

McCALL AREA
PLANNING AND ZONING COMMISSION

Minutes

July 6, 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 to order. Staff called roll. Commissioners Apperson, Corder, Spencer, Jessup, Betts, and Russell were present.

2. REVIEW & APPROVAL OF MINUTES

Commissioner Jessup moved to approve the June 8th, 2010 minutes. Commissioner Russell seconded the motion.

3. PRE-APPLICATION MEETINGS

PRE-APPLICATION (DR, SR)

McCall Design and Planning representing The Shore Lodge: A pre-application for the addition of a spa facility and additional interior remodeling.

Andy Laidlaw presented a site plan and floor plan for the proposed addition on the western extent of the south façade of the existing lodge. Mr. Laidlaw noted that the applicant has scheduled a meeting with staff and that the interior layout of the spa had been designed by experts from New York.

Commissioner Spencer questioned whether or not there would be any issues with the proposal relating to the addition's location in the Scenic Route or the possible non-conforming nature of the structure. Staff noted that neither of these topics should be an issue for the proposal.

Mr. Laidlaw noted that the addition would match the exterior appearance of the existing building.

PRE-APPLICATION (CUP)

Claire Remsberg representing Heidi and Brian Scott: A Conditional Use Permit application for the reconstruction of a burned-down residence.

Mark DeJong, the contractor for the project, presented the proposed plans for a new residence in the CC Zone that would replace a burned down residence.

Staff explained to the Commission the code that required the applicant to submit a Conditional Use Permit application.

4. CONSENT AGENDA

In response to some brief comments and questions, Commissioner Russell requested that DR-10-22 and DR-10-23 be pulled from the consent agenda for specific consideration.

Staff explained that the two applications on the consent agenda were for identical structures on adjacent lots and noted that any discussion and comments about one application was directly applicable to the other application.

Staff explained that the projects were appearing before the Commission because the structures were on non-conforming lots, and further described the details of the project, including the most important condition of approval regarding side yard setbacks.

Commissioner Russell asked questions regarding the layout of the lots. Staff remarked that the packets were missing the applicant's site plan and passed around a large format version for the Commissioners to review.

The Commission asked where the access road for the lots was located. Staff described the access to the lot from the east.

DR-10-22

1677 Club Road
Brake Residence

Matt Brown representing Bernadette Brake: A Design Review application for a new 875 sq. ft. residence without a garage on a lot of non-conforming size. The property size is zoned R4.

Commissioner Jessup moved to approve DR-10-22. Commissioner Spencer seconded the motion. The motion carried.

DR-10-23

1679 Club Road
Brake Residence

Matt Brown representing Bernadette Brake: A Design Review application for a new 875 sq. ft. residence without a garage on a lot of non-conforming size. The property size is zoned R4.

Commissioner Jessup moved to approve DR-10-23. Commissioner Apperson seconded the motion. The motion carried.

5. OLD BUSINESS

None

6. NEW BUSINESS

DR-10-16, SR-10-08

2052 Eastside Drive
Cooper/Hearne Residence

McCall Design and Planning representing Jill Hearne and Warren Cooper: Design Review and Scenic Route applications for a new 2,600 sq. ft. residence. The subject property is zoned R4 and is located in the Scenic Route Zone.

Heather Susemihl provided a brief overview of the project.

Commissioner Russell inquired about the location of the lot within the subdivision. Ms. Susemihl indicated the lot on the provided vicinity map.

Commissioner Apperson inquired about the height of the structure. Ms. Susemihl indicated that the maximum height was 27 ft., 11 in.

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

Commissioner Spencer moved to approve DR-10-16 and SR-10-08. Commissioner Jessup seconded the motion. The motion carried.

CUP-10-04, DR-10-15, SR-10-07

2582 Warren Wagon Road
Gorrisen Accessory Dwelling Unit

McCall Design and Planning representing Margret and Willy Gorrisen: Conditional Use Permit, Design Review, and Scenic Route applications for a new 1,300 sq. ft. accessory dwelling-unit and garage. The property is zoned R4 and is located in Shoreline Zone

Andy Laidlaw presented the visual materials for the project. He noted the two separate access point for the existing structure and the proposed accessory dwelling unit.

Mr. Laidlaw discussed the condition of approval addressing setbacks and noted that he would contend that the code is not appropriately written to accommodate multiple structures on a single lot.

Commissioner Spencer discussed the existing beach access pathway, clarifying that the new garage would not impede that access. Mr. Laidlaw confirmed this.

Chairman Feinberg asked about a neighborhood meeting. Mr. Laidlaw indicated that a neighborhood meeting had been held, but no one had attended.

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

Staff, Mr. Laidlaw, and the Commission discussed the issue of the setback condition of approval. The Commission agreed that the existing code was not written to accommodate multiple structures on a single lot, in that the goal, in part, of setbacks was to achieve open space and that the proposed setbacks achieved that.

Commissioner Jessup noted that, were the lot divided, the proposed setbacks would meet the percentage width setback requirement, but that without that lot split, the strict

application of the percentage calculation indicated that the applicant needed greater setbacks on the west property line.

The Commission agree that the proposed site plan with setbacks met the intent of the code and the specific situation on multiple structures is not included in the present code language.

Commissioner Spencer moved to recommend CUP-10-04 for approval by the City Council with the removal of the first condition of approval relating to setbacks for the reasons discussed by the Commission. Commissioner Russell seconded the motion. The motion carried.

Commissioner Spencer moved to approve DR-10-15 and SR-10-17. In response to questions, staff clarified that the packets presented to the Commission did not contain the Scenic Route application because, prior to the creation of the packets, the application was pursuing a refund of the Scenic Route application, as it was deemed unnecessary by staff, but that the applicant had desired to move forward with the Scenic Route application to make sure they were proceeding appropriately. Commissioner Corder seconded the motion. The motion carried.

Commissioner Spencer moved to recommend that a second public hearing was not necessary. Commissioner Apperson seconded the motion. The motion carried.

CUP-10-05, DR-10-20

1639 Club Hill Blvd
McKibben ADU

Doug Cooper representing Mark McKibben: Conditional Use Permit and Design Review applications for an 1,800 sq. ft. accessory dwelling-unit. The property is zoned RE.

Chairman Feinberg noted his past involvement with the King's Pines HOA board and his ownership of a lot in the King's Pines subdivision.

Doug Cooper, presented the project noting the setbacks, design, site plan, and so forth. Mr. Cooper indicated that the applicant was exploring the possibility of reducing the rear property line setback from the 50 ft articulated on the plat to something less than that, but still greater than the City's requirement of 20 ft.

Staff recommended the addition of a condition of approval that would allow the applicant the flexibility to change their rear property line setback between 50 ft. and 20 ft. subject to approval for the HOA board and working with the upland neighbor.

Chairman Feinberg inquired about the height, reason for setback reduction, and the elevation change of the structure that would result from a reduced rear yard setback. Chairman Feinberg noted that the applicant should be required to work with HOA and upland owner to preserve existing views.

Mr. Cooper noted the height of the building and the complex septic system in the vicinity of the proposed structure as the explanation for the possible relocation. Mr. Cooper also noted that, to preserve reasonable slopes for the garage access, the movement of the

structure further west would only push it further into the hillside, reducing the visible portion of the structure for the upland neighbor.

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

Commissioner Jessup moved to recommend CUP-10-04 for approval by the City Council. Commissioner Corder seconded the motion. The motion carried.

Commissioner Jessup moved to recommend that a second public hearing was not necessary. Commissioner Spencer seconded the motion. The motion carried.

Commissioner Jessup moved to approve DR-10-20. Commissioner Spencer seconded the motion. The motion carried.

7. OTHER

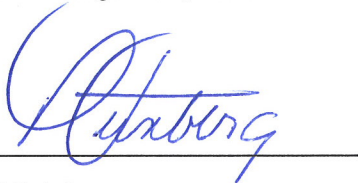
Staff provided a written Community Development Director's update. Staff also requested that the next meeting be reschedule to August 10th. The Commissioner agreed with the new date.

Staff noted that Chairman Feinberg would be presenting an annual report to City Council at an upcoming Council meeting. Chairman Feinberg requested that each Commissioner send him a brief personal statement so that the Council could be reintroduced to each Commissioner.

Commissioner Betts asked staff to prepare a code amendment for the August meeting addressing fencing in the 50 ft. high water mark setback.

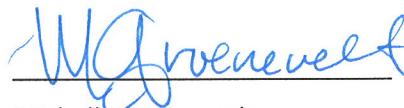
8. ADJOURNMENT

Signed: August 10, 2010



Phil Feinberg

Chairman, P&Z Commission



Michelle Groenevelt

Community Development Director