

**MCCALL AREA
PLANNING AND ZONING COMMISSION**

Minutes

**January 5, 2010 – 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 Betts, Russell, Jessup, Apperson, Corder, and Chairman Feinberg were present. City Staff and City Attorney Arnold were also present.

2. REVIEW & APPROVAL OF MINUTES

Commissioner Corder noted a spelling change on a last name. Commissioner Apperson motioned to approve the December 1, 2009 minutes with the noted change. Commission Jessup seconded the motion. The motion carried.

3. PRE-APPLICATION MEETINGS (DR, SR)

1504 Warren Wagon Road

Le Bennett representing Joan & Dennis Dillon: A pre-application for design review and scenic route to construct a residential structure with 2 car garage on a parcel facing Warren Wagon Road. The property is zoned R4.

Commissioner Betts inquired about the use of the structure and whether or not it could be sold separately than the other structure. Chairman Feinberg inquired about whether discussions had been pursued with Payette Lakes Recreation Water and Sewer District.

4. CONSENT AGENDA

DR-09-46

211 S. 3rd Street – Best Western

Dan Cobb representing Best Western: A Design Review application for three new signs; one is the replacement of the existing monument sign, one is a new entrance sign by the highway, one is a new sign above the entrance. The property is zoned Community Commercial.

Chairman Feinberg motion to approve the presented sign with the additional conditional that the AAA sign be relocated within the extent of the existing sign, away from the road. Commissioner Apperson seconded the motion. The motion carried.

5. OLD BUSINESS

CUP-09-06, DR-09-41, SR-09-19
507 N. 3rd Street – Old Town Station

LeGrand Bennett representing Old Town Station: Conditional Use Permit, Design Review, and Scenic Route applications for a new drive-thru window, with roof cover, and a new sign. The property is zoned Community Commercial.

Mr. Bennett presented the revised site plans.

Woody Woodworth commenced a PowerPoint presentation. He first addressed the ingress and egress for the site as well as internal site circulation.

During the discussion of ingress and egress, Commissioner Jessup inquired about the use of the drive-thru exit as the same location as the laundry mat entrance.

Commissioner Betts inquired about the proximity of the building entrance to the laundry mat relative the drive-thru queuing lane and laundry mat parking.

Chairman Feinberg inquired about the future use of the existing non-used building to the south of the subject property.

Commissioner Betts inquired about any striping plans to separate laundry traffic.

Commissioner Russell noted that the constructed ramps have not limited the access to the property, and noted that a traffic problem still exists.

Mr. Woodworth continued his presentation, explaining his estimates for queuing times, drive-thru utilization, and projected pollution increase.

Commissioner Jessup inquired about how the drive-thru queue would remain unobstructed when vehicles with trailers are present at the fuel pumps.

Commissioner Betts inquired about the location of the to-be-served items at the window. Mr. Woodworth indicated that the high-volume items would be located in a temporary storage area adjacent to the window.

Staff presented an overview of the current status of the conditions of approval.

Commissioner Corder inquired about the planter bed the northeast corner of Colorado Street and Highway 55. Mr. Woodworth explained that it was a voluntary landscaping improvement.

Commissioner Betts inquired of the implications of having snow storage and access on a separate property. Staff explained that any aspect of the Conditional Use Permit contingent up on a separate property would need to be secured by legal agreement.

Chairman Feinberg opened the public hearing. Hearing no comments Chairman Feinberg closed the public hearing.

Chairman Apperson noted the potential for congestion and danger regardless of Mr. Woodworth's presentation asserting the opposite.

Commissioner Betts inquired if the queuing lanes indicated on the site plan would be actually indicated on the asphalt. Mr. Woodworth indicated that they could be striped if that was desired. Commissioner Betts further indicated the need for signage to direct traffic.

Chairman Feinberg motioned to recommend the application for denial to the City Council based upon the ninth criteria of Conditional Use Permit approval. The motion was seconded by Commissioner Russell. The motion carried.

PUD-09-04, ZON-09-01, DR-09-45, SR-09-21
550 Deinhard Lane – The Housing Company

Steve Benner of CSHQA representing Douglas Peterson of The Housing Company: Planned Unit Development, Rezone, Design Review and Scenic Route applications for a 36 unit, affordable housing apartment project, including a community building, street development and open space, that is the first phase of a potential three phase development. The property is currently zoned CC.

Steve Benner presented an overview of the new materials presented since the December 1, 2009 meeting, and walked through the

Commissioner Betts inquired about studies relating to absorption of the present soils. Mr. Benner indicated that a preliminary geotechnical study has been completed

Staff noted that there are some local drainage challenges on and around the subject property and that the applicant's civil engineer should talk with the City's Public Works Director.

Chairman Feinberg inquired about the presence of the phone numbers on the proposed sign. Kathryn Almberg indicated that the phone numbers have to be posted for hearing impaired. Chairman Feinberg noted that it should be moved and posted outside of the office.

Commissioner Jessup inquired about the PLRWSD's letter regarding service. Staff indicated that the Council has also received the letter, but that the City's stance is that sewer capacity is not an issue. Ms. Almberg indicated that the City's Sewer Superintendent has indicated that capacity is not an issue.

Chairman Feinberg opened the public hearing.

Chris Connelly, 417 Virginia Blvd, indicated concerned with drainage issues and desire to make sure that the bike path connection to Deinhard Lane is built.

Alice Brown, 444 Virginia Blvd, indicated concern with drainage issues. She noted that a lake is present on the subject property in the early summer and that there have been many high-water issues in the area.

Scott Bowes, 177 Willy Lane, indicated concern with traffic on Commerce Street as a result of the development, if the project does not include access onto Deinhard Lane. He indicated that the project will add traffic to Jacob Street and likely to Commerce Street. He also indicated that heavy truck traffic currently exists on Commerce Street and that this could present a problem with increased personal vehicle traffic. He also noted that there are pedestrian concerns along Commerce Street with no sidewalks being present. Mr. Bowes also indicated a concerned with drainage and that Payette Lakes Commercial Center have had a history of water issues related to macro drainage issues in the area.

Chris Brown, 444 Virginia Blvd, reinforce the significant concern with drainage for the project.

Ms. AlMBERG noted that many studies had been performed on the subject property. Mr. Benner noted that the project's civil engineer would work with the Public Works Director to ensure that issues were addressed in advance.

Hearing no further comments Chairman Feinberg closed the public hearing.

The Commission and staff discussed the merits of a road connection to Deinhard Lane.

Commissioner Jessup motioned to recommend PUD-09-04 for approval to Council. Commissioner Russell seconded the motion. Commissioner Corder inquired about the inclusion of maintenance requirements in the approval of the project. Staff explained that there will be opportunities at future phases of the project's approval to include maintenance requirements. The motion carried.

Commissioner Jessup inquired about a reversion clause for the rezone, if the project is not built. Staff indicated that a clause could be added to the relevant documents for the rezone application. Commissioner Jessup motioned to recommend ZON-09-01 for approval to City Council with staff to include a reversion clause. Commissioner Corder seconded the motion. The motion carried.

Commissioner Jessup motioned to approved DR-09-45 and SR-09-21. Commissioner Russell seconded the motion.

6. NEW BUSINESS

CA-09-01

The City of McCall presenting a Code Amendment application to create a minimum lake frontage requirement for residentially zoned properties.

Staff provided a brief introduction of the proposed code amendment.

Commissioner Jessup inquired about the implications of creating non-conforming lots. Staff provided an explanation of the City Code relating to non-conforming lots.

Commissioner Corder inquired about the WAG comments. The Commissioner indicated that they were good comments, but not relevant to the proposed amendment.

Commissioner Jessup motioned to approve CA-09-01. Commissioner Apperson seconded the motion. The motion carried.

7. OTHER

See attached Community Development Director.

8. ADJOURNMENT

Signed: February 2, 2010



Phil Feinberg

Chairman, P&Z Commission



Bradley Kraushaar

City Planner, City of McCall