

MCCALL AREA
PLANNING AND ZONING COMMISSION

Minutes

March 6 – 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, Commissioner Apperson and Commissioner Drabinski were present. Community Development Director Michelle Groenevelt and City Planner Delta James were also present.

2. REVIEW & APPROVAL OF MINUTES

Commissioner Betts moved to approve the February 7, 2012 minutes as presented. Commissioner Jessup seconded the motion. The motion carried.

3. PRELIMINARY DEVELOPMENT PLAN REVIEW MEETINGS

Pre-application (ROS, DR, SR)

1502, 1504, and 1506 Oakwood

Wayne Ruemmele representing David Ernat: A Record of Survey application to combine seven lots into three lots and Design Review and Scenic Route applications to construct a single family residence. The property is zoned R4 – Low Density Residential.

Wayne Ruemmele presented the pre-application. Wayne explained that the Record of Survey portion of the pre-application is to combine seven non-conforming lots into three more conforming lots. The Ernat's would like to build a single family home. The property is located left off of Warren Wagon Road. There will be an access easement coming from Oakwood to a single car garage for the home.

The formal applications will be heard at the April 3, 2012 Planning and Zoning meeting.

4. CONSENT AGENDA

DR-12-08

302 N. 3rd Street

Casey Travis representing The Yellow Couch: A Sign Design Review application for new signage within an existing monument sign, a new sandwich board, and new window signage. The property is zoned CC – Community Commercial.

Commissioner Drabinski moved to approve the Consent Agenda, DR-12-08. Commissioner Corder seconded the motion. The motion carried.

5. OLD BUSINESS

None

6. NEW BUSINESS

VAR-12-01

Lardo Dam Site

Ron Shurtleff representing Lake Reservoir Company: A Variance application for alleviation from the Shoreline and River Environs Zone setback requirements to facilitate placement of a structure on the abutment of the Lardo Dam to enclose equipment related to recently completed dam control upgrades. The property is zoned R8 – Medium Density Residential.

Ron Shurtleff representing the Lake Reservoir Company presented the application for the variance of the control building for the Lardo Dam which is well within the 50 ft. setback.

Commissioner Betts asked Mr. Shurtleff about the Lake Reservoir Company. Mr. Shurtleff explained the history of the company.

The building will sit directly east of the existing cyclone fence. The plan is for a dark green roof and the building will be concrete board, gray in color, to look like masonry. The building will sit on a concrete slab eight inches thick. Two inches will be below ground with six inches above. Mr.

Shurtleff has communicated with the City Engineer regarding storm water runoff.

There was an explanation and discussion of the gate controls.

Ms. James detailed more of the proposal of the application and the findings and conclusions.

Commissioner Betts is concerned about public recreational access. Ms. James explained that the city attorney had advised that the proposed development is not substantial enough to require the recreational access.

Chairman Feinberg opened the public hearing.

Tom Kerr spoke to the public recreational access concern. He felt it has nothing to do with the application being heard at this public hearing.

Chairman Feinberg closed the public hearing.

Mr. Shurtleff responded to the concern of the public access and agrees that they are two separate issues.

Commissioner Corder recommended approval to City Council of VAR-12-01 with a second public hearing, subject to the presented condition of approval. Commissioner Drabinski seconded the motion. Commissioner Betts abstained. The motion carried.

DR-12-03, SR-12-01

Lardo Dam

Ron Shurtleff representing Lake Reservoir Company: Design Review and Scenic Route applications to construct a 12 ft. by 14 ft. building to house dam operation equipment within the 50 ft. setback of the River Environs Zone. The property is zoned R8 – Medium Density Residential.

Commissioner Corder moved to approve DR-12-03, SR-12-01 subject to the presented conditions of approval. Commissioner Apperson seconded the motion. Commissioner Betts abstained. The motion carried.

PUD-12-01

111 West Lake Street

Andy Laidlaw representing Sheelagh Price and Garth Kanigowski: A single-lot Planned Unit Development application to develop the property in a way that preserves the locally significant historic structure. The property is zoned R4 – Low Density Residential.

Andy Laidlaw presented the application. The applicant is requesting a single lot PUD. The existing home is 100 feet from the lake and a substantial distance from W. Lake Street. The home has two bedrooms and quite a lot of McCall history. It was built in 1948 in post modern style. The problem is that the home, as it sits, maximizes the allowable lot coverage. The applicants approach is to leave existing home and add a two bedroom cabin in a courtyard style around the refurbished swimming pool. They are asking for a 20 foot setback from W. Lake Street to preserve a significant Spruce tree. There will be a slight addition to the existing home and the hot tub will be relocated. They are also proposing improving the sidewalk along W. Lake Street. Mr. Laidlaw presented the proposed roofing and color scheme. Ms. James explained the single lot PUD request and the findings and conclusions.

Chairman Feinberg opened the public hearing.

Bill Weida, 1311 Forest Cove Road, representing WAG and the PLRWS District. He wants to call attention to the lots around the lake that have swimming pools. What happens to water in the pools? Does it go into the sewer or the lake? He thinks the Commission needs to ask this question of applicants in the future. Mr. Stewart explained that with this application the pool water would be drained into the sewer system.

The discussion continued about the disposal of pool water. Commissioner Betts asked the City Engineer where all of the swimming pool water goes when the pools around the lake are drained? Mr. Stewart said that the city does not know.

Chairman Feinberg closed the public hearing.

Commissioner Jessup recommended approval to City Council of PUD-12-01 with a second public hearing, subject to the staff conditions. Commissioner Drabinski seconded the motion. The motion carried.

DR-12-05, SR-12-02

111 West Lake Street

Andy Laidlaw representing Sheelagh Price and Garth Kanigowski: Scenic Route and Design Review applications to construct a two bedroom accessory structure on the same lot as an existing residence of local historic significance, to construct an addition to the existing residence, to reconstruct an existing swimming pool and related landscaping, and add a hot tub pad. The property is zoned R4 – Low Density Residential.

Commissioner Apperson moved to approve DR-12-05, SR-12-02 subject to the staff conditions. Commissioner Jessup seconded the motion. The motion carried

CUP-12-01

1505 Chris Lane

Rodney D. and Cynthia Sylvester: An application for a Conditional Use Permit to construct an accessory structure in excess of 1500 sq. ft. The property is zoned RR – Rural Residential, is within the McCall Impact Area.

Rodney and Cynthia Sylvester presented their application for an accessory structure.

Ms. James explained the plan includes existing shop & upper story living quarters and proposed new residential structure, and the findings and conclusions for the application.

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

Commissioner Corder recommended approval to Valley County Commissioners of CUP-12-01 without a second public hearing, subject to the staff conditions. Commissioner Drabinski seconded the motion. The motion carried.

DR-12-06

1505 Chris Lane

Rodney D. and Cynthia Sylvester: A Design Review application for construction of 3,600 sq. ft. residence on the same parcel as an existing shop/garage structure that includes guest living quarters. The property is zoned RR – Rural Residential, is within the McCall Impact Area.

Commissioner Corder moved to approve DR-12-06. Commissioner Drabinski seconded the motion. The motion carried.

DR-12-04

935 Westshore Place

Andy Laidlaw representing Jeff and Kris Stoddard: A Design Review application to construct a 2661 sq. ft. addition to an existing residence. The addition includes three-car garage, one bedroom, one bath and wet bar. The property is zoned R4- Low Density Residential.

Andy Laidlaw presented the project which adds a three car garage. There is a dwelling area above the garage with a wet bar. The applicants have no intent to make this an accessory dwelling unit. All materials will match the existing residence. The total footprint is 6,500 sq. foot with the new addition included.

Ms. James added that the lot coverage with this additional building will be 95.79% of allowable. She also explained the findings and conclusions.

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

Commissioner Betts moved to approve DR-12-04 with the staff conditions. Commissioner Jessup seconded the motion. The motion carried.

DR-12-07

2173 Lakeview Ave

Gregg Tankersley representing Gabler L&E Trust: A Design Review application to replace an existing failing masonry retaining wall and walkway on the Payette Lake shoreline. The property is zoned R4- Low Density Residential.

Greg Tankersley presented the application to replace the failing masonry wall. The plan is to use native granite and stone.

Ms. James explained the findings and conclusions.

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

Commissioner Jessup moved to approve DR-12-07 with staff conditions. Commissioner Drabinski seconded the motion. The motion carried.

Official McCall Area Zoning Map

An official zoning map for the City of McCall and the McCall Impact Area is proposed to create a map with the current zoning designations. This map does not change any of the current zoning designations.

Ms James presented the current zoning map which is the culmination of at least a year's work by the City GIS Department to go parcel by parcel through the ordinances to confirm zoning. This document actually documents all zoning changes that have been approved.

7. OTHER

8. ADJOURNMENT – Meeting adjourned at 8:20 P.M.

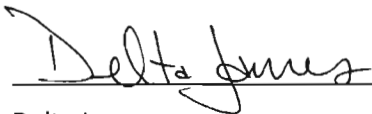
Signed: April 3, 2012



Phil Feinberg

Chairman, P&Z Commission

Attest:



Delta James

City Planner