

McCALL AREA
PLANNING AND ZONING COMMISSION

Minutes

September 13, 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

Chairman Feinberg, Commissioner Drabinski, Commissioner Apperson, Commissioner Jessup, Commissioner Russell, Commissioner Corder and Commissioner Betts were present. Community Development Director Michelle Groenevelt, City Planner Delta James, Planning and Zoning Attorney Meredith Chaudoir and Administrative Assistant Debbie Smith were also present.

2. REVIEW & APPROVAL OF MINUTES

Commissioner Jessup moved to approve the August 2, 2011 minutes as presented. Commissioner Corder seconded the motion. Commissioner Apperson abstained. The motion carried.

3. PRELIMINARY DEVELOPMENT PLAN REVIEW MEETINGS

PRE-APPLICATION MEETING

478 Ellis Road

Donald Hardy: A pre-application meeting for a Conditional Use Permit to allow storage use of an existing building. The property is zoned R1.

Don Hardy, 652 Brady, explained that he was securing boat storage for his business. The building has always been used for boat storage but because it is in a residential zone, he needs to receive a conditional use permit to expand the boat storage. Ms. Groenevelt stated that the conditional use permit would bring the property up to the current code regulations. The application will be presented at the October 4, 2011 Planning and Zoning meeting.

PRE-APPLICATION MEETING

1307 Herrick Street

Claire Remsberg representing Rita and Dale Backus: A Design Review and Scenic Route application to remodel and add addition to existing residence and add new two-car garage. The property is zoned R4.

Claire Remsberg, 14003 Comfort Road, explained the remodel would be an addition and the colors would match the existing structure. There were no questions from the commission. The applications will be presented at the October 4, 2011 Planning and Zoning meeting.

4. CONSENT AGENDA

SUB-04-08 Design Guidelines Update

River's Crossing Subdivision

Robert Lyons representing the River's Crossing Home Owners Association is requesting approval of revised subdivision Design Guidelines. The subdivision is zoned R8.

ROS-11-06

1305/1307 Jasper Drive

Robin and Brenda Baune and Crystal Beck: Record of Survey application to combine two lots within Jasper Subdivision to accommodate addition of a porch to an existing structure. The property is zoned R-4.

DR-11-23

901 1st Street

McCall Craftsman Homes representing Community Congressional Church: Design Review application to add a 7'x7' covered roof over existing stairs on east side of church and remove and replace existing storage shed on north side (alley) of church. The property is zoned CBD.

DR-11-27

715 Bridlepath Way
Solace Natural Medicine

Brandi Solace and Jonas Bean of Solace Natural Medicine: A Design Review application for a new 6 ft. by 31 in., non-illuminated free-standing business sign with a sign height of 8 ft. The property is zoned R-4.

DR-11-28

1007 Lake Street
Pueblo Lindo Restaurant

Jose and Noemi Diaz of Pueblo Lindo Restaurant: A Design Review application for a new 4 ft. by 8 ft. (32 sq. ft.) non-illuminated roof sign. The property is zoned CC.

Chairman Feinberg and Commissioner Corder recused themselves from the Consent Agenda. Commissioner Drabinski moved to approve the Consent Agenda: SUB-04-08, ROS-11-06, DR-11-23, DR-11-27 and DR-11-28. Commissioner Russell seconded the motion. The motion carried.

5. OLD BUSINESS

DR-11-19

303 Sunset Street
Evening Rise Bakery

Bill McDonald / McDonald LLC: Request to amend approved August 2, 2011 Findings of Fact, Conclusions of Law, and Decision.

Chairman Feinberg asked Ms. James to explain this request. The application as it was received and heard at the last meeting, appeared that the improvements they were applying for would be more expensive than the applicant actually proposed doing. It is actually a façade improvement and at the last meeting it was thought to be a change of use for the building.

Proposed construction, as the staff now knows, is less than \$20,000. Therefore, per the city code, the fifth condition which requires curb, gutter and sidewalks, can be omitted. Commissioner Jessup moved to approve the amendment. Commissioner Corder seconded the motion. The motion carried.

DR-10-27

502 Garnet Dr.

Terry and Nancy Pape: Request to extend Design Review approval for application number DR-10-27 for a period of one year (until September 14, 2012). The property is zoned R4.

Ms. James explained the code states an application can be extended one time for a six month period upon written request to the administrator. Chairman Feinberg explained that with a building permit, which is valid for 180 days, and the six month extension, the applicant would have a year to begin construction. Commissioner Drabinski moved to approve the six month extension. Commissioner Jessup seconded the motion. The motion carried.

6. NEW BUSINESS

DR-11-22

3761 Eastside Drive

McCall Design representing John and Kathy Danhaki: Design Review application to construct a new residence with related improvements. The property is zoned RR.

Andy Laidlaw and Heather Susemihl of McCall Design presented the project. The application is to construct a new residence with a footprint of 5,256 sq. ft on bedrock lakeside property. It is the northern most residential property on the east side of the lake. The design intent is to maintain the face of the rock from the lakeside. The house will be placed behind the trees making it less visible from the lake. Mr. Laidlaw explained that to construct this house the PLRWS District sewer line is being extended from Paradise Point to the site. They have obtained an easement from the State of Idaho to construct the road on the neighboring property down to the site. There will be a lift station installed.

Discussion ensued as to whether a scenic route application should have been required for the road. Commissioner Jessup questioned whether the commission would have any jurisdiction regarding state land. Ms. Chaudoir did not know but said she would look into it.

Ms. Groenevelt asked if the Fire District had an issue with the length of the driveway. Mr. Laidlaw explained that they have met with the district and the Dankakl's are providing a fire hydrant. Chairman Feinberg opened the public hearing. There were no comments. The public hearing was closed.

Chairman Feinberg moved to approve DR-11-22. Commissioner Jessup seconded the motion. The motion carried.

DR-11-24

1630 E. Lake Street

High Mountain Nursery representing PEDA Investments L.P.: Design Review application within the Shoreline Zone to remove existing deck, gravel walkways and retaining walls, and install paver patio and walkways, and retaining walls. The property is zoned R4.

Ms. James explained to the commission that this project began without city staff knowledge or approval. When the project was brought to staff attention, a stop work order was issued. Subsequently the staff lifted the stop work order to reduce erosion on site. The property owner was informed that any work completed prior to design review, and not approved, would be subject to removal at their expense.

Kevin Grove of High Mountain Nursery stated that what Ms. James has said is exactly what happened. He said that in the forty years of landscaping houses on the lake he has never had to come before the Planning and Zoning Commission for landscape approval. One of the neighbors came to the city to complain that he had not been notified of the project. This neighbor had a similar project previously and had been required to apply through the city informing all neighbors of his plans.

Mr. Grove explained the work that he has done to take a tremendous erosion problem and correct it. He asked for landscaping guidelines from the city.

Discussion ensued pertaining to the lack of landscape projects being addressed in the City Code.

Chairman Feinberg opened the public hearing.

Jim Voulelis, 1627 E. Lake Street, stated that he purchased his house a couple of years ago. He had a great view of the lake as a second tier property. He said this was a great project but because of the lack of public notice, he was unable to give any input. Two spruce trees were planted that will one day interfere with his view. He asked if there is a process for view corridors. Chairman Feinberg said there is not and that since the application was not properly publicly noticed, he did not have the opportunity to have any say in the project before it began. Ms. Groenevelt stated that view corridors were addressed in the scenic route portion of the Design Guidelines.

Mr. Voulelis stated that this project has completely changed what he can see from his property and also the importance of the public process.

The public hearing was closed.

Commissioner Corder moved to approve DR-11-24. Commissioner Jessup seconded the motion. The motion carried.

Chairman Feinberg added the commission would definitely take all recommendations that have been brought forth & schedule a work session to discuss code revision.

DR-11-25

2036 Payette Drive

Gil Gould representing Frank Crowe: Design Review application to repair existing upper deck and remove and replace existing lower in-ground deck within shoreline zone. The property is zoned R-4.

Gil Gould, 291 Ashton Lane, presented the project to remove a deck that has settled and repair the upper deck for safety. This is a non-conforming structure and will not be enlarged. This repair would bring the deck up to the current code. Retaining walls will be added for erosion control.

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

Commissioner Apperson moved to approve DR-11-25. Commissioner Betts seconded the motion. The motion carried.

DR-11-26

SR-11-07

201 W. Lake Street

Steve Hart representing James and Dianne Graham: Design Review and Scenic Route application to construct a new attached garage as an expansion of an existing garage. The property is zoned R-4. Steve Hart, 2718 S. Roosevelt, explained the reason for the front extension to the garage is to extend their parking capabilities. He said that the utilities will be relocated underground. There will be doors on each end of the garage so that the applicants would no longer need to back onto Lake Street.

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

Commissioner Jessup moved to approve DR-11-26. Commissioner Corder seconded the motion. The motion carried.

7. OTHER

William Weida, Chairman of the Watershed Advisory Group, stated that the Danhaki project and the Irvine project are good examples of structures that have been built that agree with all of the zoning codes, but the regulations are for sub-urban environments, away from the lake. These regulations do not fit the requirements we have for the lakeshore. He strongly believes in the need for a code re-write.

Discussion ensued regarding the existing codes.

Chairman Feinberg said that the staff needs to schedule some meetings with the commission to discuss needed code revisions starting in early October.

8. ADJOURNMENT

The meeting adjourned at 7:40 p.m.

Signed: October 4, 2011



Phil Feinberg

Chairman, P&Z Commission

Attest:



Michelle Groenevelt

Community Development Director