

**McCALL AREA**  
**PLANNING AND ZONING COMMISSION**

Minutes

October 4, 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 Apperson, Commissioner Jessup, Commissioner Russell and Commissioner Betts were present. Community Development Director Michelle Groenevelt, City Planner Delta James and Administrative Assistant Debbie Smith were also present.

**2. REVIEW & APPROVAL OF MINUTES**

Commissioner Betts moved to approve the September 13, 2011 minutes as presented. Commissioner Russell seconded the motion. The motion carried.

**3. PRELIMINARY DEVELOPMENT PLAN REVIEW MEETINGS**

**PRE-APPLICATION MEETING**

2595 Eastside Drive

Douglas Roe representing Camp Ida-Haven: A pre-application meeting for a Conditional Use Permit and Design Review to update a 1994 CUP for camp site and facilities and for Scenic Route and Design Review for a new maintenance building. The property is zoned R4.

Douglas Roe presented the plans for a Conditional Use Permit. He explained a revised Master Plan for Camp Ida-Haven which will have less development than the Master Plan that was approved in 1994.

The Conditional Use Permit and Design Review applications for a maintenance building will be presented at the November 1, 2011 meeting.

**PRE-APPLICATION MEETING**

1407 Warren Wagon Road

Wayne Ruemmele of Epikos Land Planning and Architecture representing Don and Vivian Driscoll: A pre-application meeting for an addition to an existing residence along a Scenic Route and within the Shoreline Zone. The property is zoned R4.

Wayne Ruemmele presented the plans for a remodel and addition to the existing residence. The addition will be a new entrance and also the remodel of living space.

The Design Review and Scenic Route applications will be presented at the November 1, 2011 meeting.

#### 4. CONSENT AGENDA

##### **ROS-11-07**

1407 / 1415 Warren Wagon Road

Secesh Engineering representing Don Driscoll and Len Jordan: Record of Survey application to adjust the lot line between Lots 1 and 2 of Recorder's plat to move it 20 feet to the north. The property is zoned R4.

##### **DR-11-34**

301 E. Lake Street

McCall Real Estate Company

Michael Anderson of McCall Real Estate Company: A Design Review application for a new 3 ft. by 12 ft. (36 sq. ft.) sign to replace and relocate existing building façade sign. The property is zoned CBD.

##### **DR-11-36**

414 Railroad Ave., Suite 100

Orbit Screen Printing / Sweetly Sinful Candy Company

Suzann Crist of Orbit Screen Printing and Sweetly Sinful Candy Company: A Design Review application for two new signs (totaling 5 sq. ft.). The property is zoned CBD.

Chairman Feinberg recused himself from the Consent Agenda and asked Commissioner Jessup to lead the meeting. Commissioner Betts moved to approve the Consent Agenda: ROS-11-07, DR-11-34 and DR-11-36. Commissioner Apperson seconded the motion. The motion carried.

#### 5. OLD BUSINESS

None

#### 6. NEW BUSINESS

##### **CUP-11-04**

478 Ellis Road

Donald Hardy of McCall Boat Works: A Conditional Use Permit application to allow storage use of an existing building. The property is zoned R1.

Donald Hardy, 478 Ellis Road, explained to the commission that the use of this property has always been boat storage. He is requesting a CUP as he wants to add additional storage space for a thirty two foot 1926 wooden boat. The CUP is needed because the property is located in a residential zone.

Commissioner Betts asked Mr. Hardy if there would be a single entrance. Mr. Hardy confirmed there would only be one entrance to the storage building.

Chairman Feinberg opened the public hearing.

Diane Dobson, 650 Sheila Road, spoke in opposition to the approval of the CUP. Her concerns were increased traffic on the dirt road causing more dust. She also had some concerns on the lack of landscaping. She asked about additional noise and Mr. Hardy explained that no work is done to the boats in this building. It is for storage only.

Chairman Feinberg closed the public hearing.

Mr. Hardy said that he is very considerate about the dust as he is pulling \$100 to \$200 thousand dollar boats to the storage building. He has owned the property since 2007. The use is seasonal with spring and fall being his busiest times. The property is snowed in for about 8 months of the year.

Ms. James explained that a Design Review application will be heard at the November 1, 2011 meeting regarding the expansion of the building.

Chairman Feinberg expressed the need for Mr. Hardy to impress upon any customer moving the boats to and from the storage building of the fact that it is a residential neighborhood and that the maximum speed limit should be 5 to 10 MPH.

Chairman Feinberg recommended approval of CUP-11-04 to the County Commission with conditions to include the Conditional Use Permit shall be for storage use only; hours of operation limited to 9:00 a.m. and 9:00 pm; the applicant coordinating with the Valley County Road Department, at the applicant's expense, to provide regular dust abatement on Ellis Road from the month of June through the month of October; the applicant shall provide landscaping along the fence of the front property line and no additional outdoor lighting shall be permitted on the property. Commissioner Russell seconded the motion. The motion carried.

The commission recommended a second public hearing at the County level.

**DR-11-30**

**SR-11-09**

1307 Herrick Street

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

Ms. James stated the recent receipt of a public comment from a neighbor adjacent to this property at 1305 Herrick Street requesting the driveway be adjusted to the north as it is partially on their property.

Claire Remsberg, 14003 Comfort Road, explained that the property pin is in the middle of the driveway and there is not an easement Ms. Remsberg is aware of. She said that, in her opinion, it would not be very hard to relocate the driveway enough to appease the neighbors.

Ms. Remsberg presented the project. She said that ½ of the existing cabin will be demolished and then a new garage and expanded addition will be added. The exterior finishes will match the existing colors, materials and design style.

Discussion ensued as to the location of the driveway.

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

Commissioner Betts moved to approve DR-11-30 and SR-11-09 with conditions to include setbacks to relocate the driveway or an agreement signed by the applicant and the neighboring property owner, for the driveway's encroachment on the neighboring property. Commissioner Russell seconded the motion. The motion carried.

**DR-11-31**

**SR-11-10**

143 E. Lake Street

Wayne Ruemmele of Epikos Land Planning and Architecture representing David and Karen Odmark: A Design Review and Scenic Route application to construct a new single-car garage (728 sq. ft). The property is zoned R4.

Mr. Ruemmele, 1050 Fireweed, presented the application to add a 728 sq. ft. single car garage. The design is 16 feet wide and 30 feet deep. The front setback is 31.9 inches. The design of the garage is in keeping with the main house.

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

Commissioner Jessup moved to approve DR-11-31 and SR-11-10. Commissioner Russell seconded the motion. The motion carried.

## 7. OTHER

### **Business Use Appeal**

Lakeside Services LLC

1300 Roosevelt Street

Jason Smith of Lakeside Services LLC: Appeal of non-permitted business use notification at 1300 Roosevelt Street. The property is zoned CBD and more particularly described as: McCall 1<sup>st</sup> Addition, Lots 19 and 20.

Appeal continued to the November 1, 2011 meeting.

### **Discussion on the draft 2012 P&Z meeting and deadline calendar**

Ms. James provided copies of the draft schedule she is proposing for 2012 to the commission. She would like to set a 6 week deadline for most land use applications and a 3 week deadline for pre-applications and sign applications. She is also proposing an additional meeting in October, if needed for additional applications. Discussion continued as to the need for the additional meeting. No motion was needed. Staff can set the calendar.

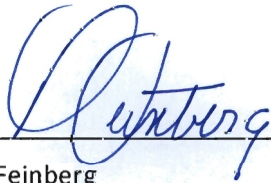
Planning and Zoning work session will be November 16<sup>th</sup>, 1 p.m. to 5:00 p.m.

Ms. Groenevelt invited the commission to join the WAG on a shoreline tour of homes on the lake on Friday, October 14<sup>th</sup>, weather dependent.

## 8. ADJOURNMENT

The meeting adjourned at 7:10 p.m.

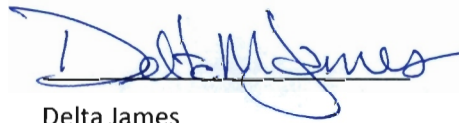
Signed: November 1, 2011



Phil Feinberg

Chairman, P&Z Commission

Attest:



Delta James

City Planner