

MCCALL AREA
PLANNING AND ZONING COMMISSION

Minutes

June 7, 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, Commissioner Betts, Commissioner Jessup and Commissioner Corder were present. Community Development Director Michelle Groenevelt, City Attorney Chaudoir and Administrative Assistant Debbie Smith were also present.

2. REVIEW & APPROVAL OF MINUTES

Commissioner Russell moved to approve the May 3, 2011 Minutes as presented. Commissioner Apperson seconded the motion. The motion carried.

Chairman Feinberg moved to amend the agenda by moving applications DR-10-16, SR-10-08, 2052 Eastside Drive, to the Consent Agenda from Old Business. Commissioner Corder seconded the motion. The motion carried.

3. PRELIMINARY DEVELOPMENT PLAN REVIEW MEETINGS

PRE-APPLICATION MEETING

1300 Roosevelt Street
Andrew Brown

Jason Smith representing Andrew Brown: A preliminary development plan review for a mixed use conditional use permit for an existing Marine service company. The property is zoned CBD. Mr. Smith presented the application to the commission with the details of his existing business which includes minor service & boat detailing. He does live in the building and since the property is located in the CBD zone, he is planning to apply for a Conditional Use Permit for a mixed use to bring the building into conformance with the city code.

He plans to paint the building to blend into the surrounding neighborhood and has already added gravel to the entire front of the building.

Chairman Feinberg asked if there were some issues with drainage at the site. Ms. Groenevelt said that there had been an issue with an existing drain. Mr. Smith explained that he had been unaware the drain went directly into the lake. That drain has been completely closed off.

Commissioner Apperson questioned him about the noise level coming from his business. Hours of operation were mentioned, such as 9:00 am – 6:00 pm in consideration of the neighbors.

There is not a sign for the business and Chairman Feinberg said that the sign would need to be part of the application.

PRE-APPLICATION MEETING

491 Chula Road
Steve & Lori Roser

Cameron Cordova representing Steve & Lori Roser: A preliminary development plan review to demolish existing non-conforming structures and rebuild one structure of approximate size at a greater and more conforming set back from the river. The property is zoned R-4.

Mr. Cordova presented the site plan for this early 1950's non-conforming structure. This building is very close to the river and there is frequently water under the structure. He would like to remove the existing structure and build a 2,000 sq .ft. residence with a two car garage on the site. To accomplish this, he will be asking for a setback variance due to the unusual shape of the lot. Presently he does not have a delineated high water line to show the commission. His application will need detailed surveying of topography.
The septic system is working and the location will need to be confirmed.

4. CONSENT AGENDA

DR-10-16 SR-10-08
2052 Eastside Drive

Heather Susemihl representing Warren Cooper & Jill Hearne: A request for six (6) month extension to the Design Review and Scenic Route applications approved July 6, 2010. The property is zoned R4.
NOT A PUBLIC HEARING.

Application was on the Old Business Agenda. Chairman Feinberg amended the Agenda moving DR-10-16, SR-10-08 to the Consent Agenda. Commissioner Corder seconded. The motion carried. Commissioner Apperson motioned to approve the six month extension request. Commissioner Drabinski seconded. The motion carried.

DR-11-12 (removed from Consent Agenda)
1308 Roosevelt Ave
The Hub

Mike Maciaszek representing The HUB: A Design Review application for a new business sign. The property is zoned CBD. Chairman Feinberg recused himself from DR-11-12.
NOT A PUBLIC HEARING.

Commissioner Corder removed DR-11-12 from the Consent Agenda. She wanted to see samples of the colors scheme for the sign which were not a part of the packet. Ms. Groenevelt presented the sample colors to the commission. Commissioner Corder made a motion to approve DR-11-12. Commissioner Betts 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 R-4.
A PUBLIC HEARING (continued from May 3rd meeting)

Commissioner Drabinski made a motion to continue the Public Hearing for DR-10-43, SR-10-17 to the July 12, 2011 Planning and Zoning meeting to allow time for the McCall City Council to take formal action on the Conditional Use Permit application (CUP-10-07). Commissioner Jessup seconded the motion. The motion carried.

VAR-10-02, DR-11-14, SR-11-04

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 R-4 and is located in the Shoreline and Scenic Route zones.

A PUBLIC HEARING (continued from May 3rd meeting)

JoAnn Butler, 251 E. Front Street Boise ID passed out copies of the site plan showing where the setbacks were measured from. She gave a quick overview of DR-11-14 and SR-11-04. She explained how the changes to the plans have increased the visual access to the lake from Warren Wagon Road. She stated that they are asking for a Variance to relax the literal enforcement of the 50 foot setback.

Dave Peugh with Epikos explained the landscape plan and how changes that were suggested from past meetings with the Planning & Zoning Commission have been incorporated. Trees, native shrubbery and other low vegetation were brought in to help with the visualization and the screening of the property. Mr. Peugh explained how the low growing ground cover will have several depressions so that as water runs off, it will get caught in the low lying depressions which should pretty much eliminate runoff. Commissioner Corder questioned the grade regarding drainage toward the depression which is also used for snow storage in the winter.

Jim McLaughlin, 100 S. Lindell Ketchum ID stated that this was the third design to be presented. Since the last meeting, the floor plan has been reduced in size by a little over 10% and is 31 feet 7 inches further back from the lake than the current house. Ms. Groenevelt asked where they measured the setbacks as it is not clear from the regular site plan.

Ms. Butler stated that Sheldon Keafer from Idaho Department of Lands, 555 Deinhard Lane is working with his headquarters to do a cross claim land swap by creating the legal description for the

area in the water and create a description for the area on the land and provide these to one another so that it is really clear where the property line actually is.

Nathan Stewart, Staff Engineer suggested that recommendation for approval should be contingent on an agreement with Valley County regarding their plan 30 year plan for Warren Wagon Road.

Commissioner Betts questioned that if part of the definition of a Variance as being allowed only to the extent necessary to relieve specific hardship, why the need to build a 5,000 square foot home. Discussion ensued.

There were no public comments. Chairman Feinberg closed the public hearing.

Commissioner Apperson motioned to recommend VAR-10-02 for approval to Valley County with the changes noted in the Findings and Conclusions. Commissioner Jessup seconded. The motion carried with six votes for and one vote against.

Commissioner Russell motioned to approve DR-11-14 and SR-11-04 with the same changes noted in the Findings and Conclusions. Commissioner Jessup seconded. The motion carried with six votes for and one vote against.

DR-11-13, SR-11-03

400 Railroad Ave.

Centennial Park

David Armstrong from the Centennial Committee and Peter Borner from the City of McCall: A Design Review and Scenic Route application for a new pocket park and historical monument representing the McCall's 100th anniversary. The property is zoned CBD.

A PUBLIC HEARING

Chairman Feinberg recused himself.

Peter Borner, 609 Woodlands Drive representing the City began the presentation.

Luke Vannoy, McCall Design, presented the visual of the proposed Centennial Park explaining the 100 foot wall representing the Centennial.

Chairman Feinberg explained the logo for the statue, bronze placques and the 50-250 engraved pavers that will be sold to help finance the park.

Discussion ensued regarding whether the park would be open in the winter or not. The park maintenance has concerns regarding snow removal.

Jeff Goodman, 311 Burns Road representing Toll Station asked how many parking spaces will be lost and voiced his concern about the traffic flow on Railroad Avenue. Nathan Stewart explained that the line of site at the intersections would not be blocked.

There were no more public comments. President Jessup closed the public hearing.

Commissioner Apperson motioned to approve DR-11-13 and SR-11-03 with conditions. Commissioner Drabinski seconded. The motion carried.

6. NEW BUSINESS

SUB-11-01

Parcel A, Aspen Ridge III Plat Minor Amendment

Ray Woods representing Mountain West Developers: A minor Subdivision Amendment application to the preliminary and final plat to change the use of Parcel A of Aspen Ridge III from three (3) condominium units shown to a single-family lot. The property is zoned R4.

A PUBLIC HEARING

Rod Skiftun presented the application explaining that this amendment will provide a reduction in the density of the plat.

There were no public comments. Chairman Feinberg closed the public hearing.

Commissioner Corder recommended approval of SUB-11-01 to City Council with one condition. Commissioner Russell seconded. The motion carried.

7. OTHER

Discussion of the Lake Shore Code Amendment

Ms. Groenevelt is bringing the Minimum Width Lake Frontage Code Amendment back to the Planning & Zoning Commission. She stated there have been six public hearings on the subject and she is looking for direction from the commission. Discussion ensued.

8. ADJOURNMENT

The meeting was adjourned at 8:50 pm.

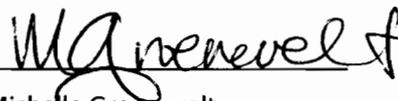
Dated: June 7, 2011



Phil Feinberg

Chairman, P&Z Commission

Attest:



Michelle Groenevelt

Community Development Director