

MCCALL AREA
PLANNING AND ZONING COMMISSION

Minutes

November 6, 2012 – 6:00 p.m.

McCall City Hall – Lower Level

216 East Park Street, McCall, ID 83638

COMMISSION MEETING – Began at 6:00 p.m.

CALL TO ORDER AND ROLL CALL

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

REVIEW & APPROVAL OF MINUTES

Commissioner Apperson moved to approve the October 2, 2012 minutes as presented. Commissioner Fereday seconded the motion. The motion carried.

PRELIMINARY DEVELOPMENT PLAN REVIEW MEETINGS

There were no pre-application meetings.

CONSENT AGENDA

DR-12-39

802 3rd St.

Jason and Jennifer Tinney representing Stax Soups and Sandwiches: A Sign Design Review application to install two 4ft. by 4ft. styrene signs with wooden frames on the east and north facades of the building. The property is zoned CBD – Central Business District and is more particularly described as:

Tax #154-A Government Lot 3, McCall Acreage, T.18N., R.3E, Section 9, City of McCall, Valley County, Idaho

ROS-12-06

4076 Warren Wagon Rd.

Rod Skiftun representing Terry Ivey: A Record of Survey application for a lot line adjustment between Lots 191 and 192 in order to remove an existing structure lot line encroachment and relocate the new lot line between two existing residences. The properties are zoned R4 – Low Density Residential and are more particularly described as:

Lots 191 and 192, Deadhorse Creek Cottage Sites, Government Lot 4, Section 15, T.19N., R.3E., B.M., Valley County, Idaho

ROS-12-07

TBD Louisa Ave.

Page Walker: A Record of Survey application to combine two 30 ft. by 120 ft. lots into one 60 ft. by 120 ft. lot in order to build one single-family residence upon the combined lot. The property is zoned R8 – Medium Density Residential and is more particularly described as:

Lots 17 and 18, Block 16, McCall's 1st Addition, situate in a portion of Section 8, T.18N., R.3E., B.M., City of McCall, Valley County, Idaho

Commissioner Apperson moved to approve the Consent Agenda. Commissioner Fereday seconded the motion. The motion carried.

There was no old business.

NEW BUSINESS

DR-12-36

15 E. Jacob St.

Cleary Building representing Dale Tomevi: A Design Review application to construct a 50 ft. by 120 ft. boat storage shelter. The property is zoned Industrial, is within the McCall Impact Area, and is more particularly described as:

Tax #61A-5 in the southeast of the southeast Section 16, T. 18N., R.3E., B.M., Valley County, Idaho

PUBLIC HEARING

Dave Daniel from Cleary Building presented the project. The only remaining item is drainage issues and he will meet to walk the site with the City Engineer. A drainage report will be submitted.

Ms. James presented the staff report. The property is zoned industrial and located south of The Springs and in the Impact area. The surface is gravel and a portion of the project is paved. There is an existing berm and with landscaping and the bays will face east.

There was no neighborhood meeting but publically noticed. A few neighbors reviewed the plans but did not submit formal comments. Idaho Power issued a letter about the overhead power. Other agency comments were reviewed and incorporated into the conditions of approval.

The public hearing was opened, no comments, and the public hearing was closed.

Commissioner Apperson asked about the drainage issue that affects Jacob Manor when The Springs was approved. The City Engineer stated that a site visit was conducted and that substantial drainage infrastructure is in place to mitigate the effects to Jacob Manor.

Commissioner Apperson moved to approve DR-12-36 with the presented Findings and Conclusions. Commissioner Russell seconded the motion. The motion carried.

DR-12-37

901 Reedy Lane

Eric McCormick representing City of McCall Golf Course: A Design Review application to construct a 1200 sq. ft. accessory structure for golf course equipment storage. The property is zoned R8 – Medium Density Residential and is more particularly described as:

A portion of Lot 1, Block 5, Timberlost V subdivision, a tract of land in the NE1/4 of Section 9 and the NW1/4 of Section 10, T.18N., R.3E., B.M., City of McCall, Valley County, Idaho

PUBLIC HEARING – CANCELED – This application has been withdrawn.

DR-12-38
Brown Park

Kurt Wolf representing City of McCall Parks and Recreation Department: A Design Review application to construct a 288 sq. ft. picnic shelter consisting of seven treated upright posts to support a series of fabric shade sails utilized during the summer months. The property is zoned CV – Civic and is more particularly described as:

A parcel of land situate in Government Lot 3, Section 9, T.18N., R.3E., B.M., City of McCall, Valley County, Idaho

PUBLIC HEARING – CANCELED – This public hearing will be rescheduled for December 4, 2012.

OTHER

Amendments to McCall City Code regarding signage (Title 3, Chapter 9) – Discussion

Discussion of staff recommended amendments to McCall City Code regarding signage; specifically review procedures, open signs and flags, and illuminated signs within windows.

Ms. James said that the goal is to keep the code amendments moving forward. There were quite a few code amendments so far in 2012, including streamlining of the Scenic Route review procedures, Planning and Zoning term limits, Digital Data Submission Standards and references for the Pathways Master Plan.

The goal of the session is to revisit a number of items discussed in previous work session regarding possible code amendments for signage – three topics.

1. Allow Administrative Approval of all sign applications by staff to reduce the approval time and cost (\$150 to \$50). Currently, the sign review process takes a minimum of 3 weeks. There was some discussion of the current process and the pro or cons of the administration. Ms. James has done outreach with the signage companies. Chair Feinberg said he thinks that the streamlined process and reduced fee would be beneficial to the business community. Commissioner Apperson requested a monthly report on the administrative approvals of the sign reviews.
2. Allow one (1) sign or flag not to exceed 25 square feet indicating that a business is open (not closed) provided total signage square footage does not exceed that allowable for the property. Illuminated Signs or Flags are currently not permitted. Code Enforcement has not been enforcing these signs. Chair Feinberg is concerned about not allowing closed signs in general. He requested that Ms. Groenevelt would propose language to the Chamber for their review. There will be a work session to hear from business owners and community or this issue could be included in the Downtown Master Plan process. There need to be a balance between business interest and community aesthetics. The purpose is to allow these existing signs these signs to remain if appropriate.
3. Allow solidly illuminated signs (i.e. open signs, beer signs) if displayed within windows, from the interior of the building, and provided total signage square footage does not exceed the allowable for the property. These neon signs are currently located in town in terms of Open, Realtor, and beer signs. Chair Feinberg is concerned about window sign clutter. The code already addresses window signs. Commission Fereday said she does not like the flags and flashing lights but prefers attractive welcoming storefronts. She does not like the aesthetics of neon lights.

There was discussion about how to package the proposed code amendments with a temporary banner provision to solicit feedback from the community.

Chair Feinberg expressed concern about not allowing free standing signs in downtown. This is will be added to the list of the code amendments. Commissioner Feinberg said he would like to put a limit to the amount of illumination.

Staff will package the proposed amendments and get input from MIC and Downtown committees and Chamber before scheduling this or a public hearing.

Downtown and Public Art Master Plan – Update

Staff provided an update regarding the timeline and process for the upcoming Downtown and Public Art Master Plan. Commissioner Fereday will serve on the steering committee as a P&Z representative.

The steering committing is a committee formed specifically for the development of the Downtown and Public Master Plan. The steering committee for the project will consist of a broad range of interests and the steering committee will be responsible for guiding the direction of the project. Committee members will include downtown business/property owners, designers, realtors, Chamber of Commerce, Planning and Zoning Commissioners, art representatives and a high school student. There will be in intense public involvement process as part of this project. The steering committee will hold two preliminary meetings (Nov. 27 and Dec. 11) to refine the scope and ideas.

2013 Meeting Schedule

There will be an extra fall rush meeting planned for 2013. This meeting was not used in 2012. Feinberg suggested the November meeting be in the second Tuesday due to elections. July will also be a moved to the second Tuesday because of the holiday.

ADJOURNMENT

Commissioner Apperson moved to adjourn the meeting. Russell seconded the motion. The motion passed.

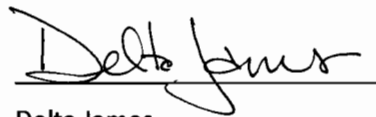
Signed: December 4, 2012



Phil Feinberg, Chair

McCall Area Planning and Zoning Commission

Attest:



Delta James

City Planner