

MCCALL AREA
PLANNING AND ZONING COMMISSION

Minutes

December 4, 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.

CALL TO ORDER AND ROLL CALL

Chair Feinberg, Commissioner Russell, Commissioner Fereday, Commissioner Copenhagen and Commissioner Apperson were present. City Planner Delta James and City Engineer Nathan Stewart were also present.

REVIEW & APPROVAL OF MINUTES

Commissioner Apperson moved to approve the November 6, 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

ROS-12-08

492 Verita Rd.

Joel Droulard representing Cameron Daggett: A Record of Survey application for a lot line adjustment to add 30 ft of the westerly parcel to the easterly parcel and relocate an ingress/egress easement. The property is zoned R4 – Low Density Residential.

ROS-12-09

Meadows Road

Rod Skiftun representing Richard Jenkins: A Record of Survey application for a lot line adjustment to align the property line of the Jenkins (Lot 33) and Adams (Lot 24) properties to the center line of Meadows Road. The properties are zoned RR – Rural Residential.

Commissioner Apperson moved to approve the Consent Agenda ROS-12-08 and ROS-12-09.

Commissioner Fereday seconded the motion. The motion carried.

OLD BUSINESS

None

NEW BUSINESS

SUB-12-01

Hearthstone Townhouses

Secesh Engineering representing Hearthstone Owners Association: A minor subdivision plat amendment to combine Lots 23 and 24 and convert them to local common area to use as overflow parking and other updates to show as-built conditions. The property is zoned R4 – Low Density Residential.

Ralph Miller of Secesh Engineering presented the Minor Plat Amendment. The plan is to take two building lots and convert them to open space to be used as overflow parking. They are also reconfiguring two garage lots to create a lot for the operations building, and updating garage lots C, D, E and F to show as-built conditions.

Ms. James explained the findings and conclusions and stated this application will also need to be presented to the City Council.

Commissioner Apperson moved to recommend approval of SUB-12-01 to City Council. Commissioner Fereday seconded the motion. The motion carried with unanimous support.

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.

Kurt Wolf, Parks Supervisor, presented the project. The application is to create two covered areas using a shade wing material anchored to four treated posts. Log posts were considered but the long-term maintenance required treated posts. The shades would be used only during the summer to provide more shade for events and for the public.

Ms. James presented the findings and conclusions. She explained that there was a public concern from a neighbor, Gary Slee. He was concerned about the proposed location. Kurt and Mr. Slee corresponded several times and Mr. Slee was invited to submit additional concerns but he did not do so.

There was one email received from Mark & Jean Grimes stating they had no objection to the project. Chair Feinberg opened the public hearing.

Wayne Ruellemele, 1050 Fireweed Drive, worked with Mr. Wolf on this project and explained the need for treated posts. He spoke in favor of the project. The public hearing was closed.

Commissioner Fereday moved to approve DR-12-38. Commissioner Apperson seconded the motion. The motion carried.

DR-12-40

225 Industrial Loop

AT&T Wireless c/o General Dynamics representing InSite Towers LLC: A design review application to add wireless antennas to an existing monopole and construct a 12 ft. by 20 ft. equipment shelter at the base of the monopole. The property is zoned Industrial.

Don Shiveley, 10256 South Sage Springs Circle, South Jordan, Utah, presented the application.

The purpose of the application is to install a wireless communication facility on an existing structure. The height of the existing monopole will not be increased.

Ms. James presented the findings and conclusions. No public comments were received. The application also adds an equipment shed.

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

Commissioner Apperson moved to approve DR-12-40. Commissioner Fereday seconded the motion. The motion carried.

CA-12-05

Parking Standards Zoning Ordinance Amendment

Amendments to the relevant sections of McCall City Code Title 3 to relax parking requirements for existing structures and new construction in Central Business District, Community Commercial, Industrial, and Business Park zones.

Chair Feinberg asked Ms. James to present the proposed code amendment. This is a proposed code amendment to relax the parking provisions and standards associated with development in the commercial central business district, community commercial, Business Park, and industrial zones. Ms. James reminded the commission of previous discussions from two different work sessions regarding what could be done to help encourage economic development.

Staff looked into like mountain communities and researched their parking standard requirements and utilized that information to propose these amendments.

Staff sees this as an interim step until the downtown master plan update is complete. This will occur beginning this spring and throughout next year. Out of that planning process there might be other recommendations. Rather than wait, staff wanted to move ahead with what could be done at this time.

Chair Feinberg opened the public hearing.

Dave Peugh, 295 Heikkila Lane, thanked the staff for looking at this issue. He has been an advocate of reducing or eliminating the parking requirement in the downtown business district. He feels that if anything would spur development in the downtown it would be eliminating or dramatically reducing the parking requirements. He is very pleased with the recommendations and hopes the commission will approve it.

Wayne Ruemmele, 1050 Fireweed Drive, said that he believes what the previous code has done is to the downtown is to create a building, and a gap with parking, then a building and a gap with parking. He feels what the code has done is not in the best interest of the city. He requested that language be added that the code regarding parking space requirements should be calculated for the square footage of designated use of the property only, not storage or other uses.

The public hearing was closed. Commission members discussed the relationship between the proposed code amendment and the parking in-lieu fee currently established by Council resolution at \$20,000. Ms. James explained that staff will propose a resolution to Council to reduce the parking space in-lieu fee from \$20,000 per space to \$7500. This resolution will be presented at the same City Council meeting as the proposed code amendment.

Commissioner Fereday moved to recommend approval of CA-12-05 to City Council. Commissioner Apperson seconded the motion. The motion carried unanimously.

ADJOURNMENT

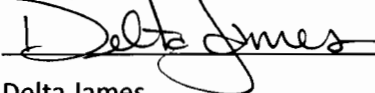
Commissioner Apperson moved to adjourn at 7:10 p.m. Commissioner Fereday seconded the motion. The motion carried.

Signed: January 8, 2013



Phil Feinberg, Chair
McCall Area Planning and Zoning Commission

Attest:



Delta James
City Planner