

**McCALL AREA  
PLANNING AND ZONING COMMISSION**

**Minutes**

**May 1, 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**

Acting Chair Jessup, Commissioner Betts, Commissioner Russell and Commissioner Drabinski were present. Community Development Director Michelle Groenevelt and City Planner Delta James were present.

**2. REVIEW & APPROVAL OF MINUTES**

Commissioner Drabinski moved to approve the April 3, 2012 minutes as presented. Commissioner Betts seconded the motion. The motion carried.

**3. PRELIMINARY DEVELOPMENT PLAN REVIEW MEETINGS**

**Pre-application (ROS, CUP, DR)**

407 and 409 Rio Vista Blvd.

LeGrand Bennett representing Danielle and Joe Swinford: A Record of Survey application to combine two lots and Conditional Use Permit and Design Review applications for construction of an accessory structure in excess of 1500 sq. ft. The property is zoned R4: Low Density Residential, is within the Shoreline and River Environs Zone.

Le Bennett, 1610 Moore Street) presented the pre-application for Danielle and Joe Swinford. Mr. Bennett explained that the address of 409 Rio Vista Blvd is presently a vacant lot. 407 Rio Vista Blvd is the existing residence belonging to the Swinford's.

The intent is to abandon the property lot line and combine the two lots and then construct an accessory structure in excess of 1,500 sq. ft. on the vacant lot.

Commissioner Jessup questioned setbacks which Mr. Bennett explained.

There presently is no sewer service available to this lot. The project will tie into the existing water, sewer and power services.

This application will require a neighborhood meeting.

**4. CONSENT AGENDA**

**DR-12-11**

338 Reinhard Lane

Mike McGrane representing McCall Aviation: A Design Review application to install a 5 ft. by 10 ft. sign advertizing Air St. Luke's on hanger #102 at the McCall Municipal Airport. The property is zoned AP-Airport.

Commissioner Betts moved to approve the Consent Agenda DR-12-11. Commissioner Russell seconded the motion. The motion carried.

Commissioner Betts asked that DR-12-12 be removed from the consent agenda for discussion.

**DR-12-12**

415 N. 3<sup>rd</sup> Street

Robert Hunt of Mountain InnVestments L.P.: A Design Review application to remove an existing free standing sign, and to install a monument sign with sign faces of 36 sq. ft., a 24 sq. foot sign on the building façade, and a 6 sq. ft. entrance sign. The property is zoned CC – Community Commercial.

Commissioner Drabinski had questions about the second sign included in this application.

Mr. Hunt passed out additional information with pictures to the commission (attached).

Commissioner Drabinski asked about the entrance sign. Mr. Hunt explained that the site is located lower than the road grade. Mr. Betts asked if the additional height being applied for is a variance.

Ms. James explained staff felt that the intent of the code was basically to regulate the height as viewed from the roadway and so felt comfortable with the proposal as it is given.

Mr. Betts asked if it doesn't meet the code literally then under what circumstances do we approve it, if it is not a variance?

Ms. Groenevelt explained that the sign itself is under the ten feet, it is the structure that exceeds the ten feet. She also said that the Commission has approved signs that the structure exceeds ten feet as long as the top of the sign is 10 feet. It is site specific and also based on the sign structure.

Commissioner Betts asked that the minutes reflect the discussion on setting precedence.

The issue of the entrance sign was revisited. Commissioner Drabinski said it does not create sign clutter. Commissioner Betts agreed.

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

**5. OLD BUSINESS**

None

**6. NEW BUSINESS**

**DR-12-10**

2050 Payette Drive

Emily Stegner-Schwartz representing Mr. and Mrs. John McCarvel: A Design Review application to construct additions to an existing residence and a new 821 sq. ft. accessory structure. The property is zoned R4 - Low Density Residential.

Emily Stegner-Schwartz presented the application to construct additions to an existing residence and also a small accessory structure.

Ms. James explained the staff report. There will be approximately 235 sq. ft. of addition to the existing residence. None of the additions are within the 50 ft. shoreline setback. The awning addition will be at the 50 ft. setback. There is a condition of approval for verification of the 50 ft. setback.

Acting Chair Jessup opened the public hearing. There were no public comments. The public hearing was closed.

Commissioner Drabinski moved to approve DR-12-10 with staff findings and conclusions.

Commissioner Betts seconded the motion. The motion carried.

**CA-12-01**

**McCall Area Planning and Zoning Commission Term Limits Zoning Ordinance Amendment**

Amendments to the McCall City Code to align limitations of service terms of McCall Area Planning and Zoning Commission members with those described in Idaho State Statute Title 67 Chapter 65, allowing Commission members to serve more than two consecutive terms with 2/3 concurrence by the governing board. The respective references are proposed to be updated in the McCall City Code Title 3.

Ms. James prepared the code at the commission's direction. She explained the code amendment. The purpose of the code amendment is to align the limitations of service terms of McCall Area Planning & Zoning Commission members to those described in the Idaho State Statute. Thereby allowing commission members to serve more than two consecutive terms, with 2/3 concurrence by the governing board. If a Commission member has been appointed and has served two terms, and would like to serve another, this code amendment would allow that to happen if there is 2/3 concurrence by the members of the governing board. For example, if the member was appointed by City Council, that governing board would be City Council, if appointed by the County Commissioners because the Commission member represents the impact area, the County Commissioners would be the governing board. This is the description in the Idaho State Statutes. McCall City Code can be more restrictive than the Idaho State Statutes if the decision makers would like to, but cannot be more relaxed than the Idaho State Statutes.

Acting Chair Jessup stated that the initial appointment was by simple majority so the approval of a longer limit would be a more stringent requirement. Ms. James agreed.

Commissioner Drabinski is concerned about 'brain drain' within the commission. There will be a lot of knowledge lost if five member's terms are over this year. Ms. James stated that there are three terms that will end this July and another will expire in October of this year.

Ms. James said the advertisement in the newspaper stated that there are seats available.

Commissioner Betts said that there are people in the community that will not apply for the Planning and Zoning Commission if some of the same people are on the board.

He said that he hesitates to approve this code amendment because he feels the community needs a voice other than people who have been on the commission for extensive periods of time. He feels that there needs to be a better rotation process.

Ms. James said that she went back and researched why we are seeing this level of turnover at this time. There should have been partial terms appointed to fill out other terms several years ago. Ms. James agreed with Commissioner Betts that ideally there would only be a couple of commission seat openings each year. She recognizes the need for shorter terms for new members to stagger future term expirations.

Commissioner Drabinski expressed his support for expertise and historical knowledge.

Commissioner Russell thinks it is an appropriate change to move it forward to the City Council.

Acting Chair Jessup said that she has attended a lot of trainings and is always learning new items. She said it takes time to learn the legalities, issues, etc. She feels there is a value in serving longer terms and constantly learning.

Commissioner Drabinski suggested that the staff advertise for a more focused recruitment.

Commissioner Drabinski moved to forward the proposed Code Amendment CA-12-01 to City Council. Commissioner Russell seconded the motion. Commissioner Betts opposed. The motion carried.

**7. OTHER**

Ms. Groenevelt reminded the commission of ex-parte communication.

Commissioner Betts requested staff to get a second opinion on a quorum.

**Downtown parking – discussion**

Ms. James explained the parking analysis of other communities' parking code requirements. She said from a staff perspective it is a top priority.

Ms. James explained the comparison chart of the research she has done on like mountain communities and how they approach parking in their downtown. (attached).

Ms. Groenevelt suggested starting with an overview of all the differences of other city procedures.

Ms. James summarized the submissions she placed in the commissioner's packages.

Discussion ensued. The commissioner's have many varied opinions.

Commissioner Betts likes the idea of a graduated in-lieu fee schedule based on the parking that is being utilized.

Commissioner Russell agrees with reducing the parking requirements but feels that they should not be taken completely away.

Commissioner Drabinski stated that he feels all barriers regarding parking should be removed within the Central Business District because we want to encourage entrepreneurs to set up revenue generating businesses in existing buildings.

Commissioner Jessup agrees with Commissioner Drabinski that the in-lieu parking fees should be removed at this time.

Ms. James said that she will present a revised set of recommendations at the next Planning and Zoning meeting.

**8. ADJOURNMENT – meeting adjourned at 8:40 p.m.**

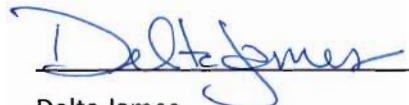
Signed: June 5, 2012



Phil Feinberg, Chair

McCall Area Planning and Zoning Commission

Attest:



Delta James

City Planner