

McCALL AREA
PLANNING AND ZONING COMMISSION

Minutes

October 2, 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. City Planner Delta James, City Engineer Nathan Stewart and Administrative Assistant Deb Smith were also present.

2. REVIEW & APPROVAL OF MINUTES

Commissioner Fereday moved to approve the September 11, 2012 minutes as presented. Commissioner Corder seconded the motion. The motion carried.

3. PRELIMINARY DEVELOPMENT PLAN REVIEW MEETINGS

None

4. CONSENT AGENDA

DR-12-34

301 E. Park Street

Katrina Rude of Personalized Healing: A Sign Design Review application for a new 32 sq. ft. sign on the front façade of the existing building. The property is zoned CBD – Central Business District.

DR-12-35

503 3rd Street

Bill Wykoff of Axia Financial LLC: A Sign Design Review application for new signage on the building façade (9.3 sq. ft.), existing monument sign (5.8 sq. ft.), and window graphics (1.4 sq. ft.). The property is zoned CC – Community Commercial.

Commissioner Corder moved to approve the Consent Agenda, DR-12-34 and DR-12-35. Commissioner Fereday seconded the motion. The motion carried.

5. OLD BUSINESS

None

6. NEW BUSINESS

DR-12-31

1624 E. Lake Street

Jevon Truex representing Mark and Michele McKellar: Design Review application to construct a 784 sq. ft. accessory structure and remodel the existing residence to relocate the main entrance. The property is zoned R4 – Low Density Residential, is within the Shoreline and River Environs Zone.

Dusty Bitton of Pinetop Custom Homes presented the application. The plan is to construct a 784 sq. ft. accessory structure without living space above to be used as a garage. They would also like to add new windows to the home. There will be no change to the façade of the house except for the new entryway to be added.

Chair Feinberg opened the public hearing. There were no comments. The public hearing was closed. Ms. James gave the staff report on the project. Staff recommends approval of this project. Commissioner Corder moved to approve DR-12-31 with staff conditions. Commissioner Fereday seconded the motion. The motion carried.

Commissioner Apperson joined the meeting at 6:10 p.m.

DR-12-32

1173 Shady Lane Loop

Kevin Grove representing Matt and Michelle Soderlund: Design Review application to conduct landscaping improvements within the Shoreline and River Environs Zone including replacement of retaining and sea walls, installation of new in-ground patio and site re-grading. The property is zoned R4 – Low Density Residential, is within the Shoreline and River Environs Zone and McCall Impact Area.

Kevin Grove of High Mountain Nursery presented the application. The plan is to replace creosote lumber wall that is failing with Pisa Block. They also plan to add a 20 X 15 sq. ft. patio. There is also a wall across the yard that is failing and the proposal is to remove this wall and make it an even grade. Chair Feinberg opened the public hearing. There were no comments. The public hearing was closed. Ms. James gave the staff report on the project. All of the elements are allowed within the Shoreline and River Environs Zone. Staff recommends approval of this project.

Commissioner Russell stated that he feels the submitted drawings are inadequate, giving very little detail. Ms. James provided photographs of a similar in-ground patio and example of a finished retaining wall of Pisa Block.

Mr. Grove said that the drawings are to scale.

Commissioner Russell said he would like to see more than just a sketch.

Commissioner Apperson said she would like to see contour lines included on the plans.

Mr. Stewart agreed on the importance of the contour lines on the plans from the engineering point of view as well.

Chair Feinberg moved to approve DR-12-32. Commissioner Fereday seconded the motion. The motion carried.

DR-12-33

2050 Payette Drive

Emily Stegner-Schwartz representing Mr. and Mrs. John McCarvel: A Design Review application to construct a 714 sq. ft. addition for two bedrooms and one bath above an existing attached garage. The property is zoned R4 - Low Density Residential.

Jess Chapman, 95 Barker in Donnelly, presented the application. The plan is to build a 714 sq. ft. bonus room which will include two bedrooms and one bath above the existing garage. The addition will be smaller than the footprint of the garage, as the overhang of the guest quarters would be beyond the setback requirements of the current code.

Ms. James explained that several months ago a different project had been approved for this property just to clarify that this is a new application if it seemed familiar to the commission.

Ms. James gave the staff report. The staff recommends approval of this project.

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

Commissioner Apperson moved to approve DR-12-33. Commissioner Fereday seconded the motion. The motion carried.

7. OTHER-

Ms. James distributed copies of the code comment she received from a local business owner regarding the sign code. She said that she would be willing to schedule this issue for discussion at a future meeting.

Discussion ensued, suggestions were made, there wasn't a decision made.

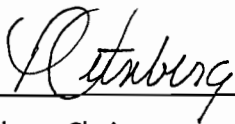
Ms. James said that rather than continue the discussion tonight, she would prefer to schedule the issue for a future meeting so that the public would know and could be involved.

Chair Feinberg suggested a work session with the public and local businesses.

Tonight was Linda Corder's last meeting. Delta thanked her for her service and asked her and the rest of the commission to continue to help in the search for replacements for the vacant positions.

8. ADJOURNMENT- The meeting adjourned at 7:00 p.m.

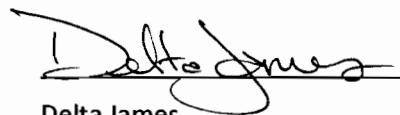
Signed: November 6, 2012



Phil Feinberg, Chair

McCall Area Planning and Zoning Commission

Attest:



Delta James

City Planner