

MCCALL AREA
PLANNING AND ZONING COMMISSION

Minutes

December 6, 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 Corder, Commissioner Russell, Commissioner Jessup and Commissioner Betts were present. Community Development Director Michelle Groenevelt, City Planner Delta James, City Engineer Nathan Stewart and Administrative Assistant Debbie Smith were also present.

2. REVIEW & APPROVAL OF MINUTES

Commissioner Corder moved to approve the November 1, 2011 minutes as presented. Commissioner Russell seconded the motion. Commissioner Jessup abstained as she was not present at this meeting. The motion carried.

Commissioner Corder moved to approve the November 16, 2011 Special Meeting minutes with spelling corrections. Commissioner Jessup seconded the motion. Commissioner Russell abstained as he was not present at this meeting. The motion carried.

3. PRELIMINARY DEVELOPMENT PLAN REVIEW MEETINGS

Pre-application (DR)

225 & 325 Commerce Street

McCall Design representing Lex Bernstein: A pre-application for a lot line vacation combining two lots, construction of a new roof structure between two existing buildings creating a covered parking area, and construction of an addition (approx. 600 sq. ft.) to the south building. The property is zoned Industrial.

Lex Bernstein explained his plan for a Club which would include cars as well as boats, a showroom, mechanics and detail shop. Modification of buildings would include a canopy and work could be done year round.

Luke Vannoy, McCall Design, explained the lot line vacation to combine the two lots which allows them to build the roof structure connecting the two buildings. There will be a small addition to the north building of about four feet and a larger addition to the southern building.

Commissioner Betts asked about drainage. There is an existing sand & grease trap on the property. The design review and record of survey applications will be heard at the January 10, 2012 Planning & Zoning meeting.

Ms. James suggested the applicant plan for the trash enclosure and signage.

Pre-application (DR, SR)

203 E. Lake Street

Seth Jacobsen representing Robert Hunt: A pre-application for construction of a raised walkway and site improvements to the western portion of the lot. The project is along the Scenic Route and within the Shoreline Zone. The property is zoned CBD.

Seth Jacobsen explained that this application is for a proposed pathway on the Yacht Club property that would connect access between the street level and the dock level at the Yacht Club building. Part of the structure will be raised with railway ties and earthen fill. Commissioner Jessup asked for clarification of the site plan.

The design review and scenic route applications will be heard at the February 7, 2012 Planning and Zoning meeting.

Pre-application (PUD)

111 West Lake Street

McCall Design representing Sheelagh Price: A pre-application for a single-lot Planned Unit Development to develop the property in a way that preserves the locally significant historic structure. The property is zoned R4.

Andy Laidlaw, McCall Design, presented the pre-application which includes preserving the home in its existing form, and to create a single bedroom 16 foot wide casita on the lake side and also add a small addition to the home to create bedrooms on the street side.

Mr. Laidlaw has consulted with city staff as to the best way to bring this project forward for consideration and has decided a PUD would be the best process.

There is a pool on the property and it will be replaced with a new one.

Pre-application (PUD)

Whitetail Resort

Steve Millemann representing Sabala Whitetail LLC: An application to amend the PUD Final Plan approval in order to annex additional property into the PUD, bring plans current with previously approved uses, and to modify uses in some locations. The property is zoned R1 and R4.

Steve Millemann presented the pre-application. Mr. Millemann said that this application will be an amendment of the Final PUD plan. It will bring the Master Plan in to conformity with what has gone on in the land use plan and what the owners would like to do.

Pre-application (SUB)

Whitetail Resort Phase 1

Steve Millemann representing Sabala Whitetail LLC: An application for Preliminary and Final Plat approval for ten cabin sites previously approved as four sites. The property is zoned R1.

Steve Millemann explained that this application is to place eight cabins on four lots.

Pre-application (SUB)

Whitetail Resort Phase 1A

Steve Millemann representing Sabala Whitetail LLC: An application for an amendment to Final Plat. The property is zoned R4.

Steve Millemann explained that the plat that will come before the commission substantially reduces the use of these parcels for lots.

On the portion of the plat fronting Boydston Street, instead of 14 lots there would be two lots, with the rest going to open space. There will be a slight increase in the maintenance and administrative lot.

The Herrick Street parcel plan is to remove all lots and plat as one parcel with a multiple use designation.

There will be an amendment to the Development Agreement to lay out a site planning process that demonstrates compliance with the original PUD Design Guidelines as well as the city code setbacks and other applicable codes.

The intention is to present all of these applications parallel so they will all come before the commission together at the same meeting and public hearing process.

4. CONSENT AGENDA

DR-11-07

815 Samson Trail
City of McCall Public Works

City of McCall: A Design Review for an externally illuminated replacement identification sign for the Public Works building. The property is zoned CBD.

DR-11-35

116 N. 3rd Street
McCall Business Center

Ed Elliot of McCall Business Center: A Design Review application for a new monument sign to replace a monument sign damaged during a spring 2011 storm. The property is zoned CC.

ROS-11-08

1080 Cee Way Loop

Jerry Vevig: A Record of Survey application for a lot line adjustment to move easterly property line 20 feet to the west, resulting in a lot of 9,246 sq. ft. The property is zoned R8.

DR-11-40

413 S. 3rd Street

Patricia Whipkey: A Design Review application for a new 9 foot tall monument sign and new wall sign (8 ft. by 18 in.) for Once Again Home Décor, Antiques, and Gifts. The property is zoned CC.

Commissioner Corder moved to approve the consent agenda DR-11-07, DR-11-35, ROS-11-08 and DR-11-40. Commissioner Jessup seconded the motion. The motion carried.

5. OLD BUSINESS

None

6. NEW BUSINESS

CUP-11-05

2099 John Alden

McCall Design representing John & Lois Kloss: Conditional Use Permit application for an accessory dwelling unit in excess of 1,500 sq. ft. The property is located in the R8 zone.

This application is for an accessory residential structure in excess of 1,500 sq. ft. and because the process is exactly the same for an accessory dwelling unit, he is requesting that also. But because

approval of the accessory dwelling unit requires connecting directly to the sewer which means going through all of the existing landscaping and digging up the beach, the applicant does not want to exercise the option of the accessory dwelling unit as there is a convenient sewer hookup already available. The stove in the unit is what distinguishes between the Accessory residential structure in excess of 1,500 sq. ft and the Accessory dwelling unit. They would be willing not have a stove in the unit to avoid having to hookup directly to the sewer.

Chairman Feinberg opened the public hearing.

Sean Corbet expressed concern of the State leased lots and the private lots. There is a thought that the State plans to punch a road halfway through the lots between the Lake and John Alden to create second tier lots as it has already been platted.

Mr. Corbet's concern is for the affect this action would have on his mother's neighboring property. Discussion ensued as to the possibility of the Department of Lands punching this road through. Chairman Feinberg closed the public hearing.

Commissioner Jessup moved to recommend approval of CUP-11-05 with staff conditions to the Valley County Commissioners without the requirement of a second public hearing.

Commissioner Corder asked for clarification of the re-addressing process. Ms. Groenevelt explained the process that takes place through the GIS Department.

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 1st Addition, Lots 19 and 20.

Appeal continued to the March 6, 2012 Planning & Zoning meeting.

Commissioner Corder and Commissioner Jessup attended the Jerry Mason workshop in Boise on November 28, 2011. They each shared points with the commission that were covered regarding the Planning and Zoning public hearing process.

8. ADJOURNMENT

The meeting adjourned at 8:05 p.m.

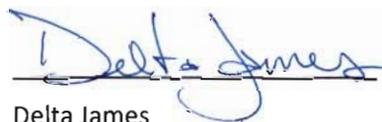
Signed: January 10, 2012



Phil Feinberg

Chairman, P&Z Commission

Attest:



Delta James

City Planner