

**McCALL AREA
PLANNING AND ZONING COMMISSION**

Minutes

June 8, 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

Acting Chairwoman Jessup, and Commissioners Apperson, Russell, Corder, Spencer and Betts were present.

Staff explained that a motion to approve the amended agenda was necessary to comply with open meeting laws. Commissioner Corder moved to amend the agenda as presented. Commissioner Apperson seconded the motion. The motion carried.

2. REVIEW & APPROVAL OF MINUTES

Commissioner Apperson moved to approve the May 4, 2010 minutes. Commissioner Russell seconded the motion. The motion carried, with acting Chairwoman Jessup abstaining.

Commissioner Betts moved to approve the May 11, 2010 minutes. Commissioner Spencer seconded the motion. The motion carried, with acting Chairwoman Jessup abstaining.

3. PRE-APPLICATION MEETINGS

PRE-APPLICATION MEETING (DR)

Heather Susemihl with McCall Design and Planning representing Jill Hearne and Warren Cooper: A pre-application for the construction of a dwelling-unit in the Shoreline Zone.

Ms. Susemihl presented an overview of the presented plans. She indicated that she has already submitted the application to the City and that the plans have already received approval from the Spruce Grove Subdivision Architectural Review Committee.

PRE-APPLICATION (CUP, DR)

Andy Laidlaw with McCall Design and Planning representing Margret and Willy Gorrison: A pre-application for the construction of an accessory dwelling-unit and garage in the Shoreline Zone.

Mr. Laidlaw presented the plans for the project, noting the details of the presented site plan and the project's location in the Shoreline Zone. Mr. Laidlaw indicated that there was an existing, non-winterized cabin on the property as well as existing stone walls and terraces. Mr. Laidlaw described the access to the property, noting that the two structures on the property will access via different routes.

4. CONSENT AGENDA

Commissioner Corder requested to consider DR-10-19 separately.

DR-10-17

1101 East Lake Street
The Sand Bar Food Trailer – Sign

Lou Anne and Ron Gwartney: A Design Review application for signage on a food trailer. The trailer is 14 feet long and will be located across from the entrance to the Remax building. The property where the trailer will be located is zoned CBD.

DR-10-18

309 E. Lake Street
Premier Realty

Rocky Mountain Signs representing Pat Hill: A Design Review application for new signage at Premier Realty. The property is zoned CBD.

Commissioner Spencer moved to approve DR-10-17 and DR-10-18. Commissioner Apperson seconded the motion. The motion carried.

DR-10-19

115, 121, and 125 Commerce Street
McCall Art and Commerce Center

Rocky Mountain Signs representing Donna and David Armstrong: A Design Review application for new signage. The property is zoned Industrial.

Commissioner Corder inquired about the details of the bike rack. Staff explained that the third condition of approval was drafted to allow the creativity in design for the bike rack, while also ensuring the functionality of the structure.

Commissioner Spencer moved to approve DR-10-19. Commissioner Apperson seconded the motion. The motion carried.

5. OLD BUSINESS

DR-09-07

907 W. Lake Street
Wild River Java & Blue Moose Bistro

Joseph Swinford representing Danielle & Joseph Swinford: A modification of the existing Design Review approval, to accommodate new signage. The property is in the CC Zone.

Staff provided a background of the project and an overview of the changes to the signage.

Commissioner Apperson inquired about the lighting on the signage. Staff indicated that the primary sign would have the “goose neck” style lights as indicated in the drawings.

Mr. Swinford indicated that he thought the dimensions of the primary sign would be 10 ft. x 10 ft. Staff noted that the plans presented by Mr. Swinford were inconsistent, indicating 8

ft. x 8 ft. in one location and 10 ft. x 10 ft. in another location, but more importantly that the City Council's conditions of approval issued to Mr. Swinford in 2009 as a part of the Conditional Use Permit for the business clearly articulate that the maximum dimensions of the primary sign can be no larger than 8 ft. x 8 ft.

Commissioner Spencer moved to approve the amendment DR-09-07. Commissioner Corder seconded the motion. The motion carried.

6. NEW BUSINESS

DR-10-13, SR-10-05

2058 Eastside Road
Shultz Residence

McCall Design Representing Paula and Stephen Shultz: Design Review and Scenic Route applications for the construction of a new 2,500 sq. ft. dwelling-unit. The property is zoned R4, in the Scenic Route Zone.

Heather Susemihl of McCall Design and Planning described the project and reviewed the presented materials.

Staff indicated that the first condition of approval in findings and conclusions, regarding landscaping, had already been satisfied.

Commissioner Corder inquired about the dimension of the proposed "future residence" building site and whether it was sufficient to be practicable. Ms. Susemihl indicated that the building site was sufficient to accommodate a new building.

Commissioner Spencer inquired about the windows on the structure.

Acting Chairwoman Jessup opened the public hearing.

Haden Tanner, representing the adjacent neighbor to the south, noted that the property owner had concerns regarding the boxy, massive design and the lack of visual shielding and the potential impacts on property value.

Hearing no further comments, acting Chairwoman Jessup closed the public hearing.

The Commission briefly discussed the issue of design and shielding of the proposed structure.

Commissioner Apperson asked about the subdivision's approval of the design. Ms. Susemihl indicated that the subdivision's architectural control committee had issued an approval letter for the project.

Commissioner Corder moved to approve DR-10-13 and SR-10-05 subject to the presented Findings and Conclusions. Commissioner Spencer seconded the motion. The motion carried.

7. OTHER

Community Development Director Update

8. ADJOURNMENT

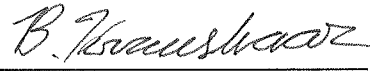
Acting Chairwoman Jessup adjourned the meeting at 7:00 p.m.

Signed: July 6, 2010



Phil Feinberg

Chairman, P&Z Commission



Bradley Kraushaar

City Planner, City of McCall