

**McCALL AREA**  
**PLANNING AND ZONING COMMISSION**

**Minutes**

**February 2, 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**

Chairman Feinberg called the meeting to order. Commissioners Corder, Apperson, Jessup, Betts, Russell, and Chairman Feinberg were present.

**2. REVIEW & APPROVAL OF MINUTES**

Commissioner Apperson moved to approve the January 5, 2010 minutes as presented. Commissioner Jessup seconded the motion. The motion carried.

**3. PRE-APPLICATION MEETINGS**

**PRE-APPLICATION MEETING**

1306/1308 Roosevelt Ave.

Mike Maciaszek presented a pre-application for a condominium conversion of an existing mixed-use building in the CBD Zone. Mr. Maciaszek noted that because of certain circumstances, he needed to refinance the existing structure, but that mixed-use loans are not being granted currently, while residential loans are being granted. The proposed conversation would allow him to secure a loan exclusively for the residential portion of the structure. He noted that the separation of the commercial and residential spaces, as a result of the conversion, would require two separate utility hookups; currently, the structure only has one utility hookup. Mr. Maciaszek noted that the cost of installing the second utility hookup would be prohibitively expensive, at the moment, and would not be necessary, since there are no plans to sell the two units separately. He indicated that he was pursuing the idea of a Development Agreement, to secure the installation of the second utility hookup at such time that the to-be-created units were sold separately, with the Water and Sewer Department. He further indicated the intent to have this agreement recorded in such a manner that it would show up on any title search for prospective buyers of the property.

Staff noted that the Water and Sewer Department would have final say over the acceptability of the proposed plan, specifically the use of the proposed Development Agreement, and that the next step would be to start drafting the agreement.

**PRE-APPLICATION MEETING**

LeGrand Bennett presented a pre-application for a Remodel/Addition to an existing structure in the R4 Zone to accommodate a bathroom and closet, on behalf of Kerstin and Ingrid Peterson.

Mr. Bennett provided an overview of the provided visual materials.

Because a portion of the to-be-modified structure is located in the 50 foot setback from the High Water Mark, the Commission inquired about allowable expansions of non-conforming structures. Staff explained the non-conforming structure code, as it related to the proposed addition, indicating that the addition was an allowable expansion.

Staff noted that the applicant may be able to avoid the stormwater report requirement if the proposed addition is to be located above an existing impervious surface.

#### **PRE-APPLICATION MEETING**

LeGrand Bennett presented a pre-application for the remodel/addition to of the existing structure in the R4 Zone at the corner of W. Lake Street and Mather Road for a new market, on behalf of Gabriella Hess.

Mr. Bennett reviewed the provided visual materials. He also inquired about the possibility of the Commission allowing a limited number of parking spaces in front of the proposed use, to allow for brief customer visits.

Staff noted that other applicants had satisfied their parking requirement on-site, but then also improved a portion of the street, per City standards, to create additional on-street parking.

The Commission noted that it may be willing to entertain the addition of a couple parking spaces in front of the use, because of the existing location of the parking lot. However, concern was voiced over the potential of vehicles backing into the one-way entrance to the property, if these additional spaces were added.

Mr. Bennett noted that he wanted to work with the Commission and staff to resolve these options prior to appearing with the final application.

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

There were no items on the Consent Agenda.

#### **5. OLD BUSINESS**

##### **ZON-08-03**

204 Forest Street – McCall Memorial Hospital

Andy Laidlaw representing McCall Memorial Hospital: A Rezone application to change an existing 0.23 acre lot from R4 – Low-Density Residential to CV – Civic zoning to rationalize the use of the property.

Mr. Laidlaw presented a history of the parcel, the creation of the Civic Zone, and the assignment of that zone to the Hospital. He also provided an overview of the provided visual documents, so as to orient the Commission. He further indicated that the hospital was going to plan spruce trees along the vegetative barrier to the west of the existing

parking lot on the subject property so as to fill in gaps in the existing line of naturally occurring spruce trees.

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

After brief discussion, Commissioner Jessup moved to recommend ZON-08-03 subject to the for approval by the City Council subject to the presented Findings and Conclusions and Development Agreement. Commissioner Russell seconded the motion. The motion carried.

The Commission also recommended that a second public hearing was not necessary before the Council.

## **6. NEW BUSINESS**

### **CUP-09-09, DR-09-06, and SR-09-02**

NW Corner of Deinhard Lane and Mission Street – Lutheran Church

Secesh Engineering, Inc. representing Our Savior Lutheran Church: Conditional Use Permit, Design Review, and Scenic Route applications for a new 7,600 sq. ft. church and parking lot. The property is zoned R8.

Paul Gullickson of the church noted that the size of the parking lot was based on a survey of church users, which revealed that there were less than two people per vehicle. He also noted that the building was mirrored from the original proposal to allow light to better enter the structure from the south. He further noted that the church was proposing a twenty-foot pathway easement along Mission Street for a future bike path.

Commissioner Apperson noted that due to the size of the proposed improvements, both parking lot and structure, no further expansion of facilities would be allowed due to lot coverage. The applicant acknowledged this situation.

The Commission inquired about the amphitheater that was shown on the previous version of this application. The applicant indicated that it was not a part of the current plans.

Staff reviewed the presented staff report, focusing on the size of the proposed parking lot, signage, and the pathway proposal, specifically that staff would recommend that the path be constructed in place of the curb, sidewalk, and gutter requirement.

Shorty Clarke of the Parks and Recreation Advisory Board indicated that the Board would like to have the applicant submit plans to them by February 10<sup>th</sup> so that the Board could review them, walk the site, and have a recommendation prepared in advance of the next Council or Commission meeting. Mr. Clarke indicated that the recommendation would likely be that the pathway be installed and maintained, in addition to the dedication of the easement, at the time of construction by the applicant.

Staff noted that the existing Bike Path Master Plan does not provide detail sufficient to determine requirements for specific property owners, in their requirement to effectuate the Plan.

Dennis Coyle, Parks and Recreation Department Director, noted that the Bike Path Master Plan would likely be undergoing a revision in the coming year to give more specificity to its requirements, but noted that he would defer to the recommendation of the Advisory Board.

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

The applicant opposed the suggested requirement of installing the bike path at the time of construction, but indicated that they may be willing to participate in a joint construction plan at some point in the future.

The Commission expressed concern that this issue was not resolved prior to the meeting. The Commission also indicated concern over the lack of detail on an important aspect of the proposed project.

Commission Betts moved to continue the CUP-09-09, DR-09-47, and SR-09-22 to the next Commission meeting. Commissioner Corder seconded the motion. Commissioner Jessup noted that a Commissioner Apperson added to the motion that the applicant must work towards reducing the number of parking spaces along the perimeter of the parking. The motion carried as modified.

#### **CUP-09-10, DR-09-47**

1770 Crescent Drive – Irvine House and Guest Quarters

Luke Vannoy of McCall Design and Planning representing Jill and Greg Irvine: Conditional Use Permit and Design Review applications for a new 4,600 sq. ft. house with guest quarters. The property is zoned R4.

Mr. Vannoy presented an overview of the project, including the presented visual materials. He noted that the Payette Lakes Recreation Water and Sewer District is no longer requiring second hookups for accessory dwelling units and that the applicant had met with the City Engineer, the Big Payette Lake Watershed Advisory Group regarding stormwater.

Bill Weida of the BPWAG indicated his support of the proposed stormwater plan, as it was the best possible solution under the current code. He then expounded upon his distributed memo regarding the current status of zoning codes for lots and structures around the lake and their flaws in protecting the water quality of Big Payette Lake.

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

Staff noted that the Findings and Conclusions adequately captures those small outstanding issues with the project and recommended approval.

Commissioner Jessup moved to recommend CUP-09-10 for approval to the City Council subject to the presented Findings and Conclusions. Commissioner Betts seconded the motion. The motion carried.

Commissioner Apperson moved to approve DR-09-47 subject to the presented Findings and Conclusions. Commissioner Jessup seconded the motion. The motion carried.

The Commission indicated that a second public hearing before Council was not necessary for CUP-09-10.

**7. OTHER**

Staff reviewed the presented memo on Urban Chickens.

**8. ADJOURNMENT**

The Commission adjourned the meeting at 9:15 p.m.

Signed: March 2, 2010



Phil Feinberg

Chairman, P&Z Commission



Bradley Kraushaar

City Planner, City of McCall