

**MCCALL AREA  
PLANNING AND ZONING COMMISSION**

**Minutes**

**May 5, 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, Russell, Apperson and Chairman Youde were present.

**2. REVIEW & APPROVAL OF MINUTES**

It was indicated by staff that the meeting minutes for April 7, 2009 Minutes were in final format and that their approval had been continued to the June 2, 2009 meeting.

**3. PRE-APPLICATION MEETINGS**

**PRE-APPLICATION MEETING (CUP, DR, ROS)**

115 Commerce Street

Luke Vannoy of McCall Design and the applicant, David Armstrong, presented a 4,000 sq.ft. Commercial building, with partial conversion to residence at a later date. Mr. Armstrong noted the site layout including an area for solar power generation. He further noted that the proposed applications would be a Record of Survey, to allow the construction of a building where a lot currently exists, as well as a Design Review, to allow for construction in the Industrial Zone. Mr. Armstrong requested feedback regarding the potential for a Conditional Use Permit to allow one of the proposed structures to be a residence/artist loft, given that Conditional Use Permits expire. Staff and the Commission explained that a Conditional Use Permit added to the permitted usage in the Industrial Zone and that, so long as a building permit would be applied for within one year of approval, a Conditional Use Permit would be granted in perpetuity for the property. Mr. Armstrong raised the potential idea of using extra paved area for both parking and snow storage. Mr. Armstrong and the Commission also discussed the practicality of the street-side landscaping strips in relation to loading/unload practices in the Industrial Zone. The Commission expressed general interest in the project and directed the applicant to work with staff on submittal details.

**PRE-APPLICATION MEETING (CUP)**

2047 Plymouth Court

Phil Feinberg representing Mike Fery, recused from the Commission and presented a 2 car garage with storage area and future guest quarters on the second floor for an existing .75 acre, residential lot. Mr. Feinberg and the Commission discussed the requirements and applicability of the Conditional Use Permit and further noted relevant agencies that would be interested in the application. Mr. Feinberg rejoined the Commission after his presentation.

## **PRE-APPLICATION MEETING (SR, DR)**

402 S. 3<sup>rd</sup> Street

LeGrand Bennett representing Mountain House Frame Shop and Gallery presented a 756 square foot building addition, a separate 210 square foot building addition, and the removal of an existing garage. Mr. Bennett explained the site plan and the proposed changes. He further noted that no additional signage was proposed with the building changes. The Commission had no significant comment on the application and encouraged the applicant to submit the Design Review and Scenic Route applications.

### **4. CONSENT AGENDA**

#### **DR-09-12**

2236 Tamarack Drive

Cheryl Pearse representing Mike and Lisa Simplot: A Design Review application to for an addition and remodel to an existing cabin. The property is zoned R-4.

#### **DR-09-13**

1000 N. Third Street

Jenni Paige representing Mud Creek Outdoor Gear: A Sign Design Review application for a new business sign. The property is zoned CBD.

#### **DR-09-14**

800 N. Third Street

Joseph P. Dague representing Rocky Mountain Auto Supply, LLC: A Sign Design Review application for two new business signs. The property is zoned CBD.

#### **DR-09-15**

212 N. Third Street Suite 'B'

Debbie Keith representing Mountain Movie Magic: A Sign Design Review application for a new business sign. The property is zoned CC.

Commissioner Jessup moved to approve the consent agenda applications, DR-09-12, DR-09-13, DR-09-14 and DR-09-15, with the staff report or findings and conclusions associated with each application. Commissioners Apperson and Feinberg seconded the motion. The motion carried.

### **5. OLD BUSINESS**

#### **DR-09-09**

1101 E. Lake Street  
RE/MAX Sign

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

Chairman Youde provided a brief history of the project and noted that, due to the City Attorney's legal opinion the matter before the Commission was the approval of the proposed sign.

Staff noted that the proposed sign met all applicable codes and requirements, and recommended the application for approval.

Chairman Youde moved to approve DR-09-09 as presented. Commissioner Jessup seconded the motion. Commissioners Jessup and Apperson, and Chairman Youde voted in favor of the motion. Commissioners Russell and Feinberg abstained. The motion passed with a majority.

**CUP-09-02, DR-09-07, SR-09-03** *(continued from April 7, 2009 P&Z meeting)*  
907 W. Lake Street  
Wild River Java & Blue Moose Bistro

Danielle Swinford and Michelle Callahan representing Wild River Java and Blue Moose Bistro: 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 zone.

Ms. Callahan provided an overview of activities between the past Planning & Zoning meeting and the current meeting, including site-visits with the City staff, conference calls with the City Engineer, and the resulting changes to the site plan, sign plans, lighting plans, and so forth. Staff reiterated the changes that had been made to make the application complete. Staff further explained the conditions of approval in the findings and conclusions. The applicant noted that the hours of operation would be from 7am to 9pm and that the parking lot lights and exterior building lights would be on timers related to business hours. Staff further noted agency comments relating to the project and recommended that the applications be approved and recommended for approval to the City Council.

Chairman Youde noted that any motions should include a recommendation that a second public hearing is not necessary.

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

Without further significant discussion, Commissioner Feinberg moved to recommend CUP-09-02 for approval to the City Council. Commissioner Jessup seconded the motion. The motion carried.

Commissioner Feinberg moved to approve DR-09-07 and SR-09-03. Commissioner Jessup seconded the motion. The motion carried.

**SUB-09-01, PUD-09-01** *(continued from April 7, 2009 P&Z meeting)*  
Whitetail Resort Phase I

Steven J. Millemann representing Sabala Whitetail LLC: Subdivision Preliminary Plat and Final Plat and Planned Unit Development Final Plan Amendment 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.

Michael Hormaechea of Sabala Whitetail LLC presented an overview of the project, noting the previous iteration of the plat and the subsequent changes intended to address adjacent property owner concerns.

Staff reviewed the presented staff report, paying specific attention to those topics addressed in the applicant's supplemental submittals. Staff further discussed agency comments and the details of the proposed phasing plan amendment for Phase 1A. Staff recommended both applications for approval.

Chairman Youde opened the public hearing.

Staff read letters, from Mr. Wali and Mr. Broersma, into the public record (see attached).

Ballard Smith, a homeowner in Whitetail, expressed support for the project as a way to improve the Whitetail development.

Rory Veal, a homeowner in Whitetail, echoed Mr. Smith's comments and encouraged the Commission to approve the applications.

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

After a few clarifying comments, Commissioner Feinberg moved to recommend SUB-09-01 and PUD-09-01 for approval by the City Council. Commissioners Apperson and Russell seconded the motion. The motion carried.

**PUD-09-02, DR-09-06, SR-09-02** (*continued from April 7, 2009 P&Z meeting*)  
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 sq.ft. Church, 3 RV sites and associated parking and driveways. The property is zoned R8.

Randy Benscoter of the Lutheran Church presented a history of the church and their involvement in the community and the basis for the proposed expansion.

Jim Fronk of Secesh Engineering added to Mr. Benscoter's comments by explaining the specific aspects of the site's civil engineering, including a sewer sleeve under Deinhard Lane, drainage, and the parking lot.

Commissioner Feinberg stated his acceptance of the current parking lot location based on the visual buffering on the site.

Commissioner Jessup stated her rejection of the current parking lot location based upon the visual impact it would have, and it's location on an intersection of two scenic routes.

Staff reviewed the presented staff report and emphasized that the location of the parking lot was the primary issue and that staff's recommendation would be denial if the location were not altered to adhere to the code.

In response to questions from the Commission, Mr. Benscoter discussed the usage of the proposed RV sites. The Commission discussed ways in which to modify the parking lot and the RV usage to mitigate the visual impact thereof.

Chairman Youde opened the public hearing. Hearing no public comment, Chairman Youde closed the public hearing.

Commissioner Feinberg asked the applicant about their plans for the bike path, in light of their stated opposition to constructing the paths immediately. The applicant's noted that a flexible plan regarding the bike path could be worked out.

Staff reiterated the importance of relocating the parking lot in accordance with code, noting the planning basis for the staff recommendation and the auto-centric nature of allowing the current location of the parking lot.

The Commission, staff, and the applicant discussed the possibility of preparing a concept plan with a relocated parking lot.

Commissioner Feinberg moved to continue PUD-09-02, DR-09-06, and SR-09-02 to the June 2, 2009 meeting to allow staff time to work with the applicant to consider mitigation of the parking lot location and RV usage. Commissioner Russell seconded the motion. Commissioners Feinberg, Russell, and Apperson voted in favor of the motion. Commissioner Jessup voted against the motion. Chairman Youde abstained from voting. The motion passed with a majority.

## **6. NEW BUSINESS**

### **DR-09-11**

1211 Shady Lane

Luke Vannoy representing Dave & Jill Beck: A Design Review application to expand an existing deck 330 sq.ft. The home is in R4 Zone and the Shoreline and River Environs Zone.

Luke Vannoy reviewed the project, noting that the proposed deck adhered to all code requirements, including those of the Shoreline Zone.

Chairman Youde opened the public hearing. Hearing no public comment, Chairman Youde closed the public hearing.

Staff recommended the application for approval.

Commissioner Feinberg moved to approved DR-09-11. Commissioner Jessup seconded the motion. The motion carried.

**CUP-09-03, DR-09-17, SR-09-04**  
2544 Warren Wagon Road

Chris Olson representing Jeff Carter: Conditional Use Permit & Scenic Route applications to construct a detached garage greater than 1500 sq.ft. The property is zoned R4.

Chairman Youde explained the project. Staff discussed the distinction between an accessory dwelling and an accessory structure and that the applicant had proposed the idea of an accessory dwelling to Payette Lakes Recreational Water and Sewer District and had subsequently been turned down.

Staff further explained that small issues, such as setbacks, driveways, and access had been incorporated into the findings and conclusions.

Mr. Olson stated that he had already made the changes to the site plan noted in the findings and conclusions.

Chairman Youde inquired about any public comment on this project. Staff informed the Commission of the four public comments received to date and that the issues raised in those comments were those of access, scale, and a desire of neighbors to meet with the owner and applicant to discuss any perceived issues.

Chairman Youde opened the public hearing. Hearing no public comment, Chairman Youde closed the public hearing.

Mr. Olsen noted that a meeting between neighbors and the applicant would occur on May 15 to address concerns.

Staff noted that the best course of action, to allow for issues to be resolved and for the applicant to work with neighbors, may be to continue the application.

After a few additional minor comments, Commissioner Apperson moved to continue CUP-09-03, DR-09-17, and SR-09-04 to the June 2, 2009 meeting. Commissioner Feinberg seconded the motion. The motion carried.

**DR-09-18**

302 N. 3<sup>rd</sup> Street, Suite 'A'

Glen M. Beal representing Mustache Flats Gallery: A Sign Design Review application for a new business sign. The property is zoned Community Commercial.  
NOT A PUBLIC HEARING.

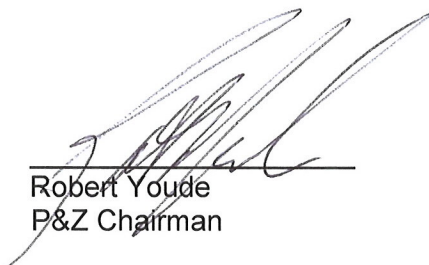
No applicant representative attended the meeting.

Staff presented the application, noting the design of the current sign versus that of the previous sign. Further, in response to questions from the Commission, staff provided a brief history of the code enforcement action leading up to the submission of the application.

Commissioner Feinberg moved to approve the current sign, with the one modification that the applicant must, within 10 business days, alter the sign to remove the obscene language. Commissioner Russell seconded the motion. The motion carried.

**7. OTHER**

**8. ADJOURNMENT**



Robert Youde  
P&Z Chairman

Attest:



Bradley Kraushaar  
City Planner