

# MINUTES

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**McCall City Council  
Regular Meeting  
January 24, 2008**

## Agenda

Call to Order and Roll Call  
Council Work Session  
Public Hearings  
Public Comment  
Consent Agenda  
Business Agenda  
Committee Minutes  
Adjournment

## **CALL TO ORDER AND ROLL CALL**

**Mayor Kulesza called the regular meeting of the McCall City Council to order at 4:08 p.m. Council Member Bailey, Council Member Briem, Mayor Kulesza, and Council Member Scott answered roll call. Council Member Kraemer was absent. A quorum was present.**

Also present were Lindley Kirkpatrick, City Manager; Fred Quiel, Deputy City Manager / Administrative Services, Walt Eisenstein, Deputy City Manager/Infrastructure & Community Development; Rick Bishop, Mark Bowen, and Betsy Roberts, City Engineers.

## **COUNCIL WORK SESSION**

### **CH2M Hill Annual Report**

Rick Bishop presented preliminary information on the 2007 year-end equivalent dwelling unit (EDU) status. Mr. Bishop reviewed the previous wastewater policies, which were established in Resolutions 05-15, 05-21, 06-08, and 07-05.

### **Wastewater Facility Plan Implementation Work Session**

Betsy Roberts provided an update on the status of the phosphorous offset/tracking analysis, as part of the Wastewater Facility Plan implementation.

Mark Bowen reported on the results of his recent client survey to determine the City of McCall's satisfaction with CH2M Hill's services.

**A brief recess was taken at 5:55 p.m. and the meeting resumed at 6: 09 p.m.**

City staff members present were Lindley Kirkpatrick, City Manager; Walt Eisenstein, Deputy City Manager/Infrastructure & Community Development; Michelle Groenevelt, Planning Manager; John Anderson, Airport Manager; Brock Heasley, Parks and Recreation Director; Carol Coyle, Grant Coordinator; and Brenna Chaloupka, Administrative Assistant, City Manager.

**Mayor Kulesza led the audience in the Pledge of Allegiance.**

## **PUBLIC HEARING**

### **AB 08-22 Appeal of DR-07-64: McCall Aviation Hangar Project** **Council Member Scott recused herself at this time.**

Michelle Groenevelt, Planning Manager, stated this agenda bill deals with an appeal of DR-07-64 that was initially submitted to the City of McCall on September 21, 2007. Ms. Groenevelt stated the Planning & Zoning Commission denied the application due to lack of conformance with the Airport Zoning Map Amendment Development Agreement, which limited building height to 35 feet within the Scenic Route. The applicant appealed the Commissions decision on December 24, 2007, and challenged the Development Agreement by filing a declaratory judgment action in Valley County District Court.

Ms. Groenevelt stated it is staff's recommendation that Council remand the application to the Planning & Zoning Commission to evaluate the application using the design review criteria, and modify its decision accordingly, and then return the matter to Council for a decision.

Bill Nichols, City Attorney, stated the Planning & Zoning Commission used the rules and codes that were in place at the time in order to make their decision. Mr. Nichols stated that the Design Review application was filed after the airport property was rezoned from Industrial Zone to Airport Zone, and that this rezone permitted the applicant to continue with their application. Mr. Nichols stated the Development Agreement was an attempt to "hold serve" and dictate that the Scenic Route provisions would apply because the Airport Master Plan had not been adopted yet. Mr. Nichols stated that the question before Council at this time is whether or not these rules still apply, since the Airport Master Plan was approved after the Development Agreement was adopted. Mr. Nichols restated that it is staff's recommendation to send the application back to the Planning & Zoning Commission in order to have all the Design Review criteria considered.

Council Member Bailey asked under what basis the Planning & Zoning Commission denied this application. Ms. Groenevelt stated the Planning & Zoning Commission denied the application based on the fact that the Development Agreement limited the height of the project and therefore the project was not possible.

Council Member Bailey read an excerpt from recent correspondence with Roger Millar: "The idea was that the Airport Master Plan would have a specific airport layout and a design review component incorporated into it. If the physical plan and the design review component were acceptable to City Council when the plan was adopted, then the Airport would be exempt from

Scenic Route Review because it would have its own standards. The idea was essentially to "pre-approve" the look of the airport through the Master Plan process and then let them build according to plan." Mr. Bailey stated that idea was not realized in the Airport Master Plan.

**Mayor Kulesza opened the Public Hearing at 6:34 p.m.**

Dan Scott, President of McCall Aviation, 300 Deinhard Lane, stated that he feels the appeal should be approved, adding that there is no provision for remanding the application back to the Planning & Zoning Commission.

Alana Shoemaker, 461 Smitty Avenue, stated she feels Council should deny the appeal of DR-07-64.

Curt Mack, 230 Buck Camp Lane, stated he feels there are still too many unknowns and that the appeal should be denied.

Diane Evans-Mack, 230 Buck Camp Lane, urged Council to deny the appeal of the DR-07-64 application.

Isaac Babcock, 1405 Highway 55 North, asked Council to deny the appeal of the DR-07-64 application.

Joy Hamilton, 445 Smitty Avenue, stated she would like Council to deny the appeal.

Tim Novaselski, 175 Pearson Lane, stated he recommends denying the appeal and not sending it back to the Planning & Zoning Commission.

Earl Dodds, 903 Buckboard Lane, handed out three documents to Council and stated he feels Council should deny this application.

Judy Anderson, 13775 Nissula Road, asked Council to deny the appeal and stated she feels that Council needs to focus on more important issues such as improving local public transportation.

Marilyn Arp, 1704 Pine Circle, asked Council to deny this appeal.

Jerry Randolph, 135 Mather Road, stated he feels enlarging or enhancing the airport in order to allow commercial or increased jet traffic is not in the best interest of community members.

Liz Warner, 156 Carefree Lane, stated she would like Council to deny the appeal of this application.

Dan Kaiser, 496 Wanda Avenue, stated he would like Council to deny the appeal and limit the jet traffic that is already here and not increase it at all.

Steve Padgitt, 2250 Highway 55, stated he would like Council to deny the appeal of DR-07-64 and asked that Council carefully consider any and all issues pertaining to environment quality.

Claire Remsberg, 14003 Comfort Road, stated she would like Council to deny the appeal.

Larry Shake, 1612 S. Samson Trail, stated his real passion is for the Four Corners area and he is concerned what that area will look like in the future, adding that he would like Council to deny the appeal.

**Hearing no further comments, Mayor Kulesza closed the Public Hearing at 7:10 p.m.**

**Council Member Bailey moved to deny the appeal of DR-07-64. Council Member Briem seconded the motion. In a roll call vote, Council Member Bailey, Council Member Briem and Mayor Kulesza voted aye and the motion passed.**

**Council Member Scott rejoined the Council at this time.**

**AB 08-25 Cross Bar Condominiums: Approval of Preliminary Plat Subdivision (SUB-07-10) and Preliminary Plat of the Planned Unit Development (PUD-07-8)**

Andy Laidlaw and Luke Vannoy, McCall Design and Planning, representing Cross Bar Condominiums, presented the application. Mr. Laidlaw stated the application is asking for approval to construct 60 units on approximately 4.49 acres. Mr. Laidlaw added that the layout of the project was designed to preserve as many of the large trees as possible. Mr. Laidlaw stated this area was part of the Smart Growth study, which encouraged higher density and mixed use projects.

Michelle Groenevelt, Planning Manager, provided several edits to the draft Council Findings and Conclusions that were included in the Council packet. Council Member Bailey suggested several other edits to the draft Findings and Conclusions.

**Mayor Kulesza opened the Public Hearing at 7:33 p.m.**

Henry Clouser, 190 Rio Vista, stated when he purchased his lot across the street from the applicant's property, he never imagined that that property would be rezoned from R1 to R16, and was very disappointed. Mr. Clouser stated he feels the design of the units does not follow the guidelines set by the Planning & Zoning Commission. Mr. Clouser stated if he knew the project would unfold the way it has and not the way it was presented initially, he would have fought it from the beginning.

Larry Shyler, 8177 Stonebriar Lane, Meridian, stated he owns the property to the east of the applicant's property, and stated he is concerned about the appearance and the spacing of the units.

Shorty Clarke, Chairman of the Parks & Recreation Advisory Committee, stated the project does not have an adequate amount of property, specifically 1.5 acres, to fulfill the parks requirement. Mr. Clarke stated the circular bike path in addition to "in lieu of" fees will satisfy the parks

requirement. Mr. Clarke explained that the “in lieu” fees are calculated by taking a percentage of the appraised value of the property. In Mr. Clarke’s opinion, the appraisal came back extremely low and he encouraged staff to investigate the amount of in lieu fees being collected.

Larry Shake, 1612 S. Samson Trail, stated he feels projects that impact citizens negatively need to be sent back to the developers in order to get some kind of resolution with neighboring properties.

Andy Laidlaw, McCall Design and Planning, stated that by placing parking and storage areas under the roof, into the building, and out of sight, the height of the units was increased, which dictated that the units have flat roofs in order to stay under 35 feet.

**Hearing no further comments, Mayor Kulesza closed the Public Hearing at 8:02 p.m.**

**Mayor Kulesza re-opened the Pubic Hearing at 8:03 p.m. to receive additional comment from Mr. Laidlaw.**

Mr. Laidlaw, McCall Design and Planning, described the appearance of the project from different directions.

Ms. Groenevelt stated the current application, recommended for approval by the Planning & Zoning Commission, is completely different than the initial application presented to the Planning & Zoning Commission and rejected.

There was discussion regarding parking, landscaping and lighting of the project.

Ms. Groenevelt stated she would review the appraisal and may ask for a second appraisal if appropriate.

**Hearing no further comments, Mayor Kulesza closed the Public Hearing at 8:17 p.m.**

**Council Member Bailey moved to adopt the Findings and Conclusions for the Cross Bar Condominium Preliminary Plat Subdivision (SUB-07-10) and the accompanying Planned Unit Development overlay (PUD-07-8). Council Member Scott seconded the motion and in a roll call vote, all members voted aye and the motion passed.**

## **PUBLIC COMMENT**

**Mayor Kulesza called for public comment at 8:20 p.m.**

Curt Mack, 230 Buck Camp Lane, stated he supported the idea that the Airport Zone Ordinance be reviewed and modified and urged that the process be a public process. Mr. Mack requested that Community Voice have a seat at that table for those discussions.

Larry Shake, 1612 S. Samson Trail, stated the public needs an opportunity to get involved in the activities at the airport.

**Hearing no further comments, Mayor Kulesza closed the public comment at 8:26 p.m.**

## **CONSENT AGENDA**

Staff recommended approval of the following items:

- Minutes – January 10, 2008
- Warrant Register printed on January 18, 2008
- Payroll Report for Period ending January 11, 2008
- AB 08-15 2008 Alcohol Beverage License
- AB 08-16 Alcohol Beverage Catering Permits
- AB 08-11 Idaho Department of Environmental Quality State Revolving Fund Letter of Interest for a Loan for Improvements to Lift Stations 7 & 8
- AB 08-12 Idaho Department of Environmental Quality Letter of Interest for Wastewater Planning Grant for Wastewater Collection System
- AB 08-13 Resolution 08-2: Idaho Department of Transportation Enhancement Application for Multiuse Pathway along E. Deinhard Lane
- AB 08-14 Resolution 08-3: Idaho Department of Transportation Safe Routes to Schools Funding Application for Multiuse Pathway along Samson Trail
- AB 08-10 Winter Carnival 2008
- AB 08-08 Application to Hang a Highway Banner – U.S. Snowboarding Grand Prix Event
- AB 08-18 Application to Hang a Highway Banner – Masters World Cup Nordic Ski Event

**Council Member Bailey moved to approve the Consent Agenda. Council Member Briem seconded the motion and in a roll call vote, all members voted aye and the motion carried.**

## **BUSINESS AGENDA**

### **AB 08-17 Masters World Cup Nordic Ski Event Update**

Dennis Coyle, Ponderosa State Park Manager and Erin Roper, Executive Director, Masters World Cup McCall 2008, provided an update to the Masters World Cup Nordic Ski Event. Mr. Coyle stated event organizers have been working with several City departments, and appreciate the City of McCall's cooperation and assistance. Ms. Roper stated they are expecting over 1,000 competitors from over 24 countries. Ms. Roper stated the LOT funds received from the City have been greatly appreciated. Ms. Roper stated some issues of concern appear to be language translation, currency exchange and parking. Ms. Roper stated organizers are working with the City of McCall Police Department, the Sheriff's Department and local businesses to coordinate

parking, and that with the cooperation of local businesses, seven Park and Ride locations have been identified.

#### **AB 08-20 Airport Advisory Committee Annual Report**

John Seevers, Chairman of the Airport Advisory Committee, provided a handout for City Council members and proceeded to present the Annual report to Council on behalf of the Airport Advisory Committee. Mr. Seevers extended an offer to meet with Council members on an individual basis, either with himself or other Advisory Committee members, to discuss any issues related the airport activities in order to better inform Council members.

Mr. Seevers stated the Airport Master Plan has been completed and adopted, adding that the FAA paid for the majority of the costs associated with creating the Plan. Mr. Seevers stated the Plan will be a very useful planning document for both the FAA and the community, and will help gauge the needs of both groups.

Mr. Seevers addressed several issues surrounding commercial air service. Mr. Seevers also talked about the relocation of the airport, adding that the FAA would not pay to relocate the airport and that it could cost upwards of \$75,000,000.

Mr. Seevers stated the lack of public restroom facilities at the airport is a black eye to the City of McCall. Mr. Seevers encouraged Council members to work with staff to build public restroom facilities, and suggested remodeling the airport manager's office in order to get those public restrooms.

#### **AB 08-19 Payette National Forest Conveyance of Land**

Shane Jeffries, McCall District Ranger, provided an update regarding three parcels of land the Forest Service is considering selling, specifically 5+/- acres west of the Smoke Jumper Base. Mr. Jeffries explained that when the Forest Service conveys property, it is typically a competitive process but there is an option for a direct sale. In order to move forward with a direct sale, the Forest Service would require formal letter of interest, the identification of lead person from the organization with whom the Forest Service could work with to help generate and submit a proposal to the regional offices in Washington.

Mr. Jeffries stated he would need a completed application around June 2008, and then if positive results were received from the offices in Washington, the process would go through a professional appraisal process, with a final appraisal expected by May 2009. Mr. Jeffries stated the City would have an opportunity to review the appraisal, and make the decision to not follow through with purchasing the property.

Council Member Briem pointed out that if the Forest Service sold the property to another party, it would land lock River Front Park, land belonging to the City of McCall, and asked Mr. Jeffries if the Forest Service would be willing to grant an easement to the City's property. Mr. Jeffries replied that it would not be in the Forest Services best interest to grant an easement.

Mr. Jeffries estimated the cost of the property to be in the range of \$400,000 – \$700,000.

**Council Member Scott moved that staff submit a letter of interest from the City of McCall relative to the Forest Service property, Council Member Bailey seconded the motion, and in a voice vote, all members voted aye and the motion passed.**

**At this time, Council Member Scott recused herself.**

**AB 08-24 Request to Reconsider AB -8-07: Setback Development Standards for Structures in the Airport Zone**

Mayor Kulesza explained that at the January 10, 2008 City Council meeting, staff recommended that Council deny CA-07-07, and direct staff to work with interested parties to develop a Code Amendment that addresses the building height limits in the Airport Zone, and remove the second sentence of MCC 3.14.04(D) and that Council had accepted all three recommendations.

**Council Member Briem moved to reconsider AB-08-07: Setback development standards for structures in the Airport Zone. Council Member Bailey seconded the motion and in a voice vote, all members voted aye and the motion passed.**

**Council Member Bailey moved to adopt CA-07-07. Council Member Briem seconded the motion. Council Member Bailey then moved to adopt the amendment to CA-07-07 as submitted. Council Member Briem seconded the motion and in a roll call vote, all members voted aye and the motion passed.**

**Council Member Bailey moved to have the City Clerk read Ordinance 848 by title only. Council Member Briem seconded the motion and in a voice vote all members voted aye and the motion passed.**

**Ordinance 848 was read by title only.**

**AB 08-21 Code Amendment: Update to the Setback Development Standards for Structures in the Airport Zone**

Michelle Groenevelt, Planning Manager, explained that at the January 10, 2008 Council meeting, Council asked staff to bring some alternative solutions to the Code Amendment relating to the building height and Scenic Route requirements in the Airport Zone. Ms. Groenevelt stated the Planning & Zoning Commission heard the original Code Amendment in December, and recommended denial, which is consistent with staff's recommendation. It was suggested that the Code Amendment should be developed as a result of coordination with different agencies, staff members and community perspectives, but as of January 10, 2008 there was not enough time to coordinate such an effort with proper public involvement.

Mr. Kirkpatrick and Ms. Groenevelt stated that public process would be followed to develop proposed zoning changes.

**Council Member Scott rejoined the meeting at this time.**

**AB 08-09 Parks and Recreation Advisory Committee Member Appointment**



Brock Heasley, Parks and Recreation Director, explained that there are two vacancies on the Parks and Recreation Advisory Committee and that four individuals expressed their interest in those positions. Mr. Heasley presented the staff and Parks and Recreation Committee's recommendation to appoint Shawn Treasure (term to expire January 2011) and Nathan Stewart (term to expire December 2008).

Council Member Bailey recommended hanging on to the names of the two individuals who showed interest but were not appointed, for future reference. Council Member Scott asked that those individuals receive a letter of thanks for their interest.

**Council Member Scott moved to approve the appointment of Shawn Treasure and Nathan Stewart to serve until January 2011 and December 2008, respectively, on the Parks and Recreation Advisory Committee. Council Member Briem seconded the motion and in a voice vote, all members voted aye and the motion passed.**

**AB 08-23 WICAP Appointment**

Lindley Kirkpatrick, City Manager, explained that WICAP is looking for members to sit on the Valley County Advisory Committee as well as filling a position on their Board of Directors. Brenna Chaloupka stated Paula Fodrea, Program Director for WICAP in Valley County, would be available to make a presentation to City Council to give them a better understanding of WICAP's role in Valley County.

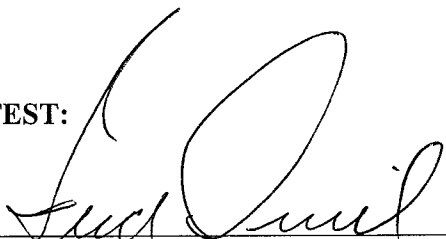
**COMMITTEE MINUTES**

McCall Public Library Board of Trustees – November 14, 2007  
McCall Improvement Committee – November 8, 2007

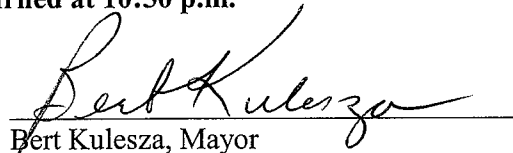
**ADJOURNMENT**

**Without further business, the meeting was adjourned at 10:50 p.m.**

**ATTEST:**



Fred Quiel, Deputy City Clerk /  
Administrative Services

  
Bert Kulesza, Mayor