

**MCCALL AREA**  
**PLANNING AND ZONING COMMISSION**

Minutes

August 4, 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**

Acting Chairman Feinberg called the meeting to order and asked staff to call the roll. Commissioners Jessup, Russell, and Apperson were present.

**2. REVIEW & APPROVAL OF MINUTES**

Commissioner Jessup moved to approve the July 14, 2009 Minutes as presented. Commissioner Apperson seconded the motion. The motion carried.

**3. RECOGNITION OF SERVICE ON THE P&Z COMMISSION**

Michelle Groenevelt, Community Development Director, presented Robert Youde with a certificate recognizing his five years of service on the Commission, as well as a vintage aerial photograph of McCall.

**4. CONSENT AGENDA**

Commissioner Apperson requested separate consideration of the applications of the Consent Agenda.

**DR-09-26**

102 S. 3<sup>rd</sup> Street – McCall Airport Hangar #105

Gregg Bradshaw of Rocky Mt. Signs representing Mike Dorris of Sawtooth Flying Services: A Design Review application for a new, wall mounted sign.

Acting Chairman Feinberg asked whether or not the McCall City Code afforded the Commission the authority to remove the website and phone number from a proposed sign design. Staff noted that there were no code sections specifically prohibiting phone numbers and websites, but that perhaps the Commissioners could utilize sections of the Design Guidelines to encourage such changes.

Acting Chairman Feinberg suggested that the Commission consider providing direction to staff on whether or not to develop a code amendment relating to these considerations.

The Commission discussed the prominence of the phone numbers on the sign and directed the applicant to consider various methods of reducing the prominence of the phone numbers, including reducing front size to that of the website text, using only one phone number, making the phone numbers and website text color match the light blue color on the other part of the sign, and so forth.

Commissioner Apperson moved to approve DR-09-26 subject to the above recommendations. Commissioner Jessup seconded the motion. The motion carried.

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**DR-09-27**

802 N. 3<sup>rd</sup> Street

Gregg Bradshaw of Rocky Mt. Signs representing Richard Comstock of Leger's Deli: A Design Review application for two new, illuminated, wall-mounted signs.

Staff explained the new LED backlighting technology that would be used on this sign and that the applicant and staff would work together to ensure that the lighting met the Outdoor Lighting chapter.

Commissioner Jessup moved to approve DR-09-27. Commissioner Apperson seconded the motion. The motion carried.

**5. OLD BUSINESS**

None

**6. NEW BUSINESS**

**DR-09-24, SR-09-11, ROS-09-06**

2177 Eastside Drive

Secesh Engineering representing A.J. & Susie Balukoff: Design Review, Scenic Route and Record of Survey applications for the replacement of existing residence with a new 5,800 sq.ft. residence and a lot line adjustment.

Staff provided a brief introduction of the presented Staff Report and Findings and Conclusions.

Nathan Stewart of Secesh Engineering, Inc. presented a brief overview of the site plan, renderings, and other visual materials.

Acting Commissioner Feinberg opened the public hearing.

Nathan Stewart read a letter on behalf of Susan Holm, 2165 Eastside Drive, which was in favor of the project (see attached letter).

Jenny Rawlings, 2173 Lakeview Avenue. Ms. Rawlings stated that she was representing her family, the Bagler Family and an additional neighbor Mr. Warren.

Ms. Rawlings provided a brief overview of her family's history in McCall and Idaho. She stated that while she did have objections to aspects of the project, her intent was not to

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stop the project. She stated that she was concerned with the enormity of the house, especially given its location on the Scenic Route. Mr. Rawlings further stated that she didn't believe the proposed design was consistent with the McCall aesthetic, rather with Boise's.

Ms. Rawlings explained the history of the development of Lakeview Avenue and the Balukoff's previous rejection of contributing to its development. Ms. Rawlings stated that she had issues relating to the proposed access onto Lakeview Ave for a couple of reasons, including noise, appearance, and the aforementioned construction issue.

Ms. Rawlings voiced concern over the significant clearing of trees and how that would expose her property to Eastside Drive both visual and audibly, in addition to concerns about the drainage on the northwest corner of the subject property.

Marshal Rawlings, 2175 Lakeview Avenue. Mr. Rawlings raised questions for the Commission including whether it was truly necessary to have a second driveway between the garage and Lakeview Ave, whether the reforestation plan could be more robust or more specific as the view is very important to him.

Hearing no further comments, Acting Chairman Feinberg closed the public hearing.

Mr. Stewart responded to some of the questions and comments, but explaining that the size of a structure is controlled, relative to a site through lot coverage calculations, which become more restrictive as lots increase in size. He further noted that the neighbors viewing a driveway on an opposing property would be no different than the view from the applicant's property on to the commenting neighbor's property.

Acting Chairman Feinberg inquired as to the reason for the second access. Mr. Stewart responded that it was to allow one of the garage bays to allow for pull-through access to avoid turning around in the driveway. He further explained that he had contacted the County Road Department, and they had said that access onto Lakeview Ave would not be limited by the County in this instance.

Commissioner Apperson asked about the approval letter from the City Engineer. Staff explained that the City Engineer had approved the project's engineering plans based on the first set of plans, and that the project had changed – to include the second driveway and an extension of a room – but that a new approval letter had been issued based on the revised plans. Commissioner Apperson further asked about the timeline associated with the construction of the new house and the removal of the second house.

Acting Chairman Feinberg asked if a condition could be added to the approval requiring that the existing structure be torn down prior to occupancy of the new structure. Staff explained that this was standard practice in the Building Department and that an special condition was unnecessary.

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Commissioner Apperson noted that she was concerned about the wet area in the northwest corner of the subject property and asked if a third-party could be used to verify the lack of wetlands.

Staff explained that the purpose of the Design Review process was to incorporate the Design Guidelines in the City Code, and that whether or not specific Guidelines could be used to approve or deny an application depended on the individual's interpretation of the Guidelines.

After additional discussion, Commissioner Apperson moved to continue, DR-09-24 and SR-09-11, with the conditions that the Commission asks the applicant to address the concerns of the neighbors and the issues of driveway access, bulk/size, and exterior finishes, in addition to seeing a letter regarding wetlands. Commissioner Russell seconded the motion. The motion carried.

Commissioner Apperson moved to approve ROS-09-06. Commissioner Jessup seconded the motion. The motion carried.

**ROS-09-07**

475 E. Deinhard Lane

Connie Hendricks representing the J.R. Simplot Company: A Record of Survey application to split a single parcel into three parcels.

Staff explained that this application was on the business agenda, not the consent agenda, so that staff could provide a brief explanation of the project. Staff explained that due to the island-like arrangement of the to-be-created lots, that access both for parking and utilities – was an issue, and that to remedy this issue the applicant had prepared a cross-access easement agreement. Staff explained that the City Attorney had reviewed and approved the document, and that staff recommended the project for approval.

Commissioner Jessup moved to approve ROS-09-07. Commissioner Russell seconded the motion. The motion carried.

**ROS-09-09**

Lots 64, 65, 77, 78, 79 Spring Mountain Meadows Subdivision

Ralph Miller of Secesh Engineering, Inc. representing Silvertip LLC: A Record of Survey application to adjust existing lot lines in the Spring Mountain Meadows Subdivision to make the lots more buildable.

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Staff briefly explained that, despite the appearance of the presented drawings that a record of survey could not alter the lot lines on the original plat, rather they changed the ownership parcels which may be composed of parts of the originally platted lots.

Commissioner Apperson moved to approve ROS-09-09. Commissioner Russell seconded the motion. The motion carried.

**7. OTHER**

**SUB-07-12**

Crossbar Condominiums

Clayn Sonderegger representing Benchmark Construction: A request for a six month extension to the deadline for Final Plat submission, to January 23, 2010, due to delays in processing.

Staff explained the timing associated with submittal of this extension request, noting that due to staff delays the applicant had missed the deadline, but that in the opinion of the City Attorney, the City should accept the extension request.

Commissioner Jessup moved to approve the extension request for SUB-07-12.  
Commissioner Apperson seconded the motion. The motion carried.

**8. ADJOURNMENT**

Acting Chairman Feinberg adjourned the meeting at 8:45pm.



Phil Feinberg  
Chairman, P&Z Commission



Bradley Kraushaar  
City Planner, City of McCall