

MCCALL AREA PLANNING AND ZONING COMMISSION

Minutes

**October 2, 2007 –6:00 p.m.
McCall City Hall – Lower Level
216 East Park Street**

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 pm. Commissioner's Kim Apperson, Shane Jeffries, Phil Feinberg, Doug Russell, Claudia Delaney and Sarah Jessup were present. There was a quorum present.

City staff Michelle Groenevelt and Debra Smith were also present.

2. REVIEW & APPROVAL OF MINUTES

Kim Apperson motioned to approve the September 4, 2007 minutes; seconded by Claudia Delaney; the motion carried.

3. UPDATES

McCall Airport Master Plan

John Anderson, McCall Airport Manager, presented the executive summary of the Airport Master Plan to the Commission. Mr. Anderson explained the need to move the taxi-way by 200 feet. The FAA stated this is a safety issue. Mr. Anderson said that an environmental assessment would need to be done due to wetland issues and any other changes. They would begin the process next spring and it would take at least a year for completion. Robert Youde questioned access from Krahn Lane and Mr. Anderson said that issue is beyond the scope of the Master Plan.

Robert Youde remarked that the presentation did not require any action from the Planning and Zoning Committee.

4. 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 MEETING (ZON, SUB, PUD)

Address TBD- located east of Rio Vista and north of Sunny Way

R. Jack Chisum presented a pre-application to discuss a zoning map amendment to rezone a 7 acre property from R-1 to R-4 for proposed subdivision. The property is an isolated parcel located east of Rio Vista and north of Sunny Way. The proposed subdivision would have 22 parcels on ¼ acre lots. The structures would be approximately 1500 sq. ft. modular homes. Mr. Chisum was

encouraged to speak with the neighbors and the Fire Department. A access/easement across City property was discussed and the developers was encouraged to leave landmark trees.

PRE-APPLICATION MEETING (DR)

300 Colorado Street

Matt Ganz presented a pre-application for a design review of a possible Brew Pub/ Lindal Design Center in existing building. The proposed parking would be in the front of the building. The design center would operate in the daytime upstairs and the beer tasting would begin at approximately 4:00 pm downstairs. Therefore, the parking available should be adequate for the different uses. They could also possibly share parking with a neighboring business. Mr. Ganz explained the plan to brew the beer and have it available to the public at this location and to possibly sell small kegs to local businesses once the process is perfected.

PRE-APPLICATION MEETING (PUD SUB)

SE Corner of Boydston St. and Rio Vista Blvd.

Andy Laidlaw presented a pre-application for a revised conceptual site plan for a 60 unit condominium development on a 4.5 acre parcel. The property is zoned R-16. The utilities would be underground. This concept has less density than the plan that was presented September 4, 2007.

PRE-APPLICATION MEETING (REZONE)

Future Riverfront Park

Brock Heasley presented a pre-application for the City of McCall to discuss a zoning map amendment application to rezone the 26 acre proposed Riverfront Park from R-1 to Civic Zone. The plan is to have all of the city parks in the Civic Zone in the future but this would be the first park to be rezoned.

5. 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-07-22

481 Ellis Rd.

Benjamin Hill: A record of survey application to split .5 acre from his property to sell to his neighbor at 475 Ellis Rd. The property is zoned R-1.

DR-07-62

216 Lenora St.

John Price representing McCall Hospital Auxiliary Thrift Shop: A design review to build a new trash enclosure at the northeast corner of the building. The property is zoned CBD.

DR-07-63

2755 Eastside Dr.

Kurt D. Kroll representing the Episcopal Diocese: A design review application for a kitchen addition and remodel onto an existing structure. The property is zoned R-4.

DR-07-56

1512 McCall Ave.

Mark Pasculli representing Carolyn McEntee: A design review to rebuild a deck with gazebo within the same footprint as previous structure. The property is zoned CBD.

Claudia Delaney motioned to approve ROS-07-22, DR-07-62, DR-07-63 and DR-07-56; seconded by Sarah Jessup; carried.

ROS-07-21 (Kim Apperson requested separate consideration)

218 Rio Vista Blvd.

Anthony and Helga Gabrielli: A record of survey application to split their lot into four separate lots. The property is zoned R-4. Kim Apperson inquired about future splits to his property and Michelle Groenevelt explained that a subdivision would have to be done to split his property any further. Ms. Apperson asked for clarification regarding access and Mr. Gabrielli responded that the access would eventually connect to a formal subdivision road. There is an existing easement that would become a road if they ever subdivided. Kim Apperson motioned to approve ROS-07-21 with two conditions; seconded by Sarah Jessup; the motion carried.

DR-07-54 (Kim Apperson requested separate consideration)

147 N. 3rd Street

Nathan Fuller representing Jim's Grocery was not present. Michelle Groenevelt explained a design review application for new signs to the existing business. The property is zoned Community Commercial. Claudia Delaney did not feel the application explained what the sign will actually look like on the structures.

Claudia Delaney motioned to continue DR-07-54 to the November meeting pending receipt of size, scale and colors; seconded by Kim Apperson; withdrawn.

Phil Feinberg said the colors are the corporate colors for Sinclair and are acceptable. The edges of the awning over the gas pumps has been covered with green and white aluminum trim, the commission believes this should be considered part of the signage.

Claudia Delaney motioned to continue DR-07-54 to the December meeting; motion dies for lack of second.

8. OTHER

CODE AMENDMENT (CA-07-7) (Application will be continued to the December 4, 2007 meeting.)

Regarding Review, Design, and Setback Requirements for Buildings Within the Scenic Route and AP Zone

Deleting paragraph/section 3.7.031 (c) in its entirety.

- e. ~~Upon the approval by the City Council of the Airport Master Plan, lands within the AP Zone District will not be subject to the requirements of § 3.7.03.~~

Amending paragraph/section 3.7.032 (c), by adding the following language, to read:

C. The maximum height for any structure is thirty five (35) feet, except that for structures within the Airport (AP) Zone, the following heights will be considered with a Conditional Use Permit:

1. Heights up to forty (40) feet if at least seventy five (75) feet from the right-of-way (ROW) line;
2. Heights up to fifty (50) feet if at least one hundred (100) feet from the right-of-way (ROW) line;
3. Heights up to sixty (60) feet if at least one hundred fifty (150) feet from the right-of-way (ROW) line.

Amending 3.0.032 (d), by adding language in line 3, to read:

"...commercial zone, airport (AP) zone, ...".

Amending 3.07.032(h) (1), by adding language in line 2, to read:

"... industrial, building within the Airport (AP) Zone,".

(Paragraphs, sections and pages shall be renumbered accordingly.) . A PUBLIC HEARING.

The code amendment was continued to the December 4, 2007 P&Z meeting.

Comprehensive Plan meeting schedule – Public Hearings scheduled for November 5, 2007 and November 7, 2007 at 6:00 pm at the McCall Golf Course.

Community Planner job vacancy update- Michelle has received several applications; no interviews scheduled yet.

Downtown Parking Committee – Michelle said that there is a parking committee that will focus on downtown and parking related issues and anyone who wants to be on it or has suggestions about who should be on it needs to contact Phil Feinberg. Phil is compiling a list of people for the subcommittee.

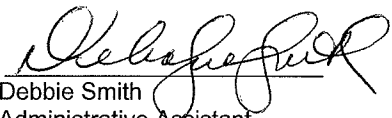
Code Enforcement Updates - Letters have been issued to D-Works and Easter Creek Construction regarding code violations.

9. **ADJOURNMENT** Bob Youde motioned to adjourn at 8:50 pm; seconded by all; carried.



Robert Youde, Chairman
Planning & Zoning Commission

ATTEST:



Debbie Smith
Administrative Assistant