list what each entity has committed to the new Recycling Center and the progress made to date:

The City of McCall

- 2 acres of property
- \$44,000. in LOT funds
- Waiver of building permit fees
- An agreement to provide for snow removal
- A Lease Agreement with the County (including access)

Valley County

- Matching funds in the amount of \$50,000
- Agreement to lease site from McCall for \$1.00/year - length of lease to be determined before signing
- To construct a building to serve as the Recycling Center
- To manage all operations of the center including on-site personnel
- All materials contributed will be recycled at the appropriate recycling companies in the Valley
- To provide signage

Recycle Partners

- Working with the County Commissioners, helped monitor recycling practices of LakeShore Disposal to produce substantial improvements in the process
- Completed legal survey of site to fulfill lease requirements
- Acquired excavator to construct the road to the site from the point of access (no cost for equipment and operator)
- Acquired service of local Architect to complete building design
- Arranged for volunteers to do landscaping
- Once access is confirmed, an additional \$6,000. which has been pledged will be collected to bring the LOT funding total to \$50,000. Additional fundraising efforts will be started.

Remaining Needs:

- Fencing
- Pavement