

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

**Minutes**

**July 10, 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 and Commissioner Drabinski were present. Community Development Director Michelle Groenevelt, City Planner Delta James and City Engineer Nathan Stewart were also present.

**2. REVIEW & APPROVAL OF MINUTES**

Commissioner Drabinski commented that he would like the minutes changed regarding the setback issue to reflect the percentages be applied to all structures combined not individual structures in order to justify his opposition vote. Commissioner Jessup moved to approve the June 5, 2012 minutes as amended. Commissioner Drabinski seconded the motion. The motion carried.

**3. PRELIMINARY DEVELOPMENT PLAN REVIEW MEETINGS**

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

990 Sylvan Beach Rd.

Anthony (Gabe) 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. There is an existing house that will remain on the property in addition to the proposed accessory structure (shop). The project will not involve the removal of many trees. The final plans and engineering have not been developed to date. There will be log siding and rock wainscoting with significant insulation for sound proofing and a possible breezeway between the proposed structure and the existing residence. The neighborhood meeting still needs to be conducted. Commissioner Drabinski asked why the breezeway is so long. Mr. Gabrielli responded that the breezeway is for the residents to walk in area free of snow, is planned as future construction, and not part of the current proposal. Staff reminded the applicant that additional Design Review and Scenic Route applications would be required to add the breezeway in the future. Commissioner Drabinski asked staff the difference between accessory structure to an accessory dwelling and how this affects the process. Staff explained the triggers for the different requirements and the timing of the review process for the CUP and DR.

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

Address TBD – Riverside Subdivision Lots 1-3

Bob Dodge: A Record of Survey application to combine lots 1, 2 & 3 Riverside Subdivision and Design Review and Scenic Route applications to construct a new 40 ft. by 69 ft. building and parking area. The property is zoned Industrial on the corner of Scott Street and Mission St. The purpose of the building is for a micro-brewery with a small tasting room. Mr. Dodge has been working with the City Planner and the City Engineer on the project to make sure all the requirements are met. The siding

will be “lifetime stain” to look like an older building. His son wants to sell beer and does not want to run a restaurant. The tasting room will be a 400 sq. ft. Commissioner Jessup asked if this meets the land use table for the Industrial zone. Staff said the use is allowed and the majority of the building will be used for production and distribution. Landscaping will be provided to screen the parking lot.

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

460 Krahn Lane

Heather Susemihl representing Flex North LLC: Conditional Use Permit application to add 3-5 storage units. The property is zoned CC-Community Commercial to match the existing units. The storage units will be used primarily for RV and boat storage. The colors will be changed to more earth tones to better blend into the area. The septic approval was granted but lapsed and the applicant will get approval. There are no plans to convert to an office or living spaces. Although no paving is proposed as part of the project, the City Code requires paving for the project.

**4. CONSENT AGENDA**

**DR-12-22**

317 E. Lake Street

Margarito Marin representing Chapala’s Mexican Restaurant: A Sign Design Review application to install one 21.6 sq. ft. sign on the east facing façade of the building on the subject property. The property is zoned CBD-Central Business District and is more particularly described as:

Tax No. 142, Gov’t. Lot 3, Section 9, T. 18N., R. 3E.

**DR-12-23**

311 E. Lake Street, Suite 1

Tama Lamm representing Silver Creek Gallery: A Sign Design Review application to install a 7 sq. ft. window sign. The property is zoned CBD-Central Business District and is more particularly described as:

Tax No 353 in Lot 4, Block 2, Second Addition to McCall, City of McCall, Valley County, Idaho

Commissioner Jessup moved to approve the consent agenda. Commissioner Russell seconded the motion. The motion carried.

**5. NEW BUSINESS**

**DR-12-19, SR-12-05**

Whitetail Administrative/Maintenance parcel – Boydston Street

Luke Vannoy representing: 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 of Boydston Street. The use is for storage of boats and other equipment in the off season. The retaining wall will be removed and replaced. There is mature landscaping on the site and project is located 70 feet from the right of way. The building was designed to create more of a residential character. Luke explained the driveways. One existing drive

will be used with a new driveway to access the rear of the property. Staff provided the staff report. The project is located in the Whitetail PUD and the CC zone development standards apply to the project. The conditions of approval were presented in the Findings and Conclusions.

1. Applicant shall install a KNOX box for fire safety prior to issuance of a Certificate of Occupancy.
2. Applicant shall address the building as 520 Boydston Street in accordance with McCall's Addressing Guidelines prior to issuance of a Certificate of Occupancy.
3. Applicant shall obtain final approval from the City Engineer prior to issuance of a building permit.
4. Applicant shall underground any existing overhead utilities prior to issuance of a Certificate of Occupancy.

Chair Feinberg opened the public hearing. There were no comments from the public so the hearing was closed. Commissioner Drabinski made a motion to approve DR-12-19 and SR-12-05 with presented Finding and Conclusions. Commissioner Corder seconded the motion. The motion carried.

#### **CUP-12-04**

106 E. Park Street

Woody Woodworth representing Square One Investments LLC: A Conditional Use Permit application to secure use of 6000 sq. ft. of the Park Street Professional Center for post secondary education. The property is zoned R8 - Medium Density Residential. Mr. Woodworth said the college will start off private and then move to a public college. The college will be a 2 year college drawing students from the area and beyond. He explained the programs and hours of operation (9am -10 pm Monday-Thursday, 10am-3pm Friday, Saturday.) The facility will be utilized for 12 month per year. The project does not include new construction or remodeling. The neighborhood meeting was held and two neighbors attended who were in favor of the project.

The site plan was explained with the following elements: one way circulation, floor plan utilization, student parking will be in the rear, landscaping plan, phasing of the required improvements. Commissioner Drabinski asked the hours of operation of the other college related uses. There was some discussion about this issue.

The City Planner provided the staff report. The parking code amendments have been discussed by the P&Z Commission but no code amendments have been approved to date. Staff explained the property owners are unwilling to remove the parking in the front but the owner has agreed to reconfigure the parking area with back-in parking and associated stormwater improvements and the terms will be outlined in a development agreement. Staff presented the following conditions of approval from the Findings and Conclusions.

1. This Conditional Use Permit shall be exercised within twelve (12) calendar months of the date of City Council approval, unless the Council finds that it is unreasonable to impose that short a time limit and imposes a longer, specific time limit.
2. The hours of operation for the proposed uses shall be limited to the hours between 9:00 a.m. and 10:00 p.m.
3. Prior to City Council approval, the Applicant shall enter into a Development Agreement with the City for completion of outstanding infrastructure improvements.

4. Prior to construction of improvements, the applicant shall prepare and submit a stormwater drainage report, in accordance with the City's Drainage Management Guidelines (DMGs), and receive final engineering approval from the McCall City Engineer.
5. Prior to construction of improvements, the applicant shall provide the City with a full set of as-built (record) drawings, PDF files, and .DWG files of the property including utilities, easements, parking layouts and building locations. The submission of the .DWG file(s) shall meet to the current submission standards for the City of McCall.
6. Prior to construction of improvements, the applicant shall establish and record stormwater utility easements for any stormwater facilities located off-property.
7. Prior to the proposed use beginning within the subject property, the applicant shall install appropriate traffic directional signage for the proposed one-way entrance and exit access to and from Park Street.
8. Upon construction of improvements, the applicant shall limit the width of the one-way entrance and exit drives to a maximum of 15 feet in width at the property line.

Chair Feinberg opened the public hearing.

Dave Havsgaard, 707 North Mission, also representing a Beth Shaver who is an educator. They are in support of the project.

Andy Fields, 13947 Country Way, moved from Stanford University. He specialized in outdoor education and built the program there. He is in support of the project and decided to help start the college.

Shawn Gould, 506 Gamble Street, thinks the location is ideal for a college. He supports the in town location and does not think it would generate significant additional traffic.

Craig Campbell, 601 Thompson Street, has looked at other locations and this location does not require much remodeling as it is set up for a school. This location will allow the college to start this fall if all goes perfectly. He is volunteer and business development director.

A written comment was provided to the Commission.

The public hearing was closed.

Commissioner Jessup said there are two issues- the idea of the college and the code requirements. The college is a needed service but this does not mean the code should be ignored. Commissioner Drabinski agreed with Commissioner Jessup. He reviewed the business plan and thinks it is a great use of the existing building but he has an issue with the parking in front of the building which compromises the safety of pedestrians and bicyclists. Commissioner Corder asked for clarification about the change of use. The proposed community college use occupies 6000 sq. ft. Commissioner Corder is in favor of the use but the parking in front is an issue. However, since this is an existing condition, she is less concerned. Chair Feinberg said the parking standard is being applied for commercial properties and the Commission is looking at a code amendment for parking. Commissioner Jessup argued that the goal of the community is to be pedestrian friendly and this is contradictory to that goal and the design philosophy. There was a discussion about the safety of the having parking in the front verses the back and Park Street is a bike route. Commissioner Russell is in full support of the college and said there are is some concern about the parking but would be in

favor of supporting the project. Commissioner Jessup asked about reducing the parking in the front. The property owner would like to maintain the parking in the front. According to Mr. Woodworth, the stripping of the existing parking area in the front of the building could be reconfigured before classes begin to improve safety.

Chair Feinberg made a motion to approve CUP-12-04; Russell seconded the motion. There was a roll call vote: Drabinski- no, Feinberg-yes, Russell-yes, Corder-yes; and Jessup- no. The motion carried.

**Urban Renewal Plan Amendment**

This item and the public hearing were cancelled and will be re-noticed at a future date.

**6. OTHER**

P&Z member recruitment update: Jim Betts has resigned as a P&Z Commissioner. There is an appointment for one of the vacancies on the next Thursday City Council (July 19) meeting.

Code amendment for the term limits was approved by City Council and the County Commissioners will consider the code amendment on Monday, July 16. Then the reappointment of Commissioners Apperson and Feinberg will be held directly after the code amendment.

Announcements: The Centennial celebration will be July 18 at 4:30 pm. The Smart Growth workshops/training is Monday, July 16 at 3:30-5 pm in Legion Hall.

**7. ADJOURNMENT – meeting adjourned at 7:45 p.m.**

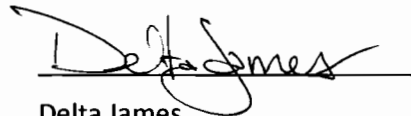
Signed: August 7, 2012



Phil Feinberg, Chair

McCall Area Planning and Zoning Commission

Attest:



Delta James

City Planner