

MCCALL AREA PLANNING AND ZONING COMMISSION

Minutes

February 3, 2009–6:00 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. Staff called roll; Commissioners Feinberg, Jessup, Apperson and Chairman Youde were present.

2. REVIEW & APPROVAL OF MINUTES

Hearing no discussion Commission Apperson moved to approve the January 6, 2009 minutes as presented. Chairman Youde seconded the motion. The motion carried, with Commissioner Jessup abstaining because she was absent from the last meeting.

3. PRE-APPLICATION MEETINGS

PRE-APPLICATION MEETING (CUP, DR)

Bear Basin Road (address to be determined)

Josh Hersel of CTA Architects representing Randy and Marsha Moore: A pre-application to construct a 5,774 square foot residence with a 1,190 square foot garage. As well as a detached 1,280 square foot garage with a 574 square foot apartment above. The property is zoned RR.

Mr. Hersel provided an overview of the project, noting the size of the building and the living quarters in the detached garage that require a Conditional Use Permit. He further discussed the minimal lot coverage due to the approximately eleven acre lot size, and a forthcoming stormwater report.

The Commission asked questions regarding the driveway and associated access easements. Chairman Youde encouraged the applicant to talk with the Fire District to secure their approval.

PRE-APPLICATION MEETING (CUP, DR, SR)

907 West Lake Street

Joseph & Danielle Swinford representing themselves: A pre-application to remodel an existing home into a café with a drive-thru. The property is zoned CC.

Michelle Callahan presented a detailed packet of information, including a vicinity map, a site plan, elevations, and relevant code sections.

The Commission asked clarifying questions. Chairman Youde directed the application to work with the Idaho Transportation Department on the issue of access.

PRE-APPLICATION MEETING (VAR or SUB)

2410, 2414, and 2416 Sharlie Lane

Pat Gotsch representing the Keen's, Korte's, and Eames's: A pre-application to discussion options available to subdivide a challenged lot on the waterfront. The property is zoned R4.

Ms. Gotsch presented a back-history of ownership and familial ties to the subject property. She then explained that the ultimate goal of the family was to split the subject property in order to accommodate medical obligations. Ms. Gotsch noted that the family was willing to comply with any and all requirements, and pursue any avenue allowable through the code to achieve the desired lot split. Ms. Gotsch asked the Commission for direction.

The Commission, in consultation with staff, noted that a Variance application was unlikely to be a fruitful endeavor. Staff informed the Commission that a three lot subdivision, upon initial consideration, showed some promise for legally accomplishing the desire outcome.

Commissioner Feinberg expressed displeasure with the idea of splits lots and ending up with narrow water frontage.

The Commission encouraged Ms. Gotsch to continue working with staff to pursue a subdivision application, as the most likely path to success.

PRE-APPLICATION MEETING (DR, SR)

Lot 19, Harris Cove Subdivision

Mark Barber representing Susan and Avery Seifert: A pre-application to add a storage building and covered walkway. The property is zoned R4.

Mr. Barber reviewed the proposed plan, including the proposed "cold" building and attached covered walkway. He explained that the structures would be in the Scenic Route, but outside of the Shoreline Zone and that a stormwater report was forthcoming.

The Commission cautioned Mr. Barber about the terminology for different spaces in the proposed structure, noting that different uses would required different specifications and possibly different land use applications.

4. CONSENT AGENDA

DR-09-01

309 E. Lake Street

Rocky Mountain Signs representing Pinetop Builders LLC: A sign Design Review for a new business sign. The property is zoned CBD.

DR-09-03

400 N. 3rd Street #3

Jeff Victorino representing Hair Cut Walk In's: A sign Design Review for a new business sign. The property is zoned CC.

Commissioner Apperson requested that DR-08-58 be pulled for separate consideration.

Chairman Youde moved to approve DR-09-01 and DR-09-03, and associated conditions in the associated staff reports, as a part of the consent agenda. Commissioner Jessup seconded the motion. The motion carried.

DR-08-58

2242 Payette Drive

Mark C. Canfield representing Kids Creek LLP: A Design Review to replace damaged wooden stairs to the beach with stone stairs and remove existing landscape timbers to be replaced with 18" to 30" rocks. The property is zoned R4.

Commissioner Apperson asked clarifying questions on the application and noted that all future Shoreline applications should be public hearings and not placed on the consent agenda.

Commissioner Apperson moved to approve DR-08-58, and conditions in the associated staff report. Commissioner Feinberg seconded the motion. The motion carried.

5. OLD BUSINESS

DR-08-52

307 Park Street

CornerStone Dental

Rocky Mountain Signs representing CornerStone Dental: A Design Review application for a new business sign. The property is zoned Central Business District.

Dr. Shane Newton, in conjunction with staff, presented a brief history of the project, including past denials and continuations. Dr. Newton requested that the past proposal for a vertical, projecting sign be reconsidered, and that a back-up sign plan was available if necessary.

Staff reiterated pertinent aspects of the application's, and previous associated application's, history, specifically the basis for prior denials and continuations. Staff explained the staff report.

Commissioner Feinberg expressed dissatisfaction with the existing monument sign. Chairman Youde expressed dislike for projecting signs.

Commissioner Apperson inquired about the potential for future tenants and, by extension, signage. Staff and Ed Bird, on behalf of the applicant, explained that only an additional business or two was technically possible, and that those businesses, regarding signage, would face onto Park Street, not 3rd Street.

Staff reminded the Commission of the three decision points required for approval or denial of a Design Review application, and the specificity required for a denial, due to the appealable nature of such a decision.

The Commission further opined on the merits of projecting signs, sign clutter, and the presented signs, and the differences between the previously-continued vertical, projecting sign, and the back-up sign consisting of two separate ovular signs.

Commissioner Jessup moved to approve the vertical, projecting sign. Commissioner Apperson seconded the motion.

Commissioner Feinberg offered a replacement motion and moved to approve the two separate ovular signs. Chairman Youde seconded the motion.

The replacement motion failed 2-1, with Commissioner Feinberg for, Commissioners Jessup and Apperson against, and Chairman Youde abstaining.

The original motion passed 2-1 with Commissioners Jessup and Apperson for, Commissioner Feinberg against, and Chairman Youde abstaining.

6. NEW BUSINESS


7. OTHER

-Discussion of the development and Implementation of a McCall Area Planning and Zoning Recognition Award

The Commission discussed the concept of a McCall Area Planning and Zoning Recognition Award to honor outstanding projects that exceed code requirements. It was decided that the award will be given once per year and the specific criteria will be further developed by staff for the Commission's review. Concepts for the physical award and promotion of the project were discussed.

8. ADJOURNMENT

The meeting was adjourned at 7:54 P.M.



Robert Youde
P&Z Chairman

Attest:



Bradley Kraushaar
City Planner