

**MCCALL AREA
PLANNING AND ZONING COMMISSION
Meeting Minutes
June 4, 2007**

COMMISSION MEETING - Begins at 6:00 p.m.

1. CALL TO ORDER AND ROLL CALL

Chairman Youde called the meeting to order at 6:00 p.m. Commissioners Phil Feinberg, Kim Apperson, Shane Jeffries, Sarah Jessup, Claudia Delaney and Doug Russell were present. There was a quorum present.

Introduced new Planning and Zoning Commissioner, Claudia Delaney and administrative assistant, Debbie Smith.

2. REVIEW & APPROVAL OF MINUTES – no minutes available to review.

3. 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.

ROS-07-5

Lot 13, Block 1, Lick Creek Meadows

Josh Kinney for Cornerstone Custom Homes, Inc: A record of survey application to split a property that is currently approved for a duplex building, into two town home lots. The property is zoned R-4.

ROS-07-6

935 Lick Creek Rd. & 934 Chipmunk Lane

Gary and Barbara Kutterer: A record of survey application to adjust a lot line in the parcel. The property is zoned R-4.

ROS-07-8

2125 Eastside Drive

Joel Droulard representing Colby and Jennifer Halker: A record of survey application to adjust an existing property line to reduce street frontage from 100 feet to 75.20 feet. The property is zoned R-4.

ROS-07-9

1763 & 1761 Helmich Lane

Erwin and Penelope Schwiebert: A record of survey application to combine two non-conforming lots into one parcel in Payette Lakes Subdivision. The property is zoned R-4.

ROS-07-10

1019 Lick Creek Road

Gregory Stock: A record of survey application to split a 44,000 sq. ft. parcel into 2 lots. The property is zoned R-4.

Staff recommends approval of the aforementioned items:
Commissioner Feinberg moved to approve ROS -07-05; ROS -07-06; ROS -07-08; ROS -07-09 and ROS-07-10; seconded by Commissioner Jessup; motion carried.

DR-07-26

1682 Warren Wagon Rd

Mike Lamm representing Andrew Rafkind: A design review and scenic route application to construct a single family residence on a non-conforming lot. The property is zoned R-4.

DR-07-31

102 S. Mission Street

Nick Morey representing Consolidated Electrical Distributors, Inc.: A design review and scenic route application to construct a 1,700 sq. ft. addition to an existing building and install new landscaping. The property is zoned Industrial.

DR-07-33

1338 Ridgeway Lane

LeGrand Bennett representing McCall Resorts, LLC: A design review application for the construction of an accessory structure consisting of a main level garage with guest quarters and a deck above the garage. The guest quarters to be constructed without a kitchen. The property is zoned R-4.

DR-07-35

300 E. Park Street

City of McCall

Brenda Loftis representing the City of McCall: A design review application to construct a structure to surround a garbage container. The property is zoned Central Business District.

DR-07-37

306 N. 3rd Street

MLC Sotheby's Realty

John Griffith representing MLC Sotheby's Realty: A design review for a new 4' x 6' sign located and a change of commercial business. The property is located in the Community Commercial Zone.

DR-07-38

1748 Helmich Dr.

Taryn Wheeler representing Scott Murphy: A design review application to construct a two story, 1,680 sq. ft. cabin with a daylight basement. The property is zoned R-4.

DR-07-40

203 E. Lake Street

Spirit of Stone Sign

Jason Davis: A design review application for a 4'x1' aluminum sign with black vinyl letters to be mounted on an existing canopy in the Central Business District.

DR-07-45

1763 & 1761 Helmich Lane

Erwin and Penelope Schwiebert: A design review application to construct an addition on an existing cabin. The house is located on a non-conforming lot. The property is zoned R-4.

Commissioner Feinberg moved to approve DR-07-26; DR-07-31; DR-07-33; DR-07-35; DR-07-37; DR-07-38; DR-07-40 and DR-07-45; seconded by Commissioner Jeffries; motion carried.

DR-07-36

317 E. Lake Street (Application continued to June 5, 2007 meeting)

Steve Tansill: A design review application to renovate the existing McCall Mall building and convert the use to a bar/night club. The property is located in the Central Business District

DR-07-39

Idaho Power Company (Claudia Delaney requested this issue be discussed separately from the Consent Agenda)

Layne Dodson representing Idaho Power Company: A design review application to upgrade the existing transmission line along Lakeside Drive and Boydston Street to south of the city limits to increase the reliability and capacity of the electric supply to meet the needs of McCall. The poles vary from 75' to 95' in height. NOT A PUBLIC HEARING.

Tony Calzacorta, 701 Lakeside Drive, explained there would be four self supporting power poles put in place. They would be dark brown in color and approximately 95' in height.

Kim Apperson did not think enough information was provided.

Commissioner Feinberg moved to approve DR-07-39 as project is connected to the Boydston Improvement Project; seconded by Commissioner Jeffries; motion carried with six commissioners in agreement and one in opposition.

4. CODE AMENDMENTS

1. McCall City Code Title 3, Chapter 2: Definitions

Add the following definition: "Condominium – An estate consisting of (a) an undivided interest in common or real property, an interest or interests in real property, or any combination thereof, together with (b) a separate interest in real property, in an interest or interests in real property, or a combination thereof. Condominium development with the City of McCall and its' area of impact is subject to City Code of McCall, Title 9, Subdivision and Development Regulations, and shall be developed in accordance with MCC 9.2.08. See Idaho Code Chapter 55-101-B, as amended. A PUBLIC HEARING.

Public hearing opened; no comments from the public; hearing closed.

Commissioner Feinberg moved to approve McCall City Code Title 3, Chapter 2 Definitions; seconded by Commissioner Russell; motion carried.

2. McCall City Code Title 3, Chapter 9: Signs

In MCC 3.9.08, delete "B. Internally Lighted. A sign with an internal light intended to illuminate translucent portions of the sign" and re-letter accordingly. A PUBLIC HEARING.

Public hearing opened; no comments from the public; hearing closed.

Commissioner Feinberg moved to approve McCall City Code Title 3, Chapter 9: Signs; seconded by Commissioner Apperson; motion carried.

5. **OLD BUSINESS**
SUB-05-8, PUD-05-3

Merganser Lake

Sesech Engineering, Inc. representing Merganser Lake: An application for final plat approval for Merganser Lake Planned Unit Development. The property is zoned RE, Residential Estate (5 acres).

Ralph Miller representing Sesech Engineering, Inc. presented final plat for Merganser Lake Planned Unit Development. Chairman Youde moved to approve with findings and conclusions; seconded by Commissioner Jessup; motion carried.

6. **NEW BUSINESS**
SUB-07-8

Amended Hearthstone Townhouses

Secesh Engineering, Inc. representing Hearthstone Townhouses: An application for final plat approval for an amendment to the Hearthstone Townhouses. The applicant wishes to adjust the garage sizes on Lots 27 -32 in Hearthstone Townhouses. The parcels to be amended are on the Limited Common Area that is owned by the Hearthstone Owners Association. The property is zoned R-4.

Ralph Miller representing Secesh Engineering, Inc. presented final plat for 'Amended Hearthstone Townhouses'. Commissioner Apperson moved to approve with findings and conclusions; seconded by Commissioner Delaney; motion carried.

DR-07-29

300 E. Deinhard Lane

McCall Aviation, Inc. Dan Scott representing McCall Aviation, Inc: A design review application to construct a new 120'x120' commercial hangar building and an attached 50'x50' commercial building for lobby/office space, as well as paving and landscaping the surrounding grounds. Completed project will have approximately 60 parking spaces and landscaped street right of ways connecting into the existing Four Corners Project sidewalks, curbs, and gutters. The property is more particularly described as:

Commercial Hangar 103, McCall Airport, S16, T18N R3E, also known as McCall Aviation and Canyon Flying, Valley County, Idaho. A PUBLIC HEARING.

Dan Scott representing McCall Aviation, Inc. presented the plans to add additional hangar space and a lobby facility to the current property. This would

include 76 parking spaces and repainting the original building. Steve Hasson explained that the application to rezone from the present Industrial Zone to Airport Zone would be considered by City Council at the June 7, 2007 meeting. The meeting was opened for public comments. Commissioner Feinberg asked if the restrooms would be available for pilots after hours.

Curt Mack and Diane Evans-Mack felt the process should slow down.

Larry Shake felt that the property should be used for a public terminal.

John Anderson, Airport Director, commented that there is not room on the present property to build a public terminal.

Commissioner Youde moved to continue to the July 10, 2007 meeting pending the decision of the rezone; seconded by Commissioner Apperson; motion carried.

ZON-07-4, SUB-07-7, PUD-07-4, DR-07-32

Louisa Street Condominiums

Jim Fronk representing Advanced Properties, c/o Larry Tiernan: Rezone, subdivision, planned unit development, and design review applications to construct a 7 residential condominium unit building with underground parking and 0.22 acres of open space. The property is currently zoned R-8 and requesting the R-16 zone. A PUBLIC HEARING.

Larry Tiernan proposed rezone from current R-8 to R-16. Andy Laidlaw explained the project with a power point presentation. The meeting was opened for public comment.

No public comment; Public Hearing closed. Commissioner Feinberg moved to approve with findings and conclusions Zon-07-4, Sub-07-7, Pud-07-4; seconded by Commissioner Jessup; motion carried. Commissioner Feinberg moved to approve DR-07-32; seconded by Commissioner Jessup; motion carried.

CUP-07-10, DR-07-25 (Application continued to the July 10, 2007 meeting.)

1300 E. Lake Street

Mile High Marina

Lynn Johnson representing Mile High Marina, LLC: A conditional use permit and design review application to expand the existing marina. The property is zoned Central Business District. A PUBLIC HEARING.

DR-07-27, SR-07-15 (Application continued to June 5, 2007 meeting.)

313 W. Lake Street

Brent Loveless representing Max Eiden, Eiden Prop. LLP: Design review and scenic route applications to remove an existing cabin and replace it with a 3,163 sq. ft. residential building with a daylight basement, landscaping, installing a retaining wall, and dock improvements. The property is zoned R-4. A PUBLIC HEARING.

DR-07-41, SR-07-19

213 W. Lake Street

Dick Ennis: Design review and scenic route applications to construct a 4486 sq. ft. single family home. The property is zoned R-4. A PUBLIC HEARING.

Dick Ennis appeared representing himself. He presented the plans and expressed his desire to construct a 4,486 sq. ft. single family home. The meeting

was opened for public comment. No public response. Commissioner Jessup motioned to approve side entry garage; seconded by Commissioner Russell; carried. Commissioner Youde motioned to approve DR-07-41, SR-07-19 with four conditions; seconded by Commissioner Jessup; carried.

VAR-07-1

2460 Sharlie Lane

Claire Remsberg representing Allen Derr and Judy Peavy-Derr: An application for a variance to restore an existing 1920's log cabin and replace a 1970's addition with new construction in its present location and elevation, part of which is in the lake setback. New construction to be confined to the existing footprint on the lake side, and the existing deck will be retained. The property is zoned R-4. A PUBLIC HEARING.

Clair Remsberg representing presented the plans for Allen Derr and Judy Peavy-Derr. The meeting was opened for public comment. No public response. Commissioner Youde motioned to approve staff language of findings and conclusions; seconded by Commissioner Russell and Commissioner Feinberg; Commissioner Delaney motioned for non-approval then withdrew her motion. All in favor of approval; motion carried.

SR-07-16, ZON-07-3

101 E. Lake Street

Crystal Beach Condominiums

McCall Design & Planning representing Crystal Beach Condominiums: A scenic route and zoning map amendment application to remove an existing building and use the site for parking and snow storage and to replace an existing fence and enclose the new site. The property is zoned R-8 and CC and requests that the Community Commercial parcel is zoned to R-8. A PUBLIC HEARING.

Matt Anthony of McCall Design & Planning representing Crystal Beach Condominiums, presented plans to remove an existing building and use the site for parking and snow storage and to replace an existing fence; enclosing the new site. Meeting was opened for public comment. No public response. Commissioner Jessup motioned to approve zoning issue; seconded by Commissioner Feinberg; carried. Commissioner Jessup motioned to approve scenic route issue; seconded by Commissioner Apperson; carried.

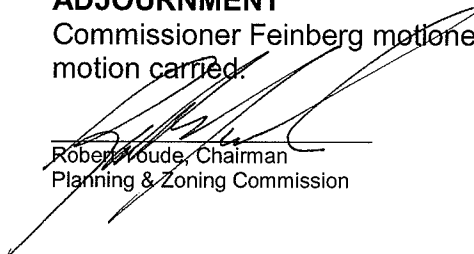
7. OTHER - Scheduled Planning and Zoning meetings.

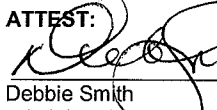
June 5, 2007

July 10, 2007

8. ADJOURNMENT

Commissioner Feinberg motioned to adjourn at 10:02 p.m.; seconded by all; motion carried.


Robert Youde, Chairman
Planning & Zoning Commission

ATTEST:

Debbie Smith
Administrative Assistant