

MCCALL AREA
PLANNING AND ZONING COMMISSION

Minutes

November 12, 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 Commissioner Tunnell were present. City Planner Delta James and Community Development Director Michelle Groenevelt were also present.

WORK SESSION

Sign Code – discussion of possible needed code revisions

Ms. James said this is the fourth P&Z session to discuss the sign code. She presented the latest recommendation as shown below.

Flags – All zones

- Allow one flag (corporate logo, open, sale, Vandal, or other) up to 15 sq. ft. in addition to nation or state flags per business location
- Must be building or structure mounted (not free standing)
- Not to exceed 5 ft. in length in any one direction
- Counts toward total sign allowance

Banners – All zones

- Wood –framed permanent structure that will allow for banners to be switched out throughout the year.
- Up to 15 sq. ft.
- Sign permit required
- Must adhere to McCall Design Guidelines regarding use of natural colors
- Must be on the subject property (no off-premises banners)
- Counts toward total sign allowance

Illuminated signs (open, closed, etc.) – All zones

- Maximum size of 3 sq. ft. per sign
- Only within windows or flush-mounted on business facade
- Subject to maximum window coverage (see below)
- Counts toward total sign allowance

A-frame signs

- Maximum of 6 sq. ft. per side
- Only one allowed per business
- Made of wood or metal
- Changeable only as chalkboard (no dry erase or other)
- May be placed within public right of way, but must maintain at least 5 ft. clear zone
- Only on or immediately in front of the subject property

- Sign permit required (administrative design review)
- Counts toward total sign allowance

Window signs – All zones

- Allowed up to 25% coverage of total window sq. ft. (per window)
- Counts toward total sign allowance

Other

- Add code to allow for master sign plan for multi-tenant buildings/developments via Design Review approval by P&Z

Commissioner Williamson suggested that banners have maximum number of days. He was concerned about using the 25% of coverage of window space in properties like the Ice Center would result in too much signage. He liked the idea of the chalk board for A-frames. Commissioner Tunnell has concerned about how it would look if every business had banners and that businesses will leave banners up for long periods of time. He mentioned that the other mountain communities that allow banners, all have time limits. Ms. James said the banner time limits were left off because it would be difficult to enforce how long banners have been up without issuing permits for each banner. She expressed concern about adopting codes that cannot be enforced. For example, Hailey takes a passive approach and does not track the time limits and responds to public complaints. Commissioner Tunnell and Williamson would still like to see a time limit on banners with specific dates and timelines. There was some discussion about enforcement of the timed banners and the challenges.

Commissioner Fereday said requiring a wooden frame and permit should prevent those that just put out banners. Staff had some concerns about having empty wooden frames around the community. There was some discussion about the how many types of temporary signage should be allowed. One option was to allow a banner or A-Frame sign as temporary sign. All Commissioners felt that wooden frames for banners was a good idea, there was agreement in the flags, illuminated signs should be limited to 1-2 per façade, and no A-frames. Staff will take the Commission's comments and will draft code with some other proposed code amendments for review at the next P&Z meeting.

REVIEW & APPROVAL OF MINUTES

Commissioner Tunnell moved to approve the October 1, 2013 minutes as presented. Commissioner Williamson seconded the motion. The motion carried.

PRELIMINARY DEVELOPMENT PLAN REVIEW MEETINGS

Pre-application (CUP)

299 S. 3rd Street

Carrie Carter: Conditional Use Permit application to open a day care center. The property is zoned CC – Community Commercial. Hours of operation will be 7am-5:30 pm with plenty of parking and a fenced in yard. The size of the day care would be a maximum of 50 children in the south side of the building. No one showed up to the neighborhood meeting, but the applicant did talk to the managers of the two neighboring hotels. They were excited about the daycare because it will take drop-ins and will be an amenity to the hotel patrons. A kitchen will be installed and restrooms will

be constructed for the daycare facility. Two windows will be changed so they open to meet the Fire Code. The next meeting will be the public hearing for the CUP.

CONSENT AGENDA

DR-13-29

2111 Pilgrim Cove Drive

Nate Mitchell representing The Girl Scouts of Silver Sage: A Design Review application to construct 864 sq. ft. uncovered deck addition to the O'Connor Cabin on the Camp Pittenger campus. The property is zoned RE - Rural Residential Estates, is within the Shoreline and River Environs Zone, and is more particularly described as:

Tax No. 1, Government Lots 5 & 8, Section 34, T19N, R3E, B.M., Valley County, Idaho

Commissioner Thompson moved to approve the consent agenda as presented. Commissioner Tunnell seconded the motion. The motion carried.

OLD BUSINESS

Amended and Restated Development Agreement – Granite Falls Condominiums

607 N 3rd Street

Spink Butler Attorneys at Law representing NIBAC, LLC: A proposed amendment to an existing development agreement to more accurately reflect project approvals and as-built conditions. The property is zoned CC – Community Commercial and is more particularly described as:

Granite Falls Condominiums, a portion of the SE ¼ of the SW ¼ of Section 9, T18N, R3E, B.M., City of McCall, Valley County, Idaho

PUBLIC HEARING

Richard Andrus represents the current owner of Granite Falls. The subdivision was required to have a development agreement. It went through foreclosure and the new owner purchased the property in 2011. The title has number of things that need to be cleaned up. In the packet there is the original document with changes and explanations of why the changes to the development agreement should occur. The public hearing was opened and closed.

Commissioner Thompson moved to recommend the approval without an additional public hearing. Commissioner Williamson seconded the motion. The motion carried unanimously.

NEW BUSINESS

CUP-13-02 – This application has been withdrawn at the applicant's request.

500 Cross Road

St. Luke's McCall representing Mark and Suzi Meuser: A Conditional Use Permit application to allow professional offices use within a residential zone. The property is zoned R4 – Low Density Residential and is more particularly described as:

Lot 16, Block B, Brundage Subdivision, City of McCall, Valley County, Idaho

PUBLIC HEARING – CANCELED

OTHER

Review of signs approved administratively – the only sign approved was for the McCall Sports Exchange.

Applications for two open P&Z positions- there are 3 persons interested in the two P&Z vacant positions. Of the three candidates, Steve Callan and Nancy Farnsworth were present, Ballard Smith was not present. Nancy provided her background in land development, design and drafting especially in civil engineering and surveying. Her background is in Ada County so brings some experience but will need to learn more specific codes for the McCall code. She has experience in public meetings and was recruited by a former Commissioner Linda Corder because of her background and passion for the McCall area.

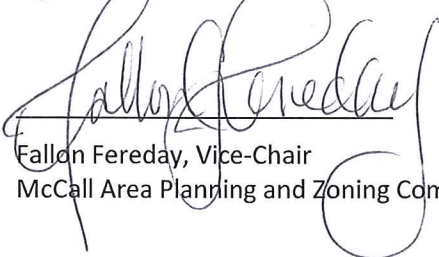
Steve Callan has been a resident for 10 years and has a background in construction. He loves living in McCall and wants to keep McCall a great place to live. He feels like he understands the process as he had to go through the land use approval process but would need to learn more about the specifics of planning and zoning. He has some ideas of how to ensure the process goes smoothly with commercial and residential construction. He has experience working with clients on the aesthetics of projects and making sure the project looks fits with the community character.


The Commission unanimously recommended Steve Callan and Nancy Farnsworth for the two vacant positions on the P&Z Commission.

ADJOURNMENT

The meeting was adjourned at 6:56 pm.

Signed: December 3, 2013


Fallon Fereday, Vice-Chair
McCall Area Planning and Zoning Commission

Attest:

Delta M. James
City Planner