

**McCALL AREA**  
**PLANNING AND ZONING COMMISSION**

**Minutes**

**August 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**

Chair Feinberg, Commissioner Russell, Commissioner Corder and Commissioner Fereday were present. Community Development Director Michelle Groenevelt, City Planner Delta James and City Engineer Nathan Stewart were also present.

**2. REVIEW & APPROVAL OF MINUTES**

Commissioner Corder moved to approve the July 10, 2012 minutes. Commissioner Russell seconded the motion. The motion carried.

**3. NEW BUSINESS**

**DR-12-25, SR-12-06, ROS-12-05**

Address TBD – Riverside Subdivision Lots 1-3

Bob Dodge: A Record of Survey application to combine lots 1, 2 & 3 Riverside Subdivision and Design Review and Scenic Route applications to construct a new 40 ft. by 69 ft. building and parking area. The property is zoned Industrial and the design has not changed from the pre-application meeting. The staff report was presented. The record of survey combines the three lots; staff reviewed the lot configuration, and the development standards. The conditions of approval were presented – the only variation from the typical conditions is that a Temporary Certificate of Occupancy will be issued for one year until the parking lot surfacing requirement has been satisfied.

Commissioner Corder asked about the settling of the road base and then paving the next year. The applicant explained why he thought it was beneficial to delay the paving for one winter season to help prevent ice heaving and cracking of asphalt.

The public hearing was opened. There was no public comment so the public hearing was closed.

Commissioner Corder made a motion to approve ROS-12-05 with presented findings and conclusions; Russell seconded the motion; and the motion carried.

Commissioner Corder made a motion to approve DR-12-25 and SR-12-06 with presented findings and conclusions; Russell seconded the motion; and the motion carried.

**CUP-12-05, DR-12-24**

460 Krahn Lane

Andy Laidlaw representing Flex North LLC: Conditional Use Permit application to add 5 storage units in addition to three existing on site and Design Review application for the proposed structure. The property is zoned CC-Community Commercial.

The representative explained that the project meets the City Code requirements. He explained that this project is a niche storage facility for larger scale units and described the neighboring property land uses. The design of the building and site considered the massing, design guidelines, and business park concept plan. The applicant is proposing GeoPave gravel surface as an improved surface. The neighbor to the east contacted the architect and has concerns about setbacks, lighting, hours of operation, etc. The site placement of the proposed structure was adjusted with a greater side setback to help address the neighbor's concerns. The height of the building is 17-20 feet.

The staff report was presented. City Code requires that surfacing be approved to a City standard. The applicant is proposing a GeoPave as a 'test case' for this property only and it will be monitored for five years. There are seven proposed defined parking spaces which require the Commission to approve a reduced number of parking spaces. The applicant will need to participate in pathways improvements at a future date as designated in the Future Land Use Plan (FLUP) business park concept.

Commissioner Russell was in support of the reduction in parking spaces and the GeoPave surfacing. Chair Feinberg asked about a disturbance to the neighborhood for contractor use. The property owner said 70% will be used in for storage and 30%, at the most, for contractor use. An excessive noise condition will be put in the lease by the property owner.

The public hearing was opened. No comment so the public hearing was closed.

Commissioner Corder asked about the uses on this site. The CUP would cover the storage and contractor shop which would include storage and limited contractor preparation before going to a job.

Commissioner Corder made a motion to recommend CUP-12-05 to the County Commissioners with presented findings and conclusions and a second public hearing is not necessary; Russell seconded the motion; and the motion carried.

Commissioner Corder made a motion to approve 12-24 with presented findings and conclusions; Fereday seconded the motion; and the motion carried.

**CUP-12-06, DR-12-27, SR-12-07**

990 Sylvan Beach Rd.

Anthony (Gabe) Gabrielli representing Donald & Carolyn Parkinson: Conditional Use Permit, Scenic Route and Design Review applications to construct an accessory structure in excess of 1500 sq. ft. on a property within the Scenic Route of Warren Wagon Road. The property is zoned R4 – Low Density Residential. This item was cancelled because the applicant did not complete the public notice requirements.

**4. OTHER**

There was some additional explanation and discussion about the GeoPave product.

5. **ADJOURNMENT** – meeting adjourned at 6:40 p.m.

Signed: September 11, 2012

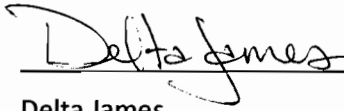


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Phil Feinberg, Chair

McCall Area Planning and Zoning Commission

Attest:



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Delta James

City Planner