

McCALL AREA
PLANNING AND ZONING COMMISSION

Minutes

January 10, 2012 – 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, Commissioner Betts, Commissioner Apperson and Commissioner Drabinski were present. Community Development Director Michelle Groenevelt, City Planner Delta James, City Attorney Meredith Chaudoir, City Engineer Nathan Stewart and Administrative Assistant Debbie Smith were also present.

2. REVIEW & APPROVAL OF MINUTES

Commissioner Jessup moved to approve the December 6, 2011 minutes as presented. Commissioner Apperson abstained. Commissioner Corder seconded the motion. The motion carried.

Commissioner Drabinski moved to approve the December 14, 2011 special meeting minutes as presented. Chairman Feinberg abstained. Commissioner Jessup seconded the motion. The motion carried.

Chairman Feinberg asked for a motion to amend the agenda to add the election of the Chairman and Vice-Chairman for 2012 to the agenda under Other Business.

Commissioner Betts moved to make the amendment to the agenda. Commissioner Apperson seconded the motion. The motion carried.

3. PRELIMINARY DEVELOPMENT PLAN REVIEW MEETINGS

Pre-application (SR)

805 Sorrell Court

Wayne Ruemmele representing Worldmark McCall: A Scenic Route application for a carport addition to existing administrative and pool building, landscaping improvements, asphalt repair and addition, and repair of existing stairway. The property is zoned R4 – Low Density Residential.

Wayne Ruemmele with Epikos Design briefly explained the planned project. The formal application will not come forward to the commission until the March 6, 2012 Planning and Zoning meeting.

Pre-application (SR)

1000 Bitterroot

Wayne Ruemmele representing David Eaton: A Scenic Route application for a residential addition along the Scenic Route of Spring Mountain Road. The property is zoned R4 – Low Density Residential.

Wayne Ruemmele with Epikos Design presented the plans for an addition to Mr. Eaton's house.

This would be a 14 foot addition to the side of the home. The formal application will be heard at the February 7, 2012 Planning and Zoning meeting.

Pre-application (CUP)

106 E. Park Street

Ron Coil representing Square One Investments LLC: A Conditional Use Permit application to secure the existing and future business use of the Park Street Professional Center. The property is zoned R8 - Medium Density Residential.

Nicki Coil of Square One Investments LLC described the proposed project. The Park Place Professional Center located at 106 E. Park Street does not currently have a conditional use permit. The Coil's would hope to expand the use to include education and possibly medical offices. The formal application will come forward at the March 6, 2012 Planning and Zoning meeting.

4. CONSENT AGENDA

DR-11-45

303 Sunset Street

Van Noy Design representing Evening Rise Bread Company: A Sign Design Review application for new signage on the new front façade of the existing building. The property is zoned CC – Community Commercial.

Commissioner Corder moved to approve the DR-11-45. Commissioner Jessup seconded the motion. The motion carried.

5. OLD BUSINESS

VAR-11-01

491 Chula Road

Cameron Cordova representing Steve & Lori Roser: A Variance application to demolish existing non-conforming structures and rebuild one structure with a more conforming setback from the Payette River. The property is zoned R4, located in the Shoreline and Rivers Environ zone.

Cameron Cordova, P.O. Box 746 Donnelly, ID, presented the application. Ms. James explained that this application was recommended for approval by the Planning and Zoning Commission to the City Council in July 2011. City Council remanded it back to the Planning and Zoning Commission for the exact siting of the septic. The property has also been surveyed for the high water mark to be identified. The exact placement of the structure has been identified in terms of the setbacks.

Ms. James explained the Variance application requests a 35 foot setback from the river instead of 50 foot setback and a 12 ½ foot setback instead of 20 feet from Chula Road.

Ms. James stated that a letter from Central District Health explains that in the event of failure of the existing septic system, an alternate septic site is required to be available 90 feet from the high water mark. Mr. Stewart explained that the alternate septic site is a standard requirement of Central District Health. Discussion of the septic system continued.

Mr. Stewart said that the requirements for engineering approval are the same requirements needed for a building permit. Mr. Stewart also stated the requirement of an Elevation Certificate for the house which is needed to acquire insurance.

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

Commissioner Jessup moved to recommend approval of VAR-11-01 to City Council with staff conditions and without the need for a second public hearing. Commissioner Apperson seconded the motion. The motion carried.

6. NEW BUSINESS

DR-11-33

491 Chula Road

Cameron Cordova of Cordova Construction, Inc. representing Steve & Lori Roser: A Design Review application to construct a new residence with attached two-car garage, totaling 2731 sq. ft., within the Shoreline and River Environs Zone. The property is zoned R4.

Cameron Cordova, P.O. Box 746 Donnelly, ID, presented the application. Commissioner Russell asked about the height of the floor. Cameron said the finished floor will be 12 inches above the level of Chula Road.

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

Commissioner Corder moved to approve DR-11-33 with staff conditions. Commissioner Jessup seconded the motion. The motion carried.

DR-11-41, ROS-11-09

225 & 325 Commerce Street

Luke Vannoy of McCall Design & Planning representing Lex Bernstein: A Record of Survey application to eliminate a lot line, combining two lots, and a Design Review application for construction of a covered parking area between two existing buildings and additions to the front portion of each building. The property is zoned Industrial.

Luke Vannoy, McCall Design, presented the plans to the commission. The project consists of a vacation of a lot line and covered parking between the buildings. The plan is to provide an automotive themed business center which would include classic car storage.

Chairman Feinberg opened the public hearing.

Scott Bose , 195 Commerce, spoke in support of this project.

There were no further public comments. The public hearing was closed.

Commissioner Jessup moved to approve DR-11-41 and ROS-11-09. Commissioner Apperson seconded the motion. The motion carried.

ZON-11-01

An application to amend zoning of St. Luke's McCall properties from residential to Civic Zone designation. The properties are currently zoned R4 – Low Density Residential and R8 – Medium Density Residential.

Chairman Feinberg explained that this application is for some inconsistency with the zoning and this will bring the zoning into consistency. Ms. James explained that the city GIS Analyst has recently conducted an assessment of the zoning. He discovered these inconsistencies. Several hospital owned properties were not included in the Civic Zone and this application is to include all of these properties into the Civic Zone. Ms. James contacted the hospital and offered to clean up these zone issues. They wanted the city to proceed with the application.

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

Commissioner Drabinski moved to recommend approval to City Council with a second public hearing required. Commissioner Russell seconded the motion. The motion carried.

ZON-11-02

An application to amend zoning of City of McCall (Public Works) properties from Central Business District and R4 – Low Density Residential to Civic zoning.

Ms. James explained this was the same type of application and the reason it is being presented is to amend the zones to match the Land Use.

Chairman Feinberg opened the public hearing.

Emmett Price, 602 Thompson, spoke against the zoning change. He lives next door to the Public Works department property and stated that a change to Civic Zone would change the code to zero setback and a building height of fifty feet. He said this would have a negative impact on his property. He is not concerned about the current buildings but said this would allow future construction that would block his view of the mountains.

Dan Krahn, 906 Ann Street, also spoke against the zoning change for the same reasons.

Discussion ensued regarding this site and the future use of the property.

Chairman Feinberg closed the public hearing.

Commissioner Corder moved to recommend the denial of ZON-11-02 with a second public hearing to the City Council. Commissioner Betts seconded the motion. The motion carried.

ZON-11-03

A Category A annexation application for zoning upon annexation of approximately 35.6 acres containing the Timbercrest Countryside Subdivision (zoned R4 – Low Density Residential) and adjacent properties to the north (zoned R4) and west (zoned R1 – Residential).

Ms. Groenevelt showed the commissioner the property on the zoning map. She explained that it was a pocket of land that was thought to be included in the city limits. This is an opportunity to clean up the city limit boundaries. The property owners have been contacted and agree.

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

Commissioner Drabinski moved to recommend the zoning upon annexation of ZON-11-03 to City Council. Commissioner Betts seconded the motion. The motion carried.

ZON-11-04

A Category A annexation application for zoning upon annexation of approximately 14 acres of the Payette River, 1.7 acres owned by the City of McCall, and 5.3 acres of undeveloped residentially zoned (R8) property.

Ms James explained this application is to retain the existing zoning adjacent to the river.

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

Commissioner Drabinski moved to recommend the existing zoning upon annexation of ZON-11-04 to City Council.

Commissioner Jessup seconded the motion. The motion carried.

7. OTHER

Commissioner Corder nominated Phil Feinberg as Chairman of the Planning and Zoning Commission for 2012. Commissioner Apperson seconded the nomination. Vice-Chair Jessup asked if there were any other nominations. Chairman Feinberg recused himself. The nomination carried.

Commissioner Drabinski nominated Sarah Jessup as the Vice-Chair of the Planning and Zoning Commission for 2012. Commissioner Corder seconded the nomination. The nomination carried.

8. ADJOURNMENT

The meeting adjourned at 8:15 p.m.

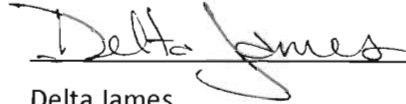
Signed: February 7, 2012



Phil Feinberg

Chairman, P&Z Commission

Attest:



Delta James

City Planner