

**MCCALL AREA
PLANNING AND ZONING COMMISSION**

Minutes

May 3, 2011 – 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

Commissioner Drabinski, Commissioner Russell, Commissioner Apperson, Chairman Feinberg, and Commissioner Betts.

2. REVIEW & APPROVAL OF MINUTES

Commissioner Apperson made a motion to approve the April 5, 2011 Minutes; Commissioner Russell seconded the motion; the motion carried.

3. PRELIMINARY DEVELOPMENT PLAN REVIEW MEETINGS

3RD STREET/RAILROAD AVE INTERSECTION

Centennial Committee

David Armstrong representing the Centennial Committee: A Preliminary Development Plan Review for a new pocket park and historical monument addressing the City of McCall's 100th anniversary.

David explained that the project will be a monument to honor the McCall centennial celebration. It will be a park that is 18 feet wide at the narrowest. David has been working with the City engineer on the details. Five parking spaces would be lost as part of the project. The low wall would have recycled glass and other artifacts incorporated into the project to represent history of McCall. There was some discussion about the landscaping. Dave explained that the pavers will help fund the project. The total cost of the project is \$95,000 including in-kind donations. The goal is to have this project done by November 15, 2011. There was a discussion about how to reduce the cost of the project. The project will be completed with local artists, glass and 1911 pennies.

The project will be scheduled for the June P&Z meeting. Commissioner Apperson suggested that a new parking plan be developed as part of the project.

4. CONSENT AGENDA

ROS-11-02

1535, 1537, and 1539 Dragonfly Loop

Woods Lot Recharacterization

Ray Woods representing Mountain West Developers: A Record of Survey application to resurvey an existing condominium parcel as a single family lot. The property is zoned R4 and more particularly described as:

Parcel A, Aspen Ridge Phase III

This item was removed from the agenda. The property will go through the amended plat process rather than the record of survey process.

DR-11-10
209 N. 3rd Street
Sweet Rooster Pastries

Jaime Hill of Sweet Rooster Pastries: A Design Review application for a new 7 sq. ft., non-illuminated business sign on a proposed awning. The property is zoned CC, located in the Scenic Route Zone and more particularly described as:

Amended Tax No. 24 AND Tax No. 25, SE ¼ NW ¼, Section 16, T.18N., R.3E.

NOT A PUBLIC HEARING

DR-11-11
407 S. 3rd Street
McCall Motorcycle

Rocky Mountain Signs representing David Clutter of McCall Motorcycle: A Design Review application for a new 39 sq. ft., free-standing, non-illuminated business sign. The property is zoned CC, located in the Scenic Route Zone, and more particularly described as:

Tax No. 57A-3, SW ¼ SE ¼, Section 16, T.18N., R.3E.

NOT A PUBLIC HEARING

Commissioner Apperson made a motion to approve the entire consent agenda; Commissioner Jessup seconded the motion; the motion carried.

5. OLD BUSINESS

DR-10-43, SR-10-17
607 & 609 Owen Dr
Shore Lodge Beach Club

Dan Scott representing Sabala Whitetail LLC: Design Review, and Scenic Route applications to convert an existing residence into a private club for Whitetail members. The property is zoned R4, located in the Shoreline and Scenic Route Zones, and more particularly described as:

Tax Nos. 248 and 249, Gov't Lot 2, Section 8, T. 18N., R. 3E.

A PUBLIC HEARING (continued from April 5 meeting)

The applicant and the City have stipulated that the applications be continued to the June 7th P&Z meeting to allow for action on CUP-10-07 by the McCall City Council.

Chairman Feinberg made a motion to continue DR-10-43 and SR-10-17 to the June 7 meeting; Commissioner Apperson seconded the motion; the motion carried.

VAR-10-02
2640 Warren Wagon Rd.
Simplot Setback Variance

JoAnn Butler of Spink Butler, LLC. representing Gay Simplot: A Variance application seeking relief from the 50 ft. setback of the Shoreline Zone. The property is zoned R4, located in the Shoreline and Scenic Route zones, and more particularly described as:

Tax No. 1-A, Gov't Lot 2, Section 28, T.19N., R.3E.

A PUBLIC HEARING (continued from April 5, 2011)

The applicant and the City have stipulated that the applications be continued to the June 7th meeting to allow for Design Review and Scenic Route applications to join the existing Variance application.

Commissioner Betts made a motion to continue VAR-10-02 to the June 7 meeting; Commissioner Jessup seconded the motion; the motion carried.

6. NEW BUSINESS

There was no new business.

7. OTHER

Commissioner Apperson asked for examples of hardships from variances from the Planning and Zoning Attorney. Merideth will prepare this for the Commissioners.

Commissioner Betts posed the question if the term and appointment should include more specific information. There was some discussion on the term limits of the Planning and Zoning Commissioners. The P&Z approved bylaws in January that do not agree with the City Code. Staff explained that the state, city and by-laws should be consistent. In the past year, there has been a change in the state statutes so the City Code should be updated to reflect the state statutes as a 'clean-up' item. Staff will prepare this code amendment for consideration at a future meeting.

8. ADJOURNMENT

The meeting was adjourned at 6:52 pm.

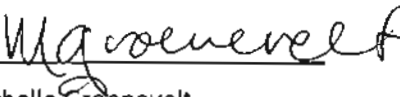
Dated: May 3, 2011



Phil Feinberg

Chairman, P&Z Commission

Attest:



Michelle Groenevelt

Community Development Director