

MCCALL AREA
PLANNING AND ZONING COMMISSION

Minutes

July 9, 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.

CALL TO ORDER AND ROLL CALL

Commissioner Fereday, Commissioner Williamson, Commissioner Thompson and Chair Apperson were present. City Planner Delta James, Community Development Director Michelle Groenevelt and Administrative Assistant Deb Smith were present.

WORK SESSION

Chair Apperson provided an overview of the schedule of the sign workshop series that is being held June – September.

Ms. James provided a brief review of the current sign code and design guidelines.

Chair Apperson invited audience members to provide input regarding the sign code as it relates to flags, illuminated open and closed signs, banners, sandwich boards, and other signs by visiting five input boards staffed by commissioners and city staff. Eight community members attended and participated.

REVIEW & APPROVAL OF MINUTES

Commissioner Fereday moved to approve the June 4, 2013 minutes as presented. Commissioner Williamson seconded the motion. The motion carried.

PRELIMINARY DEVELOPMENT PLAN REVIEW MEETINGS

Pre-application (CUP)

122 E. Lake Street

Carrie Carter: Conditional Use Permit application to open a day care center. The property is zoned CBD – Central Business District.

Carrie Carter, 960 Pine Terrace, presented her plan to open a day care center. The building is 1,400 sq. ft. and she does plan to have a privacy fence constructed. The hours would be Monday through Friday 7:00 am to 5:30 pm. The Conditional Use Permit application will be heard at the September Planning and Zoning meeting.

CONSENT AGENDA

ROS-13-05

1011 Penstemen Place

Darwin Chaffin: A Record of Survey application to combine two lots of record. The property is zoned R4 – Low Density Residential.

ROS-13-06

1459 Dragonfly Loop

Rod Skiftun representing Kaye and Joanne Dick: A Record of Survey application to combine two lots of record. The property is zoned R4 – Low Density Residential.

DR-13-17

1326 Beach Way

McCall Design and Planning representing Fred and Mona Mack: A Design Review application to construct a 440 sq. ft. master bedroom addition to an existing residence. The property is zoned R4 – Low Density Residential and is within the Shoreline and River Environs zone.

DR-13-18

616 N. Third Street

Alpine Village Company: A Sign Design Review application to install a new two-sided 24.5 sq. ft. (each side) development complex sign at the south end of the property and relocation of a directional sign from the building façade to the parking lot. The property is zoned CC - Community Commercial.

Commissioner Williamson moved to approve the consent agenda ROS-13-05, ROS-13-06, DR-13-17 and DR-13-18. Commissioner Fereday seconded the motion. The motion carried.

OLD BUSINESS - none

NEW BUSINESS

DR-13-16, SR-13-08

1250 Warren Wagon Road

Flying C Construction representing Shawn and Jane Davis: Design Review and Scenic Route applications to construct a 480 sq. ft. detached garage to match the existing residence. The property is zoned R4 – Low Density Residential and is along a Scenic Route.

Phil Corder with Flying C Construction presented the application to construct a new 480 sq. ft. detached garage. There is an existing storage shed on site that will be removed. The exterior materials will match the existing house.

Ms. James presented the staff report.

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

Commissioner Williamson stated that he thought one side of the structure should have windows to comply with the McCall Design Guidelines that discourage blank walls.

The applicant agreed to an additional condition requiring revised plans showing two windows to be added to the southern elevation of the garage.

Commissioner Thompson moved to approve DR-13-16, SR-13-08 with the following added condition: Prior to issuance of a building permit, the applicant shall update building plans to provide at least two windows on the southern elevation of the proposed garage. Commissioner Fereday seconded the motion. The motion carried.

SUB-13-01

Reserve on Payette River

Phil Feinberg: A subdivision minor plat amendment application to realign pathway easements within the Reserve on Payette River subdivision and to indicate access easements for pathway connections within adjacent properties. The Reserve on Payette River is zoned R8 – Medium Density Residential.

Mike Eckhart, 260 W Deinhard Lane, presented the application. This is already a platted subdivision that has been recorded. The application is to vacate the existing pathway easement, shown on the plat. Easements have been created to make a connected trail to River's Crossing subdivision.

Ms. James presented the staff report explaining the minor subdivision plat amendment to realign pathway easements that were established during the original subdivision platting process.

Commissioner Williamson moved to recommend approval of SUB-13-01 with conditions to City Council. Commissioner Thompson seconded the motion. The motion carried.

OTHER

Ms. James informed the commission that Noel Copenhagen has resigned from the commission effective immediately.

ADJOURNMENT

The meeting was adjourned at 7:00 pm.

Signed: August 6, 2013



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

Attest:



Delta M. James
City Planner