

MCCALL AREA
PLANNING AND ZONING COMMISSION

Minutes

August 6, 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

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

WORK SESSION

The work session included a review of like communities' sign codes. Delta reviewed the comparable communities chart that included the communities of Aspen, CO; Ketchum, ID; Durango, CO; Sisters, OR; Park City, UT; and Jackson, WY. The topics compared included flags, banners/temporary signs, illuminated signs, A-frame signs, window signs, design standards, and other notes. (See full chart attached.)

REVIEW & APPROVAL OF MINUTES

Commissioner Feinberg moved to approve the July 9, 2013 minutes as presented. Commissioner Fereday seconded the motion. The motion carried.

PRELIMINARY DEVELOPMENT PLAN REVIEW MEETINGS

There were no preliminary development plan presented.

CONSENT AGENDA

ROS-13-07

105 Brundage View Court

Allison and Jeff Mousseau: A Record of Survey application to combine two lots of record. The property is zoned R4 – Low Density Residential and is more particularly described as:

Lot 79 & Lot 80, Spring Mountain Meadows Subdivision, situate in Section 10, T. 18 N., R. 3 E., B.M., City of McCall, Valley County, Idaho

ROS-13-08

1497 Dragonfly Loop

Mike Robnett representing Randy Taylor: A Record of Survey application to combine two lots of record. The property is zoned R4 – Low Density Residential and is more particularly described as:

Lot 24 & Lot 25, Aspen Ridge III Subdivision, situate in the NE1/4 of Section 10, T. 18 N., R. 3 E., B.M., City of McCall, Valley County, Idaho

ROS-13-09

611 Whipkey Street

Rod Skiftun representing Milford Terrell: A Record of Survey application to adjust the lot line between parcels 3630 and 3620 and split the remainder of parcel 3620 into two parcels. The property is zoned R4 – Low Density Residential and is more particularly described as:

McCall Acreage Amended Tax No. 89-A and McCall Acreage Amended Tax No. 89-F in Gov't. Lot 2, Section 8, T. 18 N., R. 3 E., City of McCall, Valley County, Idaho

Commissioner Thompson made a motion to approve the consent agenda ROS 13-07, ROS13-08, RS-13-09; Commissioner Fereday seconded the motion; the motion carried.

OLD BUSINESS

DR-12-24

460 Krahn Lane

Flex North LLC: A Design Review extension request to extend Design Review approval by six months to February 20, 2014 for a 5 unit storage building, pursuant to McCall City Code 3.16.08. The property is zoned CC-Community Commercial and is more particularly described as:

SE ¼ of the SE ¼ of Section 16, T. 18 N., R. 3 E., B.M. Valley County, Idaho

Commissioner Feinberg moved to approve the deadline extension for DR-12-24; Commissioner Fereday seconded the motion; and the motion carried.

NEW BUSINESS

DR-13-19

2065 John Alden Road

Alpine Design Solutions representing Bob Looper: A Design Review application to construct a new 3,613 sq. ft. residence with 885 sq. ft. attached garage and 832 sq. ft. detached accessory structure. The property is zoned R4 – Low Density Residential, is within the Shoreline and River Environs Zone.

Robert Looper. 953 Strawberry Lane, had an opportunity to purchase a lakefront property and plans to build a house consistent with the neighborhood. The accessory structure will house toys but there is no living area. They plan to keep native vegetation, create a paver area by water, and there is an irrigation in the 50' setback. The deck structure will line up with the neighbors but is slightly larger so the house will be setback more than the neighbors. There will be a small lawn area.

The project is close to the lot coverage maximum and 33' in height. The project uses natural colors and natural materials. Staff is recommending approval subject to the following conditions:

1. The applicant shall ensure that the existing sewer service line is protected during construction and shall contact Payette Lakes Water and Sewer District at least two days prior to reconnection.
2. Prior to construction of the new dock, the applicant shall submit detailed plans to Payette Lakes Water and Sewer District for review and approval to ensure adequate access to the sewer line and manhole is maintained.
3. Pursuant to McCall City Code (MCC 3.16.08), design review approval shall lapse and become void whenever the applicant has not applied for a building permit within one year (August 6, 2014) from the date of initial approval.

The public hearing was opened, hearing no comment, the public hearing was closed.

Commissioner Feinberg made a motion to approve DR-13-19 with the findings and conclusions; Commissioner Thompson seconded the motion; the motion carried.

DR-13-20

1302 Louisa Street

Epikos LLC representing Paige Walker: A Design Review application to request exemption from the garage design standards for lots of fewer than 10,000 sq. ft. in order to place a single car garage closer to the street lot line than the street facing wall of the residential structure, pursuant to McCall City Code title 3, chapter 8, section 20. The property is zoned R8 – Medium Density Residential.

Paige Walker representing her project and is the property owner. She explained that garage standard was the biggest obstacle in the design process. The goal was to preserve the large trees on the property. She believes the code needs to consider topography and preservation of vegetation.

Wayne Rummele, architect from EPIKOS, explained the project, property and the neighborhood. Wayne explained that staff should have more discretion when it comes to preserving natural features.

Delta explained the reason for the design review for the garage standards to prevent snout houses, and create an interesting street experience by avoiding designs that result in all garage doors being the prominent feature. This standard only applies to the small lots less than 10,000 sq. ft.

Staff supports the application and the deviation from the garage standards based on the topography of the property and the design of the structure. Commissioner Apperson questioned the location of the parking in the rear of the lot near the alley. Delta explained that the alley is platted but undeveloped. If the garage was located off the alley then the project would have not required design review. However, the alley would need to be developed and the utilities would need to be relocated through the right-of-way permit process. One letter of support was provided by Jonas Bean and Brandi Solace.

Priscilla Frailay, property owner of a Roosevelt Ave. property and Lakefork property is in favor of the garage location and is not in favor of developing the alley.

Brandi Solace, 301 Colorado Street, owns the property to the north that currently is undeveloped. She suggested that perhaps the code to be changed to make the garage standards proportional to the other structures or lot. Delta explained that the code already uses percentage of structure.

Dan Gregory, 1309 Roosevelt, asked questions regarding use of the platted alleyway and expressed opposition to the alleyway being developed.

The public hearing was closed.

Diane Dobson, Impact Area, asked a question about tree removal codes.

Commissioner Feinberg made a motion to approve DR-13-20 with the findings and conclusions; Commissioner Fereday seconded the motion; the motion carried.

OTHER

Review of signs approved administratively

Delta provided an update on the sign review of the Mountain Sporting Goods sign.

Going paperless at P&Z

Delta talked about the significant time and resources required to create the P&Z binders. There was discussion about the time to navigate the electronic packet. Most of the commissioners use the visual screen provided at the meeting and felt they could review the packet on line and bring it to the meeting. The Commission decided to try paperless for the next P&Z meeting.

Lake tour

There was discussion about a meeting date for the lake tour. Delta will circulate date options for the Commission tour via email.

ADJOURNMENT

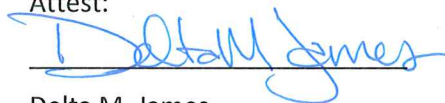
Commissioner Apperson moved to adjourn the meeting; Commissioner Thompson seconded the motion; the meeting was adjourned at 7:07 pm.

Signed: September 10, 2013



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

Attest:



Delta M. James
City Planner