

**MCCALL AREA
PLANNING AND ZONING COMMISSION
Meeting Minutes
January 9, 2007**

1. CALL TO ORDER AND ROLL CALL

The meeting was called to order at 6:00 p.m. Chairman Bob Youde, Commissioners Phil Feinberg, Sarah Jessup, Shane Jeffries were present, Kim Apperson was absent. There was a quorum present.

2. REVIEW & APPROVAL OF MINUTES

Commissioner Jessup made a motion to approve the December 5, 2006 minutes as read, Commissioner Jeffries seconded the motion; motion carried.

3. OLD BUSINESS

Bill Hamlin, Design West Architects representing the McCall-Donnelly Elementary School addressed the Commission to update the Commissioners with a few changes to the project. They have designed a two-story building so the footprint will be smaller which will allow traffic to flow better. The exit point will be further north from Deinhard Lane to reduce the grade. They are trying to separate the bus traffic from the vehicle traffic. There will be plenty of open-space that will be multi-use. The area will not quite be large enough for a football field, but will be large enough for baseball or soccer. They have allowed for future expansion of 8 more classrooms. Mr. Hamlin addressed pedestrian/bike access.

Mr. Hamlin said the school is currently running 9 buses and they are allowing up to 14 buses in the future.

Mr. Hamlin explained the material, colors and roof detail. He also clarified the drainage system and roof detail for the Commission.

4. CONSENT AGENDA

All matters which are listed within the consent section of the agenda have been distributed to each member of the McCall Area Planning & Zoning Commission for reading and study. Items listed are considered routine by the Commission and will be enacted with one motion unless a Commission Member specifically requests it to be removed from the Consent Agenda to be considered separately. Staff recommends approval of the following items:

ROS-06-24

200 Colorado Street

A record of survey application was submitted to split the property into two parcels in the R-8 zone. Parcel 1 is 8,638 sq. ft. (.198 acres) and Parcel 2 is 21,929 sq. ft. (.5 acres.) NOT A PUBLIC HEARING.

The resultant lots comply with the provisions of the MCC 3.3.03 Residential Zone General Development Standards for the R8 zone.

There were no Public or Agency comments.

Staff recommends approval of ROS-06-24.

No other approvals are needed for a record of survey. If the applicant decides to construct condominiums as previously discussed, a subdivision application will be required.

ROS-06-25

685 Knights Road

A record of survey application was submitted for approval to combine two lots into one parcel in the R-1 zone. Lot 3 is 1.68 acres and Lot 4 is 1.79 acres. NOT A PUBLIC HEARING.

The application is eligible for a Record of Survey per MCC 9.1.05 (B)(1)(c) where 2 or more lots of record are being combined.

The resultant lots comply with the provisions of the MCC 3.3.03 *Residential Zone General Development Standards* for the R1 zone.

There were no Public or Agency comments.

Staff recommends approval of ROS-06-25.

ROS-06-26

210 Ernesto Drive

A record of survey application was submitted to combine two lots into one parcel in the R-4 zone. Lot 11 is .327 acres and Lot 12 is .284 acres. NOT A PUBLIC HEARING.

The application is eligible for a Record of Survey per MCC 9.1.05 (B)(1)(c) where 2 or more lots of record are being combined.

The resultant lots comply with the provisions of the MCC 3.3.03 Residential Zone General Development Standards for the R4 zone.

There were no Public or Agency comments.

Staff recommends approval of ROS-06-26.

ROS-06-27

Corner of Fir Street and Louisa Street

A record of survey application to reconfigure the lot lines of three non-conforming lots in the R8 zone. The current lots are 30 ft. wide and 122 ft. deep. The reconfiguration would result in two 45' x 77.78' lots and one 44.22' x 90'. NOT A PUBLIC HEARING.

The application is eligible for a Record of Survey per MCC 9.1.05 (B)(1)(i) where a lot line adjustment between two (2) or more existing adjacent parcels, provided:

- 1) no additional parcels or building sites have been created, and
- 2) the adjustment does not create the potential to further divide either of the two parcels into more parcels than would have been otherwise possible, and
- 3) there are no resulting violations of this Title or Title 3.

Staff recommends approval of ROS-06-27.

DR-07-2

411 S. 3rd Street

Durena Schoonover representing Mark Colafranceschi: A design review application for a 4'x5' new sign on the existing sign structure and a building sign change from "Fireplace" to "Market & Wine" in the Community Commercial zone. NOT A PUBLIC HEARING.

Chairman Youde asked the Commission if they would like to pull one or all of the applications off the consent agenda. Hearing none, Chairman Youde asked for a motion.

Commissioner Jessup made a motion to approve **ROS-06-24, ROS-06-25, ROS-06-26, ROS-06-27 and DR-07-2** Chairman Youde seconded the motion, the motion carried.

5. PRE-APPLICATION MEETINGS

Per MCC 3.15.02, the applicant will present to the administrator and commission, in a scheduled meeting, but a nonpublic hearing, a preliminary development plan for review and discussion. All materials to be reviewed and discussed shall be provided, or be available, to commission members at a regular scheduled meeting of the commission.

PRE-APPLICATION (SR, DR)

1101 N. 3rd Street

McCall Design representing the Depot Company: A pre-application meeting to discuss the construction of a 1,500 sq. ft. commercial building on the Hotel McCall parcel. NOT A PUBLIC HEARING.

Luke Vannoy representing the Depot Company addressed the Commission with sketches. He explained the parking and answered questions from the Commission.

PRE-APPLICATION (CUP)

417 and 423 Virginia Boulevard

Christopher M. Connolly: A pre-application meeting to discuss the construction of an accessory dwelling structure. NOT A PUBLIC HEARING.

Christopher Connolly advised the Commission that he is still in the rough draft phase of his sketches. The largest the structure would be is 16 x 54. Mr. Connolly already has a ROS on file combining the two lots. Michelle Groenevelt advised the Commission that Mr. Connolly has been working with the building department for setbacks, etc. He will be applying for a CUP.

PRE-APPLICATION (CUP)

250 N. Mission Street

Susan Ulrich representing Our Savior Lutheran Church: A pre-application meeting to discuss the construction of a new church on a 4.19 acre parcel. NOT A PUBLIC HEARING.

Pastor Ben Scooter representing the Church advised the Commission they are looking into relocating their church to N. Mission Street. The building will be approximately 9,000 sq. ft. Pastor Scooter advised they have held their neighborhood meeting and answered questions of the people that were there. He advised a site plan is included in the packet that Ms. Ulrich handed out. The entrance will be just south of the Shepard's Home. The building will be used for worship service, office space and Sunday school. Mission Street will be the primary entrance and exit. They are planning seating for 430 people and he said the Architect planned for 40 spaces.

Commissioner Jessup questioned the parking in the front of the Church. Steven Hasson said Staff will work with the Church regarding parking. Pastor Scooter said there is a major power line which hinders the parking in particular areas. Pastor Scooter said they may have a few changes internally and are still looking at the exterior finishes. He said they are considering handicap accessibility.

Chairman Youde asked Pastor Scooter to talk with the fire department regarding accessibility, etc.

PRE-APPLICATION (SR, DR)

805 Sorrel Court

Scott Bevan representing Wyndham Vacation Ownership: A pre-application meeting to discuss the expansion of the existing check-in, recreation and laundry building and the construction of a new maintenance and storage garage. NOT A PUBLIC HEARING.

Scott Bevan representing Wyndham Vacation and Charlie Matschek addressed the Commission. This expansion is located at Spring Mountain Ranch. They will be remodeling the existing area, adding space for a laundry room and a bathroom for the staff. He discussed each phase and what would be completed under each phase.

Mr. Matschek said that they have spoken with Roger Millar and will be meeting with Andrew Lemberes from the Fire Department as well as the Building Official Bill Housdorf.

PRE-APPLICATION (SR, DR)

300 Deinhard Lane

Dan Scott for McCall Aviation, Inc.: A pre-application meeting to discuss the construction of a 120' by 120' commercial hanger building and a 40' by 40' commercial lobby/office space in the industrial zone. The project includes 60 parking spaces and landscaping. NOT A PUBLIC HEARING.

Dan Scott, President of McCall Aviation addressed the Commission with colored portraits. He explained what he does at the airport and the necessity of space. He said they need more storage for Commercial Aircraft storage. He said they will pave and develop the most eastern part and will tie into the 4 corners with landscaping and paving. Their intention is to keep the parking between the buildings and approximately 30 spaces to short term parking.

Roger Millar, Deputy City Manager addressed the Commission to advise that McCall Aviation has decided to lease the entire space, therefore taking the responsibility of "policing" the parking off of the City.

Mr. Scott advised there is sewer available in their area.

Deputy City Manager Roger Millar said currently the zoning is "I" Industrial which allows a building up to 50 feet, but since it is currently in the Scenic Route this only allows them to build up to 35 feet. They will be able to build up to 60 feet when the Master Plan is in place and the Airport is zoned AP. He said there is a hardship with the restriction of height limit. Mr. Millar advised Mr. Scott to go through the scenic route, design review and then to apply for a variance. This is would be the most appropriate action since the Airport Master Plan is not finished at this time. Mr. Millar explained the mapping process and the opportunity for the Commission to do so.

If the Airport Master Plan is finished in July, then they could move forward with the mapping. The hardship is created by the current ordinance. Mr. Millar said that they should look at the design, etc.

Commissioner Feinberg asked about future expansion if the need was there. Mr. Scott said that there is no property left so if they were to expand in the future they would need to build south of the current hangers.

Commissioner Feinberg advised Mr. Scott to consider signage, lighting and landscaping and to be able to make his case in justifying the height for anyone that may come in to dispute it.

PRE-APPLICATION (VAR)

1618 E. Lake Street

LeGrand Bennett representing Patti and Tom Gay: A pre-application meeting to discuss the demolition of an existing residence and construction of a new residence within the 50' high water setback from Payette Lake. The proposed variance is to allow the encroachment within the 50' high water setback and to exceed the lot coverage requirements. NOT A PUBLIC HEARING.

LeGrand Bennett, Architect, representing the applicants addressed the Commission asking for a variance. Mr. Bennett said the design was based on the old code book. Many of the lots adjacent to this lot is within the 50' high water mark as based on the old code. He said they will not be increasing the non-conformity. Mr. Bennett feels that a variance encourages neighborhood communication and gives people the opportunity to build.

Mr. Millar said they are asking for a variance on the Shoreline Environs zone. He said the code is in place on the shoreline and river environment zone to protect the shoreline and river environment. He said that he would be meeting with the applicant on designing a house that would meet the code.

Commissioner Feinberg said he agrees with what Mr. Millar said and also agrees with what Commissioner Jeffries said about this design of the house. He said that he is fortunate enough to live on the lake on a 54 foot lot. Commissioner

Feinberg said he did everything he could to fit his house within the setbacks. He said he would not even think of asking for a variance.

Mr. Bennett said that they are using the process to see what is feasible.

Commissioner Jessup said that she feels the sense of the Commission would not be in favor of a variance.

PRE-APPLICATION (CUP)

400 N. Mission Street

Mike Churchill representing Idaho Regular Baptist Bible Camp (Camp Pinewood): A pre-application meeting to discuss a conditional use permit for the operation of a retreat and conference center on weekends only in the former 'Country-Care Assisted Living' property. No exterior building changes are proposed and parking spaces will be provided at Camp Pinewood. NOT A PUBLIC HEARING.

Mike Churchill representing the applicant addressed the Commission with a sketch of the proposal. He said this conditional use would be to operate a retreat and conference center on weekends. This will be a meeting facility with sleeping quarters. Mr. Churchill said they will take down the current County Care sign and put up a new sign and will be repairing the damage that has been done to the current landscaping. He said they will also be taking down the chain link fence.

PRE-APPLICATION (SR, DR)

2005 Warren Wagon Road

Mark Hagerty: A pre-application meeting to discuss the construction of a single family house located on the Warren Wagon scenic route. Design review is required because the house exceeds 3,500 sq. ft. NOT A PUBLIC HEARING.

Mark Hagerty addressed the Commission with a drawing of his proposal.

The accumulative lot coverage exceeded code requirements for the size of his lot. Mr. Hagerty was advised to downsize the footprint before he applies for a scenic route and design review.

6. NEW BUSINESS

DR-06-44

1100 Warren Wagon Road

Kevin McKee representing M Resorts: A request for design review approval for the construction of a 2,438 sq. ft. addition to a 7,860 sq. ft. single family house. The property is located in the Shoreline Environs zone. A PUBLIC HEARING.

The Future Land use Map (figure 6) in the *McCall Area Comprehensive Plan* identifies the property and surrounding properties as "Low Density Residential."

Per MCC 3.16.02, design review is required for development in the Shoreline Environs zone.

Staff Recommendation/Additional Information Required

Findings:

1. The project is in general conformance with the Comprehensive Plan.
2. The project does not jeopardize the health, safety or welfare of the public.
3. The project conforms to the applicable specifications outlined in the City of McCall Design Guidelines as well as all other applicable requirements of the Zoning Ordinance and Subdivision Ordinance, in force in the City of McCall.

Staff recommends that the Planning and Zoning Commission approve of DR-06-44 with the following conditions:

1. The applicant shall obtain a final approval letter from the City Engineer before a building permit is issued.
2. All outdoor lighting shall meet the requirements of the MCC Title 3, Chapter 14, Outdoor Lighting.

The conditional use permit must be approved by McCall City Council.

John Sabala representing the applicant said they recognize that a drainage plan is required and they will obtain one.

Chairman Youde opened the public hearing on DR-06-44. Hearing no comments for, against or about the project, Chairman Youde closed the public hearing.

Commissioner Feinberg made a motion to approve DR-06-44 with Staff recommendations, Commissioner Jeffries seconded the motion; the motion carried.

CUP-06-22, SR-06-23, DR-06-43

3751 Eastside Drive

A request for a conditional use permit, scenic route, and design review approval for the construction of a 2,377 sq. ft. an accessory storage barn. MCC Table 3.3.02 notes that an accessory structure exceeding 1500 square feet requires a Conditional Use Permit (CUP). A PUBLIC HEARING.

McCall's adopted Comprehensive Plan Land Use Map identifies the property and surrounding properties as "Rural Residential."

Per MCC 3.3.02, an accessory structure exceeding 1500 square feet requires a Conditional Use Permit (CUP).

Per MCC 3.7.03, a scenic route application is required for projects on Eastside Drive.

No water or sewer connections are required for the storage barn.

The storage barn will be accessed off of Eastside Drive.

Staff recommends approval for CUP-06-22, SR-06-23, and DR-06-43 with the following conditions. See attached findings and conclusions.

1. The accessory structure shall remain separate from the single family dwelling.
2. The applicant shall rely upon native or suitable plant species for landscaping.
3. The applicant shall obtain a letter from CH2M Hill recommending engineering approval before the City staff places the application on the City Council agenda for consideration.
4. The accessory structure shall according to the McCall City Code and building code requirements.
5. The accessory structure shall not have a kitchen or stove. If a stove or kitchen is installed the accessory unit shall be considered a separate dwelling unit and subject to additional land use performance requirements.

Heather Friedrichs addressed the Commission and advised she has no additional comments to add. The purpose of the storage barn is to store the plow equipment.

Andy Laidlaw addressed the Commission to clarify the Commissioners concerns regarding no bathroom facilities. He said they are currently petitioning Central District Health to bring septic to this property, but until then this will be a storage facility only.

Chairman Youde opened the public hearing on CUP-06-22, SR-06-23 and DR-06-43. Hearing no comments Chairman Youde closed the public hearing.

Commissioner Feinberg made a motion to approve CUP-06-22, Commissioner Jessup seconded, motion carried.

Commissioner Feinberg made a motion to approve SR-06-23 and DR-06-43, Commissioner Jeffries seconded the motion, the motion carried.

DR-06-45

1389 Ford Drive

Heather Friedrichs of McCall Design representing Sam and Jamie Gibson: A request for design review approval for the construction of a 5,133 sq. ft. single family house. The property is located in the Shoreline Environs zone. A PUBLIC HEARING.

The Future Land use Map (figure 6) in the *McCall Area Comprehensive Plan* identifies the property and surrounding properties as "Low Density Residential."

Per MCC 3.16.02, design review is required for development in the Shoreline Environs zone and for structures over 3,500 sq. ft.

Per MCC 3.3.04, an administrative approval for a reduced side-yard setback from 30% to 25% was granted on December 12, 2006.

Staff Recommendation/Additional Information Required

Findings:

1. The project is in general conformance with the Comprehensive Plan.
2. The project does not jeopardize the health, safety or welfare of the public.
3. The project conforms to the applicable specifications outlined in the City of McCall Design Guidelines as well as all other applicable requirements of the Zoning Ordinance and Subdivision Ordinance, in force in the City of McCall.

Staff recommends that the Planning and Zoning Commission approve of DR-06-45 with the following conditions:

1. The applicant shall obtain a final approval letter from the City Engineer before a building permit is issued.
2. All outdoor lighting shall meet the requirements of the MCC Title 3, Chapter 14, Outdoor Lighting.

Mr. Millar advised neighbors have a chance to talk to one another and discuss their concerns through the public notice process.

Heather Friedrichs representing the applicant addressed the Commission to answer any questions or concerns from the Commission. She said that she resubmitted a drainage plan to the Watershed Advisory Committee and Mr. Weida seems pleased with it.

Chairman Youde opened the public hearing on DR-06-45.

Bill Weida, Watershed Advisory Group advised the Commission that Ms. Friedrichs did a beautiful job and that he is pleased with the drainage plan.

Hearing no further comments, Chairman Youde closed the public hearing.

Commissioner Feinberg made a motion to approve DR-06-45 with Staff conditions; Commissioner Jessup seconded, the motion carried.

SR-06-24, DR-06-46

995 Westshore Place

Heather Friedrichs of McCall Design representing Jeff Stoddard: A request for scenic route and design review approval for the construction of a 2,882 sq. ft. recreational storage with a single family house above. The property is located in the Shoreline Environs zone. Westshore Place is located off Warren Wagon Road on the western side of the lake. A PUBLIC HEARING.

The Future Land use Map in the *McCall Area Comprehensive Plan* identifies the property and surrounding properties as "Low Density Residential."

Per MCC 3.16.02, design review is required for development in the Shoreline Environs zone and per MCC 3.7.03 scenic route application is required for this project.

1. The project is in general conformance with the Comprehensive Plan.
2. The project does not jeopardize the health, safety or welfare of the public.
3. The project conforms to the applicable specifications outlined in the City of McCall Design Guidelines as well as all other applicable requirements of the Zoning Ordinance and Subdivision Ordinance, in force in the City of McCall.

Staff recommends that the Planning and Zoning Commission approve SR-06-24 (see findings and conclusions) and DR-06-46 with the following conditions:

1. The applicant shall obtain a letter from CH2M Hill recommending engineering approval before a building permit is issued.
2. The building shall meet McCall City Code and building code requirements.
3. All outdoor lighting shall meet the requirements of the MCC Title 3, Chapter 14, Outdoor Lighting.

Heather Friedrichs representing the applicant addressed the Commission to answer any questions or concerns from the Commission.

Chairman Youde opened the public hearing on SR-06-24 and DR-06-46. Hearing no comments, Chairman Youde closed the public hearing.

Commissioner Feinberg made a motion to approve SR-06-24 and DR-06-46, Commissioner Jessup seconded the motion, the motion carried.

7. OTHER

Bill Weida talked briefly with the Commission about an education proposal. He said there is a Storm Water Erosion Control class and Lance Holloway from DEQ will take the class and would like to teach the builders and developers in the area. Mr. Weida would like support from the Commission on this project.

The P & Z Commission and City Council will hold a special meeting on January 17, 2006 at 5:00 pm. This will give a chance for both bodies to meet and discuss any issues.

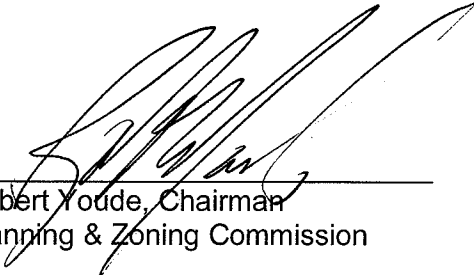
Nomination of Chairperson of the Planning and Zoning Commission.

Chairman Youde opened the nominations for Chairperson of the Planning and Zoning. Commissioner Feinberg moved to appoint Chairman Youde and Commissioner Jeffries seconded. Commissioner Feinberg took a vote – all in favor. Approved.

Timeline of code amendments – Steven Hasson said that we are currently looking at 30 code amendments and that we should take the more important amendments and address them first.

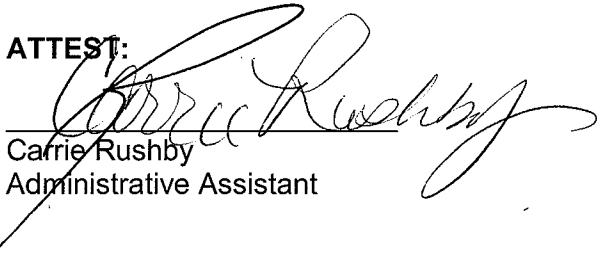
8. ADJOURNMENT

Hearing no further business the meeting adjourned 9:30 pm.



Robert Youde, Chairman
Planning & Zoning Commission

ATTEST:



Carrie Rushby
Administrative Assistant