

McCall Area Planning & Zoning Commission

Minutes

December 14, 2011 – 12-3 p.m.

McCall City Hall – Lower Level

216 East Park Street, McCall, ID 83638

COMMISSION MEETING – Began at noon.

CALL TO ORDER AND ROLL CALL

Chairman Feinberg, Commissioner Corder, Commissioner Russell, Commissioner Jessup and Commissioner Apperson and Commissioner Drabinski were present. Community Development Director Michelle Groenevelt and City Planner Delta James were the City staff present.

Dave Peugh and Wayne Ruemmele from Epikos Design and Planning were also present as members of the public.

INTRODUCTION

Ms. James provided an introduction to the work session, stating the goal is to gain a better understanding of the topics and determine if code amendments are needed. The topics included Downtown Parking, Shoreline Environs Zone, Flag Lots on the Lake, follow up from the work session #1, and public input strategies planning.

DOWNTOWN PARKING - DISCUSSION

Ms. James explained the current parking code that can be satisfied by providing parking on-site, off-site or pay the in-lieu fee. The Commission also has some flexibility in adjusting the parking standards if warranted. There was an explanation of the Downtown Parking Study and Needs Assessment and a question from the Commission about the methodology used to forecast the demand for the 20 years. Ms. Groenevelt explained the build out forecasts were based on master plans and potential redevelopment scenarios.

Commissioner Jessup said she has never been a fan of current parking requirements and said she would like to modify the parking requirement.

There discussion about the parking study and the public perception of the parking situation. There was also discussion about the in-lieu fee of \$20,000.

Ms. James presented three options:

1. Do nothing to change the code but use the existing flexibility within the McCall City Code.
2. Suspend parking requirements until certain amount of the square footage of commercial space is constructed.
3. Remove all the parking requirements even though there was some concern about this option.

Commissioner Drabinski and Commissioner Corder provided reasons for supporting Option #2. The idea of suspending the parking requirement until a Business Improvement District (BID) is established was also discussed.

Mr. Peugh said he has worked for 30 years in different communities and thinks McCall is the only one with on-site parking requirement within the downtown core.

Commissioner Corder said she likes the idea of suspending the parking requirements to provide incentives for business development. Commissioner Apperson said she would like to get rid of the parking space within 300' of the business requirement and would like to promote public parking and transit.

Commissioner Jessup said parking meters should be looked at to encourage people to park in the centralized public parking lots. Commissioner Apperson said she is concerned about not planning for the future.

There was discussion about the BID.

Ms. James proposed that we suspend the \$20,000 requirement until 75% of the build out has occurred within the CBD. Once this threshold has been reached, then the code could be put back into place if there is not an alternative funding source.

Mr. Ruemmele suggested a lower cost per space then incremental increases as built out occurs.

There was some discussion about what triggers the parking requirement.

Commissioner Drabinski said the incremental process should happen before the revision of the Downtown Master Plan. Commissioner Jessup said the price needs to be less than providing the parking space on site. Commissioner Corder suggested waiving the in lieu fee and asking property owners to join the BID. The BID members should develop the terms, requirements and projects.

Ms. James said staff will work to making some changes to the parking fees fairly quickly. Staff will put together a comparison chart to other communities.

SHORELINE - DISCUSSION

The shoreline topic was introduced to the cover the following topics:

- Summary of current code regarding Shoreline Zone development
- Recommendations from WAG
- Preliminary recommendations for code revision

Ms. James read the following suggestions from Bill Weida (Big Payette Lake Watershed Advisory Group) related to Shoreline development:

1. Limit the number of trees that can be removed outside of the 50 foot setback in areas along the lake shore.

2. Original ground cover should be retained.
3. In-ground patios, walkways, walls or fields of boulders should be defined as structures, and subject to prior approval, limitations, and setback restrictions. Now homeowners can and do put these impermeable surfaces anywhere they wish, on the property lines, in the setbacks. This encroaches upon neighbors' reliance on the setbacks, and creates significant run-off issues.
4. Building coverage of lots around the lake should be only based on the area of the lot that is 200 feet or less from the high water mark.
5. Side setbacks on lakefront lots should be increased by 50% above the setback requirements for standard city lots.
6. Inspections of the entire lake from the water side should be conducted on a bi-weekly basis-- particularly during the spring and fall. These could be cheaply done by hitching a ride on the deputy's boat.
7. Since a significant percentage of the problems generated around the lake seem to be coming from representations from real estate agents that do not accurately represent what can be done to lake properties by new owners, agents who handle properties around the lake should also attend classes on zoning, construction and landscaping.

Ms. James explained that the Commission has discussed some of these issues at the last work session related to lot coverage and landscaping.

There was discussion on Suggestion #3: In-ground patios, walkways, walls or fields of boulders should be defined as structures, and subject to prior approval, limitations, and setback restrictions.

Commissioner Apperson is bothered by the proliferation of hardscape and would like in-ground patios to be considered structures like decks. There was discussion around this issue.

Mr. Ruemmele said that sometimes the boulders and landforms are used for stormwater management. Mr. Ruemmele said that the sideyard setbacks should be considered but the City Engineer could better answer these types of questions.

Ms. James posed the question, "Should in ground patios be considered structures?" There was consensus about not allowing in ground patio within the 50 foot setback from Payette Lake.

There was some discussion about the code enforcement in the Impact Area. Commissioner Drabinski said there are more ways to get people to comply other than sending a police officer and the educational component of Suggestion #7 is an option to help people comply with the codes.

Commissioner Jessup asked about what would be the next steps to deal with the in ground patio issue. Ms. Groenevelt suggested changing in-ground patios in the definition section (Title 3, Chapter 2) and this could be deleted as an exception. This process would involve a zoning code amendment.

There was discussion about the sideyard setback regulations. Ms. Groenevelt explained how sideyard setbacks are calculated. Mr. Ruemmele suggested that we keep the sideyard setback code the same as we have not seen the built effects of the current code.

Ms. James summarized the main points of discussion that included revising the definition of structure to include in-ground patios so patios are subject to the setbacks, an education component, and landscaping and trees will be a heightened awareness in the review the process.

Commissioner Apperson suggested developing a brochure for prospective buyers and real estate agents to hand out.

There was discussion about code enforcement priorities. Code enforcement is an issue and the City needs to connect with Valley County on the issue.

FLAG LOTS ON LAKE – DISCUSSION

Ms. James introduced the topic of prohibiting flag lots on the lake.

Ms. Groenevelt gave the background of the original code amendment proposed by the P&Z Commission to create a minimum lot width for properties on Payette Lake, the process staff followed, the issues, and how the prohibition of flag lots on the lake was a the result of numerous meetings on the topic.

There was some discussion on what problem are we trying to solve with these code amendments and how many properties are affected by adding these requirements. The issue of docks was the main reason for the Commission's code amendment and Idaho Department of Lands (IDL) allows docks with an easement so the City cannot regulate the number of docks other than through the platting requirement.

Commissioner Corder said she does not have an issue with letting this issue rest. Commissioner Apperson said the issue could be addressed at a state wide level because there are probably other communities affected. It needs to be looked at from a water quality perspective. Commissioner Drabinski said that staff has already spent a considerable amount of time on the issue and it is not solving the intended problem. Ms. James summarized that the Commission plans to let the issue rest because it is not solving the dock issue.

Ms. James thanked the Commission for their thoughtful discussion and attendance. This is the last the workshop for a while. Staff will email out a summarized list of action items from the special P&Z work sessions.

Ms. James reviewed the carry over items from work session #1. Ms. James said this is not the final language but it was review by the Commission. Sign code amendment suggestions included:

- Allow businesses to advertise current open status by one of the following methods, provided the sign does not result in the total signage for the property exceeding the maximum signage allowance:
 - One internally and consistently illuminated open sign that does not exceed 2 square feet in size; OR
 - One flag that contains only the word "open," is affixed directly to the front of the building that the business occupies, and does not exceed 15 square feet in size.

- Prohibited signs to include:
 - All other internally lit signage (including “closed” signs).

The Commission agreed with the modifications. Ms. James will refine the signage code language and forward it to the Commission.

On page 8 of the meeting packet, there is a list of people suggested to receive any proposed changes to the landscaping language (if necessary). Delta reviewed the public involvement process and the process was modeled after the pathway public participation plan.

Jessup complimented Ms. James on her performance in the City Planner position.

ADJOURNMENT


The meeting was adjourned 2:50 pm.

Signed: January 10, 2012



Phil Feinberg
Chairman, P&Z Commission

Attest:



Delta James
City Planner