

MCCALL AREA
PLANNING AND ZONING COMMISSION

Minutes

June 4, 2013 – 5:30 p.m.

McCall City Hall – Lower Level

216 East Park Street, McCall, ID 83638

COMMISSION MEETING – Begins at 5:30 p.m.

1. CALL TO ORDER AND ROLL CALL

Commissioner Fereday, Commissioner Copenhagen, Commissioner Williamson, Commissioner Thompson and Chair Apperson, Commissioner Feinberg and Commissioner Thompson were present. City Planner Delta James and Community Development Director Michelle Groenevelt were present.

2. WORK SESSION

Chair Apperson provided an overview of the schedule of the sign workshop series to be held June – September.

Ms. James provided a code review of signs including the purpose of the sign code and design guidelines (public safety, business advertising and visual quality of the community). Ms. James reviewed the size of signs and examples of signs from the McCall community. She explained the commercial sign development standards, exempt signs, and prohibited signs. There were numerous McCall examples of signs, banners, flags, and sandwich boards that generated some discussion.

Commissioner Feinberg stated that the following were the controversial signs – banners, flags, open signs, banners, sandwich boards, and window signs. The other issues are clarifying the signage allotment for multi-tenant properties and the ‘other information’ signage should also be included in the discussion. Chair Apperson suggested that an educational packet for commercial sign code would help businesses understand what works with code and what is effective. Commissioner Copenhagen is concerned about the lack of natural materials with some of the cooperate signs within town. Commissioner Williamson suggested that the City could regulate font sizes, materials, and colors tones.

There was some discussion about non-conforming signs and the idea of an incentive programs (i.e. sign improvement program). Commissioner Feinberg provided background on the sign conversation in the past 17 years.

3. REVIEW & APPROVAL OF MINUTES

Commissioner Copenhagen moved to approve the May 7, 2013 minutes as presented. Commissioner Williamson seconded the motion. The motion carried.

4. PRELIMINARY DEVELOPMENT PLAN REVIEW MEETINGS

Pre-application (CUP, DR)

900 Reedy Lane

Eric McCormick representing City of McCall Golf Course: A Conditional Use Permit and Design Review application to secure the golf course maintenance use of the property and construct a 1200 sq. ft. accessory structure for golf course equipment storage. The property is zoned R8 – Medium Density Residential. The project is a wood structure (logs from the golf course with metal wainscoting and roof) on Reedy Lane that will hopefully reduce some of the noise. Currently, excess equipment is stored outside and covered with plastic. Eric explained that the goal is to build up the berm and improve the screening. The Commission had questions about lighting (none), design, hours of operation and snow removal.

The formal CUP and DR applications will be heard at the August Planning and Zoning meeting.

5. CONSENT AGENDA

SR-13-07

1100 Cedar Lane

Mike Freeman representing Lloyd Hess: A Scenic Route application to construct a four-bedroom, three-bath residence with attached two-car garage. The property is zoned R4 – Low Density Residential, is along a Scenic Route and is more particularly described as:

Lot 1, Block 17, Spring Mountain Subdivision No. 4, situate in the NE1/2 of Section 10, T. 18 N., R. 3 E., B.M., City of McCall, Valley County, Idaho

DR-13-14

229 Industrial Loop

Kyle Nay representing Mountain Tech Performance: A Sign Design Review application to install two 26.25 sq. ft. signs, one on the west building façade and one on the south facing façade. The property is zoned Industrial, is along a Scenic Route and is more particularly described as:

Lot 13, McCall Industrial Park, a tract of land the NW1/4 of the SW1/4 of the NW1/4 of Section 17 and the NE1/4 of the SE1/4 of the NE1/4 of Section 18, T. 18 N., R. 3 E., B.M., City of McCall, Valley County, Idaho

DR-13-15

203 E. Lake Street

Monica Tway representing the Yacht Club: A Sign Design Review application to install a 15 sq. ft. vertical sign on the east corner of the building façade and replace south and east façade signs with updated logos. The property is zoned R4 – Low Density Residential, is along a Scenic Route and is more particularly described as:

Lot 1 and 2, Block 1, Second Addition to McCall, Gov't. Lot 4, S9, T18N, R3E, City of McCall, Valley County, Idaho

Commissioner Feinberg moved to approve the consent agenda SR-13-07, DR-13-14 and DR-13-15. Commissioner Fereday seconded the motion. The motion carried.

6. OLD BUSINESS

There was no old business.

7. NEW BUSINESS

DR-13-12, SR-13-06

809 N 3rd Street

Commissioner Fereday recused herself. LeGrand Bennett representing Rick Fereday presented the Design Review and Scenic Route applications to construct 1920 sq. ft. retail space addition and 720 sq. ft. covered walkway and display area to the existing May Hardware building. The property is zoned CBD – Central Business District, is along a Scenic Route. The project includes sidewalks, curbs and gutters, screening, parking reconfiguration, stormwater management in the adjacent property and landscaped islands that defines the 27' entrance. The glass door provides transparency and natural light. Ms. James provided the staff report and conditions of approval:

1. Prior to issuance of a building permit, the applicant shall receive final engineering approval from the McCall City Engineer.
2. Prior to excavation or construction within the public right-of-way, the applicant shall obtain a Right-of-Way permit from McCall Public Works Department.
3. Prior to issuance of a building permit, the applicant shall provide evidence that a stormwater utility easement or covenant has been secured from the adjoining property owner for the proposed underground drainage pipe.
4. Prior to issuance of a building permit, the applicant shall demonstrate completion of the lot line adjustment process with Valley County in accordance with the previous Record of Survey approval (ROS-10-09).
5. Prior to issuance of a building permit, the applicant shall provide information for review and approval by the City lighting administrator that any new exterior lighting will meet the City of McCall lighting standards (MCC. 3.14).
6. Prior to issuance of a building permit, the applicant shall provide a detailed landscaping plan for review and approval by City staff that includes a planting schedule and maintenance / irrigation plan.
7. The applicant shall construct the proposed sidewalk to a width of eight feet (8 ft.).

A public hearing was opened, no one testified and the public hearing was closed.

Commissioner Feinberg moved to approve the DR-13-12 and SR-13-06. Commissioner Williamson seconded the motion. The motion carried.

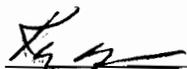
8. OTHER

There were no other items.

9. ADJOURNMENT

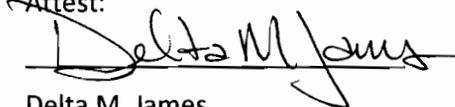
The meeting was adjourned at 7:03 pm.

Signed: July 9, 2013



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

Attest:



Delta M. James
City Planner