

McCALL AREA
PLANNING AND ZONING COMMISSION

Agenda

April 6, 2021 – 4:30 p.m.

McCall City Hall – Lower Level

216 East Park Street, McCall, ID 83638

Due to McCall’s commitment to “flatten the curve” in response to the COVID-19 Emergency and ensuring that the City’s Business continues, this meeting will be a virtual meeting. Use a phone to call 208-634-8900, when prompted enter Conference ID 320 312 040#. If there are any questions, contact Michelle Groenevelt, Community and Economic Development Director (contact provided below).

The Meeting Room Occupancy Capacity subject to the 6-foot social distancing recommendation of Centers for Disease Control and Prevention in addition to the Commissioners and staff who are anticipated to be in attendance is 6.

Social Distancing will be enforced.

The first 11 persons who appear will be allowed to be present in the meeting location. All other persons may be in attendance virtually via Teleconference.

COMMISSION MEETING – Begins at 4:30 p.m.

CALL TO ORDER AND ROLL CALL

1. REVIEW & APPROVAL OF MINUTES

- March 2, 2021

2. PRELIMINARY DEVELOPMENT PLAN REVIEW MEETINGS

Pre-application for a PUD, SUB, DR
TBD Verita Road – Arrowhead Court

A Pre-application for a Planned Unit Development, Subdivision and Design Review applications to develop an existing 2.82 acre parcel and construct 4 duplexes and 10 single family residences. The lot is zoned R8 – Medium Density Residential and is more particularly described as:

Tax parcel number 37 situate in the NE ¼ of the NE ¼ of Section 18, T18N, R3E, B.M., City of McCall, Valley County, Idaho.

Pre-application for a SUB
443 West Timbercrest Loop

K.C. Hurless for CRPD Holdings LLC: A Pre-application for a Subdivision application to construct a 4-unit townhome. The property is zoned R4 – Low Density Residential and is more particularly described as:

Lot 7, Block 2 of the Timbercrest Subdivision situate in the SE ¼ of the SE ¼ of Section 7, T18N, R3E, B.M., City of McCall, Valley County, Idaho.

Pre-application for a CUP
1300 East Lake Street

Steve Millemann for Mile High Marina LLC: A Pre-application for a Conditional Use Permit to replace the current log breakwater with a publicly accessible boardwalk/breakwater with additional boat slips. The property is zoned CBD – Central Business District and is more particularly described as:
A portion of the E ½ of Section 9, T18N, R3E, B.M., City of McCall, Valley County, Idaho.

3. CONSENT AGENDA

All matters which are listed within the consent section of the agenda have been distributed to each member of the McCall Area Planning and Zoning Commission for reading and study. Items listed are considered routine by the Commission and will be enacted with one motion unless a Commissioner specifically requests it to be removed from the Consent Agenda to be considered separately. Staff recommends approval of the following ACTION ITEMS:

ROS-21-02

625 and TBDs Migratory Ridge Way

Dan Scott for Dean Moss, James Campbell Jr., and Shore Lodge Whitetail LLC: A Record of Survey application to adjust the lot lines between three parcels by under 20 feet resulting in three lots of 2.87 acres, 2.57 acres and 2.15 acres, respectively. The property is zoned R4 – Low Density Residential and are more particularly described as:

Lots 81, 82, and 83, Block 12 of Whitetail Subdivision Phase 2 situate in the NE ¼ of the SW ¼ and the NW ¼ of the SE ¼ of Section 12, T18N, R2E, B.M., City of McCall, Valley County, Idaho.

ROS-21-03

1040 Valley View Lane

Steve Millemann for Adam & Kimberly Weller: A Record of Survey of application to split one existing 4.91-acre lot into 2 lots of 1.87 and 3.04 acres respectively. The property is zoned R1 – Residential and is more particularly described as:

Lot 74, Valley View III Subdivision situate in the NE ¼ of the NE ¼ of Section 19, T18N, R3E, B.M., Valley County, Idaho.

SR-21-03

1695 Ginney Way

Evan Wyke of Wyke Building Co: A Scenic Route Review application to construct a two-story, 2,701 square foot residence adjacent to Spring Mountain Boulevard, a designated Scenic Route. The property is zoned R4 – Low Density Residential and is more particularly described as:

Lot 3, Block 1 of Lick Creek Meadows Phase 1 Subdivision situate in the S ½ of the SW ¼ of Section 3, T18N, R3E, B.M., City of McCall, Valley County, Idaho.

SR-21-04

1005 Kaitlyn Loop

Spencer Doerty for Brian & Sandy Doerty: A Scenic Route Review application to construct a two-story, 2,722 square foot residence adjacent to Spring Mountain Boulevard, a designated Scenic Route. The property is zone R4- Low Density Residential and is more particularly described as:

Lot 25, Block 2 of Lick Creek Meadows Phase 1 Subdivision situate in the S ½ of the SW ¼ of Section 3, T18N, R3E, B.M., City of McCall, Valley County, Idaho.

4. OLD BUSINESS

CUP-20-03, DR-20-46 (Action Item)

901 Second Street

Hatch Design Architecture for William Sifford: A Conditional Use Permit and Design Review application to construct a 4 story, mixed use building to contain retail, hostel and 4 apartment units. The property is zoned CBD – Central Business District and is more particularly described as:

Lots 19 & 20 of Block 3 of McCall situate in Section 9, T18N, R3E, B.M., City of McCall, Valley County, Idaho.

DR-20-44 (Action Item)

651 Stockton Drive

Charles Carpy: A Design Review application to construct a residence with attached garage in excess of 3,500 square feet. The property is zoned R1 – Residential and is more particularly described as:

Tax Parcel Number 43 in Lot 53, Block 1 of West Place Subdivision situate in the SW ¼ of Section 15, T18N, R3E, B.M., Valley County, Idaho.

PUBLIC HEARING

5. NEW BUSINESS

CUP-20-02, DR-20-34 and SR-20-09 (ACTION ITEM)

400 N Third Street

Erik Anderson of Maverik for ACDC Holdings Inc: A Conditional Use Permit, Design Review and Scenic Route Review application to construct a 4,425 square foot store with 10 pump fuel station adjacent to North Third Street, a designated scenic route. The property is zoned CC – Community Commercial and is more particularly described as:

Tax Parcel Number 482 of McCall Acreage situate in Section 9, T18N, R3E, B.M., City of McCall, Valley County, Idaho.

PUBLIC HEARING

DR-21-06, SR-21-06 (ACTION ITEM)

998 Spruce Way

Sarah Byers for Russell McKinley and Anne Herndon: A Design Review and Scenic Route Review application to construct a 1,467 square foot detached garage with second-story storage loft adjacent to Warren Wagon Road, a designated Scenic Route. The property is zoned R4- Low Density Residential and is more particularly described as:

Lot 3 of Block 5 of the Amended Cedar Knoll Acres State Subdivision situate in the W½ of Section 33, T19N, R3E, B.M., Valley County, Idaho.

PUBLIC HEARING

DR-21-09, SH-21-02 (ACTION ITEM)

2225 East Lakeview Drive

Wayne Emigh for Terri Lowder: A Design Review application to demo the existing residence and construct a new 6,143 square foot 2-story residence. The property is zoned R4- Low Density Residential and is more particularly described as:

Lot 4 of Block1 of Wilson’s East Prong Subdivision situate in the N1/2 of the SW ¼ of Section 35, T19N, R3E, B.M., Valley County, Idaho.

PUBLIC HEARING

CA-21-01

Scenic Route Landscaping Update (ACTION ITEM)

Michelle Groenevelt for The City of McCall: A Code Amendment application to amend 3.7.032(K) Requirements for Development Landscape, Screening and Buffering.

PUBLIC HEARING

6. OTHER

- Signs approved administratively

7. ADJOURNMENT

American with Disabilities Act Notice: The Planning and Zoning Commission meeting room is accessible to persons with disabilities. If you need assistance, contact City Hall at 634-7142. Please allow 48 hours.

City of McCall

216 East Park Street
McCall, ID 83638
Phone (208) 634-7142
Fax (208) 634-3038



City of McCall
COMMUNITY
DEVELOPMENT

PRE-APPLICATION MEETING FORM

The Applicant will present to the Administrator and Commission, in a scheduled meeting, but a non-public hearing, a *preliminary development plan* for review and discussion. All materials to be reviewed and discussed shall be provided, or be available, to Commission members at a regular scheduled meeting of the Commission. The pre-application meeting (no fee involved) is required for all land use applications except Record of Survey, Design Review and Scenic Route applications. Please contact the Community Development Department at (208) 634-7052 to schedule a pre-application meeting.

Please check all that apply:

- Annexation or Rezone (ZON)
- Conditional Use Permit (CUP)
- Planned Unit Development (PUD) General Plan
- Planned Unit Development (PUD) Final Plan (no fee)
- Subdivision (SUB) Preliminary Plat
- Subdivision (SUB) Final Plat (no fee)
- Street Vacation (VAC)
- Variance (VAR)

Date Received: _____

Applicant Information

Applicant: Net Prophet, LLC Phone/Email: _____

Applicant's Mailing Address: _____

Agent/Representative: Sasha Childs Phone/Fax/Email: 208-866-1261

Agent/Representative's Mailing Address: PO BOX 1790 McCall, ID. 83638

Address of Subject Property: TBD Verita St. McCall, ID. 83638

Legal Description of Property: TAX # 37 IN NE NE S18 T18N R3E McCall

Zoning District of Property: McCall City limits - R8

Explain the general nature of what is proposed:

Please see attached narrative and maps.

*Please submit four (4) hard copies of the preliminary development plan with this form, not greater than 11" by 17" in size. Please also include a digital copy of the preliminary development plan.

Arrowhead Court Pre-application Narrative

Arrowhead Court Subdivision is proposed subdivision on a 2.82-acre parcel located on the west side of the small private section of Verita Road, directly west of Broken Ridge Commons and north of West Valley Road (please see attached plat map and legal description). The lot is zoned R8 which would allow for a density of 22 units. The development team is proposing a small subdivision that will include four duplex lots (8 units) and ten single family lots (10 units), for a total density of 18.

Due to the shape of the lot we are proposing a private street ending in a cul-de-sac for access to the lots developed. Our goal is to stay as close to R8 McCall City Code (setbacks, lot square footage, lot coverage, etc) as possible however due to the restriction of a cul-de-sac design we will ask for a street frontage alleviation as well as a garage frontage alleviation.

The duplex (townhomes) lots: we would like to offer one duplex (two separate units) as Local Housing Units (D1 on the site plan attached). The other three duplex lots will be sold with the LHU building plans (for consistency in the look) AND these units will NOT be allowed to be short term rentals - this gives an assurance to the city and to the community that they will almost certainly be long term rentals (8 in total).

The single-family lots: will also be sold with engineered plans that have an expansion (as it can be afforded) in mind. The initial design will be roughly 800-1,000 square feet with the ability to expand when possible for the home owner (master bedroom and bath) and possibly carport to garage conversion. The lots will be designed with these expansions in mind through build envelopes.

We are also working closely with a local bank and a local builder to create partnerships that will hopefully allow locals to take advantage of the single-family home lots.

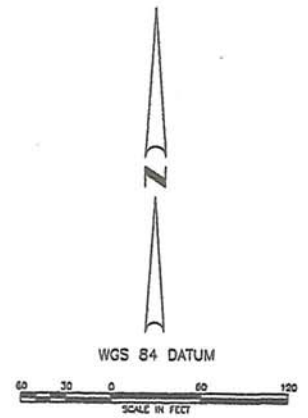
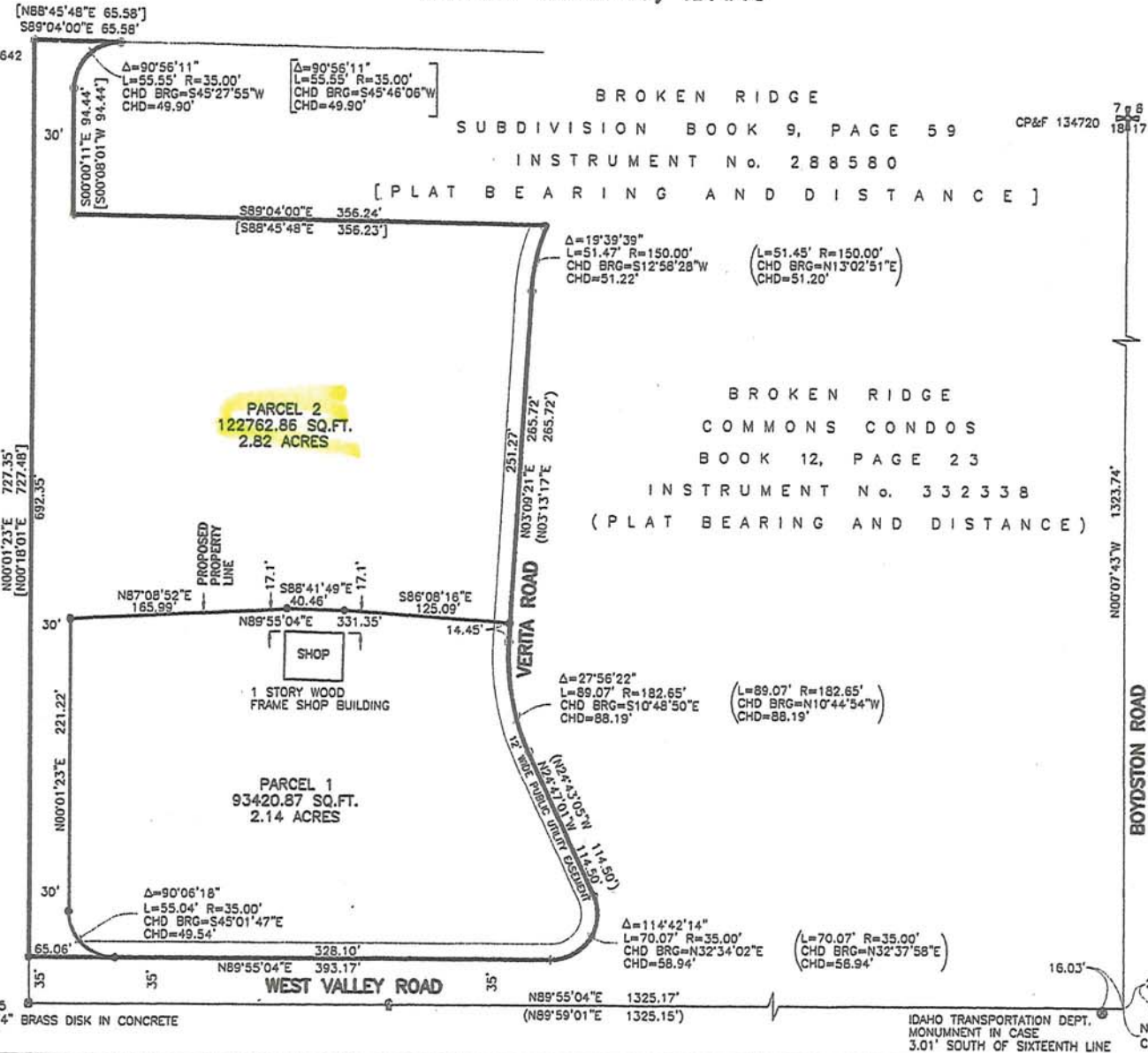
PUD Amenities:

- Two local housing units
- Engineered duplex (townhome) plans
- Engineered expandable housing plans (single family lots)
- 15% open space

The development team is requesting that the City of McCall take over the small section of Verita Road, converting it from a private road to a public road (it was developed to public street standards by Broken Ridge Commons). This will help our subdivision keep their HOA dues low which will highly impact affordability for locals for both home ownership and rentals. Without this it is unlikely that affordability will be a consideration of this subdivision as it just won't be likely that primary residents can take on the expense of road maintenance and housing costs.

PORTION OF THE NE 1/4, OF THE NE 1/4 OF SECTION 18, T. 18 N., R. 3 E., B.M.
CITY OF McCALL
VALLEY COUNTY, IDAHO

Instrument # 395233
VALLEY COUNTY, CASCADE, IDAHO
11-19-2015 02:19:07 PM No. of Pages: 1
Recorded for: RINGEL LAND SURVEY
DOUGLAS A. MILLER
Ex-Officio Recorder Deputy
Fee: 5.00
Index to: RECORD OF SURVEY



- LEGEND**
- SET 5/8" X 30" REBAR W/YELLOW ID CAP & 2"x2" WHITE GUARD STAKE
 - SECTION CORNER
 - IDAHO TRANSPORTATION DEPARTMENT MONUMENT, 6" ROUND CONCRETE WITH 3-1/2" BRASS CAP
 - FOUND 5/8" X 30" REBAR W/YELLOW ID CAP & 2"x2" WHITE GUARD STAKE

Per code as required by McCall City Code (MCC9.1.05.B):
This record of survey has created 2 lots from the original lot as it existed on March 23, 1994. The original lot may only be divided to create 2 additional lots. No more than four (4) total lots may be created from the original lot, using the record of survey process. The creation of five (5) or more lots from a single, original lot, using the record of survey procedure, constitutes an illegal subdivision of land.

SURVEYOR'S CERTIFICATE

This is to certify I, Fredrick D. Ringel, conducted the survey of the and described on this Record of Survey, and that this Record of survey is a true representation of said survey as conducted by me, or under my direction, on said land.
Fredrick D. Ringel 11-19-2015
R.L.S. 986 ID



**RECORD OF SURVEY
FOR
RAMON LEE AND KAREN ANN ALFORD**

RINGEL LAND SURVEY

PLS ID. #986 WA. #23613 UT. #8370725-2201
P.O. BOX 582 CASCADE, IDAHO 83611 (208) 382-4230

SURVEYOR'S NARRATIVE:

THIS SURVEY IS A TOPOGRAPHIC SURVEY OF AN EXISTING PARCEL. THE BOUNDARY IS FOR PARCEL 2, TAKEN FROM THE 2015 R.O.S., INST. NO. 399233, BOOK 13, PAGE 001, BY RINGEL LAND SURVEY. THE BEARINGS HAVE BEEN NOTATED 0°16'30" C.W. TO BE ON THE CITY OF McALL, BEARING BASIS. DUE TO SNOW CONDITIONS, NOT ALL CORNERS WERE SEARCHED FOR MONUMENTS.

REFERENCE DOCUMENTS:

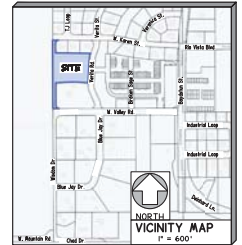
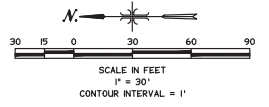
1. PLAT OF BROKEN RIDGE SUB
2. PLAT OF BROKEN RIDGE COMMONS TOWNHOMES
3. PLAT OF BLUE JAY SUB
4. R.O.S. BK. 13 PG.001, INST. NO. 399233

LEGEND

---	BOUNDARY LINE	●	FOUND BRASS CAP
---	EXISTING PARCEL LINE	○	FOUND 5/8" IRON PIN
---	CENTER LINE	○	FOUND 1/2" IRON PIN
---	EASEMENT LINE	○	SET 1/2"x24" IRON PIN W/ CAP
---	EXISTING FENCE LINE	○	MANHOLE
---	SANITARY SEWER LINE	●	TELEPHONE RISER
---	WATER LINE	●	WATER VALVE
---	UNDERGROUND POWER LINE	●	WATER METER
---	UNDERGROUND TELEPHONE LINE	●	FIRE HYDRANT
---	UNDERGROUND GAS LINE	●	EXISTING ELEVATION (GROUND SHOT)
---	EDGE OF PAVEMENT	EP	EDGE OF PAVEMENT
---	EDGE OF GRAVEL	EG	EDGE OF GRAVEL
---	ASPHALTIC PAVEMENT	AP	TOP OF BANK
---	DATA OF RECORD	10E	TOE OF SLOPE
		EG	EDGE OF GRAVEL
		CL	CENTERLINE

TOPOGRAPHIC SURVEY FOR CORNERSTONE DESIGN

A PORTION OF THE NE 1/4, SECTION 18, T.18N., R.3E., B.M., McALL, VALLEY COUNTY, IDAHO



CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C-1	35.00'	90°56'01"	55.95'	S 45°44'33" W	49.90'
C-2	150.00'	79°39'39"	51.47'	S 13°15'06" W	51.22'
C-3	35.00'	90°06'18"	55.04'	S 44°45'08" E	49.54'

ACREAGE: 2.819 ACRES

ZONING: R-8

SEWAGE DISPOSAL: PAYETTE LAKES RECREATIONAL WATER & SEWER DIST.

WATER SUPPLY: CITY OF McALL, IDAHO

CERTIFICATE OF SURVEYOR

I, PATRICK A. TEALEY, PLS NO. 4347, STATE OF IDAHO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED ON THIS PLAT WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND IS IN CONFORMITY WITH THE STATE OF IDAHO CODES RELATING TO PLATS AND SURVEYS AND THE CORNER PERPETUATION AND PLING ACT.

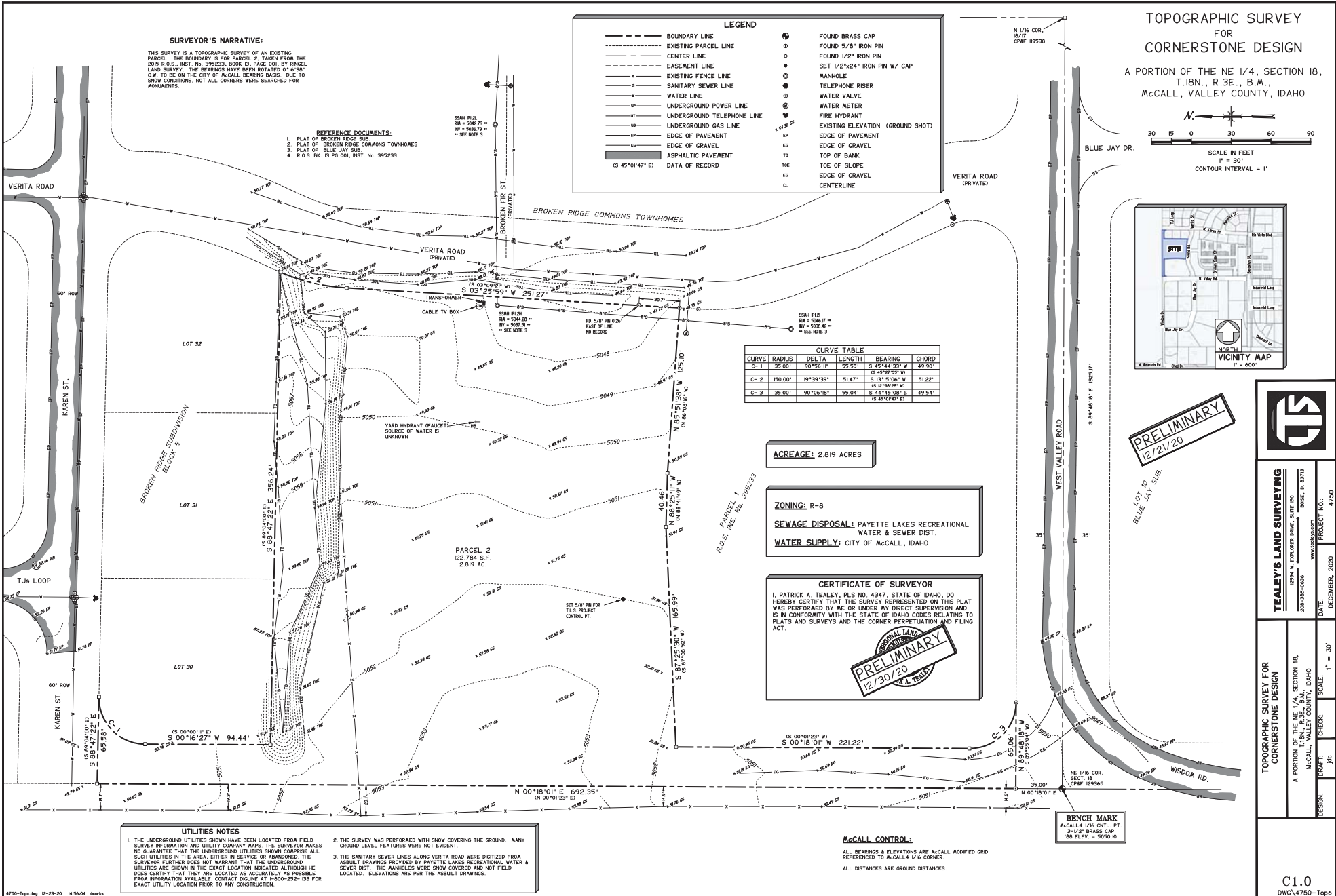


UTILITIES NOTES

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND UTILITY COMPANY MAPS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN CORRESPOND TO ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES ARE SHOWN IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. CONTACT DIGLINE AT 1-800-252-1133 FOR EXACT UTILITY LOCATION PRIOR TO ANY CONSTRUCTION.
2. THE SURVEY WAS PERFORMED WITH SNOW COVERING THE GROUND. MANY GROUND LEVEL FEATURES WERE NOT EVIDENT.
3. THE SANITARY SEWER LINES ALONG VERITA ROAD WERE DIGITIZED FROM ASBUILT DRAWINGS PROVIDED BY PAYETTE LAKES RECREATIONAL WATER & SEWER DIST. THE MANHOLES WERE SNOW COVERED AND NOT FIELD LOCATED. ELEVATIONS ARE PER THE ASBUILT DRAWINGS.

McALL CONTROL:

ALL BEARINGS & ELEVATIONS ARE McALL MODIFIED GRID REFERENCED TO McALL 1/16 CORNER.
ALL DISTANCES ARE GROUND DISTANCES.



PRELIMINARY
12/21/20



TEALEY'S LAND SURVEYING
2094 W. EXETER DRIVE SUITE 201
MCCALL, IDAHO 83713
208-992-0626
www.tealey.com

TOPOGRAPHIC SURVEY FOR CORNERSTONE DESIGN
A PORTION OF THE NE 1/4, SECTION 18, McALL, VALLEY COUNTY, IDAHO

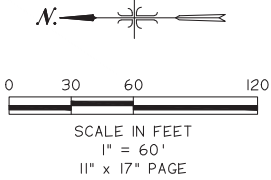
DESIGN: DRW F
CHECK: JHC
DATE: DECEMBER, 2020
PROJECT NO.: 4750
SCALE: 1" = 30'

UTILITIES NOTES

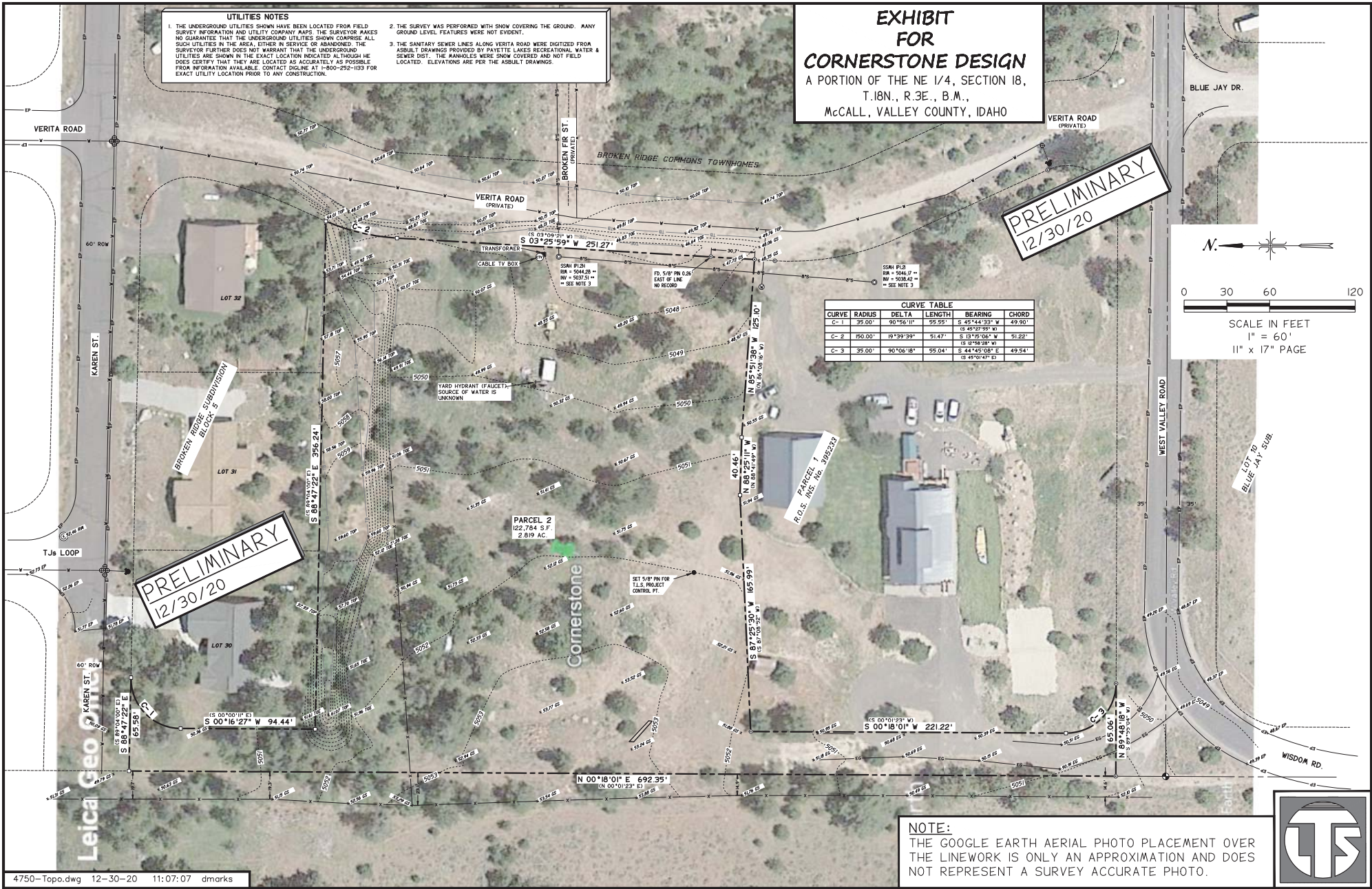
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2. THE SURVEY WAS PERFORMED WITH SNOW COVERING THE GROUND. MANY GROUND LEVEL FEATURES WERE NOT EVIDENT.
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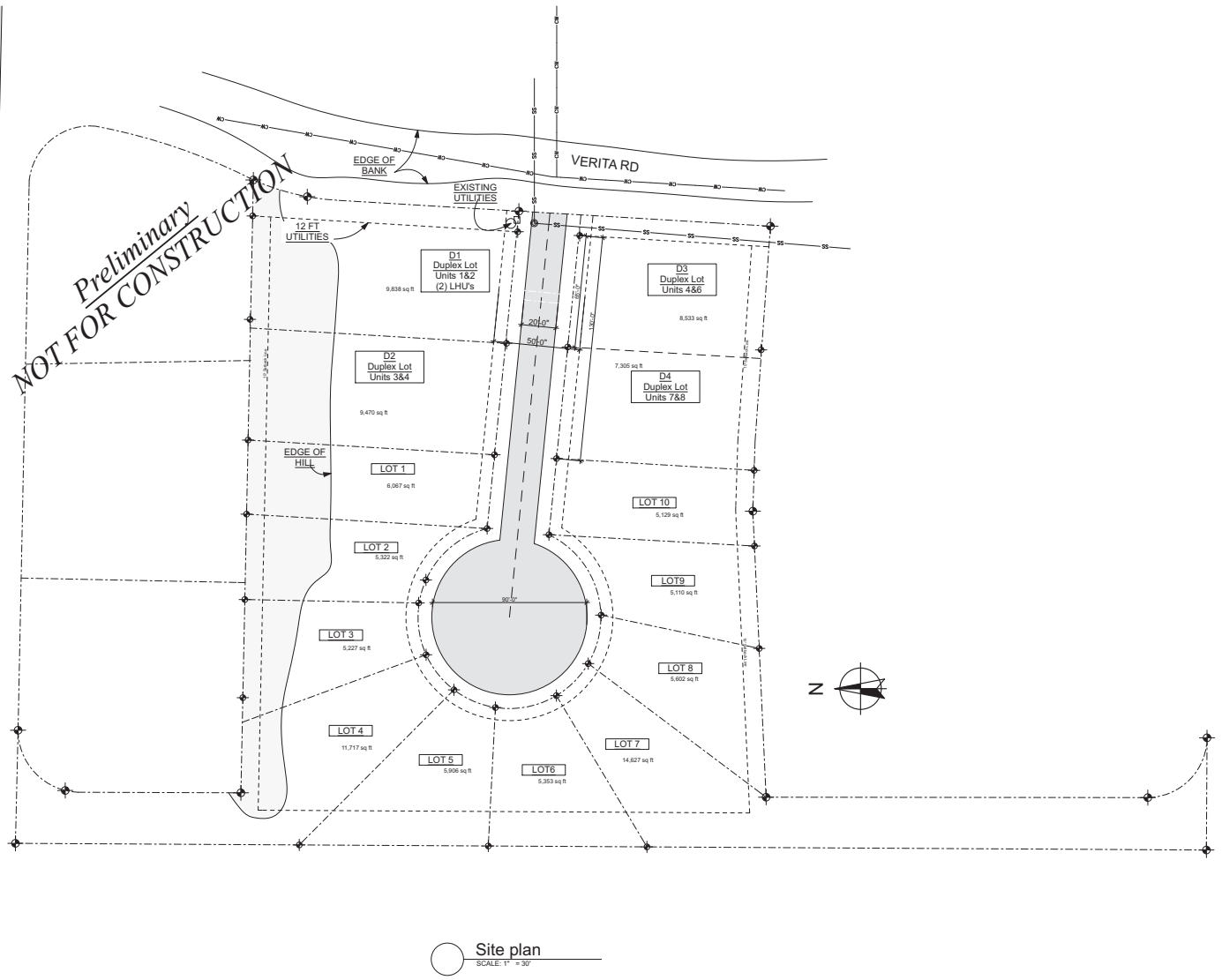
EXHIBIT FOR CORNERSTONE DESIGN
 A PORTION OF THE NE 1/4, SECTION 18,
 T.18N., R.3E., B.M.,
 McCALL, VALLEY COUNTY, IDAHO

PRELIMINARY
 12/30/20



CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C-1	35.00'	90°56'11"	55.55'	S 45°44'33" W	49.90'
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City of McCall

216 East Park Street
McCall, ID 83638
Phone (208) 634-7142
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City of McCall
COMMUNITY
DEVELOPMENT

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- Planned Unit Development (PUD) Final Plan (no fee)
- Subdivision (SUB) Preliminary Plat
- Subdivision (SUB) Final Plat (no fee)
- Street Vacation (VAC)
- Variance (VAR)

Date Received: _____

Applicant Information

Applicant: CRPD Holdings LLC Phone/Email: [REDACTED]

Applicant's Mailing Address: [REDACTED]

Agent/Representative: KC Hurless Phone/Fax/Email: 208.559.7120 / kchurless@highmountainch.com

Agent/Representative's Mailing Address: 3970 South Shimmering Way / Meridian, ID / 83642

Address of Subject Property: 443 W Timbercrest Loop, McCall ID 83638

Legal Description of Property: Timbercrest SUBD, Block 2, Lot 7

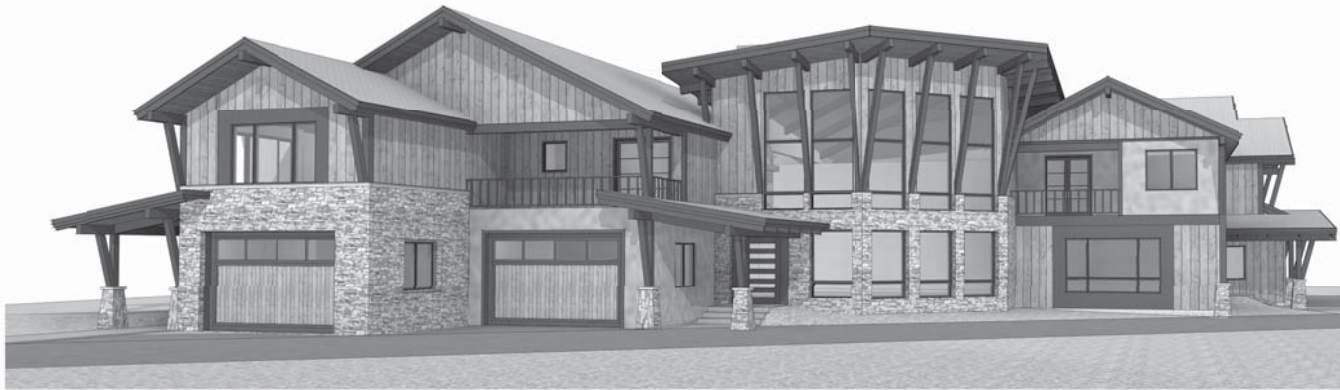
Zoning District of Property: City of McCall one R4

Explain the general nature of what is proposed:

A two story, four unit townhouse. Each unit to be 2,900 square feet. Preliminary site plan, roof plan, and elevation views are attached for reference.

*Please submit four (4) hard copies of the preliminary development plan with this form, not greater than 11" by 17" in size. Please also include a digital copy of the preliminary development plan.

DISCLAIMER:
 ALL 3D IMAGES ARE AN APPROXIMATE ONLY. ALL 3D IMAGES ARE
 SHOWN FOR ILLUSTRATION PURPOSES ONLY. 3D DRAWINGS SHALL
 SUPERSEDE ALL ITEMS SHOWN ON 2D IMAGES. THIS SHEET IS PROVIDED
 AS A REPRESENTATION AND IS NOT FOR CONSTRUCTION.



1 3D EXTERIOR VIEW FROM WEST



2 3D EXTERIOR VIEW FROM NORTHEAST



3 3D EXTERIOR VIEW FROM SOUTHEAST

11251 SE 232nd AVE



DAMASCUS, OR 97089

TIMBERCREST TOWNHOME 1
 PRELIMINARY DESIGN
 MCCALL, IDAHO

3D EXTERIOR VIEWS

Drawn By
 XX
 3/15/2021 12:17:35 PM

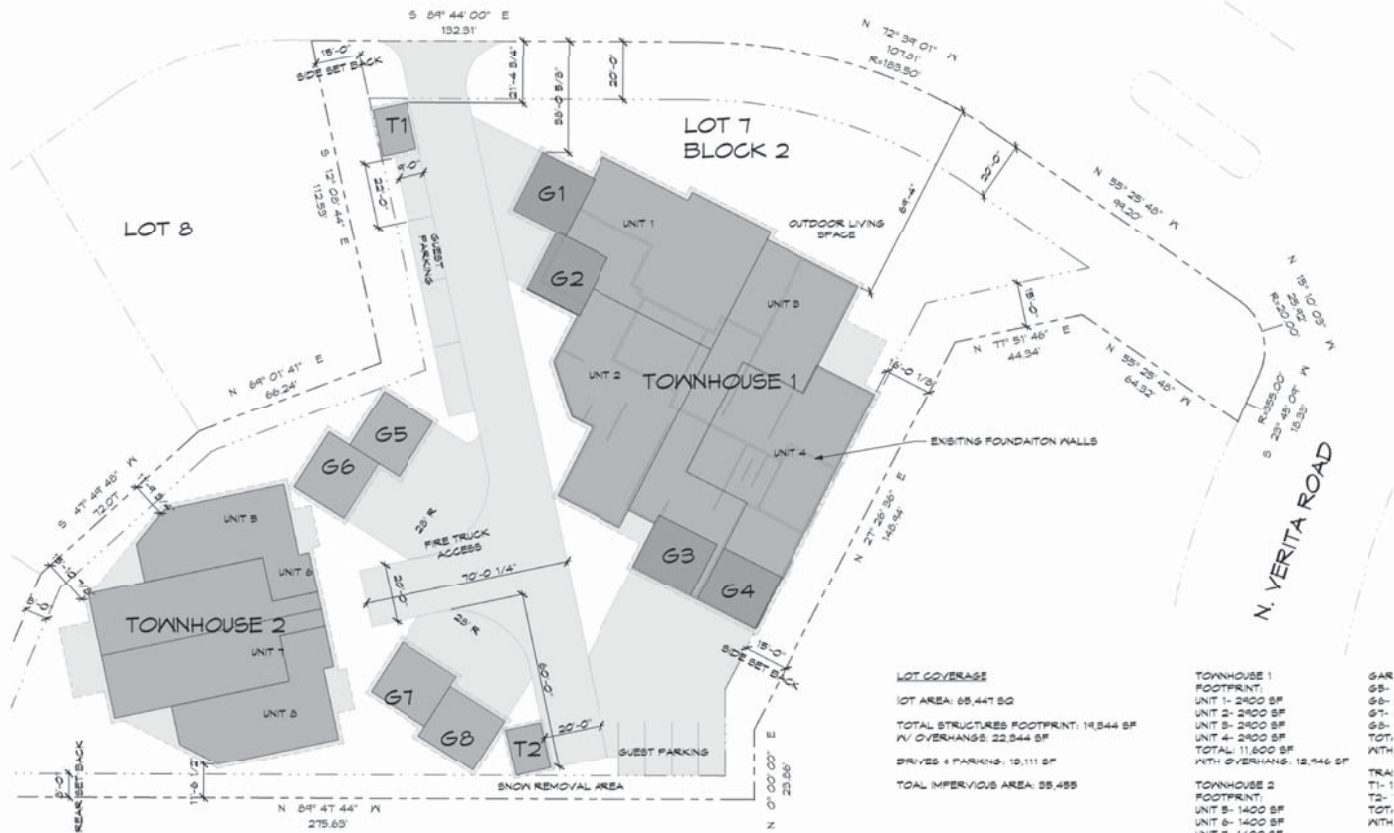
Drawing Index		
Rev	Date	Description

NOT FOR CONSTRUCTION

A-002

3/15/2021 12:17:35 PM

W/ TIMBERCREST LOOP



LOT COVERAGE
 LOT AREA: 69,447 SQ
 TOTAL STRUCTURES FOOTPRINT: 14,844 SF
 W/ OVERHANGS: 22,844 SF
 DRIVES + PARKING: 10,111 SF
 TOTAL IMPERVIOUS AREA: 58,455

TOWNHOUSE 1
 FOOTPRINT:
 UNIT 1- 2400 SF
 UNIT 2- 2400 SF
 UNIT 3- 2400 SF
 UNIT 4- 2400 SF
 TOTAL: 11,600 SF
 WITH OVERHANGS: 12,946 SF

TOWNHOUSE 2
 FOOTPRINT:
 UNIT 5- 1400 SF
 UNIT 6- 1400 SF
 UNIT 7- 1400 SF

GAR
 G6-
 G7-
 G8-
 TOT:
 WITH

TRA
 T1-1
 T2-1
 TOT:
 WITH

1 SITE PLAN
 1" = 20'-0"

NOT FOR CONSTRUCTION

W/ TIMBERCREST LOOP



LOT COVERAGE

LOT AREA: 65,441 SQ
 TOTAL STRUCTURES FOOTPRINT: 19,844 SF
 W/ OVERHANGS: 22,844 SF
 DRIVES & PARKING: 19,111 SF
 TOTAL IMPERVIOUS AREA: 55,455

TOWNHOUSE 1
 FOOTPRINT:
 UNIT 1- 2900 SF
 UNIT 2- 2900 SF
 UNIT 3- 2900 SF
 UNIT 4- 2900 SF
 TOTAL: 11,600 SF
 WITH OVERHANG: 12,946 SF

TOWNHOUSE 2
 FOOTPRINT:
 UNIT 5- 1400 SF
 UNIT 6- 1400 SF
 UNIT 7- 1400 SF

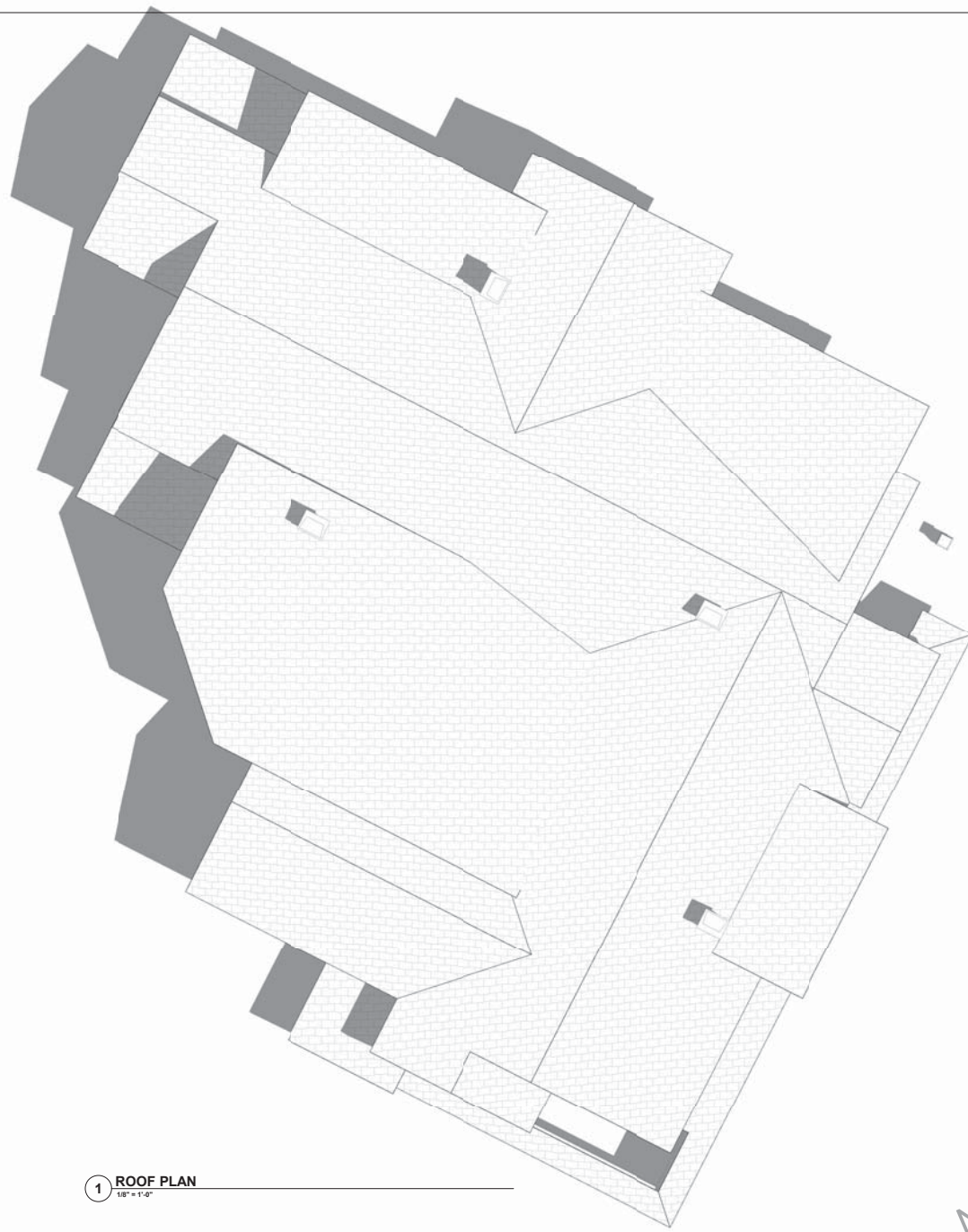
GAR
 G5-
 G6-
 G7-
 G8-
 TOT.
 WITH

TRA
 T1-
 T2-
 TOT.
 WITH

1 MAIN FLOOR
 1/8" = 1'-0"

NOT FOR CONSTRUCTION

3/15/2021 12:18:32 PM



1 ROOF PLAN
1/8" = 1'-0"

11251 SE 232nd AVE



DAMASCUS, OR 97089

TIMBERCREST TOWNHOME 1
PRELIMINARY DESIGN
MCCALL, IDAHO

ROOF PLAN

Drawn By
XX
3/15/2021 12:18:32 PM

Drawing Index

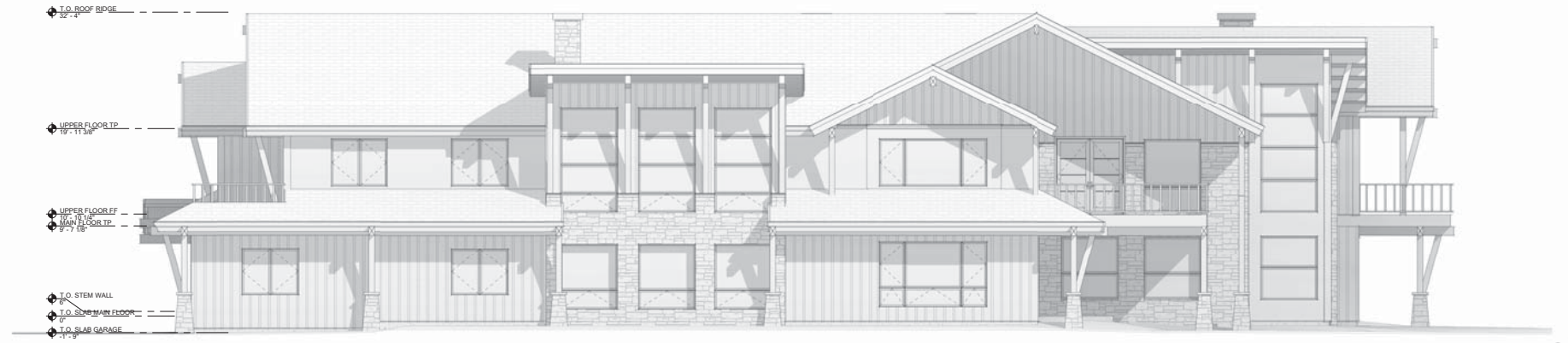
Rev Date Description

NOT FOR CONSTRUCTION

A-103



1 **NORTHEAST ELEVATION**
3/16" = 1'-0"



2 **SOUTHEAST ELEVATION**
3/16" = 1'-0"

11251 SE 232nd AVE

 DAMASCUS, OR 97089

TIMBERCREST TOWNHOME 1
 PRELIMINARY DESIGN
 MCCALL, IDAHO

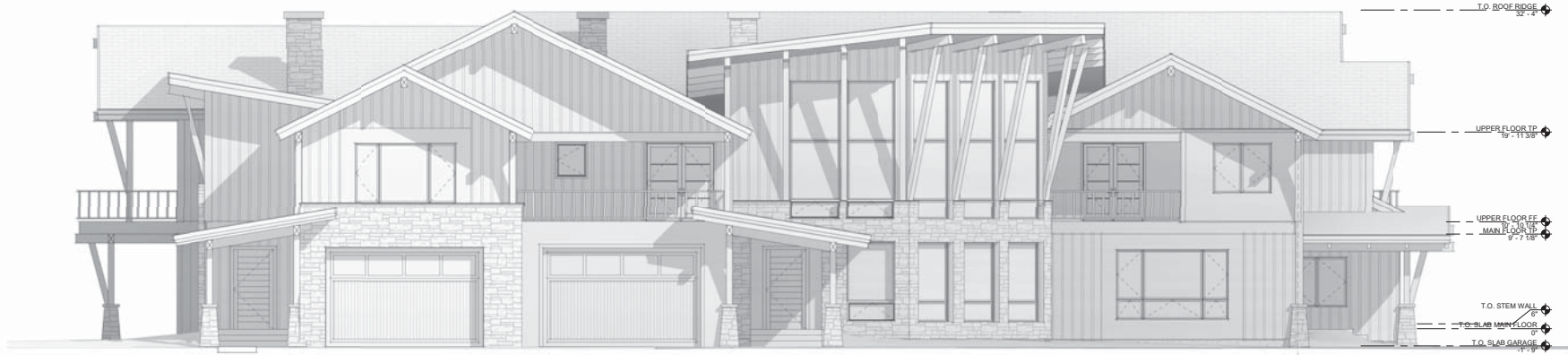
ELEVATIONS

Drawn By
 XX
 3/15/2021 12:19:31 PM

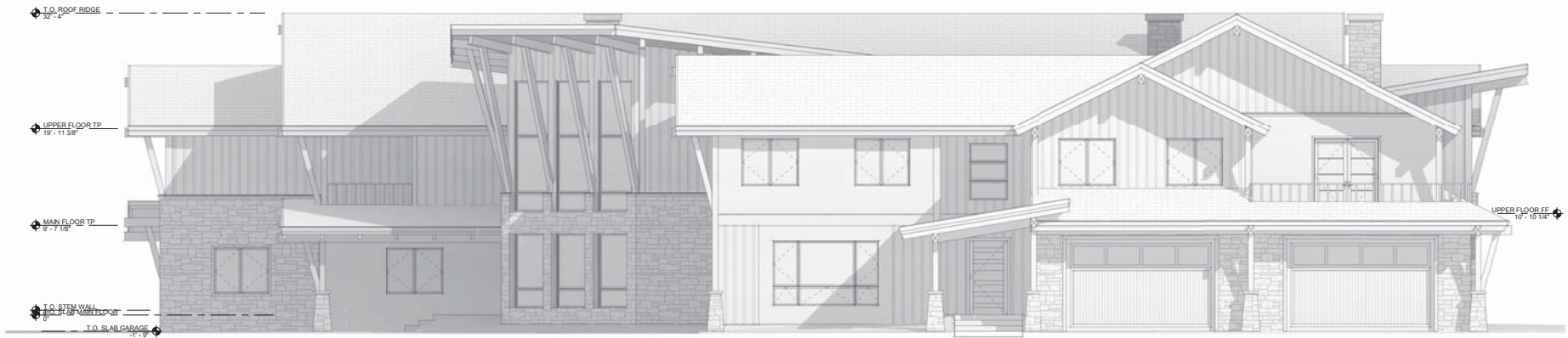
Drawing Index
 Rev. Date Description

A-201

NOT FOR CONSTRUCTION



1 NORTHWEST ELEVATION
3/16" = 1'-0"



2 SOUTHWEST ELEVATION
3/16" = 1'-0"

11251 SE 232nd AVE



DAMASCUS, OR 97089

TIMBERCREST TOWNHOME 1
PRELIMINARY DESIGN
MCCALL, IDAHO

ELEVATIONS

Drawn By
XX
3/15/2021 12:20:33 PM

Drawing Index		
Rev	Date	Description

A-202

NOT FOR CONSTRUCTION

City of McCall

216 East Park Street
McCall, ID 83638
Phone (208) 634-7142
Fax (208) 634-3038



City of McCall
COMMUNITY
DEVELOPMENT

PRE-APPLICATION MEETING FORM

The Applicant will present to the Administrator and Commission, in a scheduled meeting, but a non-public hearing, a *preliminary development plan* for review and discussion. All materials to be reviewed and discussed shall be provided, or be available, to Commission members at a regular scheduled meeting of the Commission. The pre-application meeting (no fee involved) is required for all land use applications except Record of Survey, Design Review and Scenic Route applications. Please contact the Community Development Department at (208) 634-7052 to schedule a pre-application meeting.

Please check all that apply:

- Annexation or Rezone (ZON)
- Conditional Use Permit (CUP)
- Planned Unit Development (PUD) General Plan
- Planned Unit Development (PUD) Final Plan (no fee)
- Subdivision (SUB) Preliminary Plat
- Subdivision (SUB) Final Plat (no fee)
- Street Vacation (VAC)
- Variance (VAR)

Date Received: _____

Applicant Information

Applicant: Mile High Marina LLC Phone/Email: _____

Applicant's Mailing Address: _____

Agent/Respresentative: Steven Milemann Phone/Fax/Email: 208-634-7641

Agent/Representative's Mailing Address: PO Box 1066, McCall, ID 83638

Address of Subject Property: 1300 East Lake Street, McCall

Legal Description of Property: TS 18N, R. 3E, S.9, Boise Meridian

Zoning District of Property: CB

Explain the general nature of what is proposed:

Replacement of current log breakwater with breakwater/boardwalk which will be open to the public. Addition of boat slips within the breakwater. See attached Preliminary Drawing, Narrative and Letter from Kurt Wolf.

*Please submit four (4) hard copies of the preliminary development plan with this form, not greater than 11" by 17" in size. Please also include a digital copy of the preliminary development plan.

NARRATIVE IN SUPPORT OF PRELIMINARY DEVELOPMENT PLAN REVIEW

MILE HIGH MARINA BREAKWATER

MARCH 16, 2021

The Breakwater Replacement Project has been developed in partnership with the McCall Parks and Recreation Department. The Mile High Marina proposes to replace its current log boom breakwater with a new wave attenuating breakwater structure. The new breakwater will use a wave attenuation system consisting of pervious steel plates which hang below a dock structure. The breakwater will be anchored but no pilings will be used; thus, there will be no disturbance or penetration of the lakebed. The new breakwater will protect not only the Marina, but also the public boat ramps and adjoining water.

As depicted on the attached Preliminary Drawing, the new breakwater structure will have a ten foot wide deck on top and will have two 30 foot square partially shaded viewing platforms at its northwest corner and southern terminus. This will create a boardwalk and sitting/viewing areas which will be open to the public at no charge and will be accessible from the shoreline independent of the Marina entrance. Upon completion, nearly 1000 feet of public waterfront amenity will be created.

The new breakwater only minimally expands the current footprint of the Marina, as defined by the current log breakwater. The attached Plan is preliminary; and, the final configuration of slips inside the breakwater is still a work in progress. The attached Plan would provide for approximately 28 additional boat slips in the Marina (the number will depend on size and configuration). The breakwater will be constructed by the Marina, at no public expense. These additional slips will help defray the cost of the Project, which is currently estimated at between \$800,000 and \$1,000,000. They will also result in additional revenue to the City and the State, under the terms of the existing State and City Leases.

The Project will require a Conditional Use Permit from the City and a new Encroachment Permit from the Idaho Department of Lands. The Marina currently Leases the upland property from the City of McCall. Rent is determined as a percentage of the gross annual receipts for the rental of boat slips. The Project may require an amendment of the Lease to reflect the increase in the number of slips.



City of McCall
PARKS AND RECREATION

www.mccall.id.us

216 East Park Street
McCall, Idaho 83638

Phone 208-634-3006

Main 208-634-7142

Fax 208-634-3038

February 15, 2021

Dear Payette Lake, Governing Agencies,

I write on behalf of the McCall Parks and Recreation Department, in support of the public waterfront amenities associated with Mile High Marina's, Wave Attenuation expansion and improvement project. In my professional opinion this project will benefit all lake users, compliment both past and current public waterfront projects, and address congestion, traffic, and environmental issues on and off the water in this area of Payette Lake.

The Parks and Recreation Department is tasked with maintaining and developing the community's public waterfront amenities. As the community of McCall and the outdoor recreation industry has grown our limited public waterfront amenities have become increasingly overcrowded during peak times. We are limited to just two public boat ramps on Payette Lake and have limited public shoreline along the Southern arm of Payette Lake.

The proposed project and partnership between Mile High Marina and the McCall Parks Department would achieve the following public benefits.

- Approximately one thousand (1,000) feet of new public shoreline in the form of a floating boardwalk / dock system. The proposed boardwalk will replace the current log boom wave attenuation system around the marina. This system and public amenity will be much safer and more attractive than the current log boom, and in addition to being open to the public for viewing and lake access it will have the potential for short term public moorage.
- Reduce congestion at the public boat ramp, reduce the number of day use launches, and mitigate parking issues by creating additional long- and short-term moorage slips within the marina.
- Reduce congestion along existing public shoreline, beaches, and parks facilities.
- Project compliments and will expedite the implementation of the proposed non-motorized use area to the north of the Marina, and the improvements currently underway at Brown Park and along E. Lake Street.

A partnership between the City of McCall Parks and Recreation Department and Mile High Marina to develop this public amenity in the form of a combined wave attenuation system and public boardwalk around the Marina has been in discussion for the better part of two years. The proposed marina expansion in conjunction with the new public boardwalk and wave attenuation system is necessary to offset the cost of implementation and establish a consistent long term revenue stream to offset ongoing maintenance costs. It has our departments full support and aligns with the Idaho Department of Lands (IDL) goals and objectives for lake management, IDL is the governing body and has jurisdiction of all encroachments beyond the Ordinary High Water Mark (OHM) on Payette Lake.

Sincerely,

Kurt K Wolf

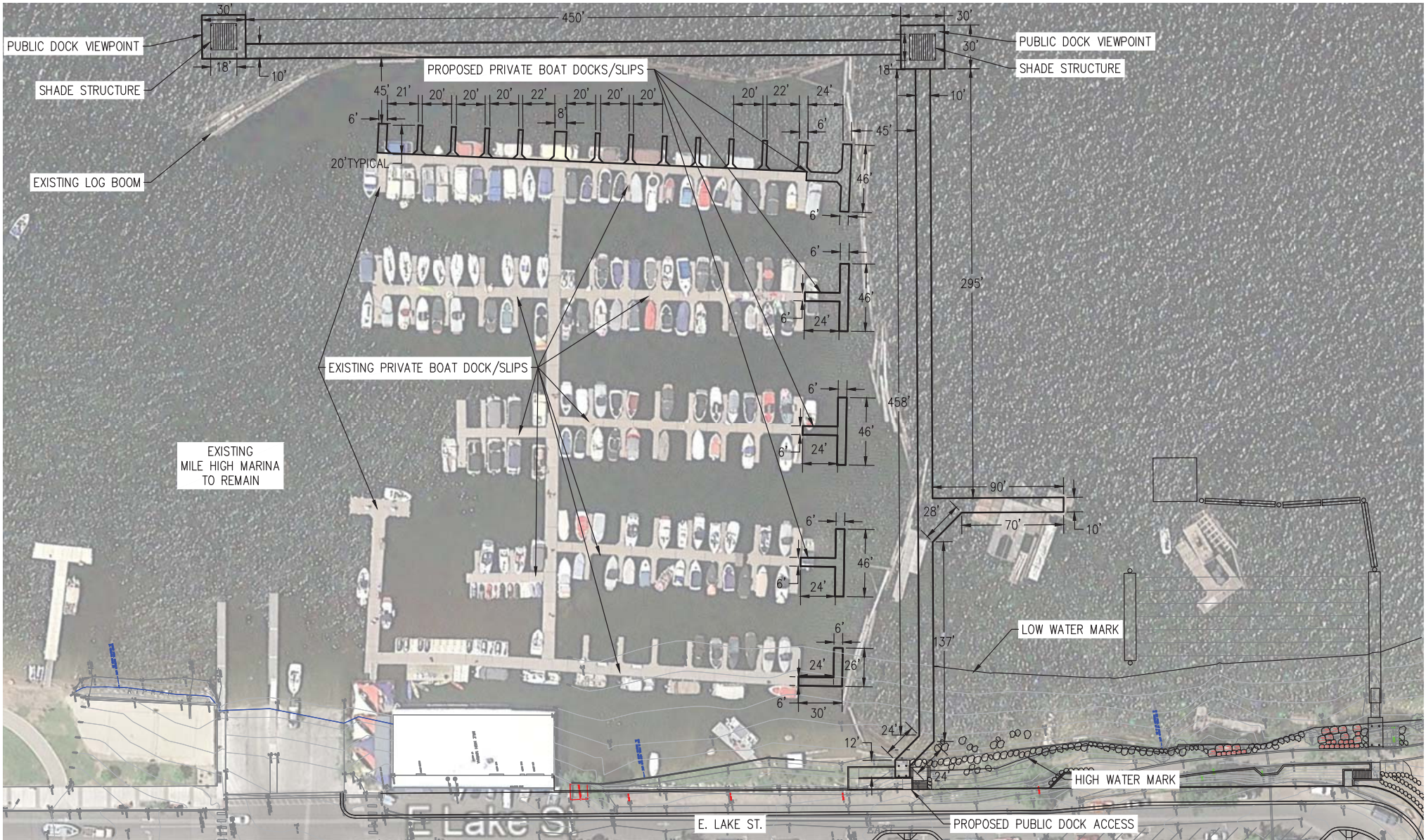
Parks and Recreation Director, City Arborist

American Society of Landscape Architecture (ASLA)

ISA Certified Arborist (PN-7353A) – ISA Tree Risk Assessment Qualification

Website: www.mccallparksandrec.com

Email: kwolf@mccall.id.us



MILEHIGH MARINA DOCK IMPROVEMENTS SCHEMATIC

PRELIMINARY DRAWING - NOT FOR CONSTRUCTION



Scale 1" = 60'-0"

**McCall Area Planning and Zoning Commission
Staff Report**

ROS-21-02

625 and TBD Migratory Ridge Way

April 6, 2021

Applicant: Dean Moss, James Campbell, Jr.; and Shore Lodge White Tail, LLC
Agent: Dan Scott
Application: Lot Line Adjustment
Zoning: RR – Rural Residential

Description

A Record of Survey application for a lot line adjustment between three lots. The lot line between Lot 81 and 82 would be moved 20' to the east and the line between lot 82 and 83 would be moved also to the east by 5'. The purpose of the adjustment is to increase the building envelope for lot 82. The resulting lot sizes would be Lot 81: 2.15 acres; Lot 82: 2.57 acres; and Lot 83: 2.87 acres.

Code Narrative

This application was placed on the McCall Area Planning and Zoning Commission's consent agenda, thereby waiving public noticing requirements, pursuant to McCall City Code section 9.1.05.B.2.

Pursuant to McCall City Code (MCC 9.1.05), lot line adjustments are permitted through the Record of Survey process.

Comments

Agency –

Central District Health

In an email dated March 12, 2021, Central District Health stated they had no comments on the application.

Idaho Department of Lands

In an email dated March 15, 2021, the Idaho Department of Lands stated they had no comments on the application.

City of McCall Engineer

In an e-mail dated March 23, 2021, the City of McCall engineer stated that once the final ROS draft is complete, two digital CAD files, prepared in accordance with the City's digital data submission standards (DDSS) shall be provided. The complete DDSS guidance document can be found here: <https://evogov.s3.amazonaws.com/141/media/115532.pdf>

McCall Fire

In an email dated March 12, 2021, McCall Fire stated they had no comments on the application.

Valley County Cadastral Specialist

In an email dated March 15, 2021, the Valley County Cadastral Specialist stated they had no objection to the approval of the application but stated that the applicants will need to record new deed with new legal descriptions in order to complete the lot line adjustment.

Public – No public comments have been received.

Conditions of Approval

1. Once the final ROS draft is complete, two digital CAD files, prepared in accordance with the City's digital data submission standards (DDSS) shall be provided. The complete DDSS guidance document can be found here: <https://evogov.s3.amazonaws.com/141/media/115532.pdf>
2. The applicants will need to record new deed with new legal descriptions in order to complete the exchange at the County Level.
3. Pursuant to McCall City Code (MCC 9.1.05.B.2.g), this approval shall become null and void if the final plat or survey is not filed with the county recorder within eighteen (18) months of the date of such approval.

IN RE:)
)
Whitetail PUD Lot Line) **McCALL AREA PLANNING AND ZONING COMMISSION**
Adjustment and) **FINDINGS OF FACT, CONCLUSIONS OF LAW, AND**
Record of Survey) **DECISION**
)
Application Number:)
ROS-21-02)

FINDINGS OF FACTS

Applicants: Dean Moss, James Campbell, Jr.; and Shore Lodge White Tail, LLC

Representative(s): Dan Scott

Application: A Record of Survey application for a lot line adjustment between three lots. The lot line between Lot 81 and 82 would be moved 20’ to the east and the line between lot 82 and 83 would be moved also to the east by 5’.

Location: Lots 81, 82, and 83 are in Block 12 of the Whitetail Planned Unit Development (PUD) Phase 2; NE 1/4 SW 1/4 and the NW 1/4 SE 1/4 SECTION 12, T.18N., R2E., B.M., City of McCall, Valley County, Idaho.

Property Address: 625 and TBD Migratory Ridge Way, McCall, ID 83638

Public Notices: This application was placed on the McCall Area Planning and Zoning Commission’s consent agenda, thereby waiving public noticing requirements. This was done pursuant to McCall City Code section 9.1.05.B.2, which states that the administrator may waive the application of some provisions.

Zoning: RR – Rural Residential

Property Size: The resulting lot sizes would be Lot 81: 2.15 acres; Lot 82: 2.57 acres; and Lot 83: 2.87 acres.

Setbacks: Lot 81 and 82 are vacant. A structure is located on Lot 83. All setbacks would be in compliance with the Whitetail PUD.

APPROVAL STANDARDS

Title 9, Chapter 1

Record of Survey

To be eligible for processing under the Record of Survey Procedure, an application for approval of a plat or survey must be signed by all owners and determined by the administrator to meet one or more of the standards set out below:

1. A lot line adjustment between two (2) or more existing adjacent parcels, provided:
 - (1) No additional parcels or building sites have been created, and
 - (2) The adjustment does not create the potential to further divide either of the two (2) parcels into more parcels than would have been otherwise possible, and
 - (3) There are no resulting violations of this title or title III of this code. A Record of Survey application for the lot line adjustments to adjust the line by 20 feet and 5 feet between three adjacent, existing lots of record resulting in three lots of 2.15 acres, 2.57 acres, and 2.87 acres respectively. No additional building sites have been created, the adjustment does not create the potential to further divide either parcel into more parcels than would have otherwise been permitted, and there is no resulting violation of MCC Title 3 or Title 9.

DEPARTMENT/AGENCY COMMENTS

Central District Health

In an email dated March 12, 2021, Central District Health stated they had no comments on the application.

City of McCall Engineer

In an e-mail dated March 23, 2021, the City of McCall engineer stated that once the final ROS draft is complete, two digital CAD files, prepared in accordance with the City's digital data submission standards

(DDSS) shall be provided. The complete DDSS guidance document can be found

here: <https://evogov.s3.amazonaws.com/141/media/115532.pdf>

McCall Fire

In an email dated March 12, 2021, McCall Fire stated they had no comments on the application.

Idaho Department of Lands

In an email dated March 15, 2021, the Idaho Department of Lands stated they had no comments on the application.

Valley County Cadastral Specialist

In an email dated March 15, 2021, the Valley County Cadastral Specialist stated they had no objection to the approval of the application but stated that the applicants will need to record new deed with new legal descriptions in order to complete the lot line adjustment.

CONCLUSIONS OF LAW

1. The City of McCall has provided for the processing of Record of Survey applications, pursuant to Title 9, Chapter 1 of McCall City Code.
2. The proposed project is eligible for the Record of Survey process as a lot line adjustment.
3. The proposed project meets the dimensional standards for lots in the R4, per Title 3, Chapter 3, McCall City Code.
4. Upon compliance with the conditions noted below, the application meets the Record of Survey Procedure requirements set forth in Title 9, Chapter 1 of McCall City Code.

DECISION

THEREFORE, the McCall Area Planning and Zoning Commission hereby **approves** this Record of Survey application, provided that the following conditions are met:

1. Once the final ROS draft is complete, two digital CAD files, prepared in accordance with the City’s digital data submission standards (DDSS) shall be provided. The complete DDSS guidance document can be found here: <https://evogov.s3.amazonaws.com/141/media/115532.pdf>
2. The applicants will need to record new deed with new legal descriptions in order to complete the exchange at the County Level.
3. Pursuant to McCall City Code (MCC 9.1.05.B.2.g), this approval shall become null and void if the final plat or survey is not filed with the county recorder within eighteen (18) months of the date of such approval.

Findings of Fact **adopted** this 6th day of APRIL 2021.

Fallon Fereday, Chair
McCall Area Planning and Zoning Commission

Attest:

Diane T. Kushlan, Interim City Planner
City of McCall

City of McCall
216 East Park Street
McCall, Idaho 83638
P.208.634.7142

LAND USE APPLICATION



NOTICE OF ADDITIONAL FEES

Land use applications may be subject to engineering and legal review for purpose of addressing compliance and conformance issues. The City of McCall reserves the right to contract these services to private firms. The costs of these reviews are passed on to the applicant. These fees are separate, and in addition to, the City's application and permit fees. Completion of this application signifies consent to these fees.

Date Received: _____

Fees Paid: _____

Please check all that apply:

- # \$420 Record of Survey (ROS) - \$420
- # _____ Design Review (DR) - \$300 + \$25/1,000 sq. ft. of new construction (rounded to the nearest 1,000)
- # _____ Scenic Route (SR) - \$300
- # _____ Shoreline or River Environs (SH) - \$300
- # _____ Conditional Use Permit (CUP) - \$600
- # _____ Administrative Approval (AA) - \$50
- # _____ Planned Unit Development (PUD) General Plan - \$2,000 + \$75/lot or unit
- # _____ Planned Unit Development (PUD) Final Plan - \$500 + \$75/lot or unit
- # _____ Subdivision (SUB) Preliminary Plat - \$2,500 + \$75/lot or unit
- # _____ Subdivision (SUB) Final Plat - \$1000 + \$75/lot or unit
- # _____ Minor Plat Amendment - \$1,000
- # _____ Variance (VAR) - \$1,000
- # _____ Rezone (ZON) - \$1,500
- # _____ Zoning Code Amendment (CA) - \$750/title
- # _____ Annexation - \$3,000
- # _____ Vacation (VAC) - \$750

Incomplete applications cannot be accepted by the City. Unless otherwise exempted by the Administrator, all Application Requirements must be provided at the time of submission. Please refer to specific application info sheets for more details.

PROPERTY OWNER INFORMATION

Property Owner 1: Dean Moss Email: _____

Lot 92

Mailing Address: _____

Property Owner 2 (if Applicable): James Campbell Jr Email: _____

Lot 93

Mailing Address: _____

Property Owner 3: Shore Lodge Whitetail LLC *see above*

Lot 81

AGENT/AUTHORIZED REPRESENTATIVE INFORMATION

Applicant/Representative: Dan Scott Email: dscott@alscott.com

Mailing Address: 501 W Lake St. McCall, ID Phone: 208-634-9619

PROPERTY INFORMATION

Address(es) of Property: TBD, TBD, & 625 Migratory Ridge McCall

Legal Description of Property: Whitetail PUD Phase 2 Block 12 lots 81, 82, & 83

Zoning District of Property: R4 Project Sq. Footage (if Applicable): N/A

Impact Area

City Limits

Residential

Commercial

LAND USE APPLICATION CONTINUED

Payette Lakes Water and Sewer District or Septic System or not applicable

PROJECT DESCRIPTION

Explain the general nature of what is proposed: (please attach supplemental information if needed)

A record of survey to adjust two lot lines. First, increasing lot 83 by moving the northern lot line 5 feet to the north. Second, increasing lot 82 by moving its northern lot line 20 feet to the north into lot 81. This is needed to allow for an acceptable building envelope on Lot 82.

SIGNATURES

The Applicant hereby agrees to pay reasonable attorney fees, including attorney fees on appeal and expenses of the City of McCall, in the event of a dispute concerning the interpretation or enforcement of the Land Use Application in which the City of McCall is the prevailing party.

I certify that I have reviewed and understand the procedures and requirements of the McCall City Code. I give permission for City staff and/or Planning & Zoning Commission members to view and enter the subject property in order to fully review this application. I understand that failure to provide complete and accurate information on this application may lead to denial of this application.

Dean Moss
Property Owner 1 Lot 82

Signature

James Campbell Jr.
Property Owner 2 (If Applicable) Lot 83

Signature

Shore Lodge Whitetail LLC
Agent/Authorized Representative
Property Owner 3, Lot 81

Signature

FOR RECORD OF SURVEY APPLICATIONS ONLY: STATEMENT OF EASEMENT DISCLOSURE

Ralph Miller, Seesh Ers
Surveyor

Signature

I hereby certify that I have performed a thorough search for all relevant easements that relate to the subject property and have indicated or referenced these by their instrument number on the provided survey.

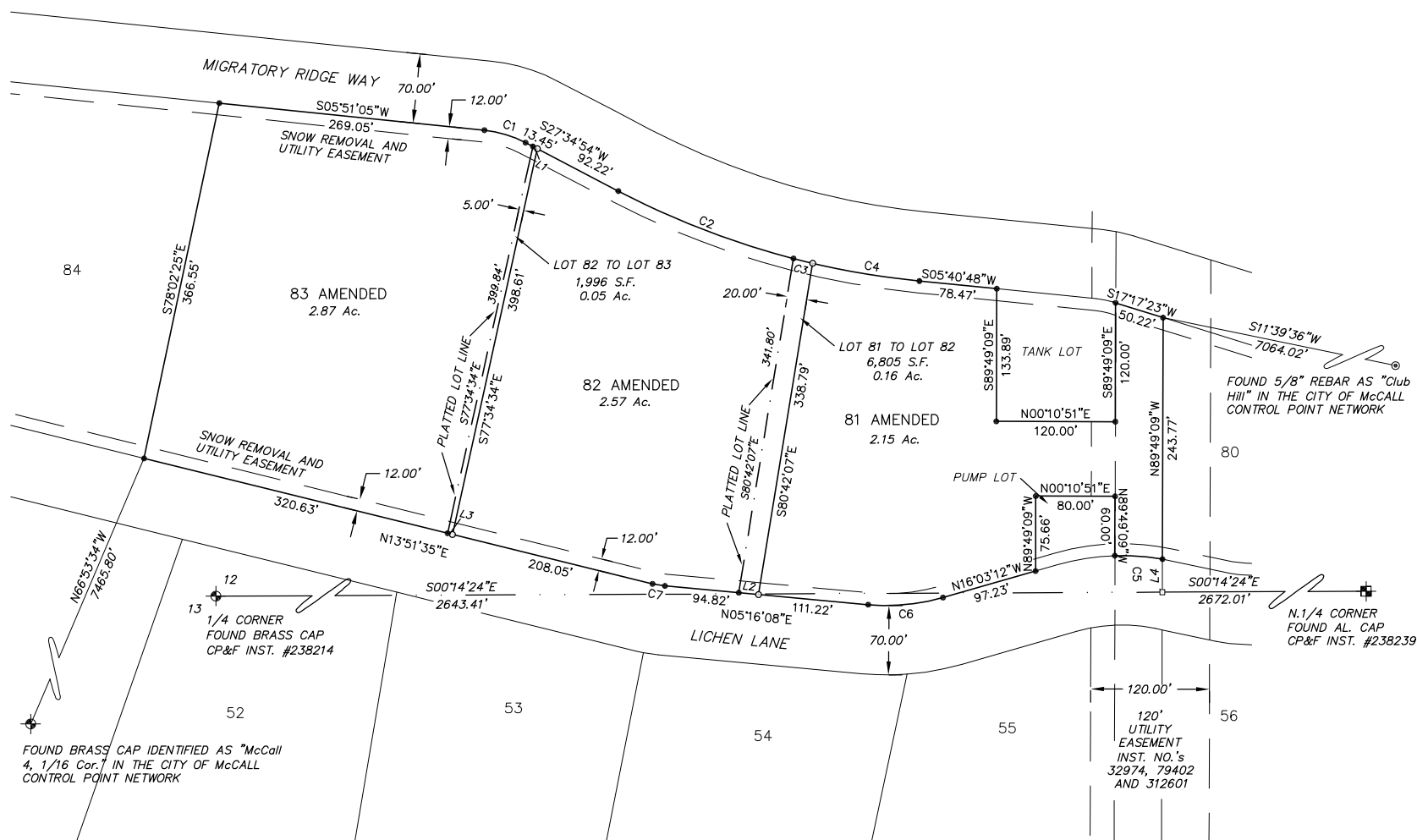
RECORD OF SURVEY

BOOK NO. _____ PAGE NO. _____
OF RECORDS OF SURVEY.

RECORDERS STAMP

FOR SHORE LODGE WHITETAIL LLC

LOCATED IN
LOTS 81, 82 AND 83 BLOCK 12 WHITETAIL PUD PHASE 2
NE1/4 SW1/4 AND THE NW1/4 SE1/4 SECTION 12, T.18N., R.2E., B.M.,
CITY OF McCALL, VALLEY COUNTY, IDAHO
2021



SCALE: 1" = 100'
Bearings Based on the City of McCall Modified Grid Coordinate System
Measurements were made at ground.

LEGEND

- ⊙ FOUND 5/8" IRON PIN
- FOUND 1/2" IRON PIN
- ⊕ FOUND BRASS CAP MONUMENT
- SET 1/2" REBAR MKD LS 8577
- CALCULATED POSITION - POINT NOT SET

This record of survey has been reviewed and approved by the City of McCall with respect to its compliance with the Subdivision and Development Ordinance and exemption from formal platting; an individual lot shown on this record of survey shall be considered a single lot for purposes of City ordinances. If this record of survey combines lots shown on a plat or survey of record, the separate sale of such former separate lots will constitute an illegal subdivision under the McCall City Code.

This survey is being filed to adjust the lines between Lots 81, 82 and 83, Block 12 Whitetail Planned Unit Development Phase 2, Book 10 page 62 of Plats.

Accepted and approved this _____ day of _____, 20____, by the City of McCall.

McCall City Clerk

SURVEY NARRATIVE:

- a) The purpose of this survey is to adjust the boundary between Lots 81, 82 and 83 as shown. The boundary of the property is defined by Plats of Record and monuments found on the ground.
- b) Record Documents:
Whitetail Planned Unit Development Phase 2, Book 10 Page 62 of Plats, Instrument Number 312601.

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	DELTA	BEARING	CHORD
C1	115.00	43.62	22.07	21°43'49"	S16°42'59"W	43.35
C2	835.00	209.86	105.48	14°24'00"	N20°22'54"E	209.31
C3	835.00	20.06	10.03	1°22'36"	N13°52'12"E	20.06
C4	835.00	109.33	54.74	7°30'07"	N09°25'51"E	109.25
C5	235.00	34.01	17.04	8°17'32"	S05°54'08"W	33.98
C6	205.00	76.29	38.59	21°19'20"	N05°23'32"W	75.85
C7	85.00	12.75	6.38	8°35'28"	N09°33'52"E	12.73

LINE TABLE		
LINE	LENGTH	BEARING
L1	5.18	N27°34'54"E
L2	20.05	N05°16'08"E
L3	5.00	N13°51'35"E

I, Ralph Miller, a Professional Land Surveyor Registered in the State of Idaho, do hereby certify that this plat was prepared from notes taken during an actual survey made by me and that it correctly represents the points, courses and distances as recorded in said field notes.



SECESH ENGINEERING INC.
P.O. Box 70
McCall, ID 83638
(208) 634-6336

**McCall Area Planning and Zoning Commission
Staff Report**

ROS-21-03
1040 Valley View Lane
Weller Lot Split

April 6, 2021

Applicant: Adam Weller and Kimberly Weller
Agent: Steven Millemann
Application: Lot Split
Zoning: R1 – One Dwelling Unit per Acre

Description

A Record of Survey application to split a 4.91 acre existing lot of record into two lots. Parcel A containing the existing structure in a stove pipe configuration would be 1.87 acres and the vacant Parcel B would be 3.04 acres.

Code Narrative

This application was placed on the McCall Area Planning and Zoning Commission’s consent agenda, thereby waiving public noticing requirements, pursuant to McCall City Code section 9.1.05.B.2.

Pursuant to McCall City Code (MCC 9.1.05), lot splits are permitted through the Record of Survey process.

Comments

Agency –

City of McCall Engineer

In an e-mail dated March 23, 2021, The City’s Public Works Department has reviewed the subject project and has the following comments and requirements:

1. There are a few existing items from the [Valley View Subdivision No. 3](#) that are missing from the preliminary Record of Survey:
 - a. Drainfield area just south of the cul-de-sac easement.
 - b. 12’ utility easement inside all lines along roads.
 - c. 12’ utility easement centered on all interior lot lines.
2. Please provide the total width of Valley View Lane in this Record of Survey.
3. Once the final ROS draft is complete, two digital CAD files, prepared in accordance with the City’s digital data submission standards (DDSS) shall be provided. The complete DDSS guidance document can be found here: <https://evogov.s3.amazonaws.com/141/media/115532.pdf>

Idaho Power

In an e-mail dated March 10, 2021, Idaho Power stated that Parcel B will not have a power line to serve it. If parcel B requires power in the future, the line will need to be extended at the customer's expense and will have to cross underground at the Weller's paved driveway (which means the driveway will have to be cut and re-paved.) If the Weller's can be made aware of this, that would be great.

McCall Fire

In an email dated March 12, 2021, McCall Fire stated they had no comments on the application.

Valley County Cadastral Specialist

In an email dated March 15, 2021 the Valley County Cadastral Specialist stated they had no objection to the approval of the application.

Idaho Transportation Department (ITD)

In an e-mail dated March 15, 2021, the ITD stated that they do not anticipate any significant traffic impact to the State Highway system from this development and had no objections to the proposed development.

Idaho Department of Lands

In an email dated March 15, 2021 the Idaho Department of Lands stated they had no objection to the approval of the application.

Public – No public comments have been received.

Conditions of Approval

1. Prior to recordation, the applicant shall submit digital files of the Record of Survey in accordance with the McCall Digital Data Submission Standards.
2. The applicant shall provide the City with a PDF copy of the recorded survey and recorded legal description immediately upon recordation.
3. Pursuant to McCall City Code (MCC 9.1.05.B.2.g), this approval shall become null and void if the final plat or survey is not filed with the county recorder within eighteen (18) months of the date of such approval.

IN RE:)
)
ADAM WELLER AND) **McCALL AREA PLANNING AND ZONING COMMISSION**
KIMBERLY WELLER) **FINDINGS OF FACT, CONCLUSIONS OF LAW, A**
Record of Survey) **DECISION**
)
Application Number:)
ROS-21-03)

FINDINGS OF FACTS

Applicants: Adam Weller and Kimberly Weller

Representative(s): Steven Millemann

Application: A Record of Survey application to split a 4.91 acre existing lot of record into two lots of 1.87 and 3.04 acres respectively.

Location: Lot 74, Valley View III Subdivision situate in the NE ¼ of the NE ¼ of Section 19, T18N, R3E, Valley County, Idaho.

Property Address: 1040 Valley View Lane, McCall, ID 83638

Public Notices: This application was placed on the McCall Area Planning and Zoning Commission’s consent agenda, thereby waiving public noticing requirements. This was done pursuant to McCall City Code section 9.1.05.B.2, which states that the administrator may waive the application of some provisions.

Zoning: R1 – One Dwelling Unit per Acre

Property Size: The application to split a 4.91 acre existing lot of record into two lots of 1.87 and 3.04 acres respectively.

Setbacks: Per MCC 3.3.03, the minimum required setbacks are 25 ft. from the front, 20 ft. from the rear property line, and 20 ft. for either side property line for a total of 40’ ft. The existing structure on Parcel A would have setbacks of 10.83 ft.+ on the front; 250 ft+ on the rear, 21.34 ft. on the east side property line and 104.68 ft. from west property line for a total side yard setback of 126 ft.

APPROVAL STANDARDS

MCC 9.1.05(B)1(b)

Record of Survey

A single, existing lot of record is being divided into not more than four (4) lots other than as part of an evident marketing program of greater extent, each lot or parcel within the proposed plat or survey clearly meets the lot size regulations of the applicable zone, and the McCall area comprehensive plan, and each lot or parcel within the proposed survey either meets lot street frontage, width and depth requirements of the applicable zone or is no less conforming in each such regard than is the single, existing lot of record. A Record of Survey application to split a 4.91 acre existing lot of record into two lots of 1.87 and 3.04 acres respectively. Both parcels meet the lot area, street frontage, setbacks requirements for the R1 – One Dwelling Unit per Acre Zone.

DEPARTMENT/AGENCY COMMENTS

City of McCall Engineer

In an e-mail dated March 23, 2021, The City's Public Works Department has reviewed the subject project and has the following comments and requirements:

1. There are a few existing items from the [Valley View Subdivision No. 3](#) that are missing from the preliminary Record of Survey:
 - a. Drainfield area just south of the cul-de-sac easement.
 - b. 12' utility easement inside all lines along roads.
 - c. 12' utility easement centered on all interior lot lines.
2. Please provide the total width of Valley View Lane in this Record of Survey. (Items #1 and #2 have been added in a revised Record of Survey)

3. Once the final ROS draft is complete, two digital CAD files, prepared in accordance with the City's digital data submission standards (DDSS) shall be provided. The complete DDSS guidance document can be found here: <https://evogov.s3.amazonaws.com/141/media/115532.pdf>

Idaho Power

In an e-mail dated March 10, 2021, Idaho Power stated that Parcel B will not have a power line to serve it. If parcel B requires power in the future, the line will need to be extended at the customer's expense and will have to cross underground at the Weller's paved driveway (which means the driveway will have to be cut and re-paved.) If the Weller's can be made aware of this, that would be great.

McCall Fire

In an email dated March 12, 2021, McCall Fire stated they had no comments on the application.

Valley County Cadastral Specialist

In an email dated March 15, 2021 the Valley County Cadastral Specialist stated they had no objection to the approval of the application.

Idaho Transportation Department (ITD)

In an e-mail dated March 15, 2021, the ITD stated that they do not anticipate any significant traffic impact to the State Highway system from this development and had no objections to the proposed development.

Idaho Department of Lands

In an email dated March 15, 2021 the Idaho Department of Lands stated they had no objection to the approval of the application.

Public – No public comments have been received.

CONCLUSIONS OF LAW

1. The City of McCall has provided for the processing of Record of Survey applications, pursuant to Title 9, Chapter 1 of McCall City Code.

2. The proposed project is eligible for the Record of Survey process as a lot line adjustment.
3. The proposed project meets the dimensional standards for lots in the R1, per Title 3, Chapter 3, McCall City Code.
4. Upon compliance with the conditions noted below, the application meets the Record of Survey Procedure requirements set forth in Title 9, Chapter 1 of McCall City Code.

DECISION

THEREFORE, the McCall Area Planning and Zoning Commission hereby **approves** this Record of Survey application, provided that the following conditions are met:

1. Prior to recordation, the applicant shall submit digital files of the Record of Survey in accordance with the McCall Digital Data Submission Standards.
2. The applicant shall provide the City with a .PDF copy of the recorded survey and recorded legal description immediately upon recordation.
3. Pursuant to McCall City Code (MCC 9.1.05.B.2.g), this approval shall become null and void if the final plat or survey is not filed with the county recorder within eighteen (18) months of the date of such approval.

Findings of Fact **adopted** this 6th day of APRIL 2021.

Fallon Fereday, Chair
McCall Area Planning and Zoning Commission

Attest:

Diane T. Kushlan, Interim City Planner
City of McCall

City of McCall
216 East Park Street
McCall, Idaho 83638
P.208.634.7142

LAND USE APPLICATION



Date Received: _____

Fees Paid: _____

NOTICE OF ADDITIONAL FEES

Land use applications may be subject to engineering and legal review for purpose of addressing compliance and conformance issues. The City of McCall reserves the right to contract these services to private firms. The costs of these reviews are passed on to the applicant. These fees are separate, and in addition to, the City's application and permit fees. Completion of this application signifies consent to these fees.

Please check all that apply:

- # Record of Survey (ROS) - \$420
- # Design Review (DR) - \$300 + \$25/1,000 sq. ft. of new construction (rounded to the nearest 1,000)
- # Scenic Route (SR) - \$300
- # Shoreline or River Environs (SH) - \$300
- # Conditional Use Permit (CUP) - \$600
- # Administrative Approval (AA) - \$50
- # Planned Unit Development (PUD) General Plan - \$2,000 + \$75/lot or unit
- # Planned Unit Development (PUD) Final Plan - \$500 + \$75/lot or unit
- # Subdivision (SUB) Preliminary Plat - \$2,500 + \$75/lot or unit
- # Subdivision (SUB) Final Plat - \$1000 + \$75/lot or unit
- # Minor Plat Amendment - \$1,000
- # Variance (VAR) - \$1,000
- # Rezone (ZON) - \$1,500
- # Zoning Code Amendment (CA) - \$750/title
- # Annexation - \$3,000
- # Vacation (VAC) - \$750

Incomplete applications cannot be accepted by the City. Unless otherwise exempted by the Administrator, all Application Requirements must be provided at the time of submission. Please refer to specific application info sheets for more details.

PROPERTY OWNER INFORMATION

Property Owner 1: ADAM WELLER Email: _____

Mailing Address: _____

Property Owner 2 (If Applicable): KIMBERLY WELLER Email: _____

Mailing Address: _____ P

AGENT/AUTHORIZED REPRESENTATIVE INFORMATION

Applicant/Representative: Steven Millemann Email: sjm@mpmplaw.com

Mailing Address: PO Box 1066, McCall, ID 83638 Phone: 208-634-7641

PROPERTY INFORMATION

Address(es) of Property: 1040 Valley View Ln

Legal Description of Property: Lot 74 Valley View Subdivision No. 3

Zoning District of Property: R1 Project Sq. Footage (If Applicable): _____

Impact Area City Limits Residential Commercial

LAND USE APPLICATION CONTINUED

Payette Lakes Water and Sewer District or Septic System or not applicable

PROJECT DESCRIPTION

Explain the general nature of what is proposed: *(please attach supplemental information if needed)*

The Application is for a Record of Survey to divide the Applicant's existing lot into two parcels, both of which will be full Code compliant.

SIGNATURES

The Applicant hereby agrees to pay reasonable attorney fees, including attorney fees on appeal and expenses of the City of McCall, in the event of a dispute concerning the interpretation or enforcement of the Land Use Application in which the City of McCall is the prevailing party.

I certify that I have reviewed and understand the procedures and requirements of the McCall City Code. I give permission for City staff and/or Planning & Zoning Commission members to view and enter the subject property in order to fully review this application. I understand that failure to provide complete and accurate information on this application may lead to denial of this application.

ADAM WELLER
Property Owner 1

KIMBERLY WELLER
Property Owner 2 *(If Applicable)*

Steven J. Millemann
Agent/Authorized Representative

Signature

FOR RECORD OF SURVEY APPLICATIONS ONLY: STATEMENT OF EASEMENT DISCLOSURE

Ralph Miller, secesh Eng
Surveyor

Rept Mc
Signature

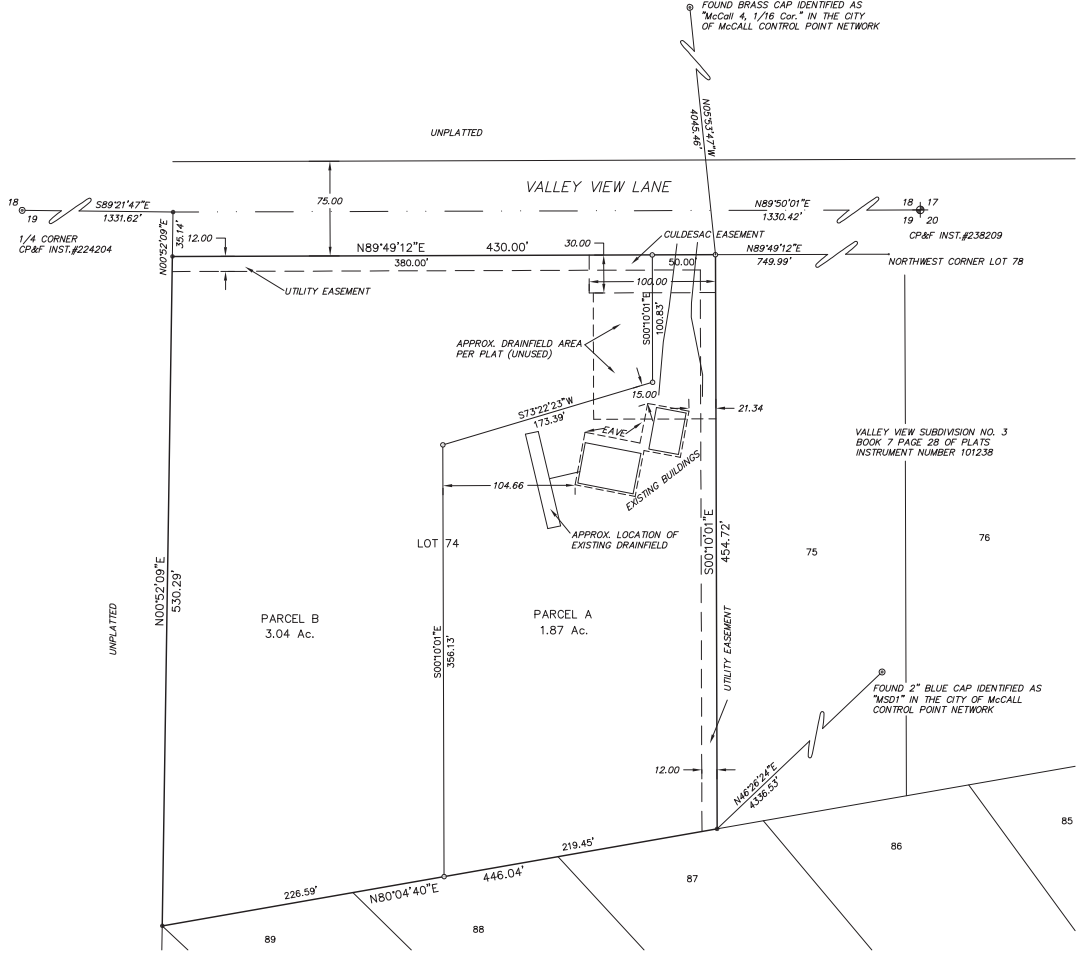
I hereby certify that I have performed a thorough search for all relevant easements that relate to the subject property and have indicated or referenced these by their instrument number on the provided survey.

PROPOSED RECORD OF SURVEY

BOOK NO. _____ PAGE NO. _____
OF RECORDS OF SURVEY.

RECORDERS STAMP

FOR
ADAM AND KIMBERLY WELLER
LOCATED IN
LOT 74 VALLEY VIEW SUBDIVISION NO. 3
NE 1/4 NE 1/4 SECTION 19, T.18N, R.3E, B.M.,
VALLEY COUNTY, IDAHO
2021



SCALE: 1" = 60'
Bearings Based on McCall Modified Grid Coordinate System
Measurements Were Made on the Ground

- LEGEND**
- FOUND 5/8" IRON PIN
 - FOUND 1/2" IRON PIN
 - SET 1/2" X 24" REBAR MKD LS 8577
 - ⊕ FOUND BRASS CAP MONUMENT

This record of survey has been reviewed and approved by the City of McCall with respect to its compliance with the Subdivision and Development Ordinance and exemption from formal platting; an individual lot shown on this record of survey shall be considered a single lot for purposes of City ordinances. This survey has created 2 lots from the original lot as it existed on March 24, 1994. No more than four (4) total lots may be created from the original lot, using the record of survey process. The creation of five (5) or more lots from a single original lot, using the record of survey procedure, constitutes an illegal subdivision of land. This survey is being filed to split Lot 74 into Parcel A and Parcel B as shown.

Accepted and approved this _____ day of _____, 20____, by the City of McCall.

McCall City Clerk _____

SURVEY NARRATIVE:
a) The purpose of this survey is to split Lot 74 into Parcel A and Parcel B as shown. The boundary of the property is defined by Plats of Record and monuments found on the ground.
b) Record Documents: Valley View Subdivision No. 3, Book 7 Page 28 of Plats, Instrument Number 101238.

I, Ralph Miller, a Professional Land Surveyor Registered in the State of Idaho, do hereby certify that this plat was prepared from notes taken during an actual survey made by me and that it correctly represents the points, courses and distances as recorded in said field notes.



SECESH ENGINEERING INC.
P.O. Box 70
McCall, ID 83638
(208) 634-6336

**McCall Area Planning and Zoning Commission
Staff Report**

SR-21-01
1695 Ginney Way
Wyke Residence

April 6, 2021

Applicant: Evan Wyke
Agent: Wyke Building Company
Application: Scenic Route
Address: 1695 Ginney Way
Zoning: R4 – Low Density Residential and Scenic Route Overlay

Description

Scenic Route Review application to construct a single-family residence on a lot within 150' of Spring Mountain Boulevard, a designated Scenic Route.

Code Narrative

Per MCC 3.7.031, any development within 150 ft. of a designated scenic is required to submit an application for Scenic Route and Design Review approval.

Per MCC 3.7.032 , standards for review within a scenic route are set forth. Included in this section are new landscaping provisions which are currently under review for amendment by the City.

Per MCC 3.16.02, in the situation where a subdivision design review process has been approved by the Commission, the requirements for design review for a residential development in said subdivision is waived.

Comments

Agency –

City Engineer

In a review email dated March 23, 2021, the City Engineer stated the following:

1. Existing easements need to be identified on the site plan.
2. A utility plan will be needed for engineering review and approval. Utility connections for the proposed home should be shown on this plan and the. Conflicts with new plantings and existing utilities (above or below ground) should be identified and planned around to an extent reasonably feasible.
3. The northern edge of the driveway should be a minimum of 5 feet off of the northern property line to avoid conflicts with the existing fire hydrant and easement. The driveway does not appear to be functional without a way to turn around.
4. A water meter will be required to serve this project. A Public Works Permit will be needed prior to installation of the water meter.

5. An approved Stormwater Report is in place for the Lick Creek Meadows Subdivision. All work performed on this project shall be in accordance with the approved Stormwater Report, including placement and continuous maintenance of temporary stormwater runoff and erosion control measures during construction.
6. The City's Building Department will monitor and inspect the temporary on-site stormwater controls.

Payette Lakes Recreational Water and Sewer District (PLRWSD)

This application was distributed to the district more than thirty (30) days prior to the McCall Area Planning and Zoning Commission's April 6, 2021 meeting. In a letter dated March 11, 2021, PLRWSD commented that:

1. There is a sewer service connection for the lot in the area of construction, the sewer service connection shall be protected from damage during construction of the proposed structure to prevent excessive water, or debris from entering the sewer system. Failure to do so will result in the owner/contractor being responsible for any cost incurred by the District for cleaning or removing debris that enters the sewer system.
2. Purchase of a sewer connection permit will be required before a building permit is issued, and construction begins.
3. Inflows of surface water and excessive infiltration are prohibited. Such prohibited sources of inflow shall include, but not be limited to, the following: Heating, cooling, or water system discharges in excess of one thousand gallons per day. Storm water connections, sub-water drains, floor drains located within garages, foundation drains, roof drains, swimming pools, street drains, basement drains, sump pumps and abandoned sewer lines.
4. The owner/contractor shall notify the District two (2) business days before connection to the sewer stub.

McCall Fire and EMS

In an email dated March 12, 2021, McCall Fire stated they had no comments on the application.

McCall Building Official

In an email dated March 11, 2021, the Building Official stated that setbacks need to be to eaves, this shows them to the walls. Also, I think they should show boulders and landscaping and specific tree protection around the tree to the NE of the driveway. If they don't, it will get destroyed; they will remove it so they can back up to turn around where the tree is.

Idaho Transportation Department

In an email dated March 12, 2021, the ITD stated [they do not anticipate any significant traffic impact to the State Highway system from this development and has no objections to the proposed development.](#)

Idaho Department of Lands

In an email dated March 12, 2021, the department stated no objections to the project. Lick Creek Meadows ACC

In an undated, e-mail from Scott Findlay, Lick Creek Meadows ACC, stated the design had been approved.

Public – No public comments received.

Commission Findings

The Commission hereby makes the following findings:

1. The project is in general conformance with the Comprehensive Plan.
2. The project does not jeopardize the health, safety or welfare of the public.
3. The project conforms to the applicable specifications outlined in the City of McCall Design Guidelines as well as all other applicable requirements of the Zoning.

Conditions of Approval

1. Prior to issuance of a building permit, the applicant shall receive final engineering approval addressing the requirements stated in their March 23, 2021 e-mail.
2. Prior to issuance of a building permit, the applicant shall provide a copy of the plans stamped by a licensed architect.
3. Prior to the issuance of a building permit, the site plan shall be amended to reflect:
 - a. Existing easements;
 - b. A minimum setback of five feet (5') from the northern edge of the driveway;
 - c. Setbacks shown to the eaves; and
 - d. Tree protection around the tree to the NE of the driveway.
4. Prior to the issuance of a building permit, a landscape plan shall be submitted for administrative approval that includes ten (10) native trees, including no less than 50% evergreen and thirty (30) native shrubs to be located within the twenty-five (25') setback from Spring Mountain Blvd. Landscaping shall be arranged within groups or clustered allowing spacing for natural maturity and maintaining space for snow storage.
5. 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 from the date of initial approval.

IN RE:)
)
Wyke Building Company)
Scenic Route Review)
)
)
Application Number:)
SR-21-03)

**McCALL AREA PLANNING AND ZONING COMMISSION
FINDINGS OF FACT, CONCLUSIONS OF LAW,
DECISION**

FINDINGS OF FACTS

Applicant: Evan Wyke
Representative: Wyke Building Company

Application: A Scenic Route Review application to construct a two-story, 2,701 square foot single-family residence on a lot within 150’ of Spring Mountain Boulevard, a designated Scenic Route.

Address: 1695 Ginney Way, McCall

Location: Lot 3, Block 1 of Lick Creek Meadows Phase 1 Subdivision situate in the 5 ½ of the SW ¼ of Section3, T18N, R3E, B.M., City of McCall, Valley County, Idaho.

Public Notice: Newspaper: March 18, 2021
Mailing: N/A
Posting: N/A

Zoning: R4 – Low Density Residential

Property Size: 10,398 sf.

Building Height: 26 ft.

Setbacks: Per MCC 3.3.03, the minimum required setbacks are 25 ft. from the Spring Mountain Blvd. frontage (rear), 15 ft. from the front property line with side loaded garage, and 10 ft. from either side property line. The applicant is proposing setbacks of 25ft.+ on the Spring Mountain (rear) frontage; 15 ft. from the front; and at 10 ft. from the side yards.

Linear Frontage along Spring Mountain Blvd: 99.53 ft.

APPROVAL STANDARDS

Scenic Route Zone

The Commission shall determine whether the proposed development, improvement, or use:

1. **The project preserves and enhances the scenic quality of the street or highway.** The proposal will enhance the scenic quality of Spring Mountain Ranch Blvd. through the setback of the structure in excess of the 25 ft. setback and the landscaping of the scenic route frontage in native trees and shrubs.
2. **Is compatible (in terms of setback, bulk, height, design, finish materials, and signing with its immediate surroundings and the desired visual quality of the scenic route.** The proposed site coverage of 29.2% (99% of allowed) on a 10,398 sq. ft. site is in scale with the surrounding area. Compatibility with the desired visual quality of the scenic route is provided by: (1) building setbacks that are within or in excess of the minimum requirements; (2) the location of the main portion of the structure which is setback toward Ginney Way and away from the scenic route; and (3) the compatible exterior building design, materials and colors.
3. **Building Clustering NA**
4. **Landscaping** As a condition of approval, the proposed landscaping will meet the requirements for landscaping within the scenic route overlay district.

DEPARTMENT/AGENCY COMMENTS

Comments

Agency –

City Engineer

In a review email dated March 23, 2021, the City Engineer stated the following:

1. Existing easements need to be identified on the site plan.

2. A utility plan will be needed for engineering review and approval. Utility connections for the proposed home should be shown on this plan and the. Conflicts with new plantings and existing utilities (above or below ground) should be identified and planned around to an extent reasonably feasible.
3. The northern edge of the driveway should be a minimum of 5 feet off of the northern property line to avoid conflicts with the existing fire hydrant and easement. The driveway does not appear to be functional without a way to turn around.
4. A water meter will be required to serve this project. A Public Works Permit will be needed prior to installation of the water meter.
5. An approved Stormwater Report is in place for the Lick Creek Meadows Subdivision. All work performed on this project shall be in accordance with the approved Stormwater Report, including placement and continuous maintenance of temporary stormwater runoff and erosion control measures during construction.
6. The City's Building Department will monitor and inspect the temporary on-site stormwater controls.

Payette Lakes Recreational Water and Sewer District (PLRWSD)

This application was distributed to the district more than thirty (30) days prior to the McCall Area Planning and Zoning Commission's April 6, 2021 meeting. In a letter dated March 11, 2021, PLRWSD commented that:

1. There is a sewer service connection for the lot in the area of construction, the sewer service connection shall be protected from damage during construction of the proposed structure to prevent excessive water, or debris from entering the sewer system. Failure to do so will result in the owner/contractor being responsible for any cost incurred by the District for cleaning or removing debris that enters the sewer system.

2. Purchase of a sewer connection permit will be required before a building permit is issued, and construction begins.
3. Inflows of surface water and excessive infiltration are prohibited. Such prohibited sources of inflow shall include, but not be limited to, the following: Heating, cooling, or water system discharges in excess of one thousand gallons per day. Storm water connections, sub-water drains, floor drains located within garages, foundation drains, roof drains, swimming pools, street drains, basement drains, sump pumps and abandoned sewer lines.
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Idaho Transportation Department

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Idaho Department of Lands

In an email dated March 12, 2021, the department stated no objections to the project.

Public – No public comments received.

CONCLUSIONS OF LAW

1. The City of McCall has provided for the processing of Design Review applications, pursuant to Title 3, Chapter 16 of McCall City Code.
2. Adequate notice of the March 2, 2021 public hearing was provided, pursuant to Section 67-6512, Idaho Code and Title 3, Chapter 15 of McCall City Code.
3. Upon compliance with the conditions noted below, the application meets the Design Review Standards set forth in Title 3, Chapter 16 of McCall City Code.

DECISION

THEREFORE, the McCall Area Planning and Zoning Commission hereby **approves** this Design Review application, provided that the following conditions are met:

1. Prior to issuance of a building permit, the applicant shall receive final engineering approval addressing the requirements stated in their March 23, 2021 e-mail.
2. Prior to issuance of a building permit, the applicant shall provide a copy of the plans stamped by a licensed architect.
3. Prior to the issuance of a building permit, the site plan shall be amended to reflect:
 - a. Existing easements;
 - b. A minimum setback of five feet (5') from the northern edge of the driveway;
 - c. Setbacks shown to the eaves; and
 - d. Tree protection around the tree to the NE of the driveway.
4. Prior to the issuance of a building permit, a landscape plan shall be submitted for administrative approval that includes ten (10) native trees, including no less than 50% evergreen and thirty (30) native shrubs to be located within the twenty-five (25') setback from Spring Mountain Blvd. Landscaping shall be arranged within groups or clustered allowing spacing for natural maturity and maintaining space for snow storage.

5. 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 from the date of initial approval.

Findings of Fact **adopted** this 6th day of April 2021.

Fallon Fereday, Chair
McCall Area Planning and Zoning Commission

Attest:

Diane T. Kushlan, Interim City Planner
City of McCall

City of McCall
216 East Park Street
McCall, Idaho 83638
P.208.634.7142

LAND USE APPLICATION



Date Received: _____

Fees Paid: _____

NOTICE OF ADDITIONAL FEES

Land use applications may be subject to engineering and legal review for purpose of addressing compliance and conformance issues. The City of McCall reserves the right to contract these services to private firms. The costs of these reviews are passed on to the applicant. These fees are separate, and in addition to, the City's application and permit fees. Completion of this application signifies consent to these fees.

Please check all that apply:

- # _____ Record of Survey (ROS) - \$420
- # _____ Design Review (DR) - \$300 + \$25/1,000 sq. ft. of new construction (rounded to the nearest 1,000)
- # _____ Scenic Route (SR) - \$300
- # _____ Shoreline or River Environs (SH) - \$300
- # _____ Conditional Use Permit (CUP) - \$600
- # _____ Administrative Approval (AA) - \$50
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- # _____ Variance (VAR) - \$1,000
- # _____ Rezone (ZON) - \$1,500
- # _____ Zoning Code Amendment (CA) - \$750/title
- # _____ Annexation - \$3,000
- # _____ Vacation (VAC) - \$750

Incomplete applications cannot be accepted by the City. Unless otherwise exempted by the Administrator, all Application Requirements must be provided at the time of submission. Please refer to specific application info sheets for more details.

PROPERTY OWNER INFORMATION

Property Owner 1: Evan Wyke Email: _____
Mailing Address: _____ P. _____
Property Owner 2 (If Applicable): _____ Email: _____
Mailing Address: _____ Phone: _____

AGENT/AUTHORIZED REPRESENTATIVE INFORMATION

Applicant/Representative: Wyke Building Co Email: evanawyke@gmail.com
Mailing Address: 5074 N. Lawsonia PL Boise ID 83713 Phone: (208) 860-7100

PROPERTY INFORMATION

Address(es) of Property: 1695 Gainey Way
Legal Description of Property: Lick Creek Meadows #1, Lot #3, block #1
Zoning District of Property: R4 Project Sq. Footage (If Applicable): 3,194
Impact Area City Limits Residential Commercial

LAND USE APPLICATION CONTINUED

Payette Lakes Water and Sewer District or Septic System or not applicable

PROJECT DESCRIPTION

Explain the general nature of what is proposed: (please attach supplemental information if needed)

Construction of single family home designed to blend and conform with Architectural Control Committee, achieving harmony of external design and location in relation to surrounding structures and topography. Consideration given to have suitable & desirable aesthetics, including the structure, exterior color scheme & materials used.

SIGNATURES

The Applicant hereby agrees to pay reasonable attorney fees, including attorney fees on appeal and expenses of the City of McCall, in the event of a dispute concerning the interpretation or enforcement of the Land Use Application in which the City of McCall is the prevailing party.

I certify that I have reviewed and understand the procedures and requirements of the McCall City Code. I give permission for City staff and/or Planning & Zoning Commission members to view and enter the subject property in order to fully review this application. I understand that failure to provide complete and accurate information on this application may lead to denial of this application.

Evan Wyke

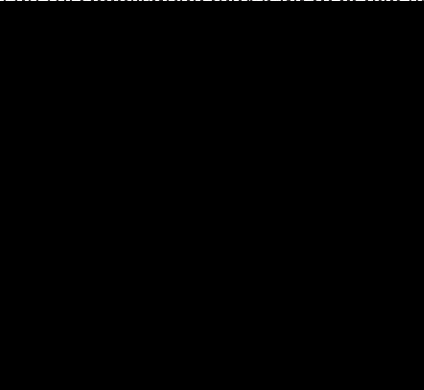
Property Owner 1

Property Owner 2 (If Applicable)

Evan Wyke

Agent/Authorized Representative

Wyke Building Co.



Signature

FOR RECORD OF SURVEY APPLICATIONS ONLY: STATEMENT OF EASEMENT DISCLOSURE

Surveyor

Signature

I hereby certify that I have performed a thorough search for all relevant easements that relate to the subject property and have indicated or referenced these by their instrument number on the provided survey.

Existing landscaping



1691 Ginney Way

1693 Ginney Way

1007 Kaitlyn Loop

1695 Ginney Way

1011 Kaitlyn Loop
1005 Kaitlyn Loop

1689 Ginney Way

1697 Ginney Way

1012 Kaitlyn Lo

1010 Kaitlyn Loop

1687 Ginney Way

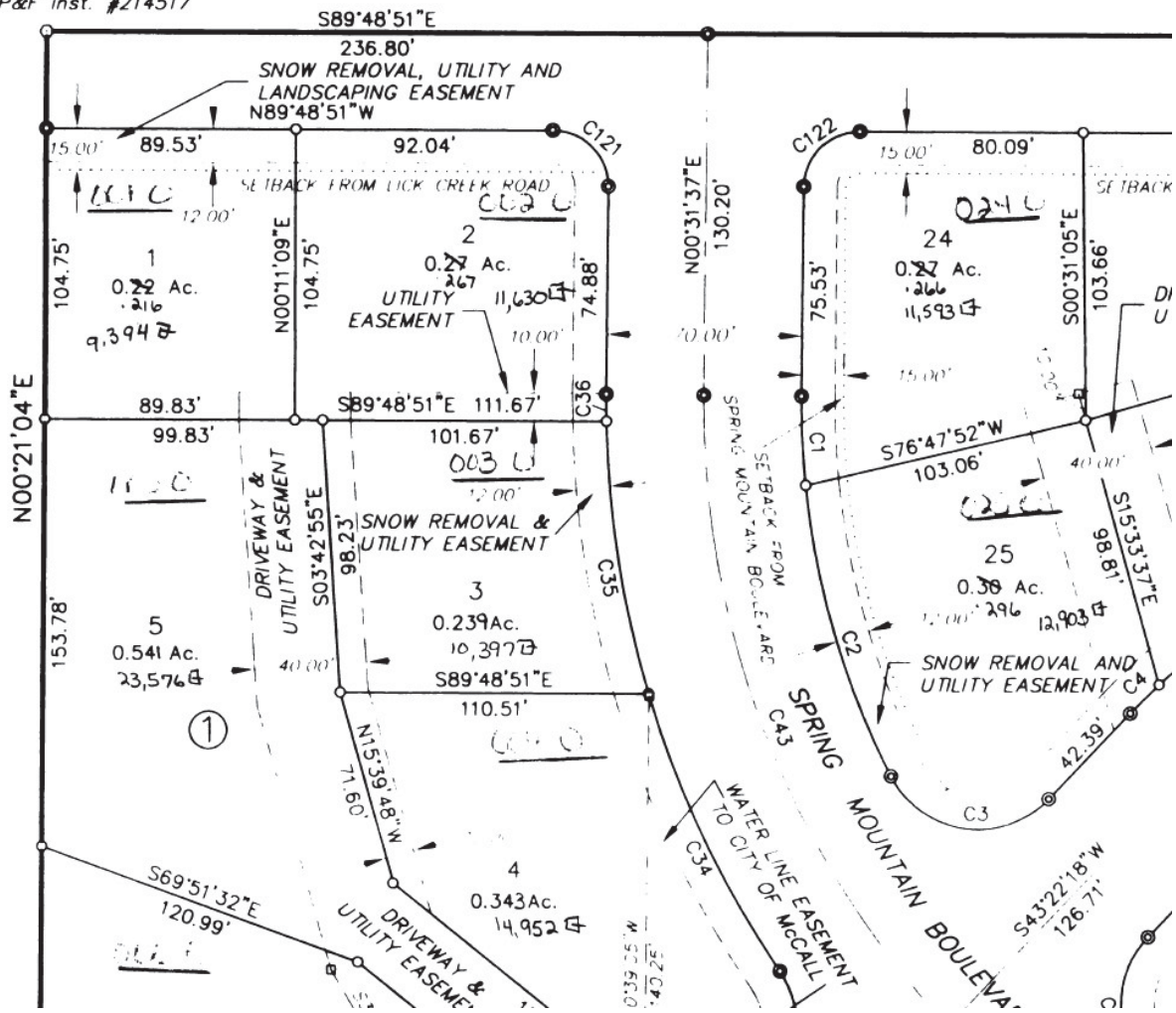
Maxar, Microsoft

POWERED BY
esri

Contour lines, existing grading



round Railroad Spike
CP&F Inst. #214517



Vicinity Map for 1695 Ginney Way, lot 3 block 1 Lich Creek Meadows # 1



Drainage, stormwater



LICK CREEK MEADOW #1 SUBDIVISION DESIGN STANDARDS SUBMITTAL

General Information & Project Description

Construction of single family home designed to blend and conform with Architectural Control Committee achieving harmony of external design and location in relation to surrounding structures and topography. Consideration given to have suitable and desirable aesthetics, including the structure, exterior color scheme and materials used.

Builder: Wyke Building Company
Subdivision Name and Phase: LICK CREEK MEADOW #1
Lot: 3
Block: 1
Square Footage of Lot: 10,398

Square Footage of Living Areas

First Floor: 2,034 sq. ft.
Second Floor (if applicable): 667 sq. ft.
TOTAL (first & second floors): 2,701 sq. ft.
Garage: 493 sq. ft.
29.2% Lot coverage

Exterior Finishes and Colors

Body Paint Color/Brand: Alabaster SW7008
Trim Paint Color/Brand: Alabaster SW7008
Accent Color: Tricorn Black SW6258
Roof black, Elk 30 year or better.
Roof accent black, standing seam at front elevation per plans
Make of Siding: Weyerhaeuser & Hardi
Type/Style of Siding: see plans

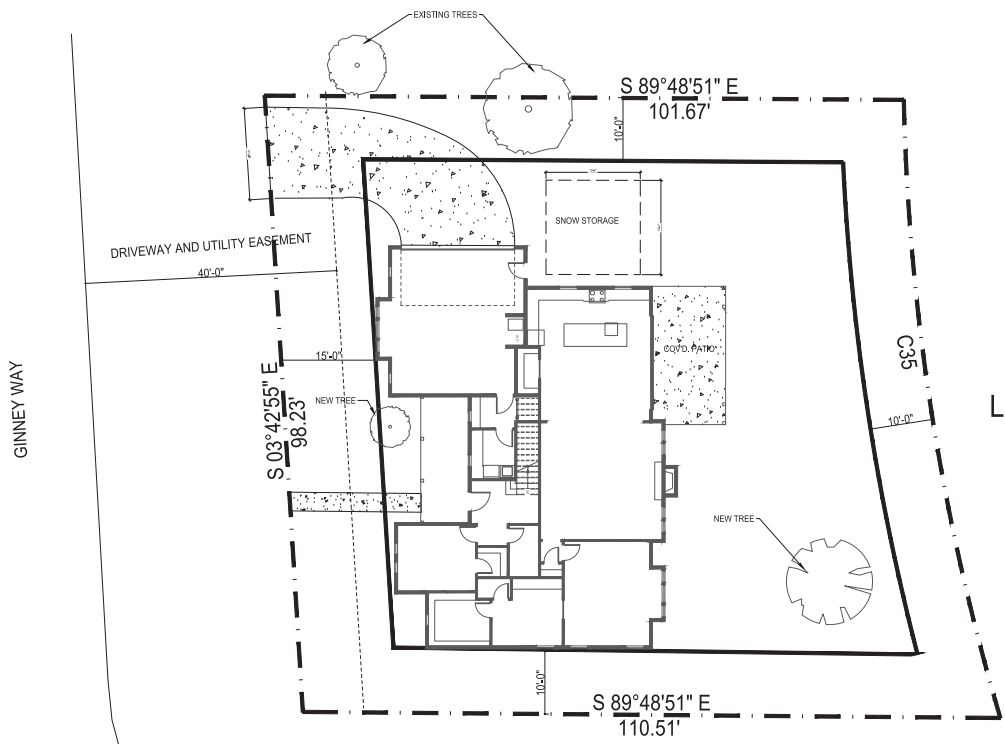
Roof

Pitch of Roof: 6/12 & 10/12
Shingles must be black, Elk 30 year or better.

Builder's Signature: Evan Wyke

Phone Number: 208.860.7100 Email address: evanawyke@gmail.com

GRADING NOTE:
 SLOPE AWAY FROM HOUSE
 MIN. 5% WITH-IN 10'-0"
 THEN 2% TO PROP. LINES.



1695 GINNEY WAY
LOT 3/BLOCK 1/LICK CREEK MEADOWS #1
 McCall, IDAHO

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C35	99.55'	365.00'	50.08'	25.04'	S 08°49'00" E	15°3'28"

SITE PLAN
 SCALE: 1" = 8'-0"



An Intertek Company

REV	DATE	DESCRIPTION

1102 N. FRANKLIN BLVD.
 MERIDIAN, IDAHO 83402
 P.O. BOX 475-0001
 FAX (208) 475-0004

EVAN WYKE
WYKE RESIDENCE
1695 GINNEY WAY
SITE PLAN
 McCall, IDAHO

AREA	SQ. FT.
MAIN FLOOR	2204.50 SQ. FT.
UPPER FLOOR	282.50 SQ. FT.
TOTAL	2487.00 SQ. FT.

STAIR	14.87 SQ. FT.
DECK	42.50 SQ. FT.
CONCRETE PATIO	24.50 SQ. FT.
GRAVEL PATIO	30.50 SQ. FT.
SCREENED PATIO	20.50 SQ. FT.
SCREENED PATIO	40.50 SQ. FT.
SCREENED PATIO	2.00

DATE	03/20/2023
SCALE	AS SHOWN
DESIGN BY	EW
DESIGN REVIEW	JS
STRUCTURE BY	
STRUCTURE REVIEW	
JOB NO.	20230023

ARCH. & SITE
 SHEET
 1.0
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An IntraFlow Company
1102 N. FRANKLIN BLVD.
NAPLES, FL 34102
PH. (202) 475-0040

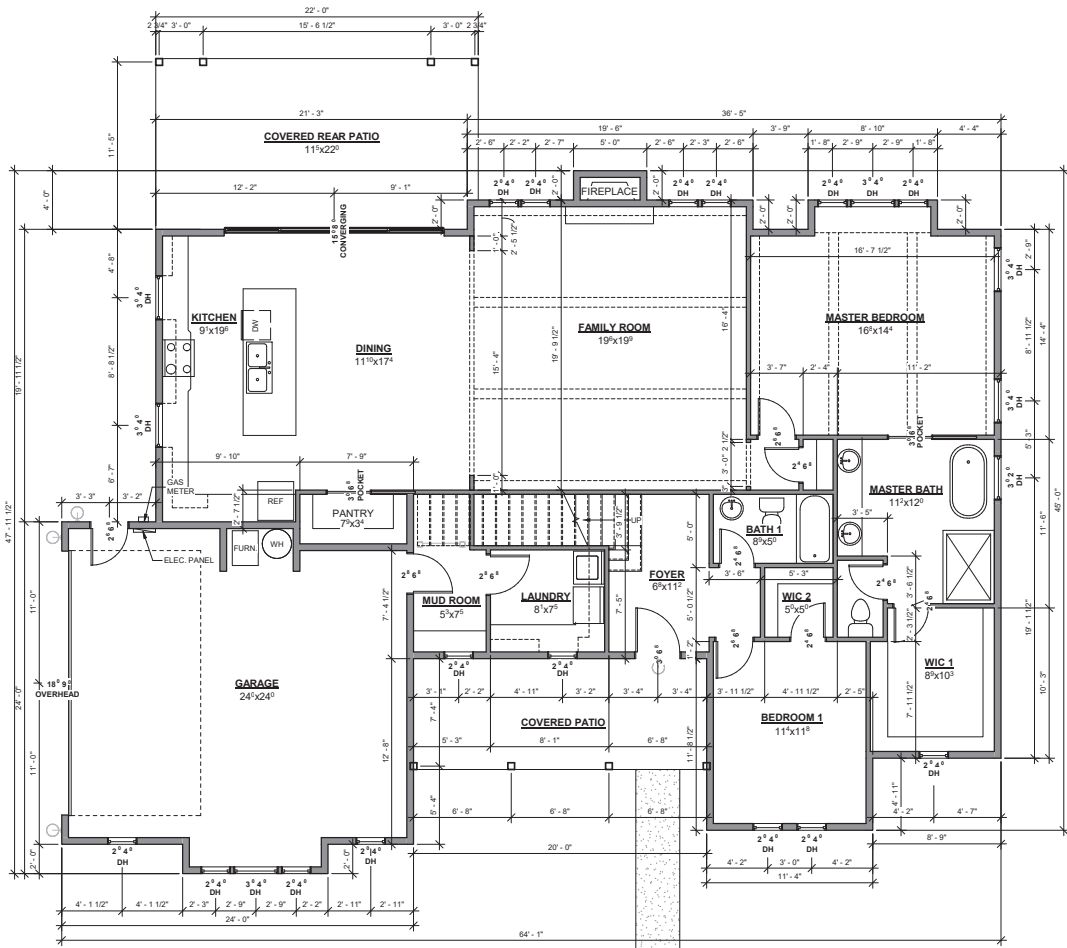
REV.	DATE	DESCRIPTION

WYKE RESIDENCE
1695 GINNEY WAY
FLOOR PLANS
MCCALL

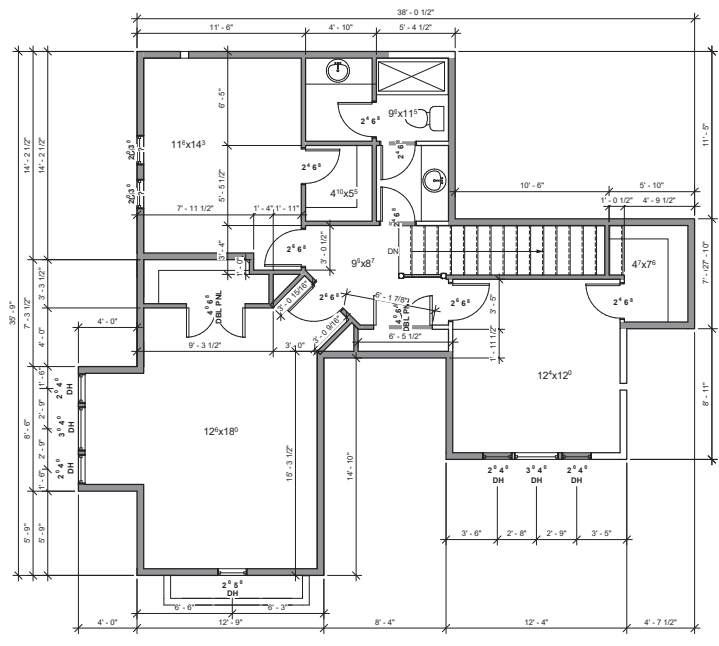
DATE: 02/22/2021
SCALE: AS SHOWN
DESIGN BY: SRS
DESIGN REVIEW: DS
STRUCTURE REVIEW: L
JOB NO.: 20211002

ARCH. & SITE
SHEET
2.0
© COPYRIGHT 2020

- WINDOW & DOOR NOTES:**
- T.O. WINDOWS HEIGHTS TO MATCH T.O. FRONT DOOR HEIGHT; T.O. DOOR HEIGHT TO BE COORDINATED BY CONTRACTOR WITH WINDOW MANUFACTURER.
 - WINDOW & DOOR ROUGH OPENING SIZES TO BE COORDINATED BY CONTRACTOR WITH WINDOW & DOOR MANUFACTURERS.
 - TEMPERED WINDOWS REQUIREMENTS:
 - a. IN DOORS
 - b. WITHIN 24" ARC OF DOOR
 - c. LESS THAN 60" FROM SHOWER OR TUB WALKING SURFACE
 - d. ANY INDIVIDUAL PANE OVER 9 SQ. FT WHEN THE BOTTOM EDGE IS LESS THAN 18" A.F.F., THE TOP EDGE IS GREATER THAN 36" A.F.F., AND THERE ARE ONE OR MORE WALKING SURFACES WITHIN 36" HORIZONTALLY OF GLAZING
 - e. BOTTOM EDGE OF PANE LESS THAN 18" ABOVE FLOOR
 - * REFER TO IRC SECTION R308.4 FOR ADDITIONAL TEMPERED WINDOW REQUIREMENTS.
 4. DOOR BETWEEN HOUSE AND GARAGE HAVE A FIRE RATING OF NO LESS THAN 20 MIN.



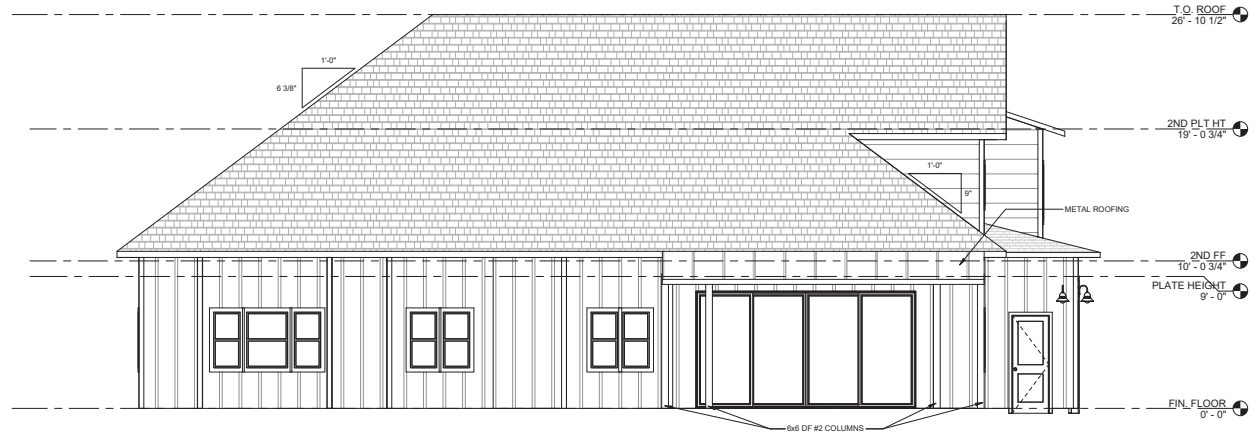
MAIN FLOOR PLAN
1/4" = 1'-0"



UPPER FLOOR PLAN
1/4" = 1'-0"



FRONT ELEVATION
1/4" = 1'-0"



REAR ELEVATION
1/4" = 1'-0"

- ELEVATION NOTES:**
1. ALL ROOF COVERINGS SHALL CONFORM TO IRC AND SHALL BE INSTALLED PER MANUFACTURER SPECIFICATIONS.
 2. FLASHING SHALL BE PROVIDED AT ALL EXTERIOR OPENINGS, DECKS, CHIMNEYS, AND ALL ROOF PENETRATIONS PER CODE.
 3. PROVIDE ATTIC VENTILATION IN ACCORDANCE WITH IRC SECTION 806.2 SPECIFICATIONS.
 4. 50% OF REQUIRED VENTILATION TO BE PROVIDED 3'-0" ABOVE THE EAVES, THE REMAINDER OF VENTILATION IS TO BE PROVIDED BY SOFFIT VENTS IN THE EAVES.
 5. PROVIDE ATTIC VENTS ON REAR FACE OF ROOF WHEN POSSIBLE.

THIS PLAN FOR BASIS OF IDEAS IS THE PROPERTY OF PERFORMANCE ENGINEERS. ANY FORM OF REPRODUCTION OR USE OF ALL OR ANY PARTS, DRAWINGS AND SPECIFICATIONS IS PROHIBITED.
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An Intertek Company
1102 N. FRANKLIN BLVD.
NAPLES, FL 34107
PH. (202) 475-0040

REV.	DATE	DESCRIPTION

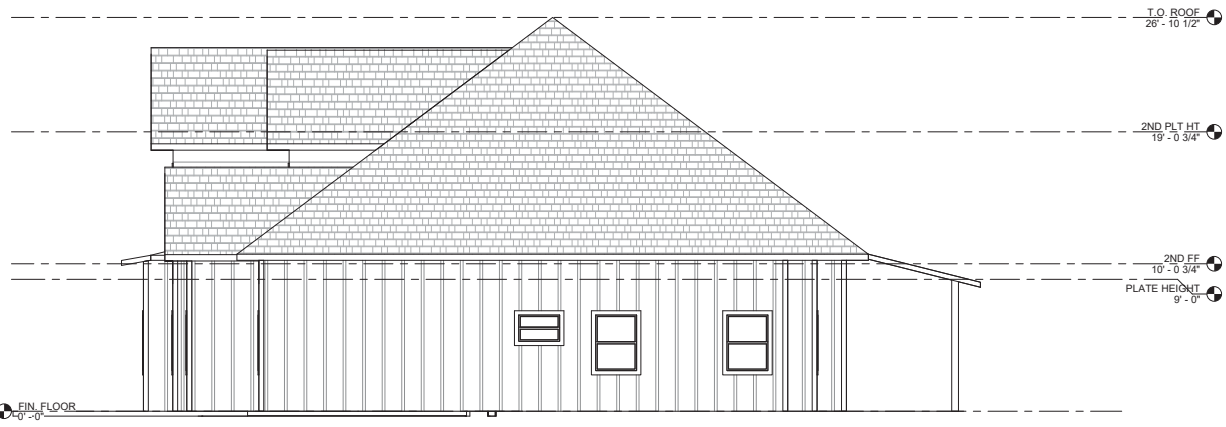
EVALUATOR
WYKE RESIDENCE
1895 GINNEY WAY
FRONT & REAR ELEVATIONS
MCCALL

DATE: 02/22/2021
SCALE: AS NOTED
DESIGN BY: SRS
DESIGN REVIEW: DS
STRUCTURE BY: L
STRUCTURE REVIEW: L
JOB NO.: 2021-1132

ARCH. & SITE
SHEET
A2.1
© COPYRIGHT 2020



LEFT ELEVATION
1/4" = 1'-0"



RIGHT ELEVATION
1/4" = 1'-0"

ELEVATION NOTES:

1. ALL ROOF COVERINGS SHALL CONFORM TO IRC, AND SHALL BE INSTALLED PER MANUFACTURERS SPECIFICATIONS.
2. FLASHING SHALL BE PROVIDED AT ALL EXTERIOR OPENINGS, DECKS, CHIMNEYS, AND ALL ROOF PENETRATIONS PER CODE.
3. PROVIDE ATTIC VENTILATION IN ACCORDANCE WITH IRC SECTION 806.2 SPECIFICATIONS.
4. 50% OF REQUIRED VENTILATION TO BE PROVIDED 3' ABOVE THE EAVES. THE REMAINDER OF VENTILATION IS TO BE PROVIDED BY SOFFIT VENTS IN THE EAVES.
5. PROVIDE ATTIC VENTS ON REAR FACE OF ROOF WHEN POSSIBLE.

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An InfoForm Company
1102 N. FRANKLIN BLVD.
NAPLES, FL 34102
PH. (208) 475-0040

REV.	DATE	DESCRIPTION

EVAN WYKE
WYKE RESIDENCE
1695 GINNEY WAY
SIDE ELEVATIONS
M/CAL



DATE: 02/22/2021
SCALE: AS NOTED
DESIGN BY: SWB
DESIGN REVIEW: JH
STRUCTURE BY: JH
STRUCTURE REVIEW: JH
JOB NO.: 2021-1132

ARCH. & SITE
SHEET
A2.2
© COPYRIGHT 2020

Lick Creek Meadows # 1 Lot # 3, blk 1. View from the South (looking towards Lick Creek Rd).



View from the West side lot line facing Spring Mountain Blvd.



View from the North side lot line, facing Ginney Way (looking South)



View from the East side of lot #3, standing on the snow removal easement of Spring Mountain Blvd facing Timber Circle Rd.



**McCall Area Planning and Zoning Commission
Staff Report**

SR-21-04
1005 Kaitlyn Loop
Doerty

March 2, 2021

Applicant: Brain and Sandy Doerty
Agent: Spence Doerty
Application: Scenic Route
Address: 1005 Kaitlyn Loop
Zoning: R4 – Low Density Residential and Scenic Route Overlay

Description

A Scenic Route application to construct a single-family residence on a lot within 150’ of Spring Mountain Boulevard, a designated Scenic Route.

Code Narrative

Per MCC 3.7.031, any development within 150 ft. of a designated scenic is required to submit an application for Scenic Route and Design Review approval.

Per MCC 3.7.032 , standards for review within a scenic route are set forth. Included in this section are new landscaping provisions which are currently under review for amendment by the City.

Per MCC 3.16.02, in the situation where a subdivision design review process has been approved by the Commission, the requirements for design review for a residential development in said subdivision is waived.

Comments

Agency –

City Engineer

In a March 23, 2021 e-mail the City of McCall Public Works department stated that they had reviewed the materials provided for this proposal and has the following comments and requirements:

1. An approved Stormwater Report is in place for the Lick Creek Meadows Subdivision. All work performed on this project shall be in accordance with the approved Stormwater Report, including placement and continuous maintenance of temporary stormwater runoff and erosion control measures during construction. The City’s Building Department will monitor and inspect the temporary on-site stormwater controls.
2. Please clarify if any culverts across pathways/driveways will be installed with this property to help drainage reach the stormwater culvert at the south end of the property.
3. Any existing easements present on the property need to be identified on the site plan.

4. A utility plan will be needed for engineering review and approval. Please provide a utility plan that shows existing and new utility connections for the proposed home. Conflicts with new plantings and existing utilities (above or below ground) should be identified and planned around to an extent reasonably feasible.
5. It would be a good idea to provide an additional snow storage location at the north end of the driveway to help maintain a larger line of sight for the driveway onto Kaitlyn Loop.
6. The site plan that was submitted for review shows the existing bike/pedestrian path on the property, it is located within the Spring Mountain Blvd right-of-way. Please show the path in the right-of-way with the next rounds of submittal.

Payette Lakes Recreational Water and Sewer District (PLRWSD)

This application was distributed to the district more than thirty (30) days prior to the McCall Area Planning and Zoning Commission's April 6, 2021 meeting. In a letter dated March 11, 2021, PLRWSD commented that:

1. There is a sewer service connection for the lot in the area of construction, the sewer service connection shall be protected from damage during construction of the proposed structure to prevent excessive water, or debris from entering the sewer system. Failure to do so will result in the owner/contractor being responsible for any cost incurred by the District for cleaning or removing debris that enters the sewer system.
2. Purchase of a sewer connection permit will be required before a building permit is issued, and construction begins.
3. Inflows of surface water and excessive infiltration are prohibited. Such prohibited sources of inflow shall include, but not be limited to, the following: Heating, cooling, or water system discharges in excess of one thousand gallons per day. Storm water connections, sub-water drains, floor drains located within garages, foundation drains, roof drains, swimming pools, street drains, basement drains, sump pumps and abandoned sewer lines.
4. The owner/contractor shall notify the District two (2) business days before connection to the sewer stub.

Lick Creek Meadows ACC

In a February 22, 2021 e-mail from Scott Findlay, Lick Creek Meadows ACC, stated the design had been approved.

McCall Fire and EMS

In an email dated March 12, 2021, McCall Fire stated they had no comments on the application. Idaho

Department of Lands

In an email dated March 12, 2021, the department stated no objections to the project.

Public – No public comments received.

Commission Findings

The Commission hereby makes the following findings:

1. The project is in general conformance with the Comprehensive Plan.
2. The project does not jeopardize the health, safety or welfare of the public.
3. The project conforms to the applicable specifications outlined in the City of McCall Design Guidelines as well as all other applicable requirements of the Zoning.

Conditions of Approval

1. Prior to issuance of a building permit, the applicant shall receive final engineering approval addressing the requirements stated in their March 23, 2021 e-mail.
2. Prior to issuance of a building permit, the applicant shall provide a copy of the plans stamped by a licensed architect.
3. Prior to the issuance of a building permit, the site plan shall be amended to reflect:
 - a. All existing easements; and
 - b. The bike/pedestrian pathway removed from the property and correctly identified on the Spring Mountain Blvd. right-of-way.
4. Prior to the issuance of a building permit, the applicant will provide the City with a written statement acknowledging that the second story area above the garage is not for occupancy as an accessory dwelling unit or short-term rental without first obtaining the required permits or licenses from the City of McCall.

IN RE:)
)
Doerty) **McCALL AREA PLANNING AND ZONING COMMISSION**
Scenic Route Review) **FINDINGS OF FACT, CONCLUSIONS OF LAW, AND**
) **DECISION**
)
)
Application Number:)
SR-21-04)

FINDINGS OF FACTS

Applicant: Brain and Sandy Doerty
Representative: Spence Doerty
Application: A Scenic Route Review application to construct a two-story, 2,722 square foot single family residence adjacent to Spring Mountain Boulevard, a designated Scenic Route.
Address: 1005 Kaitlyn Loop
Location: Lot 25, Block 2 of Lick Creek Meadows Phase 1 Subdivision situate in the 5 ½ of the SW ¼ of Section3, T18N, R3E, B.M., City of McCall, Valley County, Idaho.
Public Notice: Newspaper: March 18, 2021
Mailing: N/A
Posting: N/A
Zoning: R4 – Low Density Residential
Property Size: 13,068 sf.
Building Height: 22 ft. 6 in.
Setbacks: Per MCC 3.3.03, the minimum required setbacks are 25 ft. from the Spring Mountain Blvd. frontage (side), 15 ft. from the front property line with side loaded garage, 10 ft. from the rear and 10 ft. from the remaining side property line. The applicant is proposing setbacks of 25ft. on the Spring Mountain (side) frontage; 20 ft. from the front; 10 ft. from the rear and at 20 ft. from the remaining side yard.

Linear Frontage along Spring Mountain Blvd: 142 ft.

APPROVAL STANDARDS

Scenic Route Zone

The Commission shall determine whether the proposed development, improvement, or use:

1. **The project preserves and enhances the scenic quality of the street or highway.** The proposal will enhance the scenic quality of Spring Mountain Ranch Blvd. through the landscaping of the entire frontage in native trees and shrubs. A landscape plan was submitted as a part of the application.
2. **Is compatible (in terms of setback, bulk, height, design, finish materials, and signing with its immediate surroundings and the desired visual quality of the scenic route.** The proposed site coverage of 25.48% (91.9% of allowed) on a 13,068 sq. ft. site is in scale with the surrounding area. Compatibility with the desired visual quality of the scenic route is provided by: (1) building setbacks that are within or in excess of the minimum requirements; (2) the location of the main portion of the structure which is setback toward the rear of the site; (3) the location of the access from side loaded garage opposite the scenic route; and (3) the location of the perimeter landscape areas which soften the hard surface and building structure.
3. **Building Clustering NA**
4. **Landscaping** The proposed landscaping meet the requirements for landscaping for site within the scenic route overlay district.

DEPARTMENT/AGENCY COMMENTS

City Engineer

In a March 23, 2021 e-mail the City of McCall Public Works department stated that they had reviewed the materials provided for this proposal and has the following comments and requirements:

1. An approved Stormwater Report is in place for the Lick Creek Meadows Subdivision. All work performed on this project shall be in accordance with the approved Stormwater Report, including placement and continuous maintenance of temporary stormwater runoff and erosion control measures during construction. The City's Building Department will monitor and inspect the temporary on-site stormwater controls.
2. Please clarify if any culverts across pathways/driveways will be installed with this property to help drainage reach the stormwater culvert at the south end of the property.
3. Any existing easements present on the property need to be identified on the site plan.
4. A utility plan will be needed for engineering review and approval. Please provide a utility plan that shows existing and new utility connections for the proposed home. Conflicts with new plantings and existing utilities (above or below ground) should be identified and planned around to an extent reasonably feasible.
5. It would be a good idea to provide an additional snow storage location at the north end of the driveway to help maintain a larger line of sight for the driveway onto Kaitlyn Loop.
6. The site plan that was submitted for review shows the existing bike/pedestrian path on the property, it is located within the Spring Mountain Blvd right-of-way. Please show the path in the right-of-way with the next rounds of submittal.

Payette Lakes Recreational Water and Sewer District (PLRWSD)

This application was distributed to the district more than thirty (30) days prior to the McCall Area Planning and Zoning Commission's March 2, 2021 meeting. In a letter dated March 11, 2021, PLRWSD commented that:

1. There is a sewer service connection for the lot in the area of construction, the sewer service connection shall be protected from damage during construction of the proposed structure to prevent excessive water, or debris from entering the sewer system. Failure to do so will result in the owner/contractor being responsible for any cost incurred by the District for cleaning or removing debris that enters the sewer system.
2. Purchase of a sewer connection permit will be required before a building permit is issued, and construction begins.
3. Inflows of surface water and excessive infiltration are prohibited. Such prohibited sources of inflow shall include, but not be limited to, the following: Heating, cooling, or water system discharges in excess of one thousand gallons per day. Storm water connections, sub-water drains, floor drains located within garages, foundation drains, roof drains, swimming pools, street drains, basement drains, sump pumps and abandoned sewer lines.
4. The owner/contractor shall notify the District two (2) business days before connection to the sewer stub.

Lick Creek Meadows ACC

In a February 22, 2021 e-mail from Scott Findlay, Lick Creek Meadows ACC, stated the design had been approved.

McCall Fire and EMS

In an email dated March 12, 2021, McCall Fire stated they had no comments on the application.

Idaho Department of Lands

In an email dated March 12, 2021, the department stated no objections to the project.

CONCLUSIONS OF LAW

1. The City of McCall has provided for the processing of Design Review applications, pursuant to Title 3, Chapter 16 of McCall City Code.
2. Adequate notice of the April 6, 2021 public hearing was provided, pursuant to Section 67-6512, Idaho Code and Title 3, Chapter 15 of McCall City Code.
3. Upon compliance with the conditions noted below, the application meets the Design Review Standards set forth in Title 3, Chapter 16 of McCall City Code.

DECISION

THEREFORE, the McCall Area Planning and Zoning Commission hereby **approves** this Scenic Route application, provided that the following conditions are met:

1. Prior to issuance of a building permit, the applicant shall receive final engineering approval addressing the requirements stated in their March 23, 2021 e-mail.
2. Prior to issuance of a building permit, the applicant shall provide a copy of the plans stamped by a licensed architect.
3. Prior to the issuance of a building permit, the site plan shall be amended to reflect:
 - a. All existing easements; and
 - b. The bike/pedestrian pathway removed from the property and correctly identified on the Spring Mountain Blvd. right-of-way.
4. Prior to the issuance of a building permit, the applicant will provide the City with a written statement acknowledging that the second story area above the garage is not for occupancy as an accessory dwelling unit or short-term rental without first obtaining the required permits or licenses from the City of McCall.

Findings of Fact **adopted** this 6th day of April 2021.

Fallon Fereday, Chair
McCall Area Planning and Zoning Commission

Attest:

Diane T. Kushlan, Interim City Planner
City of McCall

City of McCall
216 East Park Street
McCall, Idaho 83638
P.208.634.7142

LAND USE APPLICATION



Date Received: _____

Fees Paid: _____

NOTICE OF ADDITIONAL FEES

Land use applications may be subject to engineering and legal review for purpose of addressing compliance and conformance issues. The City of McCall reserves the right to contract these services to private firms. The costs of these reviews are passed on to the applicant. These fees are separate, and in addition to, the City's application and permit fees. Completion of this application signifies consent to these fees.

Please check all that apply:

- # _____ Record of Survey (ROS) - \$420
- # _____ Design Review (DR) - \$300 + \$25/1,000 sq. ft. of new construction (rounded to the nearest 1,000)
- # 300⁰⁰ Scenic Route (SR) - \$300
- # _____ Shoreline or River Environs (SH) - \$300
- # _____ Conditional Use Permit (CUP) - \$600
- # _____ Administrative Approval (AA) - \$50
- # _____ Planned Unit Development (PUD) General Plan - \$2,000 + \$75/lot or unit
- # _____ Planned Unit Development (PUD) Final Plan - \$500 + \$75/lot or unit
- # _____ Subdivision (SUB) Preliminary Plat - \$2,500 + \$75/lot or unit
- # _____ Subdivision (SUB) Final Plat - \$1000 + \$75/lot or unit
- # _____ Minor Plat Amendment - \$1,000
- # _____ Variance (VAR) - \$1,000
- # _____ Rezone (ZON) - \$1,500
- # _____ Zoning Code Amendment (CA) - \$750/title
- # _____ Annexation - \$3,000
- # _____ Vacation (VAC) - \$750

Incomplete applications cannot be accepted by the City. Unless otherwise exempted by the Administrator, all Application Requirements must be provided at the time of submission. Please refer to specific application info sheets for more details.

PROPERTY OWNER INFORMATION

Property Owner 1: Brian Doerty Email: _____

Mailing Address: _____

Property Owner 2 (If Applicable): Sandy Doerty Email: _____

Mailing Address: _____

AGENT/AUTHORIZED REPRESENTATIVE INFORMATION

Applicant/Representative: Spencer Doerty Email: sdoerty@gmail.com

Mailing Address: 2543 E Boomer Ln Boise ID 83714 Phone: 208.761.7768

PROPERTY INFORMATION

Address(es) of Property: 1005 Kaitlyn Loop

Legal Description of Property: LOT 25 BLOCK 2 PHASE 1

Zoning District of Property: _____ Project Sq. Footage (If Applicable): 1500 main 300 over garage

Impact Area City Limits Residential Commercial

Approx. 720 garage

LAND USE APPLICATION CONTINUED

Payette Lakes Water and Sewer District or Septic System or not applicable

PROJECT DESCRIPTION

Explain the general nature of what is proposed: (please attach supplemental information if needed)

1005 KAITLYN LOOP - FIRST CLASS, MODERATE IN SIZE AND SCOPE NEW CONSTRUCTION RESIDENTIAL HOME HOME IS BEING DESIGNED TO BE COMPATIBLE W/ DESIRED LOOK AND FEATURES. REQUIRED. OWNERS INTEND TO USE AS PRIMARY RES.

SIGNATURES

The Applicant hereby agrees to pay reasonable attorney fees, including attorney fees on appeal and expenses of the City of McCall, in the event of a dispute concerning the interpretation or enforcement of the Land Use Application in which the City of McCall is the prevailing party.

I certify that I have reviewed and understand the procedures and requirements of the McCall City Code. I give permission for City staff and/or Planning & Zoning Commission members to view and enter the subject property in order to fully review this application. I understand that failure to provide complete and accurate information on this application may lead to denial of this application.

Brian Doerty
Property Owner 1

Sandy Doerty
Property Owner 2 (If Applicable)

Spencer Doerty
Agent/Authorized Representative



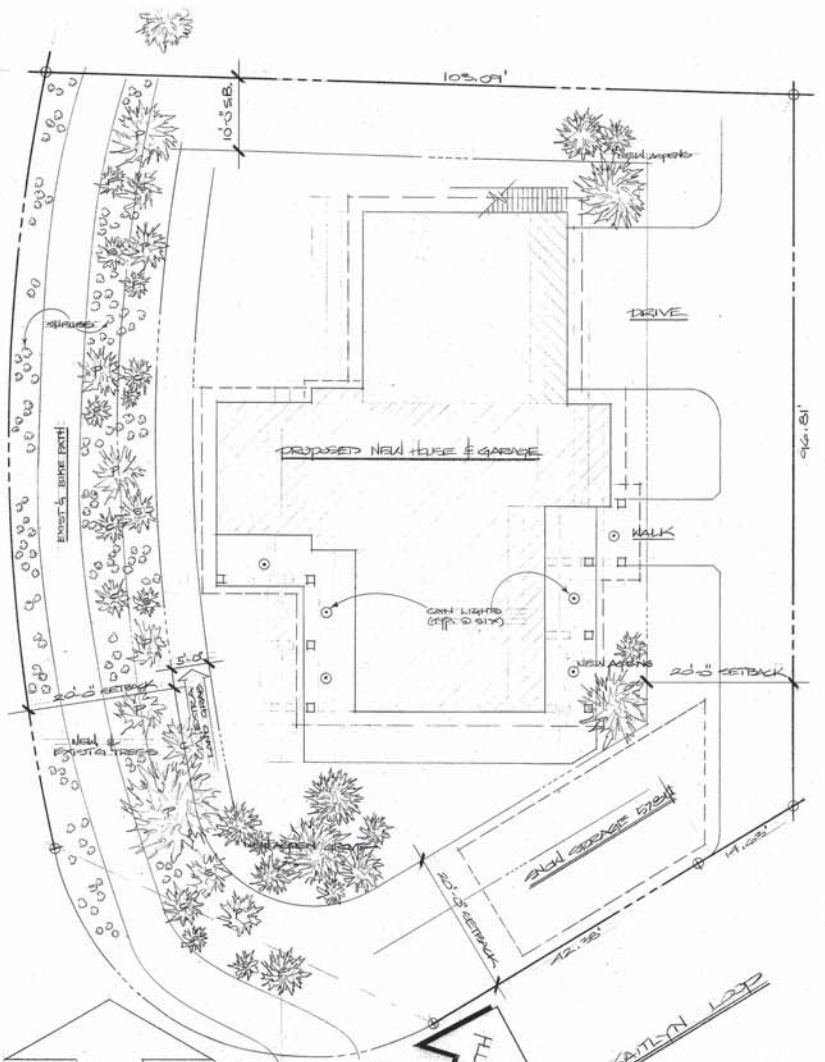
FOR RECORD OF SURVEY APPLICATIONS ONLY: STATEMENT OF EASEMENT DISCLOSURE

Surveyor

Signature

I hereby certify that I have performed a thorough search for all relevant easements that relate to the subject property and have indicated or referenced these by their instrument number on the provided survey.

SPRING MOUNTAIN BLVD.



AREAS @ 25' SETBACK AREA:
 (A) PINES = P
 (B) CEDARS = C
 (C) SPICE = S
 (D) FIRS = F

AREAS @ 20' SETBACK AREA:
 NATIVE SHRUBS (TOTAL 125)
 SHALB AS 000

NOTE: A VARIETY OF SPECIES @ AREAS QUANT - TYPES OF SPECIES TO BE DETERMINED BY SHALB PARTNER AT TIME OF PURCHASE.

LEK CREEK MEADOWS - PHASE I
 BLOCK # 2
 LOT # 25 (030) ACRES 130000 #
 LOT COVERAGE ALLOWED 20%
 20% = 26000 SQ. FT.

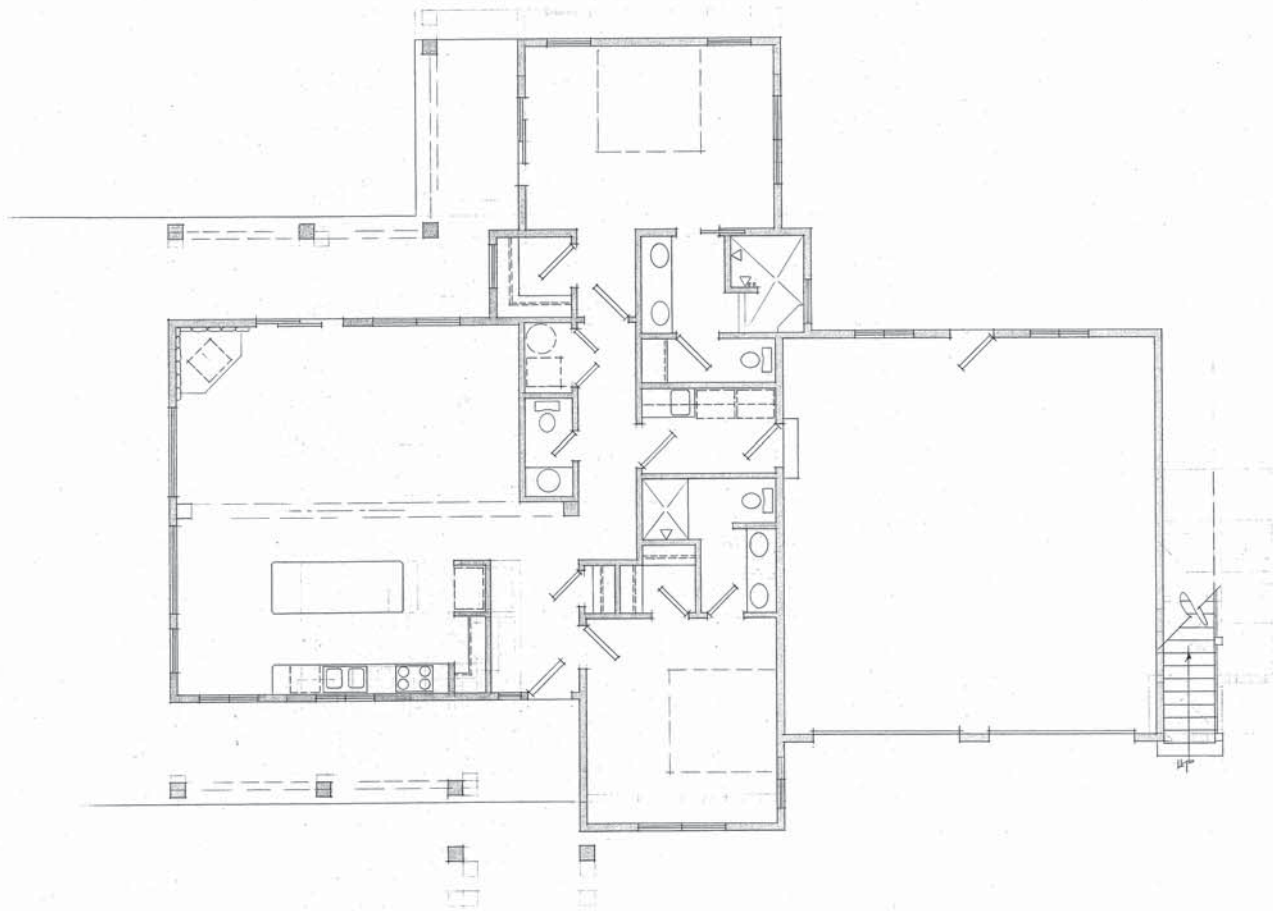
FOOTPRINTS:
 HOUSE & GARAGE 2200 #
 COVERED PATIO 110 #
 OPEN PATIO (200 @ 20') 400 #
 DRIVES & WALKS (625 @ 20') 500 #
 TOTAL 3200 #
 3200 SQ. FT. = 25.45% LOT COV. #

PLOT PLAN
 SCALE 1/8" = 1'-0"

BDD
 BARRY DORRITY DESIGN

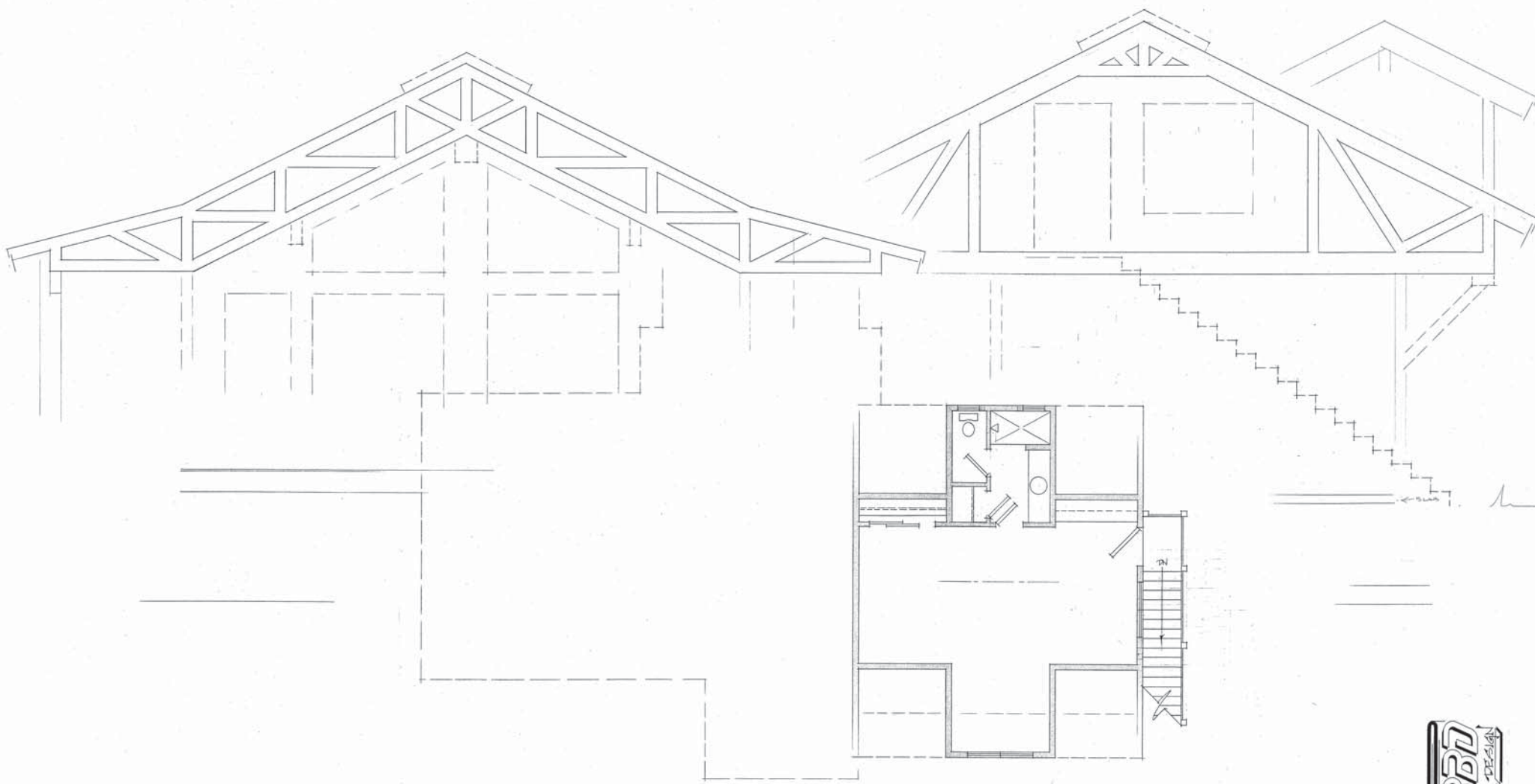
1000 N. W. 11th St.
 Ft. Lauderdale, FL 33304
 954-750-0000

Barry Dorrity
 Designer



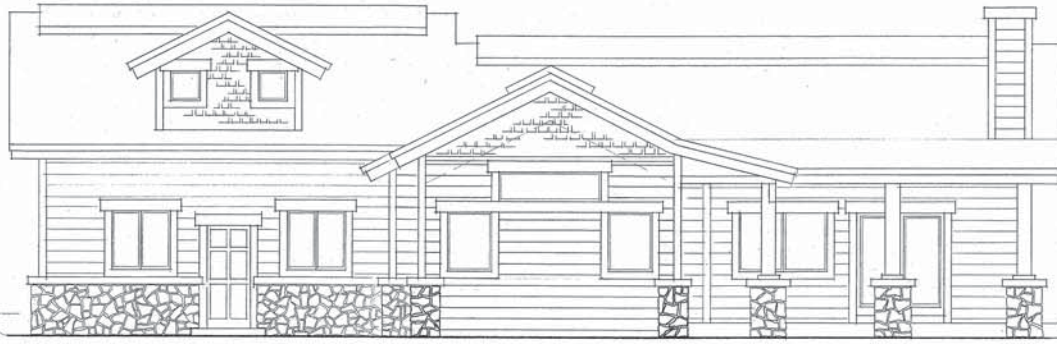
MAIN FLOOR PLAN
SCALE 1/4"=1'-0"



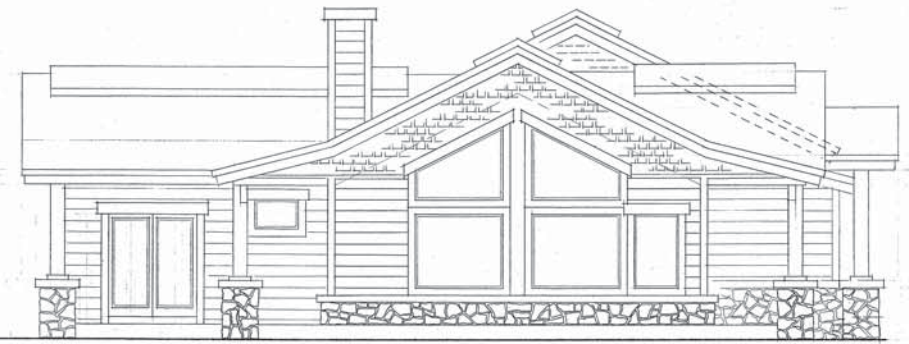


UPPER FLOOR PLAN
 SCALE 1/4" = 1'-0"

BBDD
 BUILDING DESIGN
 BARRY DOBARTY
 654-7406



WEST



SOUTH



EAST



NORTH

EXTERIOR ELEVATIONS
SCALE 1/4"=1'-0"











IN RE:)
)
SIFFORD MIXED USE) **McCALL AREA PLANNING AND ZONING COMMISSION**
Conditional Use Permit) **FINDINGS OF FACT, CONCLUSIONS OF LAW, AND**
) **DECISION**
)
)
Application Number:)
CUP-CUP-20-03)

FINDINGS OF FACTS

Applicant: William Sifford

Representative(s): Hatch Design

Application: A Conditional Use Permit and Design Review application to construct a four story, mixed use building to contain retail, hostel, four apartment units, and a rooftop patio.

Location: Lots 19 & 20 of Block 3 of McCall situate in Section 9, T18N, R3E, B.M., City of McCall, Valley County, Idaho.

Property Address: 901 2nd St., McCall

Public Notices: Newspaper: The Notice of Hearing was published in the *Star News* on January 14, 2021.

Mailing: The Notice of Hearing was mailed by the applicant to property owners within 300 feet on January 14, 2021.

Posting: The Notice of Hearing was posted by the applicant on the subject property on January 15, 2021.

Procedural History: A neighborhood meeting was held on September 5, 2020. A preliminary development plan review was conducted by the Planning and Zoning Commission on October 6, 2020. An application for Conditional Use and Design

Review was filed on October 20th, 2020. A public hearing before the Planning and Zoning Commission was held on February 2, 2021, and continued to March 2, 2021.

- Zoning:** CBD – Central Business District
- Property Size:** 0.17 acres (7,318 sq. ft.)
- Lot Coverage:** Per MCC 3.4.031, the allowable lot coverage in the CBD zone is 95% and includes only structure footprints. The proposed structure footprint is 2,758 sq. ft., or 38%.
- Building Height:** Per MCC 3.4.031, the maximum allowable height in the CBD zone is 50 ft. with a Conditional Use Permit. There are allowable exceptions to these rules, which include antennas, roof stair access enclosures/projections, cupolas, chimneys (up to 10 ft. above the highest point of the roof surface), steeples, and spires. The applicant originally proposed a roof height of 44 ft. The roof will include a rooftop deck with a guardrail height of 48 ft. Decorative slats, that will help shield the deck from wind, extend to 50 ft. Solar panels to help power the building are proposed at 54 ft. During the March 2, 2021 hearing the applicant revised the height request to 43 ft. for the building and 52 ft. for the solar panels. After the Commission discussion, the request for the solar panels was eliminated from the proposal.
- Proposed/Existing Setbacks:** Per MCC 3.4.031, there are no required setbacks from any property lines unless the property line is fronting an alley. Therefore, the northerly property line has the only required setback. The applicant is proposing setbacks of 3 ft. from the alley fronting property line for the second story deck, which will cover the lower level parking. The

remainder of the structure is setback more than 50 ft. from the northerly property line, and approximately 5 ft. from all other property lines to allow for walkway and patio space around the structure. The flat roof with a built-in snow melt system is anticipated to keep all snow off adjacent properties and the out of the public right-of-way.

Parking Spaces:

Per MCC 3.4.061(D), commercial uses within established and current business improvement districts or urban renewal districts are exempt from providing off street parking as required by MCC 3.8.062. The proposed structure is located within an established Urban Renewal District and is therefore exempt from providing off street parking as required by MCC 3.8.062.

However, if the development was not located in an Urban Renewal District, per MCC 3.83.062, 1.5 parking spaces are required for each apartment unit, one parking space is required for each sleeping room in a boarding house or hostel, and one space is required for each 500 sq. ft. of general commercial space.

There are six proposed hostel rooms, four apartment units, and 2,712 sq. ft. of general commercial/retail space. Without the exception, the combined total of required parking per MCC 3.8.062 is seventeen (17) parking spaces. The applicant has proposed a covered parking lot with ten (10) parking spaces, one of which is ADA. Additionally, there are seven (7) parallel on street parking spaces adjacent to the subject property, for a total of seventeen (17) parking spaces.

In addition to the provided parking, five public parking lots are within 1,000 ft. of the proposed development. Per MCC 3.8.06(D), parking in the CBD maybe located within 1,000 ft. of the principle use. Additionally, per MCC 3.8.062(I),

where there is adequate public transit, the parking space provisions required by code may be reduced proportionately by the commission.

APPROVAL STANDARDS

Title 3, Chapter 13

Conditional Use Permit

A Conditional Use permit shall be granted only if the Commission finds that the use, as applied for, will:

- 1. Constitute a conditional use authorized in the zone involved.**

MCC 3.4.04 Dimensional Standards by Commercial Zones allows for a height up to 50 ft. authorized through a conditional use permit. MCC 3.2.02 Meanings of Terms or Words, Height, Building allows for exclusions from the building height for “antennas (approved), roof stair access enclosures/projections, cupolas, chimneys (up to 10 feet above the highest point of the roof surface), steeples, and spires.”

- 2. Be harmonious with and in accord with the general objectives and with any specific objectives of the comprehensive plan and/or this title.**

The 2018 Comprehensive plan calls for ensuring a strong and sustainable year-round economy of local businesses with the addition of hotel venues and a healthy, vibrant downtown that supports the diverse economic and employment needs of local residents.

The project would add a diverse mix of uses to the downtown including visitor accommodations.

Stated community character and design goals from the Comprehensive Plan include committing to green design, efficient energy use, and high-performing building.

- Policy 1.1 states the need to integrate green infrastructure elements such as LEED rated buildings into the urban design of the City.
- Policy 1.2 states that new development should be energy-efficient and emphasize the use of and implement best practices in site design and construction.

The proposal includes several green infrastructure and sustainable development elements including permeable pavers and storm drainage infiltration, re-use of building elements from the existing structure, use of natural and energy efficient building materials, and passive and active solar systems. At the Planning and Zoning Commission meeting on February 2, 2021, the applicant indicated his interest in pursuing LEED certification for the building.

Land Use goals and policies include supporting infill and redevelopment in the City Limits, commercial areas, major activity area, and specific areas that can easily connect to services.

All municipal services are immediately available to the site. The PLRWSD has indicated the ability to serve the project.

Additional goals identified included supporting development within the new urban renewal district to support housing, economic development, and mobility, to encourage vibrancy in the downtown core, particularly the original four blocks of downtown.

The project location is with the urban renewal district where development is to be supported.

Regarding transportation, the Comprehensive plan identifies goals and policies for promoting development in the downtown core that connects easily to public transit and is designed to encourage walking and bicycling and can therefore reduce costs associated with healthcare, local housing, and transportation.

The project is located in the downtown core and the proposed use and design compliments the recently improved streetscape with wider sidewalks and pedestrian amenities.

- 3. Be designed, constructed, operated and maintained to be harmonious and appropriate in appearance with the existing or likely character of the neighborhood, and that such use will not change the essential character of the surrounding area.**

The building height is substantially greater than any other in the immediate surrounding area. There are no other buildings in the downtown core at the proposal's height, although the Aspen Project to the south was approved at 50'. From a bulk perspective, the building cover only 38% of the site as compared to the Ice Hockey Arena building footprint covers a half block of area. The character of the downtown where the proposal is located is planned for change and the project's scale and bulk is appropriate with what is the vision for the future.

The use is compatible in its operation with other uses in the downtown and can be operated in a manner harmonious and appropriate with the surrounding area. During the Planning and Zoning Commission hearing of March 2, 2021, there was some concern expressed about the integrity of the exterior materials and the long-term maintenance of those materials. A third party analysis of the viability of the panels was submitted by the applicant.

- 4. Not be detrimental to the health, safety and general welfare of persons residing or working in the neighborhood of such proposed use.**

There is some question regarding the detrimental impacts of glare from the solar panels, as well as shadow impacts on the property to the east of the proposal. The Commission as a whole was not persuaded by the third-party analysis that determined the glare from solar panels is minimal and structurally sound to support snow loads. A design that located the panels below the rim of the roof and not elevated was expressed as a preference.

Public testimony expressed concern about the loss of private views of the lake from the development of the site. The height is allowed by the CBD zoning through the provision of a conditional use permit, and there are no private view easements that would be violated by the proposal.

- 5. Not cause any substantially harmful environmental consequences to any land or waters within the planning jurisdiction.**

The proposed design includes a roof collection system which will be routed to a sub-surface treatment/detention system that will collect 90% of the site's stormwater. Conditions of approval require additional measures to mitigate any off-site storm drainage impacts.

- 6. Not create excessive additional public cost for public facilities and services and will not be detrimental to the economic welfare of the community.**

If the parking demand exceeds the available supply provided on-site and in the immediate area, the project could create impacts and costs on public services in the ability to plow public streets, and police time for parking citations.

- 7. Be served adequately by essential public facilities and services including highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools.**
- The applicant may be required, as a condition of approval, to mitigate any deficient public service.**

All municipal services are immediately available to the site. The PLRWSD has indicated the ability to serve the project.

- 8. Not involve uses, activities, processes, materials, equipment or conditions of operation that will cause unreasonable production of traffic, noise, smoke, fumes, glare, odors or other forms of pollution.**

There was no evidence provided that the project would impose a detrimental effect in the generation of traffic, noise, or fumes. There is some question regarding the detrimental impacts of glare from the solar panels, as well as shadow impacts on the property to the east of the proposal. The Commission as a whole was not persuaded by the third-party analysis that determined the glare from solar panels is minimal and structurally sound to support snow loads. A design that located the panels below the rim of the roof and not elevated was expressed as a preference.

- 9. Have vehicular approaches to the property so designed as not to create a detrimental interference with traffic on surrounding public or private thoroughfares, or adversely affect the pedestrian environment.**

Access to the on-site parking will be from Veteran's Alley between 2nd and 3rd Streets. The alley is used as an access by other surrounding uses, including for pedestrians. A condition of approval is that turning movements into the parking lot be evaluated to ensure that there is adequate access with the proposed number of parking spaces, and there is a possibility that the lot would be restricted to compact spaces.

Wide sidewalks surround the site will be able to accommodate pedestrian activity generated by the project.

- 10. Not result in the destruction, loss or damage of an important natural, scenic or historic feature.**

The site is the location of the Faye and Peter Wallace residence. Although an older building, it is not classified as a historic site in the McCall Historic Preservation Plan. The applicant has represented that their intention is to save memorabilia and building elements, including existing beams and tile work, from the home and include in the design of the new building.

- 11. Be on a site of sufficient size to accommodate the proposed use, including the yards, open spaces, snow storage, walls, fences, parking areas, loading zones and design standards applicable.**

The proposal, as conditioned, meets all applicable zoning standards for development on the site.

- 12. Have a minimal negative economic impact on the neighborhood or surrounding community.**

Public testimony from a business interest expressed support for the project in enhancing the commercial economic environment. Residents impacted by the loss of lake view testified to the diminishment of property values from the development.

Title 3, Chapter 16.07

Design Review Criteria

The commission shall determine the following before approval is given:

- 1. The project is in general conformance with the comprehensive plan.**

See Finding #2 above for the Conditional Use Permit.

2. The project does not jeopardize the health, safety or welfare of the public.

See Finding #2 above for the Conditional Use Permit.

3. The project conforms to the applicable specifications outlined in the "City Of McCall Design Guidelines", incorporated by reference herein, as well as all other applicable requirements of the zoning ordinance and subdivision ordinance, adopted by the city of McCall.

A. Assure building scale will be in proportion with surrounding areas.

The building height is out of scale with the height of surrounding buildings, but not with the future vision for the downtown as expressed through the Comprehensive Plan. To mitigate and break-up the scale of the height, the building design includes several elements including balconies, decks, undulating exterior walls constructed of complimentary materials and natural colors, and fenestration on all sides. The building has been setback from adjoining property lines: 3 ft. from the alley property line for the second story deck, which will cover the lower-level parking. The remainder of the structure is setback more than 50 ft. from the northerly property line, and approximately 5 ft. from all other property lines to allow for walkway and patio space around the structure. The corner location further mitigates the scale of the building.

B. Supportive of and responsive to Community Input.

The primary objection from the community to the proposal is the height, and a condition of approval is that the solar panel roof structure be removed, and building height has been reduced to 43 ft.

C. Create and maintain pedestrian character.

The ground level of the building includes several elements that create a space that would be attractive and comfortable for pedestrians: small store fronts with display windows, pergolas and awnings for weather protection, landscaping, wide sidewalks with space for outdoor seating, and bicycle parking.

D. Meet requirements for mixed-use development (commercial/residential).

Multiple uses are planned for the building including ground floor commercial, condominiums, and overnight visitor accommodations.

E. Avoid blank walls.

There are no blank walls on the building.

F. Maintain the “small town feel” with appropriate store fronts.

Storefronts are planned on the ground floor, with the applicant’s representation that these spaces would be utilized by small scale businesses.

G. Design with a rhythm of solids to voids.

The building displays a series of solids and voids with the pattern of cedar planks and metal wall panels receding and advancing on the exterior wall.

H. Find creative solutions in designing alternative parking.

Parking has been kept to a minimum on the site with the intent to utilize on-street parking and parking available on larger public lots near the site. The ten spaces of on-site parking have been located behind the building’s main frontage on Park and 2nd streets with access off the existing Veteran’s Alley. This allows for two sides of the building to be unencumbered by any driveways and eliminates conflicts with pedestrian flow along those street frontages. To mitigate the visual impacts of the surface lot, a second story deck protrudes over the parking area.

I. Have balanced proportions of openings to wall spaces.

The ground floor elevation has a balance of windows, doors, and walls on the south, west, and north elevations. The east elevation has the greatest expanse of walls with just two windows on the ground floor. The north elevation includes a deck on the second floor, and balconies and windows across the entire side of that portion of the structure. Balconies are also located along the second-floor west elevation. The other floors on all elevations have window openings but not as expansive as on the lower floors.

J. Design roof shapes that blend with surrounding features.

The roofline is similar and compatible with other building forms in the downtown. The design is intended to understate the roof form by using light material and a low-profile design. All rooftop mechanical equipment will be hidden from view.

K. Maintain a pleasing relationship to the site (location, natural features, and neighbors).

The proposed setbacks, landscaping, and siting of the building to the corner of the property reflects a positive relationship to the site and surroundings.

L. Integrate design with site features, including parking and landscaping.

The site has been designed as a whole with consideration given to the relationships between the structure, parking, pedestrian circulation, service areas, and landscaping.

DEPARTMENT/AGENCY COMMENTS

McCall City Engineer

In an email dated December 14, 2020, the City Engineer stated the following:

Grading, Drainage Stormwater and Snow Management: Per the 9/11/20 letter from project engineer, Jim Coslett, we understand that the principal stormwater treatment/management approach will be via permeable pavers and presumably infiltration. According to Mr. Coslett, based on his review of a geotechnical report, that he believes the site is suitable for development. For McCall, this would mean conformance with the City's drainage management guidelines. Therefore, we have the following questions:

1. If the groundwater level is anticipated to be within 2.5 feet of the surface (although additional groundwater testing is anticipated), how will a permeable paver stormwater treatment system be designed to:
 - a. In McCall, the majority of stormwater events occur in the spring when the groundwater levels are at their highest. Therefore, how will the stormwater system design (i.e. the permeable paver system), maintain adequate separation from seasonal groundwater levels in accordance with IDEQ guidance. Additionally, what justification has been made to assume that infiltration can be achieved given that high groundwater is present on this site (i.e. if the groundwater is high, how can infiltration occur)?
 - b. It is assumed that the site will consist of over 5,000 sq. ft. of impervious area. Per the DMGs, stormwater quality treatment of the 95% storm (0.83"/24 hours) runoff event will be required. Can you confirm and/or describe if the permeable paver system will provide the sufficient water quality treatment of runoff from the 95% event.
 - c. It is assumed the final discharge of all treated and/or detained stormwater will be discharged to the City's storm sewer located in either 2nd Street or Veteran's alley

through a piped, sub-surface conveyance system. Can you describe how this is anticipated to occur?

- d. If treatment and/or detention facilities will require lowering the groundwater level (in the areas of these specific facilities), how has the design team determined that there is sufficient grade for a dewatering system to still connect to the adjacent public storm sewer? Will a pumping system be implemented if necessary?
2. You have indicated that all snow will be stored onsite and managed via a snow melt system.
 - a. Can you identify the location of this snow storage/melt system and/or approximate size.
 - b. If it will be located within the parking lot, how will this system be connected to the overall stormwater management system so that melted snow can also be treated by the stormwater management system.
 - c. If snow will be stored on site, how will that impact essential overnight parking given the City's winter parking restrictions that prohibit parking on city streets and most public lots between 2 and 7 AM (so that snow plowing activities can occur). Will this property have off-site, 24 hour parking available?
 3. Below are the following links to the City's drainage management guidelines:
 - a. DMGs: <https://evogov.s3.amazonaws.com/141/media/115536.pdf>
 - b. Resolution reducing the water quality treatment storm to 95% - 0.83"/24 hours: <https://evogov.s3.amazonaws.com/141/media/115537.pdf>

Water and Sewer Service: The application identifies that the project will consist of: 3 commercial tenant spaces; a hotel/hostel for up to 20-22 occupants (counting the beds); and 4, 2-bedroom apartments. No utility plan has been provided to describe how these units will be served:

1. Please provide a statement confirming that required sewer connections (i.e. EDUs) are available from Payette Lakes Recreational Water and Sewer District (PLRWSD) so that all proposed tenant/residential units can be served via PLRWSD sewer.
2. Will the building have an internal sprinkler system? If so, what size fire line will be required to serve the internal sprinkler system.
3. The City's water standards required that each separate dwelling be served by a separate water meter. The intention of that requirement is so that individual dwelling/tenant units can be metered separately and that water shutoffs can be made without terminating water to the entire building. Because this building and all tenant/residential units may be held under 1 ownership, the City is willing to consider that one, master meter be used, but it must be configured so that separate units can be shut off (behind the meter) and/or separate piping is in place so that future platting/condominium entitlements can occur. Considering this, how are you proposing to meter the building?
4. Per question #3 above, will the property have a separate irrigation system that will be served by a separate water meter or will the irrigation system be fed of a master meter that still be isolated and include the required backflow prevention infrastructure required for irrigation systems.

Project Schedule: As discussed earlier, the schedule of this project will have a lot of impact on the City's ability to review the civil design information, and ultimately achieve a set of civil plans that the City Engineer can stamp "approved for construction." Can you provide an approximate timeline (assuming City Council CUP approval this spring) for when you anticipate the final civil design package will be ready and when construction is anticipated to occur? This will be helpful in understanding when additional groundwater monitoring may occur (which may/may not impact the civil design and/or sewer connections) and which construction season activities will likely commence.

In an email dated February 19, 2021, the City Engineer stated the following:

This email provides the City’s engineering review of the submitted land use application and supplemental civil design information and a follow up to our 12/12/21 and 12/22/20 emails regarding the engineering details of this project. Below we have provided our comments with respect to the revised plans dated 1-29-21) for the major design components, respectfully:

Grading, Drainage and Access: Although a preliminary grading plan had not been provided, we understand from the site and utility plans (dated 1-29-21) as well as the letters from Jim Coslett (dated 11/9/20 and 12-22-20) that that the site runoff will be primarily (90% or more) collected in a roof collection system. Collected runoff will be routed to a sub-surface treatment/detention/infiltration system located within parking lot area as identified on the site plan that will have an overflow connected to the City’s storm sewer in Veteran’s Alley. Minor hardscape areas that are not collected by the roof system will be directed into landscape planters for infiltration and/or catch basins that will also be routed to the subsurface treatment/detention/infiltration system. Below are additional comments to help you with your final design.

1. The grading and drainage plan shall provide finished grade spot elevations as necessary so that the following can be evaluated:
 - a. Direction of surface flow
 - b. ADA compliance for pedestrian walkways.
 - c. Ensure that all runoff from the property is not conveyed onto adjoining properties and/or public sidewalks on Park and 2nd Street.
2. The design of all stormwater conveyance facilities and the subsurface treatment/detention/infiltration facility shall be designed to handle the post-development runoff flow rates for the 10-year storm (1.83 inches per Resolution 16-10), while ensuring that

the release of runoff to the City's Veteran's Alley storm sewer is maintained at the pre-development 10-year storm flow rate.

3. The subsurface treatment facility shall be designed to treat the 95% storm (0.81 inches per Resolution 16-10). We understand that additional geotechnical work will be completed to better determine the elevation of groundwater in the area of the proposed facility and to what extent infiltration can be used to manage the water quality runoff event.
4. A stormwater drainage report, prepared in accordance with the City's Drainage Management guidelines (DMGs) shall document all calculations, modeling results and other information that is necessary to properly document the design of the stormwater conveyance and treatment facilities as well as address short-term, construction BMPs that will be implemented to prevent pollutant runoff from the project site.
5. Access from the parking lot onto Veteran's Alley shall be designed so that runoff does not sheet flow onto Veteran's alley to the extent possible. Establishing a high point at the alley/parking lot property line will be necessary.
6. Turning movements will need to be evaluated to ensure that vehicular access into the parking lot and the proposed parking spaces can be achieved. As currently proposed, it does not appear realistic that large vehicles will be able to utilize the parking lot to its full capacity. Restricting the lot to compact vehicles may be necessary.
7. The storm utility cut into the City's Veterans Alley will need to be completed in accordance with the City's standard trenching detail (attached). Please incorporate this standard detail into the civil plans set.
8. A signage and striping plan will need to be included with the civil set. This plan should identify all traffic and pedestrian signage and any striping plans for the proposed parking lot. No

signage, landscaping or other vertical structure shall protrude out into Veteran's Alley due to the limited space needed for 2-way vehicular travel.

Water, Sewer and Other Site Utilities: Based on the review of the Utility Site Plan (dated 1-29-20), we have the following comments:

1. It is unclear if the intent is to relocate the existing water service (meter and pit assembly) from its current location (in the vicinity of the proposed trash enclosure) to inside the building (i.e. within the mechanical room). Please confirm.
2. As mentioned in our 12/14 email, please confirmation of the required water meter for this property will be necessary. It is assumed that the existing $\frac{3}{4}$ " meter will need to be upsized as well as the service from the main in 2nd. It is also assumed that a fire line and/or separate irrigation meter may be needed. These items will need to be included in the revised plans as well the locations from which these service lines will be connected to the City's water mains in Park or 2nd Street. All impacts to public infrastructure within the City's ROWs will need to be identified with appropriate mitigation and restoration measures.
3. We have received the letter from PLRWSD (dated 2-2-21) acknowledging that they will be able to provide public sewer service based on the anticipated sewer generated by the building.
4. The plan identifies a gas line coming from the City's ROW into the property. It should be known that there is no public gas utility in McCall.

Payette Lakes Recreational Water and Sewer District (PLRWSD)

This application was submitted to the PLRWSD more than thirty (30) days prior to the McCall Area Planning and Zoning Commission's February 2, 2021 meeting. In a review letter dated December 17, 2020, PLRWSD stated that they had reviewed the plans submitted and have spoken to the applicant and explained the following: This non-residential parcel is in a District category "C" basin. At this time, non-residential parcels within category "C" basins are allowed one (1) EDU per parcel. The plans as

submitted have been calculated at ten (10) EDUs. The District will soon be in the process of making improvements to the sewer system, after those improvements are completed this parcel will be in a category “B” basin, at that time an application for sewer committed model services can be submitted to the district to evaluate the impact of the proposed development on the system capacity.

In a follow-up memo dated February 2, 2021, JUB Engineers, on behalf of PLRWSD, stated that a model run was completed to analyze the downstream impacts of the proposed 4-story mixed use building development in the Category B Basin of the Payette Lakes Recreational Water and Sewer District (PLRWSD). This site was previously developed with a single-family residence that had one dwelling unit in the Interim Model. The new 4 story mixed use building has a total flow of 2,590 gallon per day (GPD). The model was updated to reflect the removal of the single-family residence, inclusion of the new building and increase in flow from the 4-story building.

Model results indicate the proposed 4-story mixed use building as modeled causes no new bottlenecks downstream and remains in Cat. B Basin, provided all interim pump improvements have been completed and the parcel is in a Cat. B Basin.

McCall Fire and EMS

In an email dated December 15, 2020, McCall Fire stated that the following will be required:

1. Automatic sprinklers installed in accordance with Section 903, 2015 International Fire Code (2015 IFC).
2. Fire department connection (FDC) installed in accordance with Section 912 (2015 IFC), location to be determined during plan review.
3. Dry standpipe installed in accordance with Section 905 (2015 IFC) in the stairwell serving the second floor, third floor, fourth floor, and roof deck.
4. Manual fire alarm system installed in accordance with Section 907 (2015 IFC).

5. Portable fire extinguishers installed on each floor and occupancy in accordance with Section 906 (2015 IFC).
6. Knoxbox/s installed in accordance with Section 506 (2015 IFC), location to be determined during plan review.

McCall Building Official

In an email dated December 14, 2020, the McCall Building Official stated that for building permit issuance, an architect's stamp and MEP engineering will be required.

McCall Airport Manager

In an email dated December 14, 2020, the McCall Airport manager stated that they would like the applicant to fill out and send an FAA Form 7460 to determine any adverse impacts on airspace. If no adverse impacts are found, the airport has no objection. If adverse effects are found, the applicant shall work with the City of McCall to minimize adverse impacts.

Public

1. In an email dated December 5, 2020, John Corcoran, another business owner downtown, stated his support for the project.
2. In a letter dated December 12, 2020, Lynn Lewinsky, a downtown property owner, stated that she liked the mixed-use concept but though the structure would be too tall and also expressed concerns about parking.
3. In an email dated January 20, 2021, Shane Newton stated opposition to the application based on concerns about parking.
4. In an email dated January 21, 2021, Jean Odmark expressed her concerns about parking.
5. In an email dated January 27 2021, Cosette Martineau owner of My Father's Place, expressed his support for the proposal.

6. In a letter dated January 29, 2021, Lynn Lewinsky, expressed her opposition to the height of the structure
7. In an e-mail dated February 2, 2021, Pat Blanchard and as a representative of other residents of the Aspen, stated their opposition to the height and loss of views.

CONCLUSIONS OF LAW

1. The City of McCall has provided for the processing of Conditional Use Permits, authorized by Section 67-6512, Idaho Code, pursuant to Title 3, Chapter 13 of McCall City Code.
2. Adequate notice of the February 2, 2021 public hearing was provided, pursuant to Section 67-6512, Idaho Code and Title 3, Chapter 15 of McCall City Code.
3. Upon compliance with the conditions noted below, the application meets the Conditional Use Permit Standards set forth in Title 3, Chapter 13 of McCall City Code.

DECISION

THEREFORE, the McCall Area Planning and Zoning Commission hereby **recommends** this Conditional Use Permit application for **approval**, provided that the following conditions are met:

1. This Conditional Use Permit shall be exercised within twelve (12) calendar months of the date of City Council approval.
2. Prior to scheduling of the application with the McCall City Council, the applicant shall revise their site plan to include bicycle parking per MCC 3.8.063, to modify the design to reduce the height to 43 ft. and remove the rooftop solar panel structure.
3. Prior to issuance of a building permit, the applicant shall receive final engineering approval.
4. Prior to issuance of a building permit, the applicant shall provide proof of ten sewer connection permits. All requirements of the sewer district shall be adhered to.

5. Prior to issuance of a building permit, the applicant shall provide a set of plans stamped by a licensed architect and MPE engineering.
6. Prior to issuance of a building permit, the applicant shall provide a response from the FAA that there will be no adverse impacts to airspace, or approval from the McCall Airport Manager for an approved plan to mitigate for any adverse impacts.
7. Prior to issuance of a building permit, the applicant shall provide plans in accordance with the Fire District's requirements for the following:
 - a. Automatic sprinklers installed in accordance with Section 903, 2015 International Fire Code
 - b. Fire department connection (FDC) installed in accordance with Section 912 (2015 IFC), location to be determined during plan review.
 - c. Dry standpipe installed in accordance with Section 905 (2015 IFC) in the stairwell serving the second floor, third floor, fourth floor, and roof deck.
 - d. Manual fire alarm system installed in accordance with Section 907 (2015 IFC).
 - e. Portable fire extinguishers installed on each floor and occupancy in accordance with Section 906 (2015 IFC).
 - f. Knoxbox/s installed in accordance with Section 506 (2015 IFC), location to be determined during plan review.

NOTICE OF FINAL ACTION AND RIGHT TO REGULATORY TAKING ANALYSIS

The Applicant is hereby notified that pursuant to Idaho Code §67-8003, an owner of real property that is the subject of an administrative or regulatory action may request a regulatory taking analysis. Such request must be in writing and must be filed with the City Clerk not more than twenty-eight (28) days after the final decision concerning the matter at issue. A request for a regulatory takings analysis will toll the time period within which a Petition for Judicial Review may be filed.

Please take notice that this is a final action of the governing body of the City of McCall. Pursuant to Idaho Code §67-6521, an affected person i.e., a person who has an interest in real property which may be adversely

affected by the issuance or denial of the application to which this decision is made, may within twenty-eight (28) days after the date of this Decision and Order, seek a judicial review as provided by Chapter 52, Title 67, Idaho Code.

Findings of Fact **adopted** this 6th day of APRIL 2021.

Fallon Fereday, Chair
McCall Area Planning and Zoning Commission

Attest:

Diane T. Kushlan, Interim City Planner
City of McCall

**McCall Area Planning and Zoning Commission
Staff Report**

DR-20-41
641 Stockton Dr.
Carpy Residence

April 6, 2021

Applicant: Charles Carpy
Agent: Owner
Application: Design Review for a Single-Family Residence in excess of 3,500 sq. ft.
Zoning: R1 – Residential 1 Acre

Background: On February 2, 2021, the Commission held a public hearing and reviewed the subject application. At that time, the application consideration was continued to March 2nd to request the applicant to complete the application, including a landscape plan that would help screen the building from the street.

In an e-mail to Morgan Bressaw on February 16, 2021, the applicant’s representative indicated that they had insufficient time to put all the materials together by the deadline set and requested a continuance until the Commission’s April 6 meeting. At the hearing on March 2nd, written communication and testimony were received in opposition to the application and in the applicants representation of the communications between the city and themselves. The item was continued until April 6, 2021.

Since the March meeting, the applicant’s representative has provided additional plans and design, including landscaping and met the March 15 deadline for submittal.

Description

A Design Review application to construct a residence with attached garage of approximately 5,100 sq. ft. The structure is designed as a large metal barn type structure with garage on half of the lower level, and residence on the remainder of the lower level and half of the upper level.

A building permit for the residence was for the structure on August 5, 2020. The permit was issued in error because it is a single-family residence in excess of 3,500 sq. ft. and should have first required design review approval by the McCall Area Planning and Zoning Commission.

A neighbor complaint on September 16, 2020 brought the issue to the attention of staff. After review, a letter was issued to the property owner on September 29, 2020 alerting them to the issue and letting them know that Design Review would still be required and that any further work on the project would be at their own risk because during review the Planning and Zoning Commission could request modifications to the structure.

Since the last Commission meeting, the application has been updated to include: (1) a revised scaled site and vicinity plan; (2) color renderings of all elevations of the structure; and (3) a landscape plan and plant palate. The elevations have been revised to modify the color scheme with green skirting around the entire building, an entry patio to the front entrance of the residence and boxing the metal framing

elements in wood around the front porch side. The landscaping plan includes 12, 24" Ponderosa Pines around the south and west elevations of the structure and north property line. Smaller trees, shrubs and groundcover are also planned. The applicant's representative has indicated that his client is amenable to any additional reasonable request for landscaping/windows as a condition of approval.

Zoning: R1 –Residential One Acre Property Size: 1.16 acres (50,438 sq. ft.)

Lot Coverage: Per MCC 3.3.06, the allowable coverage for this parcel is 18.5% or 9,331 sq. ft. The proposed structure has a footprint of 3,366 sq. ft, and the driveway is 4,400 sf. for a lot coverage of 9.7%.

Building Height: Per MCC 3.3.03, the maximum allowed height is 35 ft. The maximum height 29' 6".

Setbacks: Per MCC 3.3.03, the minimum required setbacks for this parcel are 25 ft. from the front property line, 15 ft. from either side property line, and 20 ft. from the rear property line. The applicant is proposing setbacks of 64 ft. from the front and rear property lines, 50 ft. from the easterly side property line, and 21 ft. from the westerly side property line.

Design Guideline Narrative

Some design review considerations for the Commission to consider are:

1. Building Scale
2. Blank Walls
3. Adjacent Buildings and Uses
4. Enhance McCall Classic Styles
5. Wall Materials
6. Plants as Screening

Code Narrative

Per MCC 3.16.02, design review is required for single family residences in excess of 3,500 sq. ft.

Comments

Agency –

McCall City Engineer

In an email dated January 8, 2021, the City Engineer stated that there was not enough information available to provide a review and that Public Works will need a site drainage and landscape plan and a completed Stormwater Application before providing official comments on the application.

Payette Lakes Recreational Water and Sewer District (PLRWSD)

This application was submitted to the PLRWSD more than thirty (30) days prior to the McCall Area Planning and Zoning Commission's February 2, 2021 meeting. In an email dated December 17, 2021, the sewer district stated they had no comments on the application.

McCall Fire and EMS

In an email dated December 15, 2020, McCall Fire stated they had no comments on the application.

Central District Health (CDH)

In an email dated December 9, 2020, CDH stated that a septic permit was issued for the parcel on June 30, 2020.

Public –

In an email dated December 18, 2020, Teresa Cohen expressed her concern with the commercial appearance of the structure.

In an email dated January 7, 2021, neighbor Kim Apperson expressed her opposition to the project.

In an email dated January 12, 2021, Bob and Johanna Krahn expressed concerns regarding the project's drainage, snow storage, and aesthetics.

In an email dated January 21, 2021, Louis Beaudry expressed opposition to the project and the commercial appearance of the structure.

In a letter dated January 24, 2021, Robert and Kathleen O'Neil expressed their opposition to the application.

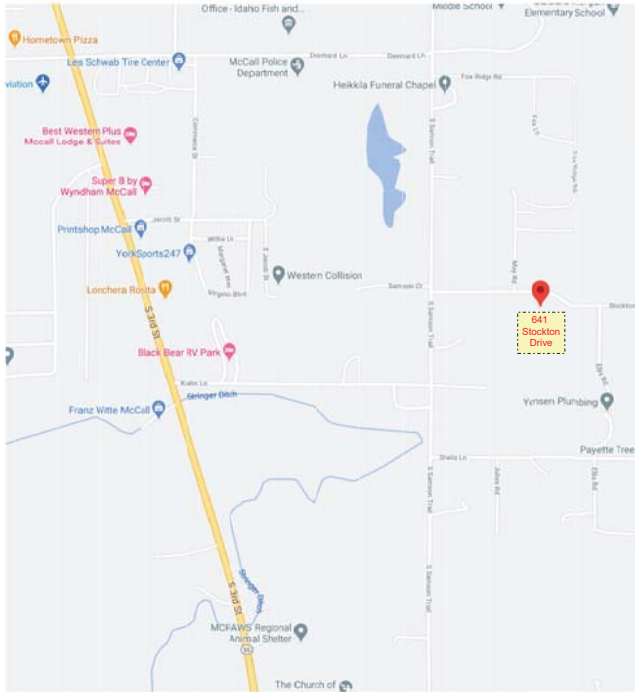
In an e-mail dated February 8, 2021, Kimberley A Apperson questioning the applicant's representation on the sequence of events leading to the design review application, and expressed her opposition to the application.

In an e-mail dated February 27, 2021, Lou Beaudry and Bonnie Markinson supporting Kim Apperson's position and expressed their opposition to the application.

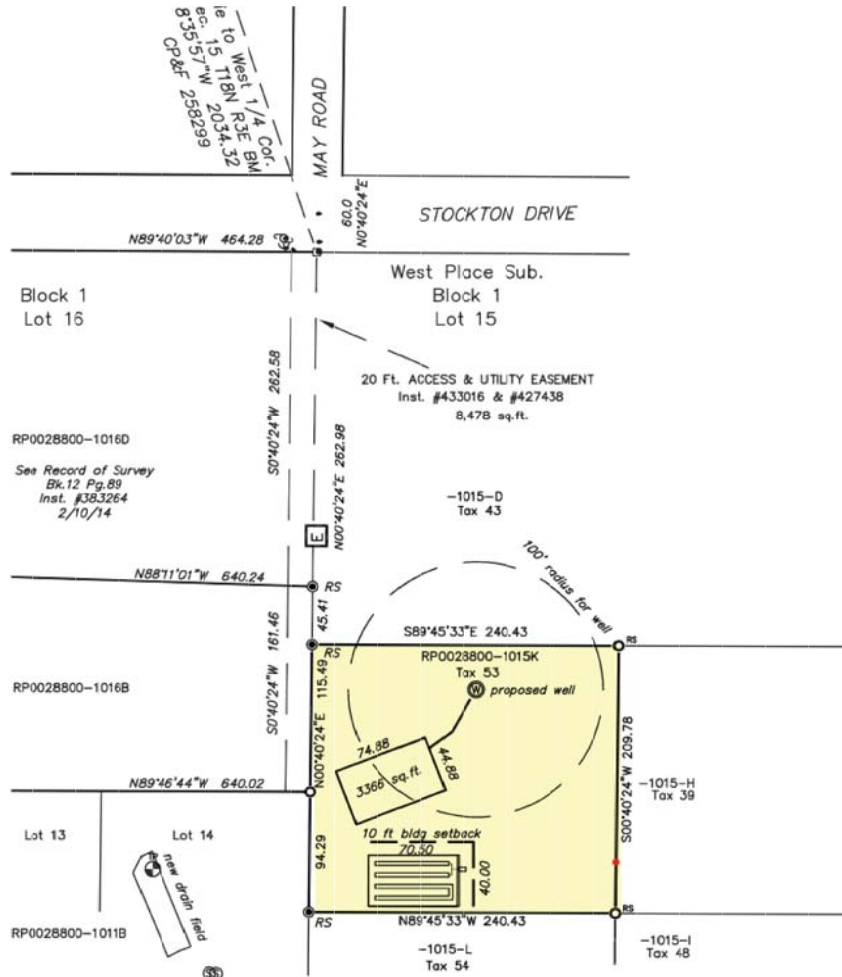
In an e-mail dated March 2, 2021, Pam Wissenbach expressed her opposition to the application.

Next Steps

This is a continued public hearing. Take testimony, deliberate on the record and render a decision for staff to reflect in draft findings of facts for action at the next Commission meeting on May 4, 2021.



VICINITY MAP



SITE MAP

DRAWING SHEET INDEX	
A1	TITLE SHEET, SITE PLAN
A2	FLOOR PLAN DOWNSTAIRS
A3	FLOOR PLAN UPSTAIRS
A4	ELEVATIONS - FRONT & LEFT
A5	ELEVATIONS - BACK & RIGHT
A6	LANDSCAPING

SHEET INDEX

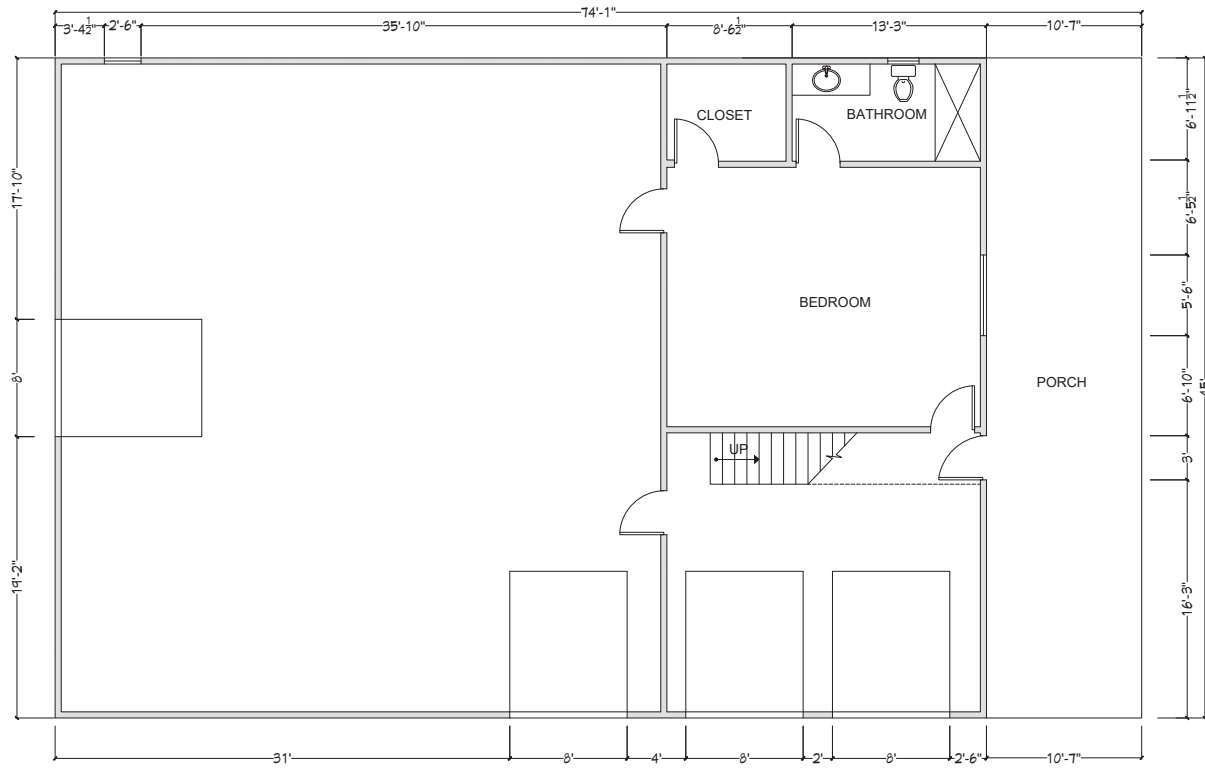
ELIZABETH MATTS
 DESIGN & DRAFTING
 EM.ELIZABETHMATTS@GMAIL.COM
 541-711-1951

ALL ERRORS, OMISSIONS, OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR FOR CLARIFICATION OR CORRECTION. IF NOTIFICATION IS NOT MADE AND WORK PROCEEDS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL FUTURE PROBLEMS CREATED BY THE CONTRACTOR OR SUBCONTRACTOR INVOLVED.

NEW CONSTRUCTION
 641 STOCKTON DR., MCCALL, ID. 83633

REVISIONS:
 DRAWN: EP/3/21
 R1:
 R2:
 R3:
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A1



DOWNSTAIRS FLOOR PLAN

SCALE: 1/4" = 1'-0"

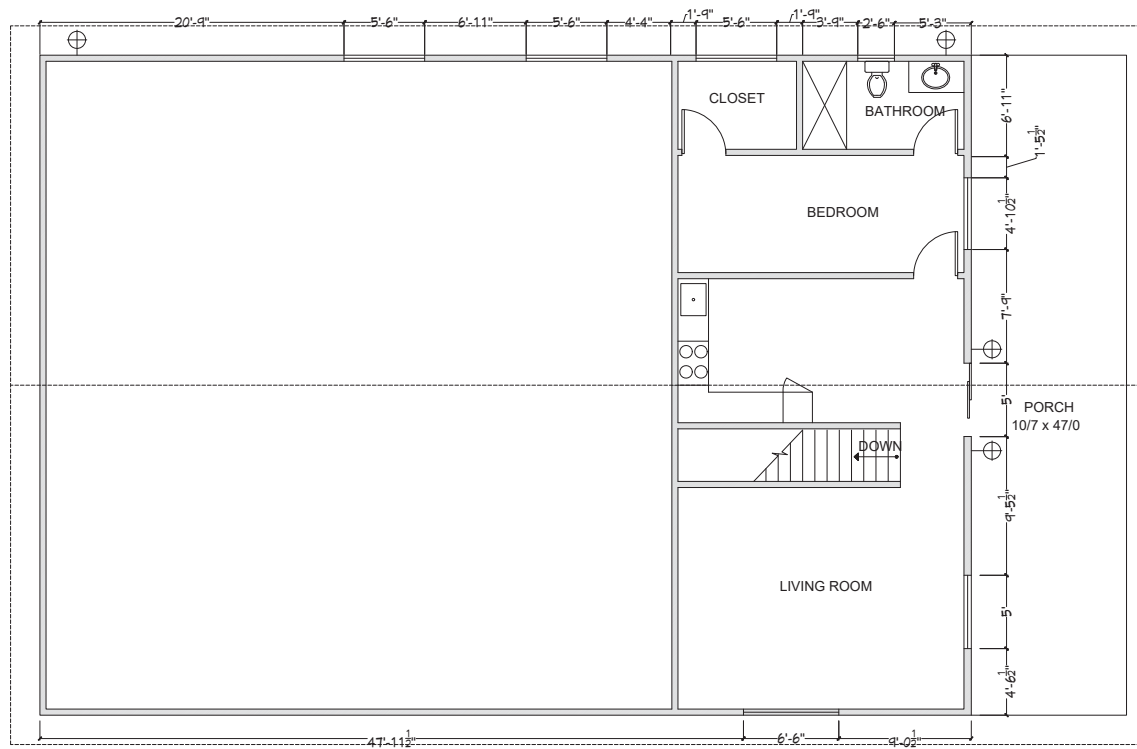
ELIZABETH MATTS
 DESIGN & DRAFTING
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NEW CONSTRUCTION
 641 STOCKTON DR, MCCALL, ID, 83633

REVISIONS:
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UPSTAIRS FLOOR PLAN

SCALE: 1/4" = 1'-0"

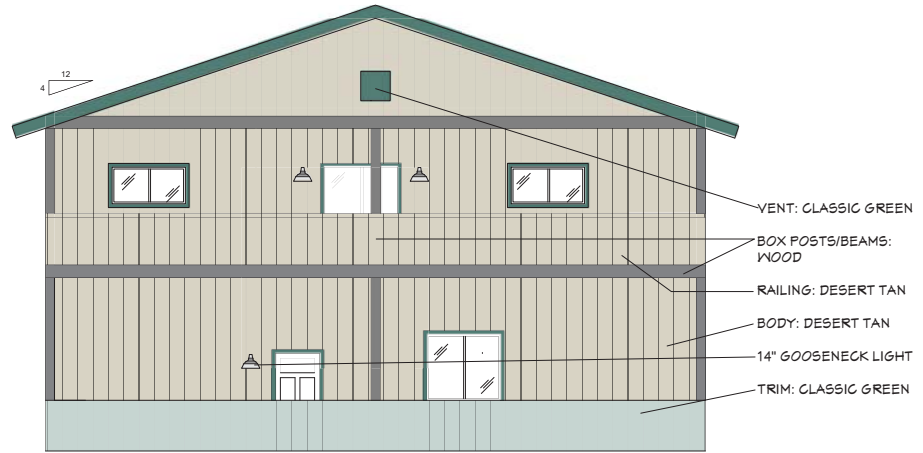
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NEW CONSTRUCTION
 641 STOCKTON DR, MCCALL, ID, 83638

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1 Photo 1 - LEFT ELEVATION



A FRONT ELEVATION SCALE: 1/4" = 1'-0"



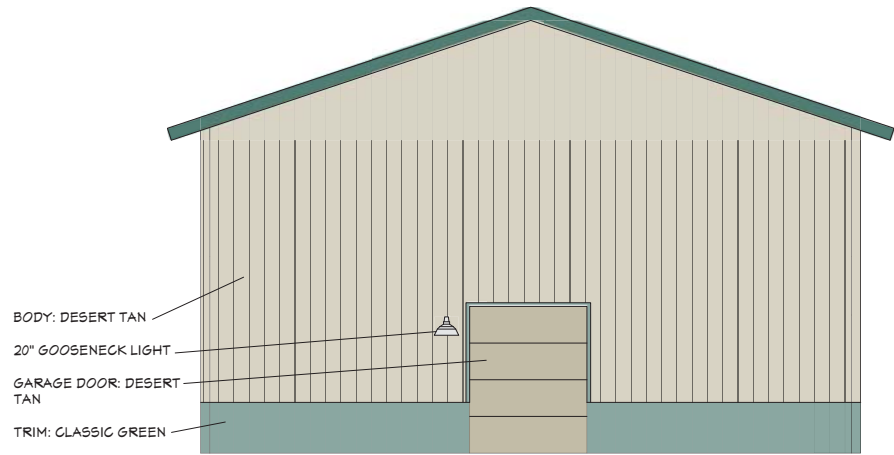
B LEFT ELEVATION SCALE: 1/4" = 1'-0"

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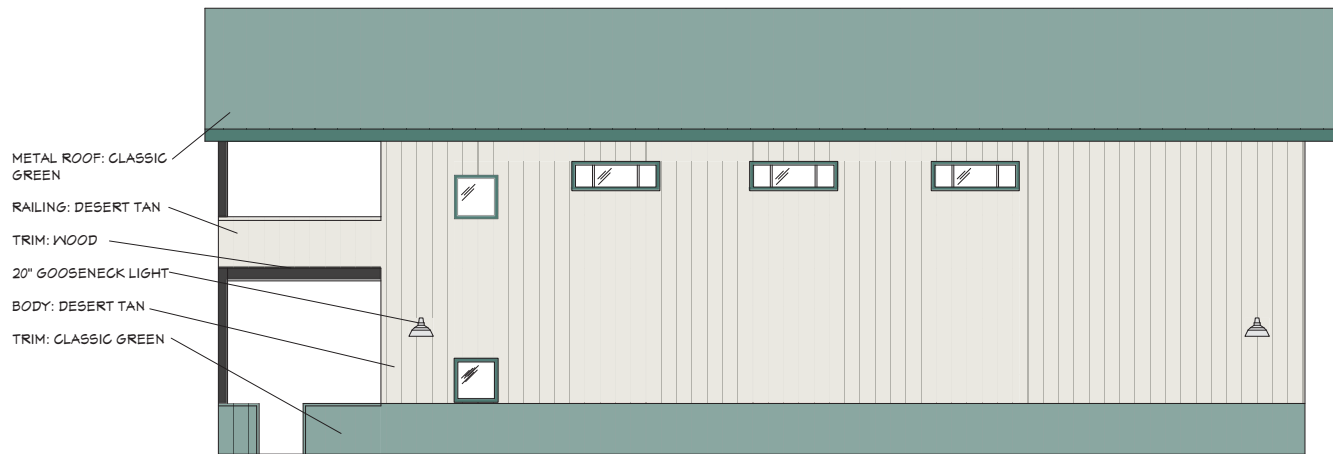


2 Photo 1 - RIGHT ELEVATION



- BODY: DESERT TAN
- 20" GOOSENECK LIGHT
- GARAGE DOOR: DESERT TAN
- TRIM: CLASSIC GREEN

C BACK ELEVATION
SCALE: 1/4" = 1'-0"



- METAL ROOF: CLASSIC GREEN
- RAILING: DESERT TAN
- TRIM: WOOD
- 20" GOOSENECK LIGHT
- BODY: DESERT TAN
- TRIM: CLASSIC GREEN

D RIGHT ELEVATION
SCALE: 1/4" = 1'-0"

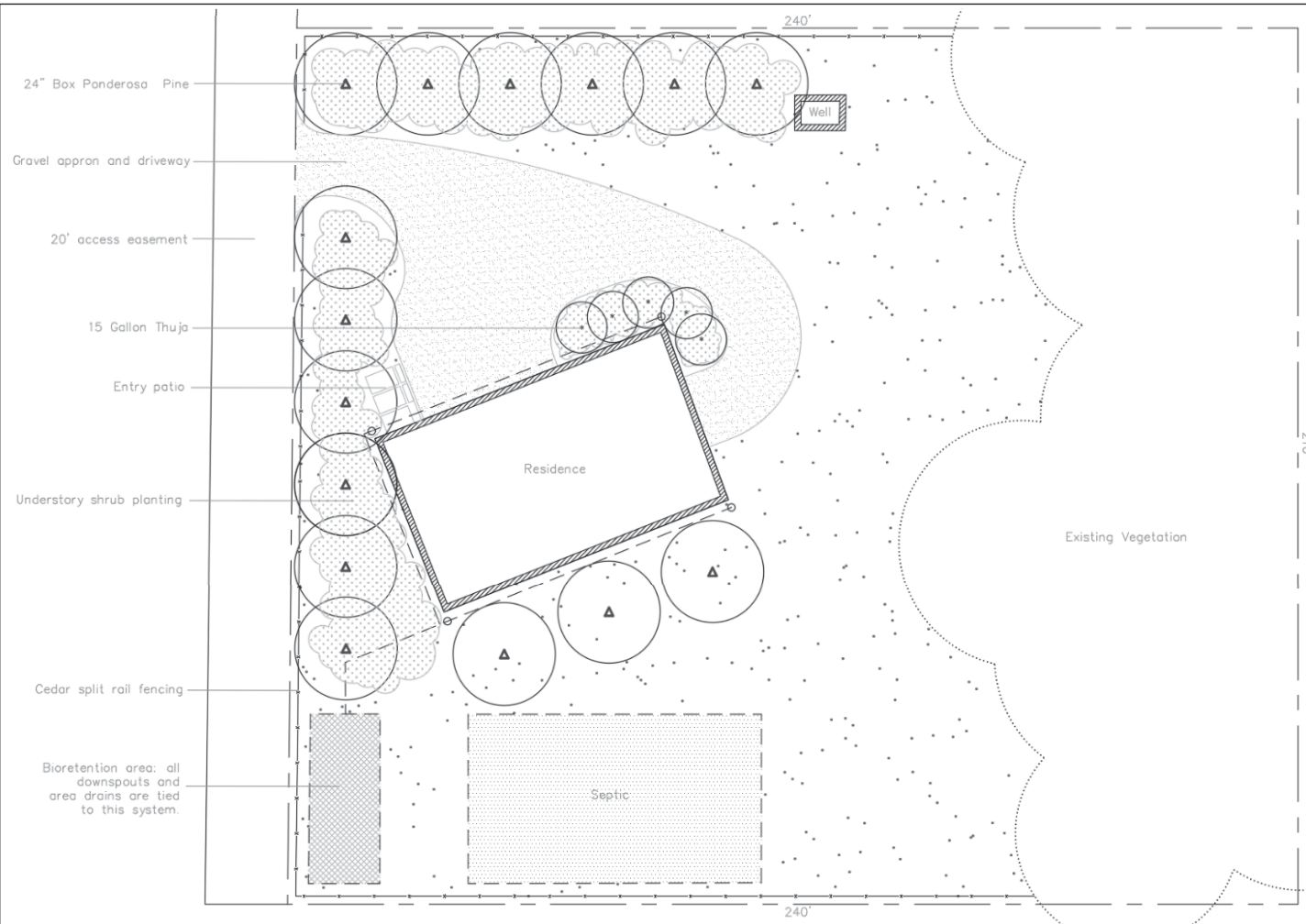
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341.711.1151

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NEW CONSTRUCTION
641 STOCKTON DR, MCCALL, ID, 83638

REVISIONS:
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R2:
R3:
R4:







PAGE
A5



PLANT LIST

Type	Common Name	Genus/Species	Size	Count
Tree	Ponderosa	Pinus ponderosa	24" box	15
Tree	Thuja Green Giant	Thuja standishii x plicata	15 gal.	5
Shrub	Skip Cherry Laurel	Prunus laurocerasus	5 gal.	60
Groundcover	Arctostaphylos uva-ursi	Massachusetts Bearberry	1 gal.	300
Bioretention	Wire Grass	Juncus patens	1 gal.	400

LANDSCAPE KEY

-  24" Box tree
-  15 Gallon Tree
-  Landscape: Shrub + Ground Cover
-  Landscape: Bioretention
-  Cedar split rail fence
-  Gravel driveway surface
-  Downspout + area drainage

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NEW CONSTRUCTION
641 STOCKTON DR, MCCALL, ID, 83638

REVISIONS:
DRAWN: EP/3/21
R1:
R2:
R3:
R4:

April 5, 2021

TO: McCall Planning and Zoning Commissioners

RE: DR-20-41 Carpy residence.

We are writing to express our opposition to the Carpy residence on 641 Stockton Road. There are several issues with this new construction.

- The square footage on the building permit application was grossly understated.
- The driveway from Stockton does not have a culvert for the water to flow through.
- This structure does not comply with design review considerations set for the Commission's review:
 - Building scale
 - This building is a two story, large metal structure. The size of this structure is not compatible with the neighboring homes or with the R1 zoning.
 - Blank walls
 - This large structure has very few windows leaving large segments of unsightly blank walls that further contribute to its industrial look.
 - Adjacent buildings and uses
 - This structure is built in a residential area where the homes look like homes, with stained or painted siding, several windows on all sides of the houses, and the height is either a single level or a much more modest two story height. **This building does NOT fit into the neighborhood.**
 - Enhance McCall Classic Styles
 - This structure is in sharp contrast to the homes in our neighborhood and those typical of McCall. The architecture of this building does nothing to enhance the neighborhood or the McCall area.
 - Wall materials
 - The walls of this structure are metal, further contributing to its industrial look. The proposed boxing in of the supports will do nothing to make this building look less industrial.
 - The plants as screening
 - Although helpful, the proposed plantings would be minimally effective. To screen this structure, the trees need to be about 30 feet tall. It will take years for these trees to provide effective screening.

This structure is setting a bad precedent for new construction in our neighborhood. It is obtrusive and unattractive; it does not fit into this residential area or McCall. We are asking that you have Mr. Carpy start over, following the correct procedures and constructing a building that looks like a home, not an industrial eyesore in a residential area. We are asking that you protect the integrity of our neighborhood.

Sincerely,

Mike and Pam Wissenbach
280 May Road
McCall, ID

**McCall Area Planning and Zoning Commission
Staff Report**

CUP-20-02, DR-20-34, SR-20-09

*400 N. Third St.
Maverick Gas Station*

April 6, 2021

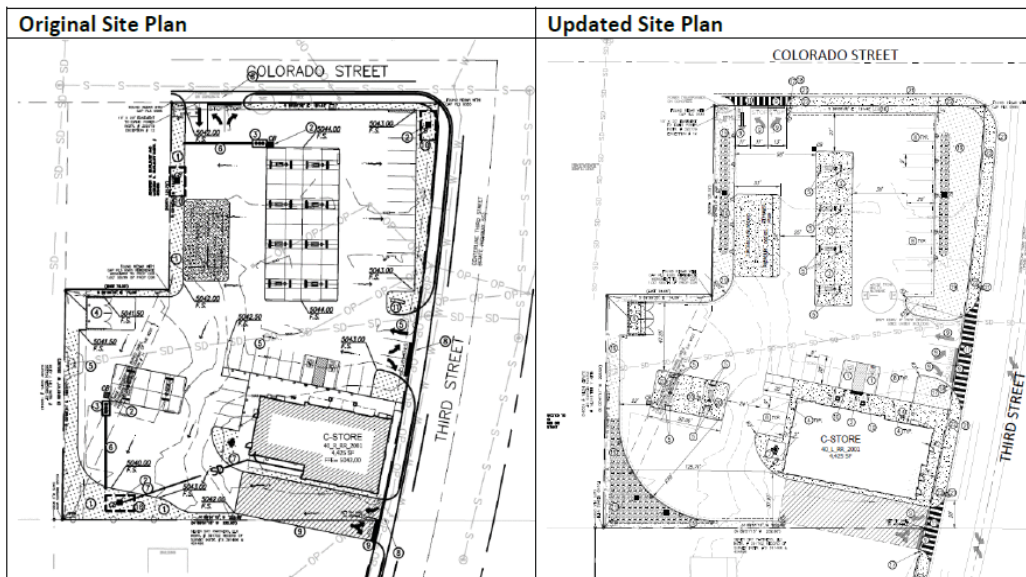
Applicant: ADCD Holdings LLC
Agent: Erik Anderson
Application: Conditional Use Permit, Design Review, and Scenic Route Review
Zoning: Community Commercial and Scenic Route Overlay

BACKGROUND:

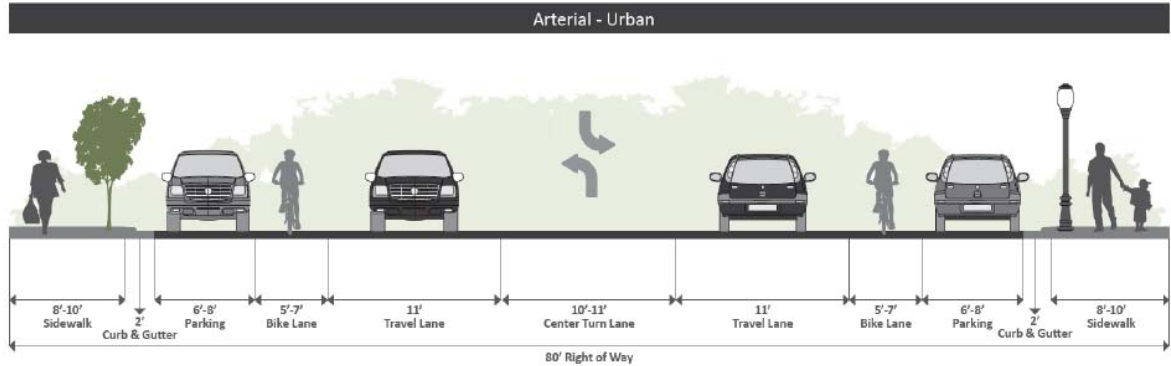
On December 1, 2020, the McCall Area Planning and Zoning Commission held a properly noticed public hearing on the application. Testimony was received by the applicant and the public, the hearing was closed, and the Commission discussed the application, but no action was taken. The Commission expressed concerns including the blight of the current location, characteristics of the building design including color and materials, the suitability of the location and the possibility of other development and the capital required to develop the site, the routing of the traffic of large vehicles through downtown, the lack of detail provided for traffic and engineering.

Since December, the applicant, city staff and other agencies have had on-going discussions about the application. On March 4, 2021 a re-submitted application was filed which reflected the following changes and additions to the application:

1. The number of fuel pump stations has been reduced from ten to six, and from a double stack to a single stack of four stations that would be located the closest to SH 55/Third Street. The second set of two stations identified as the “RV Center” at the rear remain unchanged.



2. The site design has also been changed to allow for more landscape buffers and snow storage. A revised landscape plan has been completed.
3. The convenience store has been re-designed with a hipped mansard roof screening mechanical equipment, vertical batten siding with cultured stone skirting and trim, and wood columns in a darker color palette than the original design. Window canopies and the store entrance have been enhanced through color and design.
4. Traffic and civil engineering studies have been completed.
5. Proposed traffic and streetscape improvements will be made that will implement the City's Master Transportation Plan along the entire length of SH-55/Third Street from Stibnite to Colorado Streets. These improvements include: (a) pavement widening for a center turning and a south bound travel lanes within 80 ft. of right-of-way; (2) curb and gutter; (3) a nine foot three inch wide sidewalk and extending around on Colorado and Stibnite Streets; (4) a five foot bike lane; and (5) a joint driveway access with the property to the south and curbing to reduce the free flow access from that property to SH-55/Third Street.



- Sidewalk width may be increased from maximum if determined there is not a need for center turn lane
- Assumes underground stormwater facilities are provided; otherwise drainage will need to be provided via surface based methods which may impact section that can be built
- On-street parking may be optional if there is insufficient right-of-way
- Street trees and lighting may be required

6. Engineering improvements to the storm drainage by diverting the water that currently drains over the property into existing culverts along the SH-55/Third street frontage, and then south to Stibnite and an existing culvert west of the property.

DESCRIPTION

A Conditional Use Permit, Design Review and Scenic Route Review application to construct a 4,425 square foot convenience store with six pump fuel stations adjacent to SH-55/Third Street, a designated scenic route.

Zoning: CC – Community Commercial and Scenic Route Overlay

Property Size: 63,820 sq. ft. (1.47 acres)

CC District Dimensional Standards	Code	Proposed
Front setback	5'	8'
Side street setback	5'	
Interior side setback	0	
Rear setback (no alley)	10'	
Build to front property line (maximum)	10'	8'
Lot Coverage (of structures)	80%	
Height	35'	
Store roof height		20'
Entrance Dormer		28' 1"
Fuel Pump Canopies		19' 1"
Minimum property size (square feet)	3,000 sq. ft.	63,820 sq. ft.
Minimum street frontage (in feet)	30'	30'+
Maximum building footprint (square feet)	40,000 sq. ft.	5,020 sq. ft.

Parking: Twentynine (29) stalls provided, two of which are ADA compliant. This does not include the parking beneath the gas canopy locations. Per MCC 3.8.062, a gas station requires one parking space for each four gasoline pumps. General commercial also requires one parking space for each 500 sq. ft. of floor area. Therefore, ten (10) spaces are required.

Landscaping: A landscaping plan has been submitted with twelve trees and 265 shrubs and grasses. Four tree species are proposed including one species of evergreen. Trees and shrubs are located primarily within the expanded buffer area along SH-55/Third Street. Other locations include the perimeter of the site and adjacent to the entrance nearest the convenience store.

COMPREHENSIVE PLAN

Mountain character and small-town feel

In the Community Choices survey, the number one value for residents and visitors is the mountain character and small town feel of McCall. The character is defined by the natural setting, open space, agricultural lands, good air and water quality, community events, a unique local business mix, and character of the built environment. These aspects are a priority for McCall residents to preserve and feature. Buildings, streets, and public places should exhibit *creative, high quality design that exceeds code minimum standards and is appropriately scaled to McCall's small, mountain town setting.*

In conjunction with these goals, the City's vision for N. Third St. and the downtown core is to relocate the highway around the downtown via the Deinhard – Boydston bypass and to further direct through traffic to Ponderosa Park down Deinhard Ln. and a connected Samson Trail, minimizing traffic in the downtown to create a pedestrian friendly walkable community.

Downtown McCall

With mostly single-story buildings, McCall's existing downtown is less densely developed than typical highway commercial corridors, and much less densely developed than other mountain towns such as Jackson, Wyoming; Bozeman, Montana; or Durango, Colorado. According to the Downtown Master Plan, there is plenty of opportunity for additional development to accommodate future economic growth, providing great opportunities for placemaking efforts that will ultimately contribute to the success of McCall's economy. *The original downtown or "grid" area of downtown, 1st through 3rd Streets and Lake through Park Street, would be the most ideal location for further mixed-use development with retail, restaurants, and housing. The downtown grid pattern lends itself to denser development and defines downtown as the social and commerce center of McCall.*

CODA NARRATIVE: *(staff analysis in italics)*

Per MCC 3.04.02, Gas Stations are Conditionally Permitted in the Community Commercial Zone.

Per MCC 3.13.03 Conditional Use Permit Standards, in the various zones, certain uses are permitted, subject to the granting of a conditional use permit. Because of their unusual characteristics, these uses require special consideration so that they may be located properly with respect to the objectives of this title (and title IX of this code) and with respect to their effects on surrounding properties. In order to achieve these purposes, the commission is empowered to grant or deny applications for conditional use permits as are prescribed in this chapter and to impose reasonable conditions upon the granting of such permits.

A conditional use permit shall be granted only if the commission finds that the use, as applied for, in fact will:

1. Constitute a conditional use authorized in the zone involved.
2. Be harmonious with and in accord with the general objectives and with any specific objectives of the comprehensive plan and/or this title.
3. Be designed, constructed, operated and maintained to be harmonious and appropriate in appearance with the existing or likely character of the neighborhood, and that such use will not change the essential character of the surrounding area.
4. Not be detrimental to the health, safety and general welfare of persons residing or working in the neighborhood of such proposed use.
5. Not cause any substantially harmful environmental consequences to any land or waters within the planning jurisdiction.
6. Not create excessive additional public cost for public facilities and services and will not be detrimental to the economic welfare of the community.
7. Be served adequately by essential public facilities and services including highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools. The applicant may be required, as a condition of approval, to mitigate any deficient public service.
8. Not involve uses, activities, processes, materials, equipment or conditions of operation that will cause unreasonable production of traffic, noise, smoke, fumes, glare, odors or other forms of pollution.
9. Have vehicular approaches to the property so designed as not to create a detrimental interference with traffic on surrounding public or private thoroughfares, or adversely affect the pedestrian environment.
10. Not result in the destruction, loss or damage of an important natural, scenic or historic feature.

11. Be on a site of sufficient size to accommodate the proposed use, including the yards, open spaces, snow storage, walls, fences, parking areas, loading zones and design standards applicable.
12. Have a minimal negative economic impact on the neighborhood or surrounding community.

Service stations require a conditional use permit because of the scale of development and level of activity normally associated with such uses. Service station uses generate high volumes of traffic, noise, light, long hours of operation, and use of hazardous substances compared with other uses permitted in the CC district.

Although the site is well located along the busiest traffic corridor in the city, the highway is planned for future relocation, so that Third Street can more easily develop into a Main Street entrance into town as envisioned in the Comprehensive Plan. The scale and design of the proposal is out of character with the surrounding small scale businesses, most with store fronts facing the street. In addition, this site is burdened by its location immediately adjacent to a residential zone, where protection from such high activity uses is a necessity for the continued livability of the neighborhood.

In evaluating the proposal against the conditional use permit criteria, the Commission will have to balance the benefits of the planned highway, pedestrian, bicycle, and storm water improvements, as well as the re-development of a declining site with meeting the Comprehensive Plan's objectives and potential impacts of the operation of the use on the surroundings. The Comprehensive Plan's objectives to maintain the unique small town character of the mountain setting is challenged by a project of this scale and one in which the architecture and site design could be located in any community. There is little that is unique to the McCall surroundings. The architecture of the convenience store and fuel pumps, while improved since the first proposal, still lack the quality of design and materials and a style that the City envisions. (See further explanation in the design discussion that follows)

MCC 3.4.031: which establishes a maximum setback (build-to line) requiring at least one primary building entrance or other pedestrian building element built within ten feet (10') of the front property line. An exception to this build-to line may be granted through design review when the project contains pedestrian amenities between the primary building entrance and the front property line.

The proposal shows a door from the "exit hallway" that is eight feet from the property line.

MCC 3.7.03 which identifies SH 55 as a scenic route and requires design review for any structure within 150' of the street right-of-way.

The proposal meets the setback requirements from the scenic route and the 35' maximum height requirements and does not obscure any significant visual asset.

MCC 3.8.13 Landscaping

Most of the landscaping will be low level shrubs and grasses. The majority of the trees proposed are deciduous ornamental and many of the tree and shrub species are not on the "City of McCall Native or Suitable Plants" List. The planned streetscape will include street trees continuing the design located north of the location.

MCC 3.8.066 Loading Zone

Details on the design of the location of the loading zone have not been provided.

MCC 3.8.09 Trash Storage, Collection and Disposal requires site obscuring enclosure for the storage areas and approval of the design.

Details on the design of the service area enclosure have not been provided.

MCC 14 Lighting

Details on the lighting fixtures or compliance with the lighting standards have not been provided.

DESIGN GUIDELINES

Pedestrian Character

Pedestrian character is created by conditions that encourage a continuous pedestrian environment. This is accomplished through people-oriented street frontages and amenities. Blocks that exhibit pedestrian character do not promote uses that are incompatible with people walking on the sidewalk. Such incompatible uses include, but are not limited to, blank walls and vehicular uses such as parking lots abutting the sidewalk.

Characteristics: Amenities that are conducive to a rich, diverse, and pleasurable walking experience include: • Attractive trash receptacles • Benches • Bicycle racks • Decorative sidewalks • Drinking fountains • Kiosks or neighborhood directories • Landscaping and trees • Lighting (from street lamps, bollards, or other creative means) • Outdoor (decorative) fountains • Plazas • Public art • Storefronts closely spaced with main entries oriented to streets • Window displays • Planting boxes or tubs.

The use is primarily auto oriented with the site substantially devoted to vehicle re-fueling and maneuvering for access to the fuel pumps. Approximately, 81% of the site will be hard surfaces.

The convenience store is secondary to this primary use but does have the potential to attract pedestrians and be pedestrian in character. The applicant has proposed substantial improvements to the streetscape in sidewalks which would greatly improve the pedestrian access and safety along Highway 55/Third Street. Unfortunately, the revised site plan and particularly the orientation of the convenience store, does not take advantage of this enhanced pedestrian opportunity. There is a sidewalk from the street sidewalk to the entrance of the store, but there is little in the building or site design or the building orientation that would lead pedestrians from the public street into the store. For a section of town where hotels, restaurants, and retail are now better linked, this is a lost opportunity for the proposal.

The scale of the primary entrance to the convenience store, including the height of the floating gable roof and signage are oriented toward the driving customer not a pedestrian. The parking in front of the building and its orientation away from the street also lack pedestrian character. Except for one picnic table located at the southeast, rear of the convenience store, there are no pedestrian amenities as identified above that have been provided.

Blank Walls

A blank wall is a street facade that is characterized by a lack of transparency into which the pedestrian can see. A blank wall:

1. Does not have glass on a high percentage of the facade, OR
2. Does not have glass that is transparent, OR
3. Does not have glass that is maintained (spaced) across the entire facade, OR
4. Does not have glass that is placed at pedestrian eye-level.

Characteristics: • Garage doors are included as blank walls • Fences are included as blank walls • Glass display cases and display windows less than three feet deep are included as blank walls when they do not allow the pedestrian to view the interior of a street façade • Tinting of a percentage too high to allow transparency constitutes a blank wall • Regardless of architectural details, landscaping, or signage; a blank wall remains a blank wall.

Guideline: Avoid blank walls on all street facades. A street facade is defined here as any wall abutting a dedicated public street.

The building street façade includes three doors and no display windows. One door provides exiting from the public portion of the building and the other two are service doors. The only other fenestration along this side is around and above the public door. The entrance side of the building facing north and the parking lot has two double doors surrounded by glass. The remainder, approximately half of this elevation and the area closest to the street, is a blank wall. The rear, west facing building side is entirely blank and the south elevation, adjacent to the service area of the building has six windows. Glazing for the window areas is not specified.

Storefront

A "storefront" is a street facade that:

1. Is not a blank wall.
2. Has at least one entrance.
3. Has the appearance of an independent store and the ability to function as an independent store without any exterior modification.

Characteristics: • The typical storefront width in the McCall Central Business District is 25 to 50 feet • Storefronts are defined by separate doors, or the appearance of separate facades • The height of storefronts should align with the height of adjacent existing storefronts.

Guideline: Maintain the small-business/small-town feel of McCall through the development and retention of small storefronts, especially on Lake Street and Third Street (Highway 55).

The "storefront" facing the street façade is as described above. The one public door on the street side appears to be an exit only or even an emergency only exit since it is accessed from an "exit hallway" and has no visibility from the cashier area of the store. This door pales in scale and attention to the primary entrance double door facing north and the parking area.

PARKING

Sensitive placement of parking can help sidewalks and bike paths become more inviting. On-street parking helps improve the safety of the neighborhood by slowing traffic and serving as a barrier between the sidewalk and the roadway. As McCall encourages greater density in the downtown core, people will find other means of accessing shops or offices, so parking can be consolidated into several larger facilities.

GUIDELINE #14 Off-Street Parking

Minimize the visual impact of off-street parking and loading areas. **Parking should be located to the rear of buildings or screened so that it does not dominate the streetscape. Fences, hedges, berms and landscaping may be used to screen parking areas.** In the design of large parking areas arrange bays of stalls which are separated by landscaping. Design the landscaping to provide snow storage areas in the winter. When parking lots occur on sloping terrain, step the parking lots to follow the terrain rather than allowing the lot surface to extend above natural grade. Loading areas should facilitate deliveries with little visual impact to other users of the area. When loading areas and docks cannot be located in a segregated area of the building, they must be screened or buffered to de-emphasize the location of the docks and the trucks that perform the deliveries. Sufficient truck storage should be maintained on-site to allow efficient delivery service without conflicts while that service is being performed.

Parking is provided in three locations on the site: in front and to the side of the convenience store and perpendicular and adjacent to the landscape buffer. Fourteen (14) spaces located from the corner of Colorado and Highway 55/Third Street to the driveway are behind the landscape buffer. The remainder located around the building are not screened and are visible from the driveway entrances from Highway 55/Third Street and the residential zone to the west.

There is no indication of a loading zone. Two service doors are located along Highway 55/Third Street, or loading could be through the primary entrance doors.

Adequate space has been provided for snow storage.

GUIDELINE #13 Screen Service Areas

Site design must consider the placement and screening of service areas and auxiliary structures. Utility meters and service functions, including propane tanks, should not be visible on the primary facades of buildings or in front yard areas. Minimize the visual impact of trash storage and pickup areas. **Screen trash and service areas with landscaping, berming or fencing.** Provide enclosures for trash collection areas visible from any public street. Consider snow accumulation in planning access to trash receptacles and service areas.

One trash enclosure is located on the west property line adjacent to the residential zone, set back approximately five and eleven feet. There is no detail provided of the design of the enclosure.

Section 6.0 Design Guidelines for Commercial and Public Use Districts

McCall offers a setting distinct from most urban environments; the lakes, rivers and forest provide a focal point for visitors and residents of the area. These Design Guidelines are intended to promote the characteristic qualities of the environment while developing attractive commercial districts. The success of commercial districts depends on the success of having visitors and residents visit the areas and then providing for each a positive experience that will encourage them to return time after time. The experience may be both social and physical. A quality physical environment will help to maintain a

quality social atmosphere. The following guidelines apply to the planning and design of all new and renovation projects in the commercial and public use districts:

- Preserve historic structures and areas.

There are several buildings on the site that have no historical significance.

- Preserve the small-town character and encourage development with pedestrian character.
- Ensure compatibility with surrounding structures.
- Ensure logical and functional circulation patterns for the three levels of traffic: pedestrian, automobile, service/delivery.
- Ensure the streetscape is consistent with the goals of the City as expressed in the Comprehensive Plan.

See comments above.

Conclusions:

To better meet the design guidelines, several alternatives should be considered:

- (1) Reorient the convenience store building to the street, either parallel in the current general location; or diagonally at the intersection of Highway 55/Third Street and Colorado Streets.*
- (2) Relocate the primary entrance facing the street with parking behind.*
- (3) If the building remains in the current location, design the door from the street as the primary entrance.*
- (4) If the building remains in the current location, improve the connection between the street sidewalk and the north entrance with a covered sidewalk, patios, outdoor eating area and/or other pedestrian amenities. Reduce the amount of parking in front of the building to provide for increased pedestrian amenities.*
- (5) If the building remains in the current location, add windows along the blank wall facing north.*
- (6) Reduce the amount of parking overall.*
- (7) Reduce the height of the floating roof entrance with sign.*
- (8) Identify the loading zones.*
- (9) Provide details on the service and trash enclosure and increase the amount of landscape buffer between the enclosures and the residential zone.*

Comments

Agency –

Payette Lakes Recreational and Water and Sewer District (PLRWSD)

The application was distributed to PLRWSD more than thirty (30) days prior to the December 1, 2020 McCall Area Planning and Zoning Commission meeting. In a letter dated October 14, 2020, and March 11, 2021, PLRWSD stated the applicant shall schedule a meeting with PLRWSD before proceeding with the project to discuss potential EDU's, sewer connection, and pre-treatment requirements for this project.

Idaho Transportation Department (ITD)

In an email dated September 22, 2020, ITD requested more information be submitted in the Traffic Impact Study by the applicant.

In a letter to the applicant dated February 22, ITD stated:

Dear Mr. Anderson,

I really appreciate the work you are doing to help those who are living in this beautiful area of McCall, ID. The Maverick McCall Traffic Impact Study (TIS) from Reeve & Associates has been reviewed. Due to the additional mitigation Maverick has offered to construct on SH-55 between Colorado Street and Stibnite Street, ITD finds the two proposed full accesses approaches on SH-55 at mileposts 143.57 (left) and 143.59 (left) to be acceptable with the following improvements. The west side of SH-55 between Colorado Street to Stibnite Street shall be improved with pavement widening, curb, gutter and sidewalk to match the city of McCall's Master Transportation plan showing a 80ft urban section. See attached diagram. The design shall include a 10ft 11in center turn lane, a 11ft southbound travel lane, a 5ft 7in bike lane, 6ft 8in parking, a 2ft curb and gutter which leaves a 9ft 3.5in sidewalk. The curb gutter and sidewalk shall be continuous across the parcel directly south of Maverick's development to eliminate any access to SH-55. The 10ft 11in center turn lane shall be centered as shown on McCall's Master Transportation plan. This may require some restriping as well as some paving on the east edge of the road. The center turn lane shall start at Colorado Street and extend 50ft south of Stibnite Street before tapering back to match existing pavement marking. Any right-of-way needed to complete the 80ft right-of-way section on the west side of SH-55 between Colorado Street and Stibnite Street shall be the responsibility of Maverick to acquire and dedicate to ITD.

SH-55 drainage between Colorado Street and Stibnite Street will need to be addressed during the design of the improvements. Please proceed with submitting engineered drawings including a traffic control plan for the construction of the two approaches and the improvements identified above. Final approval of the permit application is determined once all required documentation has been provided and the permit is signed. Thank you again for your partnership. If there are any questions or concerns please don't hesitate to email me at Justin.Price@itd.idaho.gov or give me a call at 208-334-8340.

McCall City Engineer

In an e-mail dated March 31, 2021 to the applicant, the McCall City Engineer stated the following:

This letter provides the City's engineering review of the submitted civil design documents received for the above-mentioned application. Based on our understanding of the project, previous engineering review letters, and the supplemental materials that have been provided to us, we have assembled the comments below. Previous comments in the Engineering Review Letter No. 1 that were not addressed are still valid and will need to be addressed in addition to the comments below.

ROW Issues, Access, and Street Improvements (SH-55):

1. The City has received a technical staff report regarding the TIS that was submitted from ITD, as well as a conditional memo from ITD regarding improvements and access along SH-55. The two access points proposed by this project onto SH-55 have been deemed acceptable with the improvements that have been requested. ITD's

recommended improvements along SH-55 is the City of McCall's Urban Arterial cross-section. The cross-section includes:

- a. Sidewalk: 9.5 foot (min.)
 - b. Curb and Gutter: 2 feet
 - c. On-street parking: 6 foot (min.)
 - d. Bike Lane: 5 feet (min) bike lane
 - e. Travel lane: 11 feet
 - f. Center Turn: 10 feet (min.)
2. All subsequent civil plans should incorporate the improvements listed above and any conflicts that are present should be mitigated for. The plans should also detail how these improvements will be incorporated into the existing infrastructure, striping, and if additional paving or striping will need to occur to meet these requirements.
 3. All roadway improvements in SH-55 shall follow ITD's requirements for structural pavement sections.
 4. A turning exhibit utilizing the design vehicle with the most restrictive turning movements will need to be provided for the new access points and turning onto Colorado from northbound SH-55 to help plan for on-street parking and curb conflicts.
 5. A minimum of a 12-foot utility and snow storage easement, for the purpose of storing sidewalk snow, should be dedicated behind the SH-55 right-of-way.
 6. An easement for access shall be acquired from the southern property owner for the shared driveway. Documentation of the recorded easement will be needed prior to Final Engineering Approval.

ROW Issues, Access, and Street Improvements (Colorado Street):

1. All subsequent civil plans should incorporate the improvements found in Engineering Review Letter No. 1 and any existing conflicts that are present should be mitigated for. The plans should also detail how these improvements will be incorporated into the existing infrastructure, striping, and if additional paving or striping will need to occur to meet these requirements.
2. With the anticipated increased traffic, delivery trucks and customer vehicles, as a result of this project on Colorado Street; pavement improvements for the entire roadway for the length of the property should be made. These improvements would include:
 - a. 2 foot wide curb and gutter (per ISPWC Type II, SD-704) on the north and south of Colorado Street.
 - b. 2, 10-11 foot-wide travel lanes.
 - c. 1, 10-11 foot wide left hand turn lane and appropriate queuing lane and taper at the intersection of SH-55.
 - d. An 8 foot wide, on-street parking lane.
 - e. A 5.5-6 foot wide sidewalk on the south side of Colorado.
3. Drainage infrastructure (catch basins, storm sewer) shall also be designed to collect and convey Colorado Street runoff from both the north and south sides of the ROW into the regional conveyance system on Stibnite Street (either via SH-55 or through the development). If there is an inadequate width of existing right-of-way along Colorado St to meet our minimum cross-section standards, additional right-of-way will need to be dedicated to the City.

4. If there is an inadequate width of existing right-of-way along Colorado St to meet our minimum cross-section standards, additional right-of-way and/or easement will need to be dedicated to the City.
5. A turning exhibit utilizing the design vehicle with the most restrictive turning movements will need to be provided for the upgraded access on Colorado St. to help plan for on-street parking and curb conflicts. A minimum of a 10-foot snow storage and utility easement, for the purpose of storing sidewalk snow and street front utility devices should be dedicated behind the Colorado St. right-of-way.

Grading, Drainage, Stormwater Management and Landscaping:

1. The stormwater from the Colorado Street right-of-way improvements needs to be captured into this storm drainage system that is being designed with this project with the ultimate discharge point into the proposed storm sewer main proposed in Stibnite St.
2. The existing culvert crossing Stibnite St. is 24" and is assumed to be at the wrong elevation and will need to be verified at final plan design that it is adequately sized and designed to handle the proposed flows from this project. An additional culvert may be needed to the east of the existing culvert to accommodate the proposed discharge. We would be willing to look at alternative plans to daylight the stormwater drainage to the southern ditch at a location closer to the Rustic Inn property if it is feasible with existing topography and other design constraints.
3. Stormwater piping will need to be constructed along the western edge of the hotel property from the Maverik property into the catch basin on Stibnite St for the overflow of the southwest drainage basin. Further evaluation will be needed to determine if there is enough slope to function.

Water and other Utilities:

1. Existing overhead power is currently shown to be located in the middle of the proposed sidewalks along Colorado St and SH-55. The overhead utilities will need to be undergrounded with this project where new proposed sidewalk will be located.
2. Final design on all water mains being replaced shall be included in all subsequent civil design plans and meet the City and DEQ's requirements.
3. As previously mentioned in our Review Letter #1, installation of sub-surface conduits and other infrastructure for the City's RAPID fiber utility shall be included in the final design.

These comments should be incorporated with the final design of the project. When final civil plans are provided for review we can work through the design issues that may arise for final approval. Please reach out to me if there are questions about the comments above.

In a review letter dated November 20, 2020, the McCall City Engineer stated the following:

ROW Issues, Access, and Street Improvements:

1. The City received the draft TIS for this project via ITD on 10/23/20. In discussions with ITD, they have been corresponding with Maverik. The City will coordinate our review of the finalized TIS with ITD staff to ensure both ITD and the City's concerns are fully addressed in the final study.
2. The following comments pertain to Colorado Street, specifically:

- a. All subsequent civil plans shall identify the following street section infrastructure for Colorado Street. Inclusion of this information will identify where conflicts exist with access and help define the dimensions of the proposed driveway, additional ROW needed, or adjustments to this proposed street section. This is section is based on the City's Transportation Master Plan Figure 12, Page 26 for a Collector-Commercial street
 - i. 10-11 foot wide travel lanes
 - ii. A 10-11 foot wide left hand turn and queuing lane at the intersection with SH-55
 - iii. An 8 ft. wide, on-street parking lane on the north and south side of the street
 - iv. A 2 foot wide curb and gutter per ISPWC Type II, SD-704
 - v. A 5.5-6 foot wide sidewalk on both sides of the street.
 - vi. Colorado roadway improvements shall include the following structural section
 - 1. Mirafix 600 geotextile (or equivalent) at subgrade-section interface
 - 2. 3% cross-slope
 - 3. 13 inches minimum ISPWC Type II crushed aggregate sub-base
 - 4. 4 inches minimum ISPWC Type I crushed aggregate base
 - 5. 4 inches minimum ITD SP-3 asphalt (installed in 2, 2-inch lifts).
 - b. The Fit Study Analysis 04 Option A (rev. 5/26/20) identifies the vehicle turning movements for a semi-truck with trailer that we understand will be delivering to the project site daily. The wheel paths of the design vehicle described in this plan suggest there may be conflicts with on-street parking and curb and gutter. Further analysis of this may warrant locating the southern sidewalk on Maverik property. Inclusion of street section infrastructure per Item 2.a will identify such conflicts and allow for proposed mitigation.
 - c. The project will be required to construct the southern half of this proposed street section, including the turn lane. Pending the final design of the roadway improvements, the City may consider cost sharing the construction of the north half of the street section. An engineered cost estimate should be provided identifying the additional costs for constructing the north half of the street section.
3. The following comments pertain to the 3rd Street/SH-55, specifically:
- a. The approval of access points on to the State highway system, turn lane requirements and other roadway infrastructure (stormwater drainage facilities, signage, and striping) shall be determined by ITD. We understand that Erika Bowen, ITD D-3 Traffic Technical Engineer is currently reviewing the Draft TIS for this project and has provided some informal comments regarding ITD's requirements.

- b. The proposal of multiple access points off 3rd Street for this project is inconsistent with the City's access management policy that encourages sole access of secondary streets. It is unclear why the northerly access off SH-55 is needed. Please provide justification.
 - c. Sharing access with the adjacent, south property (Rustic Inn) to facilitate large vehicle turning movement requirements provides some justification for allowing access off 3rd Street. However, this may require additional ROW improvements (across the Rustic Inn Frontage). Final determination of these requirements and any access restrictions (i.e right out only) shall be coordinated with ITD's review and approval of the finalized TIS and civil plans for improvements within ITD's ROW.
 - d. The construction of additional, multi-modal ROW facilities and on-street parking will be required along the project frontage in accordance with the previously approved street section for SH-55/3rd Street. We have included the civil plans for the City's 2012 and 2013 3rd Street Reconstruction Projects that can provide necessary details regarding multiple street section components including, but not limited to drive lanes, bike lanes, on-street parking, sidewalk, street trees, street lights, irrigation and electrical utilities.
 - e. The electrical design of new street lighting (poles and tree wells) will need to be tied into the City's current electrical service along 3rd street, if the existing service feasibly serve this additional electrical load. Alternatively, a separate electrical service will need to be designed, but located outside the ROW within a dedicated utility easement.
 - f. Similarly, the irrigation system for tree wells and light poles along SH-55/3rd Street will need to be tied into the existing city irrigation service on the north side of Colorado street, if that service has the capacity. Alternatively, a separate, irrigation service shall be constructed to serve the irrigation facilities within the ROW, south of Colorado.
4. Signage and striping plans for both Colorado, SH-55/3rd Street, as well as the property's access points will need to be provided as part of the final design submittal.
 5. The City has initiated a municipal broadband utility known as RAPID (<https://mccall.maps.arcgis.com/apps/MapSeries/index.html?appid=0ffb912a1bec4ca0868c46d34d09340a>). As such, installation of sub-surface conduits and splice vaults (typically 3, 1.25" conduits) will be required along Colorado and SH-55/3rd Street. Please contact the City's RAPID project manager, Chris Curtin (208,634-3576, ccurtin@mccall.id.us) for further direction on this infrastructure design.
 6. A snow storage easement along Colorado and SH-55/3rd Street frontages should be provided to accommodate the storage of sidewalk snow.

Grading, Drainage, Stormwater Management and Landscaping:

1. We have reviewed the submitted Maverik Drainage Memo (9/24/20) indicates that pollutant generating impervious surfaces (PGIS) will be treated via oil water separators and bio-infiltration swales while non-PGIS runoff will be managed for flow control only. The City is not opposed to this approach to stormwater treatment.
2. Peak flow control is proposed to be via underground infiltration galleries. The City is not opposed to this approach to mitigating peak flows. However, this site is well known for having

high groundwater. As such, the design of underground infiltration galleries must consider the limitation to ensure adequate separation and that they will function, particularly during the spring, when groundwater is high and runoff events are frequent.

3. If such reconnaissance has not already been performed, a geotechnical study should be performed to monitor groundwater behavior on the site during the spring snow melt season to determine the feasibility of subsurface soil infiltration for disposal of stormwater runoff. Additionally, the Project Engineer should consult Idaho Department of Environmental Quality concerning use of subsurface infiltration as it relates its shallow injection well policy and secure necessary approvals from IDEQ. <https://idwr.idaho.gov/wells/shallow-injection-wells.html>
4. The proposed infiltration galleries will need to be designed specifically for gas station situations such that they can be fully accessible should a substantial amount of petroleum product be spilt and gets into the system. Sand/oil separators shall include oil and grease absorbing mats or other BMPs necessary to prevent groundwater and soil contamination. Please provide a copy of the proposed Spill Prevention Control and Countermeasure Plan (SPCC) for the project.
5. As part of the final civil design submittal, a comprehensive Stormwater Report is required in order to demonstrate compliance with the City's Drainage Management Guidelines.
6. To accommodate the curb and gutter requirements for both Colorado and SH-55/3rd Street, a separate drainage conveyance system will need to be designed to handle the runoff from Colorado Street and SH-55/3rd Street. Ideally this system should be isolated from the onsite stormwater collection, treatment and peak flow attenuation facilities, but may well serve as a final discharge location for runoff that exceeds the onsite storage volume or is slowly released from the underground storage chambers. As discussed at our 11/9/20 teleconference, previous research by the City suggests that this regional conveyance facility should be designed to outlet to the Stibnite ROW, and may need to extend to the south side swale west of Placid Street to ensure there is adequate elevation drop through the system. This is further described in Item 7 below.
7. The project site is situated within a known regional drainage path that has caused impacts to downstream properties historically. While the project site itself is not necessarily subject to inundation, stormwater and snowmelt runoff generated by site and adjacent, upstream areas (including ROWs) has been identified passing from and through this property to low areas to the west that are subject to considerable inundation during certain and frequent events and impacted structures. Mitigation of this situation by constructing a regional conveyance facility will be necessary to assure this project onsite runoff is managed properly and does not impact adjacent, downstream properties. This will require off-site improvements both upstream and downstream of the project which may, or may not, be in conjunction with City or ITD participation. The City looks forward to working with the Project Engineer and ITD to better to defining the extents of this regional conveyance facility and what options exist given existing topographic conditions.
8. The grading, and drainage plan (rev. 9/21/20) is not consistent with the proposed landscaping plan (rev. 9/18/20). Furthermore, the proposed landscaping and drainage swale widths

particularly in the vicinity of the proposed dumpster appear to be too narrow to practically convey stormwater. Additional grading details (high points, flow lines, FG contours) will help verify this concern.

9. The proposed snow storage areas that double as landscaping areas do not seem practical. Storage of snow over landscape plantings has proven to be difficult if not impossible to establish and maintain mature vegetation. Particularly in the northeast corner storage of onsite snow up to the back of sidewalk will be conflictive with the need to store sidewalk snow.

Water and other Utilities.

1. As identified in the City's 2017 Water Master Plan, there currently exists a 4-inch water main that serves water services for this existing property. This water main is undersized and beyond its expected usable life. The City's consultant water engineer, SPF Water Engineers is conducting a fire flow analysis for the proposed project, given the existing water infrastructure along the property's Colorado and SH-55/3rd Street frontage. We anticipate having the completed analysis available to the Project Engineer in early December 2020.
2. The Utility Plan (rev. 9/21/20) identifies the project will utilize the existing 1.5 inch water meter that is currently serving 400 N. 3rd Street Building #2 for both C-store potable water and irrigation purposes. Because this service is tied to the existing 4 inch water main, it will need to be replaced and meter pit relocated into a non-driving, non-plowed area. The landscaping areas adjacent the proposed C-store may be a preferred location. Please contact Levi Brinkley (Water Distribution Superintendent, 208-634-1011) for additional guidance regarding the relocation of this meter.
3. Please provide documentation from your mechanical engineer that the 1.5 inch water service provides adequate flow for both the C-Store and the property's irrigation needs.
4. All unused water services on the property (400 N. 3rd Building 3 and 402 N. 3rd) will need to be abandoned. This should coincide with the abandonment of the 4 inch water main along SH-55/3rd Street.

As previously discussed, we recognize that this project location: at the corner of a city and State ROW; within a known, problematic regional drainage path; and adjacent an aged city water main will require significant engineering design and public infrastructure. Both ITD and the City have limited topographic or historical as-built data on much of the existing infrastructure. Accordingly, coordination and communication with both City engineering staff and ITD will be essential to facilitate efficient and optimal final design to address these issues and identify opportunities for cost sharing.

McCall Fire and EMS

In an email dated October 13, 2020 and March 15, 2021, McCall Fire stated they had no concerns relating to the planning approvals, and that they would work with the building official to make sure that the building, gas pumps, and underground tanks are built to fire code standards.

In an e-mail dated March 15, 2021, the Idaho Department of Lands indicated no comment on the application.

Public –

On October 22, 2020, Jennifer and Matt Hurlbut, the property owners immediately adjacent, submitted a letter of opposition.

On November 19, 2020, Lynn Lewinski submitted a letter in opposition.

Public Hearing of December 1, 2020, Deborah Wahlgren, Julia Thrower, Matt and Jennifer Huribut, and Lynn Lewinski spoke in opposition. Wayne Rummelle and Larry Swan spoke in concern of the traffic and light impacts.

Next Steps

This is a public hearing. Take testimony, deliberate on the record, and render a decision for staff to reflect in draft findings of Facts, Conclusions of Law and Conditions for action at the next Commission meeting on May 4, 2021.

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City of McCall
216 East Park Street
McCall, Idaho 83638
P.208.634.7142

LAND USE APPLICATION



Date Received: _____

Fees Paid:
\$1300.00

NOTICE OF ADDITIONAL FEES

Land use applications may be subject to engineering and legal review for purpose of addressing compliance and conformance issues. The City of McCall reserves the right to contract these services to private firms. The costs of these reviews are passed on to the applicant. These fees are separate, and in addition to, the City's application and permit fees. Completion of this application signifies consent to these fees.

Please check all that apply:

- # _____ Record of Survey (ROS) - \$420
- # DR-20-34 Design Review (DR) - \$300 + \$25/1,000 sq. ft. of new construction (rounded to the nearest 1,000)
- # SR-20-09 Scenic Route (SR) - \$300
- # _____ Shoreline or River Environs (SH) - \$300
- # CUP-20-02 Conditional Use Permit (CUP) - \$600
- # _____ Administrative Approval (AA) - \$50
- # _____ Planned Unit Development (PUD) General Plan - \$2,000 + \$75/lot or unit
- # _____ Planned Unit Development (PUD) Final Plan - \$500 + \$75/lot or unit
- # _____ Subdivision (SUB) Preliminary Plat - \$2,500 + \$75/lot or unit
- # _____ Subdivision (SUB) Final Plat - \$1000 + \$75/lot or unit
- # _____ Minor Plat Amendment - \$1,000
- # _____ Variance (VAR) - \$1,000
- # _____ Rezone (ZON) - \$1,500
- # _____ Zoning Code Amendment (CA) - \$750/title
- # _____ Annexation - \$3,000
- # _____ Vacation (VAC) - \$750

Incomplete applications cannot be accepted by the City. Unless otherwise exempted by the Administrator, all Application Requirements must be provided at the time of submission. Please refer to specific application info sheets for more details.

PROPERTY OWNER INFORMATION

Property Owner 1: ACDC Holdings LLC. (Dave Christenson) Email: _____

Mailing Address: _____ Phone: _____

Property Owner 2 (If Applicable): _____ Email: _____

Mailing Address: _____ Phone: _____

AGENT/AUTHORIZED REPRESENTATIVE INFORMATION

Applicant/Representative: Erik Anderson Email: erik.anderson@maverik.com

Mailing Address: 185 S. State Street, Suite 800, Phone: 208-290-2159
SLC, UT 84111

PROPERTY INFORMATION

Address(es) of Property: 400 N 3rd St, McCall, ID 83638

Legal Description of Property: Legal description as written by PLS 5357
Community

Zoning District of Property: Commercial Project Sq. Footage (If Applicable): 63,819.756 Sq. Ft.

Impact Area City Limits Residential Commercial

LAND USE APPLICATION CONTINUED

Payette Lakes Water and Sewer District or Septic System or not applicable

PROJECT DESCRIPTION

Explain the general nature of what is proposed: *(please attach supplemental information if needed)*

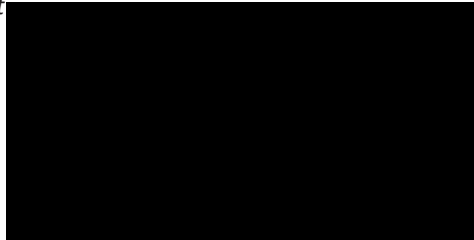
The proposed convenience store is approximately 4,425 square feet with eight (8) fuel dispensers and canopy in front of the store and two (2) additional dispensers and canopy for RV fueling, for a total of 10 fuel dispensers on site. The development will provide fueling, packaged beer and wine sales, as well as fresh food items. Restroom facilities will be open to the public. The store will operate 24 hours a day, 7 days a week.

SIGNATURES

The Applicant hereby agrees to pay reasonable attorney fees, including attorney fees on appeal and expenses of the City of McCall, in the event of a dispute concerning the interpretation or enforcement of the Land Use Application in which the City of McCall is the prevailing party.

I certify that I have reviewed and understand the procedures and requirements of the McCall City Code. I give permission for City staff and/or Planning & Zoning Commission members to view and enter the subject property in order to fully review this application. I understand that failure to provide complete and accurate information may result in the denial of this application.

Dave Christenson
Property Owner 1



Property Owner 2 (If Applicable)

Signature

Erik Anderson
Agent/Authorized Representative



Signature

FOR RECORD OF SURVEY APPLICATIONS ONLY: STATEMENT OF EASEMENT DISCLOSURE

Timothy Christenson
Surveyor

Timothy Christenson PLS 13173
Signature

I hereby certify that I have performed a thorough search for all relevant easements that relate to the subject property and have indicated or referenced these by their instrument number on the provided survey.

T. Hethe Clark
(208) 388-3327
hclark@clarkwardle.com

Via electronic mail (dkushlan@mccall.id.us.id)

March 4, 2021

Diane Kushlan
Interim City Planner, City of McCall
216 E. Park Street
McCall, Idaho 83638

Re: Updated Application Materials — Maverik Stores CUP Proposal
CW File No. 23906.1

Dear Diane:

Many thanks to City Staff for the time spent with the Maverik development team over the past few months. We have appreciated the time that Morgan Bessaw and Nathan Stewart, in particular, have provided as we have incorporated the Planning and Zoning Commission's comments into an updated proposal.

Since the December meeting, we have been hard at work to address comments, focusing on improvements to the site plan, architectural design, and engineering of the site. These efforts have led to the following changes that we believe address the Commission's concerns.

First, we have modified the site plan by increasing landscape buffers at 3rd Street and removing an entire stack of fuel dispensers (near Colorado Street).

Second, we have completely redesigned the proposed store with elements that are not only consistent with the look and feel of McCall, but are completely unique within the Maverik organization. This is a truly custom design for this site.

And third, at a point that remains early in the game, we have done detailed engineering review of the site and have proposed solutions to many existing issues in this area of the City. This includes a storm drainage solution that serves the larger 200-acre watershed and currently discharges onto private property. Now, the storm drainage will be routed to an existing culvert 500' west on Stibnite Street. The existing 4" water main will be upgraded to 8". And Maverik will widen the streets on Colorado, 3rd Street, and portions of Stibnite Street, and install street improvements along their own property and the frontage to the south. In other words, an entire block's frontage will be improved to the City's design.

Please see the attached additional materials for a detailed description of the updates to this application. We look forward to discussing this with you and the Planning & Zoning Commission on April 6, 2021.

Very truly yours,

A handwritten signature in blue ink, appearing to read "T. Hethe Clark", followed by a horizontal line.

T. Hethe Clark

HC/bdb

T. Hethe Clark
(208) 388-3327
hclark@clarkwardle.com

Via electronic mail (dkushlan@mccall.id.us.id)

March 30, 2021

Diane Kushlan
Interim City Planner, City of McCall
216 E. Park Street
McCall, Idaho 83638

Re: Maverik, Inc. CUP and Design Review Application
CW File No. 23906.1

Dear Diane:

As we approach the April 6, 2021 hearing, we would like to provide additional comments on why we believe this application is appropriate for Maverik, Inc. ("**Maverik**"), the City of McCall, and this redevelopment site in particular.

As detailed in my prior correspondence, Maverik has revised its application to respond to the comments we heard at the December 2020 P&Z meeting. It has also conducted detailed engineering studies to address existing infrastructure challenges on this blighted site. The result is a proposal that brings a new project to an area identified by the City as appropriate for urban renewal, addresses storm drain deficiencies for a 200-acre area of the City, adds a half street section for the entire block (not just along the property in question), consolidates accesses onto Highway 55 for that same block, upgrades utilities, and proposes architectural elevations created specifically for this site that honor the small town feeling of the City of McCall.

As P&Z considers this application, we believe a few additional points are important:

First, the proposed store is a conditional use in the Community Commercial zone. This means that the City has already determined (i.e., created policy translated into applicable zoning) that a convenience store is a use that is appropriate in the zone so long as certain conditions are satisfied. Those conditions are the CUP factors identified in Section 3.13.03 of McCall City Code ("**MCC**"). In other words, if Maverik can show that it has satisfied the twelve CUP factors, the application should be approved.

As we review these factors, we believe that this application — particularly with the engineering improvements proposed — fits squarely within each of the CUP standard, as described below:

1. *Constitute a conditional use authorized in the zone involved.*

This factor is satisfied — the proposed store is a conditional use in the Community Commercial zone.

2. *Be harmonious with and in accord with the general objectives and with any specific objectives of the comprehensive plan and/or this title.*

This application promotes the goals of *McCall in Motion* in many ways, as shown below:

- Public Facilities, Utilities, and Services Goal 4 emphasizes that new development should “share in the responsibility for providing needed infrastructure and public facilities, utilities, housing, and services.” The project will not only create a complete street section on 3rd Street between Colorado and Stibnite, but it will also solve area infrastructure issues, including storm drainage. As noted elsewhere, there is an existing storm drainage issue in this area and approximately 200 acres of the City drains across this site and dumps onto the property to the east. As described previously, the proposal will re-direct the drainage down 3rd Street to Stibnite and deliver it to the City’s existing system. It will also provide complete street improvements all the way from Colorado to Stibnite (not just against the project’s frontage), promoting multiple goals of *McCall in Motion*.¹ This project is providing more than its fair share of “needed infrastructure and public facilities.”
- The project is located within the Mixed Use FLUM designation, which includes “general commercial uses that serve the greater community of McCall. These retail, service, and mixed use establishments may be **automobile-oriented**...” (emphasis added). The Mixed Use FLUM designation speaks to automobile-oriented businesses, such as this. The proposal is limited to passenger vehicles only and helps to meet the needs of the traveling public on Hwy 55.
- The location is a blighted area. In fact, it has been designated in *McCall in Motion* as appropriate for a future urban renewal area (see Map 5.4). The property is blighted, underutilized, and in desperate need of re-development, which will come with the utility and

¹ See, e.g., the following goals of *McCall in Motion*:

- “The community has expressed a desire to make [the Highway 55] corridor a ‘complete street’ that is designed for use by all modes of travel, including motorists, transit vehicles, bicyclists, and pedestrians. The Third Street corridor is envisioned to have three traffic lanes (including a center two-way-left-turn lane), bicycle lanes, sidewalks, landscaping, and on-street parallel parking as space permits.” (Page 82).
- Land Use Policy 5.4 calls on the City to “[d]evelop a plan to create a multimodal corridor on Hwy 55 that recognizes the importance of the commercial corridor and the linkage between transportation and infrastructure investment, and commercial and residential areas.”
- The complete street proposal also supports Transportation Policies 1.3, 2.1, and 2.2. Per Transportation Policy 2.3, the recommendations of the Transportation Master Plan are being achieved through these “private development contributions.”

drainage improvements described above. These utility and drainage issues must eventually be addressed, regardless of whether this project moves forward.

- It has been suggested that the project should be relocated to Deinhard Ave., which is the location of a proposed, future bypass of downtown. However, this proposal does not conflict with the description of the bypass project in the *McCall Area Transportation Master Plan*, which describes a “[f]reight bypass of downtown McCall” (*McCall Area Transportation Master Plan*, p. 54). See also “Roadway Enhancement Projects for Further Investigation/Programming,” R-3 — “Implement Freight Bypass.”

Each of the references in the *Transportation Master Plan* speak to a freight-focused bypass. This project is not designed nor will it be built to serve freight traffic. The pumps are low-pressure and only serve passenger vehicles. Maverik has also removed an entire stack of pumps in order to respond to comments from the December 2020 hearing. This is a neighborhood store serving the public that has and will continue to travel through the downtown area via Highway 55. It is not freight-oriented development and does not conflict with the City’s goal of implementing a freight bypass in the future.

3. Be designed, constructed, operated and maintained to be harmonious and appropriate in appearance with the existing or likely character of the neighborhood, and that such use will not change the essential character of the surrounding area.

The property is located along Highway 55 in a Mixed Use area per the Future Land Use Map, which, as noted above, includes “automobile-oriented” businesses. Similarly, the purpose of the Community Commercial zone is to provide “retail, service, and mixed use establishments [that] may be automobile oriented....” (MCC 3.4.01(B)). The planning and the zoning of the site bear this out, with the site immediately adjacent to the busy Highway 55 corridor and automobile-oriented hotels on the immediate south and east of this site.

4. Not be detrimental to the health, safety and general welfare of persons residing or working in the neighborhood of such proposed use.

There is no inconsistency between this proposal and the health, safety, and general welfare of persons residing or working in the neighborhood. The neighborhood is made up of the Highway 55 corridor, with hotels and restaurants catering to both local traffic and the traveling public in the immediate area. The project will actually improve the general welfare of persons in the neighborhood by completing the area street sections and correcting an existing drainage issue that severely impacts the property immediately to the west of the site.

5. Not cause any substantially harmful environmental consequences to any land or waters within the planning jurisdiction.

There are no harmful environmental consequences to any land or waters created by this project.

6. Not create excessive additional public cost for public facilities and services, and will not be detrimental to the economic welfare of the community.

The proposal is not creating any excessive additional public cost. In fact, it is resolving existing issues associated with public facilities, including not only storm drainage but completion of the complete street section along the west side of Highway 55 between Colorado and Stibnite. The project is also upgrading water lines at its own cost. This condition is satisfied.

7. Be served adequately by essential public facilities and services including highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and schools. The applicant may be required, as a condition of approval, to mitigate any deficient public service.

The project is largely served by Highway 55, which is within the jurisdiction of the Idaho Transportation Department (“ITD”). On February 22, 2021, ITD provided its condition memo, which approved the site design and plan for this project. In fact, the condition memo begins with the following: “I really appreciate the work you are doing to help those who are living in this beautiful area of McCall, ID.” (emphasis added). With the mitigation proposed, ITD has determined that the project is adequately served.

With regard to emergency services, this project will replace an existing Maverik site. There is no anticipated change in the impact to emergency services. Adequate site fire protection is provided with the upgraded water lines that Maverik will install. Drainage structures not only for this site but for the 200-acre region will be repaired from their existing deficient condition. Refuse disposal will be addressed just as at the current Maverik site. Water and sewer have been studied and the water lines will be improved at Maverik’s expense. We are waiting on comments from the sewer district and will work with them to address reasonable concerns identified.

8. Not involve uses, activities, processes, materials, equipment or conditions of operation that will cause unreasonable production of traffic, noise, smoke, fumes, glare, odors or other forms of pollution.

There is no unreasonable production of traffic, noise, smoke, fumes, glare, odors, or other forms of pollution. ITD has approved the traffic impacts. There is no significant noise production associated with this site, which, as noted in my prior letter, includes a reduced site plan, with a stack removed. In addition, Maverik has committed to remove speakers at the pump stations and lighting will be controlled. No fumes, glare, odor, or other forms of pollution are anticipated.

9. Have vehicular approaches to the property so designed as not to create a detrimental interference with traffic on surrounding public or private thoroughfares, or adversely affect the pedestrian environment.

As noted above, ITD has approved the vehicle approaches. With the street improvements proposed, the pedestrian environment will not be adversely affected but will instead be improved.

10. Not result in the destruction, loss or damage of an important natural, scenic or historic feature.

No important natural, scenic, or historic features are affected by this application.

11. Be on a site of sufficient size to accommodate the proposed use, including the yards, open spaces, snow storage, walls, fences, parking areas, loading zones and design standards applicable.

After the December 2020 hearing, Maverik took the significant step of removing an entire stack of fuel dispensers and increased the landscape strips not only along Highway 55 but also at the rear of the site. The site has adequate room for storage of snow and meets all applicable parking and design standards.

12. Have a minimal negative economic impact on the neighborhood or surrounding community.

This standard asks only whether the project will have a “minimal” negative economic impact. There is no negative economic impact anticipated here. Instead, the City can expect a blighted area to be redeveloped with a project that will address existing storm drainage problems and complete the street section on the west side of Highway 55 from Colorado to Stibnite. It will be an economic driver for a newly re-developed area.

In short, we believe that each of the relevant CUP factors have been addressed. We appreciate the City’s focus on this application and look forward to hearing next week.

Very truly yours,



T. Hethe Clark

HC/bdb

Detailed Description of Application Updates

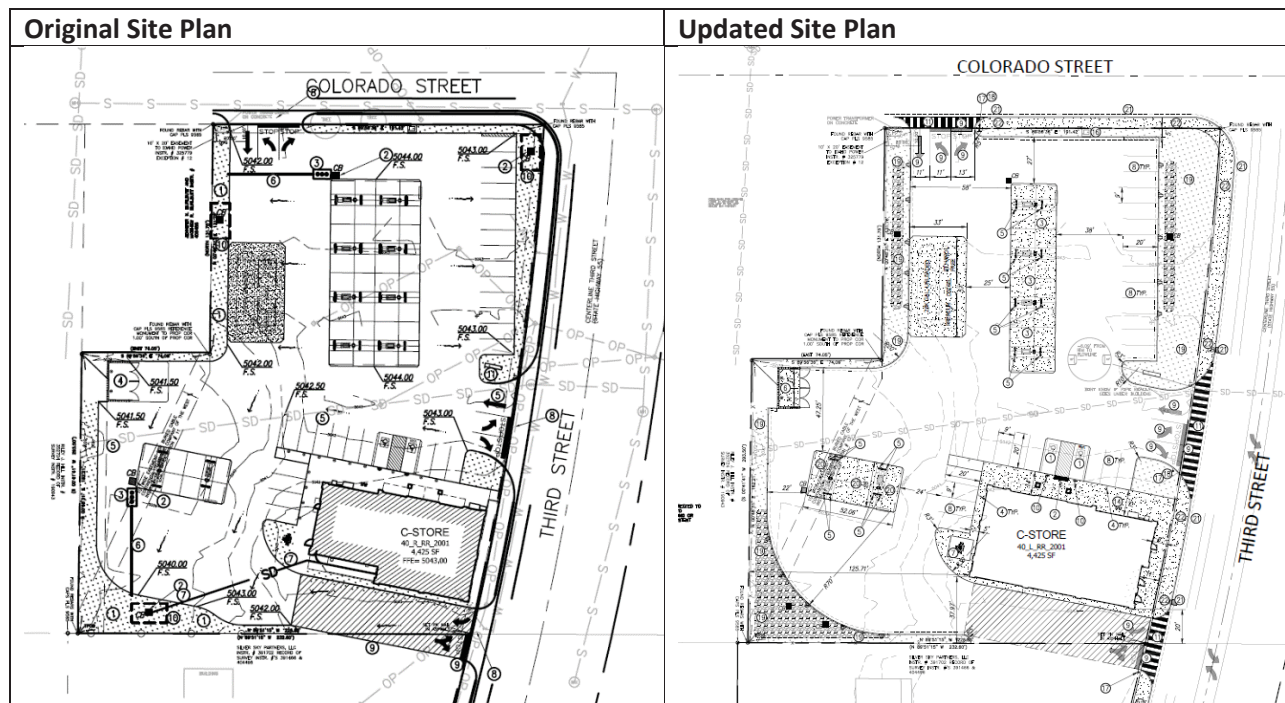
Since the December 2020, the project team for Maverik has been hard at work to address the Planning & Zoning Commission’s comments. We appreciate Staff’s time over the course of several conversations. We also appreciate the Commission’s comments as we have worked with agencies, including ITD, to ensure we can present a complete picture of the proposed improvements.

Changes to Site Plan

One of the comments that we heard at the hearing was a concern that this is a “large” project that is out of character with the neighborhood. To be clear, this has never been proposed as a truck stop—in fact, there are no commercial vehicle pumps at this site. They are only for passenger vehicles.

In order to ensure that this site is consistent with the look and feel described at the December hearing, we have taken several concrete actions. Maverik took the significant step of removing an entire stack of fuel dispensers from the plan. Rather than a double-stack of dispensers, there is now only a single stack. This compromise still allows for a viable business but also helps promote the small-town, resort feel that is critical for this site. This also allowed for significant increases in the landscape strips at 3rd Street and on the rear of the site, allowing for a more pedestrian friendly feel and giving more room for snow storage. Additional landscape buffering is provided in both locations.

The original and updated site plans are shown below:



Full-size copies of the updated site plan are provided with this letter.

Changes to Design and Building Elevations

A significant discussion at the December hearing focused on the design of the proposed convenience store. While Maverik always attempts to ensure that the design of its stores are appropriate for their various locations, the design team agrees that the original design, shown below, was not adequate for this site.



The above design has been abandoned and we went back to the drawing board to address the comments we heard in the December 2020 hearing. These included concerns about color, use of natural materials, mechanical screening, and the manner in which the project interfaces with pedestrians visiting the site from 3rd Street.

We believe the design below is far more commensurate with the City's expectations.



As you can see, the design adds a pitched roof that will, after much effort by our architect, allow for all mechanical elements to be stored out-of-sight. The façade has a stone and batten theme with darker colors that are consistent with the City’s Design Guidelines. And, importantly, the interface with 3rd Street has been completely reimagined, with a pitched roof and a much more inviting entryway.

All of this effort has resulted in a one-of-a-kind design, specifically crafted for this location.

Engineering and Design Solutions

The City has worked diligently over the past few years to update street frontages and address existing infrastructure challenges, including the CDBG-funded 3rd Street improvement project. This site is no exception and has several unique challenges. Maverik is offering up solutions to those challenges that not only show that this is an appropriate use for this site, but improve the entire 3rd Street corridor from Colorado to Stibnite Street.

One example is area storm drainage. As noted in Public Works’ November 20, 2020 letter, the project site is within a regional drainage path that has historically caused impacts to downstream properties. To say that this is a regional issue is not an exaggeration. Per Nathan Stewart, the current state of the City’s storm drain system is that the entire area circled below—approximately 200 acres—currently is routed (without any formal easements, etc.) through this property and then discharges on the property to our west.



In order to rectify this situation, Maverik is proposing to re-route the area storm drainage to an existing culvert by installing storm drainage facilities along the entire frontage of 3rd Street, down to Stibnite Street, and then redirect to an existing culvert that is 500 feet west of the subject property.

In addition, Maverik will also upgrade the existing water main in SH-55 from 4-inches to 8-inches. Without a doubt, this is a significant benefit to the entire area that solves an existing problem.

This proposal also improves the traffic situation. We have worked diligently with ITD and the City over the past few months. ITD has approved the proposed site layout and traffic impacts on 3rd Street. We were very gratified by their response, which focused on the following key points:

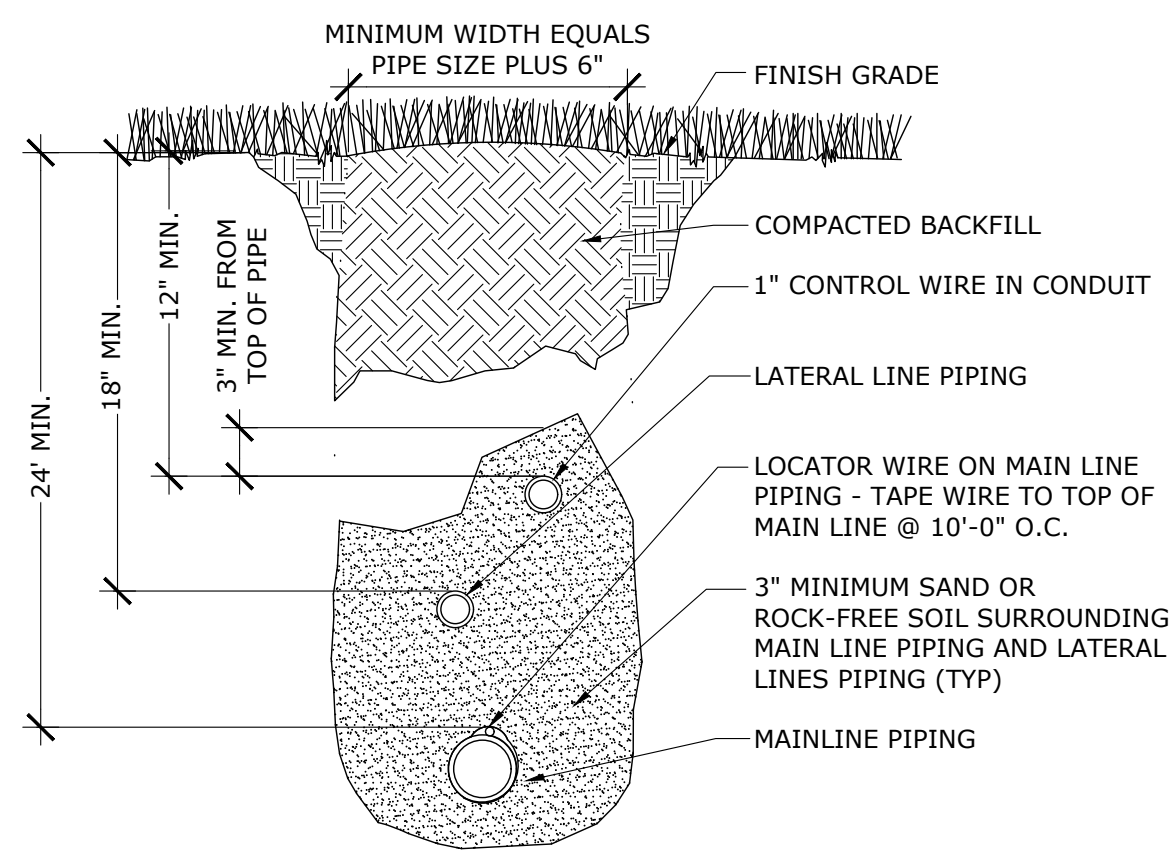
- The entire west side of SH-55/3rd Street from Colorado to Stibnite Street will be improved with pavement widening, curb and cutter, and sidewalk to match the City's Master Transportation Plan and its 80-foot urban street section. That includes a center turn lane, 11-foot southbound travel lane, bike lane, parking area, curb/cutter, and a 9-foot, 3.5-inch sidewalk.
- A joint access will be established between the Maverik site and the property to the south. Curbing will be placed along the remainder of the hotel parcel to reduce the number of entries onto 3rd Street.

Per ITD's report, "ITD has spoken with the city of McCall and it was determined that completing this block of SH-55 to match the city's comprehensive plan is ideal. The extended curb, gutter and sidewalk will also eliminate additional access points on this block and assist with historical drainage issues in the area." (see ITD Staff Technical Report (1/28/21 Update), page 7). Given these plans, ITD has approved the project and its proposed access points.

Conclusion

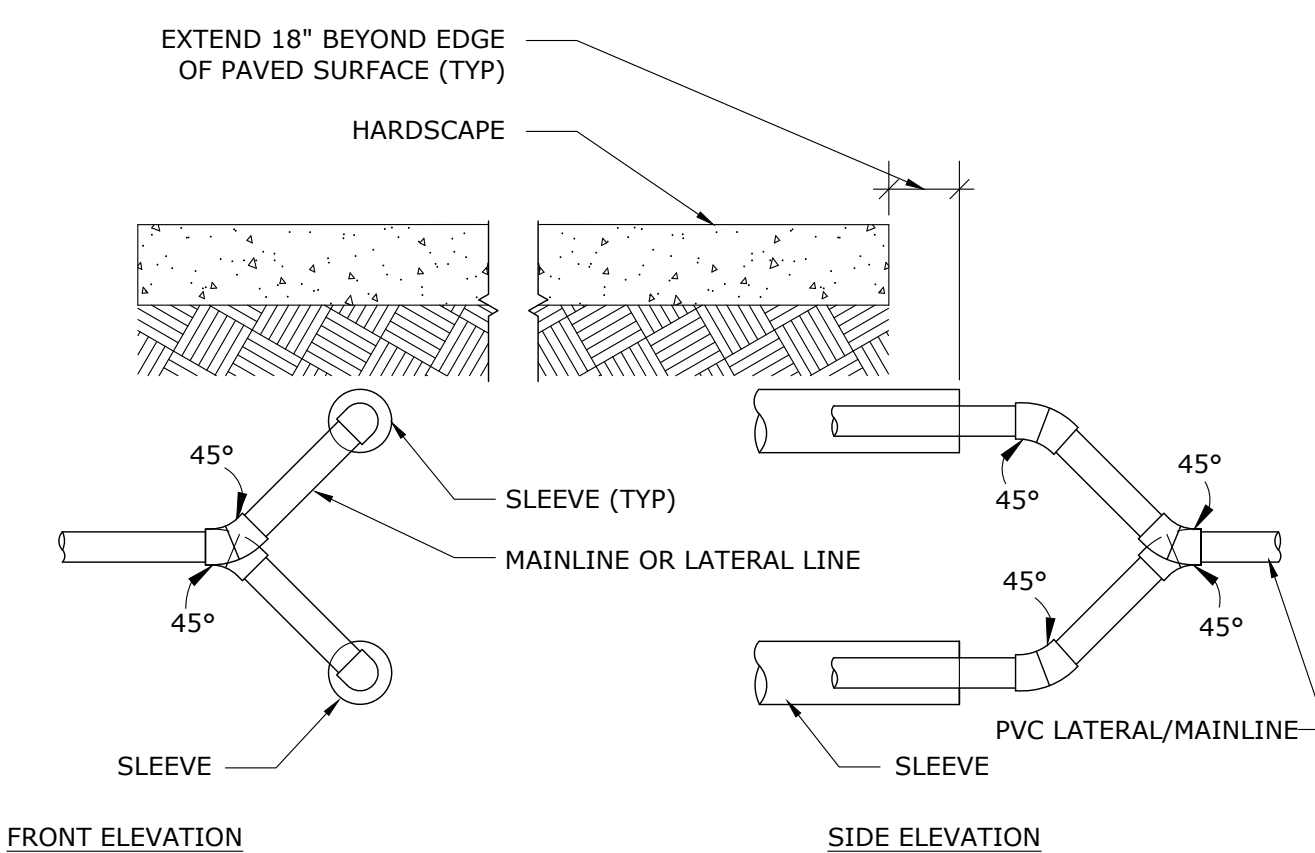
Once again, we appreciate City Staff's time as we have worked to improve the current application. We believe we have arrived at an updated proposal that is even more consistent with the area (with its reduced site plan), that has the look and feel promoted by the City's Design Guidelines (with its updated, custom design), addresses many existing engineering challenges for the area (with its solution for regional storm drainage), and completes the street section from Colorado to Stibnite Street.

With all of these changes, we believe this application meets all of the City's requirements for approval and we look forward to further discussion on April 6, 2021.



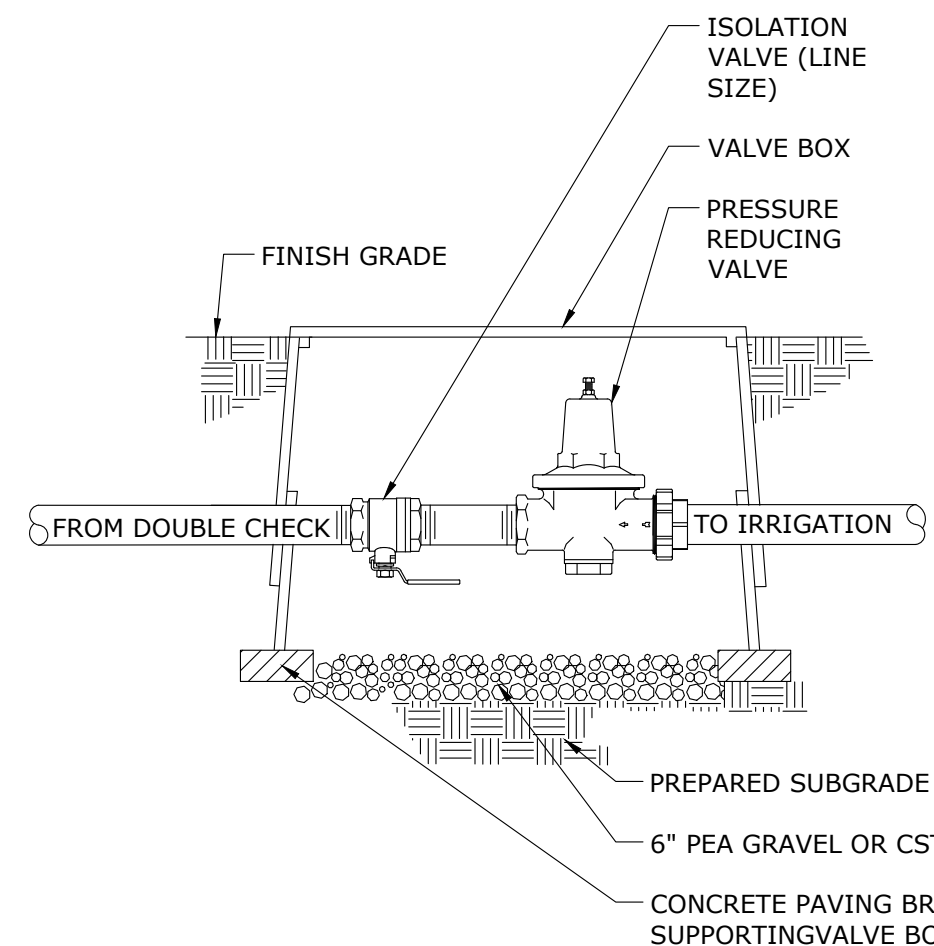
NOTES:
1. BACKFILL SHALL BE FREE OF ROCKS AND DEBRIS 2" DIAMETER AND GREATER

A IRRIGATION TRENCHING SCALE = NTS



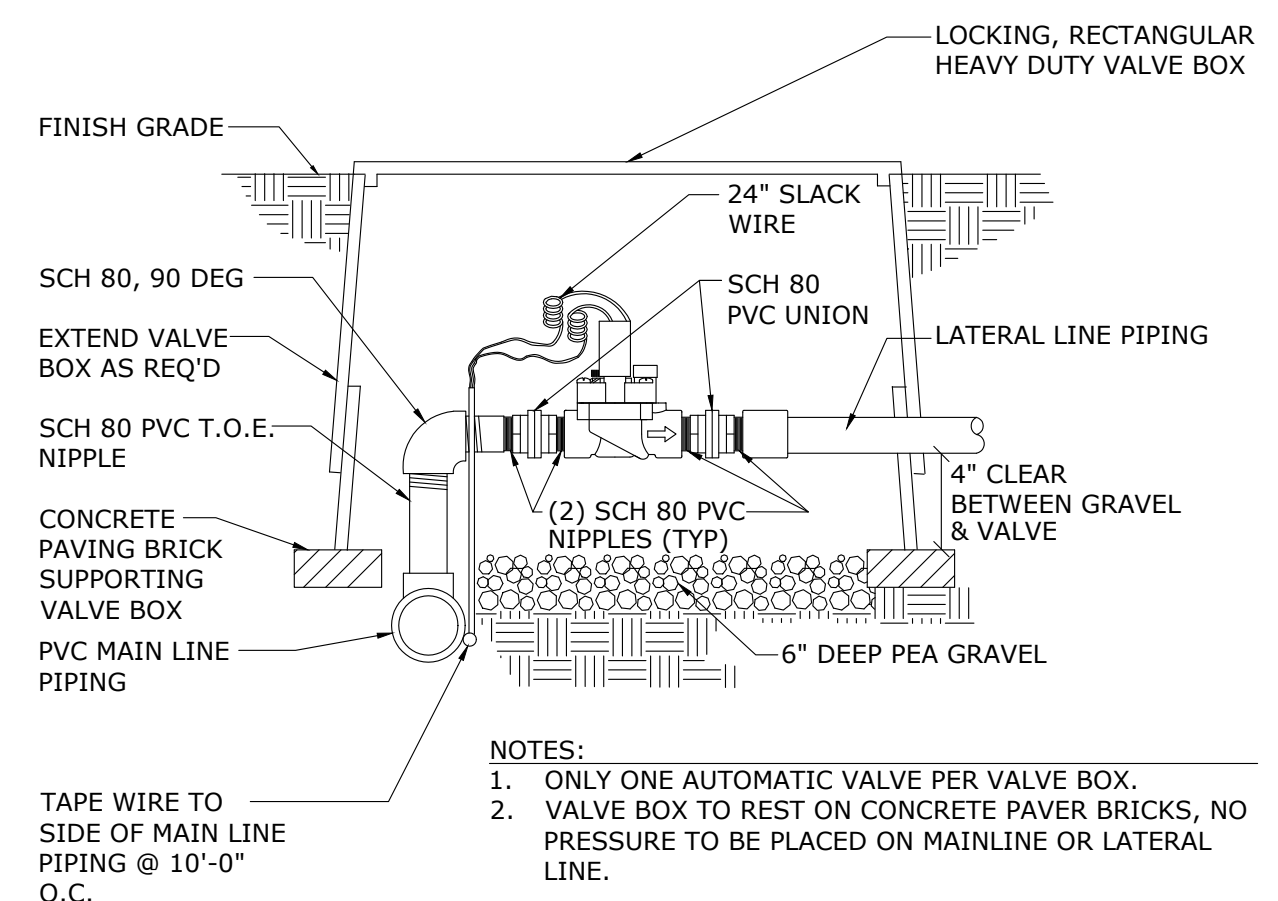
NOTES:
1. THERE SHALL NOT BE 90° JOINTS DIRECTING LATERALS AND MAINLINES INTO SLEEVES. MAXIMUM ANGLE SHALL BE 45°.
2. 6" DIAMETER DUCTILE IRON PIPE UNDER ALL VEHICLE ACCESS AREAS. SEE SHEETS L-2 AND L-8 FOR DUCTILE IRON PIPE LOCATIONS.

B SLEEVING UNDER HARDSCAPE SCALE = NTS



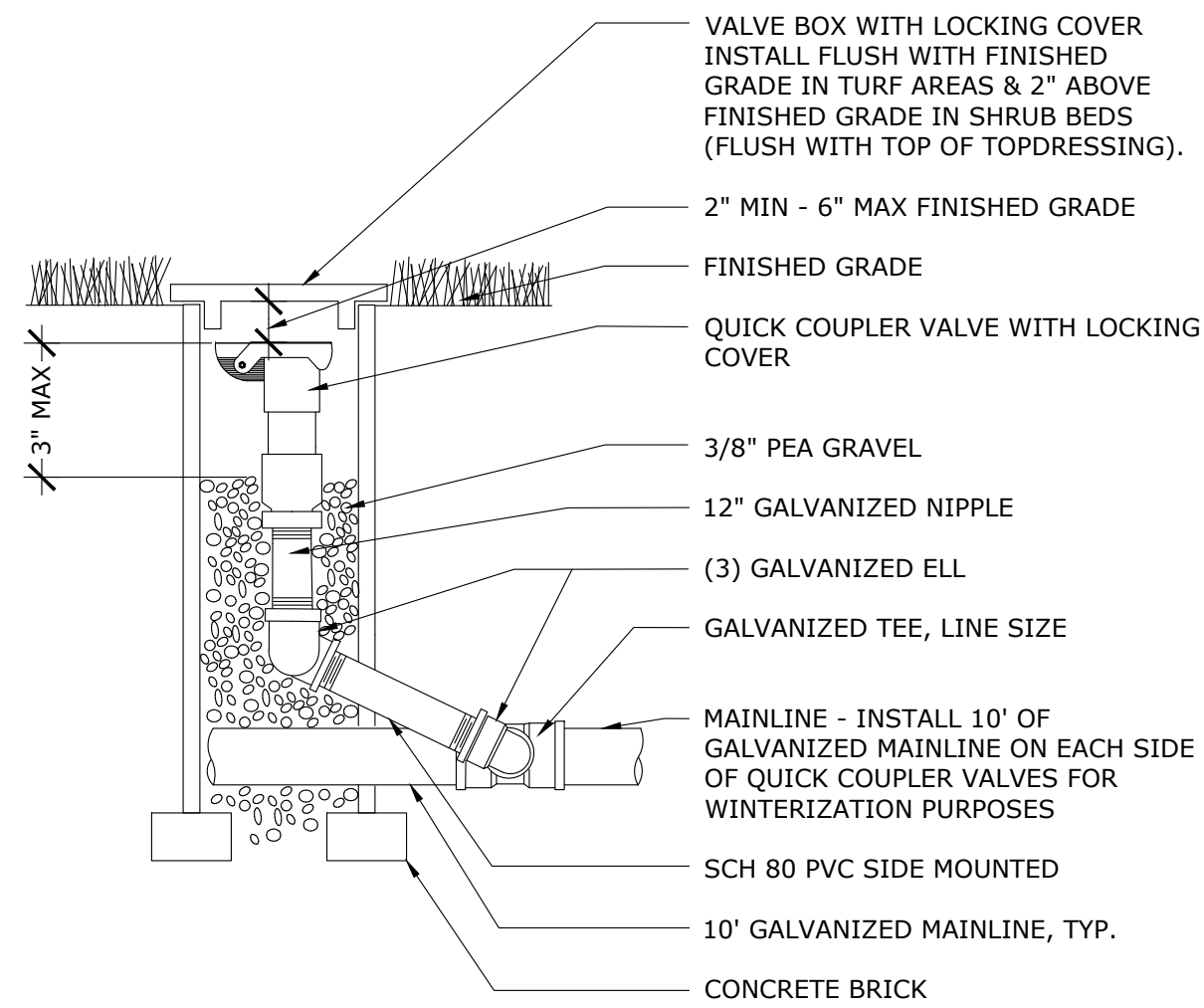
NOTES:
1. VALVE BOX TO REST ON CONCRETE PAVER BRICKS, NO PRESSURE TO BE PLACED ON MAINLINE OR VALVE ASSEMBLY.
2. LOCATE VALVE BOXES PERPENDICULAR TO ADJACENT HARDSCAPES AND WALKS.
3. SEE SPECIFICATIONS FOR MANUFACTURER AND MODEL OF ALL VALVES.

C PRESSURE REDUCING VALVE SCALE = NTS

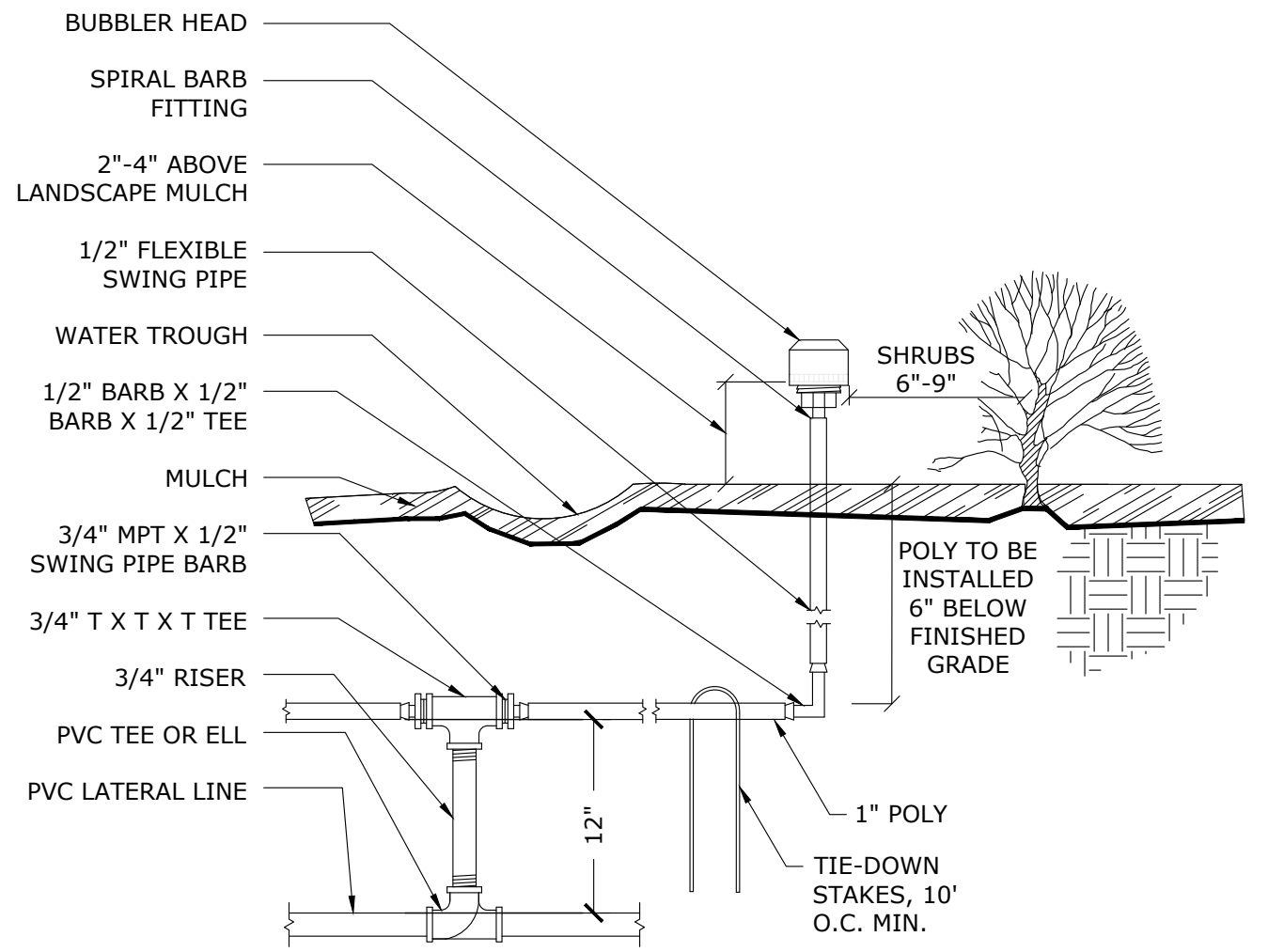


NOTES:
1. ONLY ONE AUTOMATIC VALVE PER VALVE BOX.
2. VALVE BOX TO REST ON CONCRETE PAVER BRICKS, NO PRESSURE TO BE PLACED ON MAINLINE OR LATERAL LINE.

D CONTROL VALVE INSTALLATION SCALE = NTS

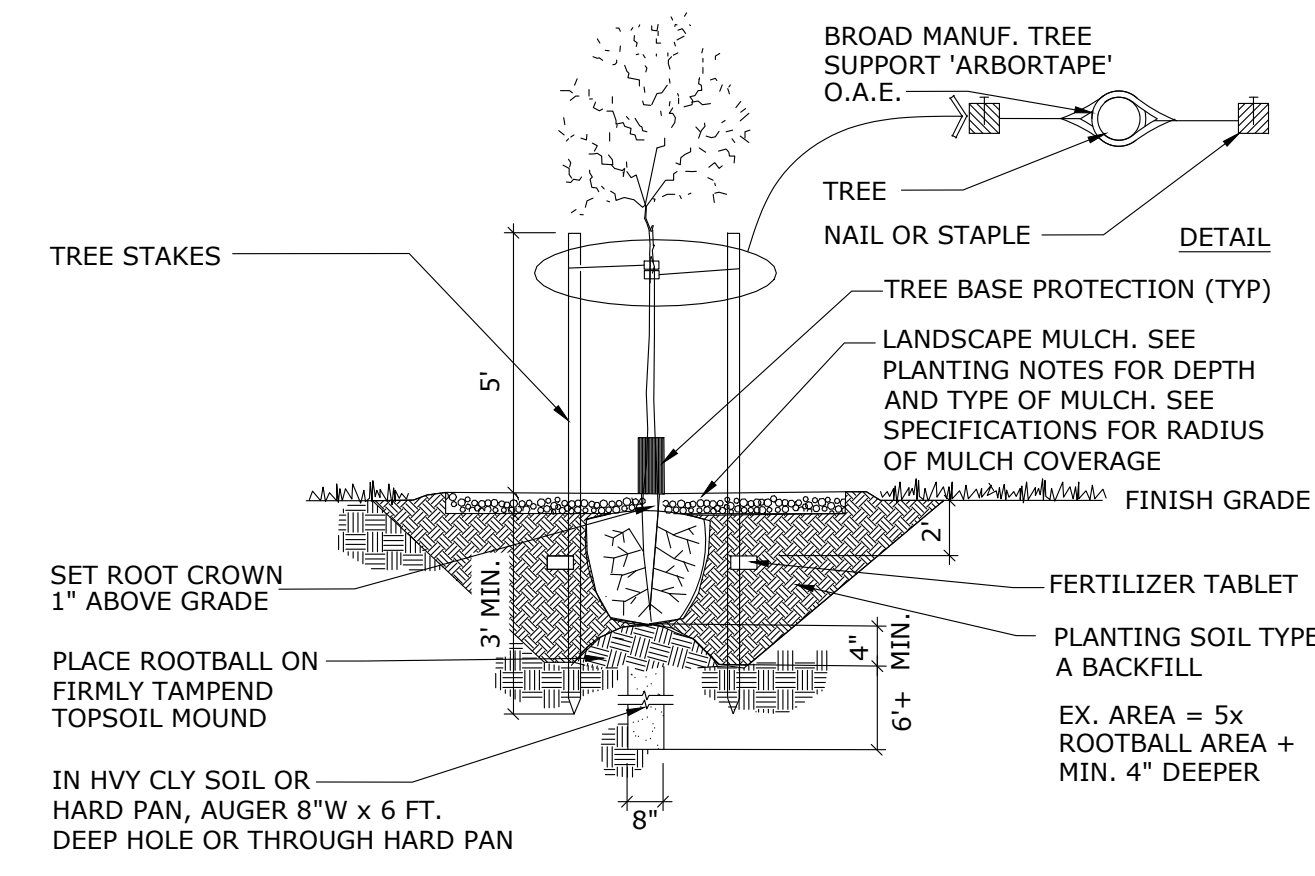


E QUICK COUPLER VALVE IN BOX SCALE = NTS



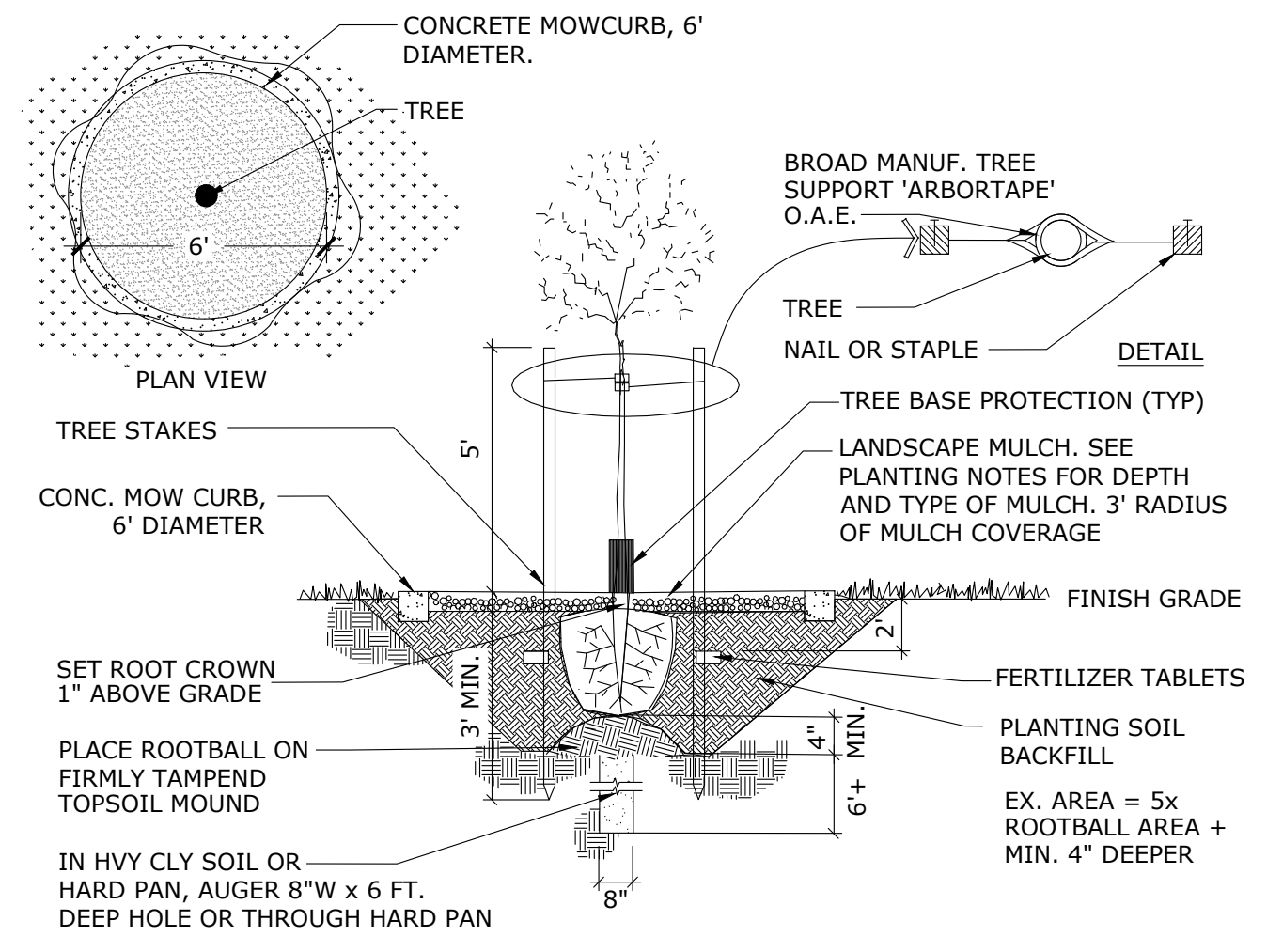
NOTES:
1. CONTRACTOR TO ADJUST SO THAT NO MORE THAN 20 BUBBLERS ARE LOCATED ON EACH SIDE OF EACH RISER.
2. INSTALL RISER ADAPTER AS NECESSARY TO ENSURE BUBBLER FILTER SCREEN INSTALLATION.

F BUBBLER ON RISER SCALE = NTS



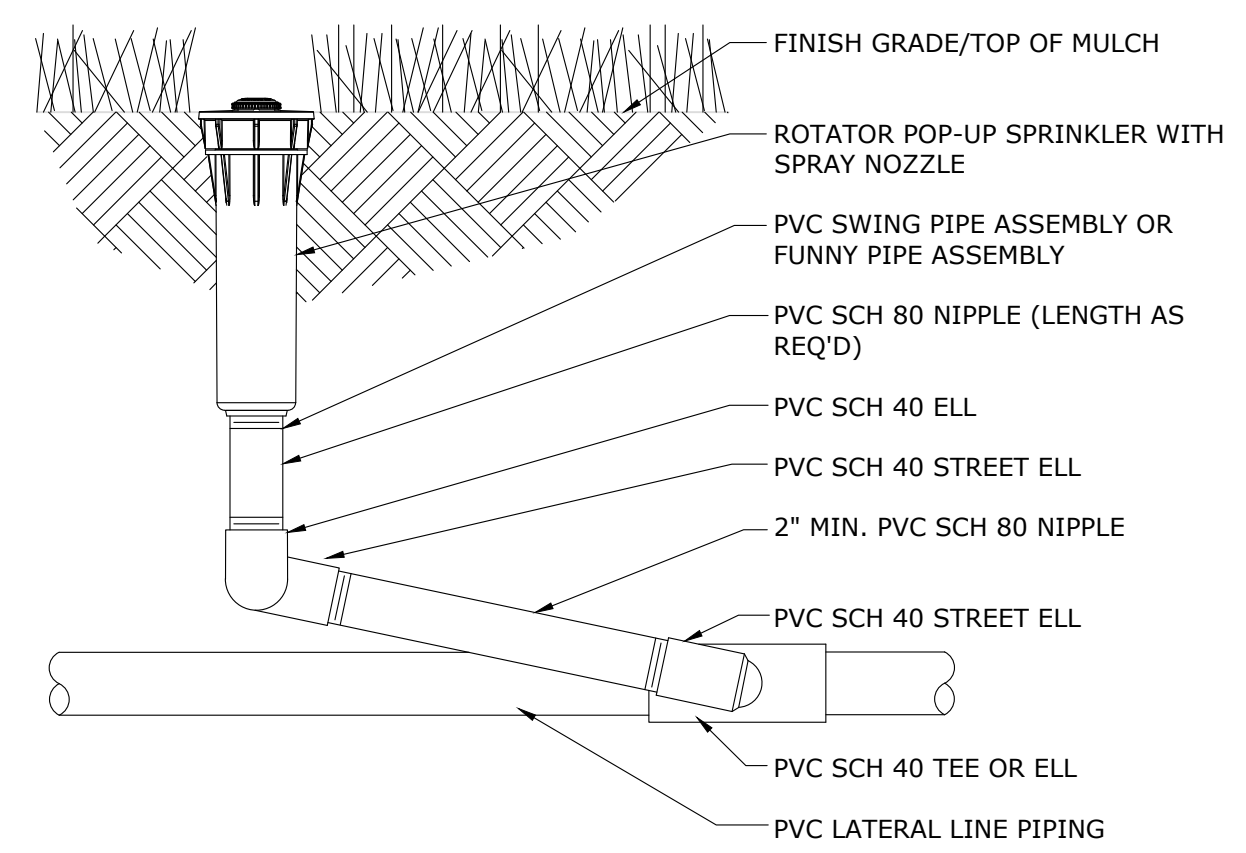
NOTES:
1. CUT AND REMOVE WIRE BASKET AFTER TREE IS IN PLANTING HOLE. REMOVE BURLAP AND TWINE FROM TOP AND SIDES OF ROOTBALL.

G TREE PLANTING SCALE = NTS

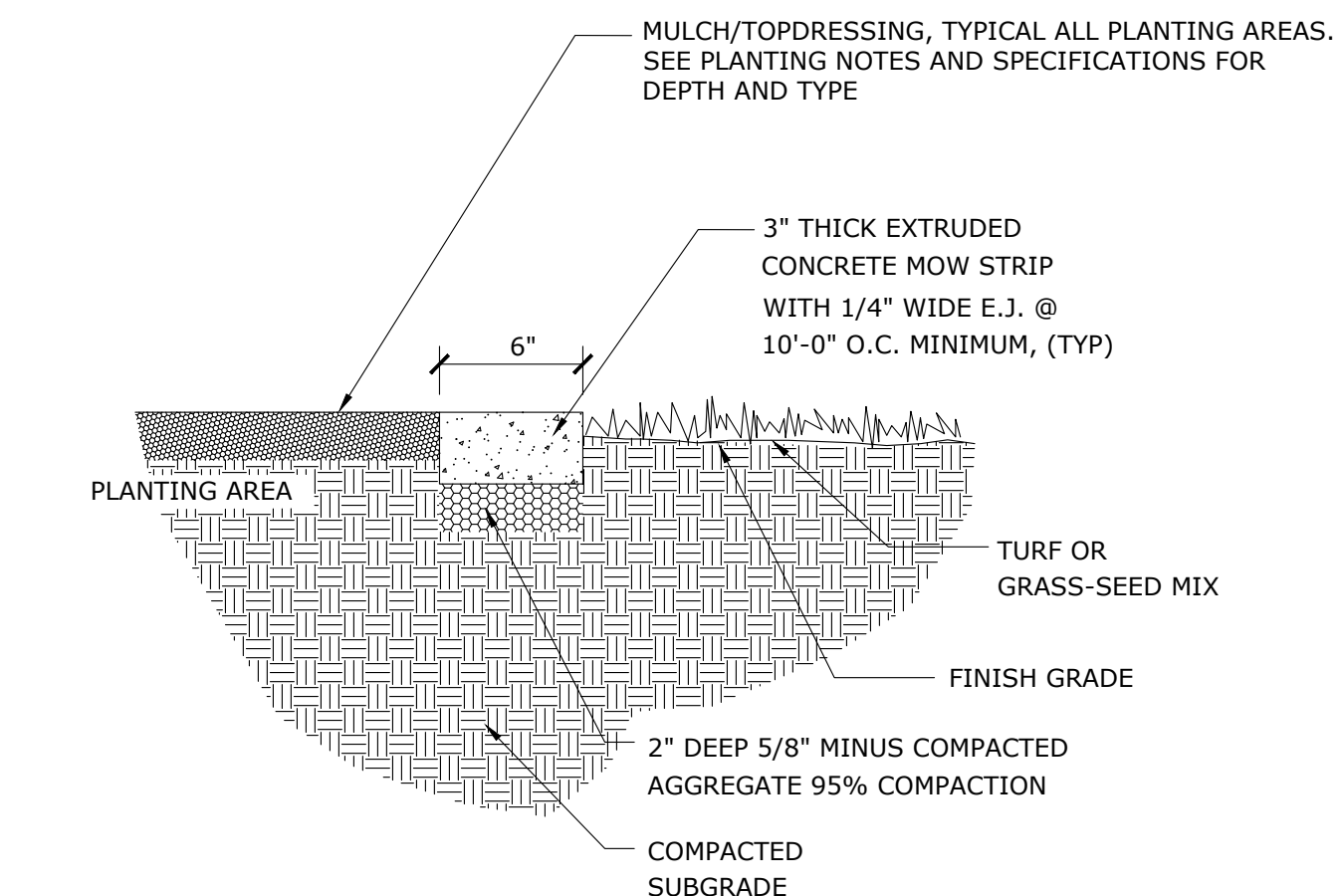


NOTES:
1. CUT AND REMOVE WIRE BASKET AFTER TREE IS IN PLANTING HOLE. REMOVE BURLAP AND TWINE FROM TOP AND SIDES OF ROOTBALL.
2. SEE SPECIFICATIONS FOR PLANTING AND FERTILIZER REQUIREMENTS.

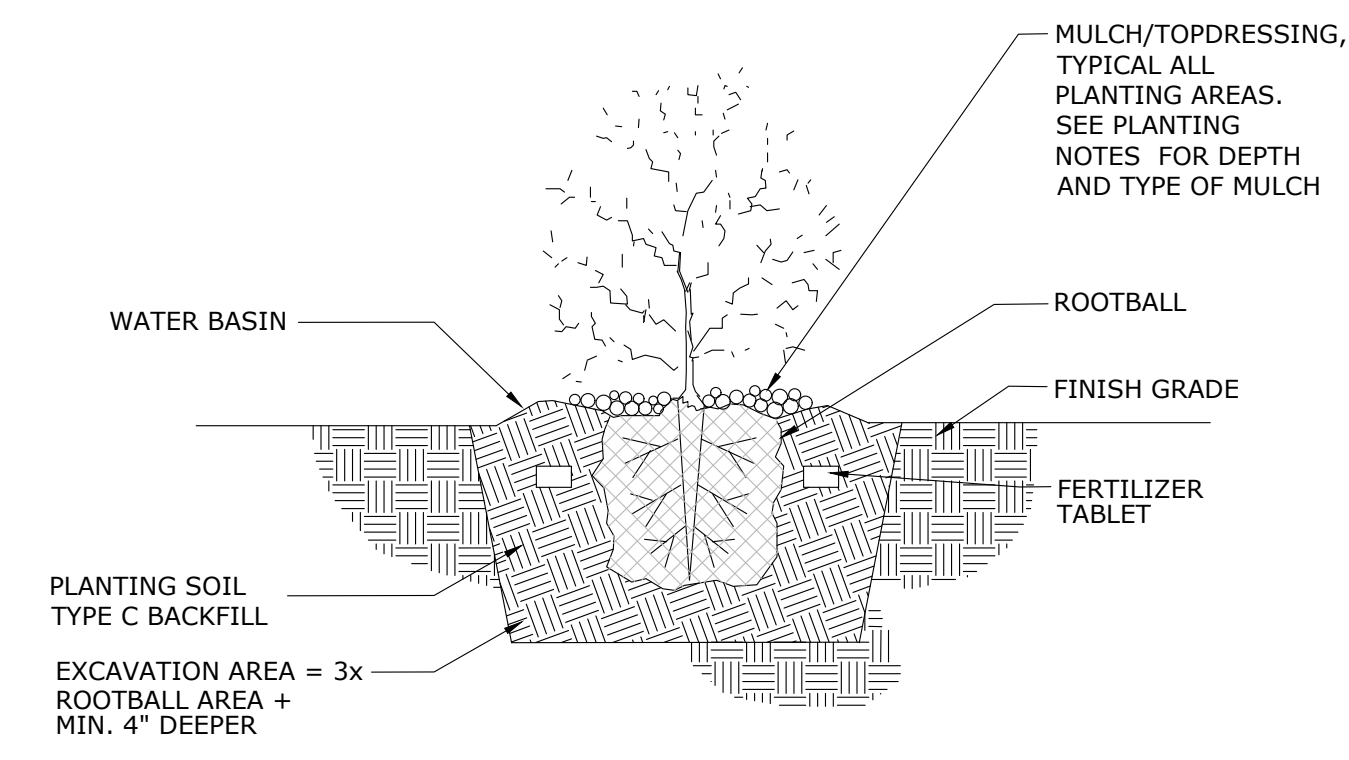
H TREE PLANTING IN TURF GRASS SCALE = NTS



I POP-UP SPRAY ASSEMBLY SCALE = NTS



J CONCRETE MOW CURB SCALE = NTS



K SHRUB PLANTING SCALE = NTS



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(509) 922-7449

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LANDSCAPE ARCHITECT'S SEAL
REGISTERED LANDSCAPE ARCHITECT
NO. 234
MICHAEL D. TERRELL
STATE OF IDAHO

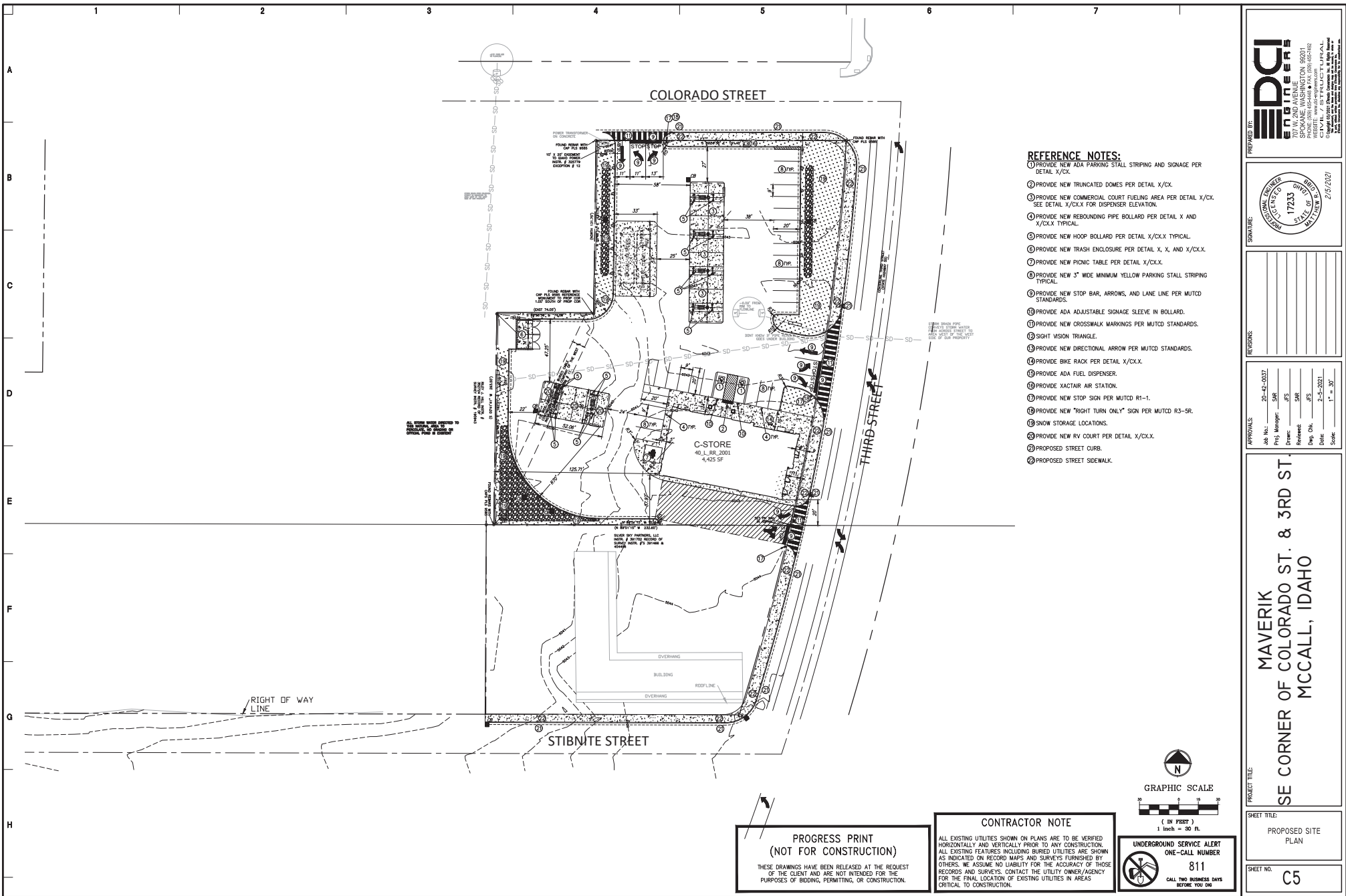
MAVERIK INC. STORE
3RD ST & COLORADO ST
MCCALL, IDAHO
DETAILS

REVISION	DATE
1	
2	
3	
4	

JOB NUMBER
20-038
DATE
2/5/2021
DRAWN BY
JCS
CHECKED BY
JCS

DRAWING 2 OF 2

LD-1



REFERENCE NOTES:

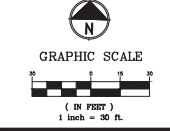
- ① PROVIDE NEW ADA PARKING STALL STRIPING AND SIGNAGE PER DETAIL X/CK.
- ② PROVIDE NEW TRUNCATED DOMES PER DETAIL X/CK.
- ③ PROVIDE NEW COMMERCIAL COURT FUELING AREA PER DETAIL X/CK. SEE DETAIL X/CK.X FOR DISPENSER ELEVATION.
- ④ PROVIDE NEW REBOUNDING PIPE BOLLARD PER DETAIL X AND X/CK.X TYPICAL.
- ⑤ PROVIDE NEW HOOP BOLLARD PER DETAIL X/CK.X TYPICAL.
- ⑥ PROVIDE NEW TRASH ENCLOSURE PER DETAIL X, X, AND X/CK.X.
- ⑦ PROVIDE NEW PONGIC TABLE PER DETAIL X/CK.X.
- ⑧ PROVIDE NEW 3" WIDE MINIMUM YELLOW PARKING STALL STRIPING TYPICAL.
- ⑨ PROVIDE NEW STOP BAR, ARROWS, AND LANE LINE PER MUTCD STANDARDS.
- ⑩ PROVIDE ADA ADJUSTABLE SIGNAGE SLEEVE IN BOLLARD.
- ⑪ PROVIDE NEW CROSSWALK MARKINGS PER MUTCD STANDARDS.
- ⑫ SIGHT VISION TRIANGLE.
- ⑬ PROVIDE NEW DIRECTIONAL ARROW PER MUTCD STANDARDS.
- ⑭ PROVIDE BIKE RACK PER DETAIL X/CK.X.
- ⑮ PROVIDE ADA FUEL DISPENSER.
- ⑯ PROVIDE XACTAIR AIR STATION.
- ⑰ PROVIDE NEW STOP SIGN PER MUTCD R1-1.
- ⑱ PROVIDE NEW "RIGHT TURN ONLY" SIGN PER MUTCD R3-SR.
- ⑲ SNOW STORAGE LOCATIONS.
- ⑳ PROVIDE NEW RV COURT PER DETAIL X/CK.X.
- ㉑ PROPOSED STREET CURB.
- ㉒ PROPOSED STREET SIDEWALK.

**PROGRESS PRINT
(NOT FOR CONSTRUCTION)**

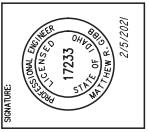
THESE DRAWINGS HAVE BEEN RELEASED AT THE REQUEST OF THE CLIENT AND ARE NOT INTENDED FOR THE PURPOSES OF BIDDING, PERMITTING, OR CONSTRUCTION.

CONTRACTOR NOTE

ALL EXISTING UTILITIES SHOWN ON PLANS ARE TO BE VERIFIED HORIZONTALLY AND VERTICALLY PRIOR TO ANY CONSTRUCTION. ALL EXISTING FEATURES INCLUDING BURIED UTILITIES ARE SHOWN AS INDICATED ON RECORD MAPS AND SURVEYS FURNISHED BY OTHERS. WE ASSUME NO LIABILITY FOR THE ACCURACY OF THOSE RECORDS AND SURVEYS. CONTACT THE UTILITY OWNER/AGENCY FOR THE FINAL LOCATION OF EXISTING UTILITIES IN AREAS CRITICAL TO CONSTRUCTION.



UNDERGROUND SERVICE ALERT
ONE-CALL NUMBER
811
CALL TWO BUSINESS DAYS BEFORE YOU DIG



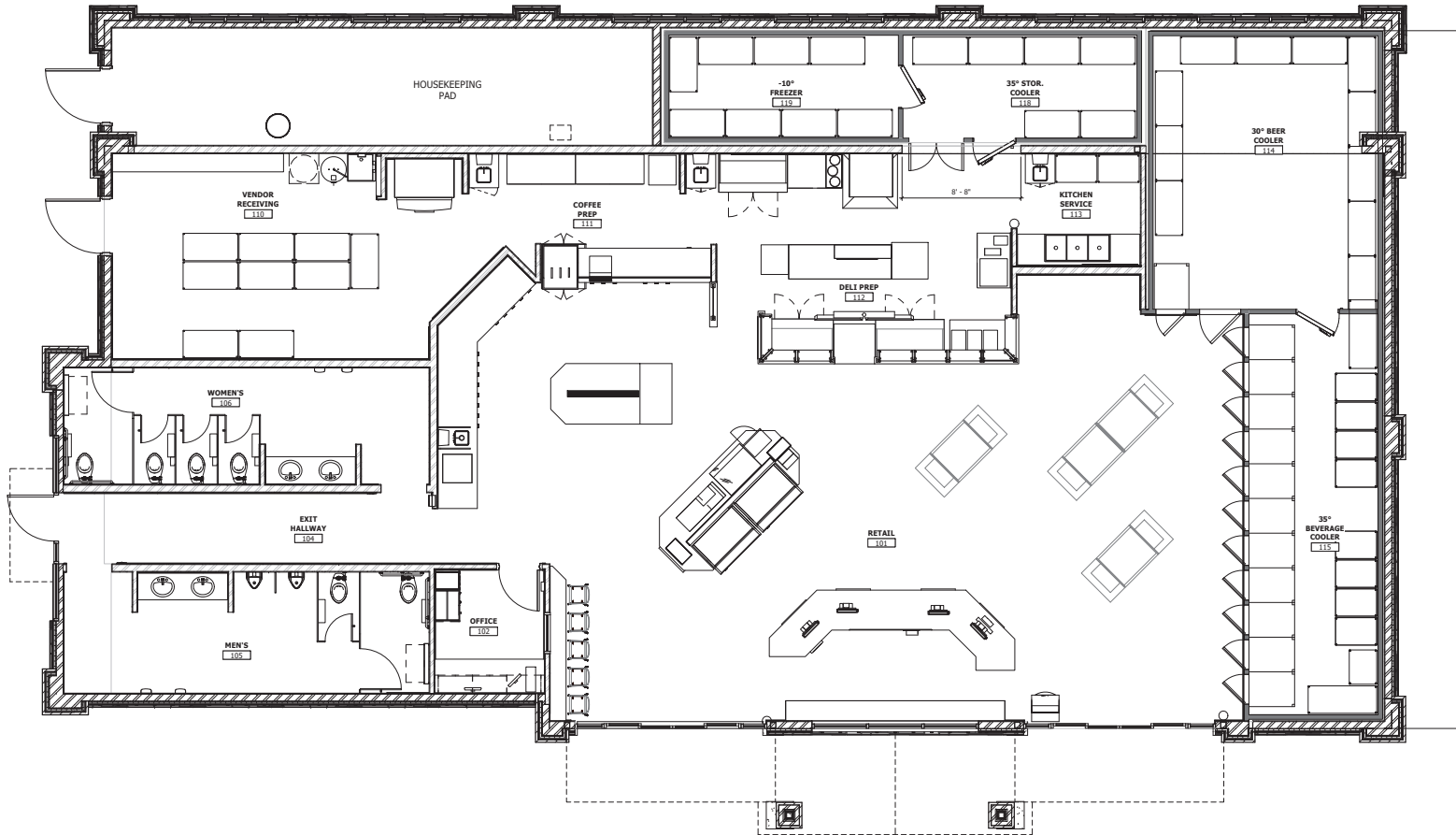
SIGNATURE: _____
DATE: _____

APPROVALS:
Job No.: 20-42-0037
Prof. Manager: SMR
Drawn: JFS
Reviewed: SMR
Date: 2-5-2021
Scale: 1" = 30'

MAVERIK
SE CORNER OF COLORADO ST. & 3RD ST.
MCCALL, IDAHO

PROJECT TITLE:
PROPOSED SITE PLAN

SHEET NO.:
C5



1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

PROPOSED MAVERIK C-STORE
MCCALL, ID

Prototype Version: 40_L_RR_2002
Building Square Footage: 4,880 SF
Construction Type/Occupancy Classification: V-B / M

A-1 | FLOOR PLAN





2 FRONT LEFT BUILDING PERSPECTIVE
SCALE:



1 FRONT RIGHT BUILDING PERSPECTIVE
SCALE:

PROPOSED MAVERIK C-STORE
MCCALL, ID

Prototype Version: 40_L_RR_2002
Building Square Footage: 4,880 SF
Construction Type/Occupancy Classification: V-B / M

A-3 | PERSPECTIVE VIEWS





2 REAR LEFT BUILDING PERSPECTIVE
SCALE:



1 REAR RIGHT BUILDING PERSPECTIVE
SCALE:

PROPOSED MAVERIK C-STORE
MCCALL, ID

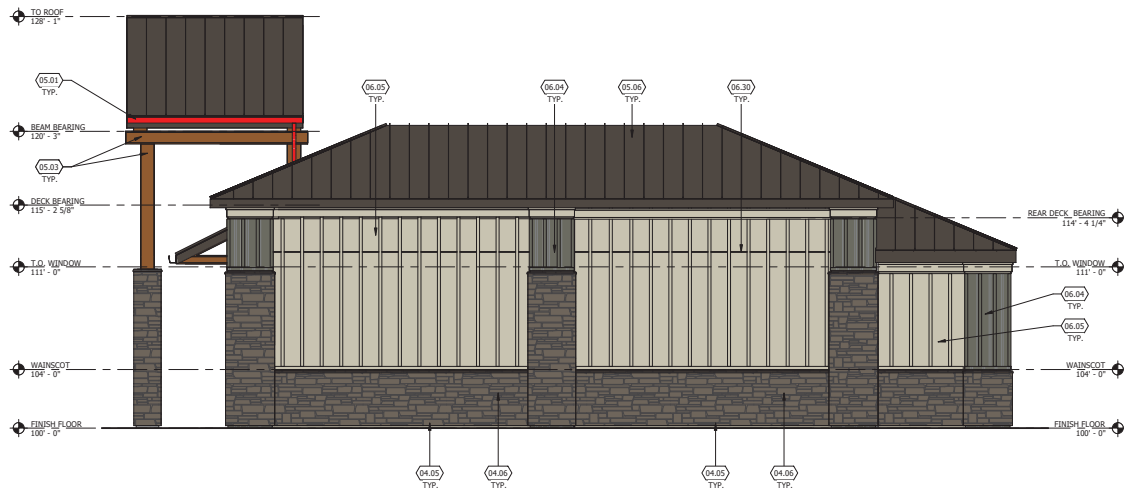
Prototype Version: 40_L_RR_2002
 Building Square Footage: 4,880 SF
 Construction Type/Occupancy Classification: V-B / M

A-4 | PERSPECTIVE VIEWS

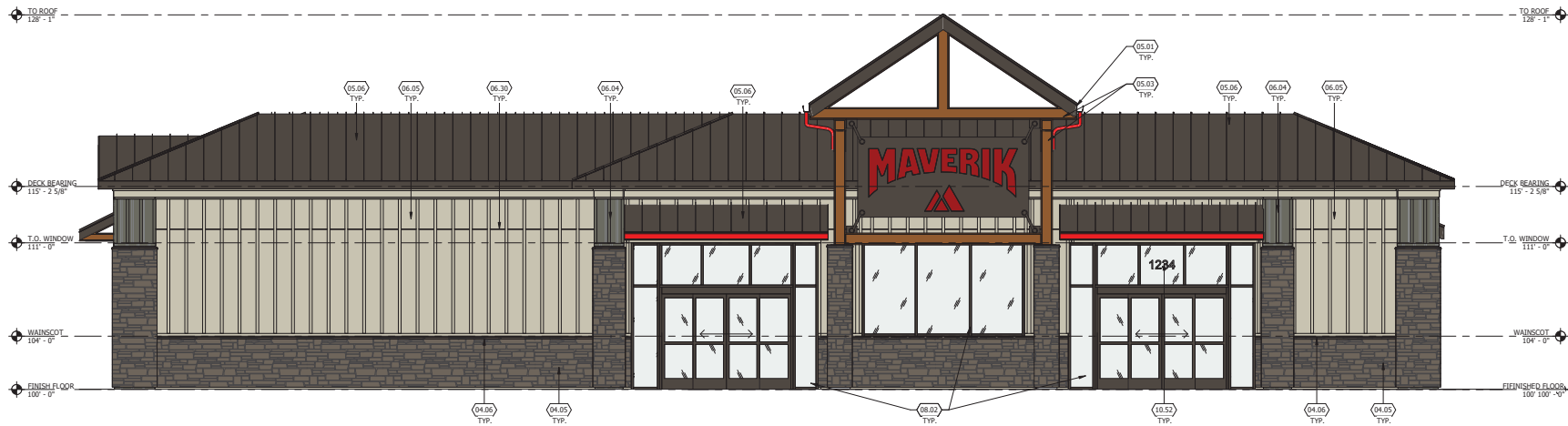


KEYED NOTES

- 04.05 CULTURED STONE VENEER, SKYLINE, COUNTRY LEDGESTONE
- 04.06 CULTURED STONE VENEER CAP, SKYLINE, COUNTRY LEDGESTONE
- 05.01 PRE-FINISHED GUTTER, BRISTE RED
- 05.03 PAINTED STEEL, BLACK FOX
- 05.06 MBGI PRE-FINISHED METAL ROOF, 1 3/4" STANDING SEAM, MIDNIGHT BRONZE
- 06.04 FIBER CEMENT BOARD & BATTEN SIDING, BB-2
- 06.05 FIBER CEMENT BOARD & BATTEN SIDING, BB-1
- 06.30 HORIZONTAL JOINT IN SIDING
- 08.02 ALUMINUM STOREFRONT SYSTEM, DARK BRONZE
- 10.52 BUILDING ADDRESS SIGNAGE, VERIFY LOCATION WITH LOCAL CODE OFFICIAL(S) PRIOR TO INSTALLATION



2 RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



1 FRONT ELEVATION
SCALE: 1/4" = 1'-0"

PROPOSED MAVERIK C-STORE
MCCALL, ID

Prototype Version: 40_L_RR_2002
Building Square Footage: 4,880 SF
Construction Type/Occupancy Classification: V-B / M

A-5 | EXTERIOR ELEVATIONS



KEYED NOTES

- 04.05 CULTURED STONE VENEER, SKYLINE, COUNTRY LEDGESTONE
- 04.06 CULTURED STONE VENEER CAP, SKYLINE, COUNTRY LEDGESTONE
- 05.01 PRE-FINISHED GUTTER, BRUTE RED
- 05.03 PAINTED STEEL, BLACK FOX
- 05.06 MBGI PRE-FINISHED METAL ROOF, 1 3/4" STANDING SEAM, MIDNIGHT BRONZE
- 06.04 FIBER CEMENT BOARD & BATTEN SIDING, BB-2
- 06.05 FIBER CEMENT BOARD & BATTEN SIDING, BB-1



2 LEFT ELEVATION
SCALE: 1/4" = 1'-0"



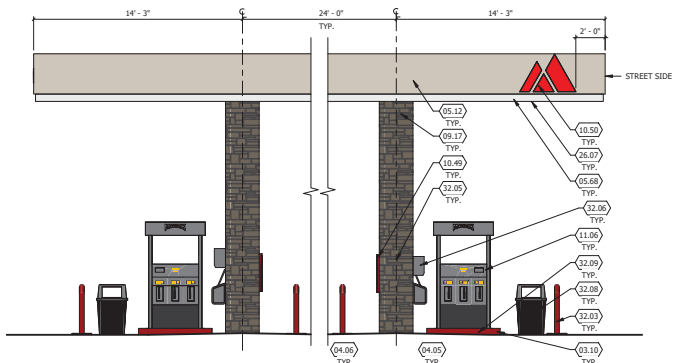
1 REAR ELEVATION
SCALE: 1/4" = 1'-0"

PROPOSED MAVERIK C-STORE
MCCALL, ID

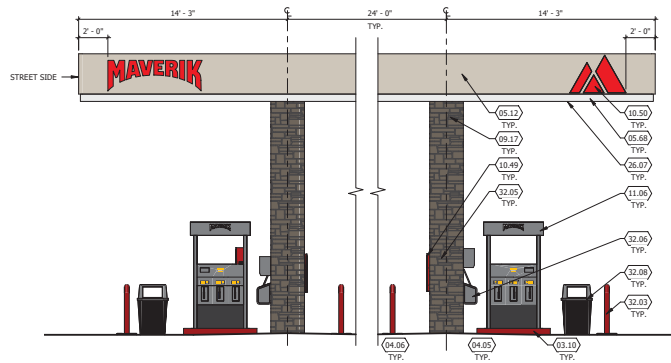
Prototype Version: 40_L_RR_2002
Building Square Footage: 4,880 SF
Construction Type/Occupancy Classification: V-B / M

A-6 | EXTERIOR ELEVATIONS

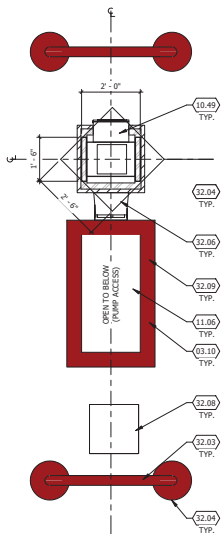




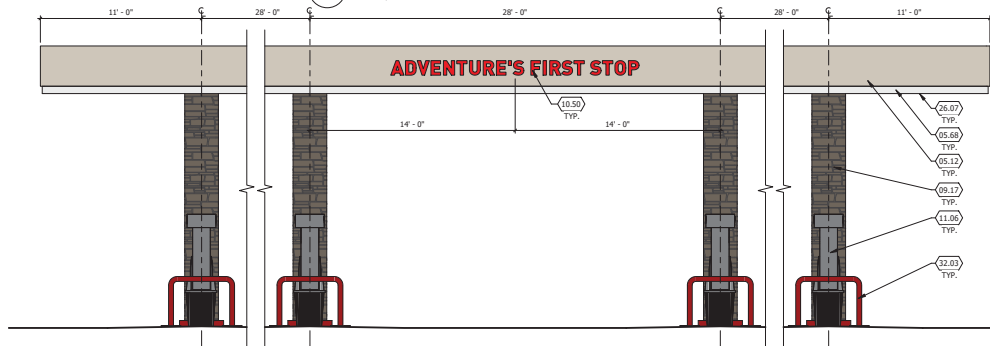
5 FUEL DISPENSING CANOPY - END ELEVATION
SCALE: 1/4" = 1'-0"



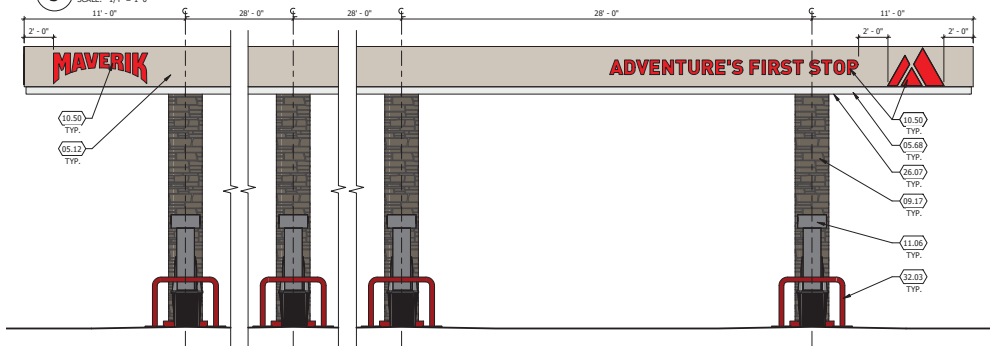
4 FUEL DISPENSING CANOPY - END ELEVATION
SCALE: 1/4" = 1'-0"



2 CANOPY COLUMN PLAN
SCALE: 1/2" = 1'-0"



3 FUEL DISPENSING CANOPY - BUILDING SIDE ELEVATION
SCALE: 1/4" = 1'-0"



1 FUEL DISPENSING CANOPY - STREET SIDE ELEVATION
SCALE: 1/4" = 1'-0"

KEYED NOTES

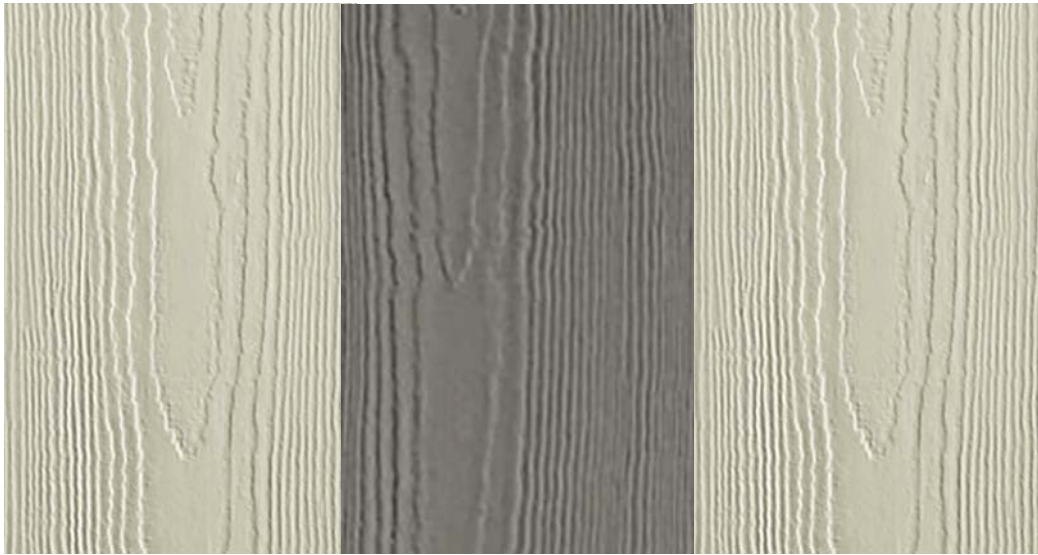
- 03.10 6" MIN. RAISED CONCRETE ISLAND W/ TOOLED EDGES AND CORNERS. VERIFY SIZE W/ DISPENSER SUPPLIER +1'-5" X 3'-0" (NO METAL FORM). ACCESSIBLE ISLAND TO BE 4" - SEE CIVIL DRAWINGS FOR LOCATION
- 05.12 ALUMINUM COMPOSITE METAL PANEL, EASTMAN RED
- 05.68 ALUMINUM COMPOSITE METAL PANEL, WHITE
- 09.17 PANEL COLUMN CLADDING, COLOR TO MATCH P-9
- 10.49 4x40 BC FIRE EXTINGUISHER W/ CASE, LOCATE WITHIN 75' OF ALL PUMPS, DISPENSERS, OR STORAGE TANK. LOCATION TO BE FINALIZED BY FIRE MARSHAL
- 10.50 SIGNAGE TO BE COORDINATED BY FUEL CANOPY CONTRACTOR WITH OWNER
- 11.06 DISPENSING STATION (BY OTHERS)
- 26.07 ALL LIGHT FIXTURES (NOT SHOWN) TO BE FLUSH MOUNTED WITHIN THE DECK PANEL SOFFIT (SOFFIT COLOR P-7). SEE ELECTRICAL AND FUEL DISPENSING DRAWINGS
- 32.03 4" DIAMETER 1" BOLLARD, SET AND FILLED W/ CONCRETE, SEE CIVIL DRAWINGS PAINTED P-4
- 32.04 EXPANSION JOINTS, TO BE FILLED W/ "JET FUEL RESISTANT" SEALANT, SEE CIVIL DRAWINGS
- 32.05 SIGNAGE, BY OWNER, TO COMPLY WITH IFC 2305.6 AND POSTED ON EACH SIDE OF COLUMN
- 32.06 S.S.I. (WINDOW WASH/PAPER TOWEL) PROVIDED BY OWNER, INSTALLED BY CONTRACTOR, MOUNTED TO COLUMN PER ADA REQUIREMENTS (4'-0" MAX A.F.F. TO PAPER TOWEL FOLD)
- 32.08 TRASH CONTAINER, PROVIDED BY OWNER
- 32.09 PAINT CONCRETE CURB EDGE P-4, SEE SCHEDULE ON SHEET A6.03

PROPOSED MAVERIK C-STORE
MCCALL, ID

Prototype Version: 40_L_RR_2002
Building Square Footage: 4,880 SF
Construction Type/Occupancy Classification: V-B / M

A-7 | CANOPY ELEVATIONS





BB-1 LP SmartSide -
Worldly Gray

BB-2 LP SmartSide -
Gauntlet Gray

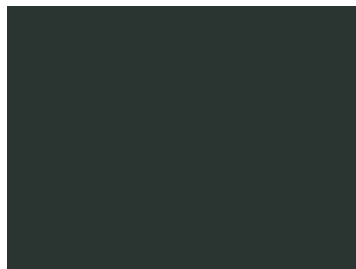
BB-3 LP SmartSide -
Worldly Gray



Cultured Stone - Skyline, Country LedgeStone



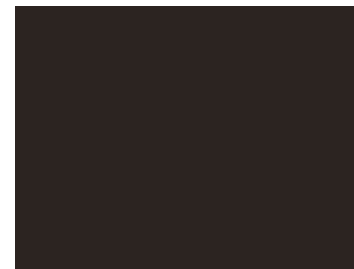
Column -
Treated Wood



C-1 MBCI - Midnight Bronze



C-2 MBCI - Brite Red



Anodized - Dark Bronze



Paint - Black Fox

PROPOSED MAVERIK C-STORE
MCCALL, ID

Prototype Version: 40_L_RR_2002
Building Square Footage: 4,880 SF
Construction Type/Occupancy Classification: V-B / M

A-8 | EXTERIOR MATERIALS BOARD



From: [Bob](#)
To: [Michelle Groenevelt](#); [Morgan Bessaw](#)
Subject: MAVERIK station proposal
Date: Thursday, April 1, 2021 1:18:49 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please add my name to the list of McCall folks strongly OPPOSED to the latest iteration of Maverik's proposal for their expanded gas station downtown. From my years as a member of and chairman of the McCall Area Planning and Zoning Commission, and participant in the Comprehensive Plans processes, I can assure the members that neither the planning and zoning ordinances nor the aesthetic elements of downtown design nor any of multiple efforts to develop a viable and dynamic economic development plan for downtown, contemplated putting an industrial scale truck stop dead center in downtown McCall. The negative traffic impacts alone are enough to turn this awful proposal down, much less the negative visual impacts, and increasing by magnitudes the possibilities of fuel spills which will flow directly into the lake. Community opposition to this proposal is widespread and increasing. The P&Z has zero obligation or incentive to "help make this thing work", indeed the right and responsible course here is to send a loud and resounding NO!!! Please forward this communication to each member of the P&Z in advance of the meeting. Thank You. Robert Youde

-----Original Message-----

From: Kay Snodgrass [REDACTED]

Sent: Wednesday, January 6, 2021 10:21 AM

To: Nathan Stewart <nstewart@mccall.id.us>

Subject: Colorado St. west of Third St.

--- This email is from an external sender. Be cautious and DO NOT open links or attachments if the sender is unknown. ---

Good morning. I am writing to voice my concern over future growth of our area and the resulting traffic congestion. Because First St. turns into Colorado, it has already become a bypass. The corner where the two streets converge is a sharp, blind curve. There are two large vacant properties in this area owned by potential developers. Condos on both streets would have a considerable impact on traffic flow.

If a proposed Maverik store is approved, we would have another traffic concern. A possible solution would be to make Colorado west of Third and First north to Idaho a one way Street. What are your thoughts on this proposal and what would be the procedure in making this happen?

Thank you for your input.

Kay Snodgrass

Sent from my iPhone

Good Evening Council Members, my name is Matt Hurlbutt. My wife Jennifer and son Billy and I reside at 300 Colorado Street. The property that is directly connected to the proposed Maverik site. I am calling in tonight to urge and plead the council to not allow Maverik to move forward with its current plan to develop a gas station on 3rd and Colorado Street. A gas station of this size should be on the outskirts of town in an industrial setting. By comparison to other resort towns- Jackson Hole has their Maverik located 2 miles from downtown, Park City's Maverik is located 1.2 miles from the downtown corridor – why should the McCall Maverik be treated any differently? Their current location that is being proposed will only bring more people through our city that may otherwise take the bypass causing further unnecessary traffic.

As direct neighbors within 300 feet of the proposed project we did not receive any letter for a neighborhood meeting? I'm no expert but I think that is required before presenting to the council? Why didn't this happen? We feel cheated and belittled that we were not contacted. Are we now allowing big city, out of state corporations to come into McCall and run us over?

Their plan puts their dumpsters right in our back yard for the prevailing winds to carry the stench of rotten food and trash into our home and yard! We are also in a natural depression where spilled gas and diesel could make their way into our back yard. Truck and car lights will be hitting our house constantly along with loud music blaring at all hours of the day! These issues along with others would have been nice to discuss with the Maverik people but its too late for that now, since they never gave us notice of a re-application being submitted. Pretty poor start for Maverik in our little town. Let's not make a mistake that cannot be undone!

I'd like to take the time to address several of the conditions for a CUP that, in our opinion, Maverik can never meet.

CUP Condition 2. Is harmonious with and in accord with the general objectives and with any specific objectives of the comprehensive plan and/or this title.

The McCall Comprehensive Plan currently calls for gas stations to be moved on the outskirts of town, let's follow the plan! The corner of 55 & Boydstun is the proposed location or move it South of town, near the airport.

CUP Condition 3. Is designed, constructed, operated and maintained to be harmonious and appropriate in appearance with the existing or likely character of the neighborhood, and that such use will not change the essential character of the surrounding area.

The surrounding area has an "old town" rustic feel mixed with some modern remodels. This building is not conforming to existing structures. This building being proposed has in industrial look of Salt Lake City.

CUP Condition 4. Will NOT detrimental to the health, safety and general welfare of persons residing or working in the neighborhood of such proposed use.

Adding a gas station/c-store to the neighborhood will be detrimental to the health and welfare of the people that reside in this neighborhood. Colorado Street is a main thoroughfare for people going to the McCall Donnelly High School, it is a downtown shortcut and is very busy street for homeowners, vacation rentals and business owners. The corner of Colorado Street and 1st Street has an extremely

tight corner that is barely navigable for 2 cars going in opposite directions. The corner has experienced numerous accidents – one just witnessed about a month ago. It is steep and slick and with the tight corner presents very dangerous conditions. The traffic created by the gas station will be doubled, if not tripled, on this road and it will endanger all of the residents of the neighborhood as well as the City. Living next to a gas station has proven to lower the quality of life. Gas stations pose significant hazards to neighbors, especially children. For instance, ground-level ozone caused in part by gasoline fumes, groundwater hazards from petroleum products leaking into the ground. As mentioned before, there are numerous children & people that live on this street and travel on this street daily. Ozone pollution will happen which is found in gasoline vapors and carbon monoxide, that come from car exhaust. Harmful chemicals like benzene, can be released into the air. Higher ozone levels can lead to respiratory problems and asthma, while benzene is a known cancer-causing chemical, according to the National Institutes of Health.

CUP Condition 5. Will NOT cause any substantially harmful environmental consequences to any land or waters within the planning jurisdiction.

Underground gasoline storage tanks can also be a problem. When thousands of gallons of gasoline enter the soil, chemicals travel to groundwater, which the EPA says is the source of drinking water for nearly half the U.S.

CUP Condition 6. Will NOT create excessive additional public cost for public facilities and services, and will not be detrimental to the economic welfare of the community.

We have a few “mom and Pop” gas station/c-stores in town and this monstrosity of a gas station/c-store will put those businesses out of business, forcing the people who live and work here to leave.

CUP Condition 8. Will NOT involve uses, activities, processes, materials, equipment or conditions of operation that will cause unreasonable production of traffic, noise, smoke, fumes, glare, odors or other forms of pollution.

This is one of the most major conditions that will never be met with a Maverik gas station CUP. Every single criteria in this condition will be broken. It is known that gas stations will cause unreasonable traffic, noise, smoke, fumes, exhaust, oil leaks, broken down cars, increased levels of trash and light pollution, to name a few.

CUP Condition 9. Will have vehicular approaches to the property so designed as not to create a detrimental interference with traffic on surrounding public or private thoroughfares, or adversely affect the pedestrian environment.

As mentioned before, get ready to see traffic accidents, pedestrian accidents (or worse) and more with the addition of a gas station on Colorado Street. The pedestrian traffic on Colorado Street is abundant. We literally will be endangering our children by allowing this site to proceed.

CUP Condition 11. Will be on a site of sufficient size to accommodate the proposed use, including the yards, open spaces, snow storage, walls, fences, parking areas, loading zones and design standards applicable.

Snow storage is already a major problem on Colorado Street. The City is trucking snow to Colorado Street to store it in big winters. There is not adequate space nor planning to take care of the snow storage for a proposed asphalt jungle of this size.

CUP Condition 12. Will have a minimal negative economic impact on the neighborhood or surrounding community

The value of all of the homes on Colorado Street will plummet. 2020 saw some of the largest growth in home prices yet. With the addition of a gas station next door we will lose all of that growth and then some. Who wants to live next to a gas station? Put this gas station out on the highway next to other industrial looking buildings where it belongs. Don't ruin our downtown McCall.

Maverik in Jackson Hole, WY



McCall Area Planning and Zoning Commission

Staff Report

DR-21-06, SR-21-06

998 Spruce Way

April 6, 2021

Applicant: Russel McKinley and Anne Hendon
Representative: Sarah Byers
Application: Design Review, Scenic Route Overlay Review
Zoning: R4 – Low Density Residential

Project Description:

- 1) A Design Review application to construct a detached two-story garage.
- 2) A Scenic Route Review application for the property location with approximately 162 linear feet along Wagon Warren Road, a scenic route.

The site is located along the east side of Wagon Warren Road and includes an existing cabin and gravel driveway. The site sits on a gentle slope with native trees and shrubs. The proposal is to construction a detached garage with a second story storage attic. Access to the garage would be from the existing driveway with the addition of a 400 sf. concrete pad in front of the garage. An exterior door is located on the south side of the garage facing the existing cabin and would provide access to the interior, including stairs to the second floor. The garage would be finished with asphalt shingles and steel siding. The cabin would be refinished with the same siding but maintain the existing steel roof. Lighting ion the existing structure would also be updated in compliance with code.

Accessory structures over 1500 sf. require the provision of a local housing unit. The proposed garage is 1400 sf.

Garage, ground floor	840
Garage, second floor	627
Total Garage	1467 sf
Covered entrance stoop	
Existing residence	825 sf
Total Building Area	2229 sf

R-4 Zoning District Requirements:

Requirement	Code (MCC 3. 3.03)	Proposal
Minimum Property Size	10000 sf	16559 sf
Street Frontage	75'	162'
Front Property Line Setback from Warren Wagon Rd.	25'	35'+
Rear Property Line Setback	10'	22.9'
North Side Property line setback	17'	17'
South Side Property Line	17'	34'
Total Side Property line setback	47'	49'
Lot Coverage	24%	12%
Building Height	35'	35'
Maximum Residence Size	10000 sf	825 sf

Code Narrative

Please see the attached Findings and Conclusions document for analysis of the code requirements.

MCC 3.16.01: Design Review approval is required for accessory structures in a Scenic Route Overlay District.

MCC 3.3. 09 Design standards to allow development that is complementary to the natural environment, scenic mountain setting and historic small-town character.

MCC 3.7.031, development within 150 ft. of Warren Wagon Road is subject to Scenic Route Review.

MCC 3.7.032 which sets forth the development requirements with the Scenic Route Overlay including building dimensions, setback, height, and lustering; access; bike paths; and landscaping.

MCC 3.8.03 Tree Removal: which requires consultation and the review and approval of any trees equal to or larger than twelve inches in diameter at breast height of 54”.

MCC 3.8.04 Fire Hazard Mitigation: which requires the site design to consider the potential fire hazard on the site.

MCC 3.8.062 Parking: which requires two parking spaces.

MCC 3.8.064 Driveways: which provides standards for driveway width, grade, and setbacks.

MCC 3.8.11 Accessory Structures: which requires that accessory structures have similar exterior finishes to the primary structure and limit the size to 1500 sq. ft. without a local housing unit.

MCC 3.8.13 Landscaping: which requires landscape plans as part of a design review.

MCC 3.8.15 Snow storage: which requires that area be set aside on the site for snow storage.

MCC 3.8.23 Site Design: which requires that site development maintains the natural features of the site including significant vegetation, watercourses, wildlife corridors, and natural features.

MCC 3.14 Lighting: which established standards for exterior lighting to promote and maintain public safety and preservation of the night sky.

Comments

Agency –

McCall Public Works Department

In a March 23, 2021 e-mail, the Public Works department stated that they had reviewed the materials provided for this proposal and had the following comments and requirements:

1. The proposed detached garage as it is shown shouldn't affect existing drainage patterns on this property significantly to warrant the need for a formal stormwater drainage report and application.
2. A 10 foot minimum snow storage easement would be beneficial if it were dedicated along Spruce Ave and Warren Wagon Road but is not required at this time.
3. The City's Building Department will monitor and inspect the temporary on-site stormwater controls.

Idaho Department of Transportation (ITD)

In a March 10, 2021 e-mail, the ITD stated they did not anticipate any significant traffic impact to the State Highway system from this development and had no objections to the proposed development.

Commission Findings

The Commission hereby makes the following findings:

1. The project is in general conformance with the Comprehensive Plan.
2. The project does not jeopardize the health, safety or welfare of the public.
3. The project conforms to the applicable specifications outlined in the City of McCall Design Guidelines as well as all other applicable requirements of the Zoning.

Conditions of Approval

1. Prior to issuance of a building permit, the applicant shall receive final engineering approval.
2. Prior to issuance of a building permit, the applicant shall provide a copy of their plans stamped by a licensed architect.
3. Prior to the issuance of a building permit, the applicant will provide the City with a written statement acknowledging that the second story area above the garage is not for occupancy as an accessory dwelling unit or short-term rental without first obtaining the required permits or licenses from the City of McCall.
4. 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 from the date of initial approval.

IN RE:)
)
) **McCALL AREA PLANNING AND ZONING COMMISSION**
MCKINLEY/HERNDON) **FINDINGS OF FACT, CONCLUSIONS OF LAW, AND**
Design Review) **DECISION**
)
)
Application Number:)
DR-21-06, SR-21-06)

FINDINGS OF FACTS

Applicant: Russel McKinley and Anne Hendon

Representative: Sarah Byers

Application: Design review of a new, two story detached garage, and scenic route review for a structure within 150’ and visible from Warren Wagon Road, a designated scenic route.

Address: 998 Spruce Lane, McCall. Idaho

Location: Lot 3 of Block 5 of the Amended Cedar Knoll Acres State Subdivision situate in the W ½ of Section 33, T1BN, R3E, B.M. Valley County, Idaho

Public Notice: Newspaper: March 19, 2021
Mailing: March 18, 2021
Posting: March 21, 2021

Zoning: R4 – Low Density Residential

Property Size: 16, 559 sf.

Lot Coverage: 1,987 sf. (50% of allowable)

Building Height: 26' 9"

Proposed Setbacks: Per McCall City Code 3.3.03, the minimum required setbacks for this parcel are 25 ft. from the front property line, 10 ft. from the rear property line and 17 ft. from either side property line. The setbacks as proposed are:
Front: 35 ft.+ **Rear:** 22ft.+ **Sides:** 17 ft. (north) and 34 ft. (south).

APPROVAL STANDARDS

Design Review

The commission or administrator shall determine the following before approval is given:

- 1. The project is in general conformance with the comprehensive plan.**
- 2. The project does not jeopardize the health, safety or welfare of the public.**
- 3. The project conforms to the applicable requirements of the zoning ordinance and subdivision ordinance, adopted by the city of McCall.**
- 4. The project will have no substantial impact on adjacent properties or the community at large.**

Please see the review of the Design Requirements below.

MCC 3.3.09 DESIGN REQUIREMENTS

General Objectives for Residential Design

- 1. Support a residential character and is compatible with its surrounding neighborhood:**

The proposal is consistent in size, design and character with the residences in the surrounding neighborhood.

- 2. Preserves natural features:** The site has been used as a parking pad and is clear of any natural vegetation. The proposal intends to maintain the remaining undisturbed area of the site, which is heavily wooded, in its natural vegetation.

3. **Promotes active and safe streetscapes.** The garage will maintain the existing driveway intersection with the street and will be modified to fit the existing new garage with the addition of a concrete pad.

MCC 3.3.09 Residential Review Standards

1. **Building Scale:** The proposal will add 840 sf. of ground floor garage and 627 sf. of second story space above the garage. With the existing 825 sf. residence, the area of internal space is 2,229 sf. The amount of square feet in the garage will be greater than the existing cabin, making the cabin an accessory structure to the garage. Site coverage is 12% of the lot size. This is in scale with the lot and the surrounding neighborhood.
2. **Building Design**
 - a. **Materials** The garage would be finished with steel Double 5” Dutch lap siding. The cabin would be refinished with the same siding but maintain the existing steel roof.
 - b. **Roof:** The garage roof would be finished with architectural composite asphalt shingles.
 - c. **Exterior Color** The proposed color palette is mahogany for the body of the buildings and desert sand for the trim. The existing cabin will be finished in the same exterior colors.
 - d. **Blank Walls** There are no blank walls in the design.
 - e. **Snow Loads** The structure is sufficiently setback to avoid the impacts of snow shedding on any adjoining property.

MCC 3.7.032 Scenic Route Requirements for Development

Scenic Route Zone

The Commission shall determine whether the proposed development, improvement, or use:

1. **The project preserves and enhances the scenic quality of the street or highway.**

The proposal will maintain the scenic quality of Warren Wagon Road through the setback of the structure in excess of the 35 feet and the natural vegetation that will remain untouched along the road.

2. **Is compatible (in terms of setback, bulk, height, design, finish materials, and signing with its immediate surroundings and the desired visual quality of the scenic route.**

The proposed site coverage of 12% (50% of allowed) on a 16,559 sq. ft. site is in scale with the surrounding area. Compatibility with the desired visual quality of the scenic route is provided by: (1) building setbacks that are in excess of the minimum requirements; (2) the existing natural vegetation that will buffer views of the new structure; and (3) the compatible exterior building design, materials and colors.

3. **Building Clustering** NA

4. **Landscaping:** The existing trees and native vegetation meet the requirements for landscaping.

MCC 3.8 General Development Standards

MCC 3.8.03 Tree Removal: Trees will be removed in the vicinity of the construction of the footprint for new garage.

MCC 3.8.062 Parking: which requires two parking spaces. A 840 sq. ft. garage is included in the design which is sufficient for the parking of two vehicles.

MCC 3.8.064 Driveways: which provides standards for driveway width, grade, and setbacks. A preliminary review by the staff engineer is that the driveway meets these standards but verification is needed as part of the approval of the grading plan.

MCC 3.8.13 Landscaping: which requires landscape plans as part of a design review. The site plan indicates that all existing landscaping and natural vegetation and trees will remain outside the building envelope.

MCC 3.8.15 Snow storage: Adequate area is available on site for snow storage.

MCC 3.8.23 Site Design: which requires that site development maintains the natural features of the site including significant vegetation, watercourses, wildlife corridors, and watercourses.

- a. **Preserve natural resources:** The site plan preserves 88 % of the site in a natural condition.
- b. **Reduce land and water modifications:** The lot is relatively flat requiring no land modification.
- c. **Location to preserve prominent skylines:** N/A
- d. **Underground utilities:** All utilities will be undergrounded.

MCC 3.14 Lighting: which established standards for exterior lighting to promote and maintain public safety and preservation of the night sky. Lighting on both the new garage and the existing structure would also be updated in compliance with code.

DEPARTMENT/AGENCY COMMENTS

McCall Public Works Department

In a March 23, 2021 e-mail, the Public Works department stated that they had reviewed the materials provided for this proposal and had the following comments and requirements:

The proposed detached garage as it is shown shouldn't affect existing drainage patterns on this property significantly to warrant the need for a formal stormwater drainage report and application.

1. A 10 foot minimum snow storage easement would be beneficial if it were dedicated along Spruce Ave and Warren Wagon Road but is not required at this time.
2. The City's Building Department will monitor and inspect the temporary on-site stormwater controls.

Idaho Department of Transportation (ITD)

In a March 10, 2021 e-mail, the ITD stated they did not anticipate any significant traffic impact to the State Highway system from this development and had no objections to the proposed development.

CONCLUSIONS OF LAW

1. The City of McCall has provided for the processing of Design Review applications, pursuant to Title 3, Chapter 16 of McCall City Code.
2. Adequate notice of the March 2, 2021 public hearing was provided, pursuant to Section 67-6512, Idaho Code and Title 3, Chapter 15 of McCall City Code.
3. Upon compliance with the conditions noted below, the application meets the Design Review Standards set forth in Title 3, Chapter 16 of McCall City Code.

DECISION

THEREFORE, the McCall Area Planning and Zoning Commission hereby **approves** this Design Review application DR-21-06 and SR-21-06, provided that the following conditions are met:

1. Prior to issuance of a building permit, the applicant shall receive final engineering approval.
2. Prior to issuance of a building permit, the applicant shall provide a copy of their plans stamped by a licensed architect.
3. Prior to the issuance of a building permit, the applicant will provide the City with a written statement acknowledging that the second story area above the garage is not for occupancy as an accessory dwelling unit or short-term rental without first obtaining the required permits or licenses from the City of McCall.
4. 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 from the date of initial approval.
5. Prior to the issuance of a building permit, the applicant will provide the City with a written statement acknowledging that the second story area above the garage is not for occupancy as

an accessory dwelling unit or short-term rental without first obtaining the required permits or licenses from the City of McCall.

Findings of Fact **adopted** this 6th day of April 2021.

Fallon Fereday, Chair

McCall Area Planning and Zoning Commission

Attest:

Diane T. Kushlan, Interim City Planner

City of McCall

City of McCall
216 East Park Street
McCall, Idaho 83638
P.208.634.7142

LAND USE APPLICATION



Date Received: _____

Fees Paid: _____

NOTICE OF ADDITIONAL FEES

Land use applications may be subject to engineering and legal review for purpose of addressing compliance and conformance issues. The City of McCall reserves the right to contract these services to private firms. The costs of these reviews are passed on to the applicant. These fees are separate, and in addition to, the City's application and permit fees. Completion of this application signifies consent to these fees.

Please check all that apply:

- # _____ Record of Survey (ROS) - \$420
- # _____ Design Review (DR) - \$300 + \$25/1,000 sq. ft. of new construction (rounded to the nearest 1,000)
- # _____ Scenic Route (SR) - \$300
- # _____ Shoreline or River Environs (SH) - \$300
- # _____ Conditional Use Permit (CUP) - \$600
- # _____ Administrative Approval (AA) - \$50
- # _____ Planned Unit Development (PUD) General Plan - \$2,000 + \$75/lot or unit
- # _____ Planned Unit Development (PUD) Final Plan - \$500 + \$75/lot or unit
- # _____ Subdivision (SUB) Preliminary Plat - \$2,500 + \$75/lot or unit
- # _____ Subdivision (SUB) Final Plat - \$1000 + \$75/lot or unit
- # _____ Minor Plat Amendment - \$1,000
- # _____ Variance (VAR) - \$1,000
- # _____ Rezone (ZON) - \$1,500
- # _____ Zoning Code Amendment (CA) - \$750/title
- # _____ Annexation - \$3,000
- # _____ Vacation (VAC) - \$750

Incomplete applications cannot be accepted by the City. Unless otherwise exempted by the Administrator, all Application Requirements must be provided at the time of submission. Please refer to specific application info sheets for more details.

PROPERTY OWNER INFORMATION

Property Owner 1: _____ Email: _____

Mailing Address: _____ Phone: _____

Property Owner 2 (If Applicable): _____ Email: _____

Mailing Address: _____ Phone: _____

AGENT/AUTHORIZED REPRESENTATIVE INFORMATION

Applicant/Representative: Sarah Byers Email: sarah@stonecocollective.com

Mailing Address: 3958 S. Sumter Way, Boise, ID 83709 Phone: (208)320-1863

PROPERTY INFORMATION

Address(es) of Property: 998 Spruce Way, McCall, ID

Legal Description of Property: Amended Cedar Knoll Acres, State Subdivision, Lot 3 Block 5

Zoning District of Property: R4 Project Sq. Footage (If Applicable): 1467

Impact Area City Limits Residential Commercial

LAND USE APPLICATION CONTINUED

Payette Lakes Water and Sewer District or Septic System or not applicable

PROJECT DESCRIPTION

Explain the general nature of what is proposed: *(please attach supplemental information if needed)*

Construct a new detached garage with storage above garage.

SIGNATURES

The Applicant hereby agrees to pay reasonable attorney fees, including attorney fees on appeal and expenses of the City of McCall, in the event of a dispute concerning the interpretation or enforcement of the Land Use Application in which the City of McCall is the prevailing party.

I certify that I have reviewed and understand the procedures and requirements of the McCall City Code. I give permission for City staff and/or Planning & Zoning Commission members to view and enter the subject property in order to fully review this application. I understand that failure to provide complete and accurate information on this application may lead to denial of this application.

Property Owner 1

Signature

Property Owner 2 *(If Applicable)*

Signature

Sarah Byers, Architect, AIA, NCARB

Agent/Authorized Representative

Signature

FOR RECORD OF SURVEY APPLICATIONS ONLY: STATEMENT OF EASEMENT DISCLOSURE

Surveyor

Signature

I hereby certify that I have performed a thorough search for all relevant easements that relate to the subject property and have indicated or referenced these by their instrument number on the provided survey.

STONE

DESIGN GROUP

Sarah Byers
3958 S. Sumter Way
Boise, ID 83709

February 16, 2021

Design Review & Scenic Route
City of McCall
216 East Park Street
McCall, ID 83638

To Whom It May Concern,

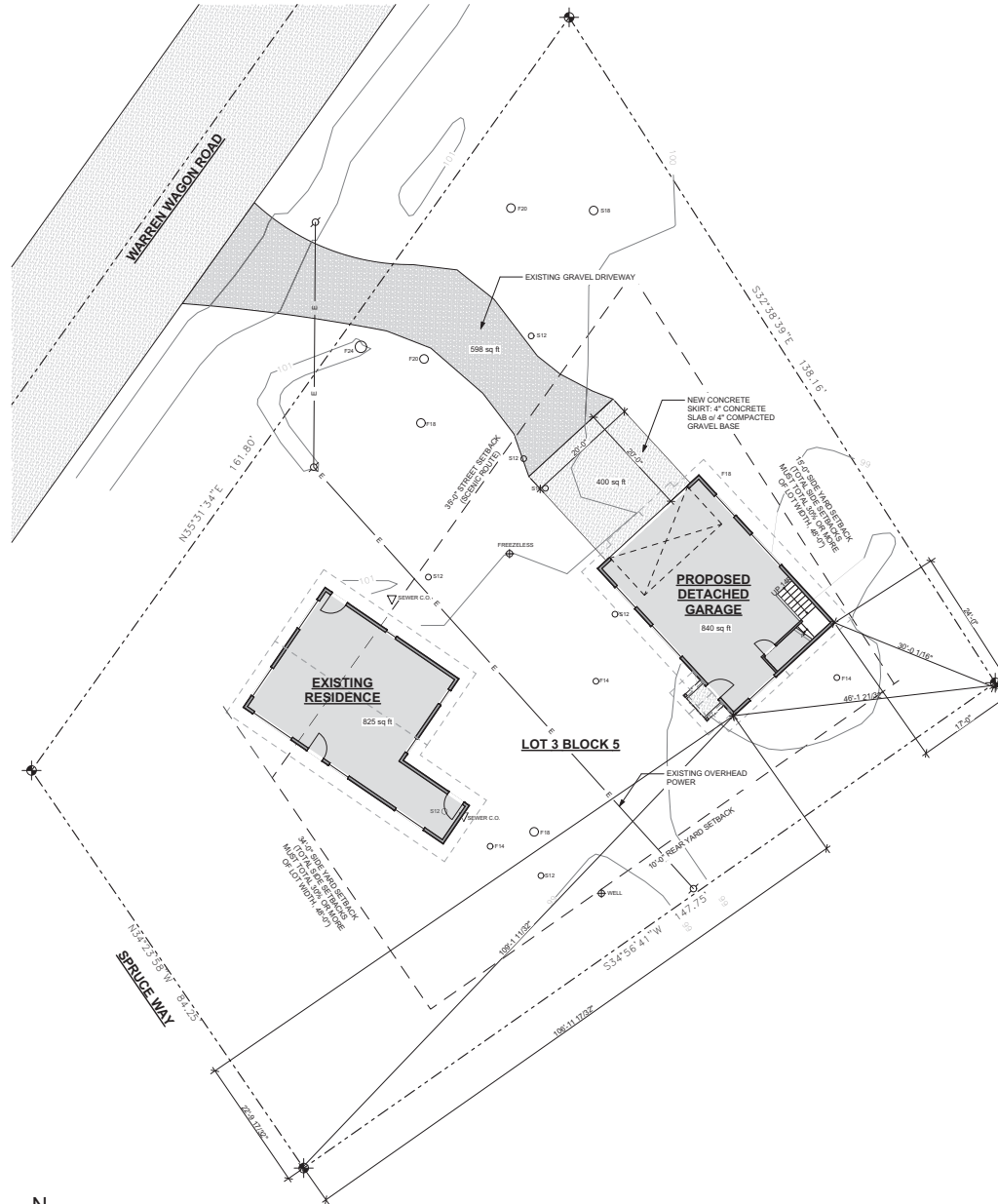
We are submitting plans for a new detached garage in the City of McCall's impact area at 998 Spruce Way for approval of Design Review and Scenic Route applications. The proposed garage has a second story storage area that is accessed by a set of interior stairs. The proposed garage square footage is 840 sq. feet with approximately 627 sq. feet of storage, adding up to a total of approximately 1,467 sq. feet. The lot size is 16,599 sq feet. with all buildings, patios, and driveways the calculated lot coverage is approximately 12%, this is well within the allowed lot coverage of up to 24%. The building height is 26'-9" from the adjacent grade to the ridge. For materials on the building, we selected a durable steel Double 5" Dutch Lap Siding that immitates the beauty and warmth of wood without the upkeep. The body color will be Mahogany in color and the trim will be Desert Sand.

Thank you for your time and consideration.

Sincerely,



Sarah Byers
Architect, AIA, NCARB



PROPOSED LOT COVERAGE			
LOT SIZE	16,999 SQ. FT.		
LOT COVERAGE = 24% or 3,983 SQ. FT.			
	SQ. FT.	% USED	SQ. FT. USED
STRUCTURES	1,665 SQ. FT.	100%	1,665 SQ. FT.
DECK/PATIO	24 SQ. FT.	50%	12 SQ. FT.
DRIVEWAY	998 SQ. FT.	35%	349 SQ. FT.
TOTAL LOT COVERAGE:			2,014 SQ. FT.

STONE
DESIGN GROUP

RESIDENTIAL DESIGN SERVICES
208.972.0551

DESIGN REVIEW/
SCENIC ROUTE

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PROJECT NAME:
HERNDON-MCKINLEY GARAGE
NEW DETACHED GARAGE
ADDRESS:
**998 SPRUCE WAY
MCCALL, ID 83638**

ALL DRAWINGS TO BE REVIEWED BY CONTRACTOR PRIOR TO CONSTRUCTION. NOTIFY DESIGNER OF ANY ERRORS, OMISSIONS, AND/OR CHANGES IN THE PLAN PRIOR TO CONSTRUCTION OR FABRICATION.

REVISIONS:	
1	XX-XX-XX
2	XX-XX-XX
3	XX-XX-XX

SHEET TITLE:
SITE PLAN

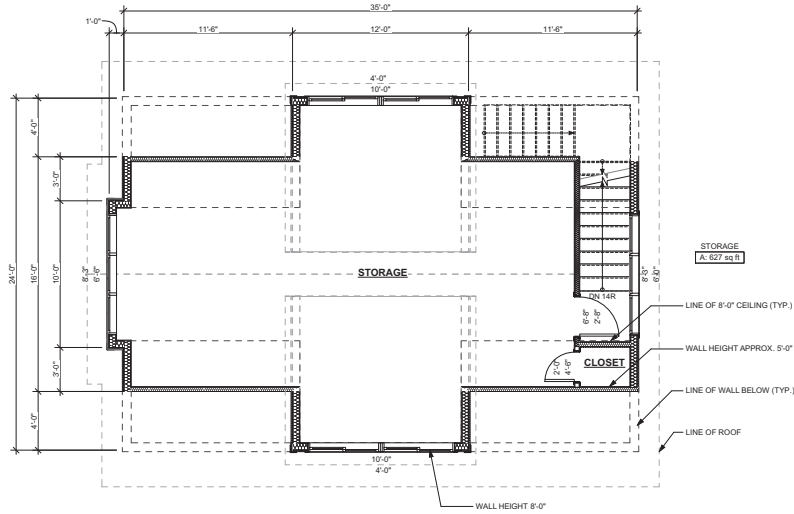
SHEET DATA:	
DRAWN BY:	SB
CHECKED BY:	
SCALE:	
DATE:	02/14/2021
PROJECT NO.:	2021-007

SHEET NO.:

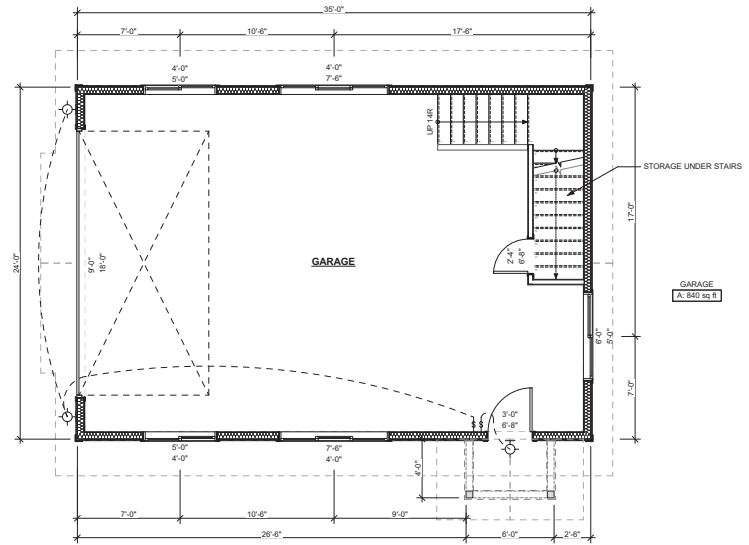
A-0.01
ORIGINAL SHEET SIZE
24" X 36"

N

SITE PLAN
 SCALE: 1" = 10'



SECOND FLOOR PLAN
SCALE: 1/4" = 1'-0"



MAIN FLOOR PLAN
SCALE: 1/4" = 1'-0"

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REVISONS:

1	XX-XX-XX
2	XX-XX-XX
3	XX-XX-XX

SHEET TITLE:

FLOOR PLAN

SHEET DATA:

DRAWN BY:	SB
CHECKED BY:	
SCALE:	
DATE:	02/14/2021
PROJECT NO.:	2021-007

SHEET NO.:

A-1.01
ORIGINAL SHEET SIZE
24" X 36"

Cylinder 3000K LED 7" Wall Light Textured Black

11250BK730

SPECIFICATIONS

Certifications/Qualifications	
Class 2	Yes
Dark Sky Compliant	Yes
Title 24 Compliant	Yes
	www.kitter.com/wetrnrv

Dimensions	
Base Backplate	5.00 X 5.00
Extension	6.50"
Weight	2.60 LBS
Height from center of Wall opening (Spec Sheet)	3.25"
Height	7.00"
Width	5.00"

Electrical	
Input Voltage	Dual (120/140V)

Light Source	
Delivered Lumens	350
Expected Life Span (Hours)	40000
Lamp Included	Integrated
Light Source	LED
Max or Nominal Watt	11W
# of Sub/LED Modules	1

Mounting/Installation	
Mounting Location	Exterior
Location Rating	Wet
Mounting Style	Wall Mount

Photometrics

Color Rendering Index	90
Color Temperature Range	3000
Kelvin Temperature	3000K

FIXTURE ATTRIBUTES

Housing	
Primary Material	ALUMINUM

Product/Ordering Information	
SIC	11250BK730
Finish	Textured Black
Style	Contemporary
LPC	783927453066

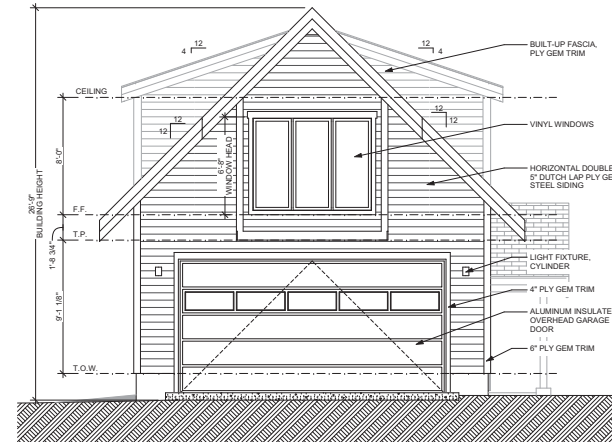
Finish Options

- Textured Architectural Bronze
- Textured Black

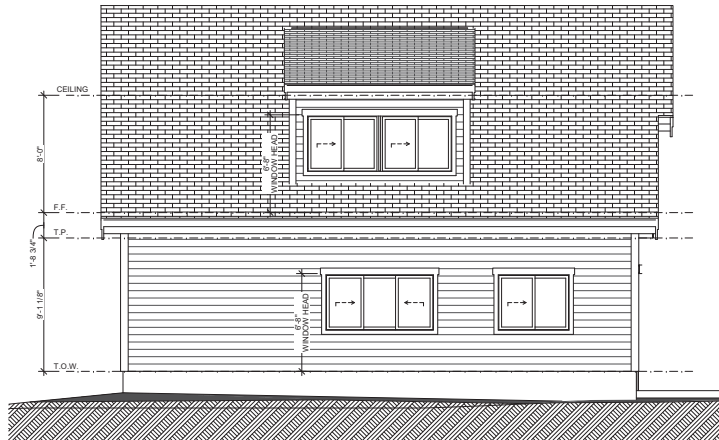




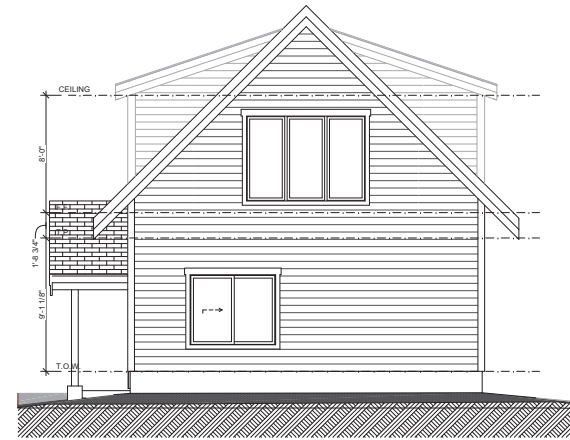
SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"



NORTH ELEVATION
SCALE: 1/4" = 1'-0"



EAST ELEVATION
SCALE: 1/4" = 1'-0"

STONE
DESIGN GROUP

RESIDENTIAL DESIGN SERVICES
208.972.0551

**DESIGN
REVIEW/
SCENIC ROUTE**

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REVISIONS:

1	XX-XX-XX
2	XX-XX-XX
3	XX-XX-XX

SHEET TITLE:

**GARAGE
ELEVATIONS**

SHEET DATA:

DRAWN BY:	SB
CHECKED BY:	
SCALE:	
DATE:	02/14/2021
PROJECT NO.:	2021-007

SHEET NO.:

A-2.01
ORIGINAL SHEET SIZE
24" x 36"

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1	XX-XX-XX
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3	XX-XX-XX

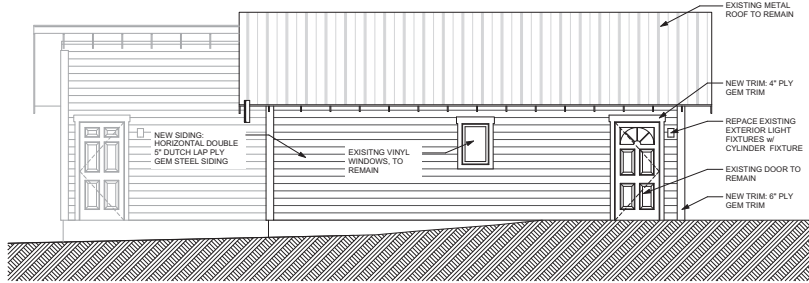
SHEET TITLE:
**EXISTING
RESIDENCE
ELEVATIONS**

SHEET DATA:

DRAWN BY:	SB
CHECKED BY:	
SCALE:	
DATE:	02/14/2021
PROJECT NO.:	2021-007

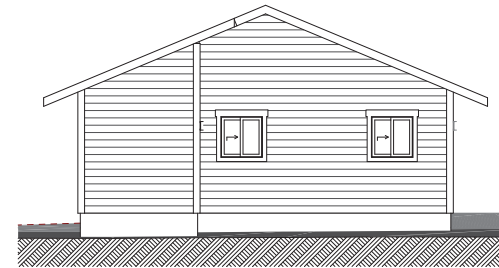
SHEET NO.:

A-2.02
ORIGINAL SHEET SIZE:
24" x 36"



EXISTING HOME - NORTH ELEVATION

SCALE: 1/4" = 1'-0"



EXISTING HOME - EAST ELEVATION

SCALE: 1/4" = 1'-0"



EXISTING HOME - SOUTH ELEVATION

SCALE: 1/4" = 1'-0"



EXISTING HOME - WEST ELEVATION

SCALE: 1/4" = 1'-0"

HERNDON-MCKINLEY GARAGE

NEW DETACHED GARAGE
998 SPRUCE WAY
McCALL, ID 83638

STONE
DESIGN GROUP

RESIDENTIAL DESIGN SERVICES
208.972.0551

DESIGN
REVIEW/
SCENIC ROUTE

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1 XX-XX-XX
2 XX-XX-XX
3 XX-XX-XX

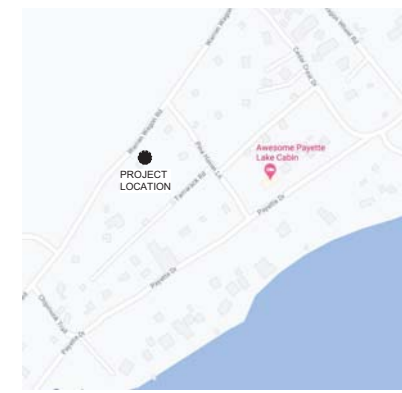
SHEET TITLE:

COVER

SHEET DATA:
DRAWN BY: SB
CHECKED BY:
SCALE:
DATE: 02/16/2021
PROJECT NO.: 2021-007

SHEET NO.:

G-0.01
ORIGINAL SHEET SIZE
24" x 36"



N
VICINITY MAP
NOT TO SCALE

APPLICABLE BUILDING CODES:
2018 International Residential Code (IRC)
2018 International Energy Conservation Code (IECC)
2017 Idaho State Plumbing Code
2017 National Electrical Code (NEC)
2018 International Fire Code (IFC)
2018 International Mechanical Code (IMC)
2018 International Fuel Gas Code (IFGC)

SITE INFORMATION

ADDRESS:
998 SPRUCE WAY
McCALL, ID 83638
PARCEL NUMBER:
SP0060205030
PROPERTY DESCRIPTION:
AMENDED CEDAR KNOLL ACRES
STATE SUBDIVISION
LOT 3, BLOCK 5
ZONING:
LOW DENSITY RESIDENTIAL (R4)
ACERAGE:
0.381 ACRES or 16,589.2 SQ. FT.
BUILDING SETBACKS (FROM ROOF):
FRONT YARD (SCENIC) 35'-0"
REAR YARD 10'-0"
SIDE YARD 10'-0" (SUM MUST EQUAL AT LEAST 30%)
48'-0" TOTAL FOR LOT
BUILDING HEIGHT: 35'-0" MAX
DISTANCE BETWEEN BUILDINGS: 10'-0" MIN
LOT COVERAGE: 24% MAX
BUILDING SIZE: 1,500 SQ. FT. MAX
UTILITIES:
DOMESTIC WATER
EXISTING SEPTIC
OVERHEAD POWER - VERIFY LOCATION
PROPANE

SCOPE OF WORK
1. CONSTRUCT NEW DETACHED GARAGE IN ACCORDANCE WITH THE PLANS PROVIDED.

GENERAL NOTES
1. ALL SETBACKS TO COMPLY w/ 2018 I.R.C. & McCALL IMPACT AREA ZONING REQUIREMENTS. VERIFY w/ BUILDING INSPECTOR PRIOR TO CONSTRUCTION.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS, SPECIFICATIONS & ELEVATIONS PRIOR TO CONSTRUCTION.
3. DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.

SHEET INDEX

GENERAL	
G-0.01	COVER
G-0.02	EXISTING SITE PHOTOS
ARCHITECTURAL	
A-0.01	SITE PLAN
A-1.01	FLOOR PLAN
A-2.01	GARAGE ELEVATIONS
A-2.02	EXISTING RESIDENCE ELEVATIONS

PRESCRIPTIVE ENERGY COMPLIANCE
2018 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
w/ STATE AMENDMENTS*

CLIMATE ZONE	INSULATION AND FENESTRATION REQUIREMENTS BY COMPONENT*									
	FENESTRATION U-FACTOR ^b	GLAZED FENESTRATION SHGC ^c	CEILING FENESTRATION R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB ^d R-VALUE AND DEPTH	SPACE WALL R-VALUE	CRAWL R-VALUE
6	0.30	NR	49	22" or 13+5 ^e	15/20	30"	15/19	10, 4FT	15/19	

a. R-values are minimums. U-factors and SHGC are maximums. When insulation is installed in a cavity which is less than the label or design thickness of the insulation, the installed R-value of the insulation shall not be less than the R-value specified in the table.
b. The fenestration U-factor column excludes skylights. The SHGC column applies to all glazed fenestration. Exception: Skylights may be excluded from glazed fenestration SHGC requirements in climate zones 1 through 3 where the SHGC for such skylights does not exceed 0.30.
c. "15/19" means R-15 continuous insulation on the interior or exterior of the home or R-19 cavity insulation at the interior of the basement wall. "15/19" shall be permitted to be met with R-13 cavity insulation on the interior of the basement wall plus R-5 continuous insulation on the interior or exterior of the home. "10/13" means R-10 continuous insulation on the interior or exterior of the home or R-13 cavity insulation at the interior of the basement wall.
d. R-5 shall be added to the required slab edge R-values for heated slabs. Insulation depth shall be the depth of the footing or 2 feet, whichever is less in Climate Zones 1 through 3 for heated slabs.
e. There are no SHGC requirements in the Marine Zone.
f. Basement wall insulation is not required in warm/humid locations as defined by Figure R301.1 and Table R301.1.
g. Or insulation sufficient to fill the framing cavity, R-19 minimum.
h. The first value is cavity insulation, the second value is continuous insulation, so "13+5" means R-13 cavity insulation plus R-5 continuous insulation.
i. The second R-value applies when more than half the insulation is on the interior of the mass wall.
* THE PROPOSED BUILDING HAS BEEN DESIGNED TO MEET OR EXCEED THE REQUIREMENTS OF SECTION R402.1.1 THROUGH R402.1.4 (IECC 2018)



FRONT PERSPECTIVE 2
NOT TO SCALE



FRONT PERSPECTIVE 1
NOT TO SCALE



REAR/SIDE PERSPECTIVE
NOT TO SCALE



MATERIALS

NOT TO SCALE



EXISTING CABIN - MATERIALS

NOT TO SCALE



EXISTING CABIN - WEST ELEVATION

NOT TO SCALE



EXISTING CABIN - EAST ELEVATION

NOT TO SCALE



EXISTING CABIN - MATERIALS

NOT TO SCALE



EXISTING CABIN - SOUTH ELEVATION

NOT TO SCALE



EXISTING CABIN - NORTH ELEVATION

NOT TO SCALE

STONE
DESIGN GROUP

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REVISIONS:

1	XX-XX-XX
2	XX-XX-XX
3	XX-XX-XX

SHEET TITLE:

**EXISTING SITE
PHOTOS**

SHEET DATA:

DRAWN BY:	SB
CHECKED BY:	
SCALE:	
DATE:	02/14/2021
PROJECT NO.:	2021-007

SHEET NO.:

G-0.02
ORIGINAL SHEET SIZE
24" X 36"

Rachel Santiago-Govier

From: Simplot, Michael [REDACTED]
Sent: Thursday, March 25, 2021 2:17 PM
To: Rachel Santiago-Govier
Subject: FW: DR-21-06, SR-21-06 Byers & McKinley

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Rachel Santiago-Govier, I originally sent this e-mail to Morgan Bessaw per the letter on this project. I then got an e-mail telling me that she will not be checking her e-mail while on leave so I am hoping you can get this to the proper spot for me. Thanks Mike Simplot.

From: Simplot, Michael
Sent: Thursday, March 25, 2021 1:59 PM
To: mbessaw@mccall.id.us
Subject: DR-21-06, SR-21-06 Byers & McKinley

Morgan, I am writing in reference to the above project being proposed in our area. On behalf of Mike and Lisa Simplot and S.T.I.R.S. LLC we like the project overall. The only thing we would like to ask of the applicant is to minimize the dust on Spruce Way by placing rock on the dust or light dirt that is there now to help with the dust.

The other request we have is to try and keep trucks from coming down Spruce Way to Tamarack. I just got that road fixed from all the trucks that used it last year for another housing project and I would like to get a year or so out of it before I have to fix it again. There will also be kids playing not only at our cabin but some of the properties that get rented out around us so all traffic needs to be aware of that.

That is all I have and I hope they get the approval they need. Thanks Mike Simplot.

McCall Area Planning and Zoning Commission

Staff Report

DR-21-09, SH-21-02

2225 E Lakeview Drive

April 6, 2021

Applicant: Terri Lowder

Representative: Wayne Emigh

Application: Design Review, Shoreline Review

Zoning: R4 – Low Density Residential

Project Description:

A Design Review and Shoreline Review application to replace an existing single-family residence. A building permit was issued in December 2020 to replace an open sided carport with a new detached three car garage and new driveway outside the 150' Shoreline and Rivers Environs Zone.

The site is 0.57 acres that slopes toward Payette Lake. The site is accessed from the end of E. Lakeview Drive. Conifers and native underbrush characterize the site. The existing residential structure to be demolished is two story, 2,050 sf. and encroaches into the 50' shoreline setback in the southwest corner of the structure.

Site preparation for the new two-story residence would include the demolition of the existing residence, excavation within the existing structure's footprint, and removal of the gravel pathway between the house and garage. Eight of the total 48 trees on the site would be removed. Trees along the south property line near the shoreline will not be impacted which will maintain a filtered view of the property from the lake.

The new structure would be wider than the existing house, but the building footprint would 126 sf smaller and slightly setback from the lake, removing the encroachment into the 50' shoreline setback. The structure would stair step up the slope of the site, with a daylight basement opening on to the shoreline and the upper floor at grade on the upper portion of the slope. A covered breezeway between the residence and garage in the location of the existing gravel walkway is also planned. No changes are proposed within the 150' shoreline setback. All existing structures in the setback including dock, semi-covered deck, shed, stairway and wall, would remain.



Details of the site development are as follows:

Residence, Lower Level	1924 sf
Residence, Upper Level	1730 sf
Total Residential Structure	3654 sf
Garage	1185 sf
Shed	60 sf
Outdoor covered areas	697 sf
Total Building Area	5596 sf

Covered area footprint (100%)	4386 sf
Uncovered pathways and decks (50%)	457.6 sf
Driveways and surface parking (35%)	719.25 sf
Total Lot Coverage	5562.75 sf (99.9% of allowed)

R-4 Zoning District Requirements:

Requirement	Code (MCC 3.3.03)	Proposal
Minimum property size	10000 sf	23958 sf
Street Frontage	75'	107.14'
Rear Property Line Setback	20'	20+'
Side Property line setback (north)	8.5'	8.5'
Side Property line setback (south)	8.5'	8.5'+
Total Side Property line setback	17'	17
Building Height	35'	< 35'
Maximum residence size	10000 sf	3654 sf

Code Narrative

The design review and shoreline application is subject to the following provisions of the McCall Area Zoning Code, McCall Municipal Code (MCC) Title 3. Please see the attached Findings and Conclusions document for analysis of the code requirements.

MCC 3.16.01: Design Review approval is required when a single-family residential structure is in excess of 3,500 sq. ft. or is located within the Shoreline Overlay Zone.

MCC 3.3. 09 Design standards to allow development that is complementary to the natural environment, scenic mountain setting and historic small-town character.

MCC 3.7.031, development within 150 ft. of the Payette Lake Highwater mark is subject to Shoreline Review.

MCC 3.7.032 which sets forth the development requirements with the Scenic Route Overlay including building dimensions, setback, height, and clustering; access; bike paths; and landscaping.

MCC 3.8.03 Tree Removal: which requires consultation and the review and approval of any trees equal to or larger than twelve inches in diameter at breast height of 54”.

MCC 3.8.04 Fire Hazard Mitigation: which requires the site design to consider the potential fire hazard on the site.

MCC 3.8.062 Parking: which requires two parking spaces.

MCC 3.8.10 Fences and Walls which establishes requirements for walls.

MCC 3.8.13 Landscaping: which requires landscape plans as part of a design review.

MCC 3.8.15 Snow storage: which requires that area be set aside on the site for snow storage.

MCC 3.8.23 Site Design: which requires that site development maintains the natural features of the site including significant vegetation, watercourses, wildlife corridors, and natural features.

MCC 3.14 Lighting: which established standards for exterior lighting to promote and maintain public safety and preservation of the night sky.

Comments

Agency –

McCall Public Works:

In a March 24, 2021 e-mail the City of McCall Public Works department stated that they had reviewed the materials that were provided for this proposal, is under the presumption that all the improvements that are shown will be built in one phase, and has the following comments and requirements:

Grading, Drainage, and Stormwater Management:

1. It is unclear from the plans that were submitted of everything that is being proposed to be constructed and what is existing. Clarifying existing grades and proposed grade would be beneficial to the engineering review of the grading plan.
2. A detailed sitework and grading plan will be needed for engineering review and approval and incorporated with the architectural plans for constructions. Permanent and temporary stormwater management devices should be shown on the grading and drainage plan. If these two structures will be built in separate phases, please detail the sitework, erosion control and stormwater plan for each phase and how they work together.
3. Thank you for providing a preliminary erosion control plan and SWPPP plan. Portions of the preliminary erosion control plan were not filled out completely, and a responsible party will need to be identified.
4. Please fill out and submit a stormwater application:
 - a. Stormwater Application: <https://evogov.s3.amazonaws.com/141/media/115535.pdf>
5. The preliminary SWPPP plan on sheet C1.0 shows erosion control measures being placed on the neighboring property, permission or a temporary easement from the neighbor will need to be secured prior to placement of the BMPs shown.
6. Please label elevations of the top of walls and the bottom of walls. Any proposed wall system that is over 4 feet tall will required to be designed and stamped by a licensed engineer.

Idaho Transportation Department (ITD)

In a March 15, 2021 e-mail, the ITD stated that they do not anticipate any significant traffic impact to the State Highway system from this development and had no objections to the proposed development.

Public -

In an e-mail dated March 21, 2021 was received from the owners of the Allis property where a portion of Lakeview Avenue crosses that provide access to the subject application. They expressed their interest in ensuring the maintenance of the street during construction and requested the city to impose a condition for the applicant to sign an easement, similar to what was agreed to with another neighbor with a similar property.

Commission Findings

The Commission hereby makes the following findings:

1. The project is in general conformance with the Comprehensive Plan.
2. The project does not jeopardize the health, safety or welfare of the public.
3. The project conforms to the applicable specifications outlined in the City of McCall Design Guidelines as well as all other applicable requirements of the Zoning.

Conditions of Approval

1. Prior to issuance of a building permit, the applicant shall receive final engineering approval from the City Engineer (see agency comments above).
2. A detailed sitework and grading plan is required and shall be incorporated with the architectural plans for construction. Temporary and permanent stormwater BMPs and snow storage areas as contemplated in the Stormwater Report shall be shown on the construction grading and drainage plan.
3. Prior to issuance of a building permit, the applicant shall provide a copy of their plans stamped by a licensed architect.
4. Prior to issuance of a building permit, the applicant shall provide fixture details that demonstrate that any existing and any proposed new fixtures are in compliance with McCall's Outdoor Lighting Ordinance.
5. 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 from the date of initial approval.

IN RE:)
)
) **McCALL AREA PLANNING AND ZONING COMMISSION**
LOWDER RESIDENCE) **FINDINGS OF FACT, CONCLUSIONS OF LAW, AND**
Design Review and Shoreline) **DECISION**
Environs Overlay Review)
)
Application Number:)
DR-21-09, SH-21-02)

FINDINGS OF FACTS

Applicant: Terri Lowder

Representative: Wayne Emigh

Applications: Design Review and Shoreline Review applications to construct an 3,654 square foot residence adjacent to Payette Lake.

Address: 2225 East Lakeview Drive, McCall, ID 83638

Location: Lot 4, Block 1 of Wilson’s East Prong Subdivision situate in the N ½ of te SW ¼ of Section 35, T19N, R3E, B.M., Valley County, Idaho.

Public Notice: Newspaper: The Notice of Hearing was published in the *Star News* on March 18, 2021.
Mailing: The Notice of Hearing was mailed by the applicant to property owners within 300 feet on February 18, 2021.
Posting: The Notice of Hearing was posted by the applicant on the subject property on February 18, 2021.

Zoning: R4 – Low Density Residential

Property Size: 23,958. ft. (0.55 acres)

Lot Coverage: 5562.75 sf (99.9% of allowed).

Building Height: The maximum height of the addition is less than 35 ft. from grade.

Setbacks: Per McCall City and Impact Area Code, the minimum required setbacks for the parcel are 50 ft. from the ordinary high-water mark of Payette Lake, 20 ft. from the front property line, and 15 ft. from either side property line. The application is proposing setbacks for the new residence of approximately 80 ft. from the front property line, 8.5 ft. from the nearest side property lines, and more than 50 ft. from the high-water mark of the lake.

Parking Spaces:

Provided: 2+ spaces

Required: 2 spaces per MCC 3.8.062

APPROVAL STANDARDS

MCC 3.7.02 Shoreline and River Environs Zone

No conditional use or building permit shall be issued, nor is any development, grading, or alteration of any land within this zone permitted, unless the applicant establishes to the satisfaction of the commission and council in the case of a conditional use, or of the administrator in the case of a building permit, that:

- 1. The proposed development meets all applicable requirements of this title and title IX of this code.** The proposed site plan and structure meet the applicable requirements of MCC Title 3, Chapter 7, Chapter 8, and Title 9 including removing an existing encroachment into the 50 ft. setback from the ordinary high-water mark of Payette Lake.
- 2. The plans accurately identify the water pool shore contours and high water marks, which, in the case of river environs, shall mean the limits of the area of special flood hazard. The site**

plan indicates the Water Pool Shore Contour elevation. The water pool contour line is indicated on the site plan.

3. **A letter is on file from a specialist certified by the United States army corps of engineers wetlands expert that certifies that no wetlands related issues or issues related to fill of navigable waters issues were presented by the proposed development; or that a section 404 permit has been issued or is forthcoming by the corps of engineers, whichever is appropriate, city approval(s) under this title and title IX of this code are contingent upon all applicable section 404 permit requirements being met.** It appears that a 404 permit will not be necessary although the City reserves the right to require this at a later date if it becomes necessary.
4. **The requirements of the underlying zone are met.** The proposal meets the requirements of the Shoreline Zone and R4-Low Density Residential Zone.
5. **The fifty-foot (50') building setback line is met per subsection (C)3(c) of this section.** The fifty foot (50') building setback for properties within the Shoreline and River Environs Zone is indicated on the submitted site plan. The proposed new residence is located outside of this setback. There are existing structures including shed, retaining wall and deck within the fifty-foot building setback which will remain, unchanged. These structures are prohibited by MCC 3.07.023(C)3.c.i. but can remain as nonconforming with no expansion or enlargement.
6. **Proof of stormwater certification training has been provided by the individual applying for the building permit.** Proof of stormwater certification is required prior to issuance of a building permit.
7. **The Commission determined whether the proposed development, improvement or use:**
 - a. **Dominates the vistas of the water to the extent that it has an unreasonable adverse impact on the visual quality of its setting.** The existence of several large trees filters views of the site from the lake. The change in view from the existing to the new

structure will be one of slightly larger setback from the lake, and a smaller building footprint than the existing residence. The profile will be different with a change from the flat to a hip roof projection on the new house.

- b. Is compatible in form, line, color and texture with its surroundings.** The proposal is stucco finish, not a texture that is generally found in McCall's mountain environment. The finish is trimmed in wood and stone rock veneer, more traditional materials. The color palette of brown-beige is in keeping with the surroundings, as well as the roof profile. The new garage approved under separate permit and the residential structure will match in materials and colors.
- c. Significantly differs in scale or contrast from its surroundings to the extent that it has an unreasonable adverse impact on the visual quality of its setting.** The proposal is modest in size compared with other shoreline residences and will not unreasonably impact its natural surrounding or be incompatible with residences on adjoining properties.
- d. Creates a wall of structures as viewed from the water.** The structure as viewed from the lake will not significantly change from the existing conditions.

MCC 3.16: Design Review

The commission has determined that:

1. The project is in general conformance with the comprehensive plan.
2. The project does not jeopardize the health, safety or welfare of the public.
3. The project conforms to the applicable requirements of the zoning ordinance and subdivision ordinance, adopted by the city of McCall.
4. The project will have no substantial impact on adjacent properties or the community at large.

Please see review of the Design Guidelines below.

MCC 3.3.09 DESIGN REQUIREMENTS

General Objectives for Residential Design

1. **Support a residential character and is compatible with its surrounding neighborhood:** The proposal is consistent in size, design and character with the residences in the surrounding neighborhood.
2. **Preserves natural features:** The proposal intends to maintain the remaining undisturbed area of the site in natural vegetation. Eight out of 28 trees on the site will be removed, and only two are estimated to be larger than twelve inches in diameter.
3. **Promotes active and safe streetscapes.** The garage construction was subject to a building permit issued in December 2020 and is not a part of this design review.

Residential Review Standards

1. **Building Scale:** The proposal is for a two-story, 3654 sf residential structure which is similar or smaller in size with other single-family residences in the neighborhood and along the shoreline. The site coverage on the 23,958 sq. ft lot is 5562.75 sf or 99.9% of what is allowed by code. The new construction respects the 50' shoreline setback and stairsteps the structure up the grade away from the lake. On total, the building scale is consistent with the code, the site and surrounding area.
2. **Building Design**
 - a. **Materials:** The siding would be stucco with wood trim and sandstone rock veneer columns.
 - b. **Roof:** The roof will be constructed of architectural roof shingles of a brown color.
 - c. **Exterior Color:** The proposed color palette is brown-beige.
 - d. **Blank Walls:** There are no blank walls in the design.

- e. **Snow Loads:** The structure is sufficiently setback to avoid the impacts of snow shedding on any adjoining property. Verification will be provided through the review of the building permit.

MCC 3.8 General Development Standards

MCC 3.8.03 Tree Removal: Eight out of 28 trees on the site will be removed, and only two are estimated to be larger than twelve inches in diameter.

MCC 3.8.062 Parking: which requires two parking spaces. A 1185 sq. ft. garage is included in the design which is sufficient for the parking of two vehicles.

MCC 3.8.10 Fences and Walls which establishes requirements for walls. The intent is to utilize existing retaining walls in support of the new development. Any new retaining walls shall meet the requirements of MCC 3.8.10 (E). including no walls over 30” within the property setbacks, no higher than four feet or terraced with five feet of horizontal separation. In addition, a condition of engineering approval is that any proposed wall system that is over four feet tall will require to be designed and stamped by a licensed engineer.

MCC 3.8.13 Landscaping: which requires landscape plans as part of a design review. The site plan indicates that all existing landscaping and natural vegetation and trees outside the construction footprint will remain. Landscape beds and additional plantings are indicated around the entrance to the house.

MCC 3.8.15 Snow storage: which requires that area be set aside on the site for snow storage. An area of 1000 sf. adjacent to the driveway is identified on the site plan.

MCC 3.8.23 Site Design: which requires that site development maintains the natural features of the site including significant vegetation, watercourses, wildlife corridors, and watercourses.

- a. **Preserve natural resources:** The site plan includes 70% of the site without coverage of impervious surfaces.

- b. **Reduce land and water modifications:** The building site slopes toward Payette Lake and will require excavation within the existing building footprint. Conditions of approval require approval of grading, drainage and storm drainage plans.
- c. **Location to preserve prominent skylines:** N/A
- d. **Underground utilities:** All utilities will be undergrounded.

MCC 3.14 Lighting: Exterior lighting is planned that will meet the city requirements. Verification will be provided through the review of the building permit.

DEPARTMENT/AGENCY COMMENTS

McCall Public Works:

In a March 24, 2021 e-mail the City of McCall Public Works department stated that they had reviewed the materials that were provided for this proposal, is under the presumption that all the improvements that are shown will be built in one phase, and has the following comments and requirements:

Grading, Drainage, and Stormwater Management:

1. It is unclear from the plans that were submitted of everything that is being proposed to be constructed and what is existing. Clarifying existing grades and proposed grade would be beneficial to the engineering review of the grading plan.
2. A detailed sitework and grading plan will be needed for engineering review and approval, and incorporated with the architectural plans for constructions. Permanent and temporary stormwater management devices should be shown on the grading and drainage plan. If these two structures will be built in separate phases, please detail the sitework, erosion control and stormwater plans for each phase and how they work together.
3. Thank you for providing a preliminary erosion control plan and SWPPP plan. Portions of the preliminary erosion control plan were not filled out completely, and a responsible party will need to be identified.

4. Please fill out and submit a stormwater application:
 - a. Stormwater Application: <https://evogov.s3.amazonaws.com/141/media/115535.pdf>
5. The preliminary SWPPP plan on sheet C1.0 shows erosion control measures being placed on the neighboring property, permission or a temporary easement from the neighbor will need to be secured prior to placement of the BMPs shown.
6. Please label elevations of the top of walls and the bottom of walls. Any proposed wall system that is over 4 feet tall will required to be designed and stamped by a licensed engineer.

Idaho Transportation Department (ITD)

In a March 15, 2021 e-mail, the ITD stated that they do not anticipate any significant traffic impact to the State Highway system from this development and had no objections to the proposed development.

Public -

In an e-mail dated March 21, 2021 was received from the owners of the Allis property where a portion of Lakeview Avenue crosses that provide access to the subject application. They expressed their interest in ensuring the maintenance of the street during construction and requested the city to impose a condition for the applicant to sign an easement, similar to what was agreed to with another neighbor with a similar property.

CONCLUSIONS OF LAW

1. The City of McCall has provided for the processing of Design Review applications, pursuant to Title 3, Chapter 16 of McCall City Code.
2. Adequate notice of the March 2, 2021 public hearing was provided, pursuant to Section 67-6512, Idaho Code and Title 3, Chapter 15 of McCall City Code.
3. Upon compliance with the conditions noted below, the application meets the Design Review Standards set forth in Title 3, Chapter 16 of McCall City Code.

CONCLUSIONS OF LAW

4. The City of McCall has provided for the processing of Design Review applications, pursuant to Title 3, Chapter 16 of McCall City Code.
5. Adequate notice of the March 2, 2021 public hearing was provided, pursuant to Section 67-6512, Idaho Code and Title 3, Chapter 15 of McCall City Code.
6. Upon compliance with the conditions noted below, the application meets the Design Review Standards set forth in Title 3, Chapter 16 of McCall City Code.

DECISION

THEREFORE, the McCall Area Planning and Zoning Commission hereby **approves** this Design Review application, provided that the following conditions are met:

1. Prior to issuance of a building permit, the applicant shall receive final engineering approval from the City Engineer (see agency comments above).
2. A detailed sitework and grading plan is required and shall be incorporated with the architectural plans for construction. Temporary and permanent stormwater BMPs and snow storage areas as contemplated in the Stormwater Report shall be shown on the construction grading and drainage plan.
3. Prior to issuance of a building permit, the applicant shall provide a copy of the plans stamped by a licensed architect.
4. Prior to issuance of a building permit, the applicant shall provide fixture details that demonstrate that any existing and any proposed new fixtures are in compliance with McCall's Outdoor Lighting Ordinance.
5. 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 from the date of initial approval.

Findings of Fact **adopted** this 6th day of APRIL 2021.

Fallon Fereday, Chair

McCall Area Planning and Zoning Commission

Attest:

Diane Kushlan, Interim City Planner

City of McCall

City of McCall
216 East Park Street
McCall, Idaho 83638
P.208.634.7142

LAND USE APPLICATION



Date Received: _____

Fees Paid: _____

NOTICE OF ADDITIONAL FEES

Land use applications may be subject to engineering and legal review for purpose of addressing compliance and conformance issues. The City of McCall reserves the right to contract these services to private firms. The costs of these reviews are passed on to the applicant. These fees are separate, and in addition to, the City's application and permit fees. Completion of this application signifies consent to these fees.

Please check all that apply:

- # _____ Record of Survey (ROS) - \$420
- # 200250 Design Review (DR) - \$300 + \$25/1,000 sq. ft. of new construction (rounded to the nearest 1,000)
- # _____ Scenic Route (SR) - \$300
- # _____ Shoreline or River Environs (SH) - \$300
- # _____ Conditional Use Permit (CUP) - \$600
- # _____ Development Agreement - \$500
- # _____ Planned Unit Development (PUD) General Plan - \$2,000 + \$75/lot or unit
- # _____ Planned Unit Development (PUD) Final Plan - \$500 + \$75/lot or unit
- # _____ Subdivision (SUB) Preliminary Plat - \$2,500 + \$75/lot or unit
- # _____ Subdivision (SUB) Final Plat - \$1000 + \$75/lot or unit
- # _____ Minor Plat Amendment - \$1,000
- # _____ Variance (VAR) - \$1,000
- # _____ Rezone (ZON) - \$1,500
- # _____ Zoning Code Amendment (CA) - \$750/title
- # _____ Annexation - \$3,000
- # _____ Vacation (VAC) - \$750

Incomplete applications cannot be accepted by the City. Unless otherwise exempted by the Administrator, all Application Requirements must be provided at the time of submission. Please refer to specific application info sheets for more details.

PROPERTY OWNER INFORMATION

Property Owner 1: Terri Lowder Email: _____

Mailing Address: _____

Property Owner 2 (If Applicable): _____ Email: _____

Mailing Address: _____ Phone: _____

AGENT/AUTHORIZED REPRESENTATIVE INFORMATION

Applicant/Representative: Wayne Emigh Email: wayne@ccsidaho.com

Mailing Address: 8150 Waterlily Ave., Nampa, ID 83687 Phone: 208-860-0118

PROPERTY INFORMATION

Address(es) of Property: 2225 Lakeview Ave, McCall, ID 83638

Legal Description of Property: Lot 4 Block 1, Wilson's East Prong Subdiv. located in the N1/2 of the SW1/4 of SEC. 35 T19N R3E, Valley County

Zoning District of Property: R4 Project Sq. Footage (If Applicable): 1,924

Impact Area City Limits Residential Commercial

LAND USE APPLICATION CONTINUED

Payette Lakes Water and Sewer District or Septic System or not applicable

PROJECT DESCRIPTION

Explain the general nature of what is proposed: *(please attach supplemental information if needed)*

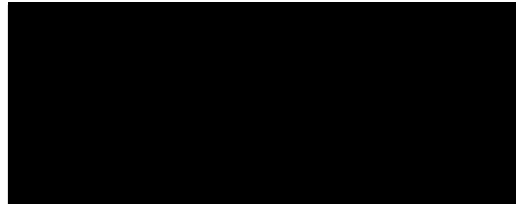
SIGNATURES

The Applicant hereby agrees to pay reasonable attorney fees, including attorney fees on appeal and expenses of the City of McCall, in the event of a dispute concerning the interpretation or enforcement of the Land Use Application in which the City of McCall is the prevailing party.

I certify that I have reviewed and understand the procedures and requirements of the McCall City Code. I give permission for City staff and/or Planning & Zoning Commission members to view and enter the subject property in order to fully review this application. I understand that failure to provide complete and accurate information on this application may lead to denial of this application.

Terri Lowder

Property Owner 1



Property Owner 2 *(If Applicable)*

Signature

Wayne Emigh

Agent/Authorized Representative

Handwritten signature of Wayne Emigh in black ink.

Signature

FOR RECORD OF SURVEY APPLICATIONS ONLY: STATEMENT OF EASEMENT DISCLOSURE

Surveyor

Signature

I hereby certify that I have performed a thorough search for all relevant easements that relate to the subject property and have indicated or referenced these by their instrument number on the provided survey.



11200 W. Hercules Dr. #103 Star, ID 83669 p: 208.375.4600 f: 208.375.4030

2/9/2021

City of McCall -Planning & Zoning Dept.
Attn: Morgan Bessaw -City Planner
216 East Park Street
McCall, Idaho 83638
(208) 634-7142

Subject: DESIGN REIEW APPLICATION
2225 E Lakeview Dr,
McCall, Idaho 83638
LOT 4 BLOCK 3 -WILSON'S EAST PRONG SUB
Lowder Residence

P & Z Staff & Commissioners:

The Referenced Project is submitted to you, on behalf of our client Dr. & Mrs. Lowder, who have asked us to redesign their residential Lake Property, as referenced above and as detailed in the supporting documents included with this submittal package for this project. The Scope of the project within the Architectural Design & Construction Drawings identifies the two aspects (Phases) of the overall project as submitted.

An Initial Building Permit application for this property was submitted to the City and subsequently approved in December 2020 and is an Active Permit (200250). This Permit was to remove an existing, aged & 'open sided' carport, and improve the property with a new Detached 3-car Garage in the same general location as the carport. The Project was also for improving the Existing Driveway. This application was submitted separately, at the end of 2020, as our clients were hoping to install a 'circle driveway' on the property. Since the design conditions for the 2nd Phase of the project were not fully realized at the time of Garage Submittal, and with their final design wishes needing to conform to the City's Design Review limitations, said new driveway has since been altered to be a single approach driveway as shown on the Design Review Drawings.

The Application for Design Review on the Property is to continue with the transformation of the property, to modernize the buildings, and meet the needs of today's residential needs. The new Garage provides for the comfort of winter parking and for recreational equipment off-season secured storage. The transformation of the 'Lake Front House' is the 2nd Phase of the Project on this property and is the basis for this Design Review Application, since the transformed Residence falls within the 150' Shoreline and River Environs Zone.

The New Garage in the 1st Phase will be paired with the 2nd Phase Construction Submittal where the existing Residence will be replaced with a new, modernized Residence on the Property. The New home will utilize a large portion of the existing residence's footprint. The new residence will be wider than the existing residence and will be slightly farther away from the Lake and the Highwater Mark. This effectively will place the new house on the property to meet the current City's Setback requirements. The Existing house previously encroached on the 50' setback from the highwater mark on the South East Corner of the Property.

IDAHO ARCHITECT LICENCE # AR-2153

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The new residence will maintain a 2 story design with the upper level at grade on the North (Road) Side and an at grade, walk-out daylight basement on the South (Lake) Side. The Residence footprint will decrease from an existing 2,050 s.f to an adjusted Total 1,924 s.f. (a difference of -126 s.f.) The New home is a French Country Design, which will include a Rear raised partially covered Deck over a Lower Patio at Grade. The Front of the House will also have a covered Porch and Walkway to the New Garage. The Full envelope of the Project will maximize the Lot Coverage Calculations which can be found on Site Drawing Sheet C.1 of the Design Drawings.

The home will have a high ceiling design for the upper-level Living Area as well as the Front Entry. The New Residence's Profile meets the requirements for the Height and Setback angle Calculated and shown on the Elevation Drawings Sheet A.2 & A.3. Additionally the proposed Revision will require the removal of some of the smaller trees on the Property and said Tree Removal percentage has been calculated and Noted on Drawing Sheet C.1 of the Design Drawings. It is the intent of the design to leave all other Existing Flora and Fauna as it exists on site, and will be protected to remain, as the Lowder's want a natural landscape with no proposed plan or modification, less what the new Residence footprint requires.

There is an existing Asphalt Driveway the runs most the length of the Property as it originally connected the house to the Street. This Asphalt Drive will be replaced with a covered breezeway providing access from the garage to the residence. This is also reflected in the Lot Coverage Calculations.

Access to the Lake Front Dock and Beach will not be modified but will remain as it exists and will be connected to the new residence at the patio.

Snow Storage for the Full New Site & Building Design is Calculated and shown on Drawing Sheet C.1.

We believe this Project and all its components are in General Conformance with the McCall Area Comprehensive Plan. The Project does not jeopardize the Health, Safety or Welfare of the Public or the Lake as Americas Waterways. This project, to the best of our ability has met with specifications as set forth in the City of McCall Design Guidelines and the intent of the Zoning Ordinance.

If you have any questions, please feel free to contact myself or our Office.

Best Regards,

EverGreen Architecture, pllc

L. Christopher Laraway

L. Christopher Laraway
Principle Architect

Cc: file, Owner,
Charter Construction Services -Wayne Emigh

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3/15/2021

City of McCall
Attn: Diane Kushlan
216 Park Street
McCall, ID 83638
208 – 634 - 7142
dkushlan@mccall.id.us

Subject: Lowder, New Residence Rebuild
2225 E Lakeview Drive
McCall, ID 83638
Residence Rebuild

Dear Diane Kushlan:

I am writing this letter on behalf of our clients Kerry and Terri Lowder as well as the contractor in charge of work, Wayne Emigh. We, Evergreen Architecture, are responding to questions sent to our clients on March 8th, 2021, regarding the design review application for the residential project at 2225 E Lakeview Dr., McCall, Idaho.

1. In our previous letter we described the work on the property as phases with the garage and driveway as part of phase one (1) and the residence and breezeway as part of phase two (2). More clearly, they are two (2) separate permits with the intent of building them at the same time.
2. There will be work performed within the 150' setback also known as the "Shoreline and River Environs Zone". The existing residence will be demolished and replaced with a new residence. The hatched area on drawing C.0.1 – 1 is showing the extents of required excavation for the new residence. Please refer to note number 5 on drawing C.0.1 – 1. It should be noted that while the new residence will be a two (2) story structure, the building footprint will be reduced from 2,050 square feet for the existing residence to 1,924 square feet for the new residence resulting in 126 square feet being returned/added to the landscape. All new and proposed walkways, driveways, patios, and permanent buildings have been considered for lot coverage calculations. There are no new walls or fences planned within the 50' setback from the "high water mark" of Payette Lake. All other stairs and retaining walls within the 50' setback from the "high water mark" are existing to remain and have been noted with an "(E)" on our plans for clarity.
3. The difference between square footages being shown for the garage on drawings C.0 and C.0.1 are taking into account the covered walkway on the East side of the garage. The garage itself is 1,050 square feet but the lot coverage including the covered area results in 1,185 square feet. There is no second floor in the garage. The "Landscape Plan"

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on sheet C.0.1 – 2 has been diagrammed to help illustrate what areas are being counted in lot coverage calculations.

4. The breezeway will be counted as part of this design review application and supporting drawings have been added to sheets A.2 and A.3 for clarification.
5. The side yard setbacks have been determined using the lot width method per MCC 3.2.02 and MCC 3.3.04 outlined in the “Single Family Residential Development Guide” as well as McCall City Code. The 8’6” side setbacks have been confirmed via correspondence with building official John Powell on January 5th, 2021. The percentage of lot width to side setbacks has been shown on C.0.1 – 2 for added clarification.
6. A material palette has been added to the elevation drawings found on sheets A.2 and A.3 in the design review application drawings. Approved elevation drawings of the permitted garage have been attached as well for reference.
7. Code provision inquiries:
 - a. The new residence will almost entirely fit within the existing residence’s footprint and as noted earlier in question two (2) will have a smaller overall area coverage than the existing residence. There will be minimal disturbance to the existing landscape as well with the breezeway following the same path as the existing asphalt driveway which can be clearly seen when referencing the “North Façade” photos of the existing residence. There will be no trees removed on the south end of the property along the lake edge meaning that the residence will also be shielded from direct views from the lake as shown in the model rendering of the residence submitted with the design review application.
 - b. The tree removal calculation can be found on drawing sheet C.0.1 “Tree Removal Ratio”. To the best of our knowledge, there may be two (2) trees marked for removal that are greater than 12” in diameter. The notes for these two (2) trees have been highlighted for clarity on the “Landscape Plan”, C.0.1 – 2. It is the intent to acquire approval from the city arborist for the removal of said trees.
 - c. The “Fire Hazard Mitigation Standards” have been acknowledged and added to our plans with relevant notes. Please refer to C.0.1 – 2, “Landscape Plan”, for relevant drawings and information.
 - d. The garage and driveway design have been approved by the City of McCall and its supporting agencies with an active building permit number: 200250. As such, the design of the driveway does not need to be modified under new codes as it has already been approved under earlier provisions.
 - e. No new fences or walls will be added in the design of the new residence or the surrounding landscape. All other fences or walls noted on the drawings are considered existing to remain and have been marked with an “(E)” for clarity.
 - f. Please refer to C.0.1 – 2 for “Landscape Plan” and all other relevant information.
 - g. Please refer to C.0.1 – 2 for “Snow Storage”. There is a dashed area located in the northeast corner of the property noted as such. Please also refer to C.0.1 – 2 for relevant “Snow Storage Calcs”.
 - h. The new residence, garage and breezeway will all be built over existing hardscape on the property with minimal disturbance to the surrounding



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landscape and topography. As such, the new project will make no change to any existing watercourses, wildlife corridors or significant natural features, to the best of our knowledge.

- i. Exterior lighting on patios and the breezeway will be fully shielded or oriented to cast light down onto ground or patio surfaces. "Non-essential lighting" will be on motion sensors, timers and/or daylight sensors to minimize light pollution and energy usage.

Specific questions and project details, with respect to this application, were originally directed to Morgan Bessaw – City Planner – who gave us initial input and direction for this Design Review submittal. In this light, Morgan Bessaw may have additional clarifications to the notes and calculations provided. If you have any questions that have not been addressed, please feel free to contact me.

Best Regards,

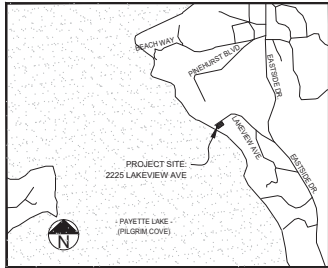
EverGreen Architecture, pllc

L. Christopher Laraway

L. Christopher Laraway
Principle Architect

Cc: File

Wayne Emigh – C.C.S.
Dr. and Mrs. Lowder



1 VICINITY MAP

NOT TO SCALE

LEGAL DESCRIPTION:
 LOT 4, BLOCK 1 - LAKEVIEW AVE., WILSON'S EAST PRONG SUBDIVISION, LOCATED IN A PART OF THE N 1/2 OF THE SW 1/4 OF SEC 35, T19N, R1E, CITY OF MCCALL, VALLEY COUNTY IDAHO, 2015.

2 GENERAL CONDITIONS

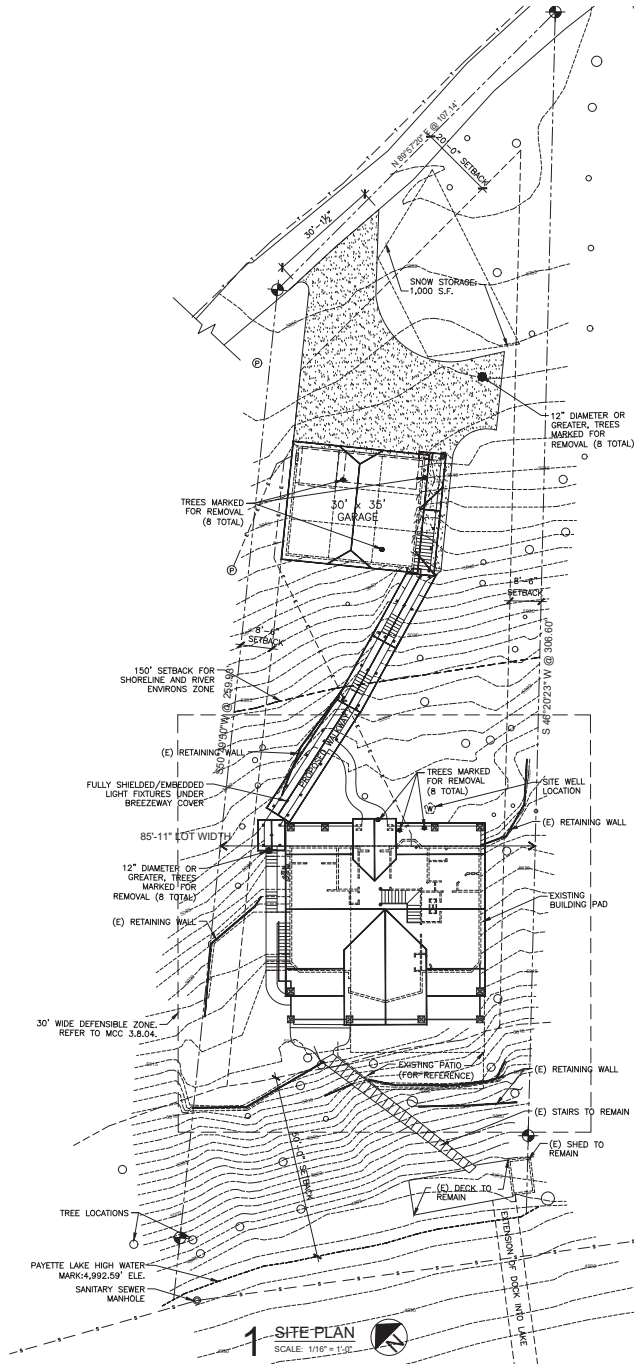
REFERENCE FOR ALL DRAWINGS

- I. GENERAL
 1. ALL WORK SHALL COMPLY WITH THE LATEST ADOPTED ADDITION OF THE 2015 INTERNATIONAL RESIDENTIAL BUILDING CODE (I.R.C.) AND ANY APPLICABLE STATE, COUNTY, OR LOCAL REGULATIONS.
 2. THE SUB-CONTRACTORS ARE RESPONSIBLE TO CHECK THE PLANS AND SITE CONDITIONS AND TO NOTIFY THE DESIGNER OF ANY CONFLICTS PRIOR TO THE START OF CONSTRUCTION.
 3. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS.
 4. ALL FINISHES TO BE APPROVED BY OWNER AND/OR DESIGNER.
- II. SITE WORK
 1. YARD TO SLOPE AWAY FROM THE HOUSE FOUNDATION - PER IRC SEC R302.1, "GRADE" TO BE PREPARED FOR SOO AND SPRINKLER INSTALLATION AND APPLICATION, LANDSCAPED FULL YARD & FULL SPRINKLER BY CONTRACTOR.
 2. ANY FILL UNDER GRADE SUPPORTED CONCRETE SLABS TO BE 4" (MIN) GRAVEL OR CRUSHED STONE COMPACTED TO 95%.
 3. CONCRETE SLABS TO BE 4", 2500 P.S.I. MIN. OR AS NOTED AT 28 DAYS WITH SAW CUT EXPANSION JOINTS AT 10'-0" O.C. (MAX.) EA. WAY. PROVIDE 3/4" TOLLED JOINTS AT 5'-0" O.C. IN CONCRETE SIDEWALKS.
 4. FINISH GRADES ARE TO BE AT LEAST 4" BELOW TOP OF FOUNDATION PER IRC SECTION R404.1.6. ALL GRADES TO SLOPE AWAY FROM BUILDING FOR DRAINAGE.
 5. ALL WORK TO CONFORM TO PLANS AND SPECIFICATIONS AS SHOWN IN THE CONSTRUCTION SET OF DOCUMENTS.
- III. FOUNDATIONS
 1. ALL CONCRETE TO HAVE A MIN. COMPRESSIVE STRENGTH OF 2500 P.S.I. MINIMUM AFTER 28 DAYS WITH A MIN. OF 5 BAGS OF CEMENT PER YARD AND A MAX. SLUMP OF 4".
 2. BACKFILL ON 30" FOUNDATION SHALL BE DONE IN 2" LIFTS WITH COMPACTION OCCURRING AT EACH LIFT BY MECHANICAL COMPRESSION TO GREATER THAN 90% COMPACTION.
 3. PLACE ALL REINFORCING AS PER A.C.I. CODES AND STANDARDS.
 4. LAP ALL CONTINUOUS BARS 40 X DIA. (MIN.)
 5. PROVIDE MIN. 18" X 24" CLEARANCE FOR ALL ACCESS OPENINGS IN CRRAWL SPACE PER IRC SECTION R408.4.4.
 6. COVER ENTIRE CRAWLSPACE WITH VAPOR RETARDER W/ MAX PERMEANCE RATING OF 1.0 PERM PER IRC SECTION 408.3
 7. PROVIDE A MIN. OF 1 S.F. OF VENTILATION AREA FOR EACH 150 S.F. OF CRAWLSPACE AREA WITHIN 3' OF EACH CORNER & MEET THE CRITERIA OF IRC SECTION R408.1 (IF APPLICABLE) OR AS SHOWN ANST FOR CONDITION CRAWL.
 8. ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURED TREATED, REDWOOD, OR PROTECTED WITH 55# FEET PER IRC SECTION R317.1
 9. MUDSILLS TO BE 2X4 OR 2X6 PRESSURE TREATED WOOD (MINIMUM) OR REDWOOD WITH 7/16" X 1/2" EXTENDING 7" INTO STEMWALL, (4) ANCHOR BOLTS AT 6'-0" O.C. @ MAIN FLOOR PER IRC SECTION R403.1.6
 10. WATERPROOF FOUNDATION / BASEMENT WALLS BEFORE BACKFILLING. PROVIDE A PERFORATED DRAIN TILE BELOW THE TOP OF THE FOOTING WHEN REQUIRED PER IRC SECTION R406.1
 11. FINISHED GRADE OF UNDER FLOOR MAYBE LOCATED AT BOTTOM OF FOOTINGS PER IRC SECTION R406.6
- IV. CARPENTRY
 1. WOOD FRAMING MEMBER GRADES ARE AS FOLLOWS UNLESS OTHERWISE NOTED ON THE PLANS:

A. POSTS, BEAMS, HEADERS MATERIALS	NO. 2 & BETTER OR ENGINEERED JOISTS AND RAFTERS
B. PLATES, BLOCKING AND BRIDGING, ETC.	NO. 3 & BETTER OR UTILITY GRADE
C. STUDS OR BETTER	NO. 3 STUD GRADE STANDARD
D. PLYWOOD WALL SHEATHING	3/8" CDX PLYWOOD STRUCTURAL SHEATHING PANEL W/ 2400 SPAN RATINGS
E. PLYWOOD ROOF SHEATHING	7/16" WOOD STRUCTURAL PANEL SHEATHING W/ 2416 SPAN RATINGS
F. PLYWOOD FLOORING	3/4" OR BETTER ENGINEERED FLOOR SHEATHING MAX SPAN PER IRC TABLE R503.2.1.1(1)
 2. NAILING OTHERWISE NOTED ON PLANS ALL EXTERIOR WINDOW AND DOOR HEADERS ARE TO BE SIZED PER IRC TABLE R602.7(1), R602.7(2) & R602.7(3) FOR INTERIOR BEARING WALLS, INCLUDING NUMBER OF JACK STUDS.
 3. DESIGN LOADS:

LIVE LOADS	
ROOF	25 P.S.F.
FLOOR	40 P.S.F.
GARAGE FLOOR	50 P.S.F.
DECK/BALCONY	60 P.S.F.
 4. NAILING SCHEDULE AS PER IRC R602.3(1)(2)(3), TYPICAL PLYWOOD NAILING WITH 8d NAILS @ 6" O.C. AT EDGES; 12" O.C. IN FIELD FOR WALLS AND SUBFLOOR AND 8d NAILS @ 6" O.C.; 12" O.C. IN FIELD FOR ROOF.
- V. INSULATION - PER 2015 IECC TABLE 402.1.2
 1. EXCEPT WHERE NOTED ON PLANS PROVIDE A MINIMUM INSULATION OF:

EXTERIOR WALLS	- 21
INTERIOR WALLS	- 13
FLAT CEILINGS	- 49
VAULTED CEILINGS	- 49
FLOORS	- 30
FOUNDATIONS	- 10
 2. ALL EXPOSED INSULATION TO HAVE A FLAME SPREAD RATING OF LESS THAN 25 AND A SMOKE DENSITY OF LESS THAN 450 PER IRC R302.10
 3. PROVIDE A TOTAL OF 1/150 OF ATTIC AREA VENTILATION WITH 50% AT THE CORNICE AND 50% AT THE RIDGE OR GABLE VENTS. PER IRC R906.4 GLAZING U-FACTOR.
 4. ALL EXTERIOR WINDOWS TO BE DOUBLE GLAZED, LOW-E WITH A MAXIMUM OF 40.
 5. ALL EXTERIOR OPAQUE DOORS TO BE SOLID CORE WITH WEATHERSTRIPPING W/ A MAXIMUM U-FACTOR OF .35 PER IECC R402.3 & R402.3.4
- VI. MISCELLANEOUS
 1. ALL WINDOWS WITHIN 18" OF FLOOR OR WITHIN 24" OF DOORS ARE TO BE TEMPERED.
 2. ALL SHOWER OR TUB ENCLOSURES ARE TO HAVE SAFETY GLAZING.
 3. PROVIDE 1/2" MOISTURE PROOF GYPSUM BOARD OR WATERPROOFING AROUND TUB AND SHOWER.
 4. BATHROOMS, UTILITY ROOMS AND TOILET ROOMS ARE TO BE VENTED WITH A 90 C.F.M. FAN EXHAUSTED TO THE OUTSIDE.
 5. ANY LIGHTING SHOWN IS FOR CONSTRUCTION COORDINATION ONLY. ELECTRICAL SWITCHES AND OUTLETS ARE TO BE INSTALLED AS PER LOCAL CODES AND OWNER REQUIREMENTS.
 6. CABINETS AND CLOSETS AND BUILT-INS ELEVATIONS ARE SHOWN ON THE PLANS.
 7. FINISH FLOOR ELEVATION IS ASSUMED TO BE 100'-0".



1 SITE PLAN
 SCALE: 1/16" = 1'-0"

CODE ANALYSIS	
2015 IRC (INTERNATIONAL RESIDENTIAL CODE) BUILDING TYPE: RESIDENTIAL (SINGLE FAMILY) CONSTRUCTION TYPE: WOOD FRAME CONSTRUCTION	
DESIGN CRITERIA	
• GROUND SNOW LOAD: 20 LB/FT ²	
WIND DESIGN:	
• SPEED: 80 MPH	
• TOPO EFFECT: NO	
• SPECIAL REGION: NO	
• DIERIS ZONE: NO	
SEISMIC ZONE: C (EXEMPT PER R301.2.2)	
CLIMATE ZONE: 5B	
SUBJECT TO DAMAGE	
• WEATHERING: SEVERE	
• FROST DEPTH: 24"	
• TERMITE: SLIGHT-MODERATE	
WINTER DESIGN TEMP: PER APPENDIX D OF THE IPC (INTERNATIONAL PLUMBING CODE)	
ICE BARRIER REQUIRED: NO	
FLOOD HAZARDS: FEMA (LOMR-F) FLOOD ZONE X	
AIR FREEZE INDEX:	
MEAN ANNUAL TEMP:	
MECHANICAL SYSTEM: MIN. 90% GAS FORCED AIR W/ A/C	
UTILITY:	
• SEWER: CITY SERVICE	
• WATER: CITY SERVICE	
• GAS: LOCAL UTILITY	
• POWER: LOCAL UTILITY	
BEARING VALUES	
BEDROCK	12,000 P.S.F.
SEDIMENTARY AND FOLIATED ROCK	4,000 P.S.F.
SANDY GRAVEL AND /OR GRAVEL (GW AND GP)	3,000 P.S.F.
SAND, SILTY SAND, CLAYEY SAND, SILTY GRAVEL & CLAYEY GRAVEL (SW, SP, SM, SC, GM AND GC)	2,000 P.S.F.
CLAY, SANDY CLAY, SILTY CLAY, CLAYEY SILT & SANDY SILT (CL, ML, MH AND CH)	1,500 P.S.F.
LANDSCAPE LEGEND	
GRASS 2,128 SF ±	8" CONIFERS OR DECIDUOUS (2.5')
LANDSCAPE BEDS 1,122 SF ±	5 GALLON PLANTS
ROCK FEATURE 1" RIVER ROCK GRAVEL 525 SF ±	3 GALLON PLANTS
SITE CONCRETE 1,106 SF ±	DOWNPOUT
	GUTTER
	GRADE DIRECTION
	ELEVATION (SEE FOUNDATION PLAN)
UTILITIES LEGEND	
WATER METER	TELEPHONE LINE
POWER BOX	GAS LINE
CABLE TV LINE	SEWER LINE
DRAWING INDEX	
C.0 SITE PLAN	A.4 INTERIOR ELEVATIONS
C.0.1 DEMO PLAN	A.5 SPECS & FINISHES
C.1 SWPPP PLAN	A.6 BUILDING SECTION
A.1 FIRST FLOOR PLAN	S.1.1 FOUNDATION PLAN
A.1.0 BASEMENT FLOOR PLAN	S.2.1 ROOF FRAMING PLAN
A.2 EXTERIOR ELEVATIONS	S.3 WALL BRACING PLAN
A.3 EXTERIOR ELEVATIONS	E.1 ELECTRICAL SCHEMATIC
	M.1 MECHANICAL SCHEMATIC

FIRST FLOOR:	1,924 SF
BASEMENT FLOOR:	1,730 SF
TOTAL INTERIOR:	3,654 SF
GARAGE:	1,050 SF
DECK/PORCH:	1,439 SF

LOT 4 / BLOCK 1
 SITE AREA: 0.57 ACRE

SIGN	DATE
SIGN	DATE

REVISIONS

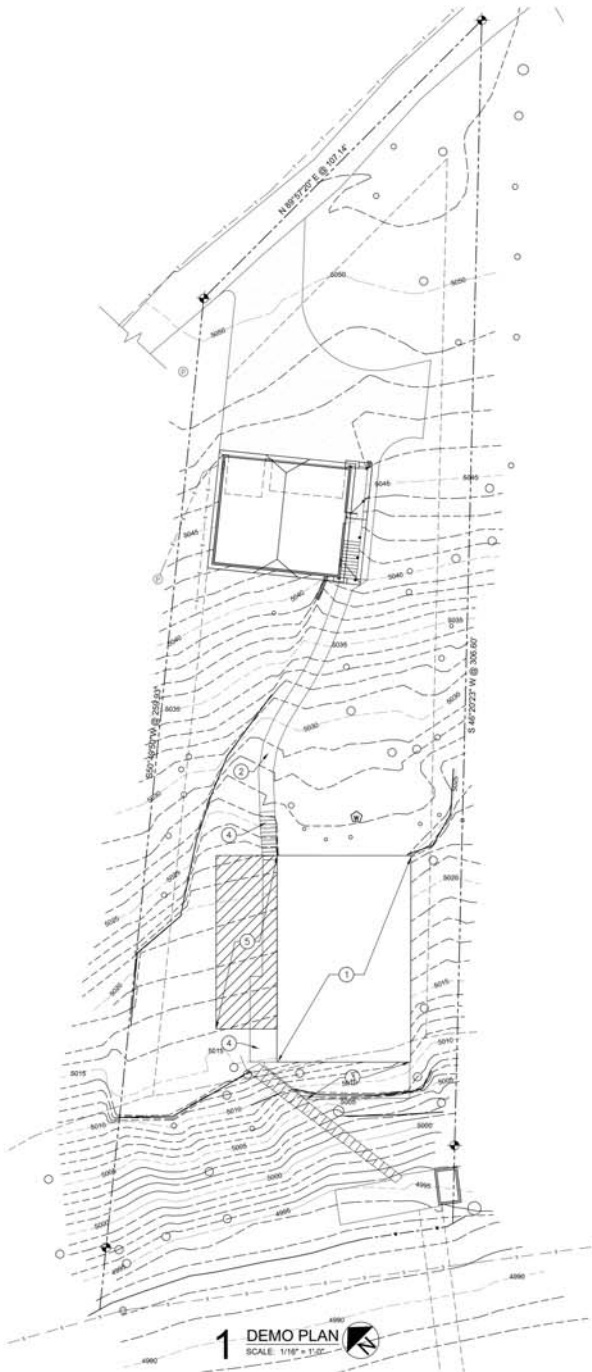
STATE OF IDAHO
 ARCHITECTURE
 EVERGREEN ARCHITECTURE
 115/21

PROJECT: 200001A DATE: 11/15/21
 DRAWN: AFN CHECKED: LCL
 SHEET TITLE: SITE PLAN
 SHEET: C.0

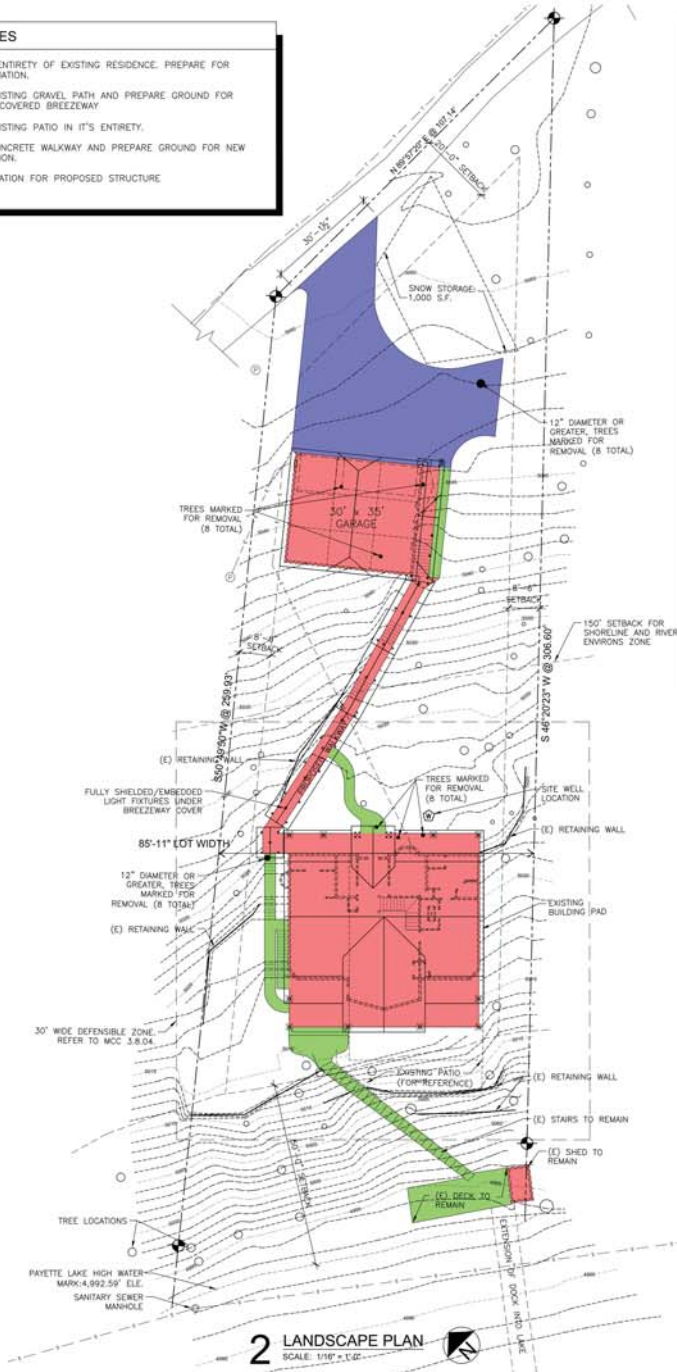
DESIGN REVIEW SET

LOT 4, BLOCK 1, WILSON'S EAST PRONG SUBDIVISION (DRIVEWAY)
 2225 LAKEVIEW AVENUE, MCCALL, IDAHO, VALLEY COUNTY
 ARCHITECTS: EVERGREEN ARCHITECTURE, LLC.
 11200 W. HERCULES DR., SUITE 103 STAR, IDAHO 83869 - (208) 375-4600

RCE-89780



- DEMO NOTES**
1. DEMOLISH ENTIRETY OF EXISTING RESIDENCE. PREPARE FOR NEW FOUNDATION.
 2. REMOVE EXISTING GRAVEL PATH AND PREPARE GROUND FOR CONCRETE COVERED BREEZEWAY
 3. REMOVE EXISTING PATIO IN IT'S ENTIRETY.
 4. REMOVE CONCRETE WALKWAY AND PREPARE GROUND FOR NEW CONSTRUCTION.
 5. NEW EXCAVATION FOR PROPOSED STRUCTURE



LOT COVERAGE CALCULATIONS

100%:

- GARAGE: 1185 SF
- BREEZEWAY: 327 SF
- HOUSE: 1924 SF
- SHED: 60 SF
- FRONT PATIO: 315 SF
- BACK PATIO: 575 SF

TOTAL: 4386 SF

50%:

- GARAGE PATH: 90 SF
- ENTRY PATH: 94 SF
- SIDE STAIR: 182 SF
- LAKE DECK: 549 SF

923 x 0.50 = 457.5 SF

35%:

- DRIVEWAY: 2055 SF

2055 x 0.35 = 719.25 SF

TOTAL LOT COVERAGE:

4,386
+ 457.5
= 5562.75 SF < 5567 SF

TREE REMOVAL RATIO:

TOTAL TREES ON SITE: **48**

48 x 20% = **9.6**
(ALLOWABLE TREES TO REMOVE)

TREES MARKED FOR REMOVAL: **8 < 9.6**

SNOW STORAGE CALCS:

- DRIVEWAY: 2055 SF
- GARAGE PATH: 98 SF
- BREEZEWAY: 327 SF
- ENTRY PATH: 94
- SIDE STAIR: 182
- LAKE DECK: 549

= 3305 SF

3305 x 0.33 = 1090.65
REQUIRED SNOW STORAGE

LOT WIDTH RATIO:

LOT WIDTH: **85'11"**

SIDE LOT SETBACKS PER MCC 3.2.02 & MCC 3.3.04:
8'6"

PERCENTAGE OF WIDTH:
(8.5x2)/85'11" = 0.198
OR 20%

REVISIONS

STATE OF IDAHO
COUNTY OF MADISON
11521

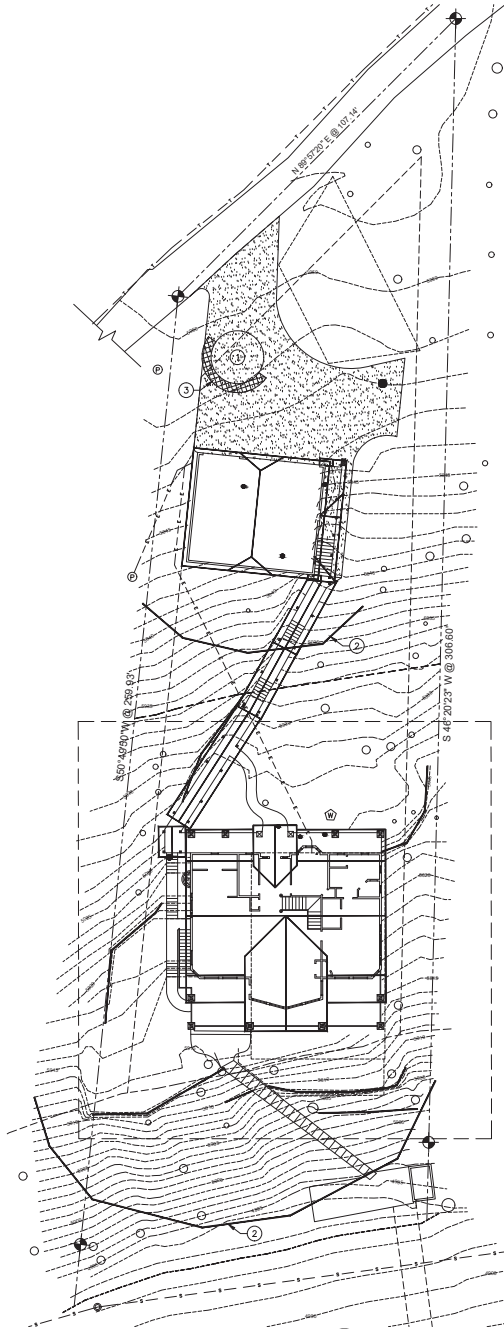
EVERGREEN ARCHITECTURE
208 W. 10TH ST. STE. 102
BOISE, IDAHO 83702
www.evergreenarchitect.com

PROJECT: 202302A DATE: 11/15/21
DRAWN: AFM CHECKED: LCL
SHEET TITLE: DEMO & LANDSCAPE PLAN
SHEET: C.0.1

LOT 4, BLOCK 1, WILSON'S EAST PRONG SUBDIVISION (DRIVEWAY)
2225 LAKEVIEW AVENUE, MCCALL, IDAHO, VALLEY COUNTY
ARCHITECTS: EVERGREEN ARCHITECTURE, LLC.
11200 W. HERCULES DR. - SUITE 103 STAR, IDAHO 83669 - (208) 375-4600

DESIGN REVIEW SET

SIGN _____ DATE _____
SIGN _____ DATE _____



1 SWPPP PLAN
SCALE: 1/8" = 1'-0"

KEY NOTES

1. SOIL STOCKPILE AREA
2. SILT FENCE
3. STRAW WADDLE AS REQUIRED FOR STOCKPILE

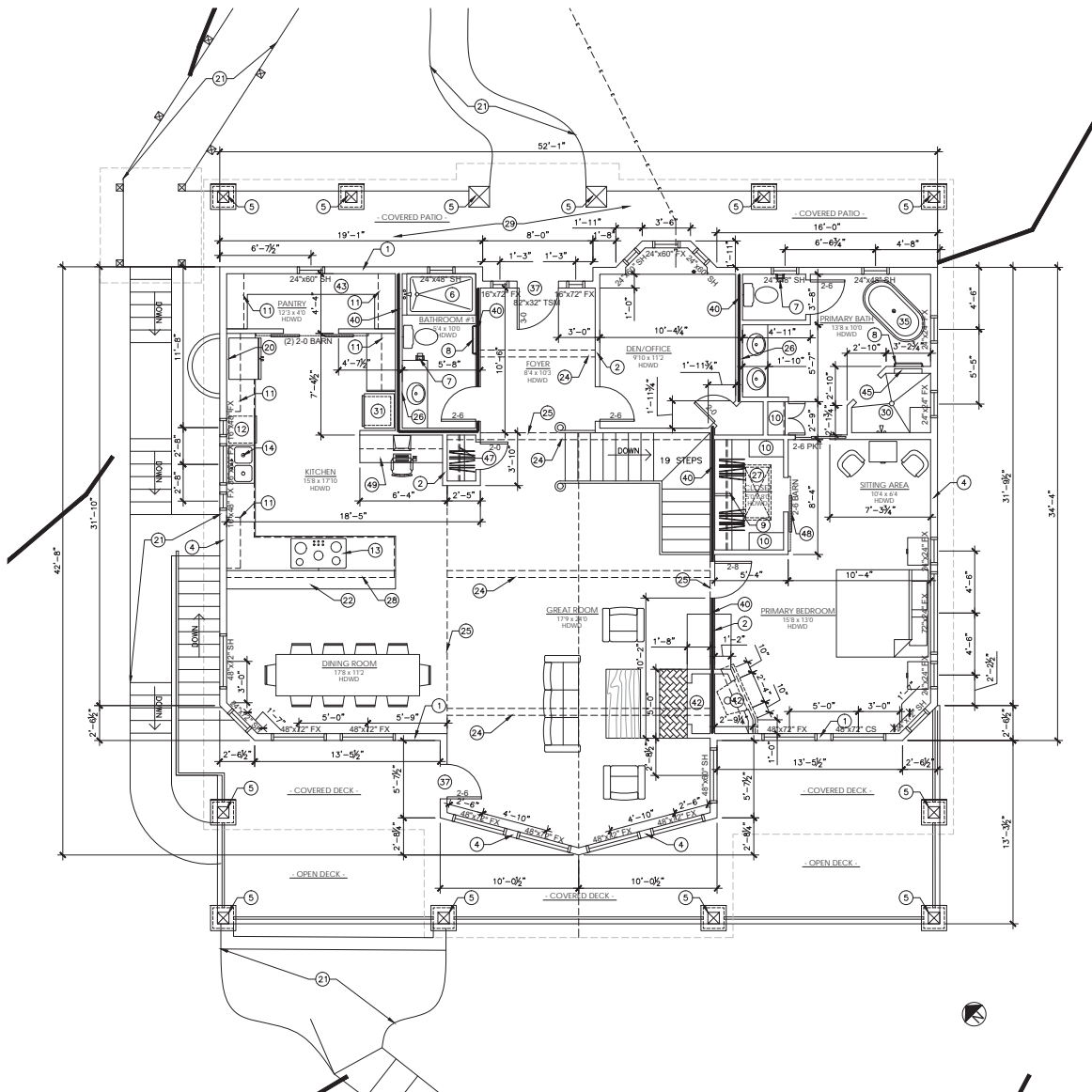
2 GENERAL CONDITIONS
REFERENCE FOR ALL DRAWINGS

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE SAFETY LAWS OF ANY JURISDICTIONAL BODY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES, AND TRAFFIC CONTROL WITHIN AND AROUND THE CONSTRUCTION AREA.
2. ALL WORK SHALL BE DONE IN COMPLIANCE WITH THE APPROVED PLANS, SPECIFICATIONS, AND THE SOILS REPORT.
3. TEMPORARY EROSION CONTROL 'BEST MANAGEMENT PRACTICES' (BMP'S) SHALL BE INSTALLED PRIOR TO THE START OF GRADING CONSTRUCTION.
4. THE CONTRACTOR SHALL INSPECT THE SITE PERIODICALLY, ESPECIALLY AFTER RAIN EVENTS, TO VERIFY THAT NO SEDIMENT IS LEAVING THE SITE. ADDITIONAL INSTALLATION OF DEVICES AND/OR PRACTICES MAY BE REQUIRED, AS SITE CONDITIONS DICTATE.
5. ALL NECESSARY ACTION SHALL BE TAKEN TO MINIMIZE DEPOSITING AND TRACKING OF MUD, DIRT, SAND, GRAVEL, ROCK OR DEBRIS ON TO THE PUBLIC RIGHT OF WAY. ALSO INLETS MUST BE PROTECTED ACCORDING TO BMP #21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CLEAN-UP OF THE PUBLIC RIGHT-OF-WAY OR ADJACENT PRIVATE PROPERTY FROM ANY TRACKING OR DEPOSITING OF MUD, DIRT, SAND, GRAVEL, ROCK OR DEBRIS, OR SHALL REIMBURSE THE CITY FOR ANY EXPENSES INCURRED BY THE CITY TO EFFECT THE CLEAN-UP.
6. NO DEBRIS, DIRT, AGGREGATE OR EXCAVATED MATERIALS, OR CONSTRUCTION SUPPLIES SHALL BE PLACED ON THE PUBLIC RIGHT-OF-WAY UNLESS PERMITTED BY THE CITY OF BOISE OR OTHER CONTROLLING ENTITY. IN ADDITION, PUBLIC SIDEWALKS SHALL NOT BE REMOVED, BLOCKED, OR OTHERWISE RENDERED UNUSABLE BY CONSTRUCTION ACTIVITY, EQUIPMENT OR MATERIALS OR PORTABLE TOILETS, UNLESS A SAFE, USABLE ALTERNATE WALKWAY, WHICH MEETS THE DESIGN STANDARDS OF THE CITY OF BOISE, IS IN PLACE ON THE SAME SIDE OF THE RIGHT-OF-WAY BY THE CONTRACTOR.
7. NO SOILS OR AGGREGATE STOCKPILES ARE PERMITTED ON OTHER, UNDISTURBED PORTION OF THE SAME PROPERTY UNLESS EROSION CONTROL MEASURES ARE IN PLACE TO PREVENT CONVEYANCE OR DEPOSITION OF STORMWATER OR SEDIMENT OFF THE SITE.
8. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED AFTER FINAL SITE STABILIZATION. TRAPPED SEDIMENT AND OTHER DISTURBED SOIL AREAS RESULTING FROM THE REMOVAL OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED WITHIN THIRTY DAYS FROM THE REMOVAL OF THE TEMPORARY MEASURES.
9. THE BEST MANAGEMENT PRACTICES (BMP'S) SHALL MEET THE CRITERIA AND SPECIFICATIONS OF THE STATE OF IDAHO CATALOG OF STORM WATER BEST MANAGEMENT PRACTICES FROM THE DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ).
10. THE CONTRACTOR SHALL COMPLY WITH ALL THE REQUIREMENTS OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP), INCLUDING THE FILING OF THE NOTICE OF INTENT.
11. THE CONTRACTOR SHALL BUILD A STABILIZED CONSTRUCTION ENTRANCE/EXIT ACCORDING TO THE BEST MANAGEMENT PRACTICE (BMP #5A), AT THE LOCATION SHOWN ON THE PLANS. CONTRACTOR SHALL MOVE THE STABILIZED ENTRANCE/EXIT TO THE NEWLY PROPOSED LOCATION ONCE IT HAS BEEN BUILT.
12. CONTRACTOR SHALL PROVIDE, MAINTAIN, AND BE RESPONSIBLE FOR TRAFFIC CONTROL PERSONNEL AND DEVICES PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) TO MAINTAIN THE LOCAL TRAFFIC WITHIN AND IMMEDIATELY ADJUTING THE PROJECT SITE LOCAL ACCESS AND EMERGENCY VEHICLES ACCESS SHALL BE MAINTAINED AT ALL TIMES.

SIGN	DATE
SIGN	DATE

REVISIONS	
PROJECT: 200000A DATE: 11/5/21 DRAWN: AFN CHECKED: LCL SHEET TITLE: SWPPP PLAN SHEET: C.1	
LOT 4, BLOCK 1, WILSON'S EAST PRONG SUBDIVISION (DRIVEWAY) 2225 LAKEVIEW AVENUE, MCCALL, IDAHO, VALLEY COUNTY ARCHITECTS: EVERGREEN ARCHITECTURE, LLC. 11200 W. HERCULES DR., SUITE 103 STAR, IDAHO 83469 - (208) 375-4600	
RCE-83780	

DESIGN REVIEW SET



1 FIRST FLOOR PLAN
1/4" = 1'-0"

FIRST FLOOR:	1,924 SF
BASEMENT FLOOR:	1,730 SF
TOTAL INTERIOR:	3,654 SF
GARAGE:	1,050 SF
DECK/PORCH:	1,439 SF

FLOOR PLAN NOTES SHEET NOTES REFER TO MATERIALS AND FINISHES SPECIFIED ON SHEETS A.5

- 1 2X6 EXTERIOR WALL STUDS @ 16" O.C. WITH R-21 SPRAY FOAM INSULATION. EXTERIOR-HARBORBOARD SIDING OVER 7/16" OSB & J-RIS BARRERS. SHEAR WALLS PER PANEL SCHEDULE. 1/2" GYPSUM WALLBOARD ON INTERIOR, PAINT.
- 2 2X4 INTERIOR WALL TYPICAL STUDS @ 24" O.C. WITH 1/2" GYPSUM WALLBOARD BOTH SIDES.
- 3 2X4 EXTERIOR WALL STUDS @ 16" O.C. W/ R-13 UNFACED FIBERGLASS INSULATION. 7/16" OSB. SHEAR WALLS PER PANEL SCHEDULE. 1/2" GYPSUM WALLBOARD ON INTERIOR, PAINT.
- 4 2X6 16" TALL WALL. (2) 2X6 STUDS @ 16" O.C. WITH R-19 UNFACED FIBERGLASS INSULATION. 5/8" FIRE RATED GYPSUM WALL BOARD ON INSIDE VERTICAL WALLS FROM FOUNDATION TO ROOF DECK. FIRE-BLOCK GYP BRD. AS REQUIRED. (SEE TALL WALL ENGINEERING)
- 5 8" PORCH POST. WRAP WITH 1X SIDING FRAMED PER EXTERIOR ELEVATION - A2-A3
- 6 FIBERGLASS 1-PIECE TUB/SHOWER WALLS.
- 7 TOILET PAPER HOLDER.
- 8 TOWEL BAR MIN. 24" VERTY SIZE. (OPT. HOOKS AT SIM.)
- 9 CLOSET ROD AND (2) SHELF AS SHOWN.
- 10 4 STACK SHELVES
- 11 WALL CABINETS ABOVE SHOWN DASHED. (SEE A4)
- 12 DISHWASHER.
- 13 COOKTOP W/ HOOD ABOVE.
- 14 KITCHEN SINK WITH AIR SWITCH DISPOSAL.
- 15 WASHER 190X AND DRYER CONNECTIONS WITH 'DRYER BOX' VENT TO OUTSIDE.
- 16 GAS-WATER-HEATER (40-GALLON).
- 17 GAS-FORCED-AIR-FURNACE.
- 18 AIR-CONDITIONER.
- 19 5/8" TYPE-1/2" GWD ON GARAGE-SIDE-OF-GARAGE/HOUSE COMMON-WALL-AND-GARAGE-CEILING-(TYPICAL)
- 20 WATER SUPPLY FOR REFRIGERATOR WITH ICE MAKER
- 21 CONCRETE WALKWAY.
- 22 LEVEL BAR COUNTERTOP.
- 23 SELF-CLOSING-SOFT-MIN-DOOR-AT-GARAGE.
- 24 COLLAR THE ARCHES ATTACHED TO CEILING, PAINTED.
- 25 HEADER / SOFFIT ABOVE.
- 26 WINDOW - ELEVATIONS FOR SIZE.
- 27 ATTIC ACCESS.
- 28 3/5" HALF WALL UNDER COUNTER.
- 29 CONCRETE PATIO / PORCH
- 30 TILE SHOWER
- 31 DOUBLE OVEN
- 32 MICROWAVE
- 33 WATER SOFTENER (SHUT OFF)
- 34 ELECTRICAL PANEL
- 35 FREESTANDING TUB
- 36 8"-TALL-DOORS
- 37 PROVIDE SOLID BLOCKING FOR DOOR HARDWARE. VERIFY SIZE & LOCATION W/ GENERAL CONTRACTOR
- 38 FRAME-R-6-37-WBE-x-167-TALL-DOOR-DOOR-VERIFY-SIZE-(BY OWNER)
- 39 EPOXY-GARAGE-FLOOR-(SEPARATE-PRIME)
- 40 SOUND INSULATE WALL
- 41 42"-TALL-RAISED-HEARTH
- 42 CLEARANCE FIREPLACE W/ THRU ROOF VENTING
- 43 18" PANTRY APPLIANCE SHELF W/ OPEN SHELVES BELOW
- 44 WHD-BENCH-SEE-F/A-4-INTERIOR-CLEANINGS
- 45 2'-0" WIDE x 14" HIGH SHOWER NICHE @ 42" A.F.F.
- 46 LINEAR-DRAIN-TILE-SHOWER
- 47 SINGLE ROD AND SHELF
- 48 3'-0" WIDE BATH DOOR & TRACK HARDWARE. SLIDE DIRECTION AS SHOWN
- 49 COUNTER W/OPEN AREA BELOW. CORBEL AS REQUIRED
- 50 CENTRAL-WAURUM-DANISTER-LOGARON
- 51 PIPE-BOLARD
- 52 WOOD STOVE W/ VENTING THRU ROOF
- 53 8" CONCRETE FOUNDATION RETAINING WALL WITH 2X FLOORING INSIDE. FINISH WITH 2" GYP. BOARDS, PAINTED.

GENERAL NOTES

1. UTILITY SERVICES, PANELS, METERS, ETC TO BE PROVIDED AND LOCATED AS REQUIRED BY SITE, CODE AND UTILITY COMPANY. VERIFY AS REQUIRED.
2. WATER HEATER, DRYER, KITCHEN & BATHROOM FANS TO BE VENTED TO THE EXTERIOR AND SHALL NOT BE LOCATED IN ANY PORTION OF THE ROOF THAT FACES THE FRONT (STREET).
3. ALL PATIO GLASS DOORS, SHOWER DOORS, OR WINDOWS WITH-IN 24" HORIZONTAL DISTANCE OF ANY DOOR OR WITHIN 18" OF ANY WALKING SURFACE SHALL USE APPROVED SAFETY GLASS.

REVISIONS	
PROJECT 202002A	DATE 11/5/21
DRAWN AFN	CHECKED LCL
SHEET TITLE	
FIRST FLOOR PLAN	
SHEET	
A.1	

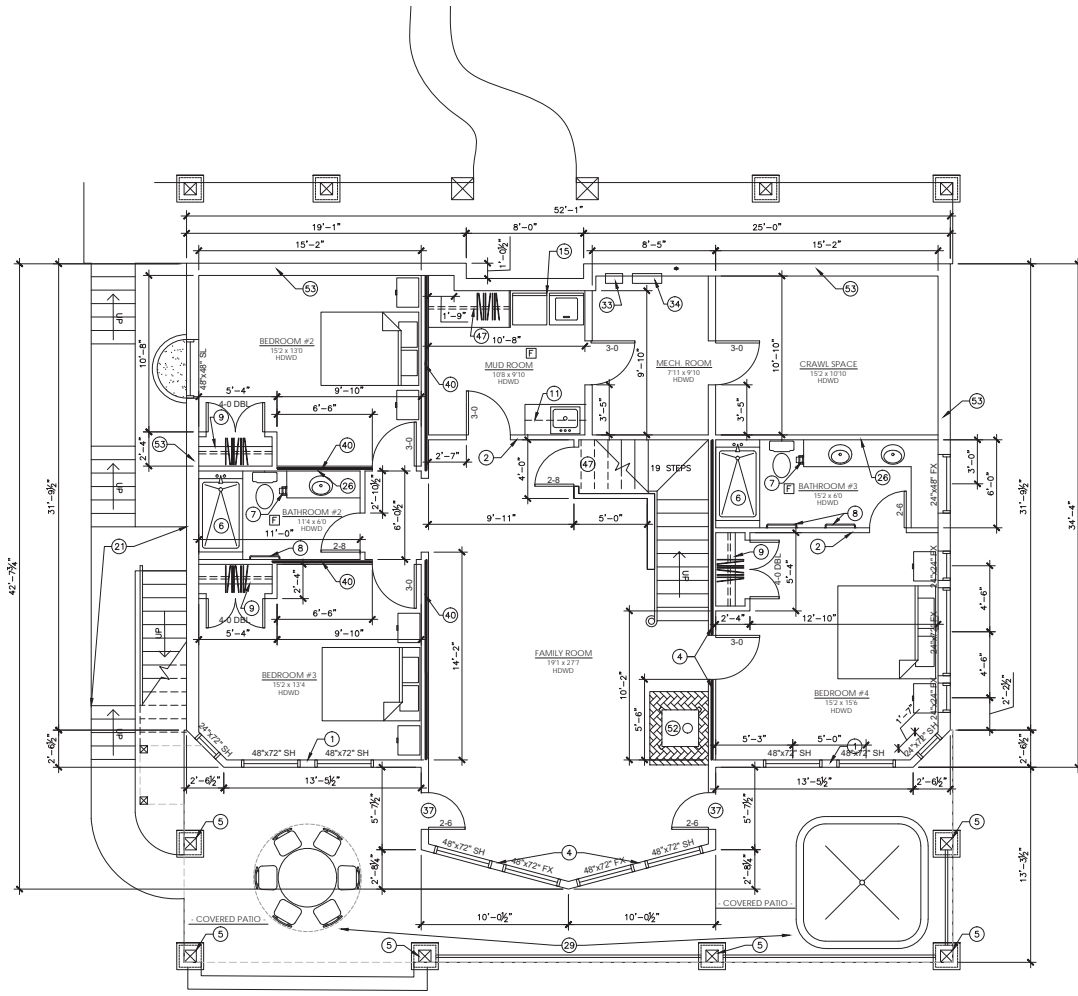
DESIGN REVIEW SET

LOT 4, BLOCK 1, WILSON'S EAST PRONG SUBDIVISION (DRIVEWAY)
 2225 LAKEVIEW AVENUE, MCCALL, IDAHO, VALLEY COUNTY

ARCHITECTS: EVERGREEN ARCHITECTURE, LLC.
 11200 W. HERCULES DR. - SUITE 103 STAR, IDAHO 83869 - (208) 375-4600

RCE-89790

SIGN _____	DATE _____
SIGN _____	DATE _____



1 BASEMENT FLOOR PLAN
1/4" = 1'-0"

FIRST FLOOR:	1,924 SF
BASEMENT FLOOR:	1,730 SF
TOTAL INTERIOR:	3,654 SF
GARAGE:	1,050 SF
DECK/PORCH:	1,439 SF

FLOOR PLAN NOTES SHEET NOTES REFER TO MATERIALS AND FINISHES SPECIFIED ON SHEETS A.5

- ① 2X6 EXTERIOR WALL: STUDS @ 16" O.C. WITH R-21 SPRAY FOAM INSULATION. EXTERIOR-HARDWOOD SIDING OVER 7/16" OSB & AIRE BARRED. SHEAR WALLS PER PANEL SCHEDULE.
- ② 2X4 INTERIOR WALL TYPICAL: STUDS @ 24" O.C. WITH 1/2" GYPSUM WALLBOARD BOTH SIDES.
- ③ 2x4 EXTERIOR WALL: 16" O.C. W/ R-13 UNFACED GYPSUM WALLBOARD ON INTERIOR, PAINT.
- ④ 2X6 16" TALL WALL: (2) 2X6 STUDS @ 16" O.C. WITH R-19 UNFACED FIBERGLASS INSULATION. 5/8" FIRE RATED GYPSUM WALL BOARD ON INSIDE VERTICAL WALLS FROM FOUNDATION TO ROOF DECK. FIRE-BLOCK CYP BRD. AS REQUIRED. (SEE TALL WALL ENGINEERING)
- ⑤ 8" BOROH POST. WRAP WITH 1X SIDING FRAMED PER EXTERIOR ELEVATION - A2-A3
- ⑥ FIBERGLASS 1-PIECE TUB/SHOWER WALLS.
- ⑦ TOILET PAPER HOLDER.
- ⑧ TOWEL BAR MIN. 24" VERIFY SIZE. (OPT HOOKS AT SIM.)
- ⑨ CLOSET ROD AND (2) SHELF AS SHOWN.
- ⑩ 4 STACK SHELVES
- ⑪ WALL CABINETS ABOVE SHOWN DASHED. (SEE A4)
- ⑫ DISHWASHER.
- ⑬ COOKTOP W/ HOOD ABOVE.
- ⑭ KITCHEN SINK WITH AIR SWITCH DISPOSAL.
- ⑮ WASHER *BOX AND DRYER CONNECTIONS WITH "DRYER BOX" WENT TO OUTSIDE.
- ⑯ GAS-WATER-HEATER-(40-GALLON)
- ⑰ GAS-FORCED-AIR-FURNACE.
- ⑱ AIR-CONDITIONER.
- ⑲ 5/8"-TYPE-16-ON-ON-GARAGE-SIDE-OF-GARAGE/HOUSE COMMON-WALL-AND-GARAGE-CEILING-(TYPICAL)
- ⑳ WATER SUPPLY FOR REFRIGERATOR WITH ICE MAKER
- ㉑ CONCRETE WALKWAY.
- ㉒ LEVEL, BWK COUNTERTOP.
- ㉓ SELF-CLOSING-SPF-MIN-DOOR-AT-GARAGE.
- ㉔ COLLAR THE ARCHES ATTACHED TO CEILING, PAINTED.
- ㉕ HEADER / SOFFIT ABOVE.
- ㉖ WINDOW - ELEVATIONS FOR SIZE.
- ㉗ ATTIC ACCESS.
- ㉘ 35.5" HALF WALL UNDER COUNTER.
- ㉙ CONCRETE PATIO / PORCH.
- ㉚ TILE SHOWER.
- ㉛ DOUBLE OVEN
- ㉜ MICROWAVE
- ㉝ WATER SOFTENER (SHUT OFF)
- ㉞ ELECTRICAL PANEL
- ㉟ FREESTANDING TUB
- ㊱ 8"-TALL-BOARDS
- ㊲ PROVIDE SOLID BLOCKING FOR DOOR HARDWARE, VERIFY SIZE & LOCATION W/ GENERAL CONTRACTOR
- ㊳ FRAME-160-37-WIDE-16"-TALL-DOOR-DOOR-VERIFY-SIZE-(BY DIMENS)
- ㊴ EPOXY-GARAGE-FLOOR-(SEPARATE-PHASE)
- ㊵ SOUND INSULATE WALL
- ㊶ 8" CLEARANCE FIREPLACE W/ THRU ROOF VENTING
- ㊷ 18" PANTRY APPLIANCE SHELF W/ OPEN SHELVES BELOW
- ㊸ MUD-BENCH-SEE-3-A-A-INTERIOR-ELEVATIONS
- ㊹ 2'-0" WIDE x 14" HIGH SHOWER NICHE @ 42" A.F.F.
- ㊺ LINEN-DRAIN-TILE-SHOWER
- ㊻ SINGLE ROD AND SHELF
- ㊼ 3'-0" WIDE BARN DOOR & TRACK HARDWARE. SLIDE DIRECTION AS SHOWN
- ㊽ COUNTER W/O OPEN AREA BELOW. CORBEL AS REQUIRED
- ㊾ CENTRAL-VACUUM-GANGSTER-LOCATION
- ㊿ PIPE-BOLLARD
- 1 WOOD STOVE W/ VENTING THRU ROOF
- 2 8" CONCRETE FOUNDATION RETAINING WALL WITH 2X FURRING. FINISH WITH 1" CYP BOARD, PAINTED.

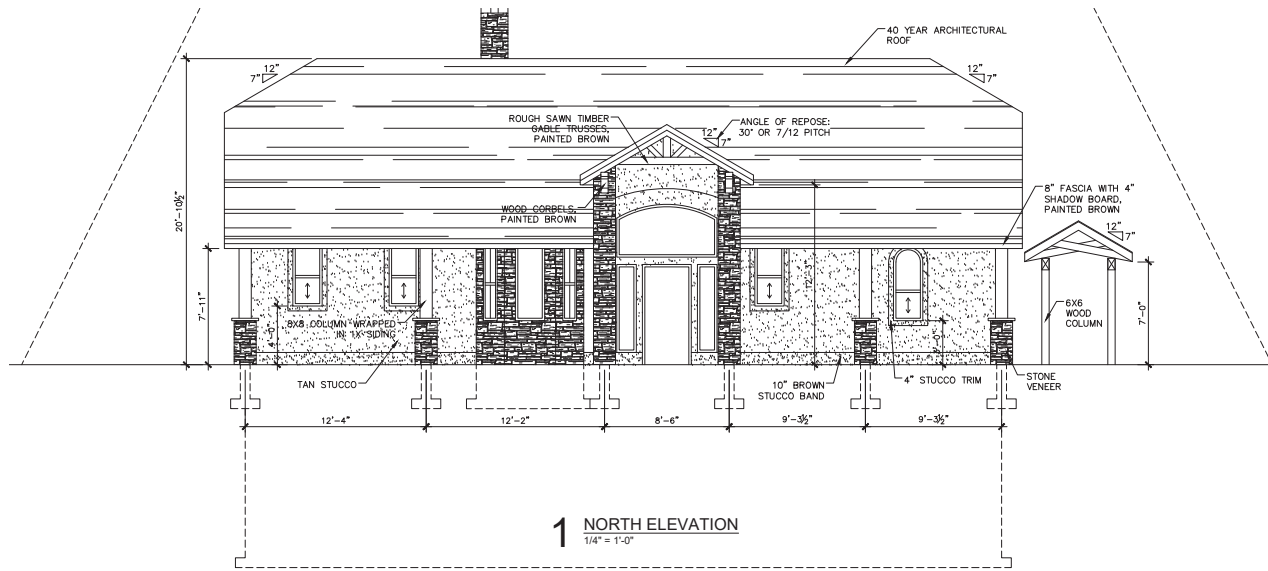
GENERAL NOTES

1. UTILITY SERVICES, PANELS, METERS, ETC TO BE PROVIDED AND LOCATED AS REQUIRED BY SITE, CODE AND UTILITY COMPANY. VERIFY AS REQUIRED.
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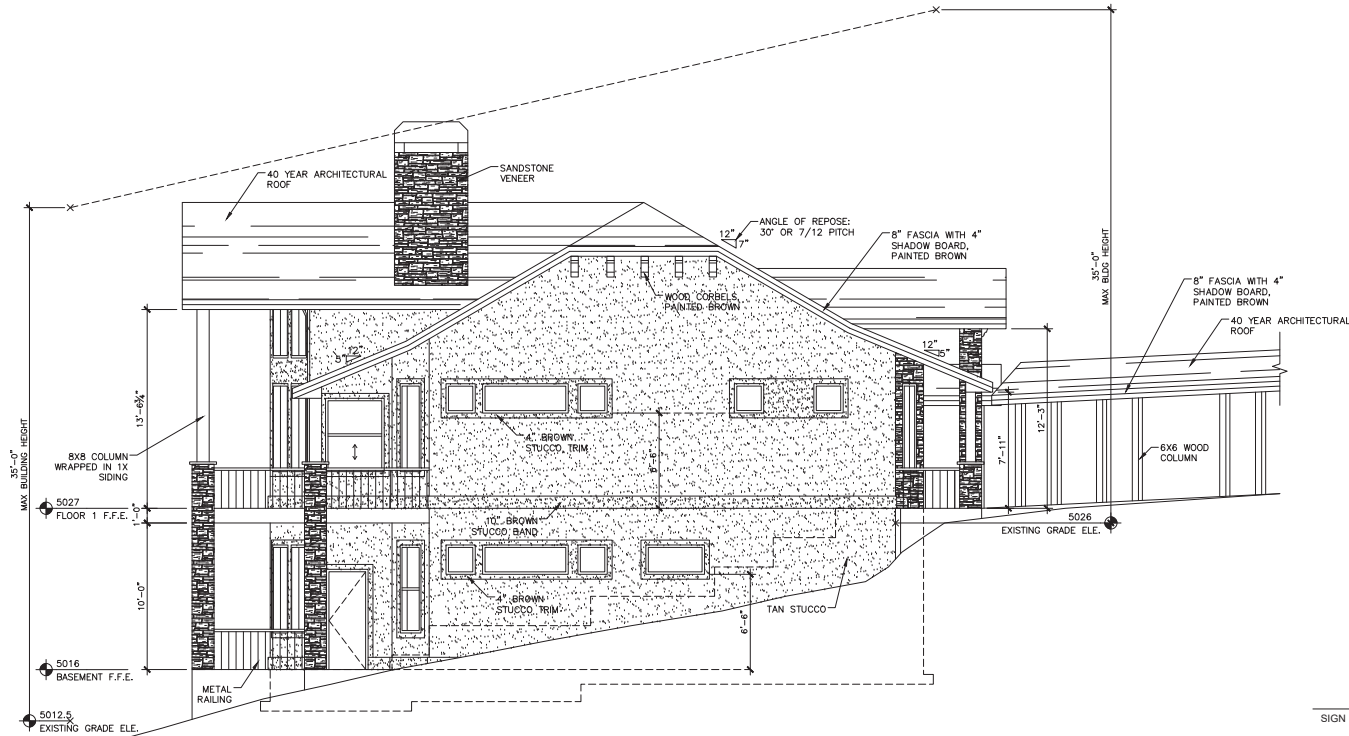
REVISIONS	
	PROJECT: 200000A DATE: 11/5/21 DRAWN: AFN CHECKED: LCL SHEET TITLE: BASEMENT FLOOR PLAN SHEET: _____
A.1.2	

SIGN _____	DATE _____
SIGN _____	DATE _____

DESIGN REVIEW SET



1 NORTH ELEVATION
1/4" = 1'-0"



2 EAST ELEVATION
1/4" = 1'-0"

MATERIAL DESCRIPTION

ROOF - MALARKEY WEATHERED WOOD SHINGLE
 FIELD/SOFFIT - PAINT, MASTERPIECE TAN, SW 1134
 TRIM/ACCENT - PAINT, ANTIQUARIAN BROWN, SW 0045
 FASCIA - PAINT, STURDY BROWN, SW 6097
 STONE - CULTURED STONE, SOUTHERN LEDGESTONE
 *FINAL COLOR AND MANUFACTURER MAY VARY

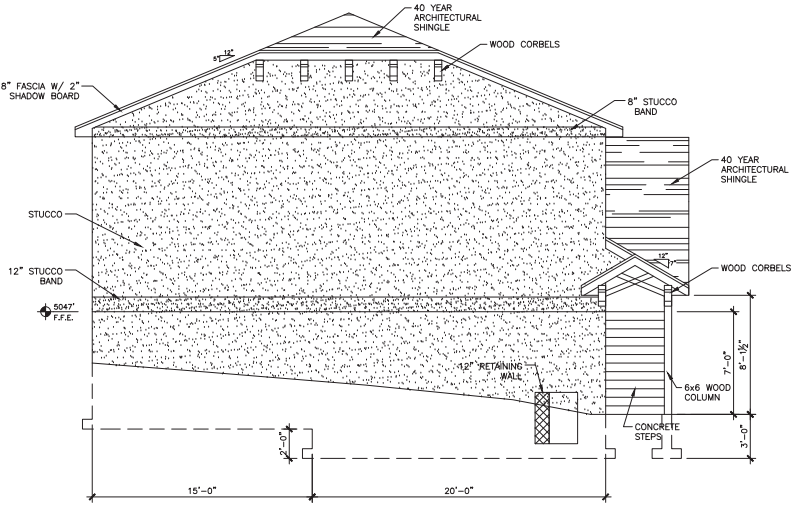
REVISIONS	
 11521	
 EVERGREEN ARCHITECTURE 200 S.W. 40th St. Ste. 4007 Astoria, OR 97103	
<small>THESE PLANS AND SPECIFICATIONS ARE PREPARED BY THE ARCHITECT AS A PROFESSIONAL SERVICE AND ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT. THE ARCHITECT IS NOT RESPONSIBLE FOR ANY ERRORS OR OMISSIONS IN THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED BY THE CLIENT. THE ARCHITECT'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY THE ARCHITECT.</small>	
PROJECT	DATE
DRAWN	CHECKED
SHEET TITLE	
EXTERIOR ELEVATIONS	
SHEET	
A.2	

SIGN _____ DATE _____
 SIGN _____ DATE _____

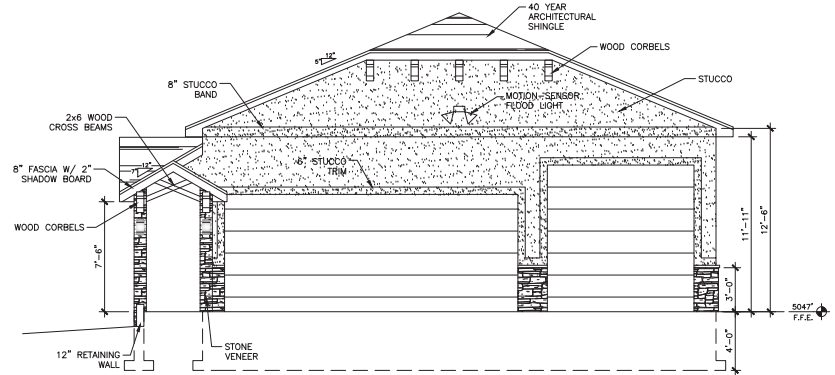
DESIGN REVIEW SET

LOT 4, BLOCK 1, WILSON'S EAST PRONG SUBDIVISION (DRIVEWAY)
 2225 LAKEVIEW AVENUE, MCCALL, IDAHO, VALLEY COUNTY
 ARCHITECTS: EVERGREEN ARCHITECTURE, LLC.
 11200 W. HERCULES DR., SUITE 103 STAR, IDAHO 83869 - (208) 375-4600

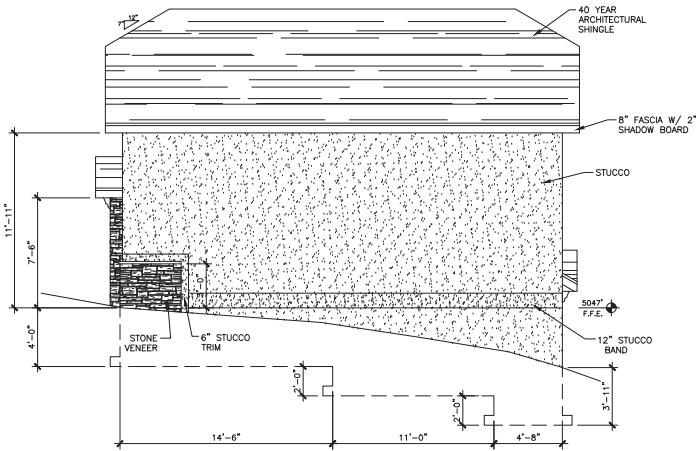
RCE-30780
 PROJECT NO. 200000A
 DRAWN: AFN
 CHECKED: LCL
 SHEET NO. 11521



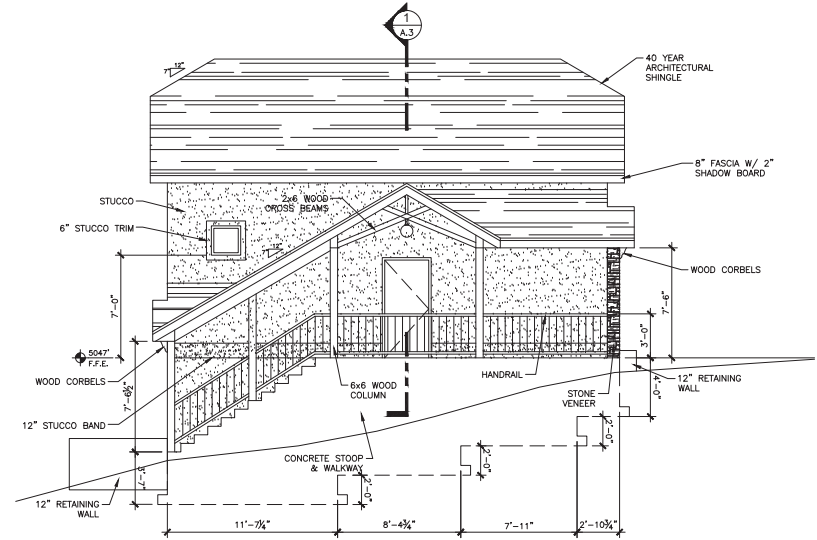
1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



3 WEST ELEVATION
SCALE: 1/4" = 1'-0"



4 EAST ELEVATION
SCALE: 1/4" = 1'-0"

REVISIONS	
 STATE OF IDAHO 12/16/20	
EVERGREEN ARCHITECTURE  11200 W. HERCULES DR., SUITE 103 STAR, IDAHO 83869 (208) 375-4600 www.evergreenarch.com	
PROJECT: 200001A DATE: 12/16/20 DRAWN: AFN CHECKED: LCL	
SHEET TITLE	
EXTERIOR ELEVATIONS	
SHEET	
A.2	

DESIGN REVIEW SET (FOR REFERENCE ONLY)

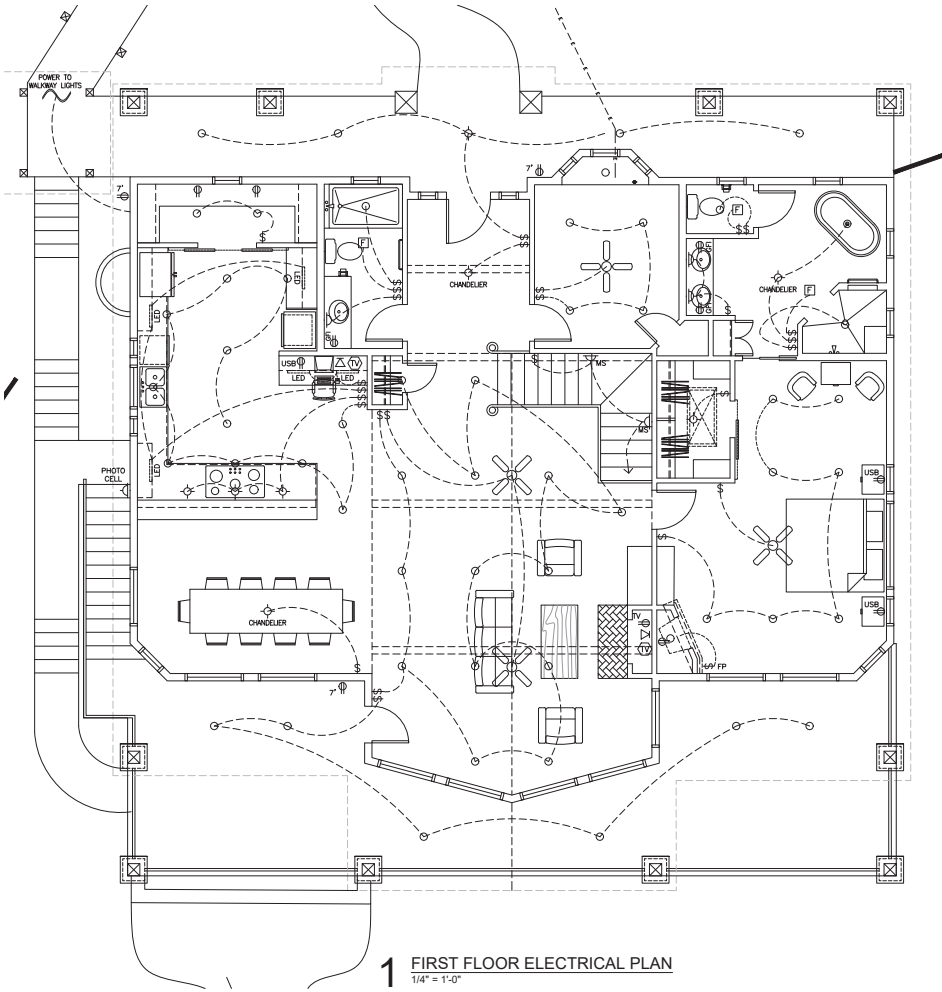
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 DATE: 12/16/20
 DRAWN: AFN
 CHECKED: LCL
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 11200 W. HERCULES DR., SUITE 103 STAR, IDAHO 83869 - (208) 375-4600

RCE-39780

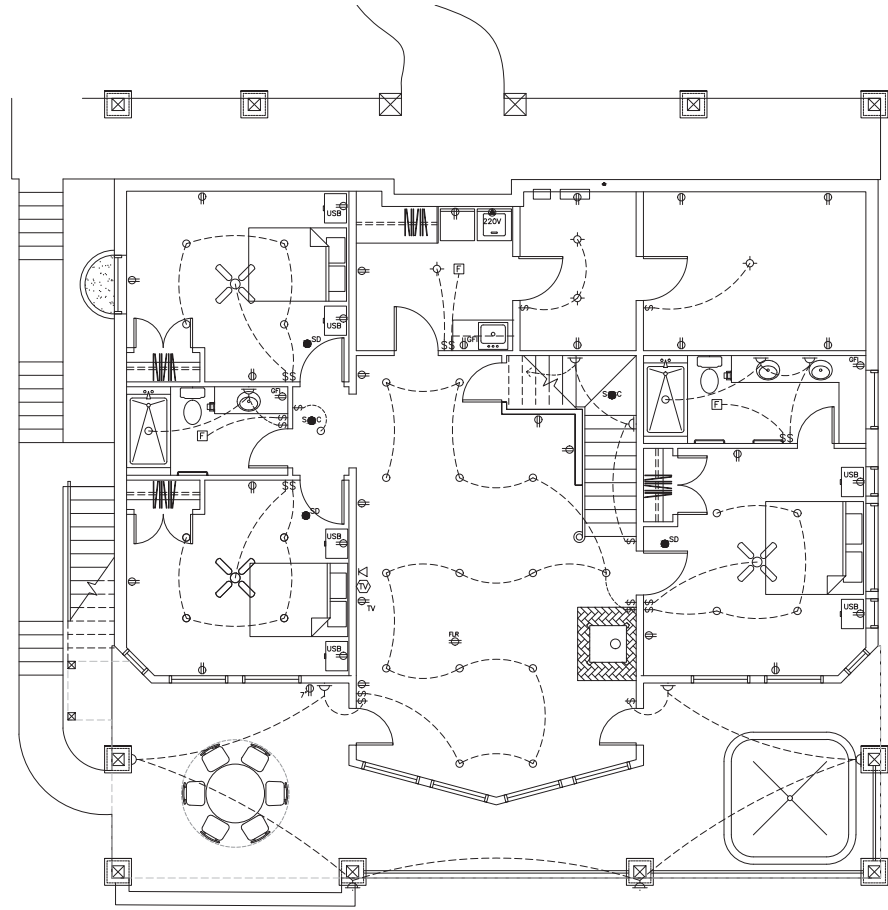
ELECTRICAL LEGEND			
⊕	DUPLEX OUTLET	⤴	WALL SCONCE
⊕ ^{USB}	OUTLET W/ USB PORTS	⊠	EXHAUST FAN
⊕ ^{GFL}	G.F.L. OUTLET	⊙ ^{SD}	SMOKE DETECTOR
⊕ ^{MP}	WATERPROOF OUTLET	⊙ ^{SC}	SMOKE & CARBON MONOXIDE DETECTOR
⊕ ^{220V}	220 VOLT OUTLET	⊠	PHONE OUTLET
⊕ ^{DM}	DIMMER SWITCH	⊕ ^V	TELEVISION (CABLE OUTLET)
⊕	SWITCH 40" A.F.F. (UNLESS NOTED OTHERWISE)	⊕	CEILING FAN (WITH LIGHT AS INDICATED)
⊕ ³	THREE-WAY SWITCH 40" A.F.F.		
⊕	LIGHT FIXTURE		
○	RECESSED CAN LIGHT FIXTURE		

- ### GENERAL NOTES
- ALL ELECTRICAL INSTALLATIONS TO COMPLY WITH NFPA 70.
 - SEE APPLIANCE SPECIFICATIONS FOR WIRING REQUIREMENTS.
 - APPLIANCES SHALL NOT BE SWITCHED UNLESS OTHERWISE NOTED OR REQUIRED BY LOCAL CODE.
 - ALL HVAC EQUIPMENT TO BE WIRED PER MFR. SPECIFICATIONS.
 - ALL EXTERIOR RECEPTACLES TO BE MOUNTED IN A WEATHER-TIGHT UL LISTED SELF CLOSING BOX.
 - ALL SWITCHES & PLUGS TO BE MOUNTED AT STANDARD HEIGHT FOR THEIR LOCATION UNLESS OTHERWISE NOTED.
 - WHERE TELEVISION CABLE & PHONE ARE SHOWN TOGETHER, CONNECTIONS FOR DEVICES WILL BE A SINGLE FACE PLATE BOX.
 - PROVIDE POWER TO CENTRAL VACUUM OUTLETS & MAIN VENT LOCATION IN GARAGE UNLESS NOTED OTHERWISE.
 - DIMMERS, PHOTOCELLS, MOTION DEVICES ARE NOTED ON PLANS.

- ### Ⓢ ELECTRICAL KEY NOTES
- SHIELDED LED BULBS PROVIDED BUILDER IN CERAMIC FIXTURE (BY ELECTRICIAN).
 - ~~GAS-FIRED-GEILING-HEATER:~~
 - ~~WATER-PROOF-110V-CONNECTION-FOR-HOT-TUB-(CONDUIT-UNDER-WALKWAY-TO-ADJACENT-PAD-FUTURE):~~
 - ~~PRE-WIRE-GREAT-ROOM-FOR-SURROUND-SOUND:~~



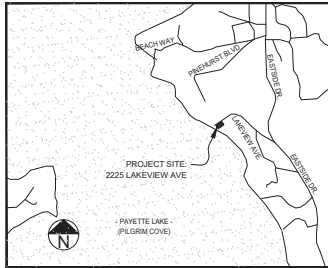
1 FIRST FLOOR ELECTRICAL PLAN
1/4" = 1'-0"



2 BASEMENT ELECTRICAL PLAN
1/4" = 1'-0"

SIGN _____ DATE _____
SIGN _____ DATE _____

REVISIONS	
ARC-2153	EVERGREEN ARCHITECTURE 11200 W. HERCULES DR., SUITE 103 STAR, DAHO 83689 - (208) 375-4600 www.evergreenarch.com
PROJECT: 2000026A DATE: 11/15/21 DRAWN: AFN CHECKED: LCL SHEET TITLE: ELECTRICAL SCHEMATIC SHEET: E.1	
DESIGN REVIEW SET LOT 4, BLOCK 1, WILSON'S EAST PRONG SUBDIVISION (DRIVEWAY) 2225 LAKEVIEW AVENUE, MCCALL, IDAHO, VALLEY COUNTY ARCHITECTS: EVERGREEN ARCHITECTURE, LLC. 11200 W. HERCULES DR., SUITE 103 STAR, DAHO 83689 - (208) 375-4600 RCE-89780	



1 VICINITY MAP

NOT TO SCALE

LEGAL DESCRIPTION:
 LOT 4, BLOCK 1 - LAKEVIEW AVE., WILSON'S EAST PRONG SUBDIVISION, LOCATED IN A PART OF THE N 1/2 OF THE SW 1/4 OF SEC 35, T19N, R01E, CITY OF MCCALL, VALLEY COUNTY IDAHO, 2015.

2 GENERAL CONDITIONS

REFERENCE FOR ALL DRAWINGS

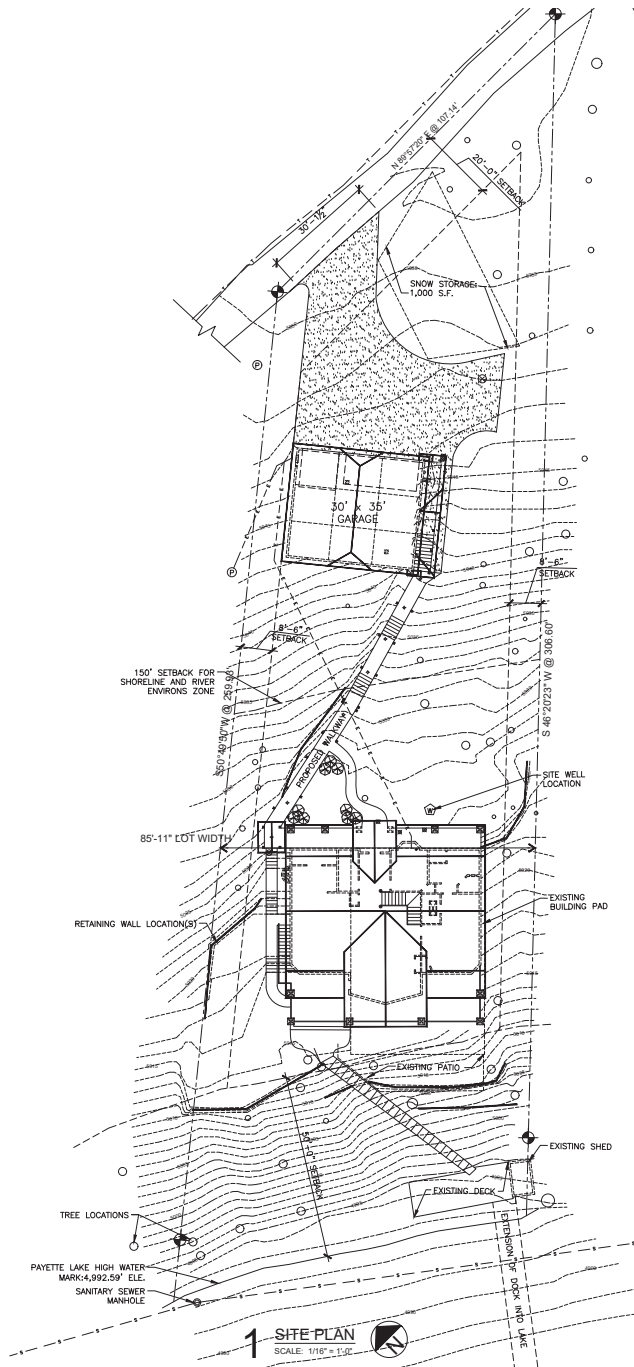
- I. GENERAL
 1. ALL WORK SHALL COMPLY WITH THE LATEST ADOPTED ADDITION OF THE 2015 INTERNATIONAL RESIDENTIAL BUILDING CODE (I.R.C.) AND ANY APPLICABLE STATE, COUNTY, OR LOCAL REGULATIONS.
 2. THE SUB-CONTRACTORS ARE RESPONSIBLE TO CHECK THE PLANS AND SITE CONDITIONS AND TO NOTIFY THE DESIGNER OF ANY CONFLICTS PRIOR TO THE START OF CONSTRUCTION.
 3. WRITTEN DIMENSIONS HAVE PRECEDENCE OVER SCALED DIMENSIONS.
 4. ALL FINISHES TO BE APPROVED BY OWNER AND/OR DESIGNER.
- II. SITE WORK
 1. YARD TO SLOPE AWAY FROM THE HOUSE FOUNDATION - PER IRC SEC R602.1, "GRADE" TO BE PREPARED FOR SOO AND SPRINKLER INSTALLATION AND APPLICATION, LANDSCAPED FULL YARD & FULL SPRINKLER BY CONTRACTOR.
 2. ANY FILL UNDER GRADE SUPPORTED CONCRETE SLABS TO BE 4" (MIN) GRAVEL OR CRUSHED STONE COMPACTED TO 95%.
 3. CONCRETE SLABS TO BE 4", 2500 P.S.I. MIN. OR AS NOTED AT 28 DAYS WITH SAW CUT EXPANSION JOINTS AT 10'-0" O.C. (MAX.) EA. WAY. PROVIDE 3/4" TUCKED JOINTS AT 5'-0" O.C. IN CONCRETE SIDEWALKS.
 4. FINISH GRADES ARE TO BE AT LEAST 4" BELOW TOP OF FOUNDATION PER IRC SECTION R404.1.6. ALL GRADES TO SLOPE AWAY FROM BUILDING FOR DRAINAGE.
 5. ALL WORK TO CONFORM TO PLANS AND SPECIFICATIONS AS SHOWN IN THE CONSTRUCTION SET OF DOCUMENTS.
- III. FOUNDATIONS
 1. ALL CONCRETE TO HAVE A MIN. COMPRESSIVE STRENGTH OF 2500 P.S.I. MINIMUM AFTER 28 DAYS WITH A MIN. OF 5 SACKS OF CEMENT PER YARD AND A MAX. SLUMP OF 4".
 2. BACKFILL ON 30" FOUNDATION SHALL BE DONE IN 2" LIFTS WITH COMPACTION OCCURRING AT EACH LIFT BY MECHANICAL COMPRESSION TO GREATER THAN 90% COMPACTION.
 3. PLACE ALL REINFORCING AS PER A.C.I. CODES AND STANDARDS.
 4. LAP ALL CONTINUOUS BARS 40 X DIA. (MIN.)
 5. PROVIDE MIN. 18" X 24" CLEARANCE FOR ALL ACCESS OPENINGS IN CRANL. SPACE PER IRC SECTION R406.4.4.
 6. COVER ENTIRE CRAWLSPACE WITH VAPOR RETARDER W/ MAX PERMEANCE RATING OF 1.0 PERM PER IRC SECTION 408.3
 7. PROVIDE A MIN. OF 1 S.F. OF VENTILATION AREA FOR EACH 150 S.F. OF CRAWLSPACE AREA WITHIN 5' OF EACH CORNER & MEET THE CRITERIA OF IRC SECTION R408.1 (IF APPLICABLE) OR AS SHOWN ANST FOR CONDITION CRAWL.
 8. ALL WOOD IN CONTACT WITH CONCRETE TO BE PRESSURED TREATED, REDWOOD, OR PROTECTED WITH 55# FEELT PER IRC SECTION R317.1
 9. MUDSILLS TO BE 2X4 OR 2X6 PRESSURE TREATED WOOD (MINIMUM) OR REDWOOD WITH 1/2" @ 10" EXTENDING 7" INTO STEMWALL, (4) ANCHOR BOLTS AT 6'-0" O.C. @ MAIN FLOOR PER IRC SECTION R403.1.6
 10. WATERPROOF FOUNDATION / BASEMENT WALLS BEFORE BACKFILLING. PROVIDE A PERFORATED DRAIN TILE BELOW THE TOP OF THE FOOTING WHEN REQUIRED PER IRC SECTION R406.1
 11. FINISHED GRADE OF UNDER FLOOR MAYBE LOCATED AT BOTTOM OF FOOTINGS PER IRC SECTION R406.6

- IV. CARPENTRY
 1. WOOD FRAMING MEMBER GRADES ARE AS FOLLOWS UNLESS OTHERWISE NOTED ON THE PLANS:

A. POSTS, BEAMS, HEADERS MATERIALS	NO. 2 & BETTER OR ENGINEERED JOISTS AND RAFTERS
B. PLATES, BLOCKING AND BRIDGING, ETC.	NO. 3 & BETTER OR UTILITY GRADE
C. STUDS OR BETTER	NO. 3 STUD GRADE STANDARD
D. PLYWOOD WALL SHEATHING	3/8" CDX PLYWOOD STRUCTURAL SHEATHING PANEL W/ 2400 SPAN RATINGS
E. PLYWOOD ROOF SHEATHING	7/16" WOOD STRUCTURAL PANEL SHEATHING W/ 2416 SPAN RATINGS
F. PLYWOOD FLOORING	3/4" OR BETTER ENGINEERED FLOOR SHEATHING MAX SPAN PER IRC TABLE R503.2.1.1(1)
 2. UNLESS OTHERWISE NOTED ON PLANS ALL EXTERIOR WINDOW AND DOOR HEADERS ARE TO BE SIZED PER IRC TABLE R602.7(1), R602.7(2) & R602.7(3) FOR INTERIOR BEARING WALLS, INCLUDING NUMBER OF JACK STUDS.
 3. DESIGN LOADS:

LIVE LOADS	
ROOF	25 P.S.F.
FLOOR	40 P.S.F.
GARAGE FLOOR	50 P.S.F.
DECK/BALCONY	60 P.S.F.
 4. NAILING SCHEDULE AS PER IRC R602.3.1(2)(3), TYPICAL PLYWOOD NAILING WITH 8d NAILS @ 6" O.C. AT EDGES; 12" O.C. IN FIELD FOR WALLS AND SUBFLOOR AND 8d NAILS @ 6" O.C.; 12" O.C. IN FIELD FOR ROOF.
 5. INSULATION - PER 2015 IECC TABLE 602.1.2

1. EXCEPT WHERE NOTED ON PLANS PROVIDE A MINIMUM INSULATION OF:	
EXTERIOR WALLS	- 21
INTERIOR WALLS	- 13
FLAT CEILINGS	- 49
VAULTED CEILINGS	- 49
FLOORS	- 30
FOUNDATIONS	- 10
 6. ALL EXPOSED INSULATION TO HAVE A FLAME SPREAD RATING OF LESS THAN 25 AND A SMOKE DENSITY OF LESS THAN 450 PER IRC R602.10
 7. PROVIDE A TOTAL OF 1/150 OF ATTIC AREA VENTILATION WITH 50% AT THE CORNICE AND 50% AT THE RIDGE OR GABLE VENTS. PER IRC R606.4 GLAZING U-FACTOR.
 8. ALL EXTERIOR WINDOWS TO BE DOUBLE GLAZED, LOW-E WITH A MAXIMUM OF 40
 9. ALL EXTERIOR OPAQUE DOORS TO BE SOLID CORE WITH WEATHERSTRIPPING W/ A MAXIMUM U-FACTOR OF .35 PER IECC R402.3 & R402.3.4
- V. MISCELLANEOUS
 1. ALL WINDOWS WITHIN 18" OF FLOOR OR WITHIN 24" OF DOORS ARE TO BE TEMPERED.
 2. ALL SHOWER OR TUB ENCLOSURES ARE TO HAVE SAFETY GLAZING.
 3. PROVIDE 1/2" MOISTURE PROOF GYPSUM BOARD OR WATERPROOFING AROUND TUB AND SHOWER.
 4. BATHROOMS, UTILITY ROOMS AND TOILET ROOMS ARE TO BE VENTED WITH A 90 C.F.M. FAN EXHAUSTED TO THE OUTSIDE.
 5. ANY LIGHTING SHOWN IS FOR CONSTRUCTION COORDINATION ONLY. ELECTRICAL SWITCHES AND OUTLETS ARE TO BE INSTALLED AS PER LOCAL CODES AND OWNER REQUIREMENTS.
 6. CABINETS AND CLOSETS AND BUILT-INS ELEVATIONS ARE SHOWN ON THE PLANS.
 7. FINISH FLOOR ELEVATION IS ASSUMED TO BE 100'-0".



1 SITE PLAN
 SCALE: 1/16" = 1'-0"

CODE ANALYSIS						
2015 IRC (INTERNATIONAL RESIDENTIAL CODE) BUILDING TYPE: RESIDENTIAL (SINGLE FAMILY) CONSTRUCTION TYPE: WOOD FRAME CONSTRUCTION						
DESIGN CRITERIA						
• GROUND SNOW LOAD: 20 LB/FT ²						
WIND DESIGN:						
• SPEED: 90 MPH						
• TOPO EFFECT: NO						
• SPECIAL REGION: NO						
• DEBRIS ZONE: NO						
SEISMIC ZONE: C (EXEMPT PER R301.2.2)						
CLIMATE ZONE: 5B						
SUBJECT TO DAMAGE:						
• WEATHERING: SEVERE						
• FROST DEPTH: 24"						
• TERMITE: SLIGHT-MODERATE						
WINTER DESIGN TEMP: PER APPENDIX D OF THE IPC (INTERNATIONAL PLUMBING CODE)						
ICE BARRIER REQUIRED: NO						
FLOOD HAZARDS: FEMA (LOMR-F) FLOOD ZONE X						
AIR FREEZE INDEX:						
MEAN ANNUAL TEMP:						
MECHANICAL SYSTEM: MIN. 90% GAS FORCED AIR W/ A/C						
UTILITY:						
• SEWER: CITY SERVICE						
• WATER: CITY SERVICE						
• GAS: LOCAL UTILITY						
• POWER: LOCAL UTILITY						
BEARING VALUES						
BEDROCK	12,000 P.S.F.					
SEDIMENTARY AND FOLIATED ROCK	4,000 P.S.F.					
SANDY GRAVEL AND /OR GRAVEL (GW AND GP)	3,000 P.S.F.					
SAND, SILTY SAND, CLAYEY SAND, SILTY GRAVEL & CLAYEY GRAVEL (SW, SP, SM, SC, GM AND GC)	2,000 P.S.F.					
CLAY, SANDY CLAY, SILTY CLAY, CLAYEY SILT & SANDY SILT (CL, ML, MH AND CH)	1,500 P.S.F.					
LANDSCAPE LEGEND						
GRASS 2,128 SF ±	8" CONIFERS OR DECIDUOUS (2.5')					
LANDSCAPE BEDS 1,122 SF ±	5 GALLON PLANTS					
ROCK FEATURE 1" RIVER ROCK GRAVEL 525 SF ±	3 GALLON PLANTS					
SITE CONCRETE 1,106 SF ±	DOWNSPOUT					
	GUTTER					
	GRADE DIRECTION					
	ELEVATION (SEE FOUNDATION PLAN)					
UTILITIES LEGEND						
WATER METER	TELEPHONE LINE					
POWER BOX	GAS LINE					
CABLE TV LINE	SEWER LINE					
DRAWING INDEX						
C.0 SITE PLAN	A.4 INTERIOR ELEVATIONS					
C.0.1 DEMO PLAN	A.5 SPECS & FINISHES					
C.1 SWPPP PLAN	A.6 BUILDING SECTION					
A.1 FIRST FLOOR PLAN	S.1.1 FOUNDATION PLAN					
A.1.2 BASEMENT FLOOR PLAN	S.2.1 ROOF FRAMING PLAN					
A.2 EXTERIOR ELEVATIONS	S.3 WALL BRACING PLAN					
A.3 EXTERIOR ELEVATIONS	E.1 ELECTRICAL SCHEMATIC					
	M.1 MECHANICAL SCHEMATIC					
<table border="1"> <tr> <td>FIRST FLOOR: 1,924 SF</td> </tr> <tr> <td>BASEMENT FLOOR: 1,730 SF</td> </tr> <tr> <td>TOTAL INTERIOR: 3,654 SF</td> </tr> <tr> <td>GARAGE: 1,050 SF</td> </tr> <tr> <td>DECK/PORCH: 1,439 SF</td> </tr> </table>		FIRST FLOOR: 1,924 SF	BASEMENT FLOOR: 1,730 SF	TOTAL INTERIOR: 3,654 SF	GARAGE: 1,050 SF	DECK/PORCH: 1,439 SF
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<table border="1"> <tr> <td>LOT 4 / BLOCK 1</td> </tr> <tr> <td>SITE AREA: 0.57 ACRE</td> </tr> </table>		LOT 4 / BLOCK 1	SITE AREA: 0.57 ACRE			
LOT 4 / BLOCK 1						
SITE AREA: 0.57 ACRE						

SIGN	DATE
SIGN	DATE

REVISIONS

STATE OF IDAHO
 ARCHITECTURE
 EVERGREEN ARCHITECTURE
 11521

ARCHITECTS: EVERGREEN ARCHITECTURE, LLC.
 11200 W. HERCULES DR., SUITE 103 STAR, IDAHO 83869 - (208) 375-4600

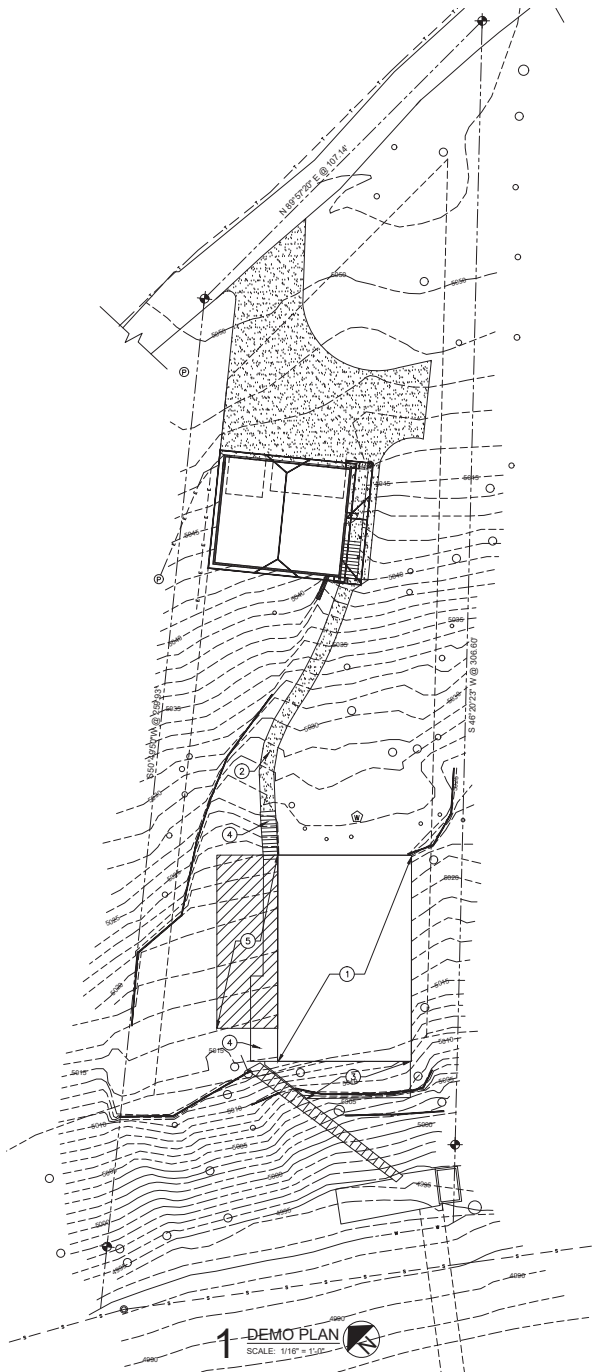
PROJECT 200001A DATE 11/5/21
 DRAWN AFN CHECKED LCL
 SHEET TITLE

SITE PLAN

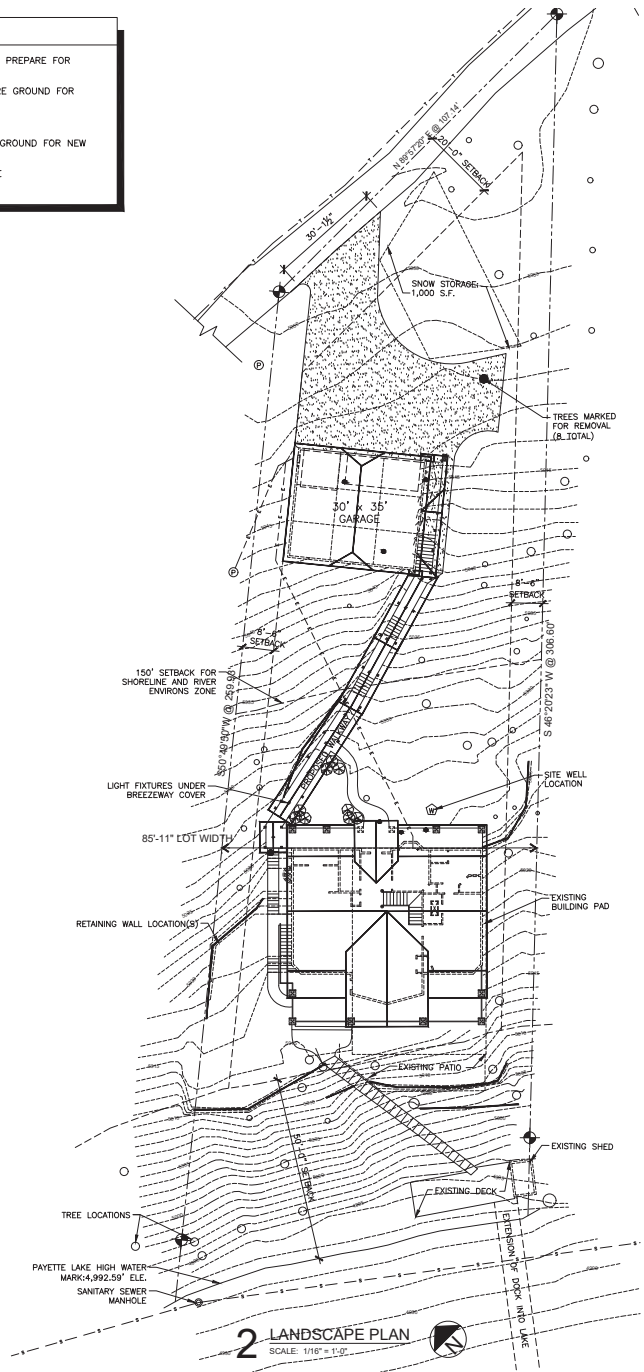
SHEET

C.0

CONSTRUCTION SET



- DEMO NOTES**
1. DEMOLISH ENTIRETY OF EXISTING RESIDENCE. PREPARE FOR NEW FOUNDATION.
 2. REMOVE EXISTING GRAVEL PATH AND PREPARE GROUND FOR CONCRETE COVERED BREEZEWAY
 3. REMOVE EXISTING PATIO IN IT'S ENTIRETY.
 4. REMOVE CONCRETE WALKWAY AND PREPARE GROUND FOR NEW CONSTRUCTION.
 5. NEW EXCAVATION FOR PROPOSED STRUCTURE



LOT COVERAGE CALCULATIONS

100%:

- GARAGE: 1185 SF
- BREEZEWAY: 327 SF
- HOUSE: 1924 SF
- SHED: 60 SF
- FRONT PATIO: 315 SF
- BACK PATIO: 575 SF

TOTAL: 4386 SF

50%

- GARAGE PATH: 98 SF
- ENTRY PATH: 94 SF
- SIDE STAIR: 182 SF
- LAKE DECK: 549 SF

923 x 0.50 = 461.5 SF

35%

- DRIVEWAY: 2055 x 0.35 = **719.25 SF**

TOTAL LOT COVERAGE:

4,386
461.5
+ 719.25

= 5566.75 SF < 5567 SF

TREE REMOVAL RATIO:

TOTAL TREES ON SITE: 48

48 x 20% = **9.6**
(ALLOWABLE TREES TO REMOVE)

TREES MARKED FOR REMOVAL: **8 < 9.6**

SNOW STORAGE CALCS:

- DRIVEWAY: 2055 SF
- GARAGE PATH: 98 SF
- BREEZEWAY: 327 SF
- ENTRY PATH: 94
- SIDE STAIR: 182
- LAKE DECK: 549

= 3305 SF

3305 x 0.33 = 1090.65
REQUIRED SNOW STORAGE

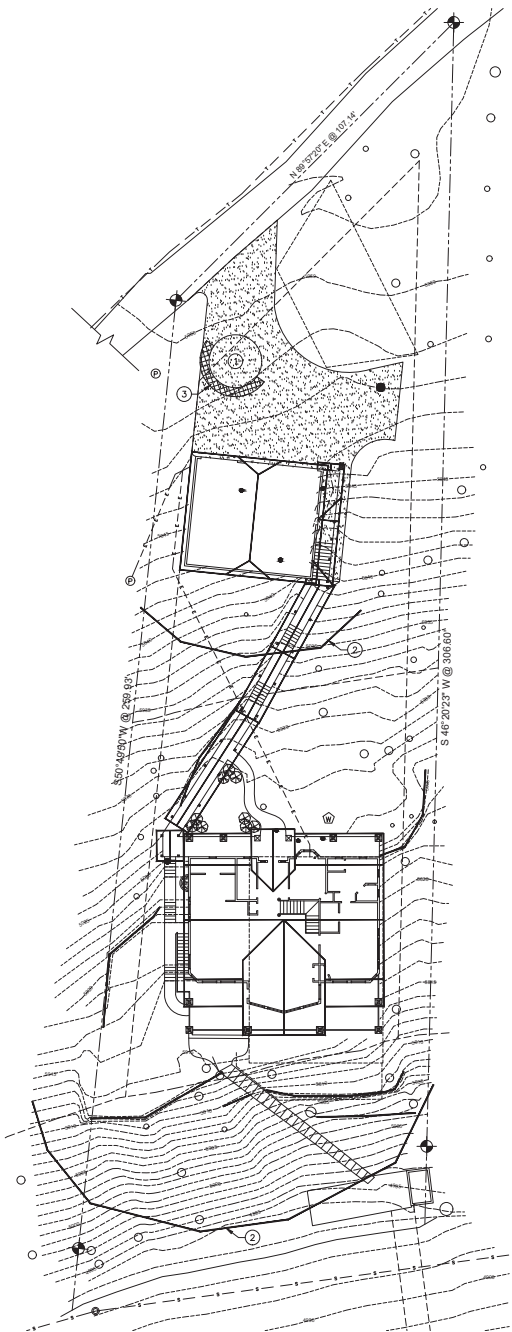
SIGN _____ DATE _____

SIGN _____ DATE _____

REVISIONS	
<small>EVERGREEN ARCHITECTURE, LLC 11200 W. HERCULES DR., SUITE 103 STAR, IDAHO 83869 - (208) 375-4600</small>	
PROJECT	DATE
2008.04	11/15/11
DRAWN	CHECKED
AFN	LCL
SHEET TITLE	
DEMO & LANDSCAPE PLAN	
SHEET	
C.0.1	

CONSTRUCTION SET

LOT 4, BLOCK 1, WILSON'S EAST PRONG SUBDIVISION (DRIVEWAY)
2225 LAKEVIEW AVENUE, MCCALL, IDAHO, VALLEY COUNTY
ARCHITECTS: EVERGREEN ARCHITECTURE, LLC.
RCE-8790



KEY NOTES

1. SOIL STOCKPILE AREA
2. SILT FENCE
3. STRAW WADDLE AS REQUIRED FOR STOCKPILE

2 GENERAL CONDITIONS
REFERENCE FOR ALL DRAWINGS

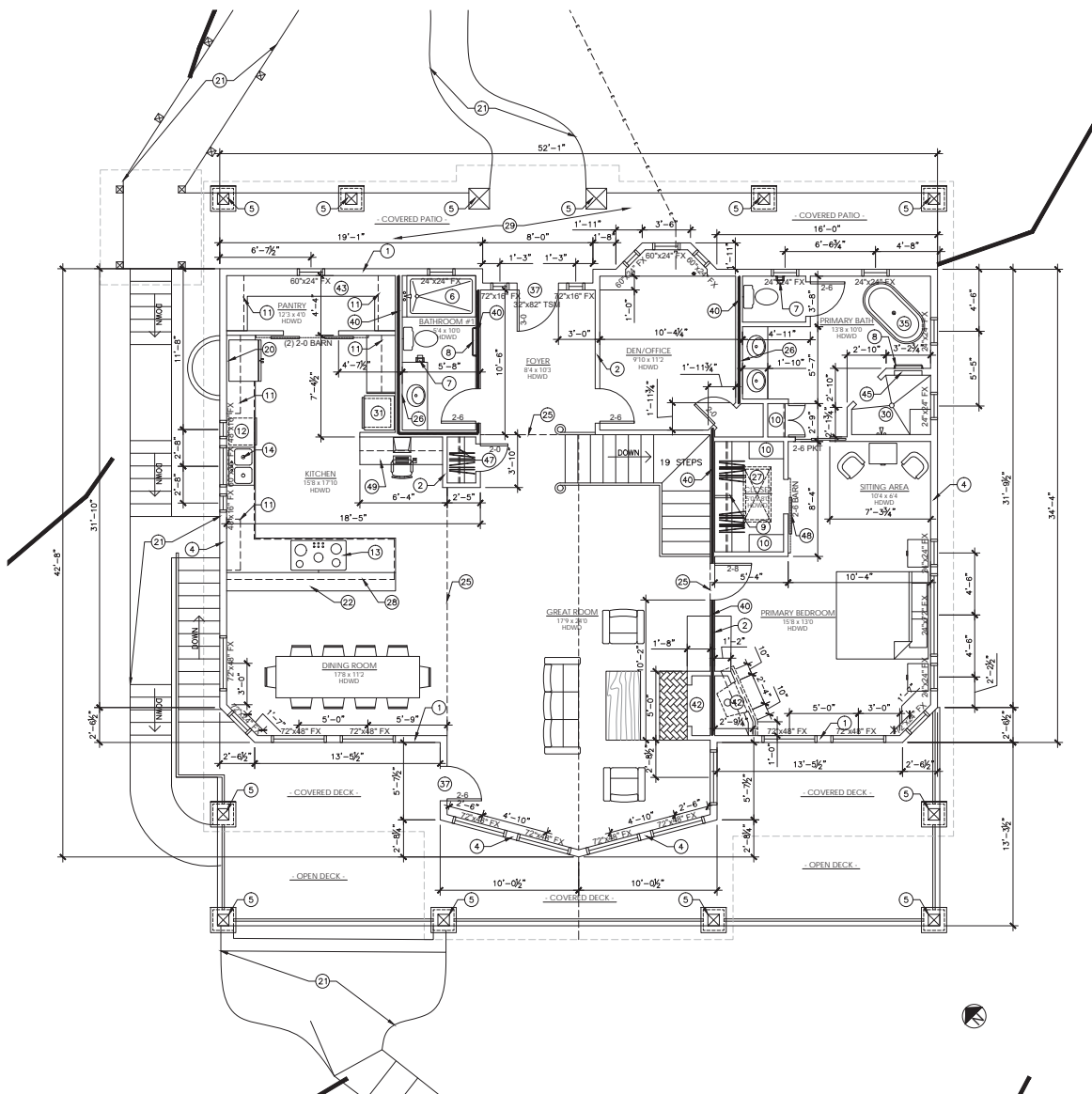
1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLIANCE WITH ALL APPLICABLE SAFETY LAWS OF ANY JURISDICTIONAL BODY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL BARRICADES, SAFETY DEVICES, AND TRAFFIC CONTROL WITHIN AND AROUND THE CONSTRUCTION AREA.
2. ALL WORK SHALL BE DONE IN COMPLIANCE WITH THE APPROVED PLANS, SPECIFICATIONS, AND THE SOILS REPORT.
3. TEMPORARY EROSION CONTROL 'BEST MANAGEMENT PRACTICES' (BMP'S) SHALL BE INSTALLED PRIOR TO THE START OF GRADING CONSTRUCTION.
4. THE CONTRACTOR SHALL INSPECT THE SITE PERIODICALLY, ESPECIALLY AFTER RAIN EVENTS, TO VERIFY THAT NO SEDIMENT IS LEAVING THE SITE. ADDITIONAL INSTALLATION OF DEVICES AND/OR PRACTICES MAY BE REQUIRED, AS SITE CONDITIONS DICTATE.
5. ALL NECESSARY ACTION SHALL BE TAKEN TO MINIMIZE DEPOSITING AND TRACKING OF MUD, DIRT, SAND, GRAVEL, ROCK OR DEBRIS ON TO THE PUBLIC RIGHT OF WAY. ALSO, INLETS MUST BE PROTECTED ACCORDING TO BMP #21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY CLEAN-UP OF THE PUBLIC RIGHT-OF-WAY OR ADJACENT PRIVATE PROPERTY FROM ANY TRACKING OR DEPOSITING OF MUD, DIRT, SAND, GRAVEL, ROCK OR DEBRIS, OR SHALL REIMBURSE THE CITY FOR ANY EXPENSES INCURRED BY THE CITY TO EFFECT THE CLEAN-UP.
6. NO DEBRIS, DIRT, AGGREGATE OR EXCAVATED MATERIALS, OR CONSTRUCTION SUPPLIES SHALL BE PLACED ON THE PUBLIC RIGHT-OF-WAY UNLESS PERMITTED BY THE CITY OF BOISE OR OTHER CONTROLLING ENTITY. IN ADDITION, PUBLIC SIDEWALKS SHALL NOT BE REMOVED, BLOCKED, OR OTHERWISE RENDERED UNUSABLE BY CONSTRUCTION ACTIVITY, EQUIPMENT OR MATERIALS OR PORTABLE TOILETS, UNLESS A SAFE, USABLE ALTERNATE WALKWAY, WHICH MEETS THE DESIGN STANDARDS OF THE CITY OF BOISE, IS IN PLACE ON THE SAME SIDE OF THE RIGHT-OF-WAY BY THE CONTRACTOR.
7. NO SOILS OR AGGREGATE STOCKPILES ARE PERMITTED ON OTHER, UNDISTURBED PORTION OF THE SAME PROPERTY UNLESS EROSION CONTROL MEASURES ARE IN PLACE TO PREVENT CONVEYANCE OR DEPOSITION OF STORMWATER OR SEDIMENT OFF THE SITE.
8. ALL TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES SHALL BE REMOVED AFTER FINAL SITE STABILIZATION. TRAPPED SEDIMENT AND OTHER DISTURBED SOIL AREAS RESULTING FROM THE REMOVAL OF TEMPORARY MEASURES SHALL BE PERMANENTLY STABILIZED WITHIN THIRTY DAYS FROM THE REMOVAL OF THE TEMPORARY MEASURES.
9. THE BEST MANAGEMENT PRACTICES (BMP'S) SHALL MEET THE CRITERIA AND SPECIFICATIONS OF THE STATE OF IDAHO CATALOG OF STORM WATER BEST MANAGEMENT PRACTICES FROM THE DEPARTMENT OF ENVIRONMENTAL QUALITY (DEQ).
10. THE CONTRACTOR SHALL COMPLY WITH ALL THE REQUIREMENTS OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP), INCLUDING THE FILING OF THE 'NOTICE OF INTENT'.
11. THE CONTRACTOR SHALL BUILD A STABILIZED CONSTRUCTION ENTRANCE/EXIT ACCORDING TO THE BEST MANAGEMENT PRACTICE (BMP #5A), AT THE LOCATION SHOWN ON THE PLANS. CONTRACTOR SHALL MOVE THE STABILIZED ENTRANCE/EXIT TO THE NEWLY PROPOSED LOCATION ONCE IT HAS BEEN BUILT.
12. CONTRACTOR SHALL PROVIDE, MAINTAIN, AND BE RESPONSIBLE FOR TRAFFIC CONTROL PERSONNEL AND DEVICES PER THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (M.U.T.C.D.) TO MAINTAIN THE LOCAL TRAFFIC WITHIN AND IMMEDIATELY ADJUTING THE PROJECT SITE LOCAL ACCESS AND EMERGENCY VEHICLES ACCESS SHALL BE MAINTAINED AT ALL TIMES.

1 SWPPP PLAN
SCALE: 1/8" = 1'-0"

SIGN	DATE
SIGN	DATE

CONSTRUCTION SET

REVISIONS	
 STATE OF IDAHO 11521	
 EVERGREEN ARCHITECTURE ARCHITECTS: EVERGREEN ARCHITECTURE, LLC 11200 W. HERCULES DR., SUITE 103 STAR, IDAHO 83469 208.375.4600 www.evergreenarch.com	
PROJECT: 200002A DRAWN: AFN SHEET TITLE: SWPPP PLAN	DATE: 11/15/21 CHECKED: LCL SHEET: C.1



1 FIRST FLOOR PLAN
1/4" = 1'-0"

FIRST FLOOR:	1,924 SF
BASEMENT FLOOR:	1,730 SF
TOTAL INTERIOR:	3,654 SF
GARAGE:	1,050 SF
DECK/PORCH:	1,439 SF

FLOOR PLAN NOTES SHEET NOTES REFER TO MATERIALS AND FINISHES SPECIFIED ON SHEETS A.5

- 1 2X6 EXTERIOR WALL STUDS @ 16" O.C. WITH R-21 SPRAY FOAM INSULATION. EXTERIOR-HARDBOARD SIDING OVER 7/16" OSB & J-RIS BARRIERS. SHEAR WALLS PER PANEL SCHEDULE. 1/2" GYPSUM WALLBOARD ON INTERIOR, PAINT.
- 2 2X4 INTERIOR WALL TYPICAL STUDS @ 24" O.C. WITH 1/2" GYPSUM WALLBOARD BOTH SIDES.
- 3 2X4 EXTERIOR WALL STUDS @ 16" O.C. W/ R-13 UNFACED FIBERGLASS INSULATION. 7/16" OSB. SHEAR WALLS PER PANEL SCHEDULE. 1/2" GYPSUM WALLBOARD ON INTERIOR, PAINT.
- 4 2X6 16' TALL WALL. (2) 2X6 STUDS @ 16" O.C. WITH R-19 UNFACED FIBERGLASS INSULATION. 5/8" FIRE RATED GYPSUM WALL BOARD ON INSIDE VERTICAL WALLS FROM FOUNDATION TO ROOF DECK. FIRE-BLOCK GYP BRD. AS REQUIRED. (SEE TALL WALL ENGINEERING)
- 5 8" PORCH POST. WRAP WITH 1X SIDING FRAMED PER EXTERIOR ELEVATION - A2-A3
- 6 FIBERGLASS 1-PIECE TUB/SHOWER WALLS.
- 7 TOILET PAPER HOLDER.
- 8 TOWEL BAR MIN. 24" VERY SIZE. (OPT. HOOKS AT SIM.)
- 9 CLOSET ROD AND (2) SHELF AS SHOWN.
- 10 4 STACK SHELVES
- 11 WALL CABINETS ABOVE SHOWN DASHED. (SEE A4)
- 12 DISHWASHER.
- 13 COOKTOP W/ HOOD ABOVE.
- 14 KITCHEN SINK WITH AIR SWITCH DISPOSAL.
- 15 WASHER 190X AND DRYER CONNECTIONS WITH 'DRYER BOX' VENT TO OUTSIDE.
- 16 GAS-WATER-HEATER (40-GALLON).
- 17 GAS-FORCED-AIR-FURNACE.
- 18 AIR-CONDITIONER.
- 19 5/8" TYPE-1X-GWB ON GARAGE-SIDE-OF-GARAGE/HOUSE COMMON-WALL-AND-GARAGE-CEILING-(EPDM/MS)
- 20 WATER SUPPLY FOR REFRIGERATOR WITH ICE MAKER
- 21 CONCRETE WALKWAY.
- 22 LEVEL BAR COUNTERTOP.
- 23 SELF-CLOSING-20F-MIN.-DOOR-AT-GARAGE.
- 24 22.67'-IN-24"-GRN-W-ADDRESS.
- 25 HEADER / SOFFIT ABOVE.
- 26 MIRROR - ELEVATIONS FOR SIZE.
- 27 ATTIC ACCESS.
- 28 35.5" HALF WALL UNDER COUNTER.
- 29 CONCRETE PATIO / PORCH
- 30 TILE SHOWER
- 31 DOUBLE OVEN
- 32 MICROWAVE
- 33 WATER SOFTENER (SHUT OFF)
- 34 ELECTRICAL PANEL
- 35 FREESTANDING TUB
- 36 8'-TALL-DOORS
- 37 PROVIDE SOLID BLOCKING FOR DOOR HARDWARE. VERIFY SIZE & LOCATION W/ GENERAL CONTRACTOR
- 38 FRAME-R-6.37-WBE-X-167-TALL-DOOR-VERIFY-SIZE-(BY OWNER)
- 39 EPOXY-GARAGE-FLOOR-(SEPARATE-PRIME)
- 40 SOUND INSULATE WALL
- 41 42"-TALL-RAISED-BEARRH
- 42 CLEARANCE FIREPLACE W/ THRU ROOF VENTING
- 43 18" PANTRY APPLIANCE SHELF W/ OPEN SHELVES BELOW
- 44 WBD-BENCH-SEE-F/A-4-INTERIOR-CLEANINGS
- 45 3'-0" WIDE x 14" HIGH SHOWER NICHE @ 42" A.F.F.
- 46 LINEAR-DRAIN-TILE-SHOWER
- 47 SINGLE ROD AND SHELF
- 48 3'-0" WIDE BARN DOOR & TRACK HARDWARE. SLIDE DIRECTION AS SHOWN
- 49 COUNTER W/OPEN AREA BELOW. CORBEL AS REQUIRED
- 50 CENTRAL-WAURUM-DANISTER-LOGARION
- 51 PIPE-BOLARD
- 52 WOOD STOVE W/ VENTING THRU ROOF
- 53 8" CONCRETE FOUNDATION RETAINING WALL WITH 2X FLOORING INSIDE. FINISH WITH 2" GYP. BOARDS, PAINTED.

GENERAL NOTES

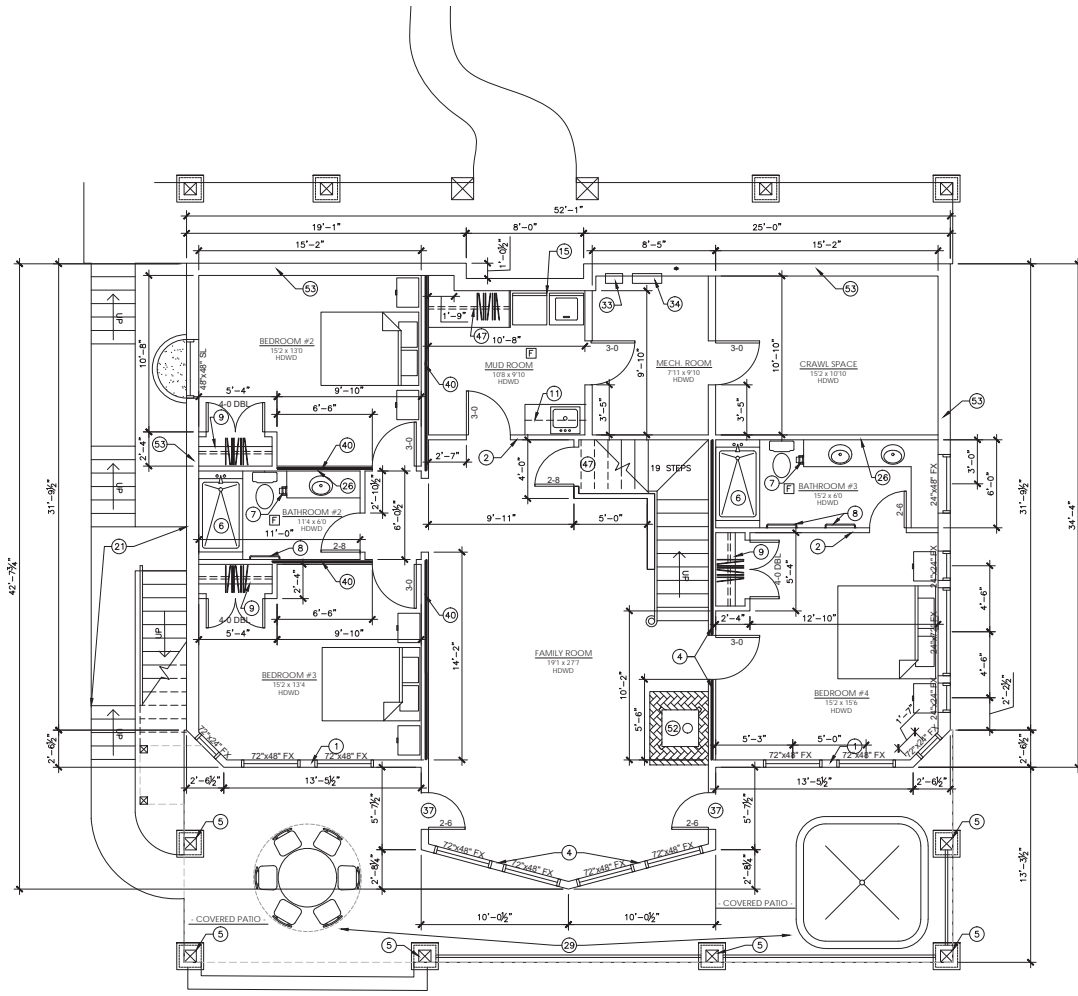
1. UTILITY SERVICES, PANELS, METERS, ETC TO BE PROVIDED AND LOCATED AS REQUIRED BY SITE, CODE AND UTILITY COMPANY. VERIFY AS REQUIRED.
2. WATER HEATER, DRYER, KITCHEN & BATHROOM FANS TO BE VENTED TO THE EXTERIOR AND SHALL NOT BE LOCATED IN ANY PORTION OF THE ROOF THAT FACES THE FRONT (STREET).
3. ALL PATIO GLASS DOORS, SHOWER DOORS, OR WINDOWS WITH-IN 24" HORIZONTAL DISTANCE OF ANY DOOR OR WITHIN 18" OF ANY WALKING SURFACE SHALL USE APPROVED SAFETY GLASS.

REVISIONS	
PROJECT 202002A	DATE 11/5/21
DRAWN AFN	CHECKED LCL
SHEET TITLE	
FIRST FLOOR PLAN	
SHEET	
A.1	

CONSTRUCTION SET

LOT 4, BLOCK 1, WILSON'S EAST PRONG SUBDIVISION (DRIVEWAY)
 2225 LAKEVIEW AVENUE, MCCALL, IDAHO, VALLEY COUNTY
 ARCHITECTS: EVERGREEN ARCHITECTURE, LLC.
 11200 W. HERCULES DR. - SUITE 103 STAR, IDAHO 83869 - (208) 375-4600
 RCE-38790

SIGN _____	DATE _____
SIGN _____	DATE _____



1 BASEMENT FLOOR PLAN
1/4" = 1'-0"

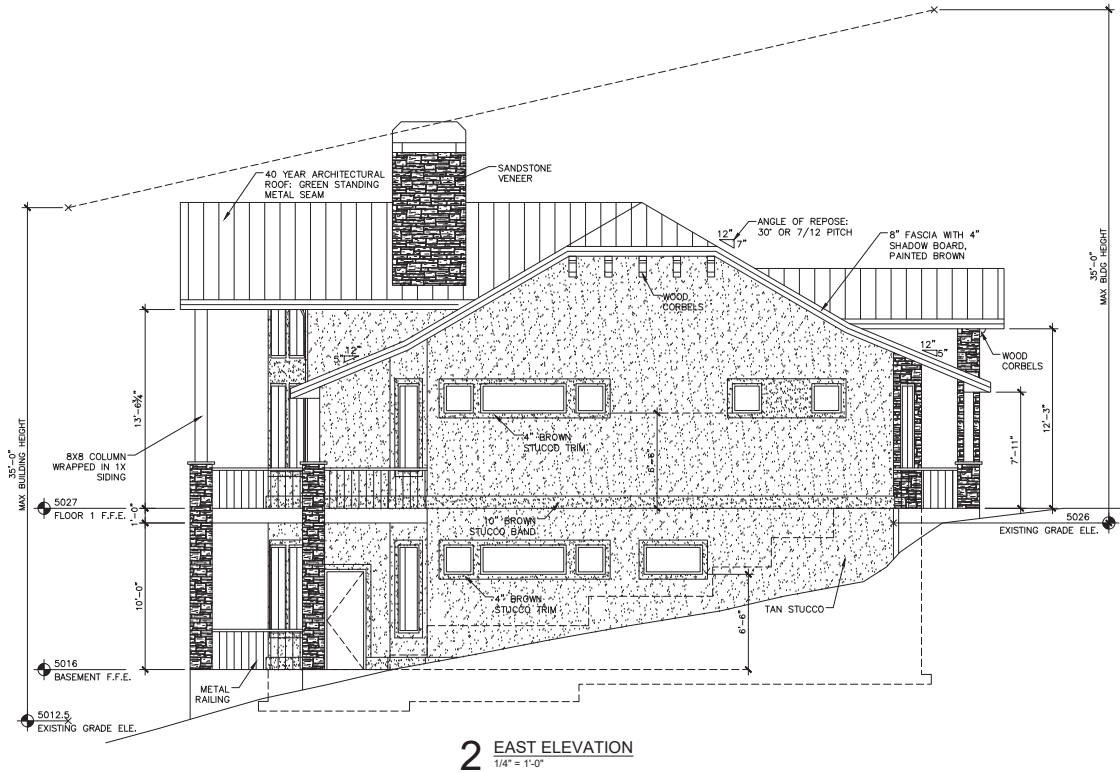
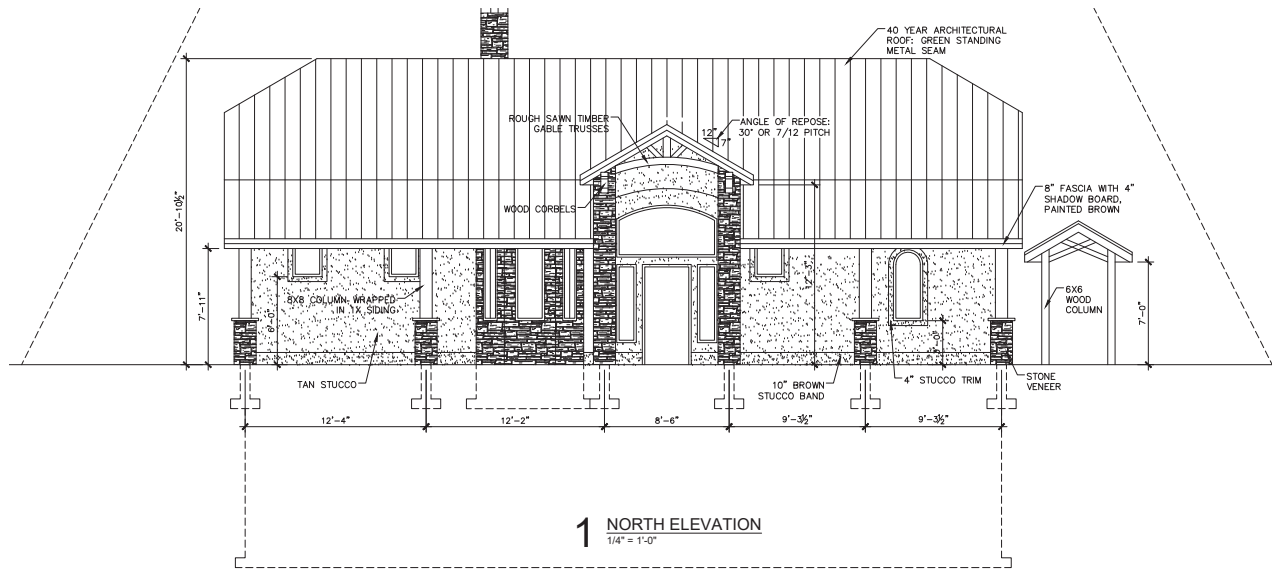
FIRST FLOOR:	1,924 SF
BASEMENT FLOOR:	1,730 SF
TOTAL INTERIOR:	3,654 SF
GARAGE:	1,050 SF
DECK/PORCH:	1,439 SF

- FLOOR PLAN NOTES** SHEET NOTES REFER TO MATERIALS AND FINISHES SPECIFIED ON SHEETS A.5
- 2X6 EXTERIOR WALL: STUDS @ 16" O.C. WITH R-21 SPRAY FOAM INSULATION. EXTERIOR-HARDBOARD SIDING OVER 7/16" OSB & AIRE BARRED. SHEAR WALLS PER PANEL SCHEDULE.
 - 2X4 INTERIOR WALL TYPICAL: STUDS @ 24" O.C. WITH 1/2" GYPSUM WALLBOARD BOTH SIDES.
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 - 8" BOROH POST, WRAP WITH 1X SIDING FRAMED PER EXTERIOR ELEVATION - A2-A3
 - FIBERGLASS 1-PIECE TUB/SHOWER WALLS.
 - TOILET PAPER HOLDER.
 - TOWEL BAR MIN. 24" VERIFY SIZE. (OPT HOOKS AT SIM.)
 - CLOSET ROD AND (2) SHELF AS SHOWN.
 - 4 STACK SHELVES
 - WALL CABINETS ABOVE SHOWN DASHED. (SEE A4)
 - DISHWASHER.
 - COOKTOP W/ HOOD ABOVE.
 - KITCHEN SINK WITH AIR SWITCH DISPOSAL.
 - WASHER BOX AND DRYER CONNECTIONS WITH 'DRYER BOX' WENT TO OUTSIDE.
 - GAS-WATER-HEATER-(40-GALLON)
 - GAS-FORCED-AIR-FURNACE.
 - AIR-CONDITIONER.
 - 5/8"-TYPE-16-ON-GARAGE-SIDE-OF-GARAGE/HOUSE COMMON-WALL-AND-GARAGE-CEILING-(TYPICAL)
 - WATER SUPPLY FOR REFRIGERATOR WITH ICE MAKER
 - CONCRETE WALKWAY.
 - LEVEL, B+W COUNTERTOP.
 - SELF-CLOSING-30" MIN. DOOR-AT-GARAGE.
 - 2x6" x 24" GYPSUM-ARRESTERS.
 - HEADER / SOFFIT ABOVE.
 - MIRROR - ELEVATIONS FOR SIZE.
 - ATCO ACCESS.
 - 30.5" HALF WALL UNDER COUNTER.
 - CONCRETE PATIO / PORCH
 - FILE SHOWER
 - DOUBLE OVEN
 - MICROWAVE
 - WATER SOFTENER (SHUT OFF)
 - ELECTRICAL PANEL
 - FREESTANDING TUB
 - 8" TALL-DOORS
 - PROVIDE SOLID BLOCKING FOR DOOR HARDWARE, VERIFY SIZE & LOCATION W/ GENERAL CONTRACTOR
 - FRAME-160"-7" WIDE - 16" TALL-DOOR-DOOR-VERIFY-SIZE-(BY OWNER)
 - EPDM-GARAGE-FLOOR-(SEPARATE-PARKED)
 - SOUND INSULATE WALL
 - 8" TALL-RANGE-HEARTH
 - 8" CLEARANCE FIREPLACE W/ THRU ROOF VENTING
 - 18" PANTRY APPLIANCE SHELF W/ OPEN SHELVES BELOW
 - MUD-BENCH-SEE-37-A-INTERIOR-ELEVATIONS
 - 2'-0" WIDE x 14" HIGH SHOWER NICHE @ 42" A.F.F.
 - UNEAR-DRAIN-TILE-SHOWER
 - SINGLE ROD AND SHELF
 - 3'-0" WIDE BARN DOOR & TRACK HARDWARE. SLIDE DIRECTION AS SHOWN
 - COUNTER W/O OPEN AREA BELOW. CORBEL AS REQUIRED
 - CENTRAL-VACUUM-GANGSTER-LOCATION
 - PIPE-BOLLARD
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REVISIONS	
ARC-2753	EVERGREEN ARCHITECTURE 225 LAKEVIEW AVENUE, MCCALL, IDAHO, VALLEY COUNTY 11200 W. HERCULES DR., SUITE 103 STAR, IDAHO 83869 - (208) 375-4000
PROJECT	DATE
DRAWN	CHECKED
AFN	LCL
SHEET TITLE	
BASEMENT FLOOR PLAN	
SHEET	
A.1.2	

SIGN _____ DATE _____
SIGN _____ DATE _____

CONSTRUCTION SET

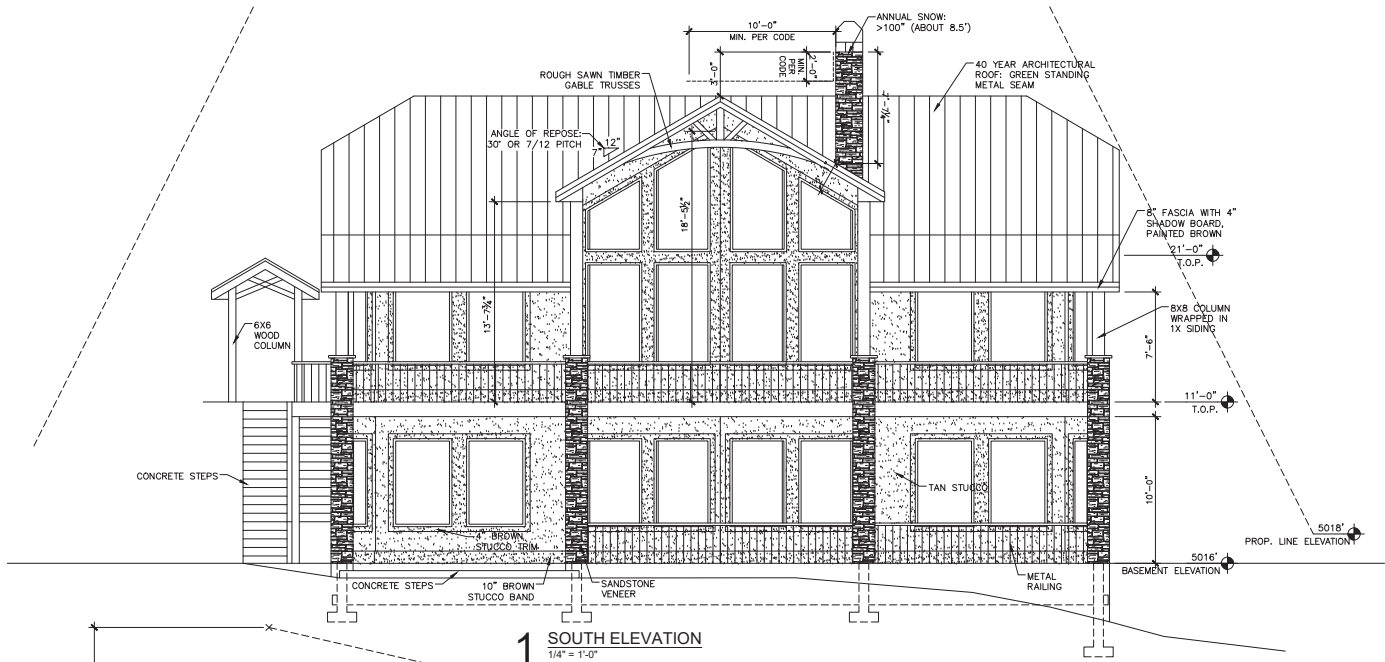


SIGN _____ DATE _____
 SIGN _____ DATE _____

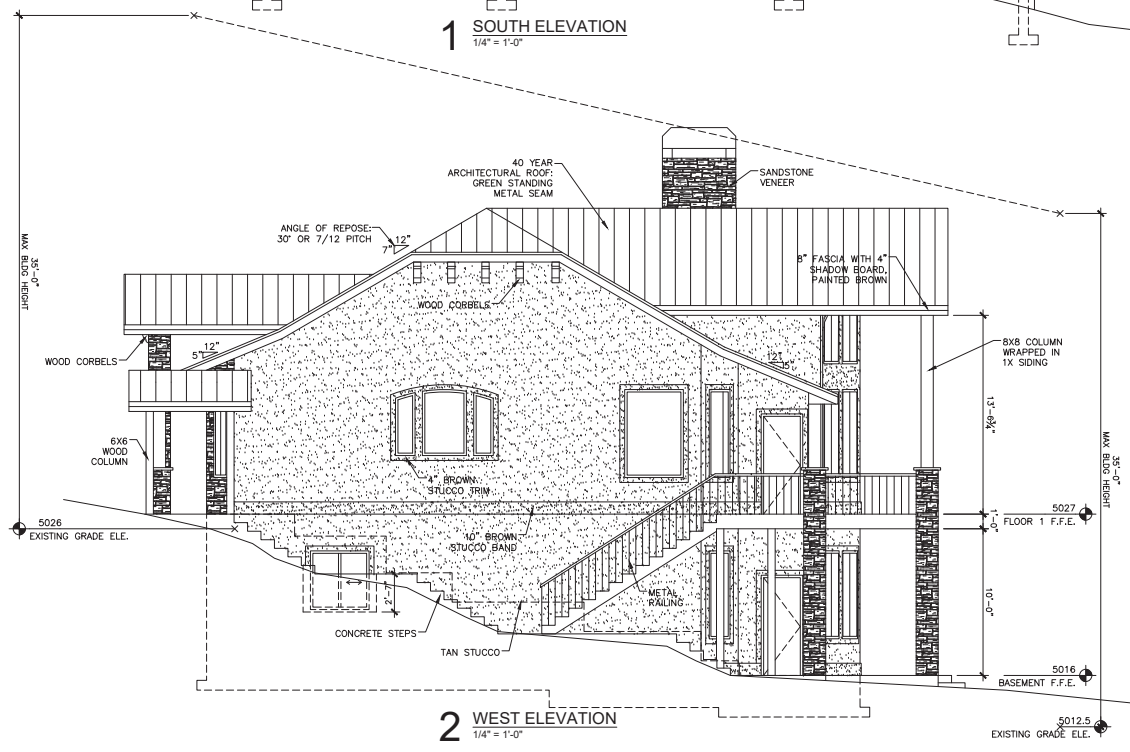
REVISIONS	
 STATE OF IDAHO 11521	
ARCHITECTS: EVERGREEN ARCHITECTURE 11200 W. HERCULES DR., SUITE 103 STAR, IDAHO 83689 (208) 375-4600 www.evergreenarch.com	PROJECT 20000A DRAWN AFN
PROJECT 20000A DRAWN AFN	
DATE 11/5/21 CHECKED LCL	
SHEET TITLE	
EXTERIOR ELEVATIONS	
SHEET	
A.2	

CONSTRUCTION SET

LOT 4, BLOCK 1, WILSON'S EAST PRONG SUBDIVISION (DRIVEWAY)
 2225 LAKEVIEW AVENUE, MCCALL, IDAHO, VALLEY COUNTY
 ARCHITECTS: EVERGREEN ARCHITECTURE, LLC.
 11200 W. HERCULES DR., SUITE 103 STAR, IDAHO 83689 - (208) 375-4600
 RCE-30780



1 SOUTH ELEVATION
1/4" = 1'-0"



2 WEST ELEVATION
1/4" = 1'-0"

SIGN _____ DATE _____
SIGN _____ DATE _____

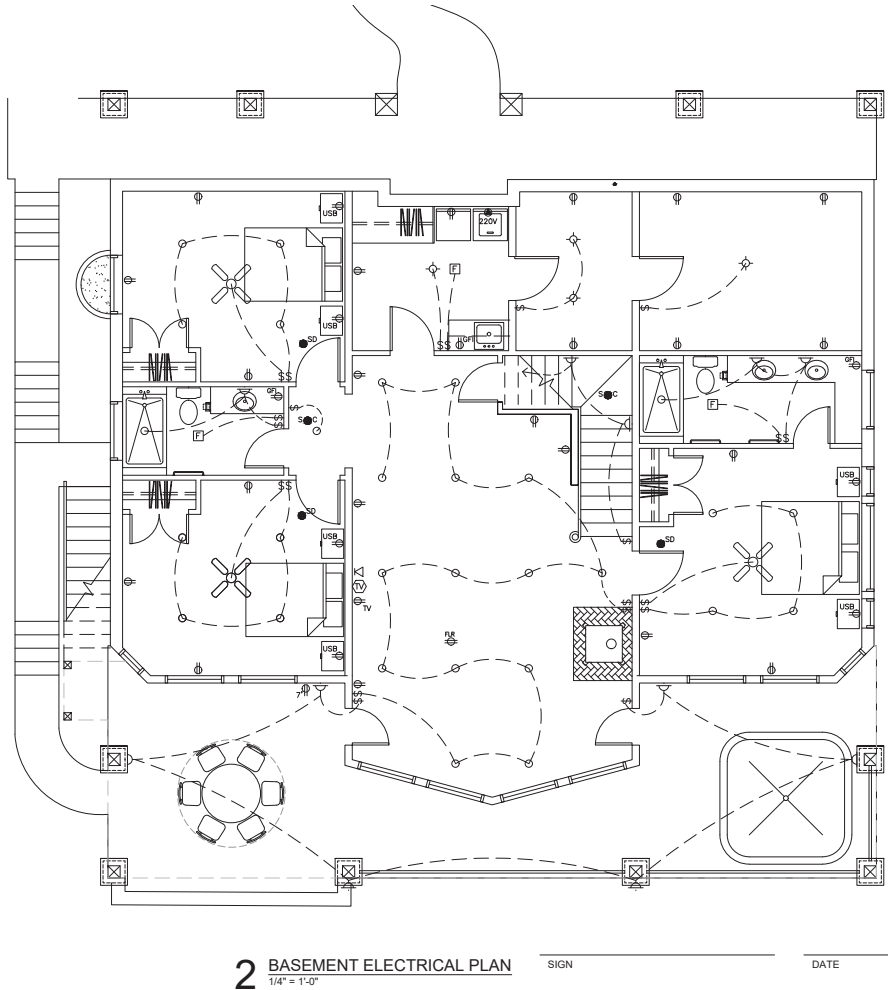
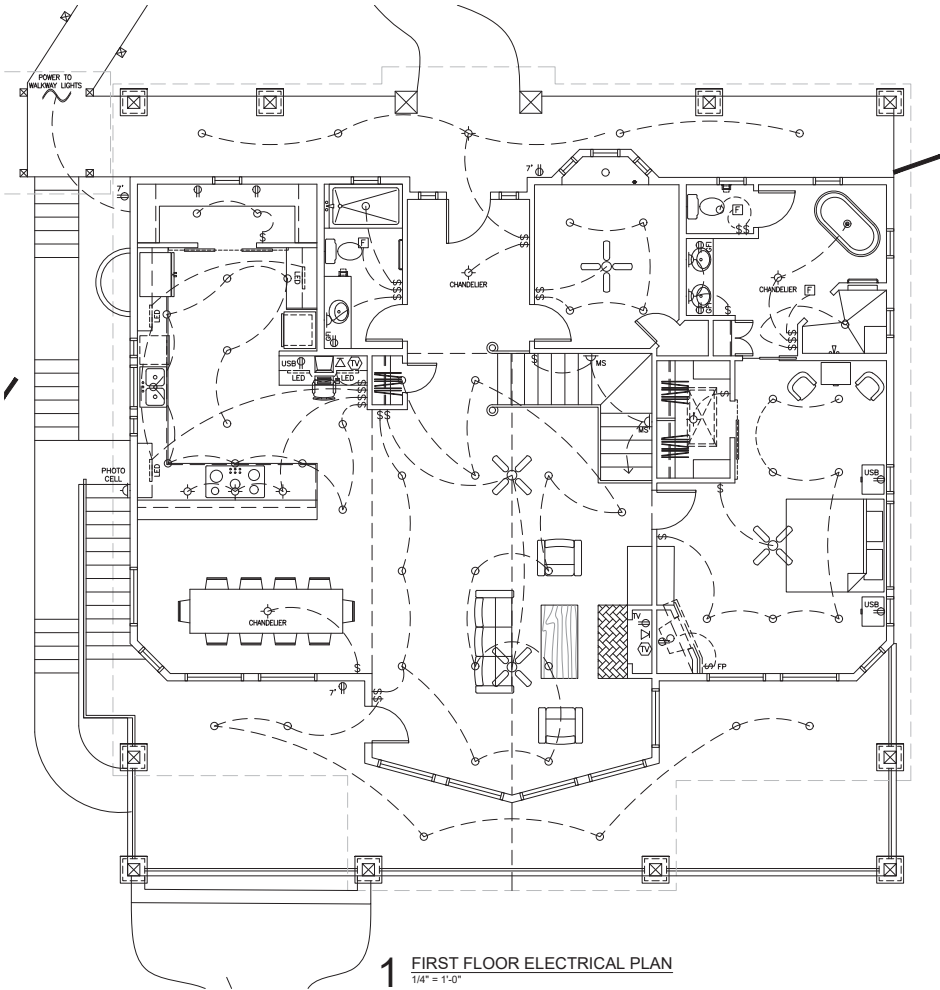
REVISIONS	
 STATE OF IDAHO 11521	
 EVERGREEN ARCHITECTURE 225 S. 400 W. SUITE 400 P.O. BOX 400 BOZEMAN, IDAHO 83725 www.evergreenarch.com	
<small> THESE DOCUMENTS ARE THE PROPERTY OF EVERGREEN ARCHITECTURE, LLC. ANY REPRODUCTION OR DISTRIBUTION OF THESE DOCUMENTS WITHOUT THE WRITTEN CONSENT OF EVERGREEN ARCHITECTURE, LLC IS STRICTLY PROHIBITED. EVERGREEN ARCHITECTURE, LLC AND ITS ARCHITECTS ASSUME NO LIABILITY FOR ANY DAMAGE, LOSS, OR INJURY, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING FROM THE USE OF THESE DOCUMENTS. EVERGREEN ARCHITECTURE, LLC AND ITS ARCHITECTS SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. EVERGREEN ARCHITECTURE, LLC AND ITS ARCHITECTS SHALL NOT BE RESPONSIBLE FOR ANY DAMAGE, LOSS, OR INJURY, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING FROM THE USE OF THESE DOCUMENTS. EVERGREEN ARCHITECTURE, LLC AND ITS ARCHITECTS SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREIN. </small>	
PROJECT	DATE
20000A	11/5/21
DRAWN	CHECKED
AFN	LCL
SHEET TITLE	
EXTERIOR ELEVATIONS	
SHEET	
A.3	

CONSTRUCTION SET
 LOT 4, BLOCK 1, WILSON'S EAST PRONG SUBDIVISION (DRIVEWAY)
 2225 LAKEVIEW AVENUE, MCCALL, IDAHO, VALLEY COUNTY
 ARCHITECTS: EVERGREEN ARCHITECTURE, LLC.
 11200 W. HERCULES DR. SUITE 103 STAR, IDAHO 83869 - (208) 375-4600
 RCE-38790

ELECTRICAL LEGEND			
⊕	DUPLEX OUTLET	⤴	WALL SCONCE
⊕ ^{USB}	OUTLET W/ USB PORTS	F	EXHAUST FAN
⊕ ^{GFL}	G.F.L. OUTLET	SD	SMOKE DETECTOR
⊕ ^{MP}	WATERPROOF OUTLET	SC	SMOKE & CARBON MONOXIDE DETECTOR
⊕ ^{220V}	220 VOLT OUTLET	K	PHONE OUTLET
⊕ ^{DM}	DIMMER SWITCH	V	TELEVISION (CABLE OUTLET)
⊕	SWITCH 40" A.F.F. (UNLESS NOTED OTHERWISE)	⊕	CEILING FAN (WITH LIGHT AS INDICATED)
⊕ ³	THREE-WAY SWITCH 40" A.F.F.		
⊕	LIGHT FIXTURE		
○	RECESSED CAN LIGHT FIXTURE		

- ### GENERAL NOTES
1. ALL ELECTRICAL INSTALLATIONS TO COMPLY WITH NFPA 70.
 2. SEE APPLIANCE SPECIFICATIONS FOR WIRING REQUIREMENTS.
 3. APPLIANCES SHALL NOT BE SWITCHED UNLESS OTHERWISE NOTED OR REQUIRED BY LOCAL CODE.
 4. ALL HVAC EQUIPMENT TO BE WIRED PER MFR. SPECIFICATIONS.
 5. ALL EXTERIOR RECEPTACLES TO BE MOUNTED IN A WEATHER-TIGHT UL LISTED SELF CLOSING BOX.
 6. ALL SWITCHES & PLUGS TO BE MOUNTED AT STANDARD HEIGHT FOR THEIR LOCATION UNLESS OTHERWISE NOTED.
 7. WHERE TELEVISION CABLE & PHONE ARE SHOWN TOGETHER, CONNECTIONS FOR DEVICES WILL BE A SINGLE FACE PLATE BOX.
 8. PROVIDE POWER TO CENTRAL VACUUM OUTLETS & MAIN VENT LOCATION IN GARAGE UNLESS NOTED OTHERWISE.
 9. DIMMERS, PHOTOCELLS, MOTION DEVICES ARE NOTED ON PLANS.

- ### Ⓢ ELECTRICAL KEY NOTES
1. SHIELDED LED BULBS PROVIDED BUILDER IN CERAMIC FIXTURE (BY ELECTRICIAN).
 2. GAS-FIRED-GEILING-HEATER:
 3. WATER-PROOF-110V-CONNECTION-FOR-HOT-TUB-(CONDUIT-UNDER-WALKWAY-TO-ADJACENT-PAD-FUTURE).
 4. PRE-WIRE-GREAT-ROOM-FOR-SURROUND-SOUND.



REVISIONS	
EVERGREEN ARCHITECTURE <small>11200 W. HERCULES DR., SUITE 103 STAR, IDAHO 83689</small>	
<small>PROJECT 200001A DATE 11/15/21</small>	
<small>DRAWN AFN CHECKED LCL</small>	
SHEET TITLE	
ELECTRICAL SCHEMATIC	
SHEET	
E.1	

CONSTRUCTION SET

SIGN _____ DATE _____
SIGN _____ DATE _____



EXISTING HOME: NORTH FACADE



EXISTING HOME:
WEST FACADE



EXISTING HOME:
EAST FACADE



EXISTING HOME: SOUTH FACADE

McCall Area Planning and Zoning Commission

Staff Report

April 6, 2021

Applicant: City of McCall

Agent: Michelle Groenevelt

Application: CA21-01 Zoning Code Amendments to MCC 3.3.032(K) Scenic Route Zone Requirements for Development

Background:

In January 2021, the City adopted new provisions for landscaping along scenic corridors. The first application to be reviewed under the new provisions came before the Planning and Zoning Commission in March. At that time, it was apparent to everyone including the Commission, applicant and staff that the provisions had gone too far in the number of trees and shrub required. There are a number of scenic route applications coming before the Commission, so it was imperative to amend this new section as quickly as possible.

Code Amendment Description:

The proposed changes are as follows:

1. The basis for determining the required number of trees and shrubs is changed. The change is from every ten square feet within the setback to ten linear feet along the street frontage of the scenic route.
2. The number of required shrubs has changed from five to three for every linear feet.
3. The landscaping can be located anywhere within a 25' setback from the street.
4. A clarification has been added that although the landscaping should be clustered, it should not be at the expense of the natural spacing needed for mature trees.
5. The January provisions described how conflicts should be resolved with the standards for fire hazard mitigation. This section was added to also include potential conflicts with the snow storage and utility easements. All would be resolved by the Administrator.

Linear Landscape Placement



Clustered Landscape Placement



To clarify what the change means in a real example, for the application along Spring Mountain Blvd reviewed last meeting: the January code required 72 trees and 208 shrubs. The changed code would require 15 trees and 45 shrubs.

AN ORDINANCE OF THE CITY OF MCCALL, VALLEY COUNTY, IDAHO, AMENDING 3.7.031: SCENIC ROUTE ZONE, 3.7.032(K) REQUIREMENTS FOR DEVELOPMENT

(K) Landscaping: In addition to the requirements set forth in section 3.8.13 LANSCAPING, SCREENING AND BUFFERING, development within the Scenic Route Zones shall provide the following landscaping:

1. One (1) native tree including evergreen and deciduous and ~~five (5)~~ three (3) native shrubs per ~~one hundred (100) square feet of required street setback~~, each ten feet of the linear street frontage along the Scenic Route. Not less than fifty percent (50%) shall be evergreen trees.
2. ~~The location and arrangement of the required landscaping shall be grouped within the setback area, located with a twenty-five feet (25') setback from the scenic route.~~ Landscaping shall be arranged within groups or clustered allowing spacing for natural maturity. Linear designed landscaping is not acceptable.
3. If conflicts arise between this section and section 3.8.04 FIRE MITIGATION STANDARDS, or in the use of any snow storage or utility easements, a recommended resolution will be the responsibility of the ~~McCall Fire Protection District~~ or the Administrator.

City of McCall
216 East Park Street
McCall, Idaho 83638
P.208.634.7142

LAND USE APPLICATION



Date Received: _____

Fees Paid: _____

NOTICE OF ADDITIONAL FEES

Land use applications may be subject to engineering and legal review for purpose of addressing compliance and conformance issues. The City of McCall reserves the right to contract these services to private firms. The costs of these reviews are passed on to the applicant. These fees are separate, and in addition to, the City's application and permit fees. Completion of this application signifies consent to these fees.

Please check all that apply:

- # _____ Record of Survey (ROS) - \$420
- # _____ Design Review (DR) - \$300 + \$25/1,000 sq. ft. of new construction (rounded to the nearest 1,000)
- # _____ Scenic Route (SR) - \$300
- # _____ Shoreline or River Environs (SH) - \$300
- # _____ Conditional Use Permit (CUP) - \$600
- # _____ Administrative Approval (AA) - \$50
- # _____ Planned Unit Development (PUD) General Plan - \$2,000 + \$75/lot or unit
- # _____ Planned Unit Development (PUD) Final Plan - \$500 + \$75/lot or unit
- # _____ Subdivision (SUB) Preliminary Plat - \$2,500 + \$75/lot or unit
- # _____ Subdivision (SUB) Final Plat - \$1000 + \$75/lot or unit
- # _____ Minor Plat Amendment - \$1,000
- # _____ Variance (VAR) - \$1,000
- # _____ Rezone (ZON) - \$1,500
- # _____ Zoning Code Amendment (CA) - \$750/title
- # _____ Annexation - \$3,000
- # _____ ~~Vacation (VAC) - \$750~~ Code Amendment - No Fee

Incomplete applications cannot be accepted by the City. Unless otherwise exempted by the Administrator, all Application Requirements must be provided at the time of submission. Please refer to specific application info sheets for more details.

PROPERTY OWNER INFORMATION

Property Owner 1: _____ City of McCall _____ Email: _____

Mailing Address: _____ 216 E Park St, McCall Idaho 83638 _____ Phone: _____ 208-634-7142

Property Owner 2 (If Applicable): _____ Email: _____

Mailing Address: _____ Phone: _____

AGENT/AUTHORIZED REPRESENTATIVE INFORMATION

Applicant/Representative: _____ Michelle Groenevelt _____ Email: _____ mgroenevelt@mccall.id.us

Mailing Address: _____ 216 E Park St, McCall Idaho 83638 _____ Phone: _____ 208-634-5229

PROPERTY INFORMATION

Address(es) of Property: _____ McCall City Limits and Area of Impact

Legal Description of Property: _____

Zoning District of Property: _____ Project Sq. Footage (If Applicable): _____

Impact Area City Limits Residential Commercial

LAND USE APPLICATION CONTINUED

Payette Lakes Water and Sewer District or Septic System or not applicable

PROJECT DESCRIPTION

Explain the general nature of what is proposed: *(please attach supplemental information if needed)*

Amendment to the Scenic Route Landscaping requirements.

SIGNATURES

The Applicant hereby agrees to pay reasonable attorney fees, including attorney fees on appeal and expenses of the City of McCall, in the event of a dispute concerning the interpretation or enforcement of the Land Use Application in which the City of McCall is the prevailing party.

I certify that I have reviewed and understand the procedures and requirements of the McCall City Code. I give permission for City staff and/or Planning & Zoning Commission members to view and enter the subject property in order to fully review this application. I understand that failure to provide complete and accurate information on this application may lead to denial of this application.

Property Owner 1

Signature

Property Owner 2 *(If Applicable)*

Signature

Agent/Authorized Representative

Signature

FOR RECORD OF SURVEY APPLICATIONS ONLY: STATEMENT OF EASEMENT DISCLOSURE

Surveyor

Signature

I hereby certify that I have performed a thorough search for all relevant easements that relate to the subject property and have indicated or referenced these by their instrument number on the provided survey.