

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

**Minutes**

**September 1, 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. Chairman Feinberg and Commissioners Jessup and Apperson were present.

Staff noted that, based upon conversations with various Commissioners prior to the meeting, that ROS-09-08 was being moved from the consent agenda to the first item of “New Business”.

**2. ELECTION**

After a brief introduction of the McCall Planning and Zoning Commission Chairperson election, Commissioner Jessup moved to appoint Acting Chairman Feinberg as the next Chairman. Commissioner Apperson seconded the motion. The motion carried, with Acting Chairman Feinberg abstaining.

**3. REVIEW & APPROVAL OF MINUTES**

After no discussion, Commissioner Jessup moved to approve the August 4, 2009 minutes as approved. Commissioner Apperson seconded the motion. The motion carried.

**4. PRE-APPLICATION MEETINGS**

No applicant appeared for pre-application meetings.

**5. CONSENT AGENDA**

Commissioner Apperson requested to consider DR-09-34 separately.

**DR-09-32**

210 N. 3<sup>rd</sup> Street – Hunt Lodge

Bob Hunt: A Design Review application for a new double-sided, 19 sq. ft. sign. The property is zoned Community Commercial.

**DR-09-33**

337 Deinhard Lane – Hometown Pizza

Heather Susemihl of McCall Design and Planning representing Steve and Cindy Harkrader: A Design Review application for the interior and exterior remodel of an existing building, including the addition of a small porch and patio. The property is zoned Community Commercial.

Commissioner Apperson moved to approve DR-09-32 and DR-09-33 as a part of the Consent Agenda. Commisisoner Jessup seconded the motion. The motion carried.

**DR-09-34**

203 E. Lake Street – Yacht Club Building

John Barth representing The Yacht Club by the Lake: A Design Review application for a new 28 sq. ft., wall-mounted, projecting sign. The property is zoned Community Commercial.

Staff presented a brief overview of the sign design. Commissioner Apperson indicated that there was insufficient application material detail to approve the application. Commissioner Apperson moved to continue the application to the October 13<sup>th</sup> meeting to allow time for more detailed materials to be prepared. Commissioner Jessup seconded the motion. The motion carried.

**6. OLD BUSINESS**

**DR-09-24, SR-09-11** (continued from the August 4, 2009 meeting)

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. The property is zoned R4.

Staff provided a brief introduction of the new materials that were provided by the applicant.

Nathan Stewart of Secesh Engineering, Inc. presented a detailed explanation of the newly provided materials.

Chairman Feinberg opened the public hearing.

Jenny Rawlings, 2175 Lakeview Dr., indicated that she represented multiple property owners near the subject property. She further indicated that she was in full support of the newly proposed design. Ms. Rawlings discussed that she was wary that the new rendering was an accurate representation of the finished product. The Commission and Staff discussed that the applicant would be required to building according to submitted plans, and that deviation from these plans would be a violation of the approval.

Mr. Stewart responded to the concerns about the finished product by discussing the building materials and differences between the two renderings.

Staff briefly explained that four aspects of the structure had changed, regardless of the presentation style.

A.J. Balukoff, the applicant, responded to the concerns relating to quality control and any potential discrepancy between the approved plans and the finished product. Mr. Balukoff indicated that he had a track record with the City of McCall for building quality projects in accordance with plans. He reiterated the controls that exist between the planning and building departments.

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

Commissioner Apperson moved to approve DR-09-24 and SR-09-11 based upon the newly submitted materials. Commission Jessup seconded the motion. The motion carried.

## **7. NEW BUSINESS**

### **ROS-09-08**

1201 Warren Wagon Road

Rod Skiftun representing the Ed Priddy: A Record of Survey application proposing to adjust the lines between four parcels to provide lake frontage to more parcels, accommodate structures & decrease non-conformity. The property is zoned R4.

Staff introduced the project, and explained the application materials and staff report.

Chairman Feinberg voiced concern over the proposed application based upon review of the application materials and public comments. He expressed concern about minimum lot frontage on the lake and about the proliferation of docks. He also indicated that the Commission needed legal guidance regarding allowable actions on a project with non-conforming lots.

Chairman Feinberg moved to continue ROS-09-08 to the October 13, 2009 meeting to allow for the project to be publically noticed and for legal input to be sought. Commissioner Apperson seconded the motion. The motion carried.

### **DR-09-28, SR-09-14**

1379 Lick Creek Road

Andy Laidlaw of McCall Design and Planning representing Greg Hoyt: Design Review and Scenic Route applications for a new, exterior elevator on an existing residence in the Scenic Route and Shoreline Zone. The property is zoned R4.

Staff provided an explanation of the application materials and the staff report. Andy Laidlaw provided a brief explanation of the project's details as well as some project history.

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

Staff noted that due to the wording of the Scenic Route chapter in the City Code, that the scenic route application was unnecessary, and that the applicant could pursue an application fee refund.

Commissioner Jessup moved to approve DR-09-28. Commissioner Apperson seconded the motion. The motion carried.

### **DR-09-29**

1401 Warren Wagon Road

Steve Minor representing Gary & Cathy Lyons: A Design Review application for the remodel and expansion of a house from 2,600 sq. ft. to 3,600 sq. ft. in the Shoreline Environs Zone. The property is zoned R4.

Staff provided an explanation of the application materials and the staff report. Steve Minor explained the project details and presented a photo rendering of the project as viewed from the water.

Chairman Feinberg opened the public hearing. Hearing no comments Chairman Feinberg closed the public hearing.

Commissioner Apperson moved to approve DR-09-29. Commissioner Jessup seconded the motion. The motion carried.

**DR-09-30, SR-09-15**

1504 Warren Wagon Road

LeGrand Bennett representing Joan and Dennis Dillion: Design Review and Scenic Route applications for a 561 sq. ft. addition to an existing structure in the Shoreline Zone and Scenic Route Zone. The property is zoned R4.

Staff provided an explanation of the application materials and the staff report. Le Bennett provided a brief explanation of the project's details.

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

Staff noted that due to the wording of the Scenic Route chapter in the City Code, that the scenic route application was unnecessary, and that the applicant could pursue an application fee refund.

Commissioner Jessup moved to approve DR-09-30. Commissioner Apperson Seconded the motion. The motion carried.

**DR-09-31**

1632 E. Lake Street

Jay Craig representing David Koeplin: A Design Review application for the replacement and expansion of an existing retaining wall and in-ground patio in the Shoreline Zone. The property is located in the R4 Zone.

Staff provided an explanation of the project, indicating that public comment has been received regarding the project and that staff would defer to the commenting individual to articulate their concerns.

Chairman Feinberg opened the public hearing.

Pete Eisenman, a property owner adjacent to the subject property, presented the points made in his written public comment, emphasizing the desire for some vegetative buffering of the patio, relocation of the pathway, and preservation of existing trees.

The Commission discussed various alterations to the proposed plans.

Jay Craig, the owner's representative, indicated that proposed alterations were reasonable and that they could easily be accommodated from a construction perspective. Mr. Craig indicated that while he viewed the proposed alterations as reasonable, he could not agree to anything on the applicant's behalf. Mr. Craig indicated that he would suggest the alterations to the owners of the property.

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

Commissioner Feinberg moved to approved DR-09-31 contingent upon the addition of the discussed alterations, including a visual buffer for the patio, pathway relocation, and the protection of existing trees, as the first condition of approval. Commissioner Apperson seconded the motion. The motion carried.

**CUP-09-04**

116 N. 3<sup>rd</sup> Street  
Valley Academy of Idaho, LLC

William Borg: A Conditional Use Permit application for a private, nonsectarian middle school (grades 5-8). The property is located in the Community Commercial Zone.

Staff provided an explanation of the application materials and the staff report. William Borg provided a more detailed explanation of the project, including the history of the school, the school's approach to education, and the possibility of the school partnering with a ski team, in response to Commissioner questions.

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

Commissioner Jessup moved to recommend CUP-09-04 for approval by the McCall City Council. Commissioner Apperson seconded the motion. The motion carried.

**SUB-08-05**

Spring Mountain Boulevard  
Spring Mountain Ranch Subdivision – Phase #5

Secesh Engineering, Inc. representing the Three G Company: A Subdivision Final Plat application for Phase 5 of Spring Mountain Ranch PUD, consisting of 26 residential units on 11 acres. The property is zoned R4.

Staff provided a brief explanation of the project materials, including the staff report. Staff informed the Commission that road construction had already commenced and that the applicant had provided a financial guarantee, in accordance with City Code, to ensure its completion.

Commissioner Apperson moved to recommend SUB-08-05 for approval by the McCall City Council. Commissioner Jessup seconded the motion. The motion carried.

**8. OTHER**

Staff noted that Ronda Sandmeyer had submitted a letter to the City indicating her interest in serving on the Commission. Staff inquired as to whether the Commission would be interested in making a recommendation regarding this candidate.

The Commission indicated that they would like more information from the applicant prior to any recommendation, and that they would also like any applicant to appear in person before the Commission to indicate their interest.

Staff indicated that the upcoming Business Park Charette Grant had been awarded, through a bid process, to Harmony Design and Engineering, and that the Charette would be taking place from September 29<sup>th</sup> to October 1<sup>st</sup>.

Staff Further indicated that the formula business issue was going to be reviewed by City Council.

**9. ADJOURNMENT**

Chairman Feinberg adjourned the meeting at 9:45pm.



Phil Feinberg  
Chairman, P&Z Commission



Bradley Kraushaar  
City Planner, City of McCall