

McCALL AREA
PLANNING AND ZONING COMMISSION

Minutes

April 2, 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

Commissioner Fereday, Commissioner Copenhaver, Commissioner Russell and Chair Apperson were present. City Planner Delta James, City Engineer Nathan Stewart and Administrative Assistant Debbie Smith were also present.

REVIEW & APPROVAL OF MINUTES

Commissioner Copenhaver moved to approve the March 5, 2013 minutes as presented. Commissioner Fereday seconded the motion. The motion carried.

PRELIMINARY DEVELOPMENT PLAN REVIEW MEETINGS

Pre-application (CUP, DR, SR)

2139 Eastside Drive

Le Bennett representing Linda and Kevin Fitzwater: Design Review and Scenic Route applications for construction of a new primary dwelling unit and an accessory structure less than 1500 sq. ft. CUP application to designate existing dwelling unit as accessory. The property is zoned R4 – Low Density Residential, along a Scenic Route, within the Shoreline and River Environs Zone.

Le Bennett, 1610 Moore Street, presented the pre-application for the Fitzwaters. The plan is to construct a new primary dwelling unit and an accessory structure of less than 1500 sq. ft. with a deck addition to an existing unit. The CUP application would be to convert the existing dwelling unit to an accessory dwelling and make the new structure the primary dwelling unit.

The proposal is to build a new one bedroom and one bathroom cabin closer to the lake.

Mr. Bennett intends to submit the full applications for hearing at the June 4, 2013 Planning & Zoning meeting.

1. CONSENT AGENDA

ROS-13-02

SW Corner of Spruce and Ponderosa Streets

Joel Droulard representing Royal Fork Restaurant Corporation: A Record of Survey application to split one lot into four lots, each approximately ¼ acre in size. The property is zoned R4 – Low Density Residential.

ROS-13-03

1791 Warren Wagon Road

Joel Droulard representing Royal Fork Restaurant Corporation: A Record of Survey application to adjust lot lines and split three existing parcels into four. The property is zoned R4 – Low Density Residential.

SR-13-01

1401 Dragonfly Loop

Tom States representing Kenneth Christianson: A Scenic Route application to construct a new single family dwelling and attached garage. The property is zoned R4 – Low Density Residential, is along a Scenic Route.

DR-13-05

212 N. 3rd Street

John Holley representing Urgent Health Care: A Sign Design Review application to install a new 88 in. by 24 in. sign to an existing monument sign structure. The property is zoned CC – Community Commercial.

DR-13-06

501 N. 3rd Street

Troy and Jennifer Summers representing Growler’s Restaurant: A Sign Design Review application to install a new 26 sq. ft. sign within the existing free-standing sign along 3rd Street, a new 5.5 sq. ft. sign within the existing free-standing sign along Colorado Street, a new 32 sq. ft. sign on the west facing building façade, and a new 18 sq. ft. sign on the south facing building façade. The property is zoned CC – Community Commercial and Scenic Route.

Commissioner Fereday moved to approve the Consent Agenda ROS-13-02, ROS-13-03, SR-13-01, DR-13-05 and DR-13-06. Commissioner Copenhaver seconded the motion. The motion carried.

ROS-13-04

401 Verita Road

Joel Droulard representing Chad Olsen: A Record of Survey application to split a parcel, containing a portion of Verita Road, to create one residential parcel of 10,961 sq. ft. and dedicate Verita Road as public right-of-way. The property is zoned R4 – Low Density Residential.

Staff requested application ROS-13-04 be pulled from the consent agenda for further discussion.

Commissioner Russell moved to pull ROS-13-04 from the consent agenda. Commissioner Fereday seconded the motion. The motion carried.

Ms. James presented the revised staff report and revised findings and conclusions. The application involves splitting a residential lot off of the road right of way which is currently privately owned. The road right of way itself is a parcel. The city attorney advised that before the city accepts that section of Verita Road, making it a public right of way and the city’s responsibility, that the city obtain a title report on that parcel to make sure the title report is clear before the city assumes ownership.

Some issues came up in the title report that the city attorney advised staff about today.

Staff recommends this application be continued to the May 7th Planning & Zoning meeting for final decision to allow the applicant an opportunity to address these items as conditions of approval.

Commissioner Copenhaver moved to continue application ROS-13-04 to the May 7th Planning and Zoning Meeting. Commissioner Fereday seconded the motion. The motion carried.

OLD BUSINESS

None

NEW BUSINESS

DR-13-03, SR-13-02

2050 Warren Wagon Road

Die Hard Construction representing Steve and Maryann Walker: Design Review and Scenic Route applications to remove an existing residential structure and construct a new single family home with attached garage. The property is zoned R4 – Low Density Residential, is along a Scenic Route.

John McLean from Die Hard Construction presented the application. The Walkers have an existing cabin on this lot. They would like to remove it completely and build a new single family structure with attached garage. The new structure will sit at the site of the existing residence. Chair Apperson asked if the footprint was going to change significantly. He said that it would be a larger home. The new house will be approximately 4,000 sq. ft of living space with a 974 sq. ft. garage. Ms. James explained that there is a 500 sq. ft. storage building on the lot that will remain.

Landscaping will be with native vegetation to maintain the natural look of the lot and surrounding area.

Commissioner Russell asked for clarification of the setbacks.

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

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

Commissioner Fereday moved to approve DR-13-03 and SR-13-02 with the presented condition of approval. Commissioner Russell seconded the motion. The motion carried.

DR-13-04, SR-13-03

2320 Warren Wagon Road

Epikos Land Planning & Architecture representing Jeff and Tina Erikson: Design Review and Scenic Route applications to construct a new five-bedroom, three-bath residence with attached three-car garage. The property is zoned R4 – Low Density Residential, is within the Shoreline and River Environs Zone, is along a Scenic Route.

Wayne Ruemmelle, 1050 Fireweed, presented the application. There is an existing cabin on the lot. The project is to take the kitchen from this structure and make it a game room & bunk house so that this will become an accessory structure. A new structure will be built to be the Erikson's primary residence. Some existing sheds will be removed from the property and there will be adjustments to the driveway.

The property is heavily treed along the edges but open where the new structure will be constructed. The city arborist has been to the site and said that a few of the trees should come out but those individual trees have not been identified yet, though two trees will need to be removed in the footprint of the proposed structure. The owners would like the trees along the lake limbed up for an improved view.

The house will be 4,600 sq. ft. with a three car garage. The siding is all natural in brown tones of cedar.

Chair Apperson asked if there was a landscape plan. Mr. Ruemelle replied that they did not have time to work on that plan before the winter, but would once the snow has melted. They do want a small level area for lawn.

Discussion continued on the need for a landscape plan.

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

Chair Apperson opened the public hearing.

Mark and Vickie Daly, 993 and 995 Wagon Wheel Road, spoke on behalf his parents who own 996 Wagon Wheel Road. Their main concern is the existing structure on the Ereksen's property it is old and not in the best of shape. Mr. Daly said that he is pleased to learn that the kitchen will be removed as he would have a concern if two residences were allowed on the property. He shared his experience when he purchased 996 Wagon Wheel Road, there was an old existing cabin on the lot and he was asked to have it removed prior to building a new home. They inquired about developing the back half of 996 Wagon Wheel Road and they were asked to subdivide and record that lot line so that if they ever decided build an additional cabin on the back of the parcel it would already be two separate lots. This was a city requirement in 1996.

Ms. James explained that the code change significantly in 2006 and that under today's code a second dwelling could be approved with a conditional use permit. Main concern revolves around the existing cottage and its structural components and whether this structure remaining in place and the addition of a new structure is allowed. Ms. James explained that under the current code what is proposed is allowed. Mr. Daly asked if there were some written comments that had been submitted regarding this application. Ms. James explained that there are no online posting opportunities for public comment that she had not received anything by mail or email.

Chair Apperson would like to see another condition added. She would like an updated landscaping plan that includes a vegetative buffer between the proposed lawn and the beach.

Ms. James asked if she would feel comfortable if this was administratively reviewed by staff before the issuance of a building permit and Chair Apperson said that it could be included in the storm water report.

The public hearing was closed.

Chair Apperson moved to approve DR-13-04 and SR-13-03 with staff conditions with the addition of condition #9 requiring that the applicant shall, prior to issuance of a building permit, submit an updated landscaping plan for city staff review and approval that includes a vegetative buffer between the proposed lawn and the beach. Commissioner Fereday seconded the motion. The motion carried.

OTHER

Tonight was Commissioner Doug Russell's last meeting. Ms. James presented Commissioner Russell with a card and her thanks for his six years of service on the Planning and Zoning Commission.

ADJOURNMENT

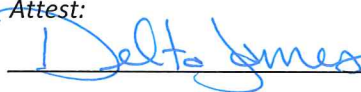
Meeting adjourned at 7:15 p.m.

Signed: May 7, 2013



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

Attest:



Delta M. James
City Planner