

**MCCALL AREA**  
**PLANNING AND ZONING COMMISSION**

Minutes

June 5, 2012 – 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**

Chair Feinberg, Commissioner Jessup, Commissioner Russell, Commissioner Corder, Commissioner Apperson and Commissioner Drabinski were present. Community Development Director Michelle Groenevelt, City Planner Delta James and Administrative Assistant Deb Smith were also present.

**2. REVIEW & APPROVAL OF MINUTES**

Commissioner Jessup moved to approve the May 1, 2012 minutes as presented. Commissioner Russell seconded the motion. The motion carried.

**3. PRELIMINARY DEVELOPMENT PLAN REVIEW MEETINGS**

**Pre-application (DR, SR)**

Whitetail Administrative/Maintenance parcel – Boydston Street

Luke Vannoy representing Sabala Whitetail LLC: A Design Review and Scenic Route application to construct an indoor storage and parking structure of approximately 5500 sq. ft. The property is located within a portion of the Whitetail PUD designated for Administrative/Maintenance use, is zoned CC – Community Commercial, is within the Scenic Route Zone.

Luke Vannoy presented the pre-application for the proposed storage building for Sabala Whitetail LLC. The formal applications will be heard at the July 10, 2012 Planning & Zoning meeting.

**Pre-application (CUP, DR, SR)**

990 Sylvan Beach Rd.

Anthony Gabrielli representing Donald & Carolyn Parkinson: Conditional Use Permit, Scenic Route and Design Review applications to construct an accessory structure in excess of 1500 sq. ft. on a property within the Scenic Route of Warren Wagon Road. The property is zoned R4 – Low Density Residential.

Anthony Gabrielli was not present to present this pre-application.

**4. CONSENT AGENDA**

**ROS-12-02**

1037 Northview Drive

Joel Droulard representing Louis Uranga: A Record of Survey application for a lot line adjustment, resulting in removal of 3298.1 sq. ft. from Lot 15 and addition of same to Lot 14. The property is zoned R4-Low Density Residential.

**DR-12-13**

249 Morgan Drive

Dusty Bitton representing Steven Richards: A Design Review application to construct a new residential structure with a total living space of 4181 sq. ft., 1284 sq. ft. garage, and 655 sq. ft. deck. The property is zoned R4-Low Density Residential, is within the Shoreline and River Environs Zone.

**DR-12-16**

805 N. 3<sup>rd</sup> Street

Toni Dusho representing Clover, LLC: A Sign Design Review application to two 40 in. by 30 in. vinyl on aluminum signs. One sign will be mounted to the front façade of the building; the other is proposed to hang from the existing Mountain Lakes Realty sign. The property is zoned CBD-Central Business District, is within the Scenic Route Zone.

**DR-12-17**

200 Forest Street and 301 Deinhard Lane

Tracy Broome representing St. Luke's McCall: A Sign Design Review application to replace signage for Allen Nokes Center and Long Valley Clinic. The property at 200 Forest Street is zoned CV – Civic, and the property at 301 Deinhard Lane is zoned CC – Community Commercial.

**DR-12-18**

203 E. Lake Street

Seth Jacobsen representing Robert A. Hunt: A Sign Design Review application to add a 6.6 sq. ft. awning sign and 4.58 sq. ft. window graphics to the Yacht Club Building for Payette Lakes Cruises' retail and ticket store. The property is zoned CBD – Central Business District.

**DR-12-20**

411 Railroad Avenue

Steve Rowley representing Notch 8 Tap House & Grill Corporation: A Sign Design Review application to install a free-standing sign with total structure dimensions of 10 ft. by 7 ft. supporting a circular sign of 12.56 sq. ft. The property is zoned CBD – Central Business District.

**DR-12-21**

300 Colorado Street

Salmon River Brewery: A Sign Application to install a 4 ft. by 8 ft. (32 sq. ft.) back lit sign on the building façade. The property is zoned CC – Community Commercial.

Commissioner Apperson moved to approve the Consent Agenda ROS-12-02, DR-12-13, DR-12-16, DR-12-17, DR-12-18, DR-12-20 & DR-12-21. Commissioner Drabinski seconded the motion. The motion carried.

**5. OLD BUSINESS – None**

## 6. NEW BUSINESS

### **CUP-12-02**

935 Westshore Place

Andy Laidlaw representing Jeff and Kris Stoddard: A Conditional Use Permit application to convert a portion of a previously-approved 2661 sq. ft. addition to an existing residence into an accessory dwelling by installing a full kitchen. The property is zoned R4- Low Density Residential.

Andy Laidlaw, McCall Design and Planning presented the application. This property was brought before the commission March 6, 2012 for Design Review. The owners would like a stove in the apartment which requires a conditional use permit. The plan is for the addition of the stove in the upper apartment level. On the main level, the approved plan was for a three car garage but it has been reduced to a two car garage with a wrap-around porch. The materials to be used are the same as the main structure.

Ms. James read the staff report.

Chair Feinberg opened the public hearing. There were no comments. The public hearing was closed. Commissioner Jessup moved to recommend approval of CUP-12-02 to the Valley County Commissioners with staff findings and conclusions and without a second public hearing. Commissioner Corder seconded the motion. The motion carried.

### **ROS-12-03, CUP-12-03, DR-12-15**

407 and 409 Rio Vista Blvd.

LeGrand Bennett representing Danielle and Joe Swinford: A Record of Survey application to combine two lots and Conditional Use Permit and Design Review applications for construction of an accessory structure in excess of 1500 sq. ft. The property is zoned R4-Low Density Residential, is within the Shoreline and River Environs Zone.

LeGrand Bennett, 1610 Moore Street, presented the applications. This is a conditional use application and a design review application to construct an accessory structure in excess of 1,500 sq. ft. Also being processed is a record of survey application to combine two existing lots into one lot. The proposed accessory structure would be constructed on the combined lots.

There isn't a water/sewer hookup available to 409 Rio Vista Blvd. The proposed structure will need to tie into the existing structure at 407 Rio Vista Blvd for water, sewer and power. The applicants do not want to have an accessory dwelling unit, just an accessory structure.

Commissioner Drabinski questioned the need for covered decks for an accessory structure.

Mr. Bennett explained that the property overlooks the Payette River and the owners wish to capture the views for their workspace and studios.

Ms. James read the staff report and read the public comments that have been submitted.

Chair Feinberg opened the public hearing.

Geoffrey M. Wardle of Hawley Troxell spoke representing Steve Smith and Eileen Smith. The Smith family owns 411 Rio Vista Blvd. The Smith's concerns are the size of the structure and that it appears that it could be used as a future residence and for commercial purposes. Mr. Wardle has requested additional conditions of approval which Ms. James has added to the findings and conclusions.

Commissioner Corder asked if there was a possibility that if this lot combination is approved now, in the future could the property be split again? Ms. James explained that if the conditions Mr. Wardle has suggested are added to the finding and conclusions that could not happen.

Robert Furgason, 413 Rio Vista Blvd, stated that the staff report and findings and conclusions have addressed his concerns about the structure. He thanked the board for the opportunity to comment on the project. Chair Feinberg asked what his concerns had been and Mr. Furgason said he had been concerned about the possibly of commercial use.

The applicant, Joe Swinford of 409 Rio Vista Blvd, explained their desire for the accessory structure. The plan is to store their jet boat, camper, vehicles and snow removal equipment. They want to store everything out of the winter weather. There will also be two studios included in the structure. He is very happy with the response from the Smiths and agrees to the suggested conditions to be added to the findings and conclusions.

Chair Feinberg closed the public hearing.

There was continued discussion of the provision for the fence and the landscaping plans. Ms. James added the need for a landscaping plan prior to the issuance of a building permit. There was also discussion regarding staff interpretation of the residential setback requirement that lots over 100 ft. wide the sum of both side setbacks must be equal to at least thirty percent of the lot width. Staff interprets this code provision as applying to each building individually. Commissioner Drabinski disagreed, stating that this setback provision should be applied to all buildings upon a single lot.

Commissioner Corder moved to approve ROS-12-03 with staff conditions. Commissioner Jessup seconded the motion. The motion carried.

Commissioner Corder moved to recommend approval of CUP-12-03 to the City Council with staff conditions, and with a second public hearing. Commissioner Drabinski seconded the motion. The roll call vote: Commissioner Feinberg-aye. Commissioner Jessup-aye. Commissioner Russell-nay. Commissioner Apperson-aye. Commissioner Corder-aye. Commissioner Drabinski-nay. The motion carried 4 aye votes-2 nay votes.

Commissioner Corder moved to approve DR-12-15 with staff conditions. Commissioner Jessup seconded the motion. The roll call vote: Commissioner Feinberg-aye. Commissioner Jessup-aye. Commissioner Russell-aye. Commissioner Apperson-aye. Commissioner Corder-aye. Commissioner Drabinski-aye. The motion carried with 6 aye votes.

#### **CA-12-04**

##### **Scenic Route Review Procedure Zoning Ordinance Amendment**

Amendments to the McCall City Code to align the application review process for projects along the Scenic Route with the Design Review procedures outlined in Title 3, Chapter 16 of the McCall City Code. The proposed code amendments would delete McCall City Code section 3.7.032(1), thereby shortening the application approval process by eliminating the requirement that Scenic Route applicants provide a pre-application presentation to the McCall Area Planning & Zoning Commission and the requirement that a neighborhood meeting be held prior to submittal of a full Scenic Route application.

Ms. James explained that this proposed code amendment to the Scenic Route procedural requirements in McCall City Code section 3.7.032. This amendment would delete much of that section which would result in the alignment of review procedure of Scenic Route along with the

procedures of Design Review. It would shorten the process and align the two applications. This code amendment is a desire to streamline the procedure for the applicants.

Chair Feinberg opened the public hearing. There were no comments. Chair Feinberg closed the public hearing.

Commissioner Drabinski moved to adopt the zoning ordinance amendment to revise the Scenic Route procedure. Commissioner Jessup seconded the motion. Ms. James asked for a roll call vote as the Code Amendment will move forward to the City Council and the Valley County Commissioners. The roll call vote: Commissioner Feinberg-aye. Commissioner Jessup-aye. Commissioner Russell-aye. Commissioner Apperson-aye. Commissioner Corder-aye. Commissioner Drabinski-aye. The motion carried with six aye votes.

## **7. OTHER**

### **P&Z terms – report**

Ms. James reminded the commission that the commissioners who were in attendance at the last meeting requested staff to verify what constitutes a quorum for this body. Ms. James had included an email in the meeting packet from the city attorney citing case law and demonstrating that vacancies on this commission do not lower the threshold for a quorum.

A membership of seven is full membership and if there are three vacancies, and are down to a membership of four, all four members would need to be in attendance to constitute a quorum. Ms. James informed the commission of the June 14<sup>th</sup> City Council meeting at which time the Code Amendment to allow for commission member services for more than two consecutive terms will be considered.

Discussion continued regarding the possibility of members serving a third term.

### **Downtown parking – discussion #2**

Ms. James stated that staff did not feel comfortable recommending that there be no parking standards especially in the CBD.

At the last Planning and Zoning meeting, staff presented some adjustments to the parking standards and as a result of that conversation staff has adjusted the suggested amendments to the parking standards.

- Eliminated requirement that parking be brought up to City Code standards when a change of use occurs, but no addition to a structure occurs. (ALL ZONES)
- Expand the radius for fulfillment of parking spaces for commercial uses from 300 ft. to 1,000 ft. (CBD only)
- When calculated parking requirements result in a fractional number, that number shall be decreased rather than increased. (ALL ZONES)
- Reduce in-lieu parking fee option from \$20,000 to \$7,500 per space (CBD only) and expand the allowable use of such funds to include construction or repair of pedestrian pathways and sidewalks.
- Reduce overall parking requirements by adjusting the parking requirements table. (ALL ZONES)

Commissioner Apperson suggested that there could be a threshold and you would look at the past use, and then the proposed use, and see if it changes percentage. You would put a threshold there and if it is less than a certain percentage, then no additional parking requirements. If it exceeds the past use, they would need to provide additional parking.

Commissioner Drabinski feels that the Downtown parking requirements do need to be relaxed and barriers removed.

Commissioner Corder stated that she feels the parking requirements do need to be relaxed.

Ms. Groenevelt said that next year they plan to do a Downtown Master Plan. At that time, the city will be having the conversation with property owners and business owners. She stated that maybe it makes sense to form a BID (business improvement district) which would be a taxing district on themselves, for sidewalks and improved parking areas.

After extensive discussion, Ms. James asked each member how they felt regarding the parking adjustments.

Commissioner Jessup said that staff should proceed.

Commissioner Apperson said to proceed.

Commissioner Corder said to proceed. She is in favor of relaxing the parking requirements.

Commissioner Russell is in favor of the relaxation, but does feel that new development projects should pay their own way.

Commissioner Feinberg suggested perhaps a payment schedule. Ms. James said that could be accomplished with a Development Agreement.

Commissioner Drabinski does not feel the City has a parking problem. The problem we do have is sidewalks and pathways.

Ms. Groenevelt said the problem is funding for parking. There isn't money to surface our parking lots; there isn't any storm water treatment in our parking lots, or sidewalks connecting our parking lots to the businesses.

Ms. James said that the parking study said the City has enough parking but they did not state that the parking lots are substandard.

The board feels that staff should move forward with the amendment process.

#### **Letter to Bob Hunt**

Chair Feinberg asked staff to draft a letter of appreciation to Mr. Hunt for his new signage.

Ms. Groenevelt suggested that Chair Feinberg send a personal letter, since the board was not entirely in agreement.

#### **8. ADJOURNMENT – meeting adjourned at 8:30 p.m.**

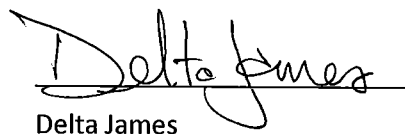
Signed: July 10, 2012



Phil Feinberg, Chair

McCall Area Planning and Zoning Commission

Attest:



Delta James

City Planner