

**MCCALL AREA  
PLANNING AND ZONING COMMISSION**

**Minutes**

**March 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**

Staff called roll. Commissioners Corder, Jessup, Spencer, Russell, Betts and Chairman Feinberg were present. Community Development Staff and City Attorney were also present.

**2. REVIEW & APPROVAL OF MINUTES**

Commissioner Jessup moved to approve the February 2, 2010 minutes as presented. Commissioner Betts seconded the motion. The motion carried.

**3. PRE-APPLICATION MEETINGS**

Due to various individuals not being present, the Commission decided to consider the Lutheran Church application first.

**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.

Nathan Stewart of Secesh Engineering introduced the project and the changes that had been made since the previous application. Paul Gullickson of the Lutheran Church added additional detail to the presentation.

Commissioner Spencer inquired about the slope of the land underneath the proposed location of the amphitheater. Mr. Stewart indicated that the slope would allow for the amphitheater to be built into the ground without major earthworks.

The Commission discussed the presented parking lot and associated landscaping. The applicant and representatives noted the reasons for retaining the large parking lot. The Commission inquired about a reduction in spaces and increase in landscaping in relation to the recommended conditions of approval and the presented staff report.

Chairman Feinberg opened the public hearing.

Bill Williams, 307 Burns Road, provided a history of the church and the plans for the subject property. He noted that much effort had been put into the current and previous application and urged the Commission to approve the applications.

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

Staff presented an overview of the presented staff report and Findings and Conclusions, with a particular emphasis on the parking lot.

Staff, in response to applicant questions, noted that certain conditions of approval needed to be completed prior to City Council, not deferred until after Council approval.

Commissioner Spencer moved to recommend CUP-09-09 with modifications relating to landscaping and other minor issues. Commissioner Jessup seconded the motion. The motion carried.

Commissioner Jessup moved to approve DR-09-06 and SR-09-01 with the modifications noted by Commissioner Spencer in the previous motion. Commissioner Russell seconded the motion. The motion carried.

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

##### McCall Urban Renewal Agenda

Community Development Staff representing MURA: A pre-application for design review to make numerous streetscape improvements in the MURA district, including to the Mill St parking lot, the Fir St right-of-way, and the Pine Street right-of-way. The project areas are located in the City of McCall right-of-way.

Nathan Clever of Keller Associates presented an overview of the project, including notes on the specific project areas (Hemlock Street, Mill Street, East Lake Street, Fir Street, Pine Street, and existing Mill Street Parking Lot).

Staff noted that the design of East Lake Street, as well as the circulation plan were not yet decided and were not a part of the current presentation. Staff also noted that the Commission had already seen the landscaping plan for the parking and that these will be revised as a part of the current project.

Commissioner Jessup commented about the circulation plan shown on the plans and that she did not like the idea of routing boat trailer traffic through residential neighborhoods on Roosevelt Ave. Commissioner Jessup also noted that there could be a potential conflict between boat trailer traffic on Roosevelt Ave and the month-long playwright conference at the Alpine Playhouse. Commission Jessup voiced support of the existing circulation plan.

Commissioner Spencer inquired about how traffic exits from the parking lot. Staff explained the potential circulation of the parking lot based upon the two competing circulation plans.

Commissioner Corder inquired, regarding the parking on Pine Street, why people would need to park on-site in front of businesses when an extensive parking lot exists in close proximity. Staff noted that the recent parking study indicated that McCall is significantly over-parked in terms of capacity.

Commissioner Betts voiced concern with the over the circulation specific to the connection of the parking lot to Roosevelt Ave. Commissioner Betts inquired about education for this portion of the parking lot circulation and the possibility for increase signage.

**4. CONSENT AGENDA**

No items on the consent agenda.

**5. OLD BUSINESS**

**SUB-08-04**

149 E. Lake Street  
Grand Payette Hotel

Steve Millemann representing Bob Hunt: A request to extend the Final Plat submittal deadline by one year. The property is located in the R4 and Shoreline Zones.

Mr. Millemann explained the reasoning for the extension request, including details of the ongoing legislation.

Staff and the Commission discussed the staggering of the deadlines associated with the primary applications for the Grand Payette Hotel project. Staff noted that the extension would create a new deadline for the Subdivision application of May 6, 2011 with the already-extended Planned Unit Development having a deadline of November 6, 2010.

Commissioner Jessup moved to approve the extension request for SUB-08-04. Commissioner Russell seconded the motion. The motion carried.

**6. NEW BUSINESS**

**ROS-09-08**

1201 Warren Wagon Road

Rod Skiftun representing the Ed Priddy: A Record of Survey application proposing to adjust the lines between four parcels, resulting in three conforming. The property is zoned R4.

Rod Skiftun presented the proposed lot split.

Staff noted the ongoing process at City Council to resolve the boundary of the Warren Wagon Road right-of-way, but that this application did not include that process even though the adjudication parcels were indicated on the survey for informational purposes.

Staff noted the most important conditions of approval.

Commissioner Corder moved to approve ROS-09-08. Commissioner Spencer seconded the motion. The motion carried.

**CUP-10-01, DR-10-01**

2544 Warren Wagon Road  
Johans Residence and Guest Quarters

Merlin Stark representing Kathlyn and Tim Johans: Conditional Use Permit and Design Review applications for a new 6,000 sq. ft. residence and 2,100 sq. ft. garage/guest quarters structure. The property is located in the R4 and Shoreline Zones.

Mr. Stark provided a thorough presentation, reviewing the presented materials.

Staff reviewed the Staff Report and Findings and Conclusions. Mr. Stark clarified that satisfaction of the Idaho Power comment letter would not be required before moving to the County Commissioners, but that it could be done before the issuance of a building permit. Staff noted that the intent of the condition was to have proof that the applicant was working to actively solve the issues, but not that it was necessarily resolved, as that may sometimes not happen until the structure is near completion.

Staff noted that there had been recently received public comments that had not yet been distributed to the applicant or the Commission. Staff read into the record comments from the Westwater's, the Donald's, the Elliot's, the McEntee's, and the Perry's (see attached comment letters).

In response to a question from Mr. Stark, Staff clarified the ability of the Commission to require modifications of a proposed project based on the concept of scale, relationship to an existing neighborhood, and so forth. Staff noted that a condition of approval for a Conditional Use Permit requires that the Commission find that an application is, generally, compatible with its surrounds, and further, that the Design Guidelines have specific guidelines relating to scale, but that the use of these code section was up to the individual Commissioner to determine.

The Commission briefly discussed this issue, settling on the idea that this may be a topic for future discussion, but that a change in practice for this single application would be inconsistent.

In response to questions from the Commission regarding the public comment noting that the northeast property line should be treated as a front property line, with the attendant setbacks, Staff explained that the Commission could either heed the public comment or not heed the public comment. Staff indicated that in early meetings, it had been indicated to the applicant that the northeast property line, while abutting a 20 foot "traveled way" actually functioned as a side property line, based upon the alignment of the adjacent lots, and should be treated as such.

The Commission, staff, the applicant and City Attorney discussed the site plan, potential actions, and legal implications, at length. Concluding this discussion, it was discovered that the property line could be considered a side property line on a minor street, and that, per MCC 3.3.03, the setback would be calculated exactly as if it were a side property line. This discovery removed the need for any special findings or condition of approval.

Commissioner Jessup moved to approve CUP-10-01, with the note that the first condition of approval be reworked to reflect a realistic timeline. Commissioner Russell seconded the motion. The motion carried.

Commissioner Jessup moved to approve DR-10-01. Commissioner Russell seconded the motion. The motion carried.

**7. OTHER**

Community Development Director Update

**8. ADJOURNMENT**

Chairman Feinberg adjourned the meeting.

Signed: March 2, 2010



Phil Feinberg

Chairman, P&Z Commission



Bradley Kraushaar

City Planner, City of McCall