

**MCCALL AREA
PLANNING AND ZONING COMMISSION**

Minutes

November 2, 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

Commissioners Corder, Apperson, Betts, Russell, and Jessup were present. Commissioner Jessup assumed the role of acting Chairwoman.

Staff requested that the agenda be amended to remove the Simplot pre-application and to continue CA-10-07 to the December 5, 2010 meeting.

Chairman Feinberg arrived, relieving Commissioner Jessup of her stand-in role.

2. REVIEW & APPROVAL OF MINUTES

Commissioner Apperson moved to approve the October 5, 2010 Minutes as presented. Commissioner Betts seconded the motion. The motion carried with Commissioners Russell and Jessup abstaining.

3. PRE-APPLICATION MEETINGS

There were no pre-application meetings.

4. CONSENT AGENDA

No Commissioner desired to consider any of the consent agenda items separately.

ROS-10-10

145 Brundage View Court
Robnett Lot Combination

Ralph Miller of Secesh Engineering Inc. representing Mike Robnett: A Record of Survey application to combined 3 existing lots into 2 lots in the Spring Mountain Meadows Subdivision.

ROS-10-11

1445 and 1449 Dragonfly Loop
Mathes Lot Combination

Leslie Mathes: A Record of Survey application to combine two existing lots into a single parcel in the Aspen Ridge Phase 3 subdivision.

DR-10-39

401 Jacob Street
The Springs Apartments – Sign

Rocky Mountain Signs representing The Housing Company: A Design Review application for a new entrance sign for The Springs project.

DR-10-40

616 N. 3rd Street
Alpine Village Sales Center Sign

Michael Hormachea representing the Alpine Village Company: A Design Review application for a new free-standing sign for the sales center.

Commissioner Apperson moved to approve the consent agenda. Commissioner Jessup seconded the motion. The motion carried.

5. OLD 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.

A PUBLIC HEARING (continued from October 5, 2010)

Staff introduced the changes to the application since the October 5th meeting, highlighting the new language on the fourth change within the proposed amendment.

Commissioner Apperson noted the inconsistency between the period of time in the proposed change to MCC 3.10.09 and the language in 3.10.11, indicating that 3.10.11 should reference an eighteen month approval timeline.

Staff provided an explanation of each of the four proposed changes. Commissioner Apperson noted that the change to MCC 3.10.11 should not be so open-ended. The Commission discussed whether or not there should be prescribed limits for the extension versus leaving the duration to the discretion of the Commission. Commissioner Apperson proposed the addition of an additional sentence to that portion of the amendment stating "The duration of the extension is at the discretion of the Commission".

The Commission discussed each of the four changes to clarify what the amendment was affecting.

Staff noted that any motion on the code amendment should include the ability for staff to tweak the WHEREAS statements to accurately describe the proposed ordinance.

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

Commissioner Apperson moved to recommend CA-10-07 for approval by the City Council with the proposed language changes and the ability for the WHEREAS statements to be modified. Commissioner Jessup seconded the motion. The motion carried.

6. NEW BUSINESS

DR-10-37, SR-10-15, ROS-10-09

809 N. 3rd Street

May Hardware Expansion

Luke Vannoy of McCall Design and Planning representing Rick Fereday: Design Review, Scenic Route, and Record of Survey applications for a 1400 sq. ft. expansion of the existing May Hardware structure.

Staff introduced the project, reviewing the project characteristics and the presented staff report, noting the comments that had been received. Staff explained the current status of engineering approval, noting that an approval letter was forthcoming.

Luke Vannoy further described the project including a reference to the site visit by staff where lighting issues had been resolved.

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

Staff noted that any motion on the proposed applications should include the update of the Findings and Conclusions to reflect the resolution of lighting issues.

Commissioner Jessup moved to approve DR-10-37, SR-10-15, and ROS-10-09 with the proposed modifications to the Findings and Conclusions regarding lighting. Commissioner Corder seconded the motion. The motion carried.

DR-10-38, SR-10-16

136 E. Lake Street

Market Square Mall Addition

Victoria Hart presenting Design Review and Scenic Route applications for an 800 sq. ft. addition to the existing Market Square Mall building.

Staff presented the project, providing an overview of the staff reports, received comments, and status of engineering approval.

Commissioner Betts raised a series of questions relating to the project. First, he asked if there were plans for the relocation of the Knit Shop signage. Second, he asked about the proposed timeline for striping the four parking spaces being relocated along the east side of the existing structure. Chairman Feinberg asked if there was a plan for walkway access to the new structure through the southern entrance from 1st Street. Commissioner Betts finally inquired about the proposed location of snow storage on the four relocated parking spaces.

Commissioners Russell, Jessup, and Betts discussed the relocation of the parking spaces.

Staff clarified that the proposed chain across the southern access to the new structure was across an existing driveway approach. Chairman Feinberg noted that any approval of the project should require that this chain allows for pedestrian access from this location, as opposed to blocking it completely.

Staff attempted to answer questions related to Commissioner Betts' various inquiries. The Commission indicated that they would need to talk to the applicant (who was not present) to clarify various portions of the project.

Commissioner Corder moved to continue DR-10-38 and SR-10-16 to the December 5th meeting. Commissioner Jessup asked if the Commission would be willing to reopen the application at the present meeting if the applicant appeared. The Commission agreed that they would. Commissioner Apperson seconded the motion. The motion carried.

Commissioner Gene Drabinski arrived. Commissioner Drabinski provided a brief history of his experience as well as an overview of his approach to being a Commissioner.

The Commission briefly discussed why the Airport Zoning Code Amendment had been continued, noting that the various committees that had been involved in the creation of the new code language had a few remaining tweaks.

The Commission discussed the difference between Commission-related matters and tenant-property owner issues. Staff indicated that the idea of looking out for the interest of individual tenants was appropriate, but that some issues needed to be resolved between tenant and property owner.

The applicants for DR-10-38 and SR-10-16 arrived at the meeting. Commissioner Apperson moved to reopen the applications. Commissioner Corder seconded the motion. The motion carried.

Steve and Victoria Hart provided a brief overview of the project. Mr. and Mrs. Hart responded to Commissioner Betts questions regarding signage, parking, and snow storage, noting that the existing signage for the Knit Shop would be relocated to be visible from the arcade; that the relocated parking spaces would be striped during the early phases of construction; and that the indication of snow storage on the four relocated spaces was an error. The Harts also responded to Chairman Feinberg's comments regarding access from 1st Street, noting that pedestrian access through the chained off driveway approach would be a good idea and may be achievable with a bollard.

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

Commissioner Corder moved to approve DR-10-38 and SR-10-16. Commissioner Jessup seconded. Chairman Feinberg amended the motion to include the requirement that the southern driveway entrance on 1st Street remain accessible to pedestrians. Commissioner Jessup seconded the amendment. The motion carried.

CA-10-08

Business Park Zone

City Staff presenting a code amendment creating the Business Park Zone.

A PUBLIC HEARING

Staff provided a back history of the proposed code amendment, noting the Comprehensive Plan and Future Land Use Plan, the design charette with Harmony Design and Engineering, the drafting of the associated report, the adoption of that report by Council, and the

resulting code amendment before the Commission. Staff noted that an essential characteristic of the new zone is the differentiation between the interior zone and the exterior zone allowing for a more gradual transition between the surrounding residential zones and the potentially more intense uses of the Business Park.

The Commission asked a variety of questions relating to annexation and property owner involvement. Staff noted that property owners in the area of the design charette had been intimately involved in the process resulting in the proposed ordinance. Staff also noted that the discussion of annexation was likely better reserved for the future when such a scenario arose.

In response to mounting confusion, staff clarified that the proposed amendment was not a rezoning application, but merely a code amendment to create the language for a new zone.

Commissioner Apperson indicated that storage facilities should not be allowed in the perimeter Business Park Zone and that Studios should require a Conditional Use Permit in the exterior zone.

Commissioner Corder noted an inconsistency in the naming convention for the interior and exterior zones.

Commissioner Corder moved to recommend CA-10-08 to the City Council for approval with the stated changes the naming convention for the two sub-zones. Commissioner Jessup seconded the motion. Commissioner Apperson amended the motion to include the previously stated changes to the use table regarding storage facilities and studios. Commissioner Jessup seconded the amended motion. The motion carried.

7. ADJOURNMENT

The meeting was adjourned at approximately 8:50 p.m.

Dated: December 7, 2010



Phil Feinberg

Chairman, P&Z Commission



Bradley Kraushaar

City Planner, City of McCall