

MCCALL AREA
PLANNING AND ZONING COMMISSION

Minutes

November 1, 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 Corder, Commissioner Russell and Commissioner Drabinski were present. Community Development Director Michelle Groenevelt, City Planner Delta James, Planning and Zoning Attorney Meredith Chaudoir, City Engineer Nathan Stewart and Administrative Assistant Debbie Smith were also present.

2. REVIEW & APPROVAL OF MINUTES

Commissioner Apperson moved to approve the October 4, 2011 minutes as presented. Commissioner Russell seconded the motion. The motion carried.

3. PRELIMINARY DEVELOPMENT PLAN REVIEW MEETINGS

PRE-APPLICATION MEETING

2099 John Alden

McCall Design representing John & Lois Kloss: A pre-application for an accessory residential structure in excess of 1,500 sq. ft. The property is located in the R4 zone.

Andy Laidlaw of McCall Design explained the plan for a Conditional Use Permit for an accessory dwelling in excess of 1,500 sq. ft. to the board.

The Conditional Use Permit application will be presented at the December 6, 2011 meeting.

4. CONSENT AGENDA

DR-11-37

1624 East Lake Street

Falvey Corporation representing Steve & Claire Ryberg: A Design Review application to remove existing concrete retaining wall and replace with native granite rock Rip-Rap within the Shoreline Zone. The property is zoned R4.

Commissioner Apperson questioned Nathan Stewart's comment on the culvert that is on the property. Mr. Stewart explained that he advised the culvert be redirected into the easement so that it was an HOA responsibility if there was a maintenance issue, and it would not be the City's responsibility to repair.

Commissioner Drabinski moved to approve DR-11-37. Commissioner Corder seconded the motion. The motion carried.

5. OLD BUSINESS

None

6. NEW BUSINESS

CUP-11-03, DR-11-29, SR-11-08

2595 East Side Drive

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

Douglas Roe presented the applications for the Conditional Use Permit and Design Review. He showed the original master plan for Camp Ida-Haven and explained the differences between it and the new master plan. The plan is for the camp to be a year round facility. During the summer they average 105 children per week. The design review application is for a 50 x 100 sq. ft. shop/storage building to be located in the same location as the existing building.

Ms. James presented the Staff Report.

Chairman Feinberg opened the public hearing. Ms. James read the public comments which she received by email from:

Christy Dambrosio requested there be a limit placed on the noise level coming from the camp in the evenings by 10:00 pm.

Mark Tidd requested the same reduced noise requirement and also asked the board to review the location of the archery range as there are occasionally stray arrows on the Tamarack Bay property.

Steve Cook also requested the 10:00 p.m. limit on noise.

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

Commissioner Corder moved to recommend approval to the Valley County Commissioners of CUP-11-03 with staff conditions and with public hearing. Commissioner Russell seconded the motion. The motion carried.

Commissioner Apperson moved to approve DR-11-29 and SR-11-08 with staff conditions.

Commissioner Corder seconded the motion. The motion carried.

DR-11-32

SR-11-11

1407 Warren Wagon Road

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

Wayne Ruellemele, 1050 Fireweed, presented the applications. The plan includes a one story addition to an existing two story residence. The addition will be to the north side of the house. The entry design has changed to an octagon design from a typical gable design.

Delta presented the Staff Report.

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

Commissioner Russell moved to approve DR-11-32 and SR-11-11. Commissioner Apperson seconded the motion. The motion carried.

DR-11-38

SR-11-12

1000 Second Street (Timbercrest Downtown)

Steven Millemann representing Platinum Drilling, LLC: A Design Review and Scenic Route application for exterior changes to the east elevation of the existing structure. The property is zoned CBD.

Amy Pemberton, 706 N First Street, presented the applications for Steven Millemann.

The changes are to the east side of the building façade.

Mike Voris said the original plans that were approved in 2004 showed a gabled roof line. The builder instead built a shed roof. The plan is to bring the façade back into compliance with the approved conditional use permit. This will include three additional gables on the roof line.

Ms. Pemberton stated that their office did receive a public comment from Dan Krahn. Mr. Krahn is concerned about ice dripping off of the roof. Ms. Pemberton contacted the architect, John Powell, with Mr. Krahn's concern. Mr. Powell stated that compared to the structure currently there, it is being improved since everything will not be sloping toward the sidewalk. The shed roofs are being replaced with an open gable trellis which will allow snow to fall through to the decks and should not build up on the roof.

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

Ms. James explained the staff conditions in the findings and conclusions.

Commissioner Apperson moved to approve DR-11-38 and SR-11-12 with staff conditions.

Commissioners Corder and Russell seconded the motion. The motion carried.

DR-11-39

476 Ellis Road

Don Hardy of McCall Boat Works: A Design Review application for an addition (1600 sq. ft.) to an existing storage building. The property is zoned R1.

Don Hardy, 652 Brady, and Ms. James explained that the Valley County Commissioners have approved the CUP-11-04 and that Mr. Hardy is ready to begin construction. The plans are all the same as presented at the last Planning & Zoning meeting for the conditional use permit. The new addition will match the existing structure.

Commissioner Corder asked for clarification of where Ellis Road is located. Mr. Hardy explained the location.

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

Commissioner Corder moved to approve DR-11-39. Commissioner Apperson 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.

Appeal continued to the December 6, 2011 meeting.

Discussion of November 16, 2011, P&Z work session agenda priorities.

Ms. James distributed draft agendas of the work session to the commissioners.

Ms. James and Ms. Groenevelt decided that the sign code, landscaping and lot coverage as priorities for discussion.

Chairman Feinberg asked if the public would be invited to this work session. Ms. James explained that the agenda will be posted on the website.

Ms. James reminded the Commission of a Planning and Zoning training session by Jerry Mason through the Association of Idaho Cities to be held in Boise on Monday, November 28, 2011.

8. ADJOURNMENT

The meeting adjourned at 7:00 p.m.

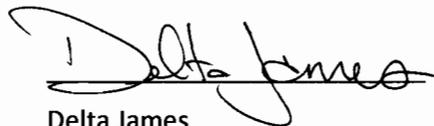
Signed: December 6, 2011



Phil Feinberg

Chairman, P&Z Commission

Attest:



Delta James

City Planner