

McCALL AREA
PLANNING AND ZONING COMMISSION

Minutes

October 5, 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

Staff called roll. Commissioners Corder, Betts, Apperson, and Chairman Feinberg were present.

2. REVIEW & APPROVAL OF MINUTES

Commissioner Betts moved to approve the September 14, 2010 minutes as presented. Commissioner Corder seconded the motion. The motion carried with Commissioner Apperson abstaining.

3. PRE-APPLICATION MEETINGS

PRE-APPLICATION (SUB AMENDMENT)

Village Green Condominiums

Bo Davies and John Russell representing Village Green Condominiums: A pre-application for the amendment of the Village Green plat to change from a condominium to a townhome.

John Russell introduced the proposed project indicating that the homeowner's association wanted to change their plat from a condominium plat to a townhome plat and that the presented materials showed a draft lot line adjustment. Mr. Russell also indicated that the HOA did not want to own typical townhome lots, rather just that extent necessary to encompass the footprint of the buildings and that the presented plat would be changing to reflect this.

Staff noted that if the plat is changed to be a townhome plat, the property boundary would need to encompass the full extent of the building. Staff further noted that the plat would be cleaner if there were not narrow strips of common space between the building parcels, but that ultimately the HOA would need to decide upon their ideal arrangement.

Mr. Russell indicated that he would revise the plat based upon the comments of the HOA, staff, and the Commission and reappear with an application.

PRE-APPLICATION (VAR, DR, SR)

Gay Simplot

2640 Warren Wagon Road

JoAnn Bulter of Spink Butler, LLP presenting a second pre-application for the demolition and reconstruction of a structure within property line setbacks of a constrained property.

Prior to the meeting the applicant request that the pre-application meeting be rescheduled to the November 2nd meeting. No presentation was made on behalf of the Simplot project.

4. CONSENT AGENDA

ROS-10-08

1413/1417 Dragonfly Loop
Davis Lot Combination

Rod Skiftun representing Joel Davis: A Record of Survey application for the combination of two existing, zero-lot-line lots into a single parcel. The property is zoned R4.

Commissioner Betts moved to approve ROS-10-08. Commissioner Corder seconded the motion. The motion carried.

5. OLD BUSINESS

There were no items of old business on the agenda.

6. NEW BUSINESS

CA-10-06

Subdivision and Planned Unit Development Phasing Changes

City Staff presenting a code amendment written by Steven Millemann and initiated by the City Council: Two language changes to allow for longer approval periods, phasing plans, and approval period extensions.

Staff presented a review of the four changes contained within the proposed code amendment.

Commissioner Corder voiced concern of the twenty-year time limit proposed in the amendment. The Commission discussed the appropriate amount of time for an extension. Staff clarified that the existing code, not to be changed, included a maximum of seven years for completion of a project, but that the proposed amendment was addressing timelines beyond this seven year limit.

The Commission noted that they would like to see the amendment language changed to include three-year review periods by City Council, remove the term "exceptional circumstances", and to have no limit on the number of three-year extensions that the Council could grant (as the Council would be able to decide for themselves as to how many extensions a project should receive).

Commissioner Corder moved to continued CA-10-06 to the November 2nd meeting to allow time for the amendment to be altered as discussed. Commissioner Apperson seconded the motion. The motion carried.

7. OTHER

Community Development Director Update

8. ADJOURNMENT

Chairman Feinberg adjourned the meeting at 6:45pm.

Dated: November 2, 2010



Phil Feinberg

Chairman, P&Z Commission



Bradley Kraushaar

City Planner, City of McCall