

McCALL AREA
PLANNING AND ZONING COMMISSION

Minutes

February 7, 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 Jessup, Commissioner Betts 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 January 10, 2012 minutes as presented. Commissioner Betts seconded the motion. The motion carried.

3. PRELIMINARY DEVELOPMENT PLAN REVIEW MEETINGS

Pre-application (VAR, DR, SR)

Lardo Dam on West Lake Street

Ron Shurtleff representing Lake Reservoir Company: An application for a Variance, Scenic Route and Design Review to construct a control building on the east abutment of the existing dam structure and within the 50 ft. Shoreline and River Environs zone setback. The property is zoned R8 – Medium Density Residential.

Ron Shurtleff, 12495 Hill Road Payette ID, presented the pre-application for a Control Building for the Lardo Dam. It would be 12 ft. x 14 ft. and used to house the gate controls. The commission expressed concern regarding the appearance of the building including the materials used, colors and roof pitch. The formal application will be presented at the March 6, 2012 Planning & Zoning meeting.

Pre-application (CUP)

1505 Chris Lane

Rodney D. and Cynthia Sylvester: An application for a Conditional Use Permit to construct an accessory dwelling structure. The property is zoned RR – Rural Residential, is within the McCall Impact Area.

Rodney and Cynthia Sylvester, 1505 Chris Lane, presented their pre-application to construct a new home on the property which will be their main residence. The construction requires a conditional use permit as there is an existing dwelling on the property.

The formal application will be presented at the March 6, 2012 Planning & Zoning meeting.

4. CONSENT AGENDA

ROS-11-10

Whitetail Resort Phase 1

Secesh Engineering representing Sabala Whitetail LLC: A Record of Survey application to combine two lots within Whitetail PUD Phase 1. The property is zoned RR – Rural Residential.

DR-12-01

1010 N. 3rd Street

Crawford Olson Real Estate Services: A Sign Design Review application for new signage on the front façade, windows and door of the property. The property is zoned CBD – Central Business District.

DR-12-02

1000 State Street

Tracy Broome representing St. Luke's McCall: A Sign Design Review application to update several signs on the hospital campus to reflect the new ownership and branding. The properties are zoned CV-Civic.

Commissioner Betts moved to approve the Consent Agenda, ROS-11-10, DR-12-01 and DR-12-02. Commissioner Jessup seconded the motion. The motion carried.

5. OLD BUSINESS

None

6. NEW BUSINESS

DR-11-42, SR-11-13

203 E. Lake Street

Seth Jacobsen representing Robert A. Hunt: Design Review and Scenic Route applications to construct an elevated natural surface 48 inch wide pathway along the west side of the Yacht Club property from the street level to an existing lakeside deck. The property is zoned CBD – Central Business District.

Seth Jacobsen, 402 S 3rd Street, explained the current application. What is proposed is a 70 ft. by 4 ft. pathway that connects current tenant access along the building to an existing deck below. The main uses will be to allow patrons and guests to use the dock which is currently public access and bypass the deck which is used by Romano's Restaurant for dining purposes. Staff requested storm water management plans and that will be completed shortly. Ms. James explained the project meets the code setbacks. Staff recommends approval with one condition which is final engineering approval.

Chairman Feinberg opened the public hearing.

Dan Krahn, 906 Ann Street, expressed concern of the possible commercial uses of the dock as a result of the project. Chairman Feinberg stated that this should be covered in the code for commercial uses, rather than trying to limit commercial use by limiting a pathway.

Ms. Groenevelt explained that the staff would refer to the Land Use Tables within the City Code to see if a use was conditionally permitted or not allowed. This is what would guide commercial activity on a property like that.

Chairman Feinberg closed the public hearing.

Seth Jacobsen clarified the process by which commercial usability is held by the Idaho Department of Lands in their dock permits. The public access would be free for anyone to park at the dock.

Commissioner Drabinski moved to approve DR-11-42 and SR-11-13 subject to conditions of approval. Commissioner Betts seconded the motion. The motion carried.

DR-11-43

2103 Waterlilly Lane

Augusta Laidlaw representing Ed and Amy Zimmer: A Design Review application for landscaping improvements within the Shoreline and River Environs Zone including replacement of existing keystone retaining walls with granite boulders and construction of a 12 ft. by 25 ft. patio. The property is zoned R4 – Low Density Residential.

Augusta Laidlaw, 120 Mather Road, presented the application for landscaping improvements. The plan is to change existing keystone walls to boulders. An additional 12 ft. by 25 ft. patio will also be added and will have shrubbery and landscaping on the lakeside. Project would be done in September after the water level drops in the lake. City Engineer has provided approval.

Chairman Feinberg opened the public hearing. Ms. James read a letter received from Craig Olson a neighbor to the north of the subject project. His concern was equipment being brought between the two properties, onto his property, and the setbacks of the proposed patio. He does feel it is a good project.

The public hearing was closed.

Augusta Laidlaw responded to Mr. Olson's concern regarding room for equipment between the properties. There are some small trees that will be removed from the Zimmer's property but will be replaced. Property line will be marked and they will stay on the Zimmer's property during construction.

Commissioner Corder moved to approve DR-11-43 subject to conditions of approval. Commissioner Jessup seconded the motion. The motion carried.

SR-11-14

1000 Bitterroot

Application withdrawn.

PUBLIC HEARING - Canceled

PUD-05-01

Whitetail Resort

Amy Pemberton and Steve Millemann representing Sabala Whitetail LLC: An application to amend the PUD Final Plan 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 RR – Rural Residential, R1 – Residential, R4 – Low Density Residential, and CC- Community Commercial.

Amy Pemberton, 254 Cold Creek Court, presented the application. Commissioner Betts is a member of Whitetail and recused himself from all three Whitetail applications.

Chairman Feinberg questioned the status of the turn lane at HWY 55. Staff explained that Whitetail has fulfilled its requirements regarding improvements to HWY 55.

There was extensive discussion of the Recreational Trail and the modification of the existing pathway easement. Ms. James presented an aerial photo GIS map of the trail believed to be the pathway under discussion for clarification.

Chairman Feinberg opened the public hearing. Ms James read one written comment from Brigid Lawrence asking the status of the Herrick bike path, pathway easements and the turn lane on HWY 55. Hearing no further comments, Chairman Feinberg closed the public hearing.

Ms. James recommended that another condition of approval be added stating that the applicant will work with city staff to modify the development standards for the Maintenance/Administration parcels to accommodate future streetscape planning.

Commissioner Drabinski asked for clarification of how this application relates to the others before the Commission. Ms. James explained that SUB-11-02 and SUB-05-01 are included in the PUD-05-01 application. He asked to postpone decision on PUD-05-01 until the following applications are comprehensively discussed.

Chairman Feinberg concurred that the correct action would be to continue with the next applications.

SUB-11-02

Whitetail Resort Cabin Sites Phase 2

Amy Pemberton 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 RR – Rural Residential.

Amy Pemberton explained that the four existing lots would be combined to create ten lots. The lot sizes are similar to the Whitetail Resort Cabin Sites Phase 1 lots.

Chairman Feinberg opened the public hearing. Jim Betts, 1160 Bellflower, as a private citizen, questioned the density of the subdivision. Mr. Ludwig submitted a letter on February 7, 2012 asking for this application to be tabled. Chairman Feinberg closed the public hearing.

Ms. Chaudoir explained that the subdivision parks requirement within the current city does not apply to the Whitetail proposal as the original PUD for Whitetail was approved before that code requirement and the proposed Cabin Sites subdivision is within the approved density of the original PUD approval. Ms. James suggested the condition #2 regarding the Parks requirement be deleted.

Commissioner Jessup recommended approval to City Council with a second public hearing of SUB-11-02 with findings and conclusions as presented except condition #2. Commissioner Drabinski seconded the motion. The motion carried.

SUB-05-01

Whitetail Resort Phase 1A

Amy Pemberton and Steve Millemann representing Sabala Whitetail LLC: An application for amendment to Final Plat. The property is zoned R4 – Low Density Residential and CC – Community Commercial.

Amy Pemberton explained that this application is for final platting of Whitetail Resort Phase 1A. This application was previously approved for fourteen residential lots & nine multi-use lots in 2007. That subdivision plat was never recorded.

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

Commissioner Corder moved to recommend approval to City Council with a second public hearing of SUB-05-01 with the findings and conclusions as presented with the deletion of conditions #7 and #8 and to add a condition of approval stating that prior to council approval the applicant shall work with the city to redefine development standards for the maintenance/ administrative parcel.

Commissioner Jessup seconded the motion. Commissioner Drabinski abstained. The motion carried with three yes votes and one recusal.

The commission now returned the discussion to include **PUD-05-01**.

Commissioner Corder stated that since Whitetail has met their obligation regarding the turn lane on HWY 55, what is the next step? Ms. James stated that the city has two years to construct and Nathan Stewart has been in contemplating the project which is between the city and Idaho Transportation Department to determine how that ends up on the ground.

Nathan Stewart said that the city attorney has verified that Whitetail has complied with the commitments and so now it is in the city's hands. The city has until December 31, 2013 to construct the turn lane and there are implications that if it is not done, the money goes back to Whitetail. Chairman Feinberg asked Mr. Stewart to keep the commission apprised of the project progress. Commissioner Jessup moved to recommend approval to City Council with a second public hearing of PUD-05-01 with conditions presented and a revision to be made to condition #1 with a completion date of October 31, 2012, and the addition of a condition that prior to council approval the applicant shall work with the city to redefine development standards for the maintenance/administrative parcel as it applies to future street section improvements. Commissioner Corder seconded the motion. Commissioner Drabinski abstained. The motion carried with three yes votes and one recusal.

7. OTHER

CD Dept. Report was included in the P&Z packet for the commissioner's review.

P&Z work session follow-up – update

Delta updated the commissioners of her continuing work toward the code amendments discussed at the P&Z work session.

8. ADJOURNMENT

The meeting adjourned at 9:00 p.m.

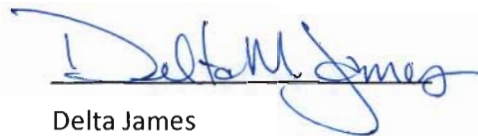
Signed: March 6, 2012



Phil Feinberg

Chairman, P&Z Commission

Attest:



Delta James

City Planner