



City of Donnelly

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Planning & Zoning Commission Meeting

Tuesday, March 3, 2015 at 6:00 pm

AT

The Donnelly Community Center

MINUTES

Roll Call at 6:00 p.m. with Chair Sally Gilbert in attendance along with Commissioners, Bryant, Mangum, and Dorris. Quorum exists. Clerk was present.

NEW BUSINESS:

Design Review – Food Pantry (Donnelly Bible Church)

Pastor Brian Reece and Bob Stano submitted a design review for a new food pantry to be built on the lot directly behind the Donnelly Community Library. The Donnelly Bible Church purchased the existing lot that the current food pantry is located and the lot directly to the East. The Food Pantry will continue to distribute food and operate the free store in the new building. Once built the existing building will be removed. The current food pantry does not have water or sewer services available. A new pantry would create great storage, have a place to prepare food and be a more sufficient building to the community. Currently only operating part-time but this could increase in the future.

Commissioner Dorris has a concern with drainage and how it will tie into the City drainage, City Council recognizes some concerns with the property that were discussed in the City Council meeting on February 23rd. Dorris asked for more detail on plans in regards to siding, skirting, roof, etc.

Motion by Dorris, 2nd by Mangum, to approve elevations as drawn and table further approval of Design Review until City Council and Donnelly Bible Church have come to an agreement of location. Motion carried.

Chance Hobbs – Affordable Housing (Main Street Plaza)

Chance Hobbs is representing a non-profit affordable housing development on the parcel of Main Street Plaza (Beau Value's property and C.U.P.) After spending time and effort on a proposal in McCall which was denied, he has been working with Pat Hill to find another location. They would like to use the design that Beau Value presented with commercial upfront and residential in the rear. This development would consist of rental's only.

Chris Kirk confirmed that rentals are okay in the Central Business District and the density is compliant as well.

Mr. Hobbs would like to offer to the city some space and lease for a term and then transfer ownership. This was just an informal meeting and wanted to see interest.

OLD BUSINESS:

AOI Agreement Update

Commission would like to try to get on April's agenda since March's meeting was cancelled to discuss the AOI agreement and Comprehensive Plan. April 9th is their next meeting.

Zoning Amendments

Chairman asked for a clean copy to review with the updates of parking and signage sections. Since P&Z was not able to complete by March public hearing date they propose a future date. Each member will receive a clean copy to review prior to the next meeting.

Brundage Realty Parking

Administrator presented a staff report and the parking plan that was submitted by Brundage Realty, Michelle Basey. Discussion began; wheelstops should not have any overhang onto the sidewalk. The standard parking is 20' with the curbstop at 18'. A geometric study has been done and based on a 45 degree angle with a curbstop as presented it will not have overhang onto the sidewalk. This covers all concerns including larger vehicles. It was discussed and suggested that if they move the Handicap Parking to the south, it will give additional room. The current square footage of the building is 4500 sq ft which requires 8 parking spaces, and one handicap.

Commissioner Dorris – There was not a required back parking plan when the building was approved. There was a concession that there was enough parking in the rear to work for the building. No parking plan was completed.

Chair Gilbert – would like to make a conditional approval for parking in rear etc for Restaurant.

Administrator Kirk - Stated that the initial approval was for a building permit and they didn't need approval because of the permit. There was only drive in parking which is not workable now because of the streetscape.

Michelle Basey – has questioned and would like to use a smaller stop sign 18x18. There is a 3 week lead time so asking for this time to make sure that things are installed within the requirements. Leon will anchor down the wheelstops in a straight line as per drawing.

Recommendation by Commission:

- Proposed signage be installed within 3 weeks or continued updates on signage,
- Parking lot will be striped as soon as weather permits,
- Wheelstops will be installed as soon as practical,
- Additional complete parking plan for structure will be submitted.

Motion by Mangum, 2nd by Dorris, to approve the March 2, 2015 Crestline Drawn Plan with above recommendations. Motion carried.

Bus Stop:

Chair Gilbert would like to have the temporary bus stop presented to council for an answer.

PREVIOUS MINUTES:

Motion by Mangum, 2nd by Bryant to approve the February 2, 2015 P&Z Commission Meeting minutes. Motion carried.

Motion by Mangum, 2nd by Bryant to adjourn until regularly scheduled meeting on Monday, April 6, 2015 at 6:00 p.m.

Adjourned at 8:18 p.m.