

**MCCALL AREA
PLANNING AND ZONING COMMISSION**

Minutes

**April 7, 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 Riceci, Feinberg, Apperson and Chairman Youde were present.

2. REVIEW & APPROVAL OF MINUTES

Chairman Youde moved to approve the March 3, 2009 minutes as presented. Commissioner Riceci recused. Commissioner Feinberg seconded the motion. The motion carried.

3. PRE-APPLICATION MEETINGS

No pre-application meetings were held.

Chairman Youde noted that SUB-09-01 and PUD-09-01 as well as CUP-09-02, DR-09-07 and SR-09-03 were both continued to the May 5, 2009 meeting and that no action was necessary by the Commission at the present meeting.

4. CONSENT AGENDA

DR-09-10

1007 W. Lake Street
McCall Breakfast Lodge

Rocky Mountain Signs representing Robert Tansill: A Sign Design Review for the McCall Breakfast Lodge. The property is zoned R8.

Commissioner Riceci moved to approve DR-09-10. Commissioner Feinberg seconded the motion. The motion carried.

5. OLD BUSINESS

There were no items under Old Business.

6. NEW BUSINESS

DR-09-08

616 N. Third Street
Alpine Village Company

Michael Hormaechea representing Alpine Village Company: A Sign Design Review for the master sign plan. The property is zoned CC.

Staff presented an overview of the project, outlining the monument sign, the tenant monument sign, and arcade signage, and tenant-specific signage. Staff noted that tenant monument signage would either include simple text signs for each tenant or, in the case that tenants had specific designs, sign with tenant-specific appearance. Staff noted that the arcade signage would consist only of text and the presented colors; the location would be the same for each space. Staff further noted that the locations of the tenant signage, both in front of and behind the commercial spaces, were indicative of where signs would be placed for each space, but that the design of these sign would vary for each tenant.

The Commission asked questions of Mr. Hormaechea regarding future plans for Alpine Village and how the present application would relate to future buildings. The Commission further questioned the applicant regarding second story signage, logos, and future approval processes.

The result of a lengthy discussion between staff, the applicant, and the Commission was that the proposed design for the monument sign and tenant monument sign would suffice for future signage at other locations around the project, in the future, with nothing more required than notification to staff. Additionally, changes to the arcade signs would not require any future notifications or approvals. Changes to tenant-specific signage, including both the signage on the tenant-monument sign and on commercial space, would require administrative approval and the associated fee. If in doubt, staff was directed to return the specific future signage to the Commission. The Commission noted that approval of this campus sign plan would not include window signage or anything in addition to that what was called out in the submitted materials.

After other small discussions regarding second story signage, the applicant indicated that any proposal for second story signage, in addition to the proposed first story signage, would require an application before the Commission.

Commissioner Feinberg moved to approve DR-09-10 with the changes discussed during the meeting. Commissioner Riceci modified the language of the approval conditions. Commissioner Apperson seconded the modified motion. The motion carried.

DR-09-09

1101 E. Lake Street
RE/MAX Sign

David Carey representing Kevin Batchelor of RE/MAX Resort Realty: A Sign Design Review for the new business sign. The property is zoned CBD.

Staff provided a brief explanation of the proposed sign as well as the current status of the proposed sign and the issues of a professional office being located in the subject building. Staff noted that the conditions placed upon the location of signage at the previous appeal hearing were not within the scope of the Commission's authority and that the current sign proposal should be reviewed on its own merits.

The Commission discussed the proceedings from the previous appeal meeting, noting that, had they known that placing conditions on the administrative approval

was outside their authority, they would have voted differently. The Commission also indicated that they thought the applicant had agreed to the conditions at the last meeting.

The applicant provided a commentary and noted that they had not agreed with the conditions placed on the subject property as a result of the appeal hearing. The applicant further indicated that they had appeared at this meeting as a result of conversations with staff.

The Commission indicated that a verbal explanation of the limitations of the Commission's authority at the appeal hearing was insufficient and that any conversations or opinions from the City Attorney needed to be indicated in writing.

Staff noted that they had erred in not having a written opinion from the City Attorney available at this meeting.

The applicant indicated great frustration with the process relating to this sign, but noted that he was committed to retaining a positive relationship with the City moving forward.

Commissioner Feinberg moved to continue DR-09-09 to May 5, 2009 to allow time to received formal, legal advice regarding the appropriateness of the appeal and sign approval process to date, as well an indication of allowable paths forward. Commissioner Riceci seconded the motion.

Chairman Youde offered a replacement motion to approve DR-09-09 with a different location than proposed, as indicated in the conditions placed on the subject property through the appeal process. Commissioner Apperson seconded the motion. The replacement motion died with a 2-2 vote, with Commissioners Riceci and Youde voting in favor and Commissioners Apperson and Feinberg voting against.

The Commission voted on the original motion. The motion passed, 3-1, with Chairman Youde dissenting.

CUP-09-01, DR-09-02
1950 Bear Basin Road

Josh Hersel of CTA Architects representing Randy and Marsha Moore: A Conditional Use Permit application and Design Review 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.

Staff provided an overview of the findings and conclusions, as well as the staff report. Staff noted the characteristics of the proposed development that triggered the Conditional Use Permit, as well as the discussions with a neighbor regarding tree cutting and the current monitoring of septic test pits.

Mr. Hersel provided additional explanation of the project and associated plans.

The Commission inquired about the rental of the accessory dwelling. Staff informed the Commission that the rental of accessory dwellings was regulated by McCall City

Code, and that these regulations had been incorporated into the findings and conclusions.

Chairman Youde opened the public hearing.

Connie Ickes of 1900 Bear Basin Road

Ms. Ickes expressed concern over past tree clearing in the area and noted that, because of the irreversible nature of tree clearing, she was concerned about this issue in regards to the current project.

Staff explained that code included limitations on tree removal and that those regulations had been incorporated into the findings and conclusions.

Ms. Ickes further noted that she was concerned about the potential condition of her access road, as result of construction activities.

The Commission discussed the road concern and noted that returning a road to its pre-construction state was a requirement of any development, but that in this instance they would add a specific condition of approval to the application.

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

Staff noted that a second public hearing was not necessary.

Commissioner Riceci moved to recommend CUP-09-01 for approval to the City Council based upon the presented findings and conclusions, with the modifications regarding stormwater and road conditions. Commissioner Feinberg seconded the motion. The motion carried.

Commissioner Feinberg moved to approved DR-09-02 subject to the presented findings and conclusions, with the same modifications as to the Conditional Use Permit application. Commissioner Riceci seconded the motion. The motion carried.

CUP-09-02, DR-09-07, SR-09-03 *(continued to May 5, 2009 P&Z meeting)*

907 W. Lake Street

Wild River Java & Blue Moose Bistro

Joseph Swinford representing Danielle & Joseph Swinford: Conditional Use Permit, Design Review and Scenic Route applications to renovate existing building for a café with a drive-thru window. The property is in the CC.

Staff noted that prior to this meeting; these applications were continued to May 5, 2009 to allow for additional application material submittals. No action was required by the Commission.

DR-09-04, SR-09-01
2115 Eastside Drive

Mark Barber representing Avery & Susan Seifert: Design Review and Scenic Route applications to build a 216 square foot storage building with loft (no plumbing) plus a covered stairway leading to it from existing driveway. The property is zoned R4.

Staff provided an overview of the application, including the changes that had occurred to the site plan to accommodate the concerns of the neighbors regarding the width of the shared driveway. Staff further noted that the structure would not be plumbed and that it met all relevant development standards.

Staff further noted the comments of the Fire Department, indicating Mr. Barber discussed the intended usage of the new structure, in an attempt to address public comment.

Chairman Youde opened the public hearing.

Paula Schultz asked about the usage of the proposed structure, but noted that the width of the access road was the primary concern, as it constitutes the only access to her property. She further noted that she was concerned over inaccuracies on the site plan. She requested that the applicant be required to keep the access at a minimum of 14', per a signed access easement.

Ms. Schultz further noted concern over access during construction. Mr. Barber responded noting that all attempts would be made to retain access during construction.

Hearing not further comments, Chairman Youde closed the public hearing.

Commissioner Apperson moved to approve DR-09-04 and SR-09-01 subject to the findings and conclusions. Commissioner Riceci seconded the motion. The motion carried.

SUB-09-01, PUD-09-01 *(continued to May 5, 2009 P&Z meeting)*
Whitetail Resort Phase I

Steven J. Millemann representing Sabala Whitetail LLC: Subdivision Preliminary Plat and Planned Unit Development Final Plan applications for a re-plat of 3 single-family lots into 8 single-family cabin sites. The property is zoned RR and is a part of the Whitetail Planned Unit Development.

Staff noted that prior to this meeting these applications were continued to May 5, 2009 to allow for additional time to meet with neighbors and adjacent properties owners. No action was required by the Commission.

PUD-09-02, DR-09-06, SR-09-02

NW corner of Deinhard Lane & Mission Street (address to be determined)
Our Savior Lutheran Church

Secesh Engineering representing Paul Gullickson: Planned Unit Development, Design Review and Scenic Route applications to construct a 7,600 square foot church, 3 RV sites and associated parking and driveways. The property is zoned R8.

Staff noted that the applicant had requested, due to the time of night, that these applications be continued to the May 5, 2009 meeting. No action was required by the Commission.

7. OTHER

8. ADJOURNMENT



Robert Youde
P&Z Chairman

Attest:



Bradley Kraushaar
City Planner