

McCALL AREA
PLANNING AND ZONING COMMISSION

Minutes

August 10, 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

Linda Corder, Doug Russell, Phil Feinberg, Sarah Jessup, Jim Betts were present.

Commissioner Jessup made a motion to amend the agenda; Commissioner Russell seconded the motion, and the motion carried.

2. REVIEW & APPROVAL OF MINUTES

- July 6, 2010

Commissioner Jessup made a motion to approve the July 6, 2010 meeting minutes, Commissioner Corder seconded the motion, and the motion carried.

3. PRE-APPLICATION MEETINGS

PRE-APPLICATION MEETING-VAR

1204 Mill Road

Le Bennett representing the Ventress Family: A pre-application for a variance to expand the living room on the west side of an existing structure. 1610 Moore Street.

Residential dwellings require commercial development as part of a mixed use development in the CBD. The current house is a non-conforming use of a structure.

Staff explained the situation and the code requirement.

Chairman Feinberg explained that applicant is trying to be honest about the application it is an expansion of a residential structure. Chairman Feinberg asked the Commission if anyone had any issues with approaching the situation this way. There was no opposition to using the variance process.

4. CONSENT AGENDA

The consent agenda included the following applications:

ROS-10-04

1634/1718 E. Lake Street

Butterfield/Scott Lot Line Adjustment

Rod Skiftun representing the Scott's and Butterfield's: A Record of Survey application to establish a new lot line between two properties. The properties are zoned R4, located in the Shoreline Zone.

The applicant submitted an application to establish a new lot line between adjoining properties. Through an unrelated survey, it was discovered that the individual property descriptions overlapped. The propose survey, and associated settlement agreement, establish a lot line that eliminates that overlap. A lot line adjustment is an action eligible for processing through a Record of Survey application. The proposed lot line adjustment does not create the ability to split either of the involved lots where previous such split would not have been possible.

ROS-10-05

501 N. 3rd Street
Woody's

Rod Skiftun representing Dexter Woodworth: A Record of Survey application to combine two existing lots and clarify current versus historical lot boundaries. The properties are zoned CC, located in the Scenic Route Zone.

The applicant has submitted an application to combine two existing lots (old Parcel 1&2). The presented survey, in addition to the combination, shows various right-of-way boundaries in the adjacent area, for future reference.

DR-10-24

210 Commerce Street
Sherwin Williams/Columbia Paint and Coatings

Dan Cobb of Image National representing Sherwin Williams: A Design Review application for a new, 32 sq. ft., free-standing sign. The property is zoned Industrial.

A design review application for a new 10 ft. tall, two-sided, free standing sign in the Industrial Zone. The subject property is located on the west side of Commerce Street.

Per MCC 3.9.03.D, the applicant is allowed a maximum of approximately 50 sq. ft. of signage. The applicant has proposed 32 sq. ft. of signage.

The applicant has indicated the sign will not be illuminated.

Commissioner Jessup made a motion to approve the consent agenda. The motion was seconded by Commissioner Russell. The motion carried.

5. OLD BUSINESS

None

6. NEW BUSINESS

DR-10-28

McCall Boat Parking Restroom

Epikos representing the City of McCall: Design Review application for a new public restroom on MURA parking lot. Wayne Ruemmele, Epikos architect, introduced the parking lot restroom project. His personal goal was develop a design that can be used elsewhere and be constructed locally. He explained there are 2 restrooms, changing rooms, and mechanical room. The color will be a natural color. The roof design could potentially have some solar panels and bring in some natural light.

Commissioner Betts asked if there was water and sewer is available. Wayne said they were coordinating with Keller (MURA engineer consultant) on the infrastructure.

Staff explained the status of the 2010 MURA Improvement project.

Commissioner Jessup moved to approve DR-10-28. The motion was seconded by Commissioner Betts. The motion carried.

DR-10-25, SR-10-10

501 W. Lake Street
The Shore Lodge

Andy Laidlaw from McCall Design and Planning representing The Shore Lodge: Design Review and Scenic Route applications for the expansion and remodel of the spa facilities, and associated landscaping. The property is zoned CC, is located in the Scenic Route Zone.

Andy explained the floor plans of the project, presented photos, and said a “green roof” is proposed for views and stormwater management. He showed a landscaping and lighting plan that meet outdoor lighting standards.

The applications were for the expansion of the existing spa facility at the Shore Lodge. The expansion will consist primarily of enclosing an existing space between the main lodge and spa that is currently a landscaped area. The new portion of the spa will utilize a green roof system. The proposed expansion is located within the Shoreline Zone, but is located on the highway side of the main lodge, not on the water side. The proposed expansion is also located in the Scenic Route Zone. The applicant will be providing landscaping between the remodeled and expanded spa, and the parking lot.

The applicant is noting that the existing parking for the lodge is sufficient for the approximately 1,500 sq. ft. spa addition because it will not contribute appreciably to the number of vehicles as spa users will likely already be hotel guests, and the number of hotel rooms is unaffected.

The proposed structure meets the relevant Design Guidelines.

The City of McCall Water and Sewer Department has indicated restrictions and best management practices for dewatering the pool. No public comment has been received to date.

Staff recommends approval of DR-10-25 and SR-10-10 contingent upon the Findings and Conclusions.

The public hearing was opened. No one spoke so the public hearing was closed.

Commissioner Jessup asked about the treatment on the green roof. Andy explained that it would be treated then the water would go into a catch basin.

Andy questioned the condition that the whole development be dark sky compliant. He passed out pictures taken in the evening. He read the intent of the chapter and explained that the regulations do not take into consideration on the distance from the road and filtration of the landscaping.

Commissioner Jessup thought that was a reasonable request but was concerned about holiday lights.

Chairman Feinberg said he has not noticed the outdoor light being a problem.

There was discussion about if the Commission could waive the code requirement. Staff explained that the Commission needs to follow the code but if there is not another option in the code then a variance from the lighting requirement is an option.

Commissioner Feinberg moved to approve DR-10-25 and SR-10-10 with the findings and conclusions and direct staff to work with the applicant on the lighting requirement. The motion was seconded by Commissioner Betts. The motion carried.

CUP-10-06

403 Timm Street
Scott Residence

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

Claire explained that the house burned down in March. A CUP is required because the residential dwelling in the CC zone which require a Conditional Use Permit.. The house is similar to the previous house but this plan proposes the addition of a garage. The setbacks are similar to a residentially zoned property.

Staff explained that the CUP was for the use of the structure.

Staff explained that if the applicant elected to reconstruct the same structure, on the same footprint, in the same location no planning approval is necessary. The applicant wishes to change the new structure from what previously existed. The applicant has to adhere to the current code, which requires a CUP for dwelling units in the CC Zone (the use as a "single-family dwelling unit" was non-conforming because the application did not have the necessary CUP).

Staff recommended approval of CUP-10-06 subject to the presented Findings and Conclusions.

The public hearing was opened. There were no comments so the public hearing was closed.

Commissioner Jessup moved to recommend approval of CUP-10-06 to City Council without a second hearing. The motion was seconded by Commissioner Russell. The motion carried.

CA-10-03

Code Amendment - Fences

City staff presented the code amendment to restrict fences in the 50 foot setback of the Shoreline and River Environs Zone. Staff explained that this amendment is to address a loophole in the code that would allow every property owner on the lake to build a 6 ft. tall fence down to the high water mark. Given the buildout potential under the existing language, it is assumed that the lack of the proposed code language is merely an oversight.

Staff explained that Ed Elliot had called to invite staff and any Commissioners to visit some properties with fences in the setback. There was discussion about the purpose of the Shoreline Zone in terms of scenic and visual corridors. Commissioner Corder asked if a fence was considered a structure. Staff explained that fences are considered a structure but specifically exempted as structures in the Shoreline Zone.

The public hearing was opened and there were no comments. Then the public hearing was closed.

Commissioners Betts moved to recommend approval of CA-10-03 to City Council. The motion was seconded by Commissioner Jessup. The motion carried.

7. OTHER

Staff presented the Administrative Determination on Side Yards Setbacks. The Commission agreed with the clarification document.

8. ADJOURNMENT

The meeting was adjourned at 7:09 pm.

Dated: August 10, 2010



Phil Feinberg

Chairman, P&Z Commission



Michelle Groenevelt

Community Development Director