

McCALL AREA
PLANNING AND ZONING COMMISSION

Minutes

February 5, 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 Apperson, Commissioner Fereday, Commissioner Copenhaver and Commissioner Russell were present. City Planner Delta James was also present.

REVIEW & APPROVAL OF MINUTES

Commissioner Fereday moved to approve the January 8, 2013 minutes as presented. Commissioner Copenhaver seconded the motion. The motion carried.

PRELIMINARY DEVELOPMENT PLAN REVIEW MEETINGS

There were no pre-application meetings.

CONSENT AGENDA

There were no consent agenda items.

OLD BUSINESS

DR-12-05, SR-12-02

111 West Lake Street

Andy Laidlaw representing Sheelagh Price and Garth Kanigowski: A request for six (6) month extension to the Scenic Route and Design Review applications approved April 12, 2012. The property is zoned R4 – Low Density Residential.

Andy Laidlaw of McCall Design and Planning presented the request for a six month extension to the design review and scenic route approvals. The property owner's travel and need more time before they are ready for a building permit. Staff explained that McCall City Code states that design review applications expire one-year from the date of approval. However, when design review applications are accompanying other applications that require City Council or Valley County Board of Commissioners approval, then the design review adopts the approval date of those applications and that is when the one-year expiration clock begins. Commissioner Copenhaver moved to approve the six month design review extension. Commissioner Fereday seconded the motion. The motion carried with unanimous support.

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.

Staff explained that this application is continued from the January 8, 2013 meeting. Heather Susemihl of McCall Design and Planning representing Molly O'Leary and Neil McFeeley inquired about the specifics of the encroachment agreement referenced in the City Engineering letter of February 8, 2013 and asked if the McCall Building Official could verify the placement of the structures in relation to the sewer line instead of the City Engineer. Staff stated that the specifics of those items referenced in the engineering review letter do not affect the proposed Findings and Conclusions and can be worked out separately but offered the applicants' representative the option of continuing decision until the next meeting, if desired. The applicants' representative chose to proceed with the design review at this time. Staff explained that the sewer easement requested by the City in the draft Findings and Conclusions presented January 8, 2013 was not needed as described by the City Attorney. Chair Apperson re-opened the public hearing. There were no comments. The public hearing was closed. Commissioner Fereday moved to approve DR-12-42. Commissioner Fereday seconded the motion. The motion carried with unanimous support.

NEW BUSINESS

None

OTHER

P&Z appointment

Staff introduced Derek Williamson, who has submitted a letter of interest to serve as an Impact Area representative on the Commission. Staff explained that, if recommended by the Commission, Mr. Williamson's appointment would be presented to the Valley County Board of Commissioners for consideration of February 25, 2013. Mr. Williamson introduced himself. Commission members supported the appointment and thanked Mr. Williamson.

ADJOURNMENT

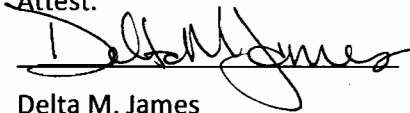
Meeting adjourned at 6:40 p.m.

Signed: March 5, 2013



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

Attest:



Delta M. James
City Planner