

**McCALL AREA
PLANNING AND ZONING COMMISSION**

Minutes

**January 8, 2013 – 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 Fereday, Commissioner Copenhaver and Commissioner Apperson were present. City Planner Delta James and Administrative Assistant Deb Smith were also present.

REVIEW & APPROVAL OF MINUTES

*Commissioner Fereday moved to approve the December 4, 2012 minutes as presented.
Commissioner Apperson seconded the motion. The motion carried.*

PRELIMINARY DEVELOPMENT PLAN REVIEW MEETINGS

There were no pre-application meetings.

CONSENT AGENDA

ROS-12-10

913 Buckboard Way

Joel Droulard representing Russell and Alice Fogel: A Record of Survey application for a lot combination to add a .039 acre parcel to Lot 99. The property is zoned R4 – Low Density Residential.

DR-12-43

216 E. Park Street

John Powell representing the City of McCall: A Sign Design Review to install two new signs identifying City Hall and utilizing the new City of McCall logo. The signs total 32.2 sq. ft. and will be installed above the front entry on the north and east facing facades. The property is zoned CV – Civic.

DR-12-44

800 N. 3rd Street, Suite 2

Kevin Zubieta representing Smokin' Spirits: A Sign Design Review application to install one 4 ft. by 8 ft. (32 sq. ft.) sign on the south building façade. The property is zoned CBD – Central Business District.

Commissioner Copenhaver moved to approve the Consent Agenda ROS-12-10, DR-12-43 and DR-12-44. Commissioner Apperson seconded the motion. The motion carried.

OLD BUSINESS

None

NEW BUSINESS

DR-12-41

TBD Deinhard Ln.

McCall Design and Planning representing Heartland Hunger and Resource Center: A Design Review application to construct a new 1917 sq. ft. structure behind the Valley County Annex building to house the Heartland Hunger Food Bank. The property is zoned CC– Community Commercial.

Luke Vannoy of McCall Design presented the application for the Heartland Hunger and Resource Center food bank. Design Review is required because it is a commercial structure.

Currently the food bank operates out of a storage unit. This project will give the food bank a permanent home. The building site is just south of the Valley County Courthouse Annex building. Valley County has donated about a quarter acre parcel to the project, and access easement to the property.

The structure will have a covered entry access with built-in benches in the waiting area. There will be space for the directors' office, space for nutrition counseling and education. There will be a work station for assembling the bags to be given to the people in need. There will also be a lot of storage area for donations and an area for a future walk in freezer.

It is a volunteer project and Marc DeJong will build the structure.

Freida Gabbert is the director of Heartland Hunger.

Ms. James explained the signage requirements of city code.

The address will be 556 Deinhard Lane and will need to be evident for emergency services.

Discussion continued.

Ms James presented the staff report and the findings and conclusions.

Chair Feinberg opened the public hearing.

Freida Gabbert, director of Heartland Hunger, commented that this is a dream come true. In the highest year of need they served 7,500 people in the community.

Chair Feinberg closed the public hearing.

Commissioner Apperson moved to approve DR-12-41 with conditions, omitting condition #4. Commissioner Fereday seconded the motion. The motion carried.

DR-12-42

TBD Rio Vista Blvd.

McCall Design and Planning representing Molly O'Leary and Neil McFeeley: A Design Review application to construct a new 1500 sq. ft. residence and 575 sq. ft. detached garage with a covered breezeway between the structures. The property is zoned R4– Low Density Residential, is within the Shoreline and River Environs Zone.

Heather Susemihl of McCall Design presented the application. The design of the 1,500 sq. ft. structure is complicated because of site constraints. The garage will be separate from the residence with a covered walkway over the proposed 25 foot sewer easement. There has been agreement between the city and the applicants that there will be an easement the logistics of the easement are being worked out between them.

The design is for a very low profile structure. Proposed material is wood and metal wainscot with a composition roof. The construction of the covered walkway would be made to be able to be easily disassembled if work ever needed to be done on the sewer line. It would be the applicants responsibility to move the breezeway if ever necessary.

Ms. James gave the staff report and updated findings and conclusions.

The address will be 445 Rio Vista Blvd.

The applicants have stated that they consider the provision of the easement to be a taking of their property rights and are requesting compensation. The city attorney needs some time to look into

this. In his letter he has asked Chairman Feinberg to open the public hearing tonight but not to close it and that the matter be continued to the next Planning and Zoning meeting.

Chair Feinberg opened the public hearing.

Chair Feinberg moved to continue the public hearing to have the time to receive written comments and testimony for the February 5, 2013 at 6:00 pm or as soon after as the matter can be heard.

Commissioner Fereday seconded the motion. The motion carried.

OTHER

P&Z Bylaws – annual review and adoption

Ms. James said that annually the Planning and Zoning by-laws come before the commission for approval for the year.

She stated that she has made some minor proposed changes as follow:

- Added 'Area' to 'McCall 'Area' Planning and Zoning Commission'
- Clarified that there are seven (7) voting members; four appointed by the City Council and three appointed by the Valley County Board of Commissioners.
- Quorum is four appointed members.
- Clarified that when there is a tie vote it shall automatically require that a recommendation of disapproval to the proposed action be forwarded to City Council or the Valley County Board of Commissioners.
- Applicant presents scope and summary of project.
- No new agenda item shall be started after 10:00 p.m., unless consented to by an affirmative vote of the Commission. Items previously posted will be rescheduled for the next meeting.

Chair Feinberg moved to approve the changes to the bylaws as presented. Commissioner Apperson seconded the motion. The motion carried.

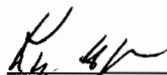
P&Z Chair – 2013 appointment

Chair Feinberg moved to appoint Kim Apperson as the Chair for 2013. Commissioner Fereday seconded the motion. Commissioner Apperson abstained. The motion carried.

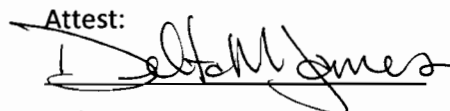
ADJOURNMENT

Meeting adjourned at 6:45 p.m.

Signed: February 5, 2013



Kimberly A. Apperson, Chair
McCall Area Planning and Zoning Commission

Attest:


Delta M. James
City Planner