

**McCALL AREA
PLANNING AND ZONING COMMISSION**

Minutes

**November 4, 2008–6:00 p.m.
McCall City Hall – Lower Level
216 East Park Street, McCall, ID 83638**

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. Staff called roll; Commissioners Feinberg, Jessup, Apperson, Russell, and Chairman Youde were present.

2. REVIEW & APPROVAL OF MINUTES

Commissioner Apperson moved to approve the October 7, 2008 Minutes as presented. Commissioner Jessup seconded the motion. The motion carried.

3. PRE-APPLICATION MEETINGS

PRE-APPLICATION MEETING (SUB, CUP, SR, DR)

Paul Washburn representing Steve Gleason: This pre-application was continued to the January meeting per a request from the applicant.

PRE-APPLICATION MEETING (PUD, CUP, DR)

Commissioner Feinberg recused himself from the Commission.

Mr. Feinberg discussed the project. Mr. Feinberg noted that the applicant group would be looking to, as a part of the proposed project, continue a right-of-way south, along the western boundary of the subject property, to connect to Chad Loop or the River Ranch Subdivision so as in to increase street connectivity. Mr. Feinberg stated that he would like to start building next spring. He further discussed progress for getting landowners to sign the agreement lifting bypass signage restrictions.

Mr. Feinberg rejoined the Commission.

4. CONSENT AGENDA

Chairman Youde requested that DR-08-52 and DR-08-54 be pulled from the consent agenda for separate consideration.

Commissioner Russell asked a question about DR-08-53 regarding the grandfathering of a professional office. Staff and the Commission clarified that the existing use is professional office and

Commissioner Apperson moved to approve DR-08-53 subject to presented staff report and associated conditions. Commissioner Jessup seconded the motion. The motion carried.

Commissioner Feinberg moved to approve ROS-08-11 with an additional condition, to be drafted by staff regarding the applicant's responsible. Russell

After a few brief discussions, the Commission agreed to consider all consent agenda item's separately.

DR-08-52

*307 Park Street
CornerStone Dental*

Staff presented the sign application, noting the change of the sign design to conform to the City code and the Commission's previously stated problem of projecting beyond the allowable distance.

The Commission discussed the issue of sign clutter. Mr. Bird, on behalf of the applicant discussed various points, at length, with the Commission, including potential future signage, previously permitted signage, existing signage around town, and past approvals for the subject building.

Chairman Youde moved to continue the DR-08-52 until the December 2, 2008 meeting. Commissioner Feinberg seconded the motion. The motion carried.

DR-08-53

*306 N. 3rd Street
Sotheby's International Realty*

The Commission asked various, brief questions regarding the relocation of Sotheby's and non-conforming uses.

Commissioner Apperson moved to approve DR-08-53, subject to the conditions of approval in the staff report. Commissioner Jessup seconded the motion. The motion carried.

DR-08-54

*207 E. Lake Street
McCall Jewelry Company*

Dan Krahn, on behalf of the applicant, provided a historical background on the project, and specifically the history of the existing sign structure.

After brief conversation about the quality of the sign design, Commissioner Feinberg moved to approve DR-08-54, subject to the conditions of approval in the staff report, as amended to reflect approval of both proposed signs. Commissioner Jessup seconded the motion. The motion carried.

ROS-08-11

1360 Ridgeway Lane

Staff noted the details of the survey, specifically access, and that the application met all Code requirements. The Commission, in light of past issues with homeowner's associations (HOAs), discussed the ability of the Commission and the City to require that the applicant address HOA requirements. The Commission agreed that the applicant could add a condition of approval requiring that it is the responsibility of the applicant to meet HOA requirements.

Commissioner Feinberg moved to approve ROS-08-11 subject to the conditions of approval in the staff report, as amended to reflect the additional HOA condition. Commissioner Russell seconded the motion. The motion carried.

5. OLD BUSINESS

ROS-08-09 (continued from the October 7, 2008 Planning & Zoning meeting)
JAF Enterprises, LLC

Staff noted that in the intervening time between meetings discussions with the City attorney had clarified Staff's understanding of the Record of Survey application and procedure. Specifically, the language of the Code meant that the Record of Survey application and process could only be used to create a *total* of four lots from one original lot. Staff noted the additional plat note that would be added to all future lot splits to more clearly reflect this updated understanding of the Code.

After the Commission asked brief questions about access and the conversations with the City attorney, Chairman Youde moved to approve ROS-08-09 subject to the conditions of approval in the staff report. Commissioner Feinberg seconded the motion. The motion carried.

6. NEW BUSINESS

DR-08-51
Salmon River Brewery
300 Colorado Street

This application, by agreement between the applicant and staff, had been continued to January 6, 2008 prior to the meeting. No motion was necessary; none was made.

CA-08-06
Code Amendment

Staff directed the Commission through the amendments one by one. The Commissioner had no, or minimal comments, about all of the amendments except the following. The Commission wanted the definition of "kitchen" added to MCC 3.2.02 to clarify the reference in the definition of "dwelling, accessory". Chairman Youde requested that the addition of "guesthouse" after "Dwelling, accessory" (in MCC Table 3.3.02) be changed to be "including guesthouses", so as to be more inclusive. The Commission agreed to strike the amendment expanding the scope of the airport use in MCC Table 3.6.02, because of the impending airport code revisions.

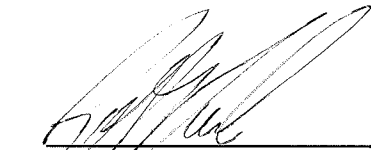
Chairman Youde moved to recommend the proposed amendments, as modified, to the City Council for approval. Commissioner Feinberg seconded the motion. The motion carried.

7. OTHER

None

8. ADJOURNMENT

Hearing five motions to adjourn, and five seconds, Chairman Youde adjourned the meeting at 8:56 p.m.



Robert Youde
P&Z Chairman

Attest:



Bradley Kraushaar
City Planner