

**McCALL AREA**  
**PLANNING AND ZONING COMMISSION**

**Minutes**

**May 4, 2010 – 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 Feinberg called the meeting and asked staff to call roll. Chairman Feinberg, and Commissioners Russell and Apperson were present. Lacking a quorum, staff noted to the Commissioners and public that no decisions could be made at the present meeting, but that projects could be discussed.

**2. REVIEW & APPROVAL OF MINUTES**

May 2, 2010 minutes

April 6, 2010 minutes

The minutes could not be approved for a lack of quorum.

**3. PRE-APPLICATION MEETINGS**

143 East Lake Street

Sadie Noah of Creed Noah Real Estate representing the bank owned property. As the agent, she would like to disclose to potential purchasers what may or may not be acceptable conditional use. She would like some feedback from the committee on some preliminary ideas.

Sadie indicated the various problems with the existing structure and provided a detailed photographic list of the interior and exterior of the building. She noted that the bank would not approve the sale of the property if the sale included a condition that the purchaser had to secure a Conditional Use Permit, so she was trying to find out those types of development that the Commission would receive favorably, were they applied for.

The Commission, staff, and staff attorney all noted that the Commission did not give suggestions on types of development and that the Ms. Noah would be best served to look through the City Code for those uses that are conditionally permitted in the R4 Zoning district, and through past Planning and Zoning approvals to see what projects have been approved.

Staff noted that any prospective buyer of the property could have discussions with staff regarding possible development opportunities on the subject property.

**4. CONSENT AGENDA**

**ROS-10-02**

1515 & 1519 Dragonfly Loop

Rod Skiftun representing Sarah Seidl: A Record of Survey application to combined two existing parcels, to create a single .48 acre lot. The property is zoned R4.

**ROS-10-03**

401 Jacob Street  
The Springs Apartments

Secesh Engineering, Inc. representing The Housing Company: A Record of Survey application to split an existing 7.15 acre parcel into separate 3.45 acre and 3.70 acre parcels. The property is zoned R16.

**DR-10-12**

502 N. 3<sup>rd</sup> Street, Suite 1  
Intelligent Home Inc.

Ben Grant representing Intelligent Home Inc: A design review application for two new signs at Fircrest Plaza. The property is zoned CC.

**DR-10-14**

800 N. 3<sup>rd</sup> Street  
KAPS Parts Plus

Carl Barrett representing William Sponenburgh: A Design Review application for two new signs on an existing building. The property is zoned CC.

A quorum was not present and no action could be taken on the applications on the consent agenda.

**5. OLD BUSINESS**

None

**6. NEW BUSINESS**

**DR-10-10**

City of McCall Sewer Lagoon Property  
Recycling Partners

Claire Remsberg representing Recycling Partners: A Design Review application for the construction of a new 8,000 sq. ft. structure for a recycling center to serve McCall and Valley County. The property is zoned Industrial.

The applicant elected not to discuss the project with the Commission. No action could be taken by the Commission.

**DR-10-11, SR-10-04**

1250 Warren Wagon Road  
Davis Residence

Phil Corder representing Shawn Davis: Design Review and Scenic Route applications for the removal and replacement of an existing cabin with a new, manufactured, one-story, 1,500 sq. ft. structure. The property is zoned R4.

Phil Corder elected to briefly explain the project to the Commission and then made himself available for questions.

Commission Russell asked where the property received its access. Mr. Corder indicated that access would be from the existing driveway on Warren Wagon Road.

The Commission indicated that they understood the application. Due to a lack of quorum, the Commission was unable to take any action.

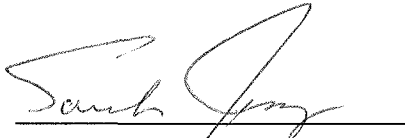
**7. OTHER**

The Commission discussed dates for the next meeting, and agreed to continue all of the agenda items until Tuesday, May 11, 2010 at 6:00 p.m.

**8. ADJOURNMENT**

Chairman Feinberg adjourned the meeting at 7:00 p.m.

Signed: May 4, 2010



Sarah Jessup  
Acting Chairwoman, P&Z Commission



Bradley Kraushaar  
City Planner, City of McCall