

MCCALL AREA

PLANNING AND ZONING COMMISSION

Agenda **Amended**

November 7, 2023 – 4:30 p.m.

McCall City Hall – Lower Level & MStTeams Teleconference
216 E Park St, McCall, ID 83638

The Agenda has been amended on November 1, 2023 at 1:00 PM to include the properly noticed public hearing for CUP-23-08.

This meeting will be a hybrid, in-person and virtual meeting. Use a phone to call 208-634-8900, when prompted enter **Conference ID 205 293 751#**. If there are any questions, contact Brian Parker, City Planner (bparker@mccall.id.us).

The Legion Hall's Occupancy Capacity is 32. The Commission Members and staff who are anticipated to be in attendance is 8. The first 24 persons who appear will be allowed to be present in the meeting location. All other persons may be in attendance virtually.

American with Disabilities Act Notice: The Planning & Zoning Meeting room is accessible to persons with disabilities. If you need assistance, please contact City Hall at 634-7142 at least 48 hours prior to the meeting. Planning & Zoning Meetings are available for in person and virtual attendance.

MEETING – Begins at 4:30 p.m.

CALL TO ORDER AND ROLL CALL – Commissioners Robert Lyons (Chair), Dave Petty, Ryan Kinzer, Liz Rock, Tony Moss, Tom Mihlfeith, Dana Paugh

1. REVIEW & APPROVAL OF MINUTES

- August 7, 2023 P&Z Minutes
- September 12, 2023 P&Z Minutes
- October 3, 2023 P&Z Minutes

2. PRELIMINARY DEVELOPMENT PLAN REVIEW MEETINGS

Preliminary Development Plan Review: CUP

507 Lenora St – Kylie Osborn

A Preliminary Development Plan Review for a for a Conditional Use Permit for a Short-Term Rental with an occupancy of greater than 10 people to be operated in a single-family residence. The property is zoned R4 – Low Density Residential, and is more particularly described as:

Lots 1 & 2 of Block 11 McCall's First Addition, situate in Section 9, T18N, R3E, B.M., City of McCall, Idaho.

Not A Public Hearing

Preliminary Development Plan Review: CUP

260 Rio Vista Blvd – Sandra Nolan

A Preliminary Development Plan Review for a for a Conditional Use Permit for a Short-Term Rental with an occupancy of greater than 10 people to be operated in a single-family residence (6

bedrooms, Maximum Occupancy of 14). The property is zoned R4 – Low Density Residential, and is more particularly described as:

Lots 17 and 18 of the Amended Plat of the Rio Vista Subdivision No.5, situate in portions of Sections 8 and 17, T18N, R3E, B.M., City of McCall, Idaho.

Not A Public Hearing

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-23-05 (ACTION ITEM)

751 Stockton Dr – Leo Stoddard – IMPACT AREA

An application for a Record of Survey to divide an existing lot of record of 3.68 acres into three (3) new parcels of 1.21 acres, 1.21 acres and 1.26 acres, respectively. The property is located in the R1 – Low Density Residential Zone, and is more particularly described as:

Located in Lot 6 of Block 3 of West Place Subdivision, situate in the SW 114 of Section 15, TIEN, R3E, B. M., Valley County, Idaho

Not a Public Hearing

ROS-23-06 (ACTION ITEM)

220 Railroad Ave – Blake & Angela Bigelow

An application for a Record of Survey to divide an existing lot of record of 6,780 square feet into two (2) new parcels of 3,389 and 3,391 square feet, respectively.

The property is zoned CC – Community Commercial Zone, and is more particularly described as:

McCall Acreage Tax No.'s 2152216, situate in the SE 1/4 of the SW 1/4 of Section 9, T18N, R3E, B.M., City of McCall, Valley County, Idaho.

Not a Public Hearing

DR-22-18 & SR-22-09 (ACTION ITEM)

Extensions of Time Request

1300 Spring Mountain Blvd – Cheryl & Thomas Goff

An application for Design Review and Scenic Route Review to construct a new single-family residence with 3 bedrooms, 3 bathrooms, a recreation room, attached garage, and attached 1-bedroom studio totaling 9,701 square feet in size. The Property is zoned R4 – Low Density Residential, is located along the Spring Mountain Boulevard Scenic Route, and is more particularly described as:

A Replat of Parcel B and Peninsula Place in the Third Amended Aspen Ridge III Subdivision, situate in the NE ¼ of Section 10, T18N, R3E, B.M., City of McCall, Idaho

Not a Public Hearing

Findings of Fact & Conclusions of Law from September 12, 2023, & October 3, 2023 P&Z Commission Agenda & Review

Appeal of FPDP-23-01 (ACTION ITEM)

221 Morgan Dr – Amy Holm

An appeal of the Administrator’s decision to deny a Floodplain Development Permit Application. The property is zoned R8 – Medium Density Residential and is more particularly described as:

Lot 19, Block Two of the River’s Crossing Subdivision situate in the S ½ of Section 17, T18N, R3E, B.M., City of McCall, Valley County, Idaho.

Not a Public Hearing

CUP-23-02 (ACTION ITEM)

507 1st St – James Bode

An Application for a Conditional Use Permit to utilize an existing Single-Family Home as a Short-Term Rental with an occupancy exceeding 11 people. The Property is Zoned R4 – Low Density Residential and is more particularly described as:

McCall Acreage Tax No. 242-C situate in the SE ¼ of the SW ¼ of Section 9, T18N, R3E, B.M., City of McCall, Idaho

Not A Public Hearing

DR-23-22 (ACTION ITEM) – IMPACT AREA

1697 Club Hill Blvd – Luke Vannoy for Andres & Katherine Gonzalez

An application for Design Review to construct a new single-family dwelling with a structure size of 5,424 square feet including an attached garage and covered exterior space. The design allows space for a future accessory structure which is not requested at this time. The property is zoned RE – Rural Estate (1 unit per 5 acres) and is more particularly described as:

Lot 4 of Block 1 of the King Pines Estates 1 Subdivision, situate in the N ½ of the Ne ¼ of Section 1, T18N, R3E, B.M., City of McCall, Idaho

Not A Public Hearing

DR-23-23 & SR-23-15 (ACTION ITEM) – IMPACT AREA

2326 Northshore Dr – Randall B Reed

An application for Design Review and Scenic Route Review to construct a new detached garage/shop structure of 2,147 square feet, including a studio apartment, on a property with an existing single-family dwelling unit. The property is zoned R4 – Low Density Residential, is located along the Eastside Drive Scenic Route, and is more particularly described as:

Tax No 66 in Lot 23 of the Luck’s Point Subdivision, situate in Section 35, T19N, R3E, B.M., Valley County, Idaho.

Not A Public Hearing

DR-23-25 & SH-23-08 (ACTION ITEM) – IMPACT AREA

TBD Rainbow Ln – Kylan & Jen Lundeen

An application for Design Review and Shoreline Environs Review to construct a new single-family dwelling of 6,991 square feet including an attached garage on the lakefront of Payette Lake. The property is zoned R4 – Low Density Residential, is located in the Shoreline Environs Zone of Payette Lake, and is more particularly described as:

Lot 2 of Block 4 of the Cove Replat State Subdivision, situate in Section 3, T18N, R3E, B.M., Valley County, Idaho

Not A Public Hearing

MPA-23-02 (ACTION ITEM)

411 Railroad Ave – The Depot Company

An Application for a Minor Plat Amendment of the Depot Condominiums to make the platted tenant spaces and common areas match the tenant spaces and common areas as utilized. The location of shared walls between units will be adjusted to properly reflect changes to the building and storage areas. The property is zoned CBD – Central Business District and is more particularly described as:

Units 100, 101 and 200 (Levels 1 and 2) of the Depot Condominium of Lot 4 of the Carey Subdivision, situate in Section 9, T18N, R3E, B.M., City of McCall, Valley County, Idaho.

Not A Public Hearing

4. OLD BUSINESS

CUP-23-07, DR-23-24 & SH-23-07 (ACTION ITEM)

1300 E Lake St – Steve Millemann for Mile High Marina, LLC

An Application for a Conditional Use Permit, Design Review, and Shoreline Environs Review to expand the Mile High Marina and replace the existing log breakwater with wave attenuable infrastructure and include publicly accessible dock area with approximately 90 additional boat slips. The properties are located within and adjacent to the CV – Civic Zone, includes a current 5.84 acre encroachment over Payette Lake, and is more particularly described as:

A parcel of land at the W boundary of Lakeshore Blvd (Lake St), being the high water mark of Big Payette Lake between the extension of the north boundary line of Lot 5, Block 4, Gov't Lot 2, of the first addition to the Village of McCall, Idaho, as extended westerly to the high water mark of Big Payette Lake and the south boundary line of Lot 1 of said Block 4, extended westerly to the W boundary line of said Big Payette Lake, *and*, approximately 5.84 acres of land adjacent to said parcel in Gov't Lot 2 below the ordinary high water mark of Big Payette Lake, Situate in Sections 8 & 9 T18N, R3E, B.M., City of McCall, Idaho.

PUBLIC HEARING

5. NEW BUSINESS

PUD-23-01, DR-23-27, SR-23-17 & DA-23-01 (ACTION ITEM)

TBD N 3rd St – Steve Millemann & Michael Hormaechea

An Application for a Planned Unit Development, Design Review, Scenic Route Review and Development Agreement to develop 4.38 acres of land into multi-family residential apartments (125 units, 4 buildings) with a mixture of one, two, and three bedroom units. The proposal includes 185 vehicle parking stalls and 40 bicycle parking spaces as well as landscaped screening between the project and adjacent properties. The Planned Unit Development is to pursue code alleviations relating to building footprint maximum under single ownership and clarify local housing requirements, as well as allow for a maximum building height of 46 feet. The property is zoned CC – Community Commercial, is located off of the 3rd Street Scenic Route, and is more particularly described as:

McCall Acreage amended tax no. 324, situate in the SW ½ of the SE ¼ of Section 9, T18N, R3E, B.M., City of McCall, Idaho

PUBLIC HEARING

DA-23-02 (ACTION ITEM)

1010 W State St – Steve Millemann for McCall Memorial Hospital District

An application to amend the Development Agreement (second amendment) for the St. Luke's McCall Hospital Expansion (PUD-18-01) to entitle an Ambulance Facility as an allowable use for the hospital site. The property is located in the CV – Civic Zone, and is more particularly described as:

Lots 1, 2, 3 and 4 Block G and Lots 1, 2, 3 and 4 Block F in Brundage Subdivision situate in S8, T18N, R3E, BM, Valley County, Idaho.

PUBLIC HEARING

DR-23-26 & SR-23-16 (ACTION ITEM)

100 Mather Rd – MDPI for Doris Blount

An application for Design Review and Scenic Route Review to construct residential additions totaling 1,087 square feet on an existing single-family dwelling. Additions proposed include 667 square feet of new livable area, 90 Square feet of garage, 330 square feet of storage space, and an additional 534 square feet of patio area. The property is zoned R4 - Low Density Residential, is located along the Mission Street Scenic Route, and is more particularly described as:

Lot 9 of the Mission Street Subdivision, situate in the SE 1/4 of the SE 1/4 of Section 8, T18N, R3E, B.M., City of McCall, Valley County, Idaho.

PUBLIC HEARING

FP-23-04 (ACTION ITEM)

TBD Simmons St – Steve Callan

An Application for A Subdivision Final Plat to create a 5-unit, mixed-use townhouse plat project including commercial workshop space on the ground floor and residential space on the upper floor. The Property is zoned I – Industrial, is within the Mission Street Scenic Route Overlay, and is more particularly described as:

Lots 5-9 of Block 2 of the Riverside Subdivision, situate in the W ½ of the NW ¼ of the SW ¼ of Section 16, T18N, R3E, B.M., City of McCall, Idaho.

Not A Public Hearing

CUP-23-08 (ACTION ITEM)

1207 Zachary Lane – Colby Patchin

A Conditional Use Permit for a Short-Term Rental with an Occupancy greater than 10 persons. The property is zoned R4 – Low Density Residential, and is more particularly described as:

McCall Acreage Tax No 99, situate in the NE ¼ of the NE ¼ of Section 7, T18N, R3E, B.m>, City of McCall, Valley County, Idaho.

PUBLIC HEARING

6. OTHER

- **Signs approved administratively: Hometown Pizza**
- **ADA Training: November 14, 2023 – 1:00pm**
- **Upcoming Meeting Agenda – December 3, 2023 – Tentative**

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

Pre Application

Date: 10/09/2023

Applicant / Additional Billing Contact / Owner

Applicant Name: Kylie Osborn
 Address: [Redacted]
 City, State, Zip: [Redacted]

Addl Billing Contact: Nikki Osborn
 Address: [Redacted]
 City, State, Zip: [Redacted]
 Phone: [Redacted]
 Email: [Redacted]

Owner of Record
 Name:
 Address:
 City:
 State:
 Zip:
 Phone:
 Email:
 Invoice Email:

Owner of Record 2:
 Address:
 City:
 State:
 Zip:
 Phone:
 Email:
 Invoice Email:

Property

Site Address: 507 Lenora St, McCall, ID 83638
 Legal Desc.: All of lots 1 & 2, Block 11 McCall's first addition to McCall's townsite, according to the official plat thereof, in the office of the recorder, Valley County, Idaho, recorded July 17, 1908 in book 1 of plats, page 28.
 Zoning District: CBD

Area: City Limits
 Sewer: Not Applicable
 Square Footage: 0

Contractor

Contact Name: Done Right Management
 Business Name:
 McCall License #:
 Mailing Address: 321 N 3rd St, McCall, ID 83638

Email:
 Phone:
 Idaho #:

Annexation Information

Annex Request: No
Adjoining Land Use: No
Parcel Split: No
Parcel Adjoin: No

Valley County: No
Conditional Use: No
Project Type: Commercial
Water: City Water
Neighbor Meeting:

Description: Conditional Use Permit for short-term rental in the Central Business District (CBD) with an advertised maximum occupancy of nineteen (19) individuals. This property contains seven (7) bedrooms; including one a large bunk room and one a theater room. Additionally, there is a game room, two (2) living rooms, dining room, large kitchen with pantry, a separate kitchenet, and an enclosed outdoor living area. Total living area is over 5800 sqft. The subject property has two driveway access points, one on Lenora St. and one on 4th St. There is parking for a maximum of seven (7) vehicles. This property has been operating as a short-term rental for 2 years with a listed maximum occupancy of 19 individuals. Rentals for this property are low volume considering there were less than 30 groups in 2022 with an average stay of 3.5 nights. Quiet hours are from 10:00 p.m. to 8:00 a.m. with 24/7 sound monitoring/alerting systems.

Companion Applications

Record of Survey:	<input type="checkbox"/>	Subdivision (Final Plat):	<input type="checkbox"/>
Design Review:	<input type="checkbox"/>	Subdivision Minor Plat Amendment:	<input type="checkbox"/>
Scenic Route View:	<input type="checkbox"/>	Variance:	<input type="checkbox"/>
Shoreline and River Environs Review:	<input type="checkbox"/>	Rezone/Future Land/Comprehensive:	<input type="checkbox"/>
Conditional Use:	<input checked="" type="checkbox"/>	Zoning Code Amendment:	<input type="checkbox"/>
Development Agreement:	<input type="checkbox"/>	Annexation:	<input type="checkbox"/>
Planned Unit Develop (Prelim Plat):	<input type="checkbox"/>	Vacation:	<input type="checkbox"/>
Planned Unit Develop (Final Plat):	<input type="checkbox"/>	Land Use:	<input type="checkbox"/>
Subdivision (Prelim Plat):	<input type="checkbox"/>		

Details

Existing Cover:		Res Parcels:	
Proposed Cover:	0	Comm Parcels:	
Open Space Sq.Ft.:	0	Engineer Name:	
# of Parking:	0	Engineer Email:	
Max Grade %:	0	Engineer Phone:	
Average Grade %:	0	Pre-App Date:	
Total Acreage:	0	Condominiums:	
Zoned Density:	0	Townhomes:	
Proposed Density:	0	PUD Name:	
Total Exist Lot:	0	Architect Name:	
Total Proposed Lot:	0	Architect Email:	
Min Lot Frontage:	0	Architect Phone:	
Min Lot Size:	0	Proposed Uses:	
Surveyor Name:		Scenic Frontage:	
Surveyor Email:		# of New Trees:	
Surveyor Phone:		# of New Shrubs:	
Subdivision Name:		Floodplain:	
Existing Parcels:	0	Shoreline Frontage:	
Proposed Parcels:	0	High Water Mark:	
New Construction	0		
Sq Ft:			

Sign

Proposed color palette:
Total signage area existing:
Total signage area proposed:
Length of street facing wall in linear feet:
Length of property frontage in linear feet:
If multiple frontages, please add lengths from street 2:
Sign Company:
Proposed Lighting:

I do hereby certify that the information contained herein is true and correct.

[Redacted Name]

10/09/2023

Name

Date

City of McCall
Conditional Use Application
507 Lenora St.- Osborn

Legal Description:

All of lots 1 & 2, Block 11 McCall's first addition to McCall's townsite, according to the official plat thereof, in the office of the recorder, Valley County, Idaho, recorded July 17, 1908 in book 1 of plats, page 28.

Project Narrative:

Conditional Use Permit for short-term rental in the Central Business District (CBD) with an advertised maximum occupancy of nineteen (19) individuals. This property contains seven (7) bedrooms; including one a large bunk room and one a theater room. Additionally, there is a game room, two (2) living rooms, dining room, large kitchen with pantry, a separate kitchenet, and an enclosed outdoor living area. Total living area is over 5800 sqft.

The subject property has two driveway access points, one on Lenora St. and one on 4th St. There is parking for a maximum of seven (7) vehicles.

This property has been operating as a short-term rental for 2 years with a listed maximum occupancy of 19 individuals. Rentals for this property are low volume considering there were less than 30 groups in 2022 with an average stay of 3.5 nights. Quiet hours are from 10:00 p.m. to 8:00 a.m. with 24/7 sound monitoring/alerting systems.

Site Plan:

Figure 1: Overview of Surroundings Map

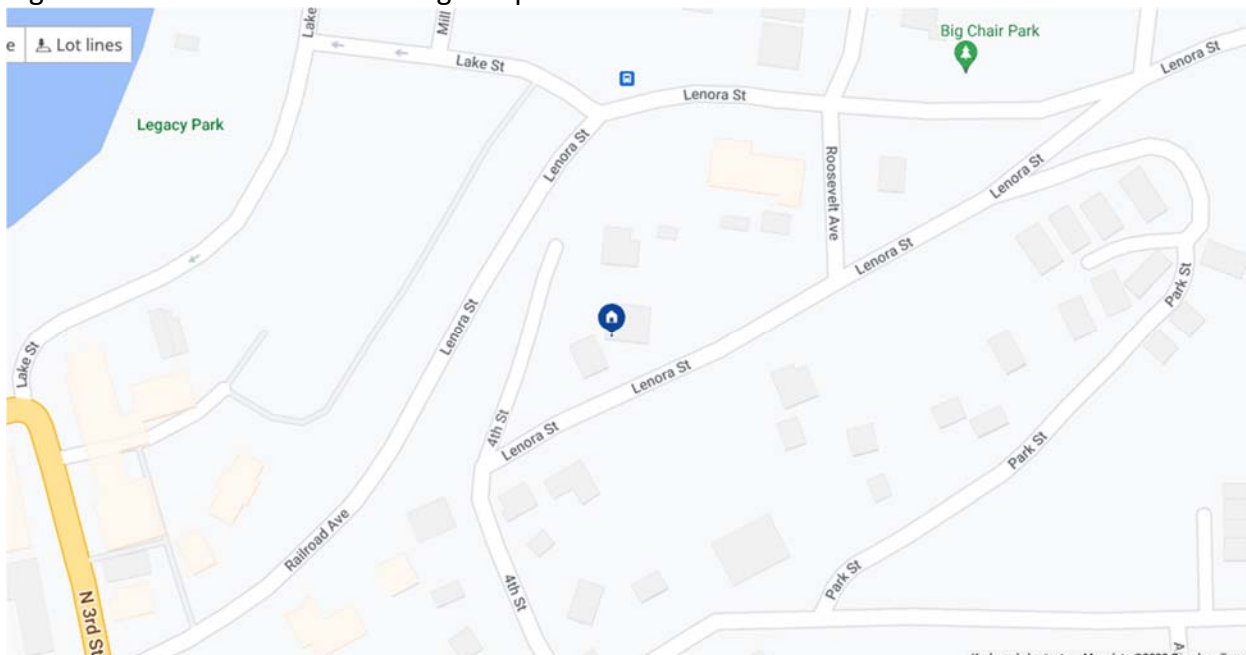


Figure 2a: Structures (3) Overview- Main Level Floor Plan

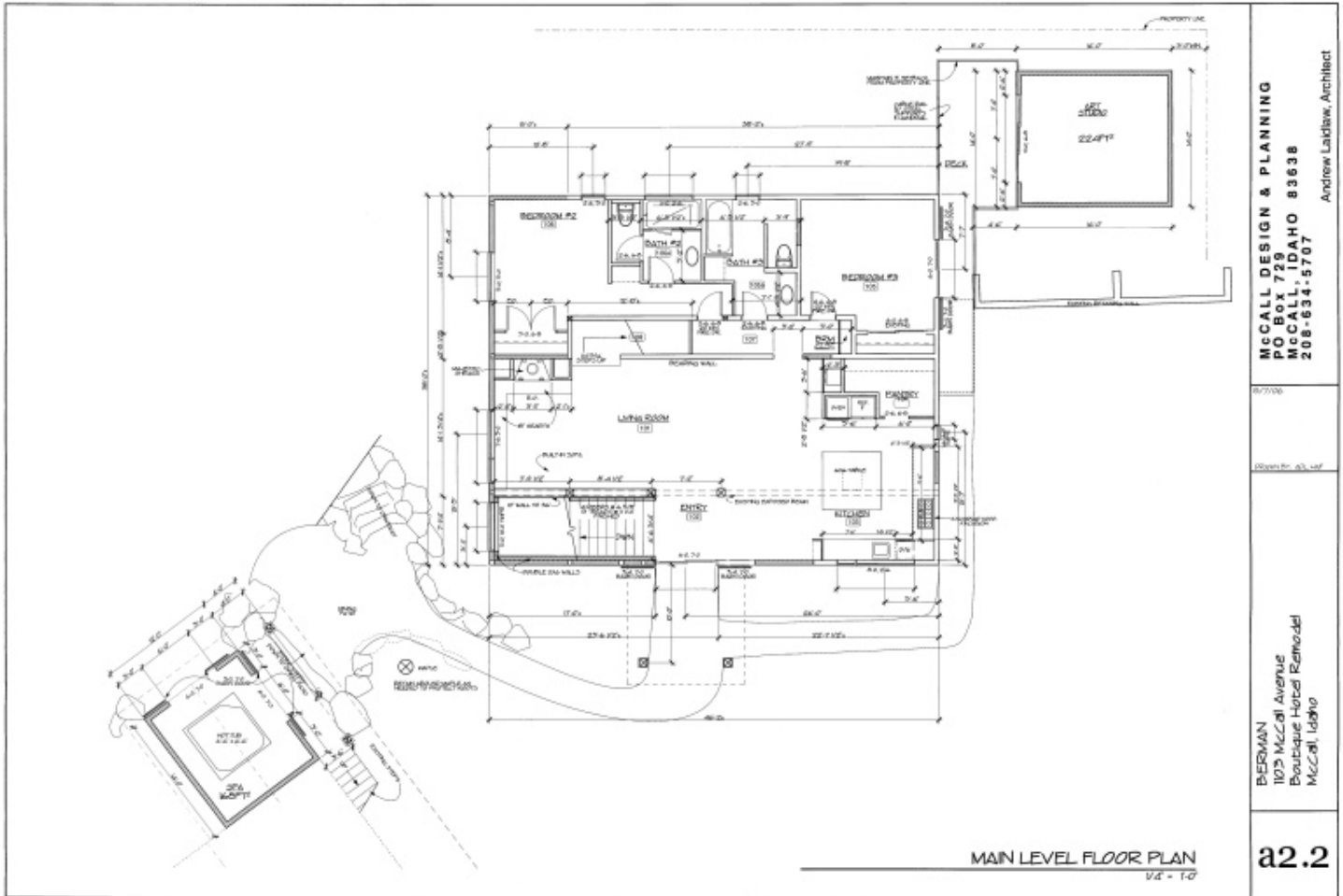


Figure 2b. Lower-Level Floor Plan

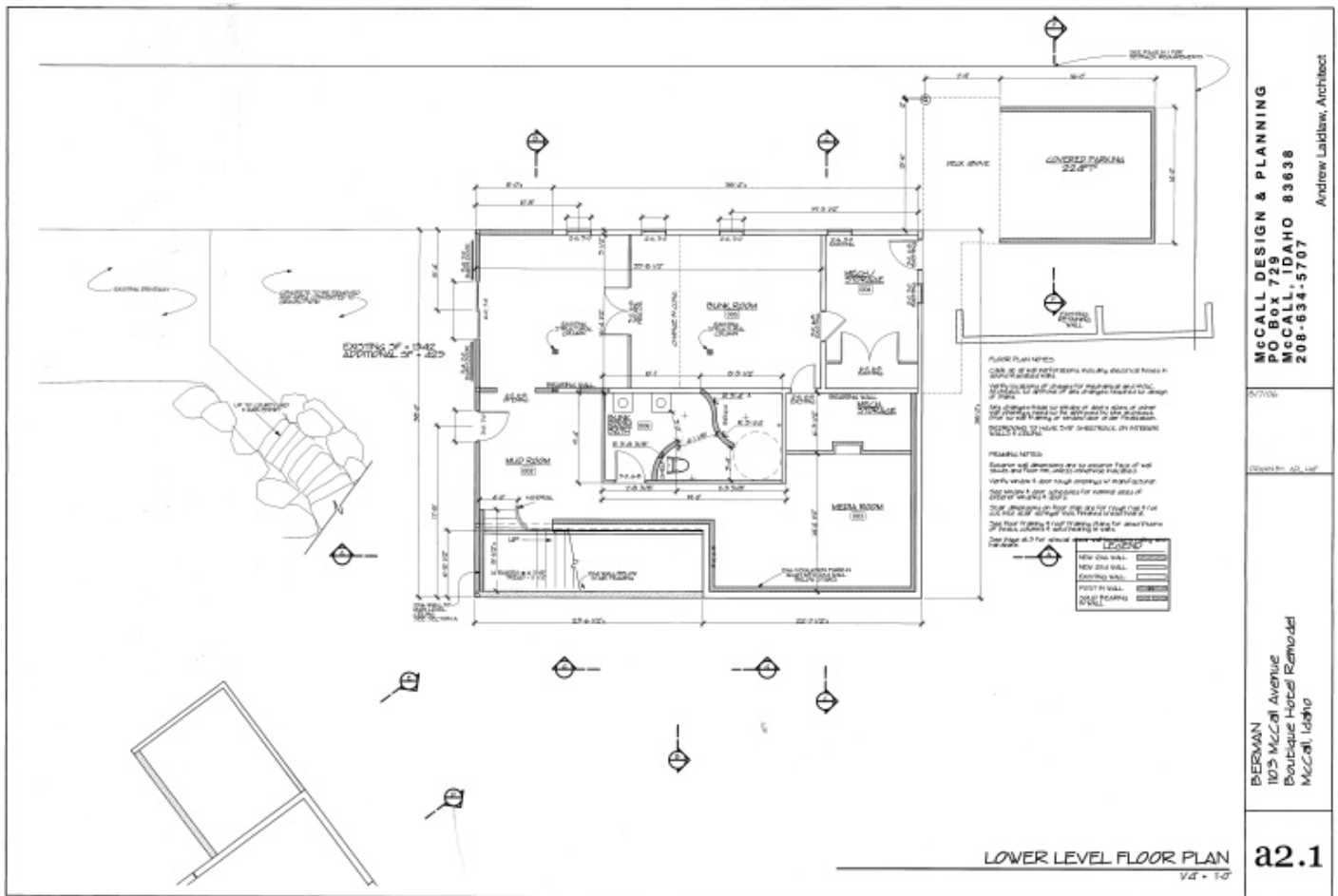


Figure 2c. Upper Level Floor Plan

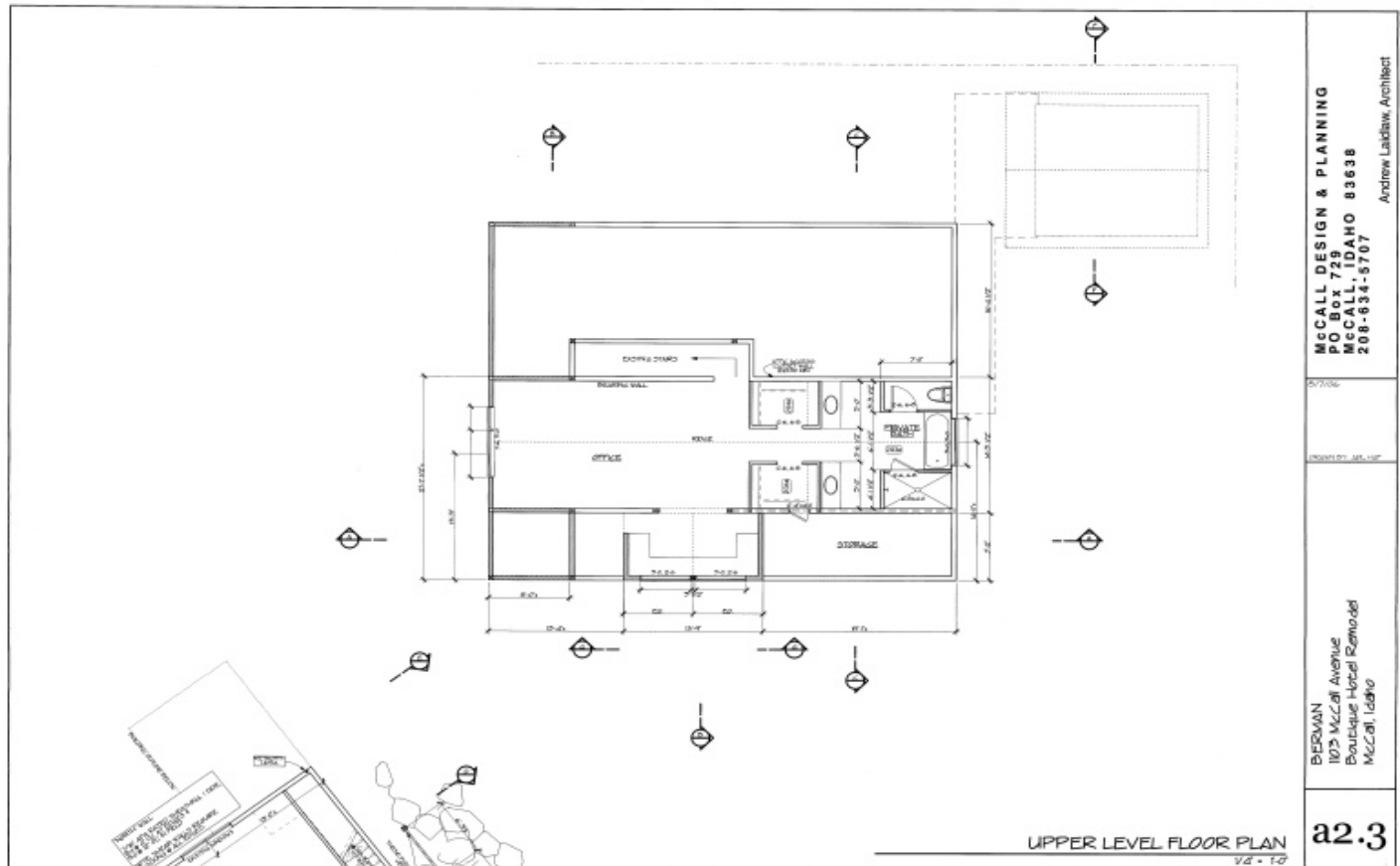
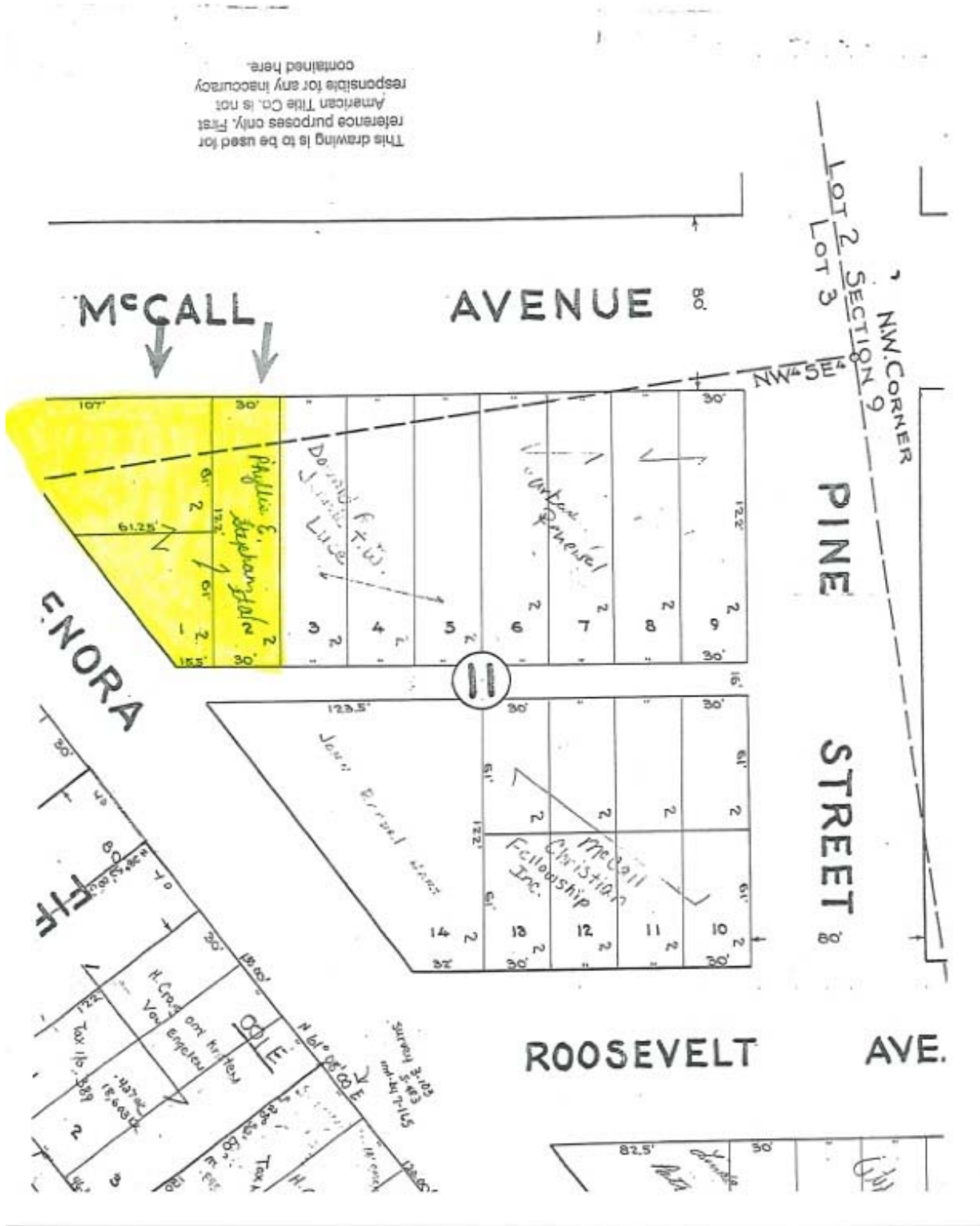
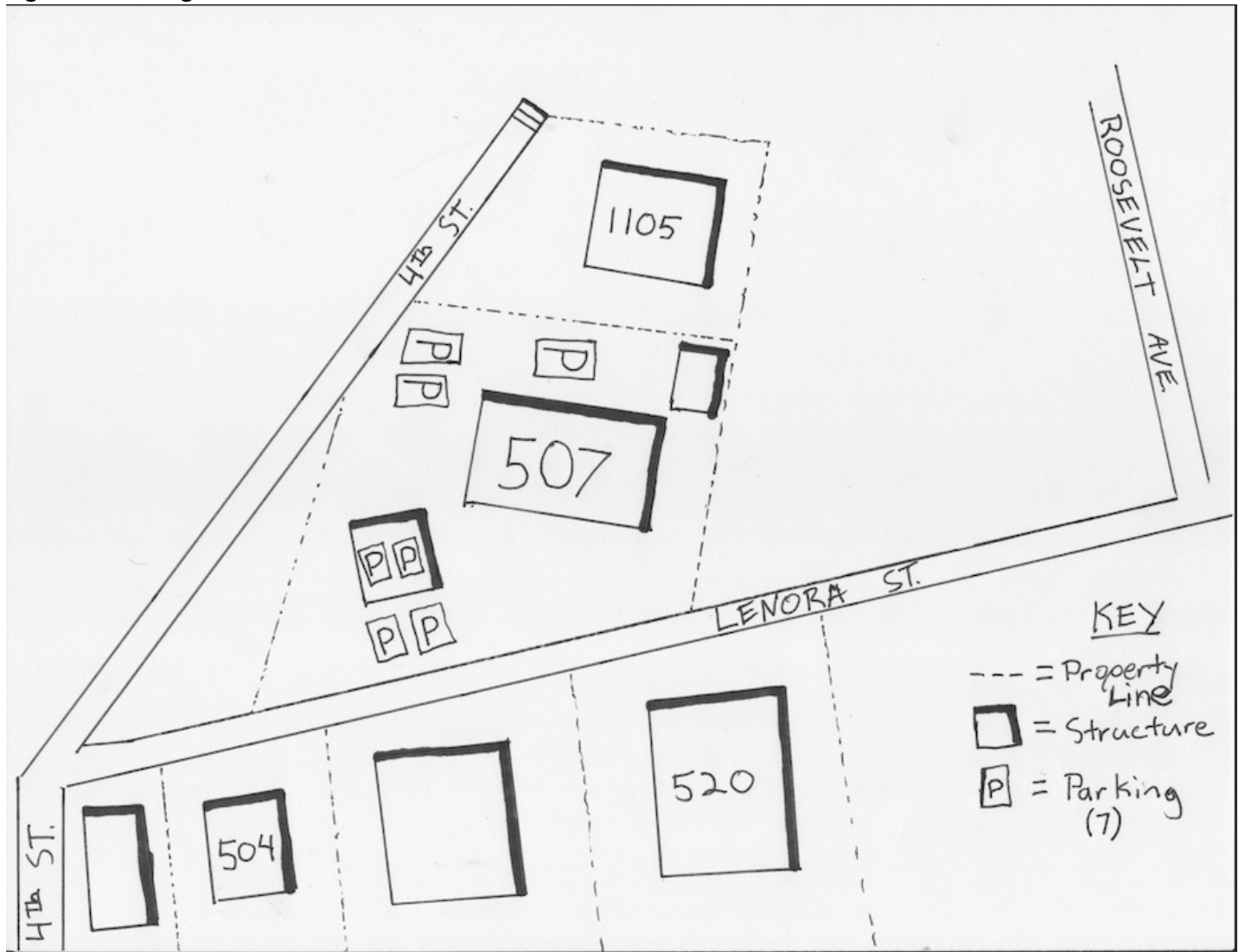


Figure 3: Plat Map / Lot Coverage



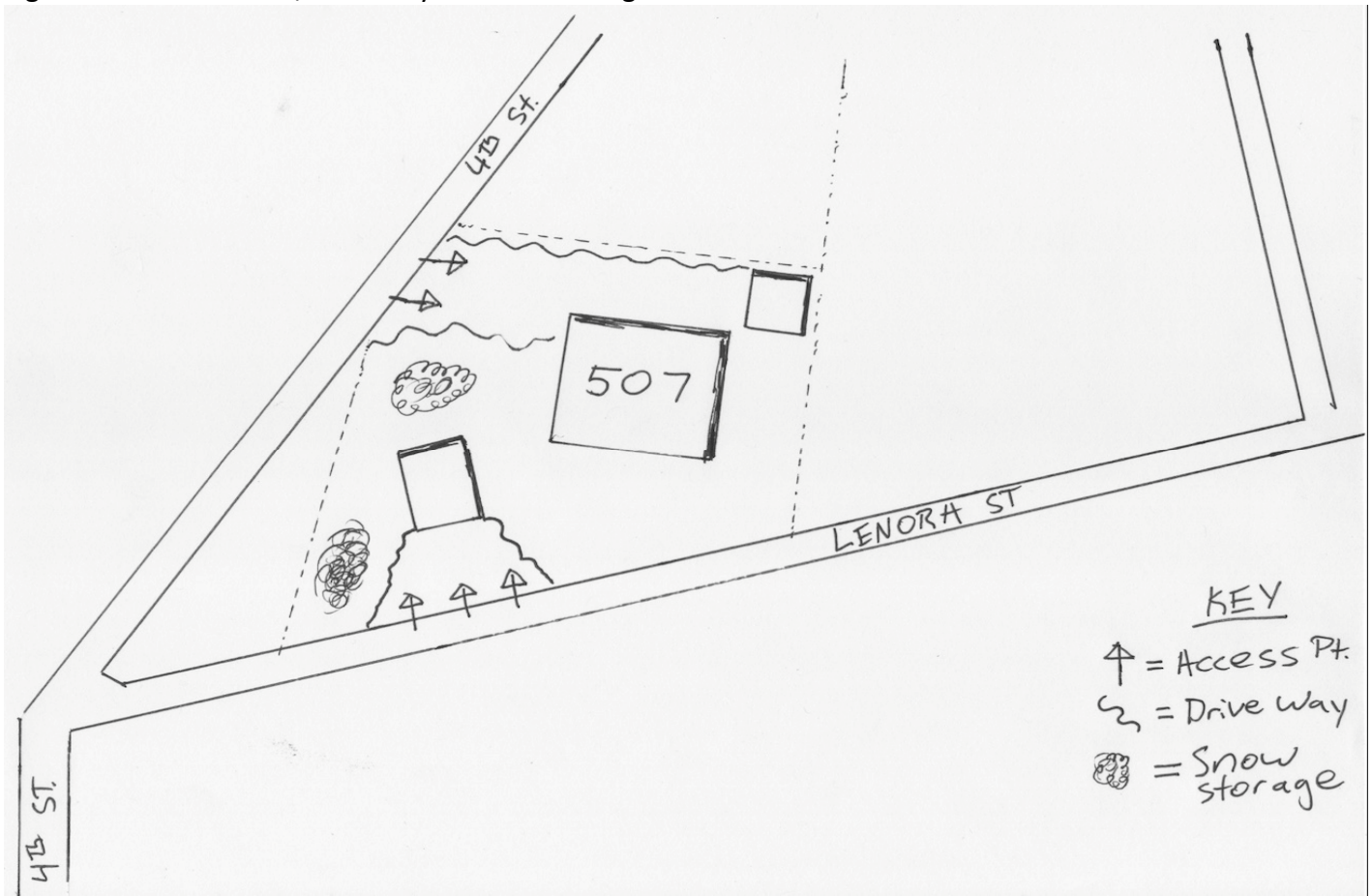
*Note- No request for new lot coverage.

Figure 4: Parking Detail



*Note- All Parking spaces are existing. No new parking requested.

Figure 5: Access Points / Driveways & Snow Storage



Note: Two driveways each have their own adjacent areas for snow storage.



City of McCall

Pre Application

Date: 10/16/2023

Applicant / Additional Billing Contact / Owner

Applicant Name: Sandra Nolan
 Address: [Redacted]
 City, State, Zip: [Redacted]
 Phone: [Redacted]
 Email: [Redacted]

Addl Billing Contact [Redacted]
 Address: [Redacted]
 City, State, Zip: [Redacted]
 Phone: [Redacted]
 Email: [Redacted]

Owner of Record
 Name:
 Address:
 City:
 State:
 Zip:
 Phone:
 Email:
 Invoice Email:

Owner of Record 2:
 Address:
 City:
 State:
 Zip:
 Phone:
 Email:
 Invoice Email:

Property

Site Address: 260 Rio Vista Blvd, McCall
 Legal Desc.: lots 17 & 18 of Rio Vista
 Subdivision #5, Valley County,
 Idaho
 Zoning District: R1

Area: City Limits
 Sewer: Not Applicable
 Square Footage:

Contractor

Contact Name: Kelly Hill-Doneright
 Management
 Business Name:
 McCall License #:
 Mailing Address: 321 N. 3rd St. McCall, ID.
 83638

Email:
 Phone:
 Idaho #:

Annexation Information

Annex Request: No
 Adjoining Land Use: No
 Parcel Split: No
 Parcel Adjoin: No

Valley County: No
 Conditional Use: No
 Project Type: Commercial
 Water: City Water
 Neighbor Meeting:

Description: CUP Short term rental permit for a 6 bedroom home

Companion Applications

- | | | | |
|--------------------------------------|-------------------------------------|-----------------------------------|--------------------------|
| Record of Survey: | <input type="checkbox"/> | Subdivision (Final Plat): | <input type="checkbox"/> |
| Design Review: | <input type="checkbox"/> | Subdivision Minor Plat Amendment: | <input type="checkbox"/> |
| Scenic Route View: | <input type="checkbox"/> | Variance: | <input type="checkbox"/> |
| Shoreline and River Environs Review: | <input type="checkbox"/> | Rezone/Future Land/Comprehensive: | <input type="checkbox"/> |
| Conditional Use: | <input checked="" type="checkbox"/> | Zoning Code Amendment: | <input type="checkbox"/> |
| Development Agreement: | <input type="checkbox"/> | Annexation: | <input type="checkbox"/> |
| Planned Unit Develop (Prelim Plat): | <input type="checkbox"/> | Vacation: | <input type="checkbox"/> |
| Planned Unit Develop (Final Plat): | <input type="checkbox"/> | Land Use: | <input type="checkbox"/> |
| Subdivision (Prelim Plat): | <input type="checkbox"/> | | |
-

Details

- | | |
|----------------------------|---------------------|
| Existing Cover: | Res Parcels: |
| Proposed Cover: | Comm Parcels: |
| Open Space Sq.Ft.: | Engineer Name: |
| # of Parking: | Engineer Email: |
| Max Grade %: | Engineer Phone: |
| Average Grade %: | Pre-App Date: |
| Total Acreage: | Condominiums: |
| Zoned Density: | Townhomes: |
| Proposed Density: | PUD Name: |
| Total Exist Lot: | Architect Name: |
| Total Proposed Lot: | Architect Email: |
| Min Lot Frontage: | Architect Phone: |
| Min Lot Size: | Proposed Uses: |
| Surveyor Name: | Scenic Frontage: |
| Surveyor Email: | # of New Trees: |
| Surveyor Phone: | # of New Shrubs: |
| Subdivision Name: | Floodplain: |
| Existing Parcels: | Shoreline Frontage: |
| Proposed Parcels: | High Water Mark: |
| New Construction
Sq Ft: | |
-

Sign

- Proposed color palette:
Total signage area existing:
Total signage area proposed:
Length of street facing wall in linear feet:
Length of property frontage in linear feet:
If multiple frontages, please add lengths from street 2:
Sign Company:
Proposed Lighting:
-

I do hereby certify that the information contained herein is true and correct.



Name

10/16/2023

Date

City of McCall
216 East Park Street
McCall, ID 83638
Phone (208) 634-7142
Email mtodd@mccall.id.us



PLRWSD
201 Jacob St
McCall, ID 83638
Phone (208) 634 4111
Email info@plrwsd.org

UTILITY DUE DILIGENCE FORM

Prior to scheduling an application for a Preliminary Development Plan Review, or, "Pre-App" before the McCall Area Planning & Zoning Commission, the Applicant will present to the McCall Area Planning Administrator, City of McCall Public Works Administrator, and Payette Lakes Recreational Water & Sewer District Administrator, a **preliminary development plan** for review and discussion. These required meetings are intended to determine what opportunities, challenges, and logistics would be applied to the Preliminary Plan, such as Planning and Zoning Standards, Water Meter Sizing, Sewage Hookup and Improvement Requirements, and other infrastructural standards as they apply to large-scale development projects in the McCall Area. All materials to be reviewed and discussed shall be provided, or be available, to each of the agency representatives identified, and proof of all meetings having been conducted must be provided with the [Preliminary Development Plan Review Application Form](#).

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
- Street Vacation (VAC)
- Subdivision (SUB) Preliminary Plat
- Subdivision (SUB) Final Plat
- Variance (VAR)

Recommended Documents

- Project Description
- Estimated Project Timeline
- Site Plan
- Vicinity Map

Applicant Information: To be filled by applicant

Applicant: Sandra Nolan Phone: [REDACTED]

Applicant's Mailing Address: [REDACTED]

Agent/Representative: Kelly Hill Done Right mgmt Phone/Fax/Email: Okelly@doneightmanagement.com 208-634-0030

Agent/Representative's Mailing Address: 321 N. 3rd St., McCall, ID 83638

Address of Subject Property: 260 Rio Vista Blvd, McCall, ID 83638

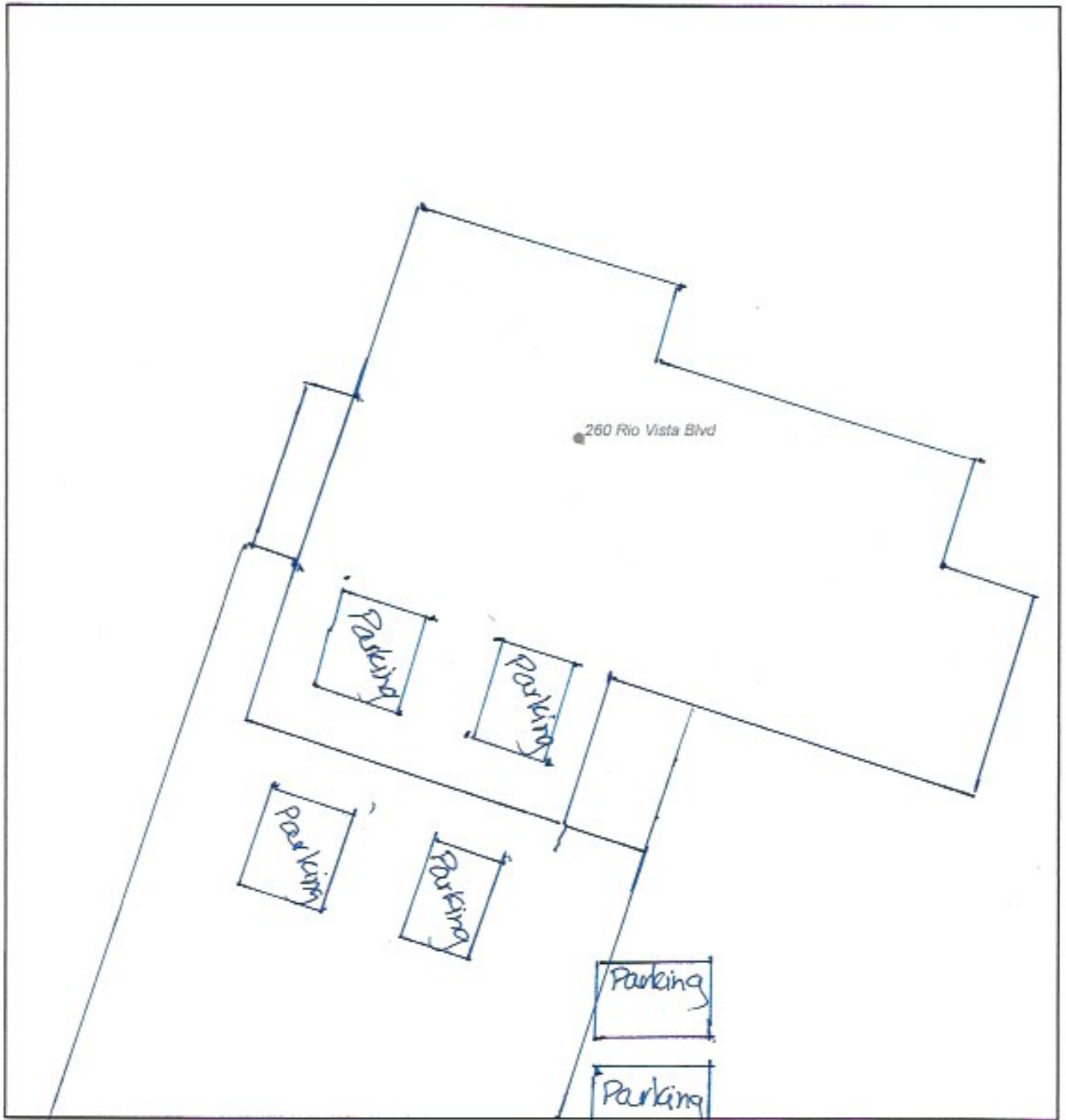
Legal Description of Property: lots 17+18 of Rio Vista Subd #5 Valley County, Idaho

Zoning District of Property: R1

Explain the general nature of what is proposed:

CUP - short term rental Permit for a 6 bedroom house.

Web Map



10/16/2023, 6:20:56 AM

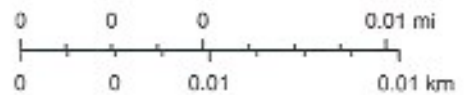
McCall Address Points

- Current

TAX Parcels

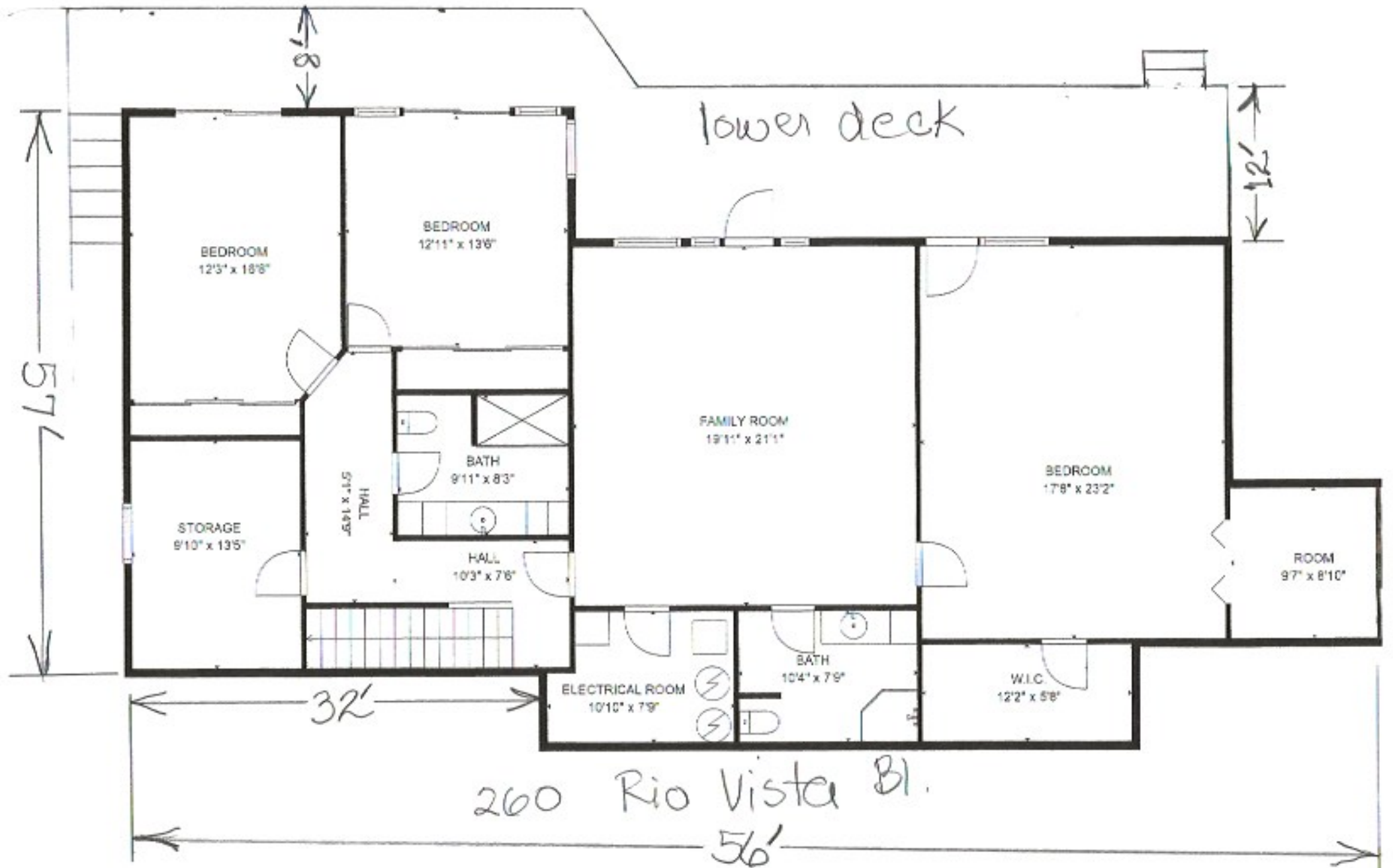
Site map - 260 Rio Vista

1:282



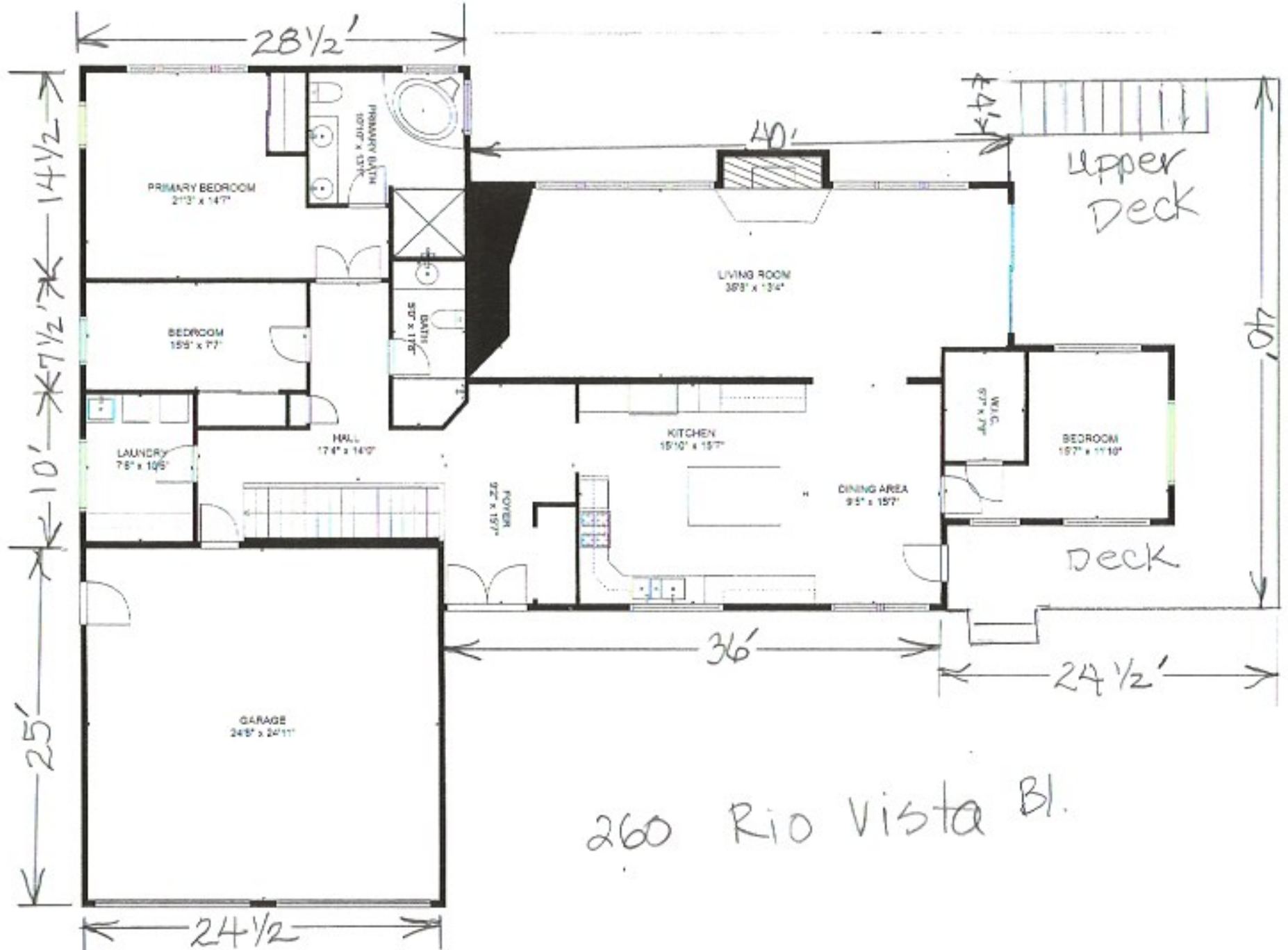
Esri Community Maps Contributors, City of McCall, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METU NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA

Downstairs



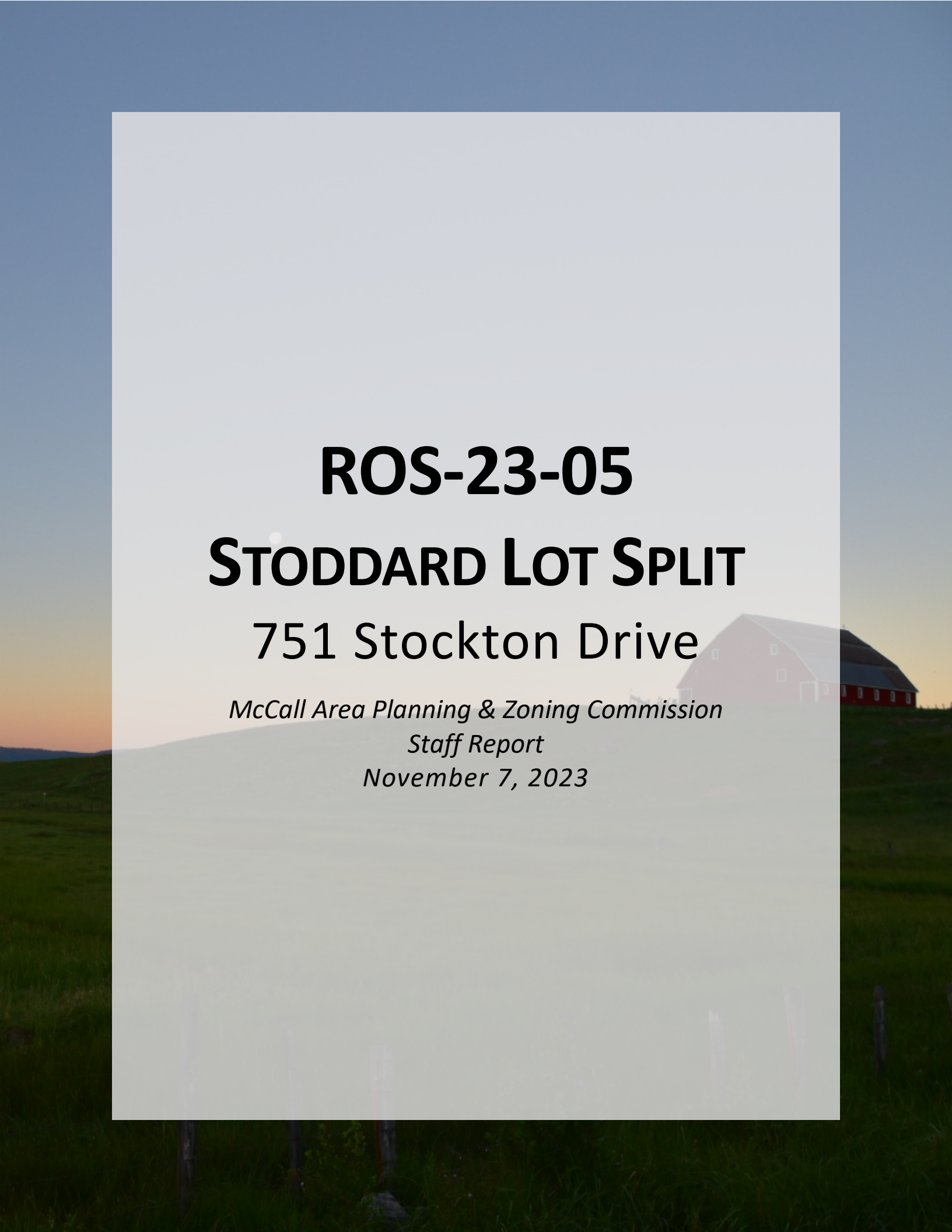
260 Rio Vista Bl.

UPstairs



260 Rio Vista Bl.

GROSS INTERNAL AREA



ROS-23-05
STODDARD LOT SPLIT
751 Stockton Drive

McCall Area Planning & Zoning Commission
Staff Report
November 7, 2023

Executive Summary

Description

An application for a Record of Survey to divide an existing lot of record of 3.68 acres into three (3) new parcels of 1.21 acres, 1.21 acres and 1.26 acres, respectively.

Discussion

- The applicant is proposing to split one (1) parcel into three (3).
- The applicant is proposing to create a parcel containing two (2) non-habitable structures. Accessory structures not on the same parcel as a primary residence are conditionally permitted within the R1 – Residential zone. Prior to the City Clerk signing the record of survey, the applicant should complete one of the following to the existing accessory structures not located on the same proposed parcel as the primary residence:
 - a. Demolish the existing accessory structures.
 - b. Receive a certificate of occupancy after converting one or more of the accessory structures to include habitable dwelling space.
 - c. Receive a conditional use permit for the use of accessory structures on a parcel without a primary structure.

Conditions of Approval

	Prior to	Condition	Recommended Contact
1.	The City Clerk signing the Record of Survey	The applicant shall receive final engineering approval	Staff Engineer
2.		Include the following note on the face of the plat: <i>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.</i>	City Planner
3.		The applicant shall submit digital files of the Record of Survey in accordance with the McCall Digital Data Submission Standards.	Staff Engineer
4.		The applicant shall complete one of the following to the existing accessory structures not located on the same proposed parcel as the primary residence: <ol style="list-style-type: none"> a. Demolish the existing accessory structures. 	City Planner

		<ul style="list-style-type: none"> b. Receive a certificate of occupancy after converting one or more of the accessory structures to include habitable dwelling space. c. Receive a conditional use permit for the use of accessory structures on a parcel without a primary structure. 	
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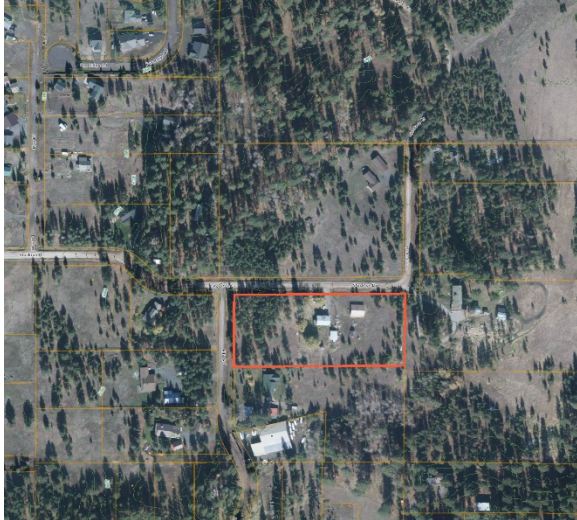
Expirations

1. 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.

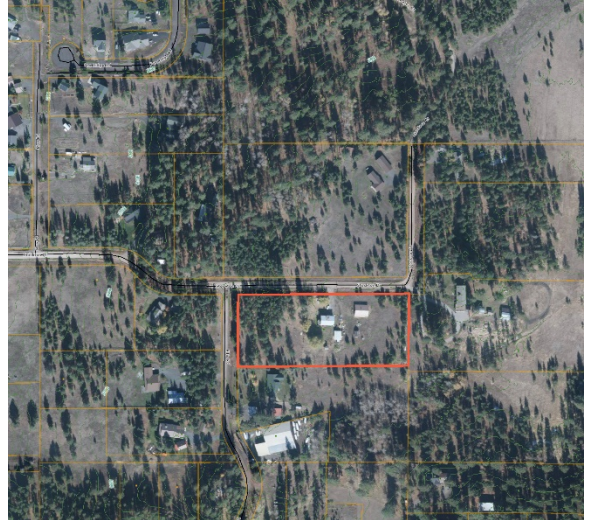
Other

1. The applicant shall provide the City with a .PDF copy of the recorded survey and recorded legal description immediately upon recordation.

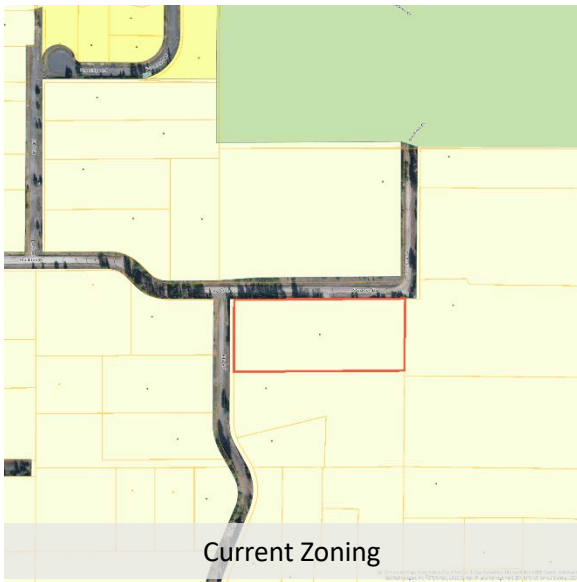
Project Location



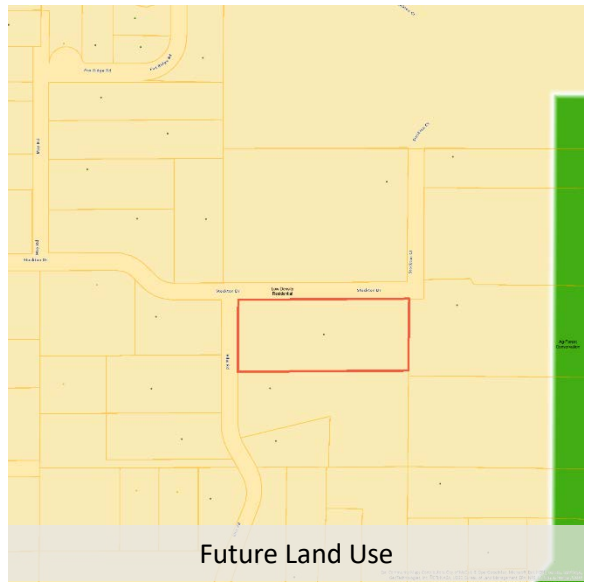
Subject Property



Transportation



Current Zoning



Future Land Use

Project Analysis

Description

An application for a Record of Survey to divide an existing lot of record of 3.68 acres into three (3) new parcels of 1.21 acres, 1.21 acres and 1.26 acres, respectively.

- Zoning District:** R1 –Residential
Comprehensive Plan Designation: Low Density Residential
Project Acreage: 3.68 acres
Proposed Use: Residential
Jurisdiction: Area of Impact

Legal Description

Located in Lot 6 of Block 3 of West Place Subdivision, situate in the SW 114 of Section 15, TIEN, R3E, B. M., Valley County, Idaho.

Associated Documents

Application	Most Recent Revised Submittal Date
Land Use Application	September 25, 2023
Survey	September 25, 2023

Code Sections of Interest

- McCall City Code Section 9.1.05(B)(1): Eligibility for Record of Survey Procedure:

To be eligible for processing under subsection (B)2 of this section, 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 in this subsection (B)1:

- (a) No lot or parcel which would be created by the plat or survey is less than forty (40) acres in extent; or
- (b) 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; or
- (c) Two (2) or more lots of record are being combined; or
- (d) Two (2) or more lots of record are shown, and lots are being combined and/or divided in such fashion that the lot sizes would be proper were the land the subject of a formal subdivision of no greater extent, 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 are the lots of record; or
- (e) The proposed plat or survey implements a judicial decision in a probate, partition, or quiet title action, which decision decrees the setting off of individual lots or parcels to individual parties to or beneficiaries of the action, and every lot or parcel within the proposed plat or survey meets applicable zoning and the applicable comprehensive plan; provided, that the administrator need not recognize for these purposes a partition or quiet title action to which the city was not made a party and which the administrator concludes in the administrator's discretion was maintained to evade these regulations; or
- (f) The proposed plat or survey is coextensive with and only further defines (including combining) one or more existing, contiguous lots of record, and each such lot of record was both of record and in several ownerships from any contiguous other lot of record on March 16, 2006; or
- (g) The proposal is an amended plat which amends an existing final plat of record so as to make one or more minor adjustments in lot boundaries reflecting final construction of roads or amenities, the number and configuration of lots is unchanged, and there are no significant land use planning considerations not addressed as of the time of such final plat; or
- (h) Except that no lot may be redivided to undo a previous combination of lots except by application in accordance with chapter 2 of this title; or
- (i) 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.

(j) Land conveyed to or from a public utility, or for land conveyed to a subsidiary of a public utility for conveyance to such a public utility for right of way, unless a showing is made in individual cases, upon substantial evidence, that public policy necessitates a parcel map.

- McCall City Code Section 9.1.05(B)(2)(d): Application Qualifies:

If the administrator determines that the application qualifies for record of survey procedure, the administrator may thereafter waive the application of some or all provisions of this chapter.

However, the following three (3) conditions cannot be waived:

- (1) Name, and evidence of ownership; and
- (2) The preparation and recording of a record of survey pursuant to Idaho Code; and
- (3) The preparation, execution, and securing of the performance of an agreement in form and scope similar to a development agreement, which addresses necessary improvements.

Comprehensive Plan Sections of Interest

- Vision in Motion – Our Vision:

McCall is a diverse, small town united to maintain a safe, clean, healthy, and attractive environment. It is a friendly, progressive community that is affordable and sustainable.

- Deep Dive – Future Land Use Designations – Low Density Residential:

This land use designation is intended to provide for the development of low-density single-family residential neighborhoods. These neighborhoods consist of larger home sites. *Implementing Zoning Districts: R4*

Discussion

- The applicant is proposing to split one (1) parcel into three (3).
- The applicant is proposing to create a parcel containing two (2) non-habitable structures. Accessory structures not on the same parcel as a primary residence are conditionally permitted within the R1 – Residential zone. Prior to the City Clerk signing the record of survey, the applicant should complete one of the following to the existing accessory structures not located on the same proposed parcel as the primary residence:
 - a. Demolish the existing accessory structures.
 - b. Receive a certificate of occupancy after converting one or more of the accessory structures to include habitable dwelling space.
 - c. Receive a conditional use permit for the use of accessory structures on a parcel without a primary structure.

Comments

Agency

- City of McCall Public Works

In an email dated October 31, 2023, the City of McCall Staff Engineer provided the following comments:

The Public Works Department has reviewed the documents submitted for review for **ROS 23-05** and have the following comments and concerns.

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>

The comments above, and any subsequent comments from further reviews, will need to be addressed prior to Final Engineering Approval. Please let me know if there are any questions or concerns.

- City of McCall Airport

In an email dated October 10, 2023, the City of McCall Airport Manager provided the following comment:

1.15 miles from McCall Airport. In the Horizontal Surface. Nothing required at this time, but submission of FAA Form 7460-1 should be required for any future building permits on these three lots.

- Central District Health

See attached letter, dated October 12, 2023

Public

- No public comments have been received to date.

Actions

Conditions of Approval

	Prior to	Condition	Recommended Contact
1.	The City Clerk signing the Record of Survey	The applicant shall receive final engineering approval	Staff Engineer
2.		Include the following note on the face of the plat: <i>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.</i>	City Planner
3.		The applicant shall submit digital files of the Record of Survey in accordance with the McCall Digital Data Submission Standards.	Staff Engineer
4.		The applicant shall complete one of the following to the existing accessory structures	City Planner

		<p>not located on the same proposed parcel as the primary residence:</p> <ul style="list-style-type: none"> a. Demolish the existing accessory structures. b. Receive a certificate of occupancy after converting one or more of the accessory structures to include habitable dwelling space. c. Receive a conditional use permit for the use of accessory structures on a parcel without a primary structure. 	
--	--	--	--

Expirations

1. 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.

Other

1. The applicant shall provide the City with a .PDF copy of the recorded survey and recorded legal description immediately upon recordation.

McCALL AREA PLANNING AND ZONING COMMISSION

IN RE:)
)
STODDARD) **FINDINGS OF FACT, CONCLUSIONS OF LAW,**
LOT SPLIT) **AND DECISION**
)
Record of Survey)
)
Application Number:)
ROS-23-05)

FINDINGS OF FACTS

Applicant: Leo Stoddard

Representative(s): None

Application: An application for a Record of Survey to divide an existing lot of record of 3.68 acres into three (3) new parcels of 1.21 acres, 1.21 acres and 1.26 acres, respectively.

Location: Located in Lot 6 of Block 3 of West Place Subdivision, situate in the SW 114 of Section 15, TIEN, R3E, B. M., Valley County, Idaho.

Property Address: 751 Stockton Drive

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 – Residential

Property Size: 3.68 acres

Setbacks: Setbacks are determined at the time of building permit.

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 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; The subject application is to split an existing lot of record into three (3) parcels.**

DEPARTMENT/AGENCY COMMENTS

- **City of McCall Public Works**
In an email dated October 31, 2023, the City of McCall Staff Engineer provided the following comments:

The Public Works Department has reviewed the documents submitted for review for **ROS 23-05** and have the following comments and concerns.

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>

The comments above, and any subsequent comments from further reviews, will need to be addressed prior to Final Engineering Approval. Please let me know if there are any questions or concerns.

- City of McCall Airport

In an email dated October 10, 2023, the City of McCall Airport Manager provided the following comment:

1.15 miles from McCall Airport. In the Horizontal Surface. Nothing required at this time, but submission of FAA Form 7460-1 should be required for any future building permits on these three lots.

- Central District Health

See attached letter, dated October 12, 2023

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 combination.
3. The proposed project meets the dimensional standards for lots in the R1 –Residential Zone.
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:

	Prior to	Condition	Recommended Contact
1.	The City Clerk signing the Record of Survey	The applicant shall receive final engineering approval	Staff Engineer
2.		<p>Include the following note on the face of the plat:</p> <p><i>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.</i></p>	City Planner

3.	<p>The applicant shall submit digital files of the Record of Survey in accordance with the McCall Digital Data Submission Standards.</p>	Staff Engineer
4.	<p>The applicant shall complete one of the following to the existing accessory structures not located on the same proposed parcel as the primary residence:</p> <p>Demolish the existing accessory structures.</p> <p>Receive a certificate of occupancy after converting one or more of the accessory structures to include habitable dwelling space.</p> <p>Receive a conditional use permit for the use of accessory structures on a parcel without a primary structure.</p>	City Planner

Expirations

1. 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.

2.

Other

3. The applicant shall provide the City with a .PDF copy of the recorded survey and recorded legal description immediately upon recordation.

Findings of Fact **adopted** this 7th day of NOVEMBER, 2023.

Robert Lyons, Chair
McCall Area Planning and Zoning Commission

Attest:

Brian Parker, City Planner
City of McCall



Distribution Memorandum

Date: October 9th, 2023

To: City of McCall

Airport

Community and Economic Development

Finance

Information Systems

Parks and Recreation

Police

Public Works

Valley County

Assessor's Office

County Surveyor

Parks and Recreation

Planning and Zoning

Road & Bridge

State

Central District Health Department

Idaho Department of Environmental Quality

Idaho Department of Lands

Idaho Fish and Game

Idaho Transportation Department

Idaho Transportation Department, Division of
Aeronautics

Other

Big Payette Lake Water Quality Council

Idaho Power Company

McCall Fire Protection District

Payette Lakes Recreational Water and Sewer
District

A complete list of individual recipients is available upon request.

From: Brian Parker, City Planner

ROS-23-05: 751 Stockton Dr – Leo Stoddard (IMPACT AREA)

An application for a Record of Survey to divide an existing lot of record of 3.68 acres into three (3) new parcels of 1.21 acres, 1.21 acres and 1.26 acres, respectively. The property is located in the R1 – Low Density Residential Zone, and is more particularly described as:

Located in Lot 6 of Block 3 of West Place Subdivision, situate in the SW 114 of Section 15, TIEN, R3E, B. M., Valley County, Idaho

Planning and Zoning Meeting Date: November 7, 2023

Comments Deadline: **October 27th, 2023**

Your comments are appreciated and the applicant will be required to satisfy all comments prior to approval. If you would like your comments incorporated to any Planning and Zoning documents please send me your comments by the date indicated above. If you have questions or concerns regarding the application, please contact the City Planner at 208-634-4256.



City of McCall

Record of Survey Application

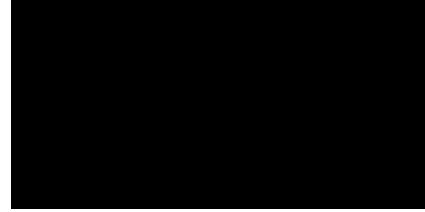
Date: 09/25/2023

Applicant / Additional Billing Contact / Owner

Applicant Name: Leo Stoddard
Address:
City, State, Zip:
Phone:
Email:

Addl Billing Contact: Leo stoddard
Address: 920 wildhorse drive
City, State, Zip: McCall, Id 86368
Phone: 5039397863
Email: leostoddard@gmail.com

Owner of Record Name: Maxton Restoration company llc
Address:
City:
State:
Zip:
Phone:
Email:
Invoice Email:



Owner of Record 2:
Address:
City:
State:
Zip:
Phone:
Email:
Invoice Email:

Property

Site Address: 751 Stockton drive
Legal Desc.:
Zoning District: R1

Area: Impact Area
Sewer: Septic System
Square Footage: 159865

Contractor

Contact Name: Leo Stoddard
Business Name:
McCall License #:
Mailing Address:

Email: leostoddard@gmail.com
Phone: 5039397863
Idaho #:

Annexation Information

Annex Request:
Adjoining Land Use:
Parcel Split:
Parcel Adjoin:

Valley County:
Conditional Use:
Project Type: Residential
Water: Well
Neighbor Meeting:

Description: Existing house and cabin

Companion Applications

Record of Survey:
Design Review:
Scenic Route View:
Shoreline and River Environs Review:
Conditional Use:
Development Agreement:
Planned Unit Develop (Prelim Plat):
Planned Unit Develop (Final Plat):
Subdivision (Prelim Plat):

Subdivision (Final Plat):
Subdivision Minor Plat Amendment:
Variance:
Rezone/Future Land/Comprehensive:
Zoning Code Amendment:
Annexation:
Vacation:
Land Use:

Details

Existing Cover: 2800
Proposed Cover: 6000
Open Space 157000
Sq.Ft.:
of Parking: 12
Max Grade %: 4
Average Grade %: 1
Total Acreage: 4
Zoned Density: 0
Proposed Density: 0
Total Exist Lot: 1
Total Proposed Lot: 3
Min Lot Frontage: 202
Min Lot Size: 52584
Surveyor Name: Chip bowers
Surveyor Email: Chip@bowerslandsurveys.com
Surveyor Phone:
Subdivision Name:
Existing Parcels: 0
Proposed Parcels: 0
New Construction 0
Sq Ft:

Res Parcels:
Comm Parcels:
Engineer Name:
Engineer Email:
Engineer Phone:
Pre-App Date:
Condominiums:
Townhomes:
PUD Name:
Architect Name:
Architect Email:
Architect Phone:
Proposed Uses:
Scenic Frontage:
of New Trees:
of New Shrubs:
Floodplain:
Shoreline Frontage:
High Water Mark:

Sign

Proposed color palette:
Total signage area existing:
Total signage area proposed:
Length of street facing wall in linear feet:
Length of property frontage in linear feet:
If multiple frontages, please add lengths from street 2:
Sign Company:
Proposed Lighting:

I do hereby certify that the information contained herein is true and correct.

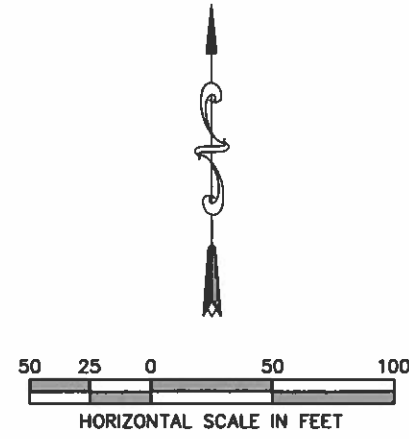
_____  _____
Name

_____ 09/25/2023 _____
Date

RECORD OF SURVEY

for
Maxton Restoration Co., LLC

Located in Lot 6, Block 3
West Place Subdivision (Recorder's Plat)
In the SW1/4 of Section 15, T.18 N., R. 3 E., B.M.,
City of McCall, Valley County, Idaho



Legend

- EXTERIOR BOUNDARY LINE
- NEW PARCEL LINE
- FOUND 5/8" REBAR
- FOUND RIGHT-OF-WAY MONUMENT
- SET 5/8" x 30" REBAR PLS "13549"
- ⚡ POWER POLE
- ⊗ CABLE TV PEDSTAL
- ⦿ WELLHEAD
- CHP ——— OVERHEAD POWER LINE
- EDGE OF GRAVEL ROAD

Notes

Horizontal datum based on McCall Modified Grid Coordinate System
Distances shown are ground distances.

Refer to West Place Subdivision Recorder's Plat, Bk. 4, pg. 27,
Inst. 78732.

Refer to Record of Survey BK. 2, pg. 173, Inst. No. 159623.

Refer to Record of Survey BK. 5, pg. 322, Inst. No. 211494.

Refer to Record of Survey BK. 6, pg. 742, Inst. No. 250197.

Refer to Record of Survey BK. 8, pg. 210, Inst. No. 298057.

Refer to Record of Survey BK. 9, pg. 21, Inst. No. 304169.

Refer to Record of Survey BK. 11, pg. 27, Inst. No. 343634.

Refer to Record of Survey BK. 12, pg. 89, Inst. No. 383264.

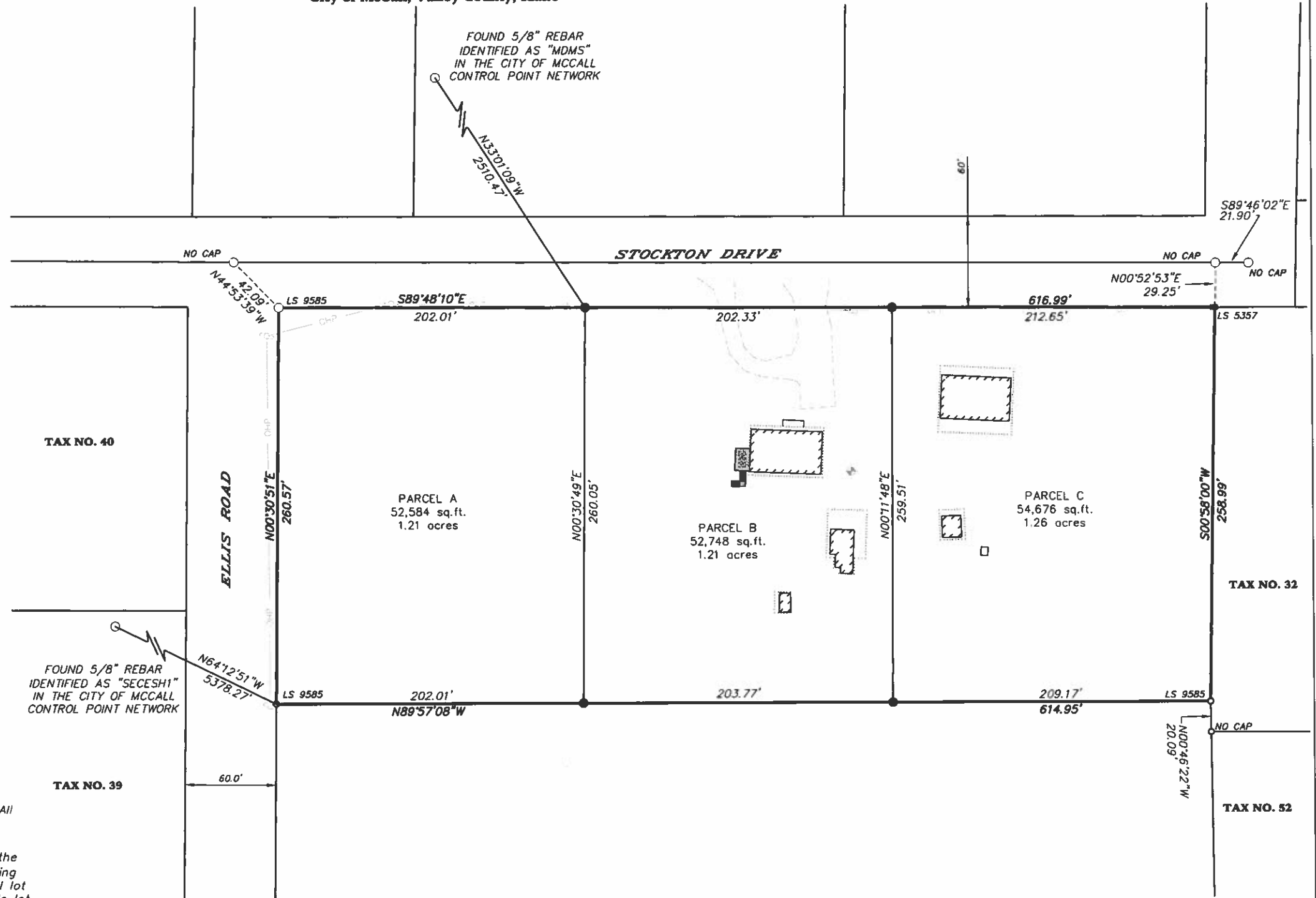
Survey Narrative

The purpose of this survey was to divide Lot 6, Block 3 as shown. All found monuments were accepted.

This Record of Survey has been reviewed and approved by the City of McCall with respect to its compliance with the Zoning 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, separate sale of such separate lots will constitute an illegal subdivision under the McCall City Code.

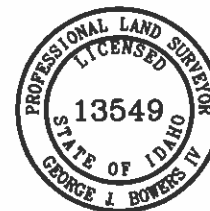
Accepted and approved this _____ day of _____, 20__ by the City of McCall

McCall City Clerk



CERTIFICATE OF SURVEYOR

I, George J. Bowers IV, do hereby certify that I am a registered Professional Land Surveyor, licensed by the State of Idaho, and that this map has been prepared from an actual survey made on the ground by me or under my supervision, and that this map is an accurate representation of said survey, and is in conformity with the current laws of the State of Idaho pertaining to plats and surveys, including Title 55, Chapter 16, Corner Perpetuation and Filing.



Bowers Land Surveys, Inc.
P.O. BOX 976 - CASCADE, IDAHO 83611 - PHONE: 208.469.0457

JOB NO: 23024
DRAWN BY: CB
DATE: 09/22/23
SHEET: 1 OF 1

From: [Kurt Wolf](#)
To: [Brian Parker](#); [Meredith Todd](#)
Subject: ROS-23-05 – 751 Stockton Dr – Leo Stoddard (IMPACT AREA)
Date: Monday, October 9, 2023 5:31:20 PM

I have no comment or concerns regarding this application.

Thank You,

Kurt K Wolf
Parks & Recreation Director, City Arborist
City of McCall – Parks & Recreation Dept.
ISA Certified Arborist (PN-7353A) – ISA Tree Risk Assessment Qualification
American Society of Landscape Architects (ASLA)
www.mccallparksandrec.com
216 E. Park Street
McCall, Idaho 83638
Office: 208-634-8967
Cell: 208-315-0063
Blog: mccallcitysource.com
Social: [Facebook.com/cityofmccall](https://www.facebook.com/cityofmccall)

From: [Emily Hart](#)
To: [Brian Parker](#)
Cc: [Meredith Todd](#)
Subject: RE: City of McCall Request for Comment - November Application Items
Date: Tuesday, October 10, 2023 3:52:21 PM
Attachments: [image001.png](#)

See Airport Comments below:

From: Brian Parker <barker@mccall.id.us>

Sent: Monday, October 9, 2023 4:23 PM

To: Brian Duran (Brian.Duran@itd.idaho.gov) <Brian.Duran@itd.idaho.gov>; Chip Bowers <chip@bowerslandsurveys.com>; Chris Curtin <ccurtin@mccall.id.us>; Cynda Herrick <cherrick@co.valley.id.us>; Dallas Palmer <palmerd@mccall.id.us>; Dave Bingaman <dbingaman@co.valley.id.us>; dsimmonds50@gmail.com; Delta James <djames@mccall.id.us>; Emily Hart <ehart@mccall.id.us>; Garrett de Jong (garrett@mccallfire.com) <garrett@mccallfire.com>; IDL Jurisdictional Inbox <IDL_jurisdictional@idl.idaho.gov>; ITD Development Services <D3Development.Services@itd.idaho.gov>; ITD District 3 Permits <ITDD3Permits@itd.idaho.gov>; Jasen King, IDL <jking@idl.idaho.gov>; Jeff Bateman <jbateman@plrwsd.org>; Jeff Mcfadden (jmcfadden@co.valley.id.us) <jmcfadden@co.valley.id.us>; jennifer.schildgen@itd.idaho.gov; John Powell <jpowell@mccall.id.us>; Jordan Messner <jordan.messner@idfg.idaho.gov>; Kathy Riffie (kriffie@co.valley.id.us) <kriffie@co.valley.id.us>; Kurt Wolf <kwolf@mccall.id.us>; Lance Holloway, DEQ <lance.holloway@deq.idaho.gov>; Laura Shealy BPLWQAC <idchik5@gmail.com>; Laurie Frederick, Valley Co Cartographer <lfr frederick@co.valley.id.us>; Levi Brinkley <lbrinkley@mccall.id.us>; Linda Stokes <lstokes@mccall.id.us>; Lori Hunter (lhunter@co.valley.id.us) <lhunter@co.valley.id.us>; Lorraine Brush <lbrush@plrwsd.org>; Mark Wasdahl, ITD <mark.wasdahl@itd.idaho.gov>; Meredith Todd <mtodd@mccall.id.us>; Michelle Groenevelt <mgroenevelt@mccall.id.us>; Mike Reno <mreno@cdh.idaho.gov>; Morgan Stroud <mstroud@mccall.id.us>; Nathan Stewart <nstewart@mccall.id.us>; Rachel Santiago-Govier <rsantiago-govier@mccall.id.us>; Regan Berkley <regan.berkley@idfg.idaho.gov>; Sabrina Sims <ssims@mccall.id.us>; Saran Becker <Saran.Becker@itd.idaho.gov>; Scott Corkill, IDL <scorkill@idl.idaho.gov>; Sheri Staley - Idaho Power <sstaley@idahopower.com>; Steve Moser, Idaho Power <smoser@idahopower.com>; Valley County Road Dept <roaddept@co.valley.id.us>

Subject: City of McCall Request for Comment - November Application Items

All,

Please provide comment on the following applications prior to the date indicated on the cover memos:

[ROS-23-05 – 751 Stockton Dr – Leo Stoddard \(IMPACT AREA\)](#) 1.15 miles from McCall Airport. In the Horizontal Surface. Nothing required at this time, but submission of FAA Form 7460-1 should be required for any future building permits on these three lots.

[ROS-23-06 – 220 Railroad Ave – Blake & Angela Bigelow \(CITY\)](#) Less than one mile from McCall

Airport. In Approach Surface. Record of Survey to divide and existing lot = no Airport Requirements.

[DR-23-26 & SR-23-16 – 100 Mather Rd – Doris Blount \(CITY\)](#) Less than one mile from McCall Airport. In Transitional Surface. If no change to existing building height, no Airport Requirements. However, if changes to building height are planned, submittal of FAA Form 7460-1 is required.

[CUP-23-08 – 1207 Zachary Rd – Colby Patchin of Veritas Properties LLC \(City\)](#) Two miles from McCall Airport. In Conical Surface. No Airport Requirements in regard to CUP for STR.

[FP-23-04 \(Final Plat\) – Simmons Street Subdivision – Steve Callan \(CITY\)](#) Have they submitted FORM 7460-1s?? Or is this only for the Subdivision Final Plat? No building permits yet, correct? Less than 1000' from McCall Airport. In the Approach Surface.

[DA-23-02 \(Development Agreement Amendment\) – McCall Memorial Hospital District \(CITY\)](#) NO AIRPORT COMMENT.

Thank you,

Brian Parker, AICP | City Planner
216 E. Park Street | McCall | Idaho 83638
Direct: 208.634.4256 | Fax: 208.634.3038



From: [Jeff Bateman](#)
To: [Brian Parker](#)
Subject: ROS-23-05: 751 Stockton DR
Date: Wednesday, October 11, 2023 12:44:03 PM
Attachments: [image001.png](#)

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.

Brian,
Payette Lakes Recreational Water and Sewer District has reviewed the above referenced projects, and we do not have any comments at this time.

Jeff Bateman
Manager, Payette Lakes Recreational Water and Sewer District
(208) 634-4111



Electronic Privacy Notice. This e-mail, and any attachments, contains information that is, or may be, covered by the Electronic Communications Privacy Act, 18 U.S.C. 2510-2521, and is also confidential and proprietary in nature. If you are not the intended recipient, please be advised that you are legally prohibited from retaining, using, copying, distributing, or otherwise disclosing this information in any manner. Instead, please reply to the sender that you have received this communication in error, and then immediately delete it. Thank you in advance for your cooperation.



Valley County Transmittal
Division of Community and Environmental Health

Return to:

- Cascade
- Donnelly
- McCall
- McCall Impact
- Valley County

Rezone # _____

Conditional Use # ROS 23-05

Preliminary / Final / Short Plat _____

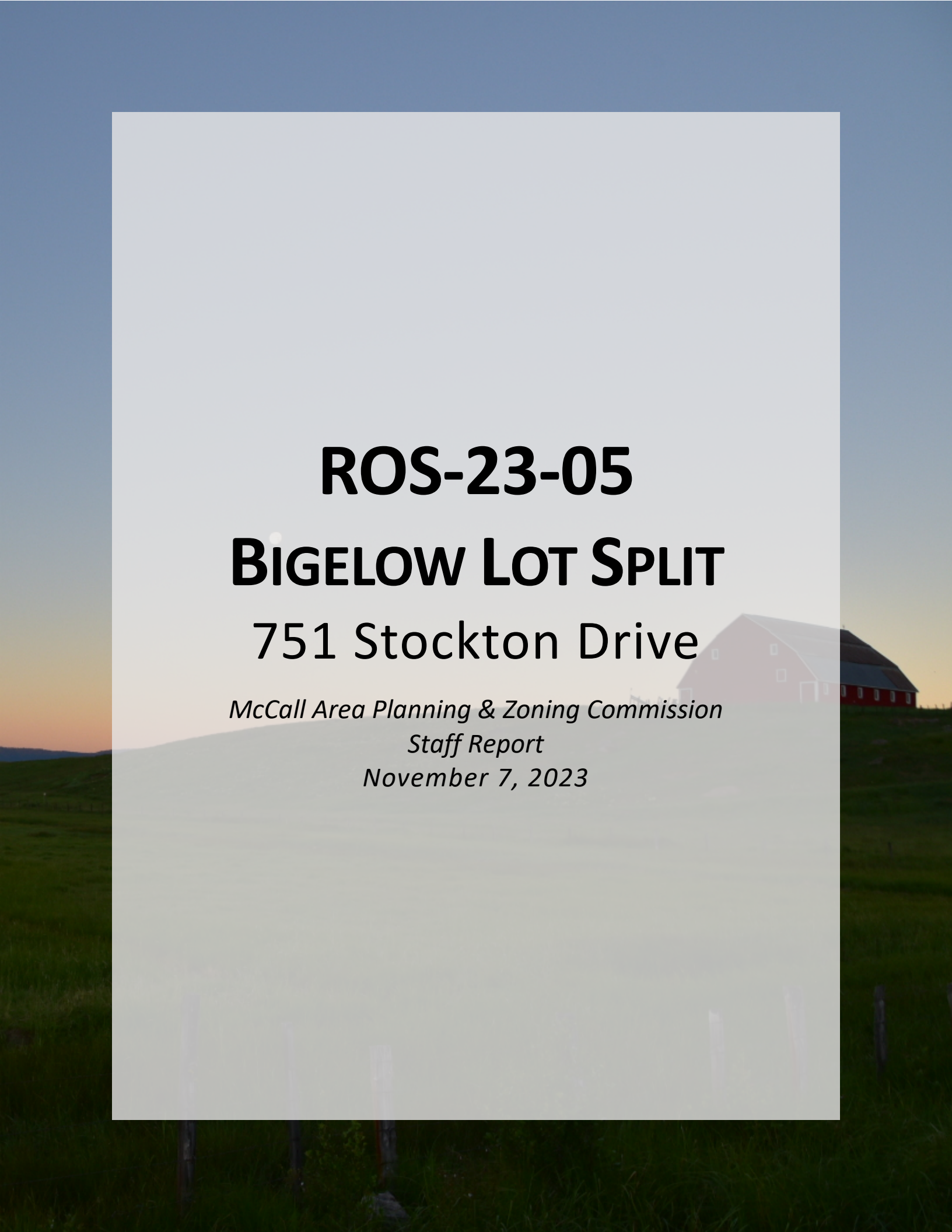
Lot 6 Bk 3 West Place Sub
751 STOCKTON DR

- 1. We have No Objections to this Proposal.
- 2. We recommend Denial of this Proposal.
- 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- 4. We will require more data concerning soil conditions on this Proposal before we can comment.
- 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
 - high seasonal ground water
 - waste flow characteristics
 - bedrock from original grade
 - other _____
- 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
- 8. After written approvals from appropriate entities are submitted, we can approve this proposal for:
 - central sewage
 - community sewage system
 - interim sewage
 - central water
 - individual sewage
 - individual water
 - community water well
- 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
 - central sewage
 - community sewage system
 - sewage dry lines
 - central water
 - community water
- 10. Run-off is not to create a mosquito breeding problem
- 11. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
- 12. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- 13. We will require plans be submitted for a plan review for any:
 - food establishment
 - swimming pools or spas
 - beverage establishment
 - grocery store
 - child care center

14. Approval of lot split by Record of Survey does not guarantee
Approval of Septic Approval for newly created lot(s).

Reviewed By: Am H P

Date: 10 12 23



ROS-23-05
BIGELOW LOT SPLIT
751 Stockton Drive

McCall Area Planning & Zoning Commission
Staff Report
November 7, 2023

Executive Summary

Description

An application for a Record of Survey to divide an existing lot of record of 6,780 square feet into two (2) new parcels of 3,389 and 3,391 square feet, respectively.

Discussion

- The applicant is proposing to split one (1) parcel into two (2).
- The subject property contains two (2) existing residential dwelling units and is zoned CC - Community Commercial. McCall Code Section 3.4.04(C) requires a minimum of fifty percent (50%) of the ground floor of structures within structures containing residential uses be dedicated to commercial or public uses, or that an equivalent square footage be deed restricted as a local housing unit. As such, the subject property contains existing nonconforming uses. The subject property is eligible for a record of survey in conformance with McCall Code Section 9.1.05(B), however no expansion of either structure may occur without being brought into conformance with McCall Code.
- The Record of Survey identifies a shed to be removed crossing the proposed property boundary. Prior to the City Clerk signing the Record of Survey, the applicant should relocate the shed outside of any required setback area.
- The Record of Survey identifies "E. STIBNIT STREET." Prior to the City Clerk signing the Record of Survey, the applicant should provide a revised Record of Survey identifying "E. STIBNITE STREET."

Conditions of Approval

	Prior to	Condition	Recommended Contact
1.	The City Clerk signing the Record of Survey	The applicant shall receive final engineering approval	Staff Engineer
2.		Include the following note on the face of the plat: <i>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.</i>	City Planner
3.		The applicant shall submit digital files of the Record of Survey in accordance with the McCall Digital Data Submission Standards.	Staff Engineer
4.		The applicant shall provide a revised record of survey with note #3 modified to state "current zoning is community commercial."	City Planner

5.		The applicant shall relocate the shed outside of any required setback area.	City Planner
6.		The applicant should provide a revised record of survey identifying "E. Stibnite Street."	City Planner

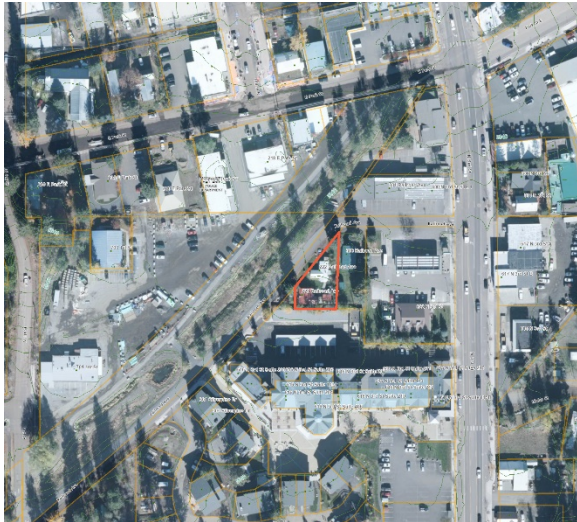
Expirations

1. 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.

Other

1. The applicant shall provide the City with a .PDF copy of the recorded survey and recorded legal description immediately upon recordation.

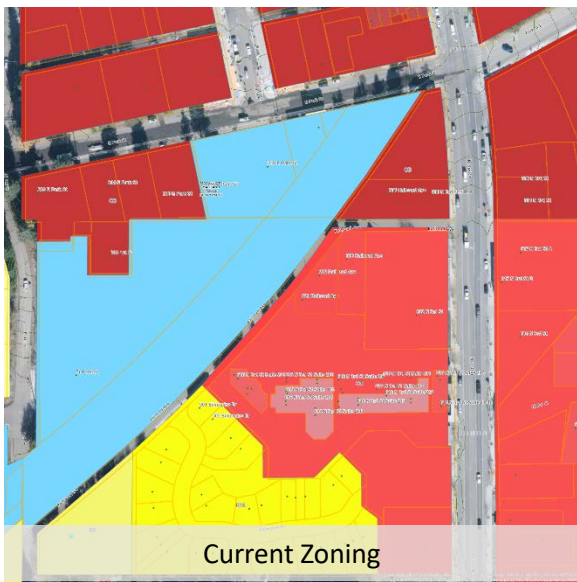
Project Location



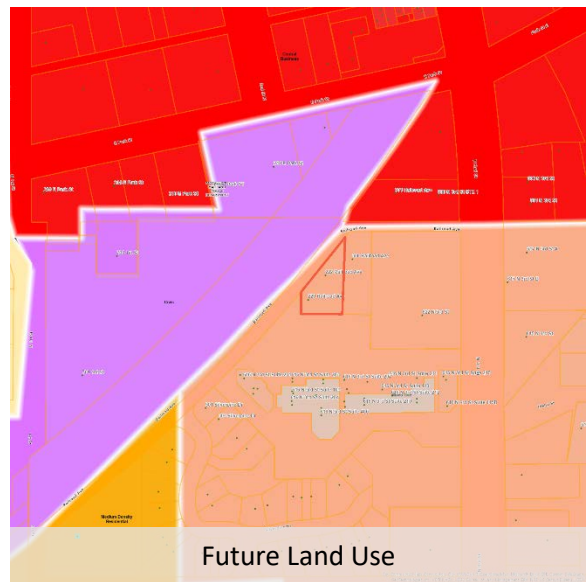
Subject Property



Transportation



Current Zoning



Future Land Use

Project Analysis

Description

An application for a Record of Survey to divide an existing lot of record of 6,780 square feet into two (2) new parcels of 3,389 and 3,391 square feet, respectively.

Zoning District: CC – Community Commercial
Comprehensive Plan Designation: Mixed Use
Project Acreage: 6,780 square feet
Proposed Use: Existing Residential
Jurisdiction: City Limits

Legal Description

McCall Acreage Tax No.'s 2152216, situate in the SE 1/4 of the SW 1/4 of Section 9, T18N, R3E, B.M., City of McCall, Valley County, Idaho.

Associated Documents

Application	Most Recent Revised Submittal Date
Land Use Application	September 26, 2023
Survey	September 26, 2023
Legal Description	September 26, 2023
Proof of Ownership	September 26, 2023

Code Sections of Interest

- McCall City Code Section 9.1.05(B)(1): Eligibility for Record of Survey Procedure:

To be eligible for processing under subsection (B)2 of this section, 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 in this subsection (B)1:

- (a) No lot or parcel which would be created by the plat or survey is less than forty (40) acres in extent; or
- (b) 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; or
- (c) Two (2) or more lots of record are being combined; or
- (d) Two (2) or more lots of record are shown, and lots are being combined and/or divided in such fashion that the lot sizes would be proper were the land the subject of a formal subdivision of no greater extent, 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 are the lots of record; or
- (e) The proposed plat or survey implements a judicial decision in a probate, partition, or quiet title action, which decision decrees the setting off of individual lots or parcels to individual parties to or beneficiaries of the action, and every lot or parcel within the proposed plat or survey meets applicable zoning and the applicable comprehensive plan; provided, that the administrator need not recognize for these purposes a partition or quiet title action to which the city was not made a party and which the administrator concludes in the administrator's discretion was maintained to evade these regulations; or
- (f) The proposed plat or survey is coextensive with and only further defines (including combining) one or more existing, contiguous lots of record, and each such lot of record was both of record and in several ownerships from any contiguous other lot of record on March 16, 2006; or
- (g) The proposal is an amended plat which amends an existing final plat of record so as to make one or more minor adjustments in lot boundaries reflecting final construction of roads or amenities, the number and configuration of lots is unchanged, and there are no significant land use planning considerations not addressed as of the time of such final plat; or
- (h) Except that no lot may be redivided to undo a previous combination of lots except by application in accordance with chapter 2 of this title; or
- (i) 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.

(j) Land conveyed to or from a public utility, or for land conveyed to a subsidiary of a public utility for conveyance to such a public utility for right of way, unless a showing is made in individual cases, upon substantial evidence, that public policy necessitates a parcel map.

- McCall City Code Section 9.1.05(B)(2)(d): Application Qualifies:

If the administrator determines that the application qualifies for record of survey procedure, the administrator may thereafter waive the application of some or all provisions of this chapter.

However, the following three (3) conditions cannot be waived:

- (1) Name, and evidence of ownership; and
- (2) The preparation and recording of a record of survey pursuant to Idaho Code; and
- (3) The preparation, execution, and securing of the performance of an agreement in form and scope similar to a development agreement, which addresses necessary improvements.

Comprehensive Plan Sections of Interest

- Vision in Motion – Our Vision:

McCall is a diverse, small town united to maintain a safe, clean, healthy, and attractive environment. It is a friendly, progressive community that is affordable and sustainable.

- Deep Dive – Future Land Use Designations – Mixed Use:

This land use designation supports general commercial uses that serve the greater community of McCall. These retail, service, and mixed use establishments may be automobile-oriented and require a larger lot area than typical in the downtown, provided that they are designed to safely and comfortably accommodate those arriving by foot, bicycle, or transit. *Implementing Zoning Districts: CC, I, BP*

Discussion

- The applicant is proposing to split one (1) parcel into two (2).
- The subject property contains two (2) existing residential dwelling units and is zoned CC - Community Commercial. McCall Code Section 3.4.04(C) requires a minimum of fifty percent (50%) of the ground floor of structures within structures containing residential uses be dedicated to commercial or public uses, or that an equivalent square footage be deed restricted as a local housing unit. As such, the subject property contains existing nonconforming uses. The subject property is eligible for a record of survey in conformance with McCall Code Section 9.1.05(B), however no expansion of either structure may occur without being brought into conformance with McCall Code.
- The Record of Survey identifies a shed to be removed crossing the proposed property boundary. Prior to the City Clerk signing the Record of Survey, the applicant should relocate the shed outside of any required setback area.
- The Record of Survey identifies "E. STIBNIT STREET." Prior to the City Clerk signing the Record of Survey, the applicant should provide a revised Record of Survey identifying "E. STIBNITE STREET."

Comments

Agency

- City of McCall Public Works

In an email dated October 31, 2023, the City of McCall Staff Engineer provided the following comments:

The Public Works Department has reviewed the documents submitted for review for **ROS 23-06** and have the following comments and concerns.

1. According to our records, both water meters for 220 and 222 Railroad Ave are found on the existing southern property line. Please identify where the service line for 222 Railroad is located so a utility easement can be provided. Verifying where the sewer service is located would also be a good idea to capture it in an easement as well.



a)

2. The entire right-of-way width of Railroad Ave needs to be labeled.
3. ROS boundary shall include two separate control ties to city of McCall control points. The ties must be tied to two different control points and those control points must tie to separate corners within the drawing.
4. Clearly state horizontal and vertical datum from which the project coordinates are derived on the record-of-survey.

- 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>

The comments above, and any subsequent comments from further reviews, will need to be addressed prior to Final Engineering Approval. Please let me know if there are any questions or concerns.

Public

- No public comments have been received to date.

Actions

Conditions of Approval

	Prior to	Condition	Recommended Contact
1.	The City Clerk signing the Record of Survey	The applicant shall receive final engineering approval	Staff Engineer
2.		Include the following note on the face of the plat: <i>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.</i>	City Planner
3.		The applicant shall submit digital files of the Record of Survey in accordance with the McCall Digital Data Submission Standards.	Staff Engineer
4.		The applicant shall provide a revised record of survey with note #3 modified to state "current zoning is community commercial."	City Planner
5.		The applicant shall relocate the shed outside of any required setback area.	City Planner
6.		The applicant should provide a revised record of survey identifying "E. Stibnite Street."	City Planner

Expirations

- 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.

Other

1. The applicant shall provide the City with a .PDF copy of the recorded survey and recorded legal description immediately upon recordation.



City of McCall

COMMUNITY DEVELOPMENT

www.mccall.id.us

216 East Park Street
McCall, Idaho 83638

Phone 208-634-7052

Main 208-634-7142

Fax 208-634-3038

Distribution Memorandum

Date: October 9th, 2023

To: City of McCall

Airport

Community and Economic Development

Finance

Information Systems

Parks and Recreation

Police

Public Works

Valley County

Assessor's Office

County Surveyor

Parks and Recreation

Planning and Zoning

Road & Bridge

State

Central District Health Department

Idaho Department of Environmental Quality

Idaho Department of Lands

Idaho Fish and Game

Idaho Transportation Department

Idaho Transportation Department, Division of
Aeronautics

Other

Big Payette Lake Water Quality Council

Idaho Power Company

McCall Fire Protection District

Payette Lakes Recreational Water and Sewer
District

A complete list of individual recipients is available upon request.

From: Brian Parker, City Planner

ROS-23-06: 220 Railroad Ave – Blake & Angela Bigelow

An application for a Record of Survey to divide an existing lot of record of 6,780 square feet into two (2) new parcels of 3,389 and 3,391 square feet, respectively.

The property is zoned CC – Community Commercial Zone, and is more particularly described as:

McCall Acreage Tax No.'s 2152216, situate in the SE 1/4 of the SW 1/4 of Section 9, T18N, R3E, B.M.,
City of McCall, Valley County, Idaho.

Planning and Zoning Meeting Date: November 7, 2023

Comments Deadline: **October 27th, 2023**

Your comments are appreciated and the applicant will be required to satisfy all comments prior to approval. If you would like your comments incorporated to any Planning and Zoning documents please send me your comments by the date indicated above. If you have questions or concerns regarding the application, please contact the City Planner at 208-634-4256.

McCALL AREA PLANNING AND ZONING COMMISSION

IN RE:)
)
BIGELOW) **FINDINGS OF FACT, CONCLUSIONS OF LAW,**
LOT SPLIT) **AND DECISION**
)
Record of Survey)
)
Application Number:)
ROS-23-06)

FINDINGS OF FACTS

Applicant: Blake Bigelow

Representative(s): None

Application: An application for a Record of Survey to divide an existing lot of record of 6,780 square feet into two (2) new parcels of 3,389 and 3,391 square feet, respectively.

Location: McCall Acreage Tax No.'s 2152216, situate in the SE 1/4 of the SW 1/4 of Section 9, T18N, R3E, B.M., City of McCall, Valley County, Idaho.

Property Address: 221 Railroad Avenue

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: CC – Community Commercial

Property Size: 6,780 square feet

Setbacks: Setbacks are determined at the time of building permit.

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 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; The subject application is to split an existing lot of record into two (2) parcels.**

DEPARTMENT/AGENCY COMMENTS

- **City of McCall Public Works**

In an email dated October 31, 2023, the City of McCall Staff Engineer provided the following comments:

The Public Works Department has reviewed the documents submitted for review for **ROS 23-06** and have the following comments and concerns.

- 1. According to our records, both water meters for 220 and 222 Railroad Ave are found on the existing southern property line. Please identify where the service line**

for 222 Railroad is located so a utility easement can be provided. Verifying where the sewer service is located would also be a good idea to capture it in an easement as well.



a)

2. The entire right-of-way width of Railroad Ave needs to be labeled.
3. ROS boundary shall include two separate control ties to city of McCall control points. The ties must be tied to two different control points and those control points must tie to separate corners within the drawing.
4. Clearly state horizontal and vertical datum from which the project coordinates are derived on the record-of-survey.

5. 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>

The comments above, and any subsequent comments from further reviews, will need to be addressed prior to Final Engineering Approval. Please let me know if there are any questions or concerns.

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 combination.
3. The proposed project meets the dimensional standards for lots in the CC – Community Commercial Zone.
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:

	Prior to	Condition	Recommended Contact
1.	The City Clerk signing the Record of Survey	The applicant shall receive final engineering approval	Staff Engineer
2.		<p>Include the following note on the face of the plat:</p> <p><i>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.</i></p>	City Planner

3.		The applicant shall submit digital files of the Record of Survey in accordance with the McCall Digital Data Submission Standards.	Staff Engineer
4.		The applicant shall provide a revised record of survey with note #3 modified to state "current zoning is community commercial."	City Planner
5.		The applicant shall relocate the shed outside of any required setback area.	City Planner
6.		The applicant should provide a revised record of survey identifying "E. Stibnite Street."	City Planner

Expirations

1. 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.

Other

1. The applicant shall provide the City with a .PDF copy of the recorded survey and recorded legal description immediately upon recordation.

Findings of Fact **adopted** this 7th day of NOVEMBER, 2023.

Robert Lyons, Chair
McCall Area Planning and Zoning Commission

Attest:

Brian Parker, City Planner
City of McCall



City of McCall

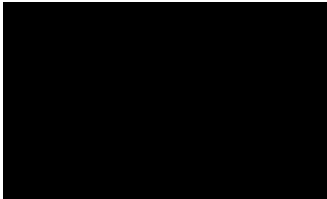
Record of Survey Application

Date: 09/26/2023

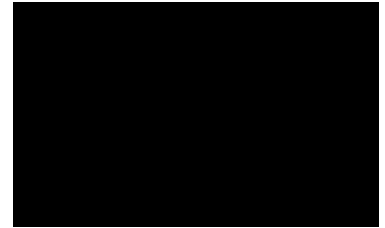
Applicant / Additional Billing Contact / Owner

Applicant Name: Blake and Angela Bigelow
Address:
City, State, Zip:
Phone:
Email:

Addl Billing Contact
Address:
City, State, Zip:
Phone:
Email:



Owner of Record Name: Blake and Angela Bigelow
Address:
City:
State:
Zip:
Phone:
Email:
Invoice Email:



Owner of Record 2:
Address:
City:
State:
Zip:
Phone:
Email:
Invoice Email:

Property

Site Address: 220 Railroad Ave
Legal Desc.: RPM00000096760
Zoning District: CC

Area: City Limits
Sewer: Payette Lakes Recreational Water and Sewer
Square Footage: 6780

Contractor

Contact Name: Blake Bigelow
Business Name:
McCall License #:
Mailing Address:

Email: blake@spyckerco.com
Phone: 480-859-9649
Idaho #:

Annexation Information

Annex Request:
Adjoining Land Use:
Parcel Split:
Parcel Adjoin:

Valley County:
Conditional Use:
Project Type: Residential
Water: City Water
Neighbor Meeting:

Description: Existing parcel has two residential structure on it. The applicant would like to split the parcel into two parcels with close to equal areas. The parcel is located in a Community Commercial zone. The proposed lots would be above the minimum standards size for that zone.

Companion Applications

Record of Survey:	<input type="checkbox"/>	Subdivision (Final Plat):	<input type="checkbox"/>
Design Review:	<input type="checkbox"/>	Subdivision Minor Plat Amendment:	<input type="checkbox"/>
Scenic Route View:	<input type="checkbox"/>	Variance:	<input type="checkbox"/>
Shoreline and River Environs Review:	<input type="checkbox"/>	Rezone/Future Land/Comprehensive:	<input type="checkbox"/>
Conditional Use:	<input type="checkbox"/>	Zoning Code Amendment:	<input type="checkbox"/>
Development Agreement:	<input type="checkbox"/>	Annexation:	<input type="checkbox"/>
Planned Unit Develop (Prelim Plat):	<input type="checkbox"/>	Vacation:	<input type="checkbox"/>
Planned Unit Develop (Final Plat):	<input type="checkbox"/>	Land Use:	<input type="checkbox"/>
Subdivision (Prelim Plat):	<input type="checkbox"/>		

Details

Existing Cover:	6780	Res Parcels:	
Proposed Cover:	6780	Comm Parcels:	
Open Space Sq.Ft.:	0	Engineer Name:	
# of Parking:	5	Engineer Email:	
Max Grade %:	3	Engineer Phone:	
Average Grade %:	2	Pre-App Date:	
Total Acreage:	0	Condominiums:	
Zoned Density:	0	Townhomes:	
Proposed Density:	0	PUD Name:	
Total Exist Lot:	1	Architect Name:	
Total Proposed Lot:	2	Architect Email:	
Min Lot Frontage:	45	Architect Phone:	
Min Lot Size:	3389	Proposed Uses:	
Surveyor Name:	Jeremiah B Fielding	Scenic Frontage:	
Surveyor Email:	pls12220@yahoo.com	# of New Trees:	
Surveyor Phone:		# of New Shrubs:	
Subdivision Name:		Floodplain:	
Existing Parcels:	0	Shoreline Frontage:	
Proposed Parcels:	0	High Water Mark:	
New Construction	0		
Sq Ft:			

Sign

Proposed color palette:
Total signage area existing:
Total signage area proposed:
Length of street facing wall in linear feet:
Length of property frontage in linear feet:
If multiple frontages, please add lengths from street 2:
Sign Company:
Proposed Lighting:

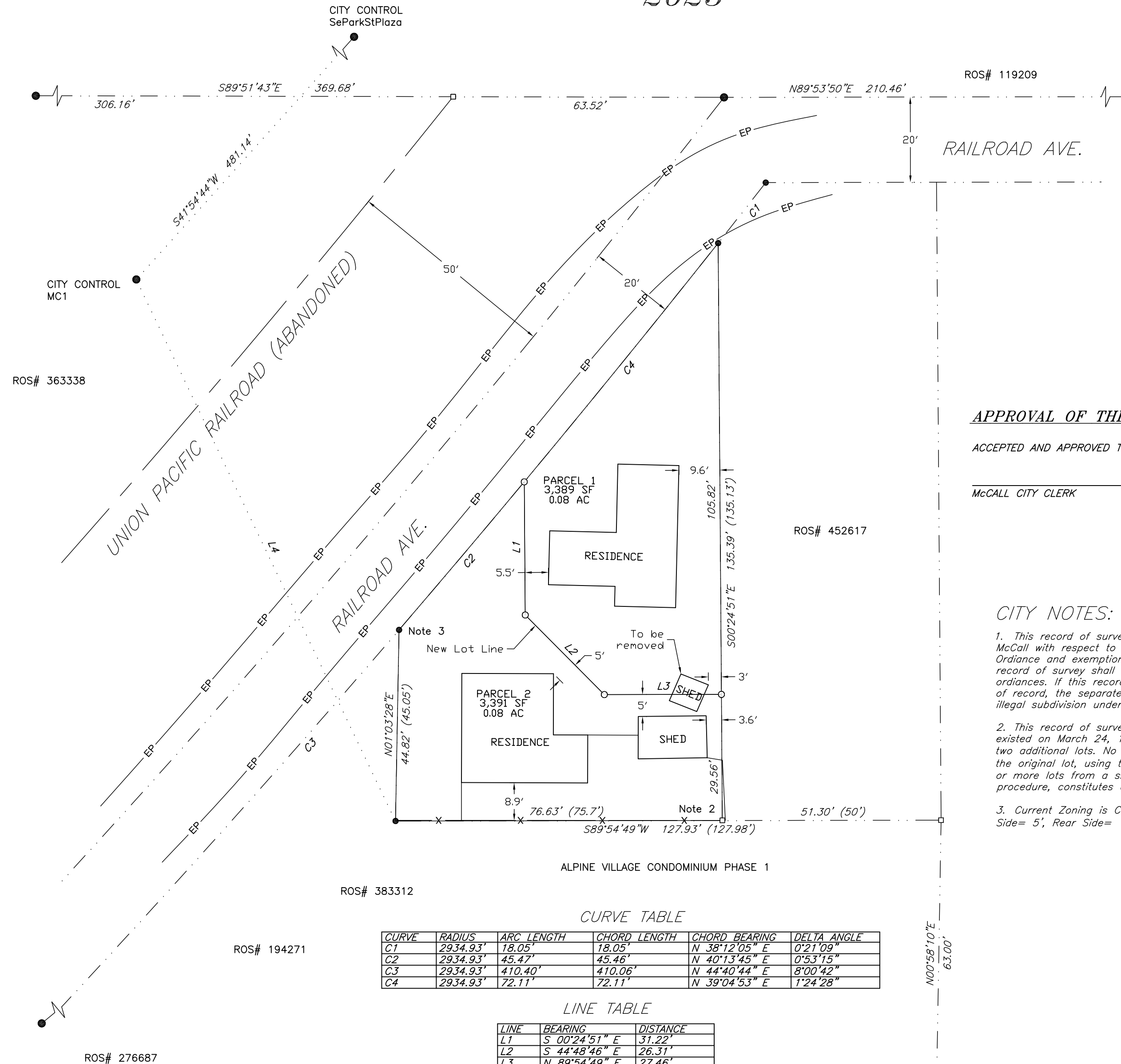
herein is true and correct.

09/26/2023

Date

RECORD OF SURVEY—LOT SPLIT
PART OF THE SE 1/4 AND THE SW 1/4 OF
SECTION 9, T. 18 N., R. 3 E.,B.M.
CITY OF MCCALL, VALLEY COUNTY, IDAHO
2023

RECORDER'S CERTIFICATE



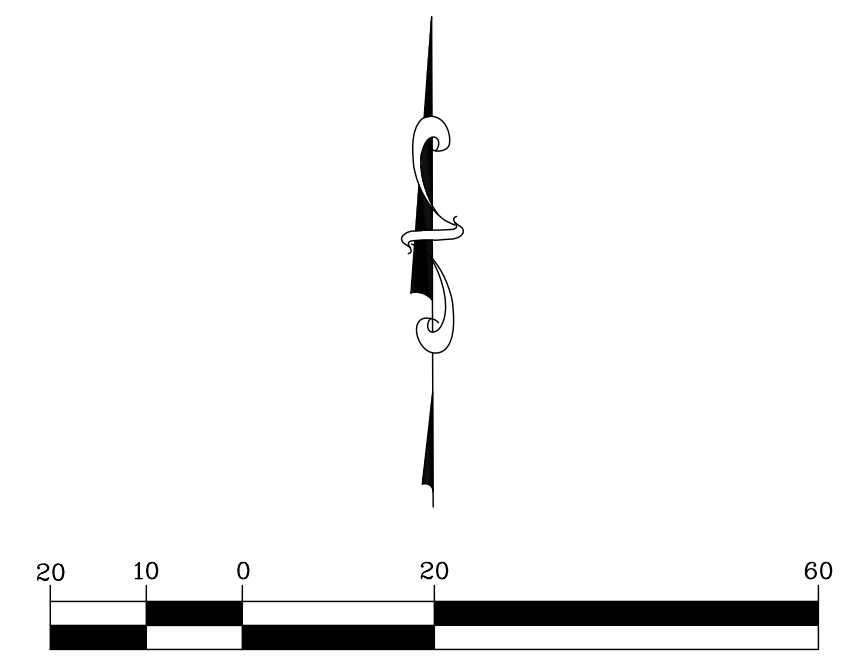
APPROVAL OF THE CITY CLERK

ACCEPTED AND APPROVED THIS _____ DAY OF _____, 20____, BY THE CITY OF MCCALL.

MCCALL CITY CLERK

CITY NOTES:

- 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 record of survey has created two lots from the original lot as it existed on March 24, 1994. The original lot may only be divided to create two 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.
- Current Zoning is Community Commercial. Setbacks: Front=5'; Street Side= 5'; Rear Side= 10'; Alley Side= 3'.



LEGEND

- Found Brass Cap
- Found 5/8" rebar
- Calculated Point
- Found 1/2" rebar
- Set 1/2" rebar with plastic cap labeled "PLS 12220"
- Record Distance
- WC Witness Corner
- Property Line
- Boundary Line
- Section Line
- Easement Line
- Centerline
- EP Edge of Pavement
- X-X Fence Line
- Tie Line

CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	2934.93'	18.05'	18.05'	N 38°12'05" E	0°21'09"
C2	2934.93'	45.47'	45.46'	N 40°13'45" E	0°53'15"
C3	2934.93'	410.40'	410.06'	N 44°40'44" E	8°00'42"
C4	2934.93'	72.11'	72.11'	N 39°04'53" E	1°24'28"

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 00°24'51" E	31.22'
L2	S 44°48'46" E	26.31'
L3	N 89°54'49" E	27.46'
L4	S 25°34'58" E	140.77'

NOTES AND NARRATIVE:

- See Record of Survey No.'s 276687, 383312, 194271, 119209, 363338, 452617, Deed No. 444808, and Alpine Village Condominium Phase 1 for additional survey information.
- Found 1/2" rebar 0.77' North of position. Held for line.
- Found 1/2" rebar 0.42' North of position. Held for line.
- This survey was at the request of Blake and Angela Bigelow to divide their property into two buildable parcels.
- I used the found monuments as shown on Record of Survey No.'s 276687, 383312, 119209, and 363338 to establish the right-of-way of Railroad Ave. I found the monuments per Record of Survey No. 452617 to establish the East boundary line. I held the North line of Alpine Village Condominium Phase 1 for the South line of the parent parcel.

SURVEYOR'S CERTIFICATE

I, JEREMIAH B. FIELDING, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, LICENSED BY THE STATE OF IDAHO, AND THAT THIS MAP HAS BEEN PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION, AND THAT THIS MAP IS AN ACCURATE REPRESENTATION OF SAID SURVEY.



JEREMIAH B. FIELDING, P.L.S. IDAHO LICENSE NO. 12220

EAGLE LAND SURVEYING, LLC.
 106 W MAIN ST. UNIT D, MIDDLETON, ID 83644
 (208) 861-7513; pls12220@yahoo.com

RECORD OF SURVEY FOR			
BLAKE AND ANGELA BIGELOW			
SEC. 9, T. 18 N., R. 3 E., B.M.			
DATE:	9-22-23	PROJECT:	21-228
DRAWN BY:	JBF	CHECKED BY:	JBF
SHEET 1		OF 1	

SW COR. SEC. 9 CR# 149314 Basis of Bearing S 1/4 COR. CR# 314861
 1958.78' 2665.56' (2665.72') 706.78'
 E. STIBNIT STREET

INDEX #1831-9-3-00-0000



Job No. 2021-228
JBF
9-26-23

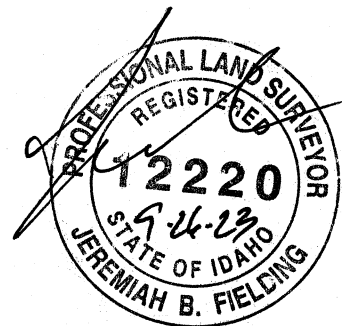
**BOUNDARY DESCRIPTION
FOR
ANGELA AND BLAKE BIGELOW**

PARCEL 1

Part of the Southwest $\frac{1}{4}$ of Section 9, Township 18 North, Range 3 East of the Boise Meridian, City of McCall, Valley County, Idaho described as:

Commencing at the Southeast corner of the Southwest $\frac{1}{4}$ of Section 9, Township 18 North, Range 3 East of the Boise Meridian, City of McCall, Valley County, Idaho and running thence N89°53'02"W 706.78 feet along the South line of the Southwest $\frac{1}{4}$ of said Section; thence N00°07'03"E 1085.02 feet to a found 5/8" rebar; thence N00°58'10"E 63.00 feet; thence S89°54'49"W 51.30 feet; thence N00°24'51"W 29.56 to the Point of Beginning; thence S89°54'49"W 27.46 feet; thence N44°48'46"W 26.31 feet; thence N00°24'51"W 31.22 feet to a point on a curve marking a point on the East right-of-way line of Railroad Avenue; thence Northeasterly 72.11 feet along said curve to the left (Curve data: Radius= 2934.93', Delta= 1°24'28", Chord Bearing and Distance= N39°04'53"E 72.11 feet) to a found $\frac{1}{2}$ " rebar; thence S00°24'51"E 105.82 feet to the Point of Beginning.

Parcel contains 3,389 square feet or 0.08 acres.





Job No. 2021-228
JBF
9-26-23

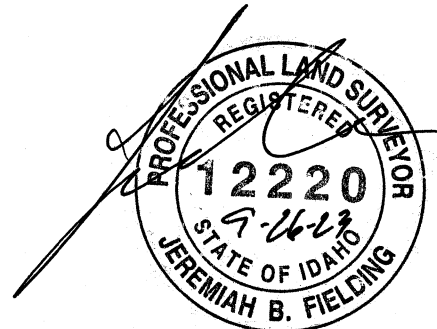
**BOUNDARY DESCRIPTION
FOR
ANGELA AND BLAKE BIGELOW**

PARCEL 2

Part of the Southwest ¼ of Section 9, Township 18 North, Range 3 East of the Boise Meridian, City of McCall, Valley County, Idaho described as:

Commencing at the Southeast corner of the Southwest ¼ of Section 9, Township 18 North, Range 3 East of the Boise Meridian, City of McCall, Valley County, Idaho and running thence N89°53'02"W 706.78 feet along the South line of the Southwest ¼ of said Section; thence N00°07'03"E 1085.02 feet to a found 5/8" rebar; thence N00°58'10"E 63.00 feet; thence S89°54'49"W 51.30 feet to the Point of Beginning; thence S89°54'49"W 76.63 feet to a found ½" rebar; thence N01°03'28"E 44.82 feet to a point on a curve marking a point on the East right-of-way line of Railroad Avenue; thence Northeasterly 45.47 feet along said curve to the left (Curve data: Radius= 2934.93', Delta= 0°53'15", Chord Bearing and Distance= N40°13'45"E 45.46 feet); thence S00°24'51"E 31.22 feet; thence S44°48'46"E 26.31 feet; thence N89°54'49"E 27.46 feet; thence S00°24'51"E 29.56 feet to the Point of Beginning.

Parcel contains 3,391 square feet or 0.08 acres.



From: [Kurt Wolf](#)
To: [Brian Parker](#); [Meredith Todd](#)
Subject: ROS-23-06 – 220 Railroad Ave – Blake & Angela Bigelow (CITY)
Date: Monday, October 9, 2023 5:28:53 PM

I have no comments or concerns regarding this application.

Thank You,

Kurt K Wolf
Parks & Recreation Director, City Arborist
City of McCall – Parks & Recreation Dept.
ISA Certified Arborist (PN-7353A) – ISA Tree Risk Assessment Qualification
American Society of Landscape Architects (ASLA)
www.mccallparksandrec.com
216 E. Park Street
McCall, Idaho 83638
Office: 208-634-8967
Cell: 208-315-0063
Blog: mccallcitysource.com
Social: [Facebook.com/cityofmccall](https://www.facebook.com/cityofmccall)

From: [Emily Hart](#)
To: [Brian Parker](#)
Cc: [Meredith Todd](#)
Subject: RE: City of McCall Request for Comment - November Application Items
Date: Tuesday, October 10, 2023 3:52:21 PM
Attachments: [image001.png](#)

See Airport Comments below:

From: Brian Parker <barker@mccall.id.us>

Sent: Monday, October 9, 2023 4:23 PM

To: Brian Duran (Brian.Duran@itd.idaho.gov) <Brian.Duran@itd.idaho.gov>; Chip Bowers <chip@bowerslandsurveys.com>; Chris Curtin <ccurtin@mccall.id.us>; Cynda Herrick <cherrick@co.valley.id.us>; Dallas Palmer <palmerd@mccall.id.us>; Dave Bingaman <dbingaman@co.valley.id.us>; dsimmonds50@gmail.com; Delta James <djames@mccall.id.us>; Emily Hart <ehart@mccall.id.us>; Garrett de Jong (garrett@mccallfire.com) <garrett@mccallfire.com>; IDL Jurisdictional Inbox <IDL_jurisdictional@idl.idaho.gov>; ITD Development Services <D3Development.Services@itd.idaho.gov>; ITD District 3 Permits <ITDD3Permits@itd.idaho.gov>; Jasen King, IDL <jking@idl.idaho.gov>; Jeff Bateman <jbateman@plrwsd.org>; Jeff Mcfadden (jmcfadden@co.valley.id.us) <jmcfadden@co.valley.id.us>; jennifer.schildgen@itd.idaho.gov; John Powell <jpowell@mccall.id.us>; Jordan Messner <jordan.messner@idfg.idaho.gov>; Kathy Riffie (kriffie@co.valley.id.us) <kriffie@co.valley.id.us>; Kurt Wolf <kwolf@mccall.id.us>; Lance Holloway, DEQ <lance.holloway@deq.idaho.gov>; Laura Shealy BPLWQAC <idchik5@gmail.com>; Laurie Frederick, Valley Co Cartographer <lfr frederick@co.valley.id.us>; Levi Brinkley <lbrinkley@mccall.id.us>; Linda Stokes <lstokes@mccall.id.us>; Lori Hunter (lhunter@co.valley.id.us) <lhunter@co.valley.id.us>; Lorraine Brush <lbrush@plrwsd.org>; Mark Wasdahl, ITD <mark.wasdahl@itd.idaho.gov>; Meredith Todd <mtodd@mccall.id.us>; Michelle Groenevelt <mgroenevelt@mccall.id.us>; Mike Reno <mreno@cdh.idaho.gov>; Morgan Stroud <mstroud@mccall.id.us>; Nathan Stewart <nstewart@mccall.id.us>; Rachel Santiago-Govier <rsantiago-govier@mccall.id.us>; Regan Berkley <regan.berkley@idfg.idaho.gov>; Sabrina Sims <ssims@mccall.id.us>; Saran Becker <Saran.Becker@itd.idaho.gov>; Scott Corkill, IDL <scorkill@idl.idaho.gov>; Sheri Staley - Idaho Power <sstaley@idahopower.com>; Steve Moser, Idaho Power <smoser@idahopower.com>; Valley County Road Dept <roaddept@co.valley.id.us>

Subject: City of McCall Request for Comment - November Application Items

All,

Please provide comment on the following applications prior to the date indicated on the cover memos:

[ROS-23-05 – 751 Stockton Dr – Leo Stoddard \(IMPACT AREA\)](#) 1.15 miles from McCall Airport. In the Horizontal Surface. Nothing required at this time, but submission of FAA Form 7460-1 should be required for any future building permits on these three lots.

[ROS-23-06 – 220 Railroad Ave – Blake & Angela Bigelow \(CITY\)](#) Less than one mile from McCall

Airport. In Approach Surface. Record of Survey to divide and existing lot = no Airport Requirements.

[DR-23-26 & SR-23-16 – 100 Mather Rd – Doris Blount \(CITY\)](#) Less than one mile from McCall Airport. In Transitional Surface. If no change to existing building height, no Airport Requirements. However, if changes to building height are planned, submittal of FAA Form 7460-1 is required.

[CUP-23-08 – 1207 Zachary Rd – Colby Patchin of Veritas Properties LLC \(City\)](#) Two miles from McCall Airport. In Conical Surface. No Airport Requirements in regard to CUP for STR.

[FP-23-04 \(Final Plat\) – Simmons Street Subdivision – Steve Callan \(CITY\)](#) Have they submitted FORM 7460-1s?? Or is this only for the Subdivision Final Plat? No building permits yet, correct? Less than 1000' from McCall Airport. In the Approach Surface.

[DA-23-02 \(Development Agreement Amendment\) – McCall Memorial Hospital District \(CITY\)](#) NO AIRPORT COMMENT.

Thank you,

Brian Parker, AICP | City Planner
216 E. Park Street | McCall | Idaho 83638
Direct: 208.634.4256 | Fax: 208.634.3038



From: [Jeff Bateman](#)
To: [Brian Parker](#)
Subject: ROS-23-06: 220 Railroad AVE.
Date: Wednesday, October 11, 2023 12:44:48 PM
Attachments: [image001.png](#)

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.

Brian,
Payette Lakes Recreational Water and Sewer District has reviewed the above referenced projects, and we do not have any comments at this time.

Jeff Bateman
Manager, Payette Lakes Recreational Water and Sewer District
(208) 634-4111



Electronic Privacy Notice. This e-mail, and any attachments, contains information that is, or may be, covered by the Electronic Communications Privacy Act, 18 U.S.C. 2510-2521, and is also confidential and proprietary in nature. If you are not the intended recipient, please be advised that you are legally prohibited from retaining, using, copying, distributing, or otherwise disclosing this information in any manner. Instead, please reply to the sender that you have received this communication in error, and then immediately delete it. Thank you in advance for your cooperation.



Valley County Transmittal
Division of Community and Environmental Health

Return to:

- Cascade
- Donnelly
- McCall
- McCall Impact
- Valley County

Rezone # _____

Conditional Use # ROS-23-06

Preliminary / Final / Short Plat _____

Sec 9
220 Railroad Ave

- 1. We have No Objections to this Proposal.
- 2. We recommend Denial of this Proposal.
- 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- 4. We will require more data concerning soil conditions on this Proposal before we can comment.
- 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
 - high seasonal ground water
 - bedrock from original grade
 - waste flow characteristics
 - other _____
- 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
- 8. After written approvals from appropriate entities are submitted, we can approve this proposal for:
 - central sewage
 - interim sewage
 - individual sewage
 - community sewage system
 - central water
 - individual water
 - community water well
- 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
 - central sewage
 - sewage dry lines
 - community sewage system
 - central water
 - community water
- 10. Run-off is not to create a mosquito breeding problem
- 11. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
- 12. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- 13. We will require plans be submitted for a plan review for any:
 - food establishment
 - beverage establishment
 - swimming pools or spas
 - grocery store
 - child care center
- 14. _____

Reviewed By: [Signature]
Date: 10 12 23



City of McCall

COMMUNITY DEVELOPMENT

www.mccall.id.us

216 East Park Street
McCall, Idaho 83638

Phone 208-634-7052

Main 208-634-7142

Fax 208-634-3038

Subject: DR-22-18 – Extension of Time Request
From: Brian Parker, City Planner
Date: November 7, 2023

The applicant for DR-22-18 located at 1300 Spring Mountain Boulevard, is requesting a six (6) month extension of time for their design review approval, pursuant to McCall City Code Section 3.16.05. The subject application was approved by the McCall Area Planning & Zoning Commission on September 6, 2022. Staff recommends approval of this extension request.

McCALL AREA PLANNING AND ZONING COMMISSION

IN RE:)
)
APPEAL OF DENIAL) **FINDINGS OF FACT, CONCLUSIONS OF LAW,**
OF FLOODPLAIN) **AND DECISION**
DEVELOPMENT)
PERMIT)
)
Application Number:)
FPDP-23-01)

FINDINGS OF FACTS

Appellant: Dwain & Cindy Sanders

Representative(s): Amy Holm, Millemann, Pemberton & Holm

Application: An appeal of the Administrator’s decision to deny a Floodplain Development Permit Application.

Location: Lot 19, Block Two of the River’s Crossing Subdivision situate in the S ½ of Section 17, T18N, R3E, B.M. City of McCall, Valley County, Idaho.

Property Address: 221 Morgan Drive

Public Notices: **Newspaper:** The Notice of Hearing was published in the *Star News* on August 24, 2023

Mailing: The Notice of Hearing was mailed by the applicant to property owners within 300 feet on August 28, 2023.

Posting: The Notice of Hearing was posted by the applicant on the subject property on August 28, 2023.

Zoning: R8 – Medium Density Residential

Property Size: 5.29 acres

APPROVAL STANDARDS

Title 9, Chapter 8

Flood Control Regulations

Application Requirements: Application for a floodplain development permit shall be made to the Floodplain Administrator prior to any development activities located within special flood hazard areas. The following items shall be presented to the Floodplain Administrator to apply for a floodplain development permit:

(a) A plot plan drawn to scale which shall include, but shall not be limited to, the following specific details of the proposed floodplain development:

(1) The nature, location, dimensions, and elevations of the area of development/disturbance; existing and proposed structures, utility systems, grading/pavement areas, fill materials, storage areas, drainage facilities, and other development;

The floodplain development permit application identifies all locations and dimensions of proposed areas of fill. No other areas of development or disturbance are identified.

(2) The boundary of the special flood hazard area as delineated on the FIRM or other flood map as determined in section 9.8.032 of this chapter, or a statement that the entire lot is within the special flood hazard area;

The floodplain development permit application identifies the special flood hazard area.

(3) The flood zone(s) designation of the proposed development area as determined on the FIRM or other flood map as determined in section 9.8.032 of this chapter;

The floodplain development permit application identifies the proposed fill within the special flood hazard area.

(4) The boundary of the floodway(s) as determined in section 9.8.032 of this chapter;

The floodplain development permit application identifies the floodway boundary.

(5) The base flood elevation (BFE) where provided as set forth in section 9.8.032, 9.8.033, or 9.8.053 of this chapter;

The floodplain development permit application identifies the relevant base flood elevations.

(6) The old and new location of any watercourse that will be altered or relocated as a result of proposed development; and

The floodplain development permit application identifies the proposed modification of the special flood hazard area.

(b) Proposed elevation, and method thereof, of all development within a special flood hazard area including but not limited to:

(1) Elevation in relation to mean sea level of the proposed lowest floor (including basement) of all structures;

N/A

(2) Elevation in relation to mean sea level to which any non- residential structure in Zone A, AE, AH, AO, or A1-30 will be floodproofed; and

N/A

(3) Elevation in relation to mean sea level to which any proposed utility equipment and machinery will be elevated or floodproofed.

N/A

(c) If floodproofing, a Floodproofing Certificate (FEMA Form 086-0-33) with supporting data, an operational plan, and an inspection and maintenance plan that include, but are not limited to, installation, exercise, and maintenance of floodproofing measures will be required prior to Certificate of Occupancy/Completion.

N/A

(d) A Foundation Plan, drawn to scale, which shall include details of the proposed foundation system to ensure all provisions of this chapter are met. These details include but are not limited to:

(1) The proposed method of elevation, if applicable (i.e., fill, solid foundation perimeter wall, solid backfilled foundation, open foundation, or on columns/posts/piers/piles/shear walls);

N/A

(2) Openings to facilitate automatic equalization of hydrostatic flood forces on walls in accordance with subsection 9.8.051(A)8(b) of this chapter when solid foundation perimeter walls are used in Zones A, AE, AH, AO, and A1-30.

N/A

(e) Usage details of any enclosed areas below the lowest floor.

N/A

(f) Plans and/or details for the protection of public utilities and facilities such as sewer, gas, electrical, and water systems to be located and constructed to minimize flood damage.

N/A

(g) Certification that all other local, State, and Federal permits required prior to floodplain development permit issuance have been received.

The applicant has not received a building permit as required by McCall Code Section 3.8.02(G). Because the application has not demonstrated compliance with the Shoreline and River Environs Requirements for Development (McCall Code Section 3.7.023), a building permit cannot be issued for the proposed placement of fill.

(h) Documentation for placement of recreational vehicles and/or temporary structures, when applicable, to ensure that the provisions of subsections 9.8.052(A)5 and (A)6 of this chapter are met.

N/A

(i) A description of proposed watercourse alteration or relocation, when applicable, including an engineering report on the effects of the proposed project on the flood-carrying capacity of the watercourse and the effects to properties located both upstream and downstream; and

N/A

(j) A map (if not shown on plot plan) showing the location of the proposed watercourse alteration or relocation.

N/A

Title 3, Chapter 7, Section 2

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 placement of fill will create harm as defined in McCall Code Section 3.7.023(C)(2) because the facts in the record show that the proposed development will involve excessive clearing of natural vegetation or change of natural land forms within the area between the water pool shore contour or high-water mark and the fifty-foot (50') setback line. Likewise, the facts in the record, and specifically the proposed plans and testimony of the applicant and City Staff show that the proposed development will involve The removal, burial, or destruction in whole or part of boulders, sandy beaches, rocky shores, or other features of the water pool shore contour or high water mark, the land below the same, or the immediate upland edge and the filling or dredging of lake bottom or wetlands.

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.

The applicant has applied for a section 404 permit.

4. **The requirements of the underlying zone are met.**

N/A

5. **The fifty-foot (50') building setback line is met per subsection (C)3(c) of this section.**

The applicant is proposing to place fill within and across the fifty-foot (50') building setback area, in order to modify the location of said setback line.

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.

PUBLIC COMMENTS

- Email received from Charles Petrock, dated September 12, 2023.
- Email received from James Duzak, dated September 12, 2023.

Additional Record Considered:

Application materials, including detailed proposed construction drawings and plans.

Testimony from the Applicant and the Applicant's Attorney.

Staff testimony by Brian Parker, City Planner.

CONCLUSIONS OF LAW

1. The City of McCall has provided for the processing of Floodplain Development Permit Applications, pursuant to Title 9, Chapter 8 of McCall City Code.
2. Adequate notice of the September 12, 2023 public hearing was provided, pursuant to Section 67-6512, Idaho Code and Title 3, Chapter 15 of McCall City Code.

3. The application does not meet the standards for the granting of a Floodplain Development Permit.

DECISION

THEREFORE, the McCall Area Planning and Zoning Commission hereby **upholds** the administrator’s denial of the floodplain development permit application.

Findings of Fact **adopted** this 7th Day of NOVEMBER, 2023.

Robert Lyons, Chair
McCall Area Planning and Zoning Commission

Attest:

Brian Parker, City Planner
City of McCall

Availability of Appeal of this Determination

Pursuant to MCC 9.9.07, this determination may be appealed according to the provision of Title III, Chapter 15 of the McCall City Code as follows:

3.15.08: APPEAL OR REQUEST FOR HEARING BY AGGRIEVED PERSONS:

(A) Right To Appeal: An aggrieved person may appeal the commission decision, or request a hearing on the commission recommendation, by filing a notice of appeal or request for hearing in writing with the city clerk no later than ten (10) days after the issuance of the findings and conclusions of the commission. When such notice of appeal or request is received, proceedings before the council shall be on the record made below. A notice of appeal shall set out with particularity the decision or part thereof from which the appeal is being taken, and whether or not facts found by the commission are disputed by appellant.

(B) Time Limits For Actions: The council shall hold a public hearing on the appeal and the application appealed within forty five (45) days of the request and shall follow the hearing procedures established in section [3.15.04](#) of this chapter. When there is no required hearing, the council shall put the matter down on its agenda upon a date certain for the consideration of written and oral arguments; notice of such hearing shall be provided to appellant no later than fifteen (15) days before the hearing; should appellant desire to file written arguments, appellant shall do so no later than five (5) days prior to the hearing.

(C) Stay Of Proceedings: An appeal or request for hearing stays all proceedings in furtherance of the action appealed from unless, after the notice of appeal or request for hearing is filed, the council finds that by reason of the facts stated in the application, a stay would cause imminent peril to health, safety or property.

(D) Council Action: After the hearing has been held, the council may:

1. Grant or deny the appeal or the permit; or
2. Delay such decision for no longer than sixty (60) days after the hearing date for further study or hearing; provided, however, that the council must render a decision no later than sixty (60) days from the date of the hearing.

3.15.10: JUDICIAL REVIEW:

A person aggrieved by a decision under this title may, after all remedies have been exhausted under local ordinances, seek judicial review under the procedures provided by sections 67-5215(b) through (g) and section 67-5216, Idaho Code.



MILLEMANN PEMBERTON & HOLM LLP
ATTORNEYS AT LAW

Mailing Address: P.O. Box 1066, McCall, ID 83638
Physical Address: 706 North First St., McCall, ID 83638

STEVEN J. MILLEMANN (sjm@mpmplaw.com)
AMY N. PEMBERTON (amy@mpmplaw.com)
AMY K. HOLM (aholm@mpmplaw.com)

TELEPHONE (208) 634-7641
FACSIMILE (208) 634-4516

OBJECTION TO FINDINGS OF FACT, CONCLUSIONS OF LAW, AND DECISION

October 3, 2023

City of McCall
Brian Parker
Planning & Zoning Commission
216 East Park Street
McCall, Idaho 83638

Re: Appeal of FPDP-23-01 Floodplain Development Permit Application for River's Crossing Lot 19 Block 2, Application filed January 23, 2023, Administrative Denial emailed March 31, 2023

Dear Mr. Brian Parker and Planning & Zoning Commission:

On behalf of our clients Dwain and Cindy Sanders, we provide this written Objection to the Findings of Fact, Conclusions of Law, and Decision as drafted by City staff and dated October 3, 2023. Our Objection is based on the following:

1. The Sanders object to the findings of fact contained on page 6 under subparagraph 1. "The placement of fill will create harm as defined under McCall Code Section 3.7.023(C)(2)." This objection is based on the grounds that this finding wholly ignores the McCall City Code as it applies to the process for developing in the Shoreline and River Environs Zone (MCC 3.7.020) which allows such development with a 404 permit having been issued or when such permit is forthcoming from the army corps of engineers and if a permit requirement is not met, the City may revoke its approval. MCC 3.7.023(B)(3). The Sanders also reserve their argument on appeal that the Shoreline and River Environs Zone code section does not apply until the Sanders develop a single-family home.
2. McCall City Code governs a process for filling of wetlands set forth in MCC 9.8.042 and MCC 9.8.043 which clearly provides a path for the Sanders to go through the process of a map amendment to bring the very small area in the wetland (.15 acres of a parcel sized at 5.29 acres) and raise that area to remap it out of wetland designation.

3. The Administrator’s interpretation that the filling of wetlands is unconditionally defined as harm under MCC 3.7.023(C)(2) is inconsistent with a broader reading of McCall City Code. Yes “harm” is defined to include (among other things) the filling of wetlands. But that code section must be read to mean the filling of wetlands without a 404 Permit and without following the process of map amendment and the federally recognized process and standard procedure of map amendment called a Letter of Map Amendment (LOMA) from FEMA. That process starts with a conditional Letter of Map Revision (CLOMR), then the physical raising of the level of the property (here a very small area at .15 acres), then only upon approval from FEMA a final LOMA which would adjust the special flood hazard boundary slightly to be consistent with neighboring properties.
4. The Sanders object to the Conclusion of Law #1 “The City of McCall has provided for the processing of Floodplain Development Permits Applications, pursuant to Title 9, Chapter 8 of McCall City Code” because the Findings of Fact, Conclusions of Law, and Decision as drafted by City staff and dated October 3, 2023 fails to follow those processes and the clearly establish method of a 404 permit, LOMA and CLOMR process.
5. The Sanders object to the Conclusion of Law #3 “The application does not meet the standards for granting of a Floodplain Development Permit” and object to the Planning & Zoning Commission upholding the City Administrator’s denial of the floodplain development permit application, and they rely on the robust written record and oral presentation in its Appeal of the City’s Administrator’s decision denying the application and the Planning & Zoning public hearing held on September 12, 2023.
6. The findings are error as a matter of law, contrary to the evidence on record, and are arbitrary and capricious.

Sincerely,



Steven J. Millemann

Amy K. Holm

On Behalf of Dwain and Cindy Sanders

McCALL AREA PLANNING AND ZONING COMMISSION

IN RE:)
)
BODE SHORT TERM) **FINDINGS OF FACT, CONCLUSIONS OF LAW,**
RENTAL) **AND DECISION**
)
Conditional Use Permit)
)
Application Number:)
CUP-23-02)

FINDINGS OF FACTS

Applicant: James Bode

Representative(s): None

Application: An Application for a Conditional Use Permit to utilize an existing Single-Family Home as a Short-Term Rental with an occupancy exceeding 10 persons.

Location: McCall Acreage Tax No. 242-C situate in the SE ¼ of the SW ¼ of Section 9, T18N, R3E, B.M., City of McCall, Idaho

Property Address: 507 1st Street, McCall

Public Notices: Newspaper: The Notice of Hearing was published in the *Star News* on September 14, 2023.
Mailing: The Notice of Hearing was mailed by the applicant to property owners within 300 feet on September 12, 2023.
Posting: The Notice of Hearing was posted by the applicant on the subject property on September 12, 2023.

Procedural History: A neighborhood meeting was held on January 23, 2023. A preliminary development plan review was conducted by the Planning and Zoning Commission on February 7, 2023. A public hearing before the Planning and Zoning Commission was held on October 3, 2023.

Zoning: R8 – Medium Density Residential

Property Size: 0.19 acres

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.

“Dwelling, short term rental, occupancy 11 or more persons” is identified as a conditional use within the R8 – Medium Density Residential 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.

The proposed use is in accord with the general objectives of McCall City Code Title III and the McCall Area Comprehensive Plan. Conditions of approval may be placed on the development to ensure compatibility with the specific objectives of the comprehensive plan and McCall City Code Title III.

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 applicant is required to be in conformance with the short term rental regulations of McCall City Code.

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

The applicant is required to be in conformance with the short term rental regulations of McCall City Code.

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

No substantial environmental consequences are anticipated from the proposed use.

- 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 proposed use is unlikely to create additional public cost nor will it 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.**

Because the structure is required to include fire sprinklers and be in conformance with the short term rental requirements of McCall City Code, the proposed use is likely to be adequately served by essential public services.

- 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.**

No use involving unreasonable noise, smoke, fumes, glare, or odors is proposed. The applicant is required to maintain quiet hours between 10:00 PM and 8:00 AM.

- 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.**

The applicant is prohibited from parking in locations that would interfere with public right of way.

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

No impacts on natural, scenic, or historic features are anticipated to occur from this development.

- 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.**

Adequate space exists to accommodate the proposed use.

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

No substantial negative impact on the neighborhood or surrounding community is anticipated.

DEPARTMENT/AGENCY/PUBLIC COMMENTS

Agency

- City of McCall Public Works

In an email dated September 20, 2023, the McCall Staff Engineer provided the following comments:

The Public Works Department has reviewed the documents submitted for review for **CUP 23-02** and have the following comments and concerns.

1. The parking shown along 1st Street appears to be encroaching within the public right-of-way. Please provide an updated site plan that identifies property lines and the length of the parking. If the parking spaces are encroaching in the right-of-way, they need to be removed.
2. Fill out the water fixture unit sheet and return it to me. This worksheet is used to help determine proper sizing of the water meter servicing the home.
<https://www.mccall.id.us/media/PWORKS/Water%20Rate/Water%20Rate%20Sheet%20FY22.pdf>

Please let me know if you have any questions or concerns.

- McCall Fire Protection District

In an email dated September 5, 2023, the McCall Fire Chief provided the following comments:

The Short-Term Rental (STR) at 507 1st Street still needs to complete a fire inspection, and it should be completed prior to a CUP being considered so that the fire district can comment appropriately.

The home at 507 1st Street was built under the residential code. Idaho's adopted fire code correlates with the Building Code which commercial buildings are built. The fire and building codes do not apply to one- and two-family dwellings built under the residential code, which this home was. The City Building Official determines occupancy classification at the time of construction and can change it if the use of the building changes.

The fire code defines occupancies containing sleeping units where the occupants are primarily transient in nature as being classified as R-1, which includes boarding houses with more than ten occupants, congregate living facilities with more than ten occupants, hotels, and motels. A traditional home, where the occupants are primarily permanent in nature, is classified as R-3. The main difference between the two classifications regarding fire code is that R-1 occupancies require automatic fire sprinkler systems, but R-3 does not.

It is my recommendation to Planning and Zoning, the City Building Official, and the homeowner, based on applying the 2018 International Fire Code to the intended use of the home, R-1, that any STR sleeping more than ten people have automatic fire sprinklers installed, that they be monitored, and that they be inspected annually by an Idaho approved sprinkler company.

Once a life safety inspection has been completed, the fire district can offer more specific comments regarding this property regarding the application for a conditional use permit.

Public

- Email received on September 23, 2023 from Freddie Van Middendorp, expressing opposition.
- Email received on September 26, 2023 from Dave Koehlinger, expressing opposition.

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 October 3, 2023 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:

	Prior to	Condition	Recommended Contact
1.	The issuance of a short term rental permit	The applicant shall receive final engineering approval.	City Engineer
2.		The applicant shall install fire sprinklers.	Fire Chief

3.		The applicant shall establish compliance with all aspects of Chapter 13, Title IV of McCall City Code.	Fire Chief
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Expirations

1. Pursuant to McCall City Code Section 3.13.034(B), conditional use permit 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.

Other

1. No parking shall be permitted to occur in the driveway facing 1st Street.

Findings of Fact **adopted** this 7th Day of NOVEMBER, 2023.

Robert Lyons, Chair
McCall Area Planning and Zoning Commission

Attest:

Brian Parker, City Planner
City of McCall

McCALL AREA PLANNING AND ZONING COMMISSION

IN RE:)
)
GONZALEZ) **FINDINGS OF FACT, CONCLUSIONS OF LAW,**
RESIDENCE) **AND DECISION**
)
Design Review)
)
Application Number:)
DR-23-22)

FINDINGS OF FACTS

Applicant: Andres & Katherine Gonzalez

Representative: Luke Vannoy, McCall Design & Planning

Application: An application for Design Review to construct a new single-family dwelling with a structure size of 5,424 square feet including an attached garage and covered exterior space. The design allows space for a future accessory structure which is not requested at this time.

Address: 1697 Club Hill Boulevard

Location: Lot 4 of Block 1 of the King Pines Estates 1 Subdivision, situate in the N ½ of the Ne ¼ of Section 1, T18N, R3E, B.M., City of McCall, Idaho

Public Notice: Newspaper: The Notice of Hearing was published in the *Star News* on September 14, 2023.
Mailing: The Notice of Hearing was mailed by the applicant to property owners within 300 feet on September 18, 2023.
Posting: The Notice of Hearing was posted by the applicant on the subject property on September 18, 2023.

Zoning: RE – Residential Estate

Property Size: 2.03 acres

	Proposed	Required
Front Setback	130-feet, 0-inches	Greater than 20-feet
Rear Setback	50-feet, 8-inches	Greater than 20-feet
Side Yard Setback 1	20-feet, 0-inches	Greater than 15-feet, 0-inches
Side Yard Setback 2	96-feet, 6-inches	Greater than 15-feet, 0-inches
Eave Height 1	20-feet, 6-inches	Less than 35-feet, 0-inches
Eave Height 2	19-feet, 5-inches	Less than 35-feet, 0-inches
Both Side Setbacks must add up to:	116-feet, 6-inches	Greater than 60-feet, 0-inches
Lot Coverage (square-feet)	7,204 square-feet	Less than 13,633 square-feet
Lot Coverage (percent)	8.2%	Less than 15.4%
Snow Storage	3,262 square-feet	Greater than 2,213 square-feet
Building Height	32-feet, 9-inches	Less than 35-feet
Structure Size	5,595 square-feet	Less than 10,000 square-feet

APPROVAL STANDARDS

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 structure is residential in character and is compatible with the surrounding neighborhood.

2. **Preserves natural features:** The proposed residence does not appear to impact any significant natural features.
3. **Promotes active and safe streetscapes:** The proposed residence does little to promote an active or safe streetscape.

Residential Review Standards

1. **Building Scale:** The proposed residence is similar in design and scale to other homes in the area.
2. **Building Design**
 - a. **Materials:** The proposed residence is to use metal, wood, and stone.
 - b. **Roof:** The proposed residence will utilize a metal roof.
 - c. **Exterior Color:** Exterior colors are of natural hues.
 - d. **Blank Walls:** Blank walls are avoided by including glass on all facades.
 - e. **Snow Loads:** Snow loads will be verified as part of the building permit process.

MCC 3.8 General Development Standards

1. **Tree Removal:** No significant trees are proposed to be removed.
2. **Fire Hazard Mitigation:** The proposed landscaping is consistent with the fire hazard mitigation standards of McCall City Code Section 3.8.04.
3. **Off Street Parking:** Adequate parking has been provided for the residential use.
4. **Bicycle Parking:** N/A
5. **Driveways:** The property will be accessed from Club Hill Boulevard.
6. **Fencing And Walls:** N/A
7. **Accessory Use, Buildings And Structures:** N/A
8. **Accessory Dwelling Units:** N/A

9. **Corner Vision:** N/A

10. **Landscaping And Buffering:** The proposed landscaping is required to meet the standards of McCall City Code.

11. **Snow Storage And Drainage:** Adequate snow storage is identified on site. Final engineering approval of the grading and drainage plan will be required prior to issuance of a building permit.

12. **Main Entrances In R4 Through R16 Zones:** N/A

13. **Special Standards For Garages:** Due to the size of the lot, the residence is exempt from garage design standards.

14. **Local Housing Density Bonus Program:** N/A

15. **Seasonal Dwelling Units:** N/A

16. **Site Design**

- a. Preserve natural resources – The plans submitted preserve natural resources.
- b. Reduce land and water modifications – a grading and drainage plan will be required to receive final approval by the City Engineer prior to issuance of a building permit. The plan shall demonstrate that the project can meet the City’s drainage management guidelines.
- c. Location to preserve prominent skylines - the location will not impact any significant views of skylines
- d. Underground utilities – all utilities will be installed underground

Architecture

1. **Enhance McCall Classic Styles:** The proposed residence is compatible with classic McCall styles.
2. **Minimize Scale:** The building design utilizes topography to minimize scale.
3. **Building Additions:** N/A
4. **Roof Lines:** The proposed structure includes varied rooflines.
5. **Mechanical Equipment:** No exterior mechanical equipment is proposed.

6. **Multi-Unit Structures:** N/A
7. **Balconies and Porches:** The proposed residence includes porches.
8. **Exterior Doorways:** The proposed residence has an exterior doorway on the longest street facing façade.
9. **Wall Materials:** Exterior wall materials include wood, metal, and stone.
10. **Shop Front Design:** N/A
11. **Wall Colors:** Proposed wall colors are of natural hues.

Landscaping and Site Design

1. **Light Fixtures:** Light fixtures are in compliance with McCall’s Outdoor Lighting Ordinance.
2. **Fences and Walls:** N/A
3. **Retaining Walls:** N/A
4. **Paving and Streetscapes:** The proposed driveway is in conformance with McCall City Code
5. **Landscaping Plan:** The proposed landscaping is required to be in conformance with McCall City Code.
6. **Site Conditions for Landscaping:** N/A
7. **Lawn Area:** All areas disturbed with construction shall be re-seeded with native shrubs or grasses.
8. **Plants as Screening:** The site has minimal screening.
9. **Utility Installations:** All new utilities are required to be undergrounded.
10. **Snow Storage:** Adequate snow storage is required to be identified.
11. **Screen Parking Lots:** N/A

12. **Irrigation System Required:** N/A
13. **Retain Existing Vegetation:** Existing vegetation will be retained as much as possible, all disturbed areas will be reseeded with native seed prior to issuance of a certificate of occupancy.
14. **Preserve Existing Trees:** The applicant is not proposing to remove any existing trees
15. **Grading and Drainage:** Final approval of a grading and drainage plan will be required prior to issuance of a building permit.
16. **Maintenance:** Landscaping maintenance is the responsibility of the property owner.
17. **Sidewalks:** N/A
18. **Bike Paths:** N/A

Residential Districts

1. **Preserve historic residences:** N/A
2. **Preserve human scale in residential character:** The proposed structure is consistent in scale with other residences in the area.
3. **Preserve compatibility with surrounding neighborhoods:** The structure is compatible with the surrounding neighborhood.
4. **Preserve natural features of the immediate landscape and environment:** The proposed residence utilizes natural colors.
5. **Provide for community, or affordable, housing as needed:** The project does not provide for community or affordable housing; however, it is not required by code.
6. **Provide open spaces to enhance and maintain the rural character:** The proposed residence does not maximize the allowable lot coverage.

7. **Provide living and moving space for native animals:** The proposed residence meets setback requirements, and therefore provides more living and moving space for animals than is required.
8. **Promote active and safe streetscapes in residential neighborhoods that are conducive to walking and biking:** The proposed residence does not promote an active or safe streetscape.

DEPARTMENT/AGENCY COMMENTS

Agency Comments:

- Central District Health:
See attached letter dated September 13, 2023

Public Comments:

No public comments received to date.

PUBLIC HEARING OF THE COMMISSION:

A public hearing on the application was held before the McCall Area Planning and Zoning Commission on October 3, 2023, at which time testimony was taken and the public hearing was closed. The Commission made their decision at that time.

COMMISSION DELIBERATION:

Upon closing the public hearing, the Commission discussed during deliberation that:

- The proposed structure is well designed.
- The applicant has done a good job incorporating the building into the existing topography.

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 October 3, 2023 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:

	Prior to	Condition	Recommended Contact
1.	The issuance of a building permit	The applicant shall receive final engineering approval	Staff Engineer
2.	The issuance of a certificate of occupancy	The applicant reseed all disturbed areas with native grasses or wildflowers	Building Official

Expirations

1. Pursuant to McCall Code Section 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 7th day of NOVEMBER, 2023.

Robert Lyons, Chair
McCall Area Planning and Zoning Commission

Attest:

Brian Parker, City Planner
City of McCall

McCALL AREA PLANNING AND ZONING COMMISSION

IN RE:)
)
REED)
RESIDENCE)
)
Design Review and)
Scenic Route Review)
)
Application Number:)
DR-23-23, SR-23-15)

**FINDINGS OF FACT, CONCLUSIONS OF LAW,
AND DECISION**

FINDINGS OF FACTS

Applicant: Randall Reed

Application: An application for Design Review and Scenic Route Review to construct a new detached garage/shop structure of 2,147 square feet, including a studio apartment.

Address: 2326 North Shore Drive

Location: Tax No 66 in Lot 23 of the Luck’s Point Subdivision, situate in Section 35, T19N, R3E, B.M., Valley County, Idaho.

Public Notice: Newspaper: The Notice of Hearing was published in the *Star News* on September 14, 2023.
Mailing: The Notice of Hearing was mailed by the applicant to property owners within 300 feet on September 18, 2023.
Posting: The Notice of Hearing was posted by the applicant on the subject property on September 18, 2023.

Zoning: R4 – Low Density Residential

Property Size: 0.46 acres

Dimensional Standards:

	Proposed	Required
Front Setback	100-feet, 0-inches	Greater than 20-feet
Rear Setback	62-feet, 0-inches	Greater than 10-feet
Side Yard Setback 1	21-feet, 0-inches	Greater than 10-feet, 0-inches
Side Yard Setback 2	50-feet, 0-inches	Greater than 10-feet, 0-inches
Eave Height 1	10-feet, 9-inches	Less than 35-feet, 0-inches
Eave Height 2	12-feet, 0-inches	Less than 35-feet, 0-inches
Both Side Setbacks must add up to:	71-feet, 0-inches	Greater than 20-feet, 0-inches
Lot Coverage (square-feet)	2,180 square-feet	Less than 4,823 square-feet
Lot Coverage (percent)	10.8%	Less than 24%
Snow Storage	3,262 square-feet	Greater than 773 square-feet
Building Height	28-feet, 6-inches	Less than 35-feet
Structure Size	2,147 square-feet	Less than 10,000 square-feet

APPROVAL STANDARDS

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 Eastside Drive by minimizing the impacts of existing vegetation, filling in between existing vegetation with native trees, and quality architectural design of the proposed residence.

- 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.**

Compatibility with the desired visual quality of the scenic route is provided by the proposed landscaping that will buffer views of the new structures, and the compatible exterior building design, materials, and colors.

3. **Building Clustering** N/A
4. **Landscaping:** The applicant is providing landscaping adjacent to South Samson Trail in conformance with McCall City Code Section 3.7.032(I).

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 structure is residential in character and is compatible with the surrounding neighborhood.
2. **Preserves natural features:** The proposed residence avoids harming natural features.
3. **Promotes active and safe streetscapes:** The proposed residence does little to promote an active or safe streetscape.

Residential Review Standards

1. **Building Scale:** The proposed residence is similar in design and scale to other homes in the area.

2. **Building Design**

- a. **Materials:** The proposed residence is to use wood and other materials with a generally natural appearance.
- b. **Roof:** The proposed residence will utilize a gabled roof.
- c. **Exterior Color:** Exterior colors are of natural hues.
- d. **Blank Walls:** Blank walls are avoided by including glass on all facades.
- e. **Snow Loads:** Snow loads will be verified as part of the building permit process.

MCC 3.8 General Development Standards

1. **Tree Removal:** The proposed residence is sited to minimize the number of trees required to be removed.
2. **Fire Hazard Mitigation:** The proposed landscaping is consistent with the fire hazard mitigation standards of McCall City Code Section 3.8.04.
3. **Off Street Parking:** Adequate parking has been provided for the residential use.
4. **Bicycle Parking:** N/A
5. **Driveways:** The property will be accessed from North Shore Drive.
6. **Fencing And Walls:** N/A
7. **Accessory Use, Buildings And Structures:** N/A
8. **Accessory Dwelling Units:** N/A
9. **Corner Vision:** N/A
10. **Landscaping And Buffering:** The proposed landscaping is required to meet the standards of McCall City Code.

11. Snow Storage And Drainage: Adequate snow storage is required to be identified on site.

Final engineering approval of the grading and drainage plan will be required prior to issuance of a building permit.

12. Main Entrances In R4 Through R16 Zones: N/A.

13. Special Standards For Garages: Due to the size of the lot, the residence is exempt from garage design standards.

14. Local Housing Density Bonus Program: N/A

15. Seasonal Dwelling Units: N/A

16. Site Design

- a. Preserve natural resources – The plans submitted preserve natural resources.
- b. Reduce land and water modifications – a grading and drainage plan will be required to receive final approval by the City Engineer prior to issuance of a building permit. The plan shall demonstrate that the project can meet the City’s drainage management guidelines.
- c. Location to preserve prominent skylines - the location will not impact any significant views of skylines
- d. Underground utilities – all utilities will be installed underground

Architecture

1. **Enhance McCall Classic Styles:** The proposed residence is compatible with classic McCall styles.
2. **Minimize Scale:** The building design uses architectural details to minimize its apparent scale.
3. **Building Additions:** N/A
4. **Roof Lines:** The roof line is varied to minimize the scale.
5. **Mechanical Equipment:** No exterior mechanical equipment is proposed.
6. **Multi-Unit Structures:** N/A
7. **Balconies and Porches:** The proposed residence includes porches.

8. **Exterior Doorways:** The proposed residence has an exterior doorway on the longest street facing façade.
9. **Wall Materials:** Exterior wall materials include wood, metal, and stone.
10. **Shop Front Design:** N/A
11. **Wall Colors:** Proposed wall colors are of natural hues.

Landscaping and Site Design

1. **Light Fixtures:** Light fixtures are in compliance with McCall’s Outdoor Lighting Ordinance.
2. **Fences and Walls:** N/A
3. **Retaining Walls:** N/A
4. **Paving and Streetscapes:** The proposed driveway is in conformance with McCall City Code
5. **Landscaping Plan:** The proposed landscaping is required to be in conformance with McCall City Code.
6. **Site Conditions for Landscaping:** N/A
7. **Lawn Area:** All areas disturbed with construction shall be re-seeded with native shrubs or grasses.
8. **Plants as Screening:** The site has several existing trees to screen the site when viewed from Eastside Drive.
9. **Utility Installations:** All new utilities are required to be undergrounded.
10. **Snow Storage:** Adequate snow storage is required to be identified.
11. **Screen Parking Lots:** N/A
12. **Irrigation System Required:** N/A

13. **Retain Existing Vegetation:** Existing vegetation will be retained as much as possible, all disturbed areas will be reseeded with native seed prior to issuance of a certificate of occupancy.
14. **Preserve Existing Trees:** No significant trees are proposed to be removed.
15. **Grading and Drainage:** Final approval of a grading and drainage plan will be required prior to issuance of a building permit.
16. **Maintenance:** Landscaping maintenance is the responsibility of the property owner.
17. **Sidewalks:** N/A
18. **Bike Paths:** N/A

Residential Districts

1. **Preserve historic residences:** No historic residences are proposed to be affected.
2. **Preserve human scale in residential character:** The proposed structure utilizes architectural detail to minimize building massing and is adequately landscaped.
3. **Preserve compatibility with surrounding neighborhoods:** The structure is compatible with the surrounding neighborhood.
4. **Preserve natural features of the immediate landscape and environment:** The proposed residence utilizes natural colors and materials, and adequately landscaped.
5. **Provide for community, or affordable, housing as needed:** The project does not provide for community or affordable housing; however, it is not required by code.
6. **Provide open spaces to enhance and maintain the rural character:** The proposed residence is under the allowable lot coverage.

7. **Provide living and moving space for native animals:** The proposed residence meets setback requirements, and therefore provides more living and moving space for animals than is required.
8. **Promote active and safe streetscapes in residential neighborhoods that are conducive to walking and biking:** The proposed residence does not promote an active or safe streetscape.

DEPARTMENT/AGENCY COMMENTS

Agency Comments:

In an email dated September 26, 2023, the City of McCall Staff Engineer provided the following comments:

The Public Works Department has reviewed the documents submitted for review for **DR 23-22** and have the following comments and concerns.

1. A Preliminary Stormwater Report and stormwater application was not submitted with the application. The site plan submitted with the application does not provide sufficient information to demonstrate compliance with the City's Drainage Management Guidelines (DMGs). However, due to the small scope and scale of the project, it appears that the project will likely be able to comply with the DMGs, subject to the following required submittals:
 - a. Stormwater requirements **under 5,000 square feet** of impervious:
 - i. Completed and signed stormwater application
 - ii. Stormwater drainage report that covers sections A,B, and F of the Stormwater Management Checklist (begins on page 11 in DMG's)
 - iii. A site/grading plan showing temporary BMP's.
 - b. Supporting links for Stormwater items above:
 - i. Stormwater Application: <https://evogov.s3.amazonaws.com/141/media/115535.pdf>
 - ii. Drainage Management Guidelines: <https://evogov.s3.amazonaws.com/141/media/115536.pdf>
 - iii. Stormwater Design Criteria Resolution 16-10: <https://evogov.s3.amazonaws.com/141/media/115537.pdf>

- iv. DEQ BMP Catalog:
<https://www2.deq.idaho.gov/admin/LEIA/api/document/download/14968>
 - v. GIS Application with 2ft contours as optional layer for site/grading plan -
<https://mccall.maps.arcgis.com/apps/webappviewer/index.html?id=3ecba344abc24c7a8018307dd72f71ab>
2. Please provide an updated site plan detailing where utilities serving this property will be located.
 3. Northshore Drive is a privately maintained road, and it is assumed that the HOA maintains the roadway. Approval from HOA should be acquired prior to construction commencing.

The comments above, and any subsequent comments from further reviews, will need to be addressed prior to Final Engineering Approval. Please let me know if there are any questions or concerns.

- Payette Lakes Recreational Water and Sewer District:
See attached letter dated September 12, 2023

Public Comments:

- Comment provided by Jim Farmer, dated September 24, 2023.

CONCLUSIONS OF LAW

1. The City of McCall has provided for the processing of Design Review and Scenic Route Review applications, pursuant to Title 3, Chapter 16 of McCall City Code.
2. Adequate notice of the October 3, 2023 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 and Scenic Route Review application, provided that the following conditions are met:

	Prior to	Condition	Recommended Contact
1.	The issuance of a building permit	The applicant shall receive final engineering approval	Staff Engineer
2.		The applicant shall conduct a tree consultation with the McCall City Arborist	City Arborist
3.		The applicant shall provide a revised site plan identifying one (1) square foot of snow storage area for every three (3) square feet of driveway, walkway, and uncovered parking area.	City Planner
4.	The issuance of a certificate of occupancy	The applicant reseed all disturbed areas with native grasses or wildflowers	Building Official

Expirations

1. Pursuant to McCall Code Section 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 7th day of NOVEMBER, 2023.

Robert Lyons, Chair
McCall Area Planning and Zoning Commission

Attest:

Brian Parker, City Planner
City of McCall

McCALL AREA PLANNING AND ZONING COMMISSION

IN RE:)
)
LUNDEEN) **FINDINGS OF FACT, CONCLUSIONS OF LAW,**
RESIDENCE) **AND DECISION**
)
Design Review and)
Shoreline Review)
)
Application Number:)
DR-23-25, SH-23-08)

FINDINGS OF FACTS

Applicant: Kylan & Jen Lundeen

Representative: None

Application: An application for Design Review and Shoreline Environs Review to construct a new single-family dwelling of 6,991 square feet including an attached garage on the lakefront of Payette Lake.

Address: 2093 Rainbow Lane

Location: Lot 2 of Block 4 of the Cove Replat State Subdivision, situate in Section 3, T18N, R3E, B.M., Valley County, Idaho

Public Notice: Newspaper: The Notice of Hearing was published in the *Star News* on September 14, 2023.

Mailing: The Notice of Hearing was mailed by the applicant to property owners within 300 feet on September 18, 2023.

Posting: The Notice of Hearing was posted by the applicant on the subject property on September 17, 2023.

Zoning: R4 – Low Density Residential

Property Size: 0.48 acres

Dimensional Standards:

APPROVAL STANDARDS

	Proposed	Required
Front Setback	173-feet, 0-inches	Greater than 20-feet
Rear Setback	50-feet, 0-inches	Greater than 20-feet
Side Yard Setback 1	8-feet, 0-inches	Greater than 6-feet, 3-inches
Side Yard Setback 2	8-feet, 0-inches	Greater than 6-feet, 3-inches
Eave Height 1	16-feet, 0-inches	Less than 16-feet, 0-inches
Eave Height 2	16-feet, 0-inches	Less than 16-feet, 0-inches
Both Side Setbacks must add up to:	16-feet, 0-inches	Greater than 13-feet, 9-inches
Lot Coverage (square-feet)	4,984 square-feet	Less than 4,914 square-feet
Lot Coverage (percent)	24.2%	Less than 23.9%
Snow Storage	1,100 square-feet	Greater than 960 square-feet
Building Height	35-feet, 0-inches	Less than 35-feet
Structure Size	7,892 square-feet	Less than 10,000 square-feet

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 structure is residential in character and is compatible with the surrounding neighborhood.
2. **Preserves natural features:** The proposed residence avoids harming natural features.
3. **Promotes active and safe streetscapes:** The proposed residence does little to promote an active or safe streetscape.

Residential Review Standards

1. **Building Scale:** The proposed residence is similar in design and scale to other homes in the area.
2. **Building Design**
 - a. **Materials:** The proposed residence is to use wood, stone, and other materials with a generally natural appearance.
 - b. **Roof:** The proposed residence will utilize an asphalt shingle roof.
 - c. **Exterior Color:** Exterior colors are of natural hues.
 - d. **Blank Walls:** Blank walls are avoided by including glass on all facades and undulating the facade.
 - e. **Snow Loads:** Snow loads will be verified as part of the building permit process.

MCC 3.8 General Development Standards

1. **Tree Removal:** The proposed residence is sited to minimize the number of trees required to be removed.
2. **Fire Hazard Mitigation:** The proposed landscaping is consistent with the fire hazard mitigation standards of McCall City Code Section 3.8.04.
3. **Off Street Parking:** Adequate parking has been provided for the residential use.
4. **Bicycle Parking:** N/A
5. **Driveways:** The property will be accessed from an existing driveway.
6. **Fencing And Walls:** N/A
7. **Accessory Use, Buildings And Structures:** N/A
8. **Accessory Dwelling Units:** N/A
9. **Corner Vision:** N/A
10. **Landscaping And Buffering:** The proposed landscaping is required to meet the standards of McCall City Code.
11. **Snow Storage And Drainage:** Adequate snow storage is required to be identified on site. Final engineering approval of the grading and drainage plan will be required prior to issuance of a building permit.
12. **Main Entrances In R4 Through R16 Zones:** The plans are consistent with McCall City Code Section 3.8.19.
13. **Special Standards For Garages:** The proposed structure meets the garage door standards of McCall Code Section 3.8.20.
14. **Local Housing Density Bonus Program:** N/A
15. **Seasonal Dwelling Units:** N/A
16. **Site Design**

- a. Preserve natural resources – The plans submitted preserve natural resources.
- b. Reduce land and water modifications – a grading and drainage plan will be required to receive final approval by the City Engineer prior to issuance of a building permit. The plan shall demonstrate that the project can meet the City’s drainage management guidelines.
- c. Location to preserve prominent skylines - the location will not impact any significant views of skylines
- d. Underground utilities – all utilities will be installed underground

Architecture

1. **Enhance McCall Classic Styles:** The proposed residence is compatible with classic McCall styles.
2. **Minimize Scale:** The building design uses architectural details to minimize its apparent scale.
3. **Building Additions:** N/A
4. **Roof Lines:** The roof line is varied to minimize the scale.
5. **Mechanical Equipment:** No exterior mechanical equipment is proposed.
6. **Multi-Unit Structures:** N/A
7. **Balconies and Porches:** The proposed residence includes porches.
8. **Exterior Doorways:** The proposed residence has an exterior doorway on the longest street facing façade.
9. **Wall Materials:** Exterior wall materials include wood, metal, and stone.
10. **Shop Front Design:** N/A
11. **Wall Colors:** Proposed wall colors are of natural hues.

Landscaping and Site Design

1. **Light Fixtures:** Light fixtures are in compliance with McCall’s Outdoor Lighting Ordinance.
2. **Fences and Walls:** N/A

3. **Retaining Walls:** N/A
4. **Paving and Streetscapes:** The proposed structure is accessed from an existing driveway.
5. **Landscaping Plan:** The proposed landscaping is in conformance with McCall City Code.
6. **Site Conditions for Landscaping:** N/A
7. **Lawn Area:** All areas disturbed with construction shall be re-seeded with native shrubs or grasses.
8. **Plants as Screening:** The site has several existing trees and additional plantings are proposed.
9. **Utility Installations:** All new utilities are required to be undergrounded.
10. **Snow Storage:** Adequate snow storage is required to be identified.
11. **Screen Parking Lots:** N/A
12. **Irrigation System Required:** N/A
13. **Retain Existing Vegetation:** Existing vegetation will be retained as much as possible, all disturbed areas will be reseeded with native seed prior to issuance of a certificate of occupancy.
14. **Preserve Existing Trees:** The applicant is required to preserve existing significant trees.
15. **Grading and Drainage:** Final approval of a grading and drainage plan will be required prior to issuance of a building permit.
16. **Maintenance:** Landscaping maintenance is the responsibility of the property owner.
17. **Sidewalks:** N/A
18. **Bike Paths:** N/A

Residential Districts

1. **Preserve historic residences:** No known historic residences exist on the property.

2. **Preserve human scale in residential character:** The proposed utilizes architectural detail to minimize building massing and is adequately landscaped.
3. **Preserve compatibility with surrounding neighborhoods:** The structure is compatible with the surrounding neighborhood.
4. **Preserve natural features of the immediate landscape and environment:** The proposed residence utilizes natural colors and materials, and is required to be adequately landscaped.
5. **Provide for community, or affordable, housing as needed:** The project does not provide for community or affordable housing; however, it is not required by code.
6. **Provide open spaces to enhance and maintain the rural character:** The proposed residence nearly maximizes the allowable lot coverage.
7. **Provide living and moving space for native animals:** The proposed residence meets setback requirements, and therefore provides more living and moving space for animals than is required.
8. **Promote active and safe streetscapes in residential neighborhoods that are conducive to walking and biking:** The proposed residence does not promote an active or safe streetscape.

DEPARTMENT/AGENCY COMMENTS

Agency

- McCall Public Works:

In an email dated September 26, 2023, the City of McCall Staff Engineer provided the following comments:

The Public Works Department has reviewed the documents submitted for review for **DR 23-25** and have the following comments and concerns.

1. Thank you for submitting a stormwater drainage report and plan. It appears that the project will comply with the City's Drainage Management Guideline's.
2. The plans provided with the stormwater report detail retaining in the side yards of the house. If the walls are over 4-feet in height, they will need to be engineered. If they are over 30-inches in height, they will need to be moved out of setbacks.
3. There is an outline of an existing forked gravel surface shown on the civil plans. These appear that they may be driveways for the neighboring properties. Is the intent to keep these gravel roads in use?
4. Rainbow Lane is a privately maintained road, and it is assumed that the HOA maintains the roadway. Approval from HOA should be acquired prior to construction commencing.

The comments above, and any subsequent comments from further reviews, will need to be addressed prior to Final Engineering Approval. Please let me know if there are any questions or concerns.

- Payette Lakes Recreational Water and Sewer District:

See attached letter dated September 12, 2023

Public

- No public comments have been received to date.

CONCLUSIONS OF LAW

1. The City of McCall has provided for the processing of Design Review and Shoreline applications, pursuant to Title 3, Chapter 16 of McCall City Code.
2. Adequate notice of the October 3, 2023 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 and Shoreline Review application, provided that the following conditions are met:

	Prior to	Condition	Recommended Contact
1.	The issuance of a building permit	The applicant shall receive final engineering approval	Staff Engineer
2.		The applicant shall provide a revised site plan showing a minimum of one (1) square foot of snow storage area for every three (3) square feet of driveway and uncovered walkway area.	City Planner
3.		The applicant shall provide a revised set of plans in conformance with the lot coverage requirements of McCall Code Section 3.3.06.	City Planner
4.		The applicant shall provide a revised site plan with the driveway located a minimum of five feet (5') from any side property boundary.	City Planner
5.	The issuance of a certificate of occupancy	The applicant reseed all disturbed areas with native grasses or wildflowers	Building Official

Expirations

1. Pursuant to McCall Code Section 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 7th day of NOVEMBER, 2023.

Robert Lyons, Chair
McCall Area Planning and Zoning Commission

Attest:

Brian Parker, City Planner
City of McCall

McCALL AREA PLANNING AND ZONING COMMISSION

IN RE:)
)
DEPOT) **FINDINGS OF FACT, CONCLUSIONS OF LAW,**
CONDOMINIUMS) **AND DECISION**
MINOR PLAT)
AMENDMENT)
)
Application Number:)
MPA-23-02)

FINDINGS OF FACTS

Applicant: The Depot Company

Representative: Amy Holm, Millemann, Pemberton & Holm

Application: An Application for a Minor Plat Amendment of the Depot Condominiums to make the platted tenant spaces and common areas match the tenant spaces and common areas as utilized. The location of shared walls between units will be adjusted to properly reflect changes to the building and storage areas.

Location: Units 100, 101 and 200 (Levels 1 and 2) of the Depot Condominium of Lot 4 of the Carey Subdivision, situate in Section 9, T18N, R3E, B.M., City of McCall, Valley County, Idaho.

Public Notices: Public hearings are not required for minor plat amendments pursuant to MCC 9.2.07.

Zoning: CBD – Central Business District

Property Size: 0.21-acres

APPROVAL STANDARDS

Title 9, Chapter 1

Subdivision and Development Provisions

- 1. The applicant, based on the size of the proposed subdivision, was not required to submit an accompanying Planned Unit Development application.** Per McCall City Code Section 9.1.02 a Planned Unit Development application is required in conjunction with a subdivision application in the CBD – Central Business District Zone when the development exceeds 2 acres in size. The proposed development is 0.21 acres and is therefore not required to submit an accompanying Planned Unit Development application.
- 2. No subdivision shall be approved which affects the ability of a political subdivision of the state, including school districts, to deliver services without compromising quality or service delivery to current residents or imposing substantial additional costs upon current residents, unless the subdivider provides for the mitigation of the effects of subdivision.** The proposal is not creating any additional residential parcels, and is therefore unlikely to have an impact on any political subdivision of the state.
- 3. When an owner of contiguous parcels proposes to subdivide any portion of the contiguous parcels, an area development plan shall be submitted and approved. The commission and council shall evaluate the following basic site criteria and make appropriate findings of fact regarding the area development plan.**

 - a. Streets, whether public or private, provide an interconnected system and shall be adequate to accommodate anticipated vehicular and pedestrian traffic and to meet the requirements of its functional classification.** No new streets are proposed.
 - b. Nonvehicular circulation routes provide safe pedestrianways and bicycleways and provide an interconnected system to streets, parks and**

green space, public lands, or other destinations. No new nonvehicular pathways are proposed.

- c. Water main lines and sewer main lines are designed in the most effective layout feasible and meeting the applicable standards.** Existing water and sewer lines are adequate to continue serving the site.
 - d. Other utilities, including power, telephone, and cable, are designed in the most effective layout feasible.** All utilities currently exist.
 - e. Park land is most appropriately located on the contiguous parcels.** N/A.
 - f. Grading and drainage are appropriate to the contiguous parcels.** Final engineering approval is required.
 - g. Development avoids easements and hazardous or sensitive natural resource areas.** No hazardous or sensitive areas are identified on site.
- 4. The subdivision application contains more than four (4) lots and is therefore not eligible for the Record of Survey procedure.** The plat amendment does not qualify for the record of survey procedure.
- 5. All subdivisions of land, records of survey, and all dedications and vacations of streets must comply with the McCall area comprehensive plan as adopted by the council and with the current zone as defined in title III of the McCall City Code.** The proposed subdivision complies with all requirements of the McCall City Codes Titles 3 and 9 and is in conformance with the 2018 McCall Area Comprehensive Plan.

Subdivision Design Standards [MCC Title 9, Chapter 3]

- 1. Blocks:** N/A

2. **Lots:** The lot size, width, depth, shape, orientation, and the minimum building setback lines conform to applicable zoning and be appropriate for the location of the subdivision and for the type of development and use contemplated. Every lot has adequate access.
3. **Streets:** No new streets are proposed
4. **Alleys:** N/A
5. **Easements:** No changes to existing easements are proposed.
6. **Pedestrian and Bicycle Pathways and Greenbelts:** No new nonvehicular pathways are proposed.
7. **Snow Storage:** Adequate snow storage exists.
8. **Monuments and Signage:** None proposed.
9. **Parks:** N/A.

Subdivision and Development Improvement Requirements [MCC Title 9, Chapter 6]

1. **Streets:** No new streets are proposed
2. **Street Name Signs:** N/A
3. **Street Lighting:** N/A
4. **Sidewalks:** Sidewalks exist on site.
5. **Drainage Facilities:** Final engineering approval is required.
6. **Water Supply:** Water service currently exists.
7. **Sanitary Sewer:** Sewer service currently exists.
8. **Dry Lines:** N/A
9. **Paved Pathways:** No paved pathways are proposed.
10. **Underground Power and Telephone:** All utilities currently exist.
11. **Landscaping:** The site is landscaped.

12. Irrigation Wells: N/A

13. Drainage: Final engineering approval is required, which will ensure that drainage is appropriate.

14. Building Numbers: Building numbers exist.

15. Perimeter Walls, Gates and Berms: N/A

16. Perimeter Fencing: None proposed.

17. Driveways: N/A

Other Provisions Applicable to All Subdivisions and Development [MCC 9.7.09]

1. Public Places: N/A

2. Streets and Access: No new streets are proposed.

3. Culture/Community: No historic ranching or farming operations, buildings, or sacred site are identified within the development.

4. Visual

- a. Identify and preserve unique views.** The development does not impede any unique views.
- b. Minimize exotic landscaping, the size of building footprints, and the amount of impervious surface devoted to roadways.** The buildings are already constructed.
- c. Where vegetation of the natural landscape is sparse, limit additional landscape plantings, except for native plants.** The proposed parcels are all partially treed with native vegetation, which will remain.

- d. Where natural vegetation or topography does not allow for "hiding" development, locate structures such that they are subordinate to the horizon and significant view sheds. N/A.**
 - e. Cluster developments in a manner so as to maximize visually significant open space. N/A**
 - f. Nestle structures below ridgelines and with the folds of hills. N/A**
 - g. Avoid or mitigate ridge top "skylining" that alters the natural land profiles with built structures. N/A**
 - h. Minimize visual clutter within scenic corridors.** The development is not located on a scenic corridor.
 - i. Design buildings on hillsides to follow the natural terrain in a manner that minimizes earth disturbance. N/A**
 - j. Preserve and protect significant foreground views along scenic corridors.**
The development is not located within a scenic corridor.
 - k. Avoid fencing altogether to allow the landscape to flow uninterrupted.** No fencing is proposed at this time.
- 5. Architecture and Design:** No new structures or design guidelines are proposed at this time.

DEPARTMENT/AGENCY COMMENTS

Agency

- City of McCall Public Works

In an email dated September 25, 2023, the City of McCall Staff Engineer provided the following comments:

The Public Works Department has reviewed the documents submitted for review for **MPA 23-02** and have the following comments and concerns.

1. Please adjust your information under the title of “Located in Lot 4...” to also include Lot 1 and Lot 5. This new footprint appears to be located in part of these lots as well.
2. Please add labels for the full right-of-way widths.
3. Is there a different line type that can be used for the utility easement versus the sanitary sewer easement? The two easements are difficult to distinguish as they are drawn currently.
4. 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>

The comments above, and any subsequent comments from further reviews, will need to be addressed prior to Final Engineering Approval. Please let me know if there are any questions or concerns.

Public

No public comments have been received to date.

CONCLUSIONS OF LAW

1. The City of McCall has provided for the processing of application for Subdivision, authorized by Section 67-6512, Idaho Code, pursuant to Title 3, Chapter 13 of McCall City Code.
2. Public notice of the final plat amendment application is not required.

3. Upon compliance with the conditions noted below, the application meets the Subdivision Standards set forth in Title 9 of McCall City Code.

DECISION

THEREFORE, the McCall Area Planning and Zoning Commission hereby **recommends** this Minor Plat Amendment application to the McCall City Council for approval, provided that the following conditions are met:

	Prior to	Condition	Recommended Contact
1.	The recordation of the amended plat	The applicant shall receive final engineering approval	Staff Engineer

Findings of Fact **adopted** this 7th day of NOVEMBER, 2023.

Robert Lyons, Chair
McCall Area Planning and Zoning Commission

Attest:

Brian Parker, City Planner
City of McCall

McCALL AREA PLANNING AND ZONING COMMISSION

IN RE:)
)
MILE HIGH MARINA)
EXPANSION)
)
Conditional Use Permit,)
Design Review, and)
Scenic Route Review)
)
Application Number:)
CUP-23-07, DR-23-24,)
SH-23-07)

**FINDINGS OF FACT, CONCLUSIONS OF LAW,
AND DECISION**

FINDINGS OF FACTS

Applicant: Mile High Marina, LLC

Representative(s): Steven J. Millemann, Millemann, Pemberton & Holm, LLP

Application: An Application for a Conditional Use Permit, Design Review, and Shoreline Environs Review to expand the Mile High Marina and replace the existing log breakwater with wave attenuator infrastructure and include publicly accessible dock area with approximately 90 additional boat slips.

Location: A parcel of land at the W boundary of Lakeshore Blvd (Lake St), being the high water mark of Big Payette Lake between the extension of the north boundary line of Lot 5, Block 4, Gov't Lot 2, of the first addition to the Village of McCall, Idaho, as extended westerly to the high water mark of Big Payette Lake and the south boundary line of Lot 1 of said Block 4, extended westerly to the W boundary line of said Big Payette Lake, *and*, approximately 5.84 acres of land adjacent to said parcel in Gov't Lot 2 below the ordinary high water mark of Big Payette Lake, Situate in Sections 8 & 9 T18N, R3E, B.M., City of McCall, Idaho.

Property Address: 1300 East Lake Street, McCall

- Public Notices:** Newspaper: The Notice of Hearing was published in the *Star News* on September 14, 2023.
- Mailing: The Notice of Hearing was mailed by the applicant to property owners within 300 feet on September 18, 2023.
- Posting: The Notice of Hearing was posted by the applicant on the subject property on September 18, 2023.
- Procedural History:** A neighborhood meeting was held on August 2, 2022. A preliminary development plan review was conducted by the Planning and Zoning Commission on July 11, 2023. A public hearing before the Planning and Zoning Commission was held on October 3, 2023.
- Zoning:** CV - Civic
- Property Size:** 5.84 acres (including area over water inside proposed wave attenuator)

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.**

Commercial marinas are conditionally permitted within the Shoreline and River Environs 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.**

The proposed use is in accord with the general objectives of McCall City Code Title III, the McCall Area Comprehensive Plan, and the Waterways Management Plan. Conditions of approval may be placed on the development to ensure compatibility with the specific objectives of the comprehensive plan and McCall City Code Title III.

- 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.**

As the proposed expansion is of an established use within the neighborhood, it is unlikely that it will not be harmonious with the existing or likely character of the neighborhood.

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

The proposed expansion is not anticipated to have significant health, safety, or general welfare impacts on the existing neighborhood.

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

The applicant has provided documentation that the improved attenuator structure will improve the water quality near the marina by reducing turbidity.

- 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 proposed development is unlikely to create additional public cost nor will it 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.**

The existing development is currently adequately served by essential public facilities, and the proposed expansion is likely to be adequately served as well.

- 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.**

No use involving unreasonable noise, smoke, fumes, glare, or odors is proposed.

- 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.**

The applicant is required to construct improvements to the right of way adjacent to the current and proposed site to minimize conflicts between automobiles and cyclists and pedestrians.

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

No impacts on natural, scenic, or historic features are anticipated to occur from this development.

- 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.**

Adequate space exists to accommodate the proposed use.

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

No substantial negative impact on the neighborhood or surrounding community is anticipated.

Title 3, Chapter 16.07

Design Review Criteria

The commission shall determine the following before approval is given:

- (A) The project is in general conformance with the comprehensive plan.**

The project is in general conformance with the McCall Comprehensive Plan. Conditions of approval may be placed on the development to ensure compatibility with the specific objectives of the comprehensive plan.

(B) The project does not jeopardize the health, safety or welfare of the public.

The proposed development is not anticipated to have significant health, safety, or general welfare impacts on the existing neighborhood.

(C) The project conforms to the applicable requirements of the zoning ordinance and subdivision ordinance as enumerated in section [3.16.01](#) of this chapter.

The proposed use is in accord with the general objectives of McCall City Code Title III, the McCall Area Comprehensive Plan, and the Waterways Management Plan. Conditions of approval may be placed on the development to ensure compatibility with the specific objectives of the comprehensive plan and McCall City Code Title III.

(D) The project will have no substantial impact on adjacent properties or on the community at large.

No substantial negative impact on adjacent properties or the community at large is anticipated with this development.

(E) If applicable, a subdivision design review document has been reviewed and approved by the commission in lieu of the design guidelines.

N/A

(F) For projects in the shoreline and river environs zone, the project will not have an unreasonable and adverse impact on the visual quality of its setting or the water quality.

N/A

(G) For projects in the scenic route zone, the project will preserve and enhance the scenic quality of the street or highway.

N/A

DEPARTMENT/AGENCY/PUBLIC COMMENTS

Agency

- City of McCall Public Works

In an email dated September 20, 2023, the City of McCall Staff Engineer provided the following comments:

The Public Works Department has reviewed the documents submitted for review for **CUP 23-07** and have the following comments and concerns.

1. With the expanded use of the Marina facilities and the general proximity to a main City Water intake, please provide a copy of the spill response plan for the facility. If the current capacity of the fuel storage is less than 1,320 gallons a Federal Spill Prevention Control and Countermeasure Plan (SPCC) is not required. However, a plan should still be in place if a spill should ever occur. A SPCC Plan is a written document that describes measures taken to prevent petroleum spills and a process on how to clean up and contain a spill if the event occurs. The plan should include information regarding:
 - a. the facility,
 - b. the petroleum storage containment,
 - c. inspections, and
 - d. a site diagram with locations of tanks (above and below ground), drainage, and other pertinent details.

Here is an EPA website that provides examples and more information on SPCC

Plans: <https://www.epa.gov/oil-spills-prevention-and-preparedness-regulations/spill-prevention-control-and-countermeasure>

2. The civil plans submitted show the future E. Lake Street frontage improvements and identify that these will be constructed by others. The proposed plan details an ADA route and general pedestrian access to the Public Access Dock. In the plans it is unclear if there is an ADA accessible path or pedestrian pathway proposed to get to the ramp withing E Lake St. Some pedestrian improvements in E Lake Street should occur to allow for an ADA route or a designated pedestrian path from where the sidewalk currently ends to the south to the new dock improvements.

The comments above, and any subsequent comments from further reviews, will need to be addressed prior to Final Engineering Approval. Please let me know if there are any questions or concerns or if you would like to schedule a time to discuss these comments in further detail.

- City of McCall Community and Economic Development

In an email dated September 20, 2023, the City of McCall Economic Development Planner provided the following comments:

Please note in your staff report, etc. for this land use application that the public dock walkways are identified as a public art opportunity in the City's adopted public art plans.

See page 34 of the McCall East Urban Renewal District Public Art Plan here:

<https://www.mccall.id.us/media/CED/Public%20Art/McCall%20Urban%20Renewal%20District%20Plan%20-%202020.pdf>

Public

- Letter received on August 2, 2023 from Robert Ekedahl expressing support.
- Email received on September 20, 2023 from Carrie Hastriter expressing support.
- Email received on September 20, 2023 from David Krings expressing support.
- Email received on September 20, 2023 from Gary Dizes expressing support.
- Email received on September 20, 2023 from James Chrisman expressing support.
- Email received on September 20, 2023 from Loretta Olmstead expressing support.
- Email received on September 21, 2023 from Karl Rubner expressing support.
- Email received on September 21, 2023 from Mike Curry expressing support.
- Email received on September 21, 2023 from Stan Mock expressing support.
- Email received on September 21, 2023 from Susan Farber expressing support.
- Email received on September 22, 2023 from Bryan Roberts expressing support.
- Email received on September 22, 2023 from Jim Voulelis expressing support.
- Email received on September 22, 2023 from Matt Link expressing support.
- Email received on September 23, 2023 from Mali Murphy expressing support.
- Email received on September 24, 2023 from Scott Lazenby expressing support.
- Email received on September 24, 2023 from Stephanie Ruzicka expressing support.
- Email received on September 25, 2023 from Don Hardy expressing support.
- Email received on September 25, 2023 from Kevin Wade expressing support.
- Email received on September 26, 2023 from Mary Munger expressing support.
- Letter received on September 27, 2023 from Corey Rippee expressing concerns.
- Email received on September 27, 2023 from Scott and Connie Harris, expressing opposition.

- Letter received on October 1, 2023 from Steve Parry, expressing support and concern.
- Email received on October 2, 2023 from Claudia Delaney, expressing opposition.
- Email received on October 2, 2023 from David Simmons, expressing opposition.
- Email received on October 2, 2023 from Tyler Harris, expressing opposition.
- Letter received on October 3, 2023 from the Idaho Conservation League, expressing concerns.
- Letter received on October 3, 2023 from Pete Rittenger, expressing opposition.

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 October 3, 2023 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 **approves** these Design Review and Shoreline and River Environs Review applications and **recommends** this Conditional Use Permit application for **approval**, provided that the following conditions are met:

Conditions of Approval

	Prior to	Condition	Recommended Contact
1.	Prior to scheduling the subject application for a	The applicant shall provide a revised site plan identifying one (1) short term bicycle parking	City Planner

	hearing with the McCall City Council	space for every ten (10) existing and proposed boat slips. The applicant shall coordinate with the Public Works and Parks Departments on finding a suitable location for the bicycle parking.	
2.		The applicant shall provide a revised site plan identifying one or more locations for potential public art installations in publicly accessible locations.	City Planner
3.		The applicant shall provide revised site plan showing MUTCD compliant green bicycle lane painting, physical barriers such as bollards, removable planter boxes, or other removable obstructions to prevent parking along the street frontage adjacent to the marina facility, except in the existing ADA parking space. The applicant shall coordinate with the Public Works department on specific design elements of the aforementioned improvements.	City Planner
4.	The issuance of a building permit	The applicant shall receive final engineering approval	City Engineer
5.		The applicant shall provide a maintenance and funding plan for the maintenance of required	City Engineer

		street painting and seasonal bollard installation and removal.	
6.	The issuance of a certificate of occupancy	The applicant shall reseed all disturbed areas with native grasses or wildflowers	Building Official

Expirations

1. This Conditional Use Permit approval shall lapse and become void whenever the applicant has not applied for a building permit within three (3) years from the date of initial approval.

Other

1. The City may utilize the marina and attenuator structures for the placement of monitoring equipment relating to lake health.
2. The City reserves the right to utilize the identified publicly accessible public art sites for the installation of public art.

Findings of Fact **adopted** this 7th Day of NOVEMBER, 2023.

Robert Lyons, Chair
McCall Area Planning and Zoning Commission

Attest:

Brian Parker, City Planner
City of McCall

**CUP-23-07, DR-23-
24, SH-23-07**

**MILE HIGH MARINA
EXPANSION**

1300 East Lake Street

McCall Area Planning & Zoning Commission

Staff Report

October 3, 2023

Executive Summary

Description

An Application for a Conditional Use Permit, Design Review, and Shoreline Environs Review to expand the Mile High Marina and replace the existing log breakwater with wave attenuator infrastructure and include publicly accessible dock area with approximately 90 additional boat slips.

Discussion

- The applicant is proposing to expand the existing marina, replace the existing breakwater, and install a publicly accessible boardwalk with shade structures along the perimeter of the marina.
- The subject property is located partially within the City of McCall Right of Way and extends beyond the ordinary high water mark and is thus within the jurisdiction of the Idaho Department of Lands. The applicant has existing lease agreements with both entities.
- The subject property has been the subject two prior conditional use permit applications. The most recent, CUP-17-09, facilitated the construction of an expansion of their facility for non-motorized equipment rentals and modifications to the street frontage including the striping of a bike path and the removal of parking along the building frontage except for one (1) ADA parking space.
- The subject property is within a commercial zone and subject to design review, and the Planned Pathway Network within the McCall Area Transportation Master Plan identifies this site for “Desired Sidewalk.” Additionally, the enforcement of the “No Parking” signage in front of the existing structure has been ineffective, which would likely be remedied through the installation of a curbed sidewalk. Prior to the issuance of a building permit, the applicant should provide revised site plan identifying sidewalk to be constructed along the street frontage of the area leased from the City of McCall, or an amount of linear street frontage deemed proportionate by the McCall Area Planning and Zoning Commission. Alternatively, the applicant may enter into an Escrow Agreement or an Irrevocable Letter of Credit for 125% of the cost of construction of the sidewalk. If the Commission determines that the construction of a sidewalk is not proportionate to the proposed development, the applicant should provide a revised site plan showing physical barriers such as bollards to prevent parking in front of the existing building, except in the existing ADA parking space.
- No bicycle parking exists on the subject property and no bicycle parking is identified on the site plan. McCall Code Section 3.8.063 does not include marina, restaurants, or equipment rental in the table of minimum required long term and short-term bicycle parking. As marina users and renters of watersports equipment users are less likely to require a vehicle to tow their boat to the lake, it is likely that a significant proportion of the users would arrive at the site by bicycle. Prior to scheduling the subject application for a hearing with the McCall City Council, the applicant should provide a revised site plan identifying one (1) long term bicycle parking space for every twenty (20) existing and proposed boat slips and one (1) short term bicycle parking space for every ten (10) existing and proposed boat slips. The applicant should coordinate with the Public Works and Parks Departments on finding a suitable location for the bicycle parking.
- The McCall East Urban Renewal District Public Art Plan identifies the proposed public boardwalk facility as a good location for wind activated artwork. Prior to scheduling the subject application for a hearing with the McCall City Council, the applicant should provide a revised site plan identifying one or more locations for potential public art installations in publicly accessible locations.

- The applicant has requested a three (3) year approval for the subject application. As the project is complex and weather dependent, this is a reasonable request.

Potential Motions Regarding DR-23-24, SH-23-07:

1. "I move to approve DR-23-24, SH-23-07 with the staff recommended conditions of approval."
2. "I move to approve DR-23-24, SH-23-07 with the staff recommended conditions of approval with the following modifications: _____."
3. "I move to continue DR-23-24, SH-23-07 to the _____ meeting to allow time for staff and the applicant to provide more information on the following: _____."
4. "I move to remand DR-23-24, SH-23-07 back to staff and more information on _____ prior to rescheduling the application for a new public hearing."
5. "I move to continue DR-23-24, SH-23-07 to the August 1, 2023 meeting and direct staff to prepare findings of fact and conclusions of law documents denying the subject application for the reasons identified in the Commission's deliberations."

Potential Motions Regarding CUP-23-07:

1. "I move to recommend approval of CUP-23-07 to the McCall City Council with the staff recommended conditions of approval."
2. "I move to recommend approval of CUP-23-07 to the McCall City Council with the staff recommended conditions of approval with the following modifications: _____."
3. "I move to continue CUP-23-07 to the _____ meeting to allow time for staff and the applicant to provide more information on the following: _____."
4. "I move to remand CUP-23-07 back to staff and more information on _____ prior to rescheduling the application for a new public hearing."
5. "I move to continue CUP-23-07 to the November 7, 2023 meeting and direct staff to prepare findings of fact and conclusions of law documents recommending denial the subject application to the Valley County Board of Commissioners for the reasons identified in the Commission's deliberations."

Conditions of Approval

	Prior to	Condition	Recommended Contact
1.	Prior to scheduling the subject application for a hearing with the McCall City Council	The applicant shall provide a revised site plan identifying one (1) long term bicycle parking space for every twenty (20) existing and proposed boat slips and one (1) short term bicycle parking space for every ten (10) existing and proposed boat slips. The applicant should coordinate with the Public Works and Parks Departments on finding a suitable location for the bicycle parking.	City Planner
2.		The applicant shall provide a revised site plan identifying one or more locations for potential public art installations in publicly accessible locations.	City Planner
3.	The issuance of a building permit	The applicant shall receive final engineering approval	City Engineer

4.		The applicant shall provide revised site plan identifying sidewalk to be constructed along the street frontage of the area leased from the City of McCall, or an amount of linear street frontage deemed proportionate by the McCall Area Planning and Zoning Commission. Alternatively, the applicant may enter into an Escrow Agreement or an Irrevocable Letter of Credit for 125% of the cost of construction of the sidewalk. If the Commission determines that the construction of a sidewalk is not proportionate to the proposed development, the applicant shall provide a revised site plan showing physical barriers such as bollards to prevent parking in front of the existing building, except in the existing ADA parking space.	City Planner
5.	The issuance of a certificate of occupancy	The applicant shall reseed all disturbed areas with native grasses or wildflowers	Building Official

[Expirations](#)

1. This Conditional Use Permit approval shall lapse and become void whenever the applicant has not applied for a building permit within three (3) years from the date of initial approval.

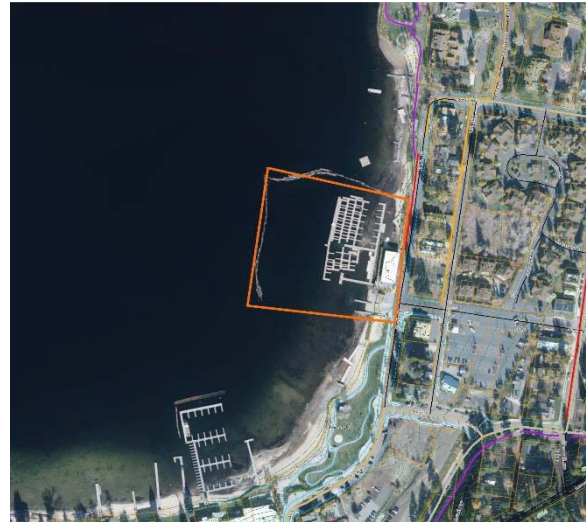
[Other](#)

1. The City may utilize the marina and attenuator structures for the placement of monitoring equipment relating to lake health.
2. The City reserves the right to utilize the identified publicly accessible public art sites for the installation of public art.

Project Location (Outline Approximated)



Subject Property



Transportation



Current Zoning



Future Land Use

Project Analysis

Description

An Application for a Conditional Use Permit, Design Review, and Shoreline Environs Review to expand the Mile High Marina and replace the existing log breakwater with wave attenuator infrastructure and include publicly accessible dock area with approximately 90 additional boat slips.

- Zoning District:** CV – Civic
- Comprehensive Plan Designation:** Central Business
- Project Acreage:** 5.84 acres (including area over water inside proposed wave attenuator)
- Proposed Use:** Commercial Marina

Legal Description

A parcel of land at the W boundary of Lakeshore Blvd (Lake St), being the high water mark of Big Payette Lake between the extension of the north boundary line of Lot 5, Block 4, Gov’t Lot 2, of the first addition to the Village of McCall, Idaho, as extended westerly to the high water mark of Big Payette Lake and the south boundary line of Lot 1 of said Block 4, extended westerly to the W boundary line of said Big Payette Lake, *and*, approximately 5.84 acres of land adjacent to said parcel in Gov’t Lot 2 below the ordinary high water mark of Big Payette Lake, Situate in Sections 8 & 9 T18N, R3E, B.M., City of McCall, Idaho.

Associated Documents

Application	Most Recent Revised Submittal Date
Land Use Application	August 21, 2023
City Lease Agreement for Structure	August 21, 2023
Idaho Department of Lands Encroachment Permit	August 21, 2023
Letter to Big Payette Water Quality Council	August 21, 2023
Application Narrative	August 21, 2023
Owner Authorization	August 21, 2023
Letter from McCall Parks and Recreation	August 21, 2023
Resume of Proposed Expansion Contractor	August 21, 2023
Site Plan	August 21, 2023
Renderings	August 21, 2023
Attenuator Specifications	August 21, 2023
Vicinity Map	August 21, 2023
Neighborhood Meeting Invitation	August 21, 2023
Neighborhood Meeting Sign In Sheet	August 21, 2023
Civil Plans	August 11, 2023
Stormwater Application	August 21, 2023
Stormwater Plan	August 21, 2023

Prior Hearings

Hearing	Date	Action	URL
Pre Application	July 11, 2023	N/A	https://youtu.be/Vulp9ehSgCk?t=873

Code Sections of Interest

- McCall Code Section 3.4.061(D): Special Parking Standards in CBD:
Improvement District Or Renewal District Exemption: Commercial, business park, or industrial uses within former or current business improvement district or urban renewal districts are exempt from providing off street parking as required by this section and section 3.8.062 of this title.
- McCall Code Section 3.7.012: Conditional Uses:
The following uses may be permitted in accordance with the procedures and standards set out in chapter 13, "Permits And Applications", of this code.
 - (A) Commercial docks, wharves, piers and marinas.
 - (B) Boat ramps.
 - (C) Outdoor recreation facilities.
 - (D) Fish pens (as an accessory, noncommercial use).
- McCall Code Section 3.7.023: Requirements for Development:
 - (A) Review: Design review is required for all development, including all single-family residences and accessory buildings, as provided for in chapter 16 of this title.
 1. In addition to the design review requirements set forth in other sections of this title, design review for development within the Shoreline and River Environs Zone, shall also assess and mitigate the visual impacts of development.
 - a. Development should not dominate the vistas of water to the extent that it has an unreasonable adverse impact on the visual quality of its setting.
 - b. Development should be compatible in form, line, color and texture with its surroundings.
 - c. Development should not significantly differ in scale or contrast to its surroundings to that extent that it has an unreasonable adverse impact on the visual quality of its setting.
 - d. Structures should be clustered to allow for visibility through the site of the lake or river and avoid a wall of structures as viewed from the water.
 2. If in the opinion of the Administrator, the visual impacts of the development are potentially significant, a visual impact assessment of the development shall be required. An applicant's visual impact assessment should visualize the proposed development and evaluate potential adverse impacts of the development on scenic views or the views from or to the lake or river, and determine effective mitigation strategies, if appropriate.
 - (B) Permit Criteria: 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.
 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.
 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; if a permit requirement is not met, the city may revoke its approval(s) under this title and title IX of this code.

4. The requirements of the underlying zone are met.
5. The fifty foot (50') building setback line is met per subsection (C)3(c) of this section.
6. Proof of stormwater certification training has been provided by the individual applying for the building permit.

(C) Development:

2. Prohibitions: No construction, alteration or activity shall cause harm to:
 - a. Water quality.
 - b. Fish and aquatic habitats.
 - c. Wetlands.
 - d. Significant wildlife habitat harboring any threatened or endangered species.
 - e. Views of, from, or across a lake or river.
 - f. To this end, all applications for building permits within this overlay zone, no matter what the permit may be for, shall be accompanied by a plan for the installation of appropriate natural, storm, and melt water drainage and treatment facilities. Such plans for natural, storm and melt water drainage of the property and on and through the property, shall be consistent with best management practices under state and federal storm and melt water regulatory programs to which the city is subject and consistent with other city programs in these regards to the satisfaction of the city.
3. Harm Defined: "Harm" for these purposes means:
 - a. The creation of conditions which foster runoff of, or other source of fertilizers, toxic substances, or other pollutants or contaminants, into the water;
 - b. The excessive clearing of natural vegetation or change of natural landforms within the area between the water pool shore contour or high water mark and the fifty foot (50') building setback line;
 - c. The removal, burial, or destruction in whole or part of boulders, sandy beaches, rocky shores, or other features of the water pool shore contour or high water mark, the land below the same, or the immediate upland edge;
 - d. The filling or dredging of lake bottom or wetlands;
 - e. The erection of visual barriers between the lake or river and the roads on the uplands, beyond the extent reasonably necessary for an owner's usage of the land for a permitted use; or
 - f. The creation of any other condition which would be inconsistent with best management practices under, or threaten a violation of, state and federal storm and melt water regulatory programs to which the city is subject, or fail otherwise to be consistent with other city programs in these regards, all as established to the satisfaction of the city.
4. Improvements:
 - a. The owner shall apply for approval under the provisions of chapter 10, "Planned Unit Development", of this title, if the owner wishes to construct, in whole or part on the land within the zone, any improvements other than:

- (1) A single-family residence; and/or
 - (2) Accessory structures commonly associated with dwellings, such as garages or toolsheds; however,
 - (3) The application for a building permit for such a dwelling or accessory structure must be accompanied by a site plan demonstrating that no "harm", as defined above, is threatened by the construction; and construction in accord with that site plan shall be a condition of the permit issuance.
- b. The application shall be evaluated against the standards set out in subsections (C)1 and (C)2 of this section, except that improvements discussed in subsection (C)4 and the following subsections of this section shall be evaluated against the standards in those subsections.
 - c. Fifty-foot (50') Building Setback Line:
 - (1) There is hereby established a fifty feet (50') setback from the lake water pool shore contour and fifty feet (50') from the stream high water mark. The setback shall be measured along a line perpendicular to a line tangent to the nearest point so determined on the lake water pool shore contour or stream high water mark, without regard to the spatial relationship between that nearest point and any boundary lines of the lot in question. All structures, perched beaches, lawns (except for native grasses identified in City of McCall publication, "Native and Suitable Plants"), patios, walls and fences shall be prohibited within the fifty foot (50') setback with the following exceptions: (1) structures addressed by subsection (C)4; (2) public walkways to the waterfront, and private walkways not exceeding eight feet (8') in width; (3) essential public infrastructure; and (4) public parks facilities and civic uses not requiring sanitary waste disposal.
 - (2) Access along the beach below the lake water pool shore contour or stream high water mark shall be unobstructed, except as otherwise provided in the approval of an applicable conditional use or variance.
 - d. Additionally, development in commercial zones, including buildings, parking areas, and sidewalks, shall not cover more than eighty percent (80%) of the total area of the lot or parcel; except in the central business district zone where the total lot coverage may be up to ninety five percent (95%), with not less than the remaining five percent (5%) maintained in landscaping.
 - e. Maximum height of any structure is thirty five feet (35').
- 5. Private And Public Docks And Piers: Private and public docks and piers shall:
 - a. Require a building permit from the city in addition to the permits required by the state department of lands, or other authorities having jurisdiction.
 - b. Be used to provide access to boats.
 - c. Be floating or held on pilings.
 - d. Be built with chemically inert materials; and foam materials shall be fully enclosed.
 - e. Not be constructed in whole or part by or in association with excavation or dredging, unless a conditional use permit has first been issued.
 - 6. Commercial Marinas: Commercial marinas are a conditional use and shall meet all requirements in subsection (A) of this section, and in addition shall:

- a. Provide an environmental assessment which addresses the issues identified by the commission and/or city staff during the required preapplication consultation.
 - b. Have restrooms, pump-out facilities for boat sewage receptacles, and trash receptacles for other boat wastes, on or near and accessible from such facilities.
 - c. Meet all other building code and environmental requirements.
7. Commercial Docks And Piers: Commercial docks and piers are a conditional use and shall meet requirements in subsection (A) of this section and shall meet all other building code and environmental requirements.
 8. Retaining Walls And Similar Construction: Retaining walls and similar construction to arrest erosion shall be permitted and shall:
 - a. Be at or above the higher of:
 - (1) The ordinary high water mark for purposes of this title to land, as determined by the Idaho department of lands; or
 - (2) The lake water pool shore contour; and not involve fill above original, natural grade and contour at the location, unless a different location, and/or different fill, is approved by the commission as a conditional use, and is also declared by it to be beneficial to the public and the environmental qualities of the shoreline; and unless that different location is also permitted by other governmental authorities having jurisdiction; provided, however, that fill may be added directly behind a retaining wall to an extent not greater than eighteen inches (18") above original, natural grade at the wall, and blended back into the natural slope. "Original", for purposes of this subsection, means existing historically within the prior two (2) years.
 - b. Be constructed of reinforced native rock and/or concrete.
 - c. Not be painted.
 - d. Be set at such a depth to prevent movement of backfill materials into the water, and at such a depth set and reinforced to the extent to prevent frost heaving and other natural structural deterioration.
 9. Breakwater And Similar Construction: Breakwater and similar construction shall:
 - a. Conform to the structural standards required by the U.S. corps of engineers, and must be approved in writing by the Idaho department of lands and by the planning commission as a conditional use.
 - b. Be floating, and shall not extend more than one foot (1') above the surface of the lake; and shall be lit or marked as required by the state of Idaho.
- McCall Code Section 3.8.06(K): Parking Provisions, Driveways, and Loading Areas:
Off Street Loading Spaces: Required off street loading space is not to be included as off street parking space in computation of required off street parking spaces. All off street loading spaces shall be located outside of any right-of-way or a street or alley.
 - McCall Code Section 3.8.063: Bicycle Parking:
Table 3.8.063 identifies the quantities of long term and short term bicycle parking for "Other categories" to be determined through the conditional use permit and design review processes.

- McCall Code Section 3.8.16(B): Other Requirements:
Sidewalk, Curb And Gutter And/Or Pathways: Sidewalks or pathways shall be required improvements for projects requiring design review approval in the commercial zones, or other districts where existing sidewalks/pathways adjoin the subject property, or where the commission determines sidewalks/pathways are necessary for public safety or located on the McCall area pathways master plan. The requirement for sidewalks/pathways may be waived if the cost of the proposed construction is disproportional to the total construction costs and impact of the project. Sidewalks (and curb and gutter where required) shall meet the standards set forth in the city's improvement standard drawings, as adopted.

Required Findings Code Sections:

- McCall Code Section 3.4.07: Commercial Zone Design Review Standards:
 - (A) Purpose: To ensure that the McCall area's built environment complements McCall's natural environment, scenic mountain setting, and historic, small town character.
 1. To encourage commercial development that incorporates high standards in energy-efficient, durable and environmentally responsible materials, and implements best practices in site design and construction.
 2. To promote building design that reflects a pedestrian scale regarding height, proportion, site features, roof shapes and building materials.
 3. To enhance commercial areas that lack distinctive character or where the character has faded.
 4. To encourage design that supports pedestrian activity by providing safe, comfortable and attractive commercial environments.
 - (B) Applicability: The design standards apply to any development allowed in the Commercial Districts.
 - (C) Commercial Design Standards:
 1. Pedestrian Scale: The scale of all structures shall be at a pedestrian scale. Pedestrian scale may be accomplished through the following:
 - a. Variations in wall planes and materials to minimize the apparent scale of buildings.
 - b. Minimizing the perceived mass of a building by developing a facade of smaller buildings rather than one large, monolithic structure.
 - c. Utilizing voids and masses, as well as details, textures, and colors on building facades.
 - d. For buildings over two (2) stories in height, incorporating roof elements, or upper decks, balconies or other design elements where the upper portion of the building is stepped or angled back.
 - e. Provision of pedestrian-oriented street frontages which include colonnades and covered walkways, overhangs, canopies, landscaping, trees, plazas, storefronts closely spaced, window displays and screening walls.
 - f. Provision of pedestrian-oriented amenities which include unique and attractive: trash receptacles, benches, bicycle racks, decorative sidewalks, drinking fountains, kiosks or neighborhood directories, lighting, outdoor fountains, plazas, and public art.
 10. Pedestrian Oriented Storefronts: Storefronts shall be attractive to pedestrians by keeping and enhancing the small town feel of McCall. Pedestrian oriented storefront can be accomplished through the following:

- a. Building frontages that are no wider than twenty-five feet (25'), or fifty feet (50') when individualized storefronts are designed that create the appearance of separate buildings.
 - b. Storefronts that are predominantly transparent. A series of tall, narrow windows with wood mullions is more historically correct than plate glass windows.
 - c. Entrances that are the dominant storefront feature and are readily visible from the street and accessible from the sidewalks.
 - d. Storefronts that align with the height, mass, scale and in relationship with adjacent existing storefronts to create continuity in the pedestrian environment.
 - e. Building design components that create repetitive patterns and/or alignments that visually link buildings within a block.
3. Building Design: Building designs shall enhance and/or continue the styles found in the McCall area with allowance for new interpretations of historic details. Local natural building materials, roof overhangs, covered entrances, simplicity of design, and segmented windows are elements of the McCall style. Building designs that are in keeping with the McCall style include the following:
- f. Materials:
 - i. Natural exterior materials which include wood siding, shingles and shakes, logs, poles, milled horizontal wood siding, board and batten, natural stone, and brick.
 - ii. Use of stones that convey the appearance of a structural element rather than a veneer facing.
 - iii. Minimal use of synthetic materials designed to replicate natural materials, including cultured or faux stone.
 - iv. Metal when used in combination with natural materials.
 - v. As determined by the McCall Fire Protection District to have a high risk for wildland fires, natural looking exterior materials looking siding and decking materials that resist heat and flames, including: composite decking, cement, plaster, stucco, masonry (such as stone brick or blocks), and fiber-cement siding, soffit, and trim products.
 - b. Roofs:
 - i. Exposed structural expression of wood framing members, timbers and steel detailed elements supporting the roofs, sheds and balconies in scale and proportion to the building.
 - ii. Extended roof edges, sheds and canopies that reflect the western mountain environment and protect building features, upper balconies, entrances and especially the public walkway from weather and snow accumulation.
 - iii. Hipped and pitched roofs and minimal use of false western storefronts.
 - c. Exterior Colors: Wall colors that tend toward earthy warm hues, with accent colors kept to a minimum of two (2) and used to highlight entrances and other pedestrian oriented features of the development.
4. Building Additions: Additions to existing structures shall either: (1) extend primary features of the original building through the roof lines, materials, colors, and/or other architectural features; or (2) alter the original building to appear as an extension of the new addition.
5. Snow Country Design:

- a. Roofs and canopies shall be designed to prevent snow or ice from shedding directly onto a pedestrian walkway or access.
 - b. Decks and balconies shall be designed to handle snow and drift loads including snow shedding from roof overhangs above.
 - 6. Prohibitions:
 - a. Harshly contrasted color combinations, brilliant, luminescent or day-glow colors are prohibited on exterior finishes.
 - b. Blank walls on primary street facades are prohibited.
- McCall Code Section 3.13.03(B) Conditional Use Permit Standards:
 Findings For Granting Permit: 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.

- McCall Code Section 3.16.07: Design Review Criteria:

The commission or administrator shall determine the following before approval is given:

- (A) The project is in general conformance with the comprehensive plan.
- (B) The project does not jeopardize the health, safety or welfare of the public.

(C) The project conforms to the applicable requirements of the zoning ordinance and subdivision ordinance as enumerated in section 3.16.01 of this chapter.

(D) The project will have no substantial impact on adjacent properties or on the community at large.

(E) If applicable, a subdivision design review document has been reviewed and approved by the commission in lieu of the design guidelines.

(F) For projects in the shoreline and river environs zone, the project will not have an unreasonable and adverse impact on the visual quality of its setting or the water quality.

(G) For projects in the scenic route zone, the project will preserve and enhance the scenic quality of the street or highway.

Comprehensive Plan Sections of Interest

- Vision in Motion – Our Vision:
McCall is a diverse, small town united to maintain a safe, clean, healthy, and attractive environment. It is a friendly, progressive community that is affordable and sustainable.
- Deep Dive – Future Land Use Designations – Central Business District:
This land use designation is intended to preserve and enhance the McCall downtown area as the heart of McCall, and the primary tourist and pedestrian activity area of the community. A variety of retail, service, and mixed use establishments associated with the traditional main street environment are permitted. *Implementing Zoning Districts: CBD.*

Waterways Management Plan Sections of Interest

- Big Payette Lake
Big Payette Lake is a relatively deep glacial lake often referred to as the “crown jewel” of McCall because of its clear water and nearby forest landscape, making it the area’s major attraction. Big Payette Lake is important to McCall residents from a recreational and economic standpoint primarily in the summer months. It also supplies the area’s potable drinking water and therefore it is vital to preserve the water quality and shoreline. The primary boating season at Big Payette Lake is early July to Labor Day due to its relatively cold temperatures.

RECREATION

Much of the public land surrounding Big Payette Lake is managed as Ponderosa State Park, which offers over 1,600 acres of natural wilderness on the peninsula in the center of the lake. Ponderosa State Park offers campsites, hiking trails, and habitat for terrestrial and aquatic wildlife. The area’s abundant wildlife resources attract nature viewers and photographers throughout the year. Ponderosa State Park includes 14.3 miles of groomed Nordic ski trails ranging in difficulty from recreational to competitive and 3.4 miles of designated snowshoe trails. All of these trails are open for hiking during the rest of the year. The rest of Big Payette Lake is surrounded by private land, as well as City of McCall parks. McCall’s five parks located along Big Payette Lake draw both locals and visitors and are highly used during the peak season. Most visible is Legacy Park, which supports a myriad of shoreline activities such as swimming, non-motorized boating, picnicking, volleyball, and concessions. Many private homes have their own boat docks or other amenities on the water. IDL owns a significant amount of shoreline property in the northern portion of the lake.

LAND USE

Big Payette Lake is used for irrigation, recreation, and is the City of McCall's domestic water supply. For these water-related uses, water quality is critical. Big Payette Lake is anchored on the south by commercial and residential land uses in the City of McCall and public access to the lake is provided by five parks owned and operated by the City of McCall. Approximately 7 miles (27 percent) of the shoreline is adjacent to Ponderosa State Park, which is located on a peninsula that divides the lake into west and east arms, and at the North Beach on the northern end of the lake where the Payette River flows into the lake. Residential development second home cabins surround much of the remainder of the 26-mile-long shoreline with a scattering of private campgrounds and one resort lodge. USFS and IDL-managed land exists along both sides of the northern perimeter of the lake, continuing north, west, and east within the lake's watershed. Contrasted with much of Lake Cascade, development is immediately adjacent to the lake, with the road access behind developed areas. Access through the North Beach and along the northern half of the eastern side is from gravel roads. The Big Payette Lake shoreline could be further developed and redeveloped as IDL divests itself of the remaining leased cottage sites and moves toward higher and best uses for some endowment lands. In the agency's draft "Payette Endowment Land Strategy" (IDL 2020), 41 acres of endowment land were identified as transition areas over the next 20 years, including two islands in the lake and land along the east shoreline. The endowment land surrounding Big Payette Lake is a controversial issue at this time related to discussions between development and conservation. Another 3,500 acres of endowment land not identified for transition in the report immediately borders the lake.

ENVIRONMENTAL RESOURCES

In 1997, a technical study of Big Payette Lake was conducted to evaluate its capacity to assimilate nutrient inputs and its potential for eutrophication. Based on measurements of total phosphorus, nitrogen, and chlorophyll-a taken in 1995 and 1996, the lake was found to be oligotrophic (low productivity) because blue-green algae was found to be rare and total phosphorus was consistently low. However, the bottom of the lake had low dissolved oxygen concentrations due to the colder water at the bottom not mixing with the upper layers. Accumulating organic matter in the lake bed sediments also caused an internal load of nutrients. These factors, combined with increases in residential development and recreational use, cause concern for potential future eutrophication of Big Payette Lake and a reduction in its water quality. Coliform contamination and volatile and synthetic organic chemical contamination from fueling sources near the water supply intakes is a concern. In the summer of 2000, the surface water intake at the Shore Lodge encountered high levels of bacteria above the safe drinking water limits.

The Big Payette Lake Management Plan was completed in 1997. It included a management plan, an implementation plan, a monitoring and trend analysis, and an extensive list of recommended BMPs (Big Payette Lake Water Quality Council, 1997). From 1997 to 2020, the IDEQ has performed monitoring of dissolved oxygen, total phosphorus, total nitrogen, and chlorophyll-a in Big Payette Lake (Cusack, 2020). The summary report was completed in 2020 and found that total phosphorus had remained relatively consistent but had increased in 2020 and should be closely monitored. Total nitrogen was found to have decreased since 2005. Two of the four water quality objectives included in the Big Payette Lake Management Plan were not met for three consecutive years. This included the objective related to dissolved oxygen concentrations from June to September and the median value of total phosphorus measured from May to September. Measurements and impacts of hydrocarbons in Big Payette Lake should be evaluated. Eurasian water milfoil has been establishing in Big Payette Lake, causing impacts to aquatic habitat by consuming oxygen and blocking sunlight. The Valley County Weed Department is actively working to remove milfoil from Payette and Warm lakes.

- County-Wide Objectives

Objectives that apply County-wide include:

CW 1. Maintaining and enhancing amenities to ensure the provision of a high-quality recreation experience and higher quality facilities.

CW 2. Ensuring public safety of water-based recreationalists, including both motorized and non-motorized boating.

CW 3. Conserving and promoting ecological processes, including maintaining healthy wildlife populations, fisheries, and native aquatic plant communities.

CW 4. Maintaining strong partnerships with the County, Reclamation, IDPR, IDL, USFS, IDFG, IDEQ, Valley County Weed District, VSWCD, NRCS (Natural Resources Conservation Service), North Fork Payette Watershed Coalition, local municipalities, and landowners, among others.

CW 5. Managing upland uses within watersheds to protect water quality, including development, recreational access, weed control, forest management, farming, and grazing.

CW 6. Implementing actions from the Valley County Groundwater Quality Improvement and Drinking Water Source Protection Plan (2022) and the Implementation Plan for the Cascade Reservoir Phase II Watershed Management Plan (2000).

CW 7. Creating a desired future condition to support annually monitoring and reporting keystone indicator data to a consolidated database.

- Big Payette Lake Vision

Desired Future Condition

Big Payette Lake is a significant recreational summer destination for Valley County tourism and a variety of activities while continuing to protect our headwaters.

PRIORITY STRATEGIES

BP 1. Preventing user conflicts and protecting our headwaters ecosystem.

BP 1a. Implement a targeted expansion of no wake management areas and install buoys, as appropriate (potentially with cameras), to denote changes in use and management based on the following criteria:

- Shallow water 10 feet or less in depth
- Environmental/Wildlife areas extended to 500 feet
- River inlets extended to 500 feet
- High-traffic areas/marinas extended to 500 feet
- Urban shoreline/docks/houses to extended 500 feet (south of narrows and pilgrim cove)

BP 1b. Provide robust user education through signage, mapping, interactive applications, rental company education, and social media/newsletter messaging.

- Create a map and brochure to send out with rental companies, concessionaires, and recreation agencies to share consistent standards (develop signage plan) regarding life jackets, whistles, and invasive species stickers.
- Publish Wakeboat Etiquette Tips and start a Ride the Core, Avoid the Shore program.

BP 1c. Educate the public about Idaho State Statutes Operation of Vessel Section 67-7077 considering no wake rules that apply within 100 feet of a dock, person, or structure, along with speed limits.

BP 2. Managing Big Payette Lake’s natural setting area and high water-quality standard for drinking water. **BP 2a.** Designate parking and develop additional facilities (e.g., restrooms, kiosks, trash cans) to protect water quality in the headwaters and sensitive natural areas.

BP 2b. Work with IDPR and IDL on recreation management at the north end of the lake, in tandem with river management (see following section on North Fork of Payette River).

BP 2c. Work with Idaho Department of Water Resources (IDWR) and the Lake Reservoir Company to monitor and manage residential water intakes and dam releases to maintain water quality and temperature for the health of the lake and river.

BP 2d. Maintain an updated Water Master Plan and work with Valley County and partners to implement strategies and practices from the Valley County Ground Water Quality Improvement and Drinking Water Source Protection Plan.

BP 2e. Work with State agencies to assess the need and implementation opportunities for aquatic invasive species checks at specific boat ramp locations.

BP 3. Encouraging appropriate multiple use and keeping our waterways safe.

BP 3a. Sign “Paddle Sport/Swim Priority Areas” to educate users about high use non-motorized areas where additional precautions should be met.

BP 3b. Develop concessionaire program to further define desired uses and capacity.

BP 3c. Maintain presence of law enforcement at docks and high-use areas during peak times with additional funding, volunteer rangers, and patrol hours.

BP 3d. Work with the City to assess launch fees and allocate funds for user safety education and future enforcement.

BP 3e. Identify new points of access to reduce social trails on public lands.

BP 4. Reducing impacts from land uses to preserve and protect the watershed and natural corridors that connect to the lake.

BP 4a. Continue to monitor, review, and amend current land use regulations including the McCall Area Shoreline and River Environs Overlay Zone.

BP 4b. Continue to follow IDEQ guidance, adopt best practices, and monitor impacts from urban stormwater management and remaining septic systems adjacent to the lake.

BP 4c. Work with the USFS and IDL on forest management within the wildland urban interface to protect water quality.

BP 4d. Working with the various City departments, review code enforcement related to municipal water use and supply and adjacent land uses.

BP 4e. Complete wildlife/environmental analysis of islands to assess critical resources.

Discussion

- The applicant is proposing to expand the existing marina, replace the existing breakwater, and install a publicly accessible boardwalk with shade structures along the perimeter of the marina.

- The subject property is located partially within the City of McCall Right of Way and extends beyond the ordinary high water mark and is thus within the jurisdiction of the Idaho Department of Lands. The applicant has existing lease agreements with both entities.
- The subject property has been the subject two prior conditional use permit applications. The most recent, CUP-17-09, facilitated the construction of an expansion of their facility for non-motorized equipment rentals and modifications to the street frontage including the striping of a bike path and the removal of parking along the building frontage except for one (1) ADA parking space.
- The subject property is within a commercial zone and subject to design review, and the Planned Pathway Network within the McCall Area Transportation Master Plan identifies this site for “Desired Sidewalk.” Additionally, the enforcement of the “No Parking” signage in front of the existing structure has been ineffective, which would likely be remedied through the installation of a curbed sidewalk. Prior to the issuance of a building permit, the applicant should provide revised site plan identifying sidewalk to be constructed along the street frontage of the area leased from the City of McCall, or an amount of linear street frontage deemed proportionate by the McCall Area Planning and Zoning Commission. Alternatively, the applicant may enter into an Escrow Agreement or an Irrevocable Letter of Credit for 125% of the cost of construction of the sidewalk. If the Commission determines that the construction of a sidewalk is not proportionate to the proposed development, the applicant should provide a revised site plan showing physical barriers such as bollards to prevent parking in front of the existing building, except in the existing ADA parking space.
- No bicycle parking exists on the subject property and no bicycle parking is identified on the site plan. McCall Code Section 3.8.063 does not include marina, restaurants, or equipment rental in the table of minimum required long term and short-term bicycle parking. As marina users and renters of watersports equipment users are less likely to require a vehicle to tow their boat to the lake, it is likely that a significant proportion of the users would arrive at the site by bicycle. Prior to scheduling the subject application for a hearing with the McCall City Council, the applicant should provide a revised site plan identifying one (1) long term bicycle parking space for every twenty (20) existing and proposed boat slips and one (1) short term bicycle parking space for every ten (10) existing and proposed boat slips. The applicant should coordinate with the Public Works and Parks Departments on finding a suitable location for the bicycle parking.
- The McCall East Urban Renewal District Public Art Plan identifies the proposed public boardwalk facility as a good location for wind activated artwork. Prior to scheduling the subject application for a hearing with the McCall City Council, the applicant should provide a revised site plan identifying one or more locations for potential public art installations in publicly accessible locations.
- The applicant has requested a three (3) year approval for the subject application. As the project is complex and weather dependent, this is a reasonable request.

Comments

Agency

- City of McCall Public Works

In an email dated September 20, 2023, the City of McCall Staff Engineer provided the following comments:

The Public Works Department has reviewed the documents submitted for review for **CUP 23-07** and have the following comments and concerns.

1. With the expanded use of the Marina facilities and the general proximity to a main City Water intake, please provide a copy of the spill response plan for the facility. If the current capacity of the fuel storage is less than 1,320 gallons a Federal Spill Prevention Control and Countermeasure Plan (SPCC) is not required. However, a plan should still be in place if a spill should ever occur. A SPCC Plan is a written document that describes measures taken to prevent petroleum spills and a process on how to clean up and contain a spill if the event occurs. The plan should include information regarding:
 - a. the facility,
 - b. the petroleum storage containment,
 - c. inspections, and
 - d. a site diagram with locations of tanks (above and below ground), drainage, and other pertinent details.

Here is an EPA website that provides examples and more information on SPCC Plans:
<https://www.epa.gov/oil-spills-prevention-and-preparedness-regulations/spill-prevention-control-and-countermeasure>

2. The civil plans submitted show the future E. Lake Street frontage improvements and identify that these will be constructed by others. The proposed plan details an ADA route and general pedestrian access to the Public Access Dock. In the plans it is unclear if there is an ADA accessible path or pedestrian pathway proposed to get to the ramp withing E Lake St. Some pedestrian improvements in E Lake Street should occur to allow for an ADA route or a designated pedestrian path from where the sidewalk currently ends to the south to the new dock improvements.

The comments above, and any subsequent comments from further reviews, will need to be addressed prior to Final Engineering Approval. Please let me know if there are any questions or concerns or if you would like to schedule a time to discuss these comments in further detail.

- City of McCall Community and Economic Development

In an email dated September 20, 2023, the City of McCall Economic Development Planner provided the following comments:

Please note in your staff report, etc. for this land use application that the public dock walkways are identified as a public art opportunity in the City's adopted public art plans. See page 34 of the McCall East Urban Renewal District Public Art Plan here:

<https://www.mccall.id.us/media/CED/Public%20Art/McCall%20Urban%20Renewal%20District%20Plan%20-%20202020.pdf>

Public

- Email received on September 20, 2023 from Carrie Hastriter expressing support.
- Email received on September 20, 2023 from David Krings expressing support.
- Email received on September 20, 2023 from Gary Dizes expressing support.
- Email received on September 20, 2023 from James Chrisman expressing support.
- Email received on September 20, 2023 from Loretta Olmstead expressing support.
- Email received on September 21, 2023 from Karl Rubner expressing support.
- Email received on September 21, 2023 from Mike Curry expressing support.

- Email received on September 21, 2023 from Stan Mock expressing support.
- Email received on September 21, 2023 from Susan Farber expressing support.
- Email received on September 22, 2023 from Bryan Roberts expressing support.
- Email received on September 22, 2023 from Jim Voulelis expressing support.
- Email received on September 22, 2023 from Matt Link expressing support.
- Email received on September 23, 2023 from Mali Murphy expressing support.
- Email received on September 24, 2023 from Scott Lazenby expressing support.
- Email received on September 24, 2023 from Stephanie Ruzicka expressing support.
- Email received on September 25, 2023 from Don Hardy expressing support.
- Email received on September 25, 2023 from Kevin Wade expressing support.
- Email received on September 26, 2023 from Mary Munger expressing support.

Actions

Potential Motions Regarding DR-23-24, SH-23-07:

1. "I move to approve DR-23-24, SH-23-07 with the staff recommended conditions of approval."
2. "I move to approve DR-23-24, SH-23-07 with the staff recommended conditions of approval with the following modifications: _____."
3. "I move to continue DR-23-24, SH-23-07 to the _____ meeting to allow time for staff and the applicant to provide more information on the following: _____."
4. "I move to remand DR-23-24, SH-23-07 back to staff and more information on _____ prior to rescheduling the application for a new public hearing."
5. "I move to continue DR-23-24, SH-23-07 to the August 1, 2023 meeting and direct staff to prepare findings of fact and conclusions of law documents denying the subject application for the reasons identified in the Commission's deliberations."

Potential Motions Regarding CUP-23-07:

1. "I move to recommend approval of CUP-23-07 to the McCall City Council with the staff recommended conditions of approval."
2. "I move to recommend approval of CUP-23-07 to the McCall City Council with the staff recommended conditions of approval with the following modifications: _____."
3. "I move to continue CUP-23-07 to the _____ meeting to allow time for staff and the applicant to provide more information on the following: _____."
4. "I move to remand CUP-23-07 back to staff and more information on _____ prior to rescheduling the application for a new public hearing."
5. "I move to continue CUP-23-07 to the November 7, 2023 meeting and direct staff to prepare findings of fact and conclusions of law documents recommending denial the subject application to the Valley County Board of Commissioners for the reasons identified in the Commission's deliberations."

Conditions of Approval

	Prior to	Condition	Recommended Contact
1.	Prior to scheduling the subject application for a	The applicant shall provide a revised site plan identifying one (1) long term bicycle parking space for every twenty (20) existing and	City Planner

	hearing with the McCall City Council	proposed boat slips and one (1) short term bicycle parking space for every ten (10) existing and proposed boat slips. The applicant should coordinate with the Public Works and Parks Departments on finding a suitable location for the bicycle parking.	
2.		The applicant shall provide a revised site plan identifying one or more locations for potential public art installations in publicly accessible locations.	City Planner
3.	The issuance of a building permit	The applicant shall receive final engineering approval	City Engineer
4.		The applicant shall provide revised site plan identifying sidewalk to be constructed along the street frontage of the area leased from the City of McCall, or an amount of linear street frontage deemed proportionate by the McCall Area Planning and Zoning Commission. Alternatively, the applicant may enter into an Escrow Agreement or an Irrevocable Letter of Credit for 125% of the cost of construction of the sidewalk. If the Commission determines that the construction of a sidewalk is not proportionate to the proposed development, the applicant shall provide a revised site plan showing physical barriers such as bollards to prevent parking in front of the existing building, except in the existing ADA parking space.	City Planner
5.	The issuance of a certificate of occupancy	The applicant shall reseed all disturbed areas with native grasses or wildflowers	Building Official

Expirations

1. This Conditional Use Permit approval shall lapse and become void whenever the applicant has not applied for a building permit within three (3) years from the date of initial approval.

Other

1. The City may utilize the marina and attenuator structures for the placement of monitoring equipment relating to lake health.
2. The City reserves the right to utilize the identified publicly accessible public art sites for the installation of public art.



Distribution Memorandum

Date: September 8th, 2023

To: City of McCall

Airport
Community and Economic Development
Finance
Information Systems
Parks and Recreation
Police
Public Works

Valley County

Assessor’s Office
County Surveyor
Parks and Recreation
Planning and Zoning
Road & Bridge

State

Central District Health Department
Idaho Department of Environmental Quality
Idaho Department of Lands
Idaho Fish and Game
Idaho Transportation Department
Idaho Transportation Department, Division of
Aeronautics

Other

Big Payette Lake Water Quality Council
Idaho Power Company
McCall Fire Protection District
Payette Lakes Recreational Water and Sewer
District

A complete list of individual recipients is available upon request.

From: Brian Parker, City Planner

CUP-23-07, DR-23-024, SH-23-07: 1300 Lake St – Steve Millemann for Mile High Marina LLC

An Application for a Conditional Use Permit, Design Review, and Shoreline Environs Review to expand the Mile High Marina and replace the existing log breakwater with wave attenuable infrastructure and include publicly accessible dock area with approximately 90 additional boat slips. The properties are located within and adjacent to the CV – Civic Zone, includes a current 5.84 acre encroachment over Payette Lake, and is more particularly described as:

A parcel of land at the W boundary of Lakeshore Blvd (Lake St), being the high water mark of Big Payette Lake between the extension of the north boundary line of Lot 5, Block 4, Gov’t Lot 2, of the first addition to the Village of McCall, Idaho, as extended westerly to the high water mark of Big Payette Lake and the south boundary line of Lot 1 of said Block 4, extended westerly to the W boundary line of said Big Payette Lake, *and*, approximately 5.84 acres of land adjacent to said parcel in Gov’t Lot 2 below the ordinary high water mark of Big Payette Lake, Situate in Sections 8 & 9 T18N, R3E, B.M., City of McCall, Idaho

Planning and Zoning Meeting Date: October 3, 2023

Comments Deadline: **September 25th, 2023**

Your comments are appreciated and the applicant will be required to satisfy all comments prior to approval. If you would like your comments incorporated to any Planning and Zoning documents please send me your comments by the date indicated above. If you have questions or concerns regarding the application, please contact the City Planner at 208-634-4256.

**NARRATIVE IN SUPPORT OF APPLICATION OF MILE HIGH MARINA, LLC FOR
CONDITIONAL USE PERMIT AND SHORELINE AND RIVER ENVIRONS AND
DESIGN REVIEW APPROVAL-BREAKWATER PROJECT**

(August 14, 2023)

1. Applicant: Mile High Marina, LLC.
2. Property: Existing Marina located at 1300 East Lake Street, McCall (see **Attachment 1**).
3. Upland and Adjoining Littoral Owner: City of McCall, which property and associated littoral rights Applicant leases (see **Attachment 3**).
4. Existing State Permits and Leases: The State of Idaho, Department of Lands issued an Encroachment Permit for this Project on May 9, 2023, which is attached as **Attachment 4**. The Department published notice of the Application and provided it to various state and local agencies. The Applicant provided a copy of the Application to the Big Payette Lake Water Quality Council. No objections to the Application or requests for a hearing on the Application were lodged with the Department. The existing Marina operates pursuant to Submerged Land Lease No. B500012. Prior Encroachment Permits include L-65-S-382F and L-65-S-372G.
5. Description of Project:

a. Replacement of the Existing Breakwater: The existing log boom breakwater will be replaced with a new Wave Attenuator Breakwater (the “**Breakwater**”). The top of the Breakwater will be a ten foot composite decking, with rails, which will be publicly accessible (at no charge) from East Lake Street by means of an ADA compliant ramp (the “**Floating Boardwalk**”). The northwest corner and southwest end of the Floating Boardwalk will have 30x30 foot platforms with public seating, with 20x20 foot shade structures. The Site Plan for the Project is attached as **Attachment 2**.

The proposed Breakwater is a tested and proven design engineered by Kropf Industrial, Inc., which has more than thirty-years’ experience manufacturing and installing similar installations in severe weather environments across Canada and the United States. The floating attenuator docks are engineered to utilize a winch, cable, and concrete block anchoring system to withstand typical wind, wave, and seasonal weather conditions on Payette Lake with one of the engineering objectives being the minimization of anchor points to achieve a safe, stabile, and effective wave attenuation dock system. The concrete block anchors will be placed on the lakebed utilizing a crane barge as the docks are assembled and located in the marina basin and connected to the dock winches with stainless steel cable. The Breakwater design is depicted in **Attachment 5** (Note: The design includes a dock extension to the north which is not part of this Application, but is part of McCall Department of Parks and Recreation’s Plan for the waters north of the Marina).

b. Addition of Slips: As depicted on the attached Site Plan, the Permit would accommodate up to 94 additional slips. The ultimate number will be dependent on the type and

size of boat. The new slips will continue to be available to the public on an annual lease “first come, first served” basis.

c. Environmental Considerations/Impacts: The Breakwater’s epoxy coated steel construction and float pipes provide exceptional stiffness, stability, and durability and have proven imperviousness to moisture penetration and freezing; eliminating potential related spalling and degradation of materials. The Amerlock 2 Epoxy Coating is approved for use in potable water systems. The epoxy coated floatation has no interior foam filling, thus eliminating the potential release of plastics/foams into the environment.

All dock decking will be an environmentally sound wood/plastic marine-grade composite board material. Some treated wood is utilized in the dock construction as a heavy-duty fendering material installed above the water-line and treated with a process (Micro-Pro Sienna) that is approved for playground and other environmentally sensitive applications.

Concrete block anchors will be installed on the lake bottom at low water utilizing an appropriate winch barge in a manner that results in minor, if any, disturbance of the lake bottom upon placement. Concrete material has proven to have no effect on water quality.

Stainless steel cables will be utilized to connect all anchor winch systems on the docks to the concrete anchors and have proven to have no effect on water quality.

Delivery and installation of the docks will be done in a manner that minimizes and/or eliminates potential shoreline disturbance. Prefabricated dock sections (approx. 10’x55’) will be delivered and off-loaded at the launch ramp parking area adjacent to the Marina and then placed into the water at the launch ramp and moved off-shore for final connection and assembly of the dock system. Dock sections will be anchored in-place as the final assembly procedure progresses.

An ADA compliant concrete approach will be poured-in-place on the shoreline above the high-water level to serve as connection for the marine-grade aluminum gangway ramp access to the floating docks. The preliminary plans for this approach are attached as **Attachment 10**.

Any and all other dock construction materials, including vinyl dock fendering, stainless steel bolt connections, rubber connection bumpers, galvanized steel dock cleats and bolts, will all be installed above the dock waterline and will have no effect on lake water quality.

The wave attenuator system will potentially have a beneficial effect on the lake water quality as it will reduce turbidity and shoreline erosion and disturbance within its protected area and significantly reduce the potential destructive forces of severe weather events upon the Marina and adjacent areas.

6. Public Benefits: See attached letter from McCall Parks and Recreation Director, Kurt Wolf, dated February 15, 2021 (**Attachment 6**).

7. Project Technical Advisor: James Mills, Marina Business Associates, who has more than thirty years working with public and private sector clients on marina development. Mr. Mills’ Resume is attached as **Attachment 11**.

8. Pre-Application Consultations: On August 26, 2021, prior to submitting the Application for an Encroachment Permit with the Idaho Department of Lands, the Applicant met virtually with the

Big Payette Lake Water Quality Council, to preview the Project and solicit comments and questions. By letter dated March 26, 2023, the Applicant responded to questions which had been posed by the Council. The letter is attached as **Attachment 7**.

9. Pre-Application Events:

a. *Predevelopment Review*. The Planning and Zoning Commission conducted its predevelopment review of the Project on July 11, 2023.

b. *Neighborhood Meeting*. A Neighborhood Meeting was held on August 2, 2023 at the Mile High Marina. Four people attended the meeting, one of whom was Stephanie Bork, from the McCall Department of Parks and Recreation. One person expressed a desire to see more regular dust abatement on the Lot across the street from the Marina. One person expressed a concern as to the ramifications of the Project on a personal dock which he maintains. Questions were posed about the Project's potential impact on the water quality of the Lake. The Invitation to the meeting which was sent to the owners of properties located within 300 feet of the Marina is attached as **Attachment 8**. The Sign-in Sheet for the meeting is attached as **Attachment 9**.

10. Conditional Use Permit Application Requirements (MCC 3.13.032A):

1. Name and address of the applicant.

Response: See above and Application.

2. Legal description and address of the property.

Response: See above and Application

3. A plan of the proposed development, prepared over the signature and stamp (where applicable) of one or more individuals or firms with demonstrated professional competence appropriate to the proposed use, including:

(a) A plot plan of the property, drawn to scale, to include the type and location of all existing buildings and structures, parking and landscape areas and signs. Elevation plans shall be of sufficient detail to indicate the type and color of materials to be employed, the height of proposed buildings, methods of illumination for signs, and other information as required by the administrator. Screening, landscaping and irrigation plans shall be included in the plans.

Response: See Site Plan attached as Attachment 2 and Renderings attached as **Attachments 13, 14 and 15**.

(b) Relationship of proposed development use to the use indicated in the comprehensive plan.

Response: The Comprehensive Plan Future Land Use Map calls for the Marina to be part of a Lakefront Recreation District and specifically references a potential public boardwalk. Map 5.6 in the Plan ("Likelihood of Change") places the Marina property in the "Least Likely to Change" category.

- (c) The relationship of the property to the surrounding area.

Response: See Vicinity Map attached as Attachment 1.

(d) The plan of subdivision or resubdivision, if any, drawn to scale.

Response: N/A

(e) Land uses, building location and number of dwelling units;

Response: The existing land use will be unchanged. No new buildings are proposed. No dwelling units are proposed.

(f) The arrangement of streets, utilities, and other easements and pedestrian ways, drawn to scale.

Response: N/A

(g) The location of off-street parking spaces and loading or service areas, drawn to scale.

Response: The Marina property is exempt from off-street parking requirements under MCC 3.4.061(D).

(h) The location of public or communal open space, drawn to scale.

Response: The Floating Boardwalk will be open to the public (see Attachments 2 and 5).

(i) Plans for site grading and preservation of existing vegetation.

Response: The only upland construction activity will be the construction of the stairs and ADA compliant ramp from the East Lake Street sidewalk to the Floating Boardwalk. See Preliminary Plans and Stormwater Report which are attached as Attachment 10.

(j) Plans for water supply, sewage disposal, stormwater drainage and snow storage.

Response: No additional water supply, sewage disposal or snow storage will be necessary. In regard to stormwater, see Preliminary Plans which are attached as Attachment 10.

4. A narrative statement evaluating the effects on adjoining property of such elements as noise, glare, odor, fumes and vibration; a discussion as to the general compatibility with adjacent and other properties in the zone; and the relationship of the proposed use to the comprehensive plan.

Response: See above. Additional comments: The upland property which adjoins the Marina is currently zoned CBD and the adjoining lakefront property is zoned Civic. The future land use for the area which includes the Marina is a Lakefront Recreation District. The existing land use will not change, nor does the Project involve any expansion of the food and beverage and dining or fuel sales components of the Marina operations. The only additional noise which might be created by the Project would be the noise associated with the public's use of the Floating Boardwalk. The City Parks and Recreation Department will assume responsibility for the day-to-day management of the Floating Boardwalk. It is anticipated that it will be closed during non-daylight hours. The current plan is to not provide tie downs for moorage on the outside of the Breakwater, thereby maximizing the pedestrian use and enjoyment of the Boardwalk. Polling of the persons on the waiting list for slips at the Marina suggests that the overwhelming majority of persons on the list already own a boat and already designate Payette

Lake as their principal place of use of their boat. Therefore, it is anticipated that the availability of additional Marina slips will reduce the current use of, and congestion at, the City boat ramps, and the associated demand for boat trailer parking in the upland parking lot and on upland streets, but will not appreciably increase the number of boats using the Lake at any given time.

5. Statement indicating the precise manner of compliance with each of the applicable provisions of this title, together with any other data pertinent to the findings prerequisite to the granting of a conditional use permit.

Response: The Conditional Use Permit Standards provided in MCC 3.13.03(B) are:

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

Response: The only portion of the Project which lies within the Shoreline and River Environs Zone is a portion of the approach from East Lake Street to the Floating Boardwalk. To the extent applicable, commercial marinas are a conditional use within the Shoreline and River Environs Zone. Commercial marinas are also a conditional use in the Navigable Water Zone, in which the Project lies.

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

Response: See above.

- 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.

Response: See above.

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

Response: See above.

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

Response: See Item 5.C. above.

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

Response: The existing Lease with the City calculates rent as a percentage of the Marina's gross receipts from slip rentals. Therefore, the additional slips will result in additional revenue to the City. Further, the additional slips will reduce congestion on the City boat ramps and the associated need to expand the ramps.

- 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.

Response: The demand on public services will be unchanged by 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.

Response: See above.

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.

Response: See above.

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

Response: See above.

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.

Response: The Breakwater and additional slips will be placed on and over the submerged lands of the State of Idaho, which has already issued a Permit for the Project.

12) Have a minimal negative economic impact on the neighborhood or surrounding community. (Ord. 864, 2-12-2009)

Response: City revenue will be increased. The addition of boat slips will otherwise not have any economic impact on the neighborhood or community. The potential additional public use of the Boardwalk is wholly consistent with the Comprehensive Plan's vision for the lakefront area.

11. Other Code Provisions:

a. MCC 3.7.023(C), 5 requires commercial marinas to have boat sewage receptacles. It is not clear that any portion of the proposed Breakwater and additional boat slips fall within the Shoreline and River Environs Zone. In any event, the Marina does not rent slips to boats which have on board toilet or port-a-potty facilities and has therefore never needed any sewage disposal receptacles. The Marina does not intend to change this practice, but has no objection to a condition of approval requiring that such receptacles be added if boats with toilet or port-a-potty facilities are allowed. The Marina provides restroom facilities in its current Building.

b. MCC 3.13.03(C) requires that the length of time during which the CUP must be exercised be specified. The Applicant requests that this be three (3) years from the date of final approval of the CUP.

12. Owners of Property Within 300 feet: See **Attachment 12**.

13. Attachments:

Attachment 1: Vicinity Map

Attachment 2: Site Plan

Attachment 3: City of McCall Lease

Attachment 4: State of Idaho Encroachment Permit No. L65S0372H

Attachment 5: Breakwater Design

Attachment 6: Letter from Kurt Wolf

Attachment 7: Letter to Big Payette Lake Water Quality Council

Attachment 8: Neighborhood Meeting Invitation

Attachment 9: Neighborhood Meeting Sign-in Sheet

Attachment 10: Preliminary Design for approach from East Lake Street and Preliminary Stormwater Management Plan

Attachment 11: James Mills Resume

Attachment 12: Owners of Property Within 300 Feet of Marina

Attachment 13: Rendering

Attachment 14: Rendering

Attachment 15: Rendering

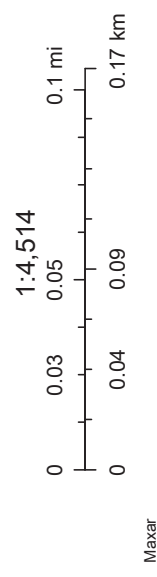
ATTACHMENT 1: AERIAL VICINITY MAP

Assessor's Map & Parcel Viewer

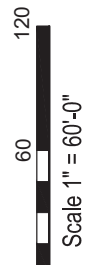
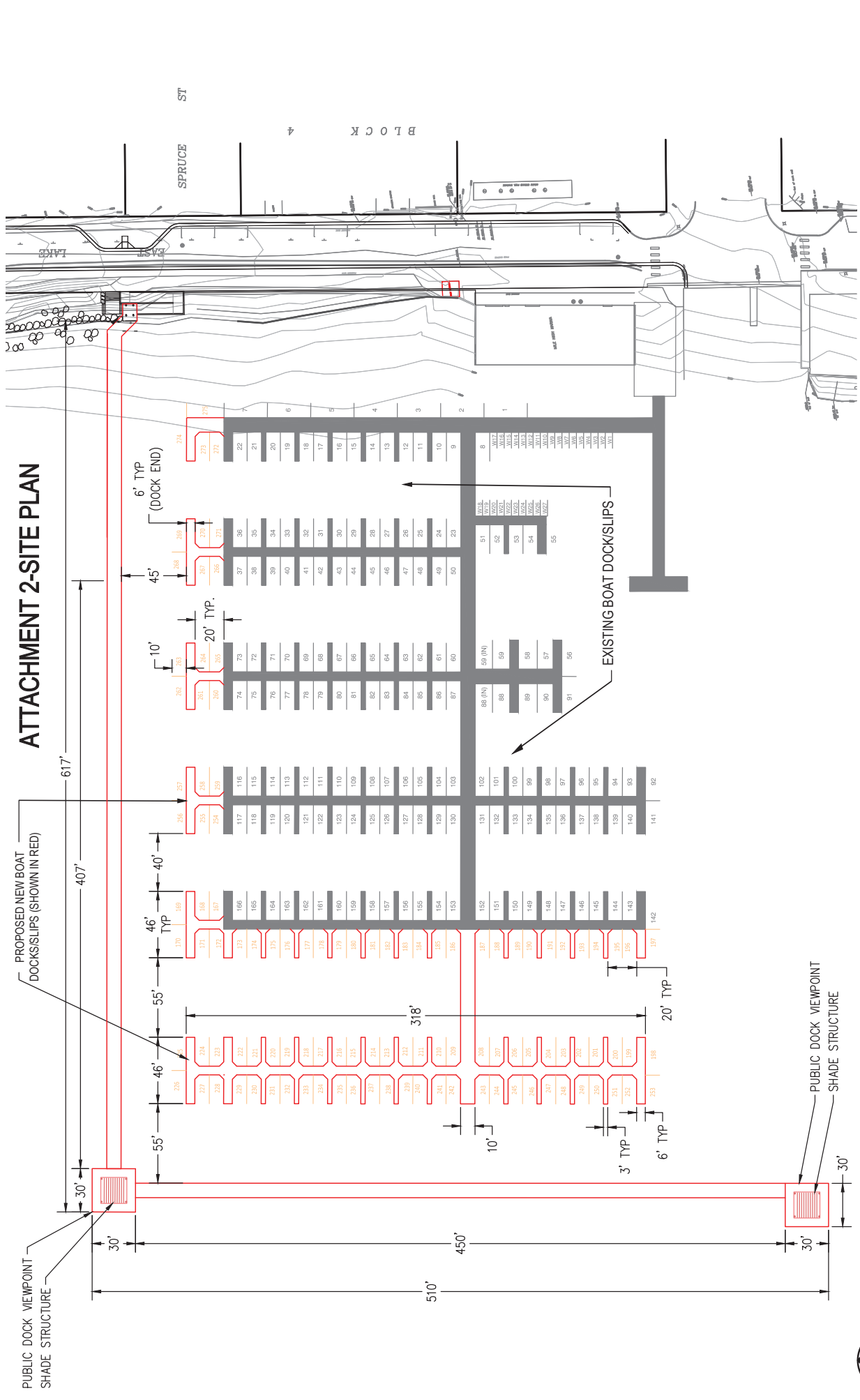


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Parcel Summary & Improvement Report



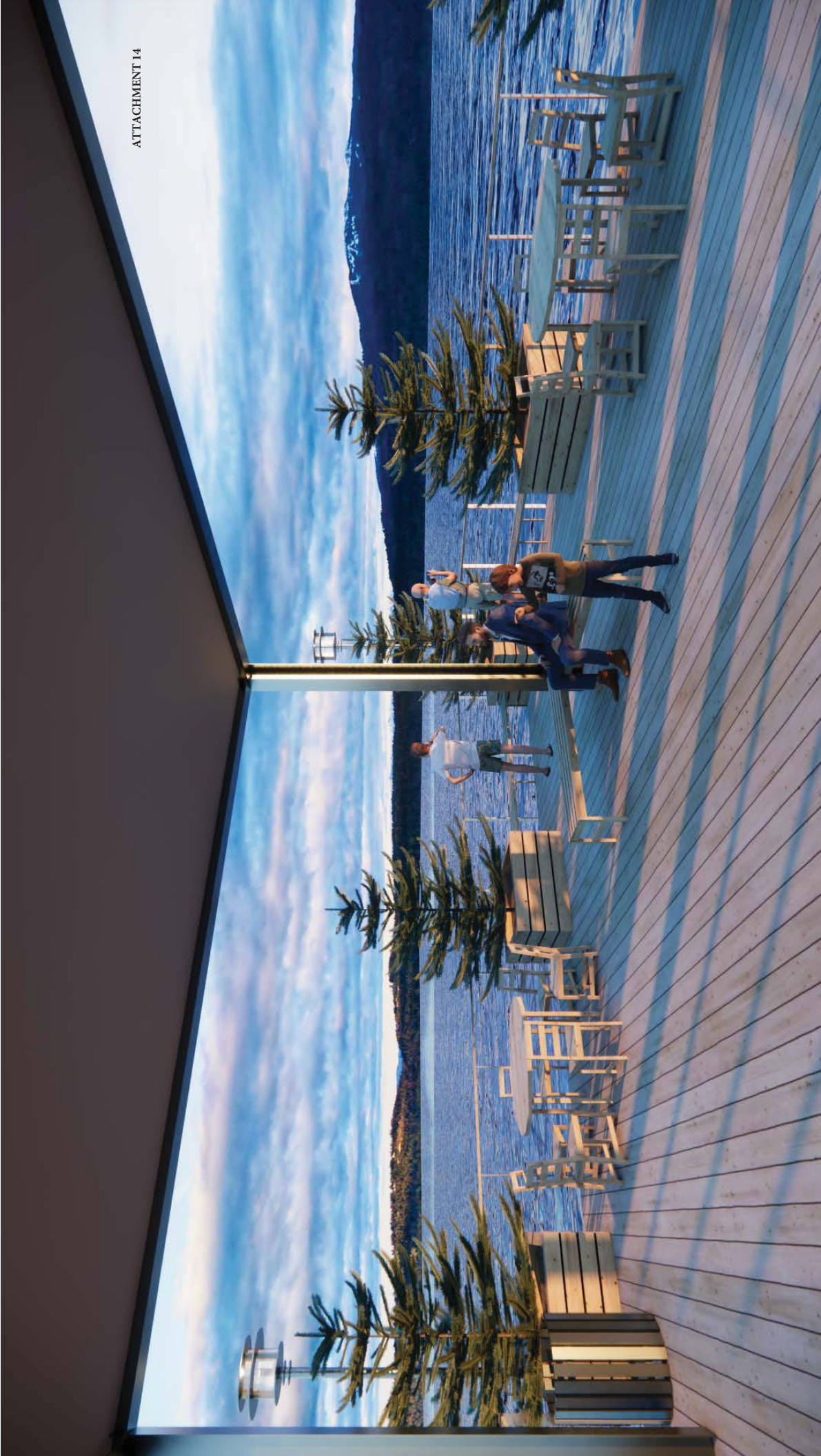
ATTACHMENT 2-SITE PLAN



MILEHIGH MARINA DOCK IMPROVEMENTS SCHEMATIC

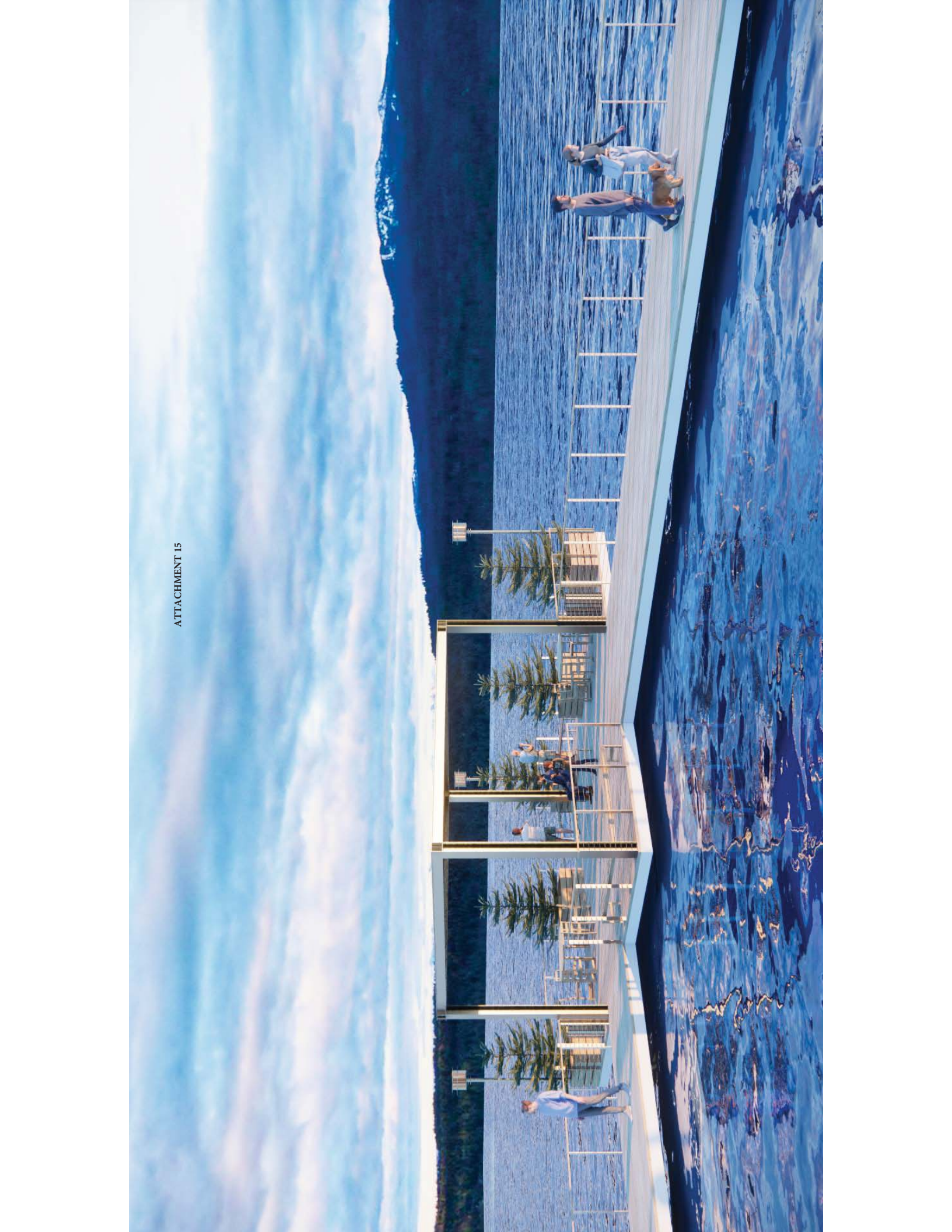
PRELIMINARY DRAWING - NOT FOR CONSTRUCTION





ATTACHMENT 13





STORMWATER APPLICATION
City of McCall

Fill in all information. Submit one copy of signed application and three copies of Stormwater Management Plan/Report to the City Engineer.

1. Project Name: Mile High Marina Breakwater Project
Location: 1300 E. Lake Street

2. Owner's Name: Mile High Marina, LLC
Street: PO Box 3090 City: McCall
State: ID Zip Code: 83638 Phone: (208) 315-1907

3. Project Description: Existing Breakwater is in need of replacement. The Project will include a Wave Attenuater Breakwater which will be publicly accessible. The Project will also create room for additional public boat slips for which demand exists. Create a public access point located off of E. Lake Street, north of exisitng Marina.

a. Total property area, in acres. N/A
b. Proposed impervious surface (asphalt, rooftop, concrete, sidewalk, etc.) in square feet. N/A


c. Describe existing vegetation present on site. Existing Shoreline Boulders and Native Grasses

d. Start date of construction. Fall 2024
e. Estimated length of time to complete improvements. 6-12 months

4. Stormwater Management Plan/Report attached? Yes No

5. Circle the section of the Stormwater Management Plan/Report Checklist which are applicable to project.
A B C D E F

6. Party responsible for operation and maintenance of project, including maintenance of temporary and permanent Best Management Practices:

<u>Sam Worley</u>	<u>Managing Member</u>		<u>8/21/23</u>
Name	Title	Signature	Date
<u>PO Box 3090</u>		<u>(208) 315-1907</u>	
Address		Daytime Phone	After Hours Phone

Do not write below this line.

This Stormwater Management Plan/Report is:

Approved: _____

Not Approved: _____

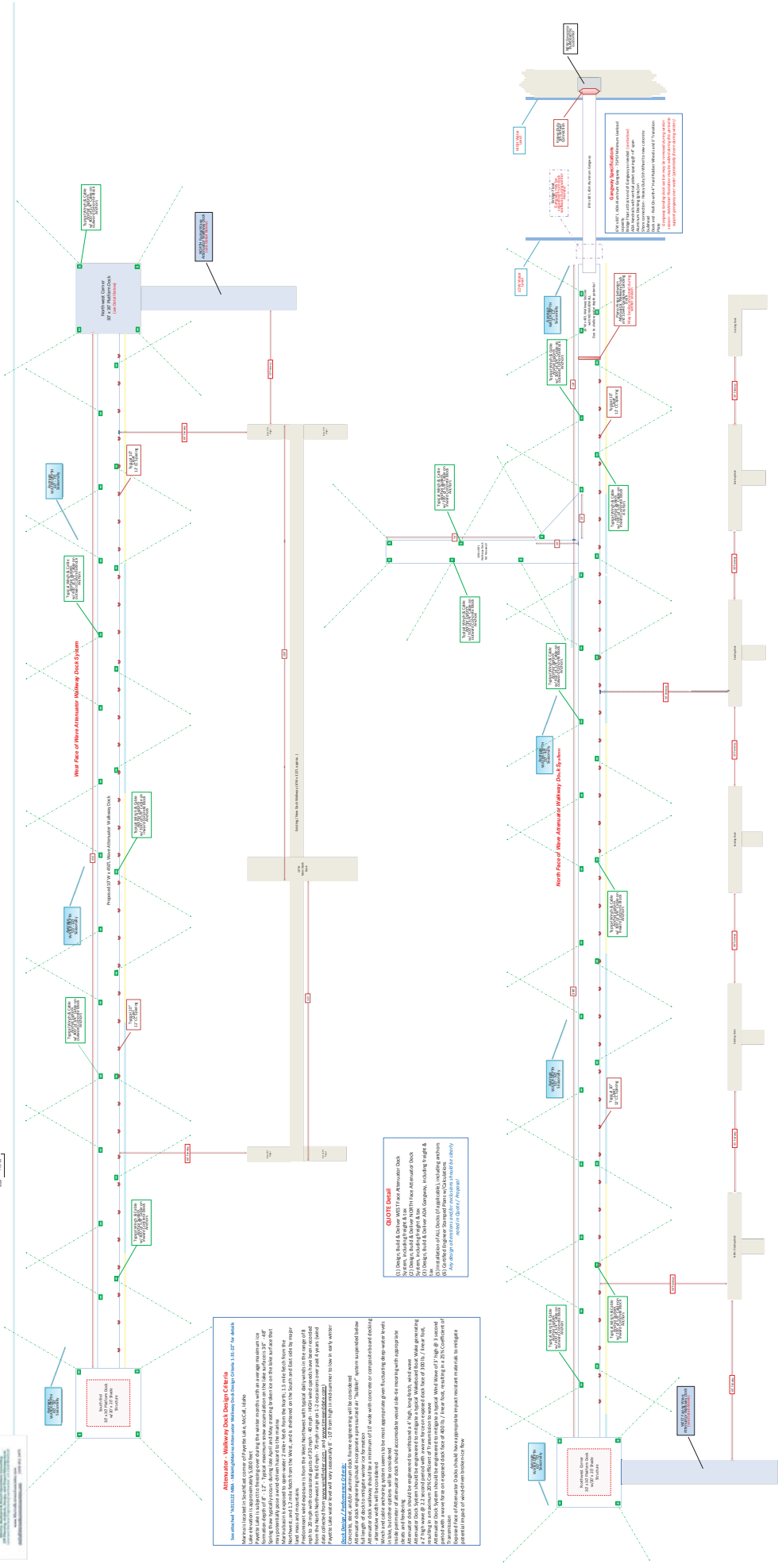
Approved, with conditions: _____

By The City of McCall

Representative Title Signature Date

ATTACHMENT 5

Mile High Marina Wave Attenuator System - Payette Lake, ID
Project No. 19-00000000000000000000
Drawing No. SDCS 0011022



Attenuator - Walkway Deck Design Criteria

Concrete deck and structure shall be designed with the following criteria:

- Deck thickness shall be 12" minimum.
- Deck width shall be 12" minimum.
- Deck length shall be 12" minimum.
- Deck shall be designed for a live load of 120 psf.
- Deck shall be designed for a wind load of 120 psf.
- Deck shall be designed for a seismic load of 120 psf.
- Deck shall be designed for a temperature load of 120 psf.
- Deck shall be designed for a fire load of 120 psf.
- Deck shall be designed for a corrosion load of 120 psf.
- Deck shall be designed for a vibration load of 120 psf.
- Deck shall be designed for a noise load of 120 psf.
- Deck shall be designed for a radiation load of 120 psf.
- Deck shall be designed for a magnetic load of 120 psf.
- Deck shall be designed for an electric load of 120 psf.
- Deck shall be designed for a chemical load of 120 psf.
- Deck shall be designed for a biological load of 120 psf.
- Deck shall be designed for a nuclear load of 120 psf.
- Deck shall be designed for a particle load of 120 psf.
- Deck shall be designed for a radiation load of 120 psf.
- Deck shall be designed for a magnetic load of 120 psf.
- Deck shall be designed for an electric load of 120 psf.
- Deck shall be designed for a chemical load of 120 psf.
- Deck shall be designed for a biological load of 120 psf.
- Deck shall be designed for a nuclear load of 120 psf.
- Deck shall be designed for a particle load of 120 psf.

QUOTE Detail

Deck shall be designed for a live load of 120 psf.

Deck shall be designed for a wind load of 120 psf.

Deck shall be designed for a seismic load of 120 psf.

Deck shall be designed for a temperature load of 120 psf.

Deck shall be designed for a fire load of 120 psf.

Deck shall be designed for a corrosion load of 120 psf.

Deck shall be designed for a vibration load of 120 psf.

Deck shall be designed for a noise load of 120 psf.

Deck shall be designed for a radiation load of 120 psf.

Deck shall be designed for a magnetic load of 120 psf.

Deck shall be designed for an electric load of 120 psf.

Deck shall be designed for a chemical load of 120 psf.

Deck shall be designed for a biological load of 120 psf.

Deck shall be designed for a nuclear load of 120 psf.

Deck shall be designed for a particle load of 120 psf.

General Specifications

Deck shall be designed for a live load of 120 psf.

Deck shall be designed for a wind load of 120 psf.

Deck shall be designed for a seismic load of 120 psf.

Deck shall be designed for a temperature load of 120 psf.

Deck shall be designed for a fire load of 120 psf.

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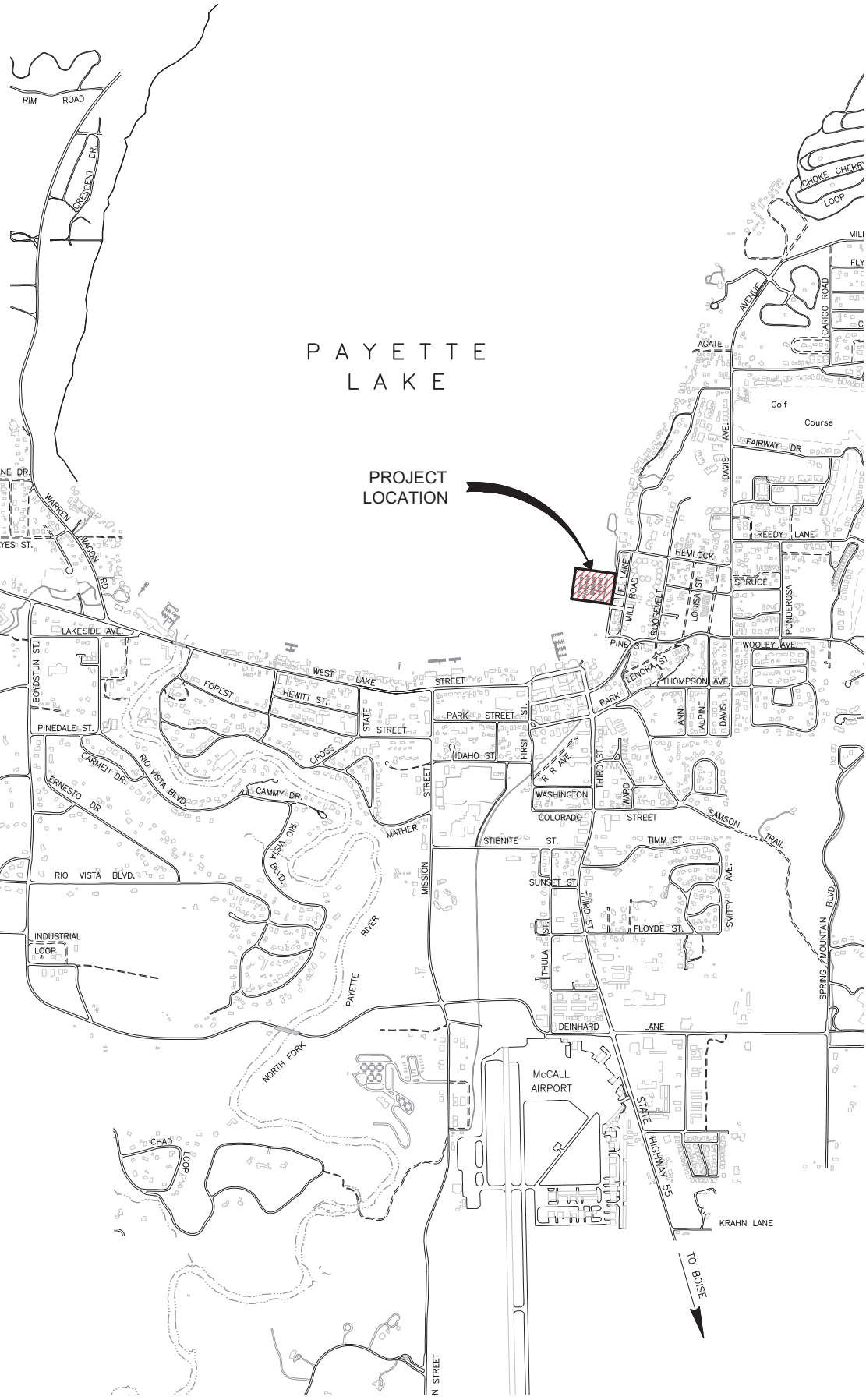
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Deck shall be designed for a nuclear load of 120 psf.

Deck shall be designed for a particle load of 120 psf.



PAYETTE
LAKE

PROJECT
LOCATION



NORTH
SCALE: 1" = 2,000'

CRESTLINE
ENGINEERS
323 DEINHARD LANE, SUITE C · PO BOX 2330
McCALL, IDAHO 83638
208.634.4140 · 208.634.4146 FAX

MILE HIGH MARINA BREAKWATER PROJECT
McCALL, IDAHO
VICINITY MAP

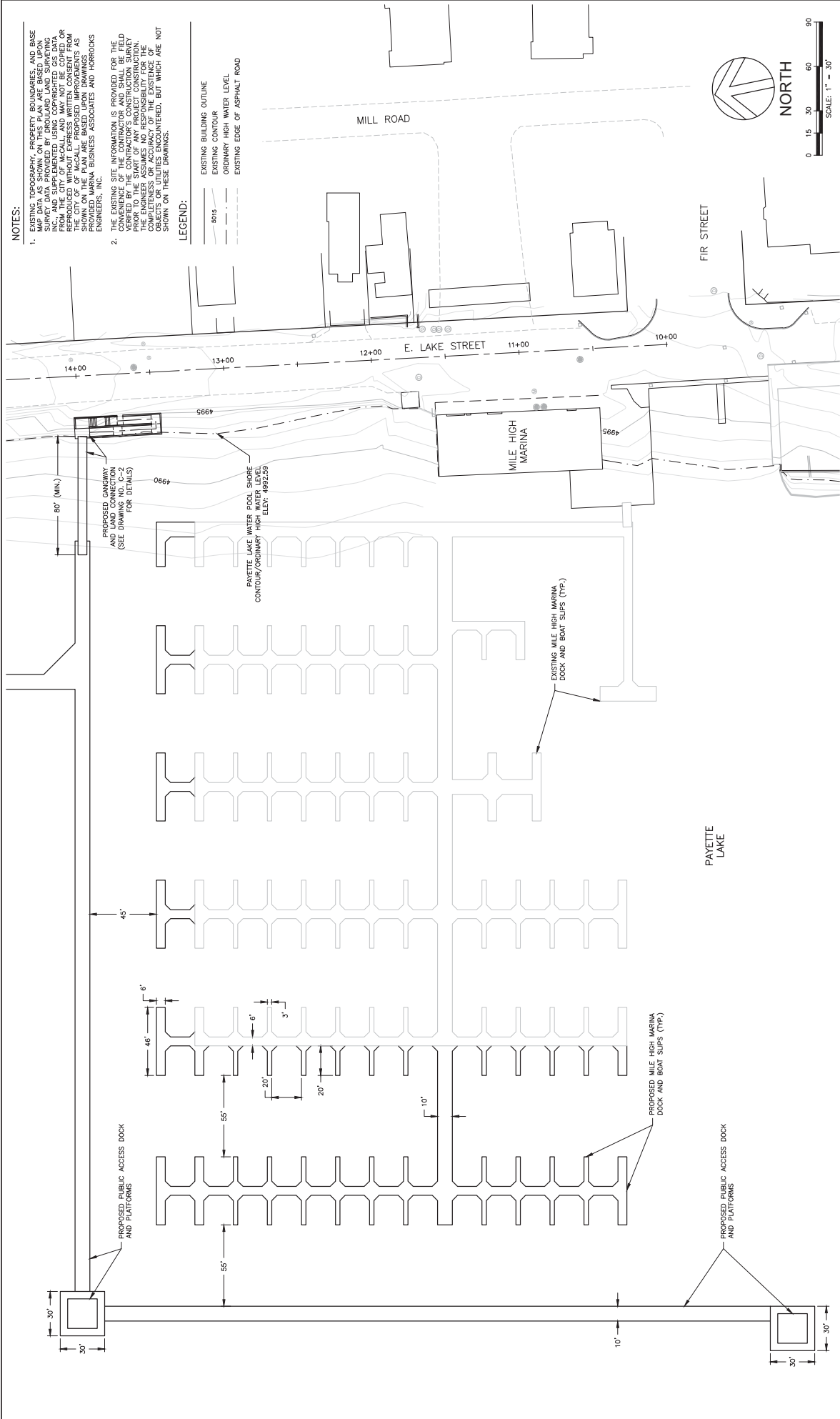
PROJECT	23023	DRAWN	FIGURE NO.
DATE	8/21/2023	RFP	1 OF 1

NOTES:

- EXISTING TOPOGRAPHY, PROPERTY BOUNDARIES, AND BASE MAP DATA AS SHOWN ON THIS PLAN ARE BASED UPON SURVEY DATA PROVIDED BY BROADLAND LAND SURVEYING FROM THE CITY OF McCALL, IDAHO. THIS PLAN IS NOT TO BE USED FOR ANY PURPOSES OTHER THAN THAT SPECIFICALLY INTENDED. THE CITY OF McCALL DISCLAIMS ALL WARRANTIES AND RESPONSIBILITIES FOR THE ACCURACY OF ANY INFORMATION SHOWN ON THIS PLAN. ANY INFORMATION SHOWN ON THIS PLAN ARE BASED UPON DRAWINGS PREPARED BY MCGILL ASSOCIATES AND HORROCKS ENGINEERS, INC.
- THE EXISTING SITE INFORMATION IS PROVIDED FOR THE CONVENIENCE OF THE CONTRACTOR AND SHALL BE FIELD VERIFIED BY THE CONTRACTOR'S CONSTRUCTION SURVEY TEAM. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMPLETENESS OR ACCURACY OF THE EXISTENCE OF THE INFORMATION SHOWN HEREON. ANY INFORMATION NOT SHOWN ON THESE DRAWINGS.

LEGEND:

- EXISTING BUILDING OUTLINE
- EXISTING CONTOUR
- ORDINARY HIGH WATER LEVEL
- EXISTING EDGE OF ASPHALT ROAD



<p>MILE HIGH MARINA BREAKWATER PROJECT McCALL, IDAHO EXISTING CONDITIONS WITH PRELIMINARY SITE PLAN</p>		<p>VERIFY SCALE MILE HIGH MARINA 0 30 60 90 SCALE: 1" = 30'</p>																									
<p>CRESTLINE ENGINEERS 323 DEINHARD LANE, SUITE C - PO BOX 2330 McCALL, IDAHO 83638 208.634.4140 • 208.634.4146 FAX</p>		<p>DATE: 8/11/2023 PROJECT: 23023 DRAWING NO.: C-1 SHEET NO.: 1 OF 2</p>																									
<p>FOR REVIEW ONLY NOT FOR CONSTRUCTION</p>	<table border="1"> <tr> <th>NO.</th> <th>REVISION</th> <th>BY</th> <th>DATE</th> <th>DESIGN</th> <th>RFP</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td>DRAWN</td> <td>RFP</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td>CHECKED</td> <td>GTT</td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td>APPROVED</td> <td>GTT</td> </tr> </table>	NO.	REVISION	BY	DATE	DESIGN	RFP					DRAWN	RFP					CHECKED	GTT					APPROVED	GTT	<p>PROPOSED GANGWAY AND PLATFORM (SEE DRAWING NO. C-2 FOR DETAILS)</p>	
NO.	REVISION	BY	DATE	DESIGN	RFP																						
				DRAWN	RFP																						
				CHECKED	GTT																						
				APPROVED	GTT																						



216 East Park Street
McCall, Idaho 83638

Phone 208-634-3006

Main 208-634-7142

Fax 208-634-3038

www.mccall.id.us

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

PAYETTE LAKES
SUPERVISORY AREA
555 Deinhard Lane
McCall ID 83638
Phone (208) 634-7125
Fax (208) 634-5117



DUSTIN T. MILLER, DIRECTOR
EQUAL OPPORTUNITY EMPLOYER

STATE BOARD OF LAND COMMISSIONERS
Brad Little, Governor
Phil McGrane, Secretary of State
Raúl R. Labrador, Attorney General
Brandon D. Woolf, State Controller
Debbie Critchfield, Sup't of Public Instruction

May 9, 2023

MILE HIGH MARINA
ATTN SAM WORLEY
PO BOX 3090
MCCALL, ID 83638

Re: Encroachment Permit L-65-S-0372H

Dear Sam:

Enclosed is the subject permit in accordance with the application you filed with this office. Please comply with all special terms and conditions.

This permit is not valid until you provide us with proof of recordation from the Valley County recorder's office. Please note that the original notarized permit must be presented to the recorder; a copy will not be accepted.

WHAT NEXT

1. Record the Encroachment Permit with Valley County in which the encroachment is located. Please record the recordation number on the YELLOW Work Completion Report, beneath the permit number. When encroachment is complete, fill in date on the YELLOW form and return to the address indicated on the form.
2. When you sell your property a Request For Assignment of Encroachment Permit will be required. You will need to notify the Idaho Department of Lands to request this form. Along with this form a \$300.00 assignment fee is required.

Thank you for your cooperation.

Sincerely,

A blue ink signature of Jasen X. King, written over a horizontal line.

Jasen X. King
Lands and Waterways, LRSsr

Enclosures

cc: Program Manager – Boise



Greetings from the Idaho Department of Lands!

One of our core values is to provide exemplary service and deliver programs with professionalism and integrity. Our goal is to understand the needs of customers and provide you with a 'Premier' customer experience.

As a valued customer, we invite you to complete this survey as you recently submitted an application for an encroachment permit, submerged land lease, submerged land easement, riverbed mineral lease, riverbed exploration locator, or disclaimer of interest to the Idaho Department of Lands. We will actively use your feedback to improve our delivery, program support, and provide you with the best possible service.

If you have any questions please contact Andrew Smyth, Public Trust Program Manager, at (208) 334-0200. Thank you and we appreciate the time you have taken in completing this survey.

**Resource Protection & Assistance Bureau
Public Trust Program
Instrument No.: L65S0372H**

Please answer these Core questions about your most recent experience with Idaho Department of Lands (IDL). Your answers will help IDL improve its services to Idaho. Mark whether you agree or disagree with each of the following statements about your recent experience. Mark your answer. ↗	Strongly Agree	Agree	Neither	Disagree	Strongly Disagree	Not Applicable
1. IDL staff treated me with respect.						
2. I received accurate information.						
3. I received timely responses and service.						
4. The IDL staff I interacted with was knowledgeable about the process.						
5. Based on this experience, I have the impression that IDL is a well-run organization.						
6. Information was easily accessible						
7. Instructions were clear						
8. Forms were easy to fill out						
9. Process was simple						
10. If you selected strongly agreed or strongly disagreed to any of the responses above, please provide a detailed comment:						
11. Any other comments or recommendations:						

Thank you and we appreciate the time you have taken in completing this survey. A random drawing will be conducted quarterly to reward one respondent with a deck of Idaho Watershed Science playing cards.

**Please fold, tape, and mail this survey to:
Idaho Department of Lands, PO Box 83720, Boise, ID 83720-0050**

**PAYETTE LAKES
SUPERVISORY AREA**
555 Deinhard Lane
McCall ID 83638
Phone (208) 634-7125
Fax (208) 634-5117



DUSTIN T. MILLER, DIRECTOR
EQUAL OPPORTUNITY EMPLOYER

STATE BOARD OF LAND COMMISSIONERS
Brad Little, Governor
Phil McGrane, Secretary of State
Raúl R. Labrador, Attorney General
Brandon D. Woolf, State Controller
Debbie Critchfield, Sup't of Public Instruction

WORK/RECORDATION COMPLETION REPORT

NAME: Mile High Marina
Address: PO Box 3090
McCall, ID 83638

PERMIT #: L-65-S-0372H
County Recordation # _____

This work to be completed by: May 8, 2026

Date Permit Issued: May 9, 2023

Date Work Completed: _____

Owner/Contractor

Upon completion of work, please return this report to:

Idaho Department of Lands
Payette Lakes Area Office
555 Deinhard Lane
McCall, ID 83638

Inspected and Verified By: _____
Date: _____

COMMENTS:

This space is reserved for recording purposes only



ENCROACHMENT PERMIT NO. L65S0372H

Permission is hereby granted to Mile High Marina of PO Box 3090, McCall, ID, 83638, United States (USA) to install and maintain the following encroachment(s) subject to the terms and conditions of this Permit and the approved application, plans and drawings incorporated herein:

Encroachment	Description		Effective Date	Construction to be completed by
Encroachment: Breakwater	Decked for Public Access	1127 Feet	05/09/2023	05/08/2026
Encroachment: Commercial Marina	One (1) 18' x 115' and one (1) 12' x 65' fixed Piers for nonmotorized watercraft moorage bordering commercial Building		08/03/2015	08/02/2018
Encroachment: Commercial Marina	Approximate not including multiple side ties, jet-ski ports and fueling Dock	250 Slips	05/09/2023	05/08/2026
Encroachment: Commercial Marina	26' x 72' main access Pier		05/23/1990	05/22/1993
Encroachment: Commercial Marina	Portion of 110' x 46' commercial Building		12/23/1977	12/22/1980
Encroachment: Commercial Marina	Thirteen (13) Pilings		09/08/1982	09/07/1985

Located on **PAYETTE LAKE** in VALLEY COUNTY, adjacent to:

Parcel Number	RPM0000008ROW1
Lot, Block, Subdivision	Lots 1-10 in McCall's 1st Addition
Section, Township, Range	T18N R03E, Sec 09, Boise Meridian
Physical Addresses	1300 E Lake Street, McCall, ID, 83638, United States (USA)

General

- A. In order for this permit to be valid, Permittee must record this permit in the records of the county in which the encroachment is located and furnish proof of recordation to the Department pursuant to Idaho Code §§ 58-1305(h) and -1306(f).
- B. All applicable provisions of the Lake Protection Act (Idaho Code Title 58, Chapter 13) and Rules for Regulation of Beds, Waters, and Airspace over Navigable Lakes and Streams in the State of Idaho (IDAPA 20.03.04.000 *et seq.*) are incorporated herein by reference and made a part hereof.
- C. This permit does not convey the State's title to nor jurisdiction or management of lands lying below the natural or ordinary high-water mark.
- D. Construction must follow details and specifications shown on the approved application, plans, and drawings provided by Permittee. Should such information prove to be materially false, incomplete and/or inaccurate, this authorization may be modified, suspended, or revoked in accordance with the Administrative Procedures Act, Idaho Code Title 67, Chapter 52 and IDAPA 20.03.04.080.07. At any time, and prior to any modification to the application, plans, drawings, or encroachments Permittee must consult with the Idaho Department of Lands to determine if a new permit is required.
- E. Permittee shall maintain the structure or work authorized herein in a good and safe condition and in accordance with the approved application, plans and drawings. Permittee shall contact the Idaho Department of Lands 10 days prior to the planned start date of any maintenance or replacement activities.
- F. Acceptance of this permit constitutes permission by Permittee for representatives of the Idaho Department of Lands to come upon Permittee's Property at all reasonable times to inspect the encroachment authorized by this permit.
- G. Permittee shall indemnify, defend, and save harmless the State, its officers, agents, and employees from and against any and all liability, claims, damages, losses, expenses, actions, settlements, attorneys' fees, and suits whatsoever caused by, arising out of, or in connection with Permittee's acts or omissions under this permit or Permittee's failure to comply with any state or federal statute, law, regulation, or rule.
- H. Authorization for any activity authorized herein that is not completed on or before the completion date identified above, shall automatically terminate unless an extension was granted in writing by IDL.
- I. This permit supersedes and voids any permit previously issued for this property. Unless specifically authorized in this permit, any pre-existing or abandoned portions of encroachments, whether previously permitted or not, shall be removed from below the ordinary or artificial high-water mark.
- J. This permit does not relieve Permittee from obtaining additional approvals or otherwise complying with other local, state, or federal laws.
- K. Idaho State Water Quality Standards (IDAPA 58.01.02.000 *et seq.*) shall be maintained at all times during and after project start up.
- L. This permit is issued contingent upon Permittee's continuing status as an owner or lessee of the littoral right associated with the property described on page 1 of this permit.
- M. Permittee shall not assign this permit without first obtaining the written consent of IDL. Any request for approval of an assignment must be in writing, on forms provided by IDL, and accompanied by the applicable processing fee.
- N. Permittee assumes all liability for damages, which may result from the exercise of this permit.

1. Construction

- A. The Permittee or contractor shall have a copy of this permit available on site for inspection at all times during construction.

- B. Permittee is responsible for all work done by any contractor. Permittee shall provide contractor with a copy of this permit. Permittee shall ensure any contractor who performs the work is informed of and follows all the terms and conditions of this permit.
- C. Construction barges or other watercraft shall not be grounded on the lakebed for any reason.
- D. Permittee, contractor, and anyone acting on their behalf are prohibited from allowing equipment, boats, barges, or associated machinery to create petroleum product sheen on the water or otherwise create a release of petroleum or petroleum products due to petroleum products handling, use or storage. The contractor shall maintain an adequate supply of petroleum absorbent pads. The Emergency Response Team phone number, 1-800-632-8000, must be readily available at all times.
- E. Operation of excavation equipment will not be allowed below the ordinary or artificial high-water mark without prior written authorization from IDL. Equipment may be operated only on dry land above the level of the lake at the time of operation.
- F. Demolition debris and construction waste shall be removed from the lake and disposed of at an approved upland location.
- G. Foam flotation shall be completely encased in a manner that will maintain the structural integrity of the foam. The encasement shall be resistant to the entry of rodents and shall be replaced if cracked, damaged, or similarly compromised.
- H. It is illegal to possess or transport Quagga or Zebra mussels into or through Idaho, and to launch infested watercraft. Used boat lifts shall be inspected for invasive species and determined to be free from such species prior to installation. Permittee shall provide IDL with proof of inspection by an authorized inspector prior to installing the boat lift and/or placing it in the water. Prior to installation call 877-336-8676 for decontamination.
- I. Piles and pylons shall be driven with noise reduction devices.
- J. Construction materials shall be natural, or pressure treated utilizing only those preservative chemicals registered for the specific uses by the U.S. Environmental Protection Agency (EPA). All treated wood materials shall be produced in compliance with "Best Management Practices (BMPs) For the Use of Treated Wood in Aquatic and other Sensitive Environments" issued by the Western Wood Preservers Institute (WWPI) 2012. Treated materials not in contact with the water shall be completely dry before use near navigable waters. Use of Chromated Copper Arsenate (CCA) treated wood shall adhere to the EPA recommendations regarding use of arsenate treated wood. Contact Idaho Department of Environmental Quality for information on acceptable treatment methods and materials.
- K. All construction material including maintenance material must be stockpiled landward of the ordinary or artificial high-water mark
- L. No trees or vegetation shall be removed below the ordinary high-water mark without written approval of the Idaho Department of Lands.
- M. The disturbed portion of the lakebed shall be shaped to its original contour upon completion of the project.
- N. Any vegetation located below the ordinary high-water mark disturbed by construction activity shall be replanted with native plants, unless otherwise agreed to in writing by IDL.
- O. All construction shall meet the standards of the Uniform Building and International Fire Codes. Permittee shall contact the appropriate body of jurisdiction concerning these codes prior to installation.
- P. A silt curtain, fence, or other appropriate Best Management Practice (BMP) shall be installed waterward of the project site. It must remain in place and functional until the turbidity level inside the curtain, fence or BMP equals the turbidity outside the curtain, or until all disturbed sediment has been removed from the BMP and stabilized in an upland location.

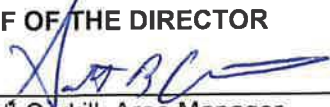
Q. If any excavation or pile driving occurs the operator must comply with the provisions of the Underground Facilities Damage Prevention Law (Idaho Code Title 55, Chapter 22). The one-call locator service number is 811.

2. **Submerged Land Leases and Easements**

A. This permit is issued contingent upon the Permittee's agreement to enter into a submerged land lease pursuant to IDAPA 20.03.04.055. In the event the submerged lands lease is terminated, the Permittee may be solely responsible for removal of the encroachment.

ON BEHALF OF THE DIRECTOR

By:



Scott Corkill, Area Manager
Payette Lakes Area Office

5/9/2023

Date

STATE OF IDAHO

)

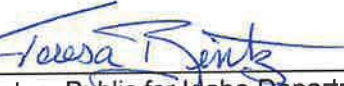
VALLEY COUNTY

) ss

)

On May 09, 2023 personally appeared before me Scott Corkill, whose identity is personally known to me and who by me duly affirmed that he/she is the Area Manager, Payette Lakes Area Office of the Idaho Department of Lands, and acknowledged that the foregoing document was signed by him/her on behalf of said state agency by authority of a Resolution of the State Land Board.





Notary Public for Idaho Department of Lands
My commission expires on 5/12/28



COMMERCIAL/COMMUNITY/NON-NAVIGATIONAL ENCROACHMENT PERMIT APPLICATION

This information sheet and checklist must be completed when submitting an encroachment permit application. Incomplete applications will be returned without processing.

- ENCROACHMENT TYPE:** (Check all that apply)
- Community dock
 - Commercial marina
 - Bank stabilization
 - Other – describe: _____
 - Float home
 - Boat garage
 - Mooring buoy(s)

Applicant's Littoral Rights Are:

- Signature of littoral rights owner is obtained if applicant is not the owner of the riparian/littoral rights

- Owned, fee simple title holder
- Leased
- Other – describe: _____

Provide a Black/White Copy of Each Required Document on 8 1/2"x14" or Smaller Paper:

- County plat map showing both neighboring littoral lots. SEE ATTACHED GIS AERIAL
- Tax record identifying the owner of the upland parcel(s) SEE ATTACHED CITY LEASE
- Lakebed profile with encroachment and water levels of winter and summer
- General vicinity map that allows Department to find the encroachment SEE ATTACHED GIS AERIAL
- Scaled air photo or map showing lengths of nearby encroachments, distances to adjacent encroachments, and location and orientation of the proposed encroachment. SEE ATTACHED GIS AERIAL

Are Existing Docks or Other Encroachment(s) Permitted On This Parcel(s)?

- No
- Yes

Please attach a current photograph and a "to scale" drawing (see Document Requirements Above)

Permit # L-65S-372G Date of Construction: see also Lease No. B500012, L-65S-382F

What will happen to the existing dock or encroachment if this permit application is approved?

- Remain unchanged
- Complete removal
- Modification
- Other: _____

(Please note that old dock materials must be removed from the lake. Discarding these materials creates serious boating safety issues and offenders will be subject to prosecution and penalties.)

How Many Feet Does the Proposed Encroachment Extend Beyond the Ordinary (or Artificial) High Water Mark? 600 feet SEE ATTACHED SITE PLAN

The Proposed Dock Length Is: SEE ATTACHED SITE PLAN

- The same or shorter than the two adjacent docks
- Longer than the two adjacent docks
- Longer than the two adjacent docks, but within the line of navigability established by the majority of existing docks in the area.
- _____ feet and not located near any other docks or other encroachments.

For Community Docks, Does the Proposed Dock Exceed the Maximum Square Footage of 7 ft² per Littoral Front Foot? NA - No - Yes Total square footage: _____ ft²

For Community Docks, Does the Property Have at Least 50 Feet of Littoral Frontage? - Yes NA Total front footage: _____ feet - No

Will the Proposed Encroachment Exceed the Maximum Width of 10 Feet?

- No

- Yes

If yes, explain why: _____

Will the Proposed Encroachment Be Located Closer Than 25 Feet to the Riparian/Littoral Right Lines Established With Your Neighbors?

- No

- Yes

If yes, what are the proposed distances? _____ feet SEE ATTACHED SITE PLAN

- Consent of affected neighbor was obtained

Determining Riparian/Littoral Right Lines

Littoral right lines are not simple extensions of the upland property lines. Littoral right lines are generally perpendicular, or at right angles, to the shoreline. Curved shorelines or unusual circumstances may require Department Staff, or other professionals, to closely examine littoral right lines and assess the potential for infringement on adjacent littoral property owners.

Sam Worley

Printed Name

Date

3/15/23



Signature of Applicant or Agent

Managing Member, Mile High Marina, LLC

RECEIVED

MAR 27 2023

IDAHO DEPT OF LANDS
PAYETTE LAKES AREA

RECEIVED

MAR 27 2023

JOINT APPLICATION FOR PERMITS

U.S. ARMY CORPS OF ENGINEERS - IDAHO DEPARTMENT OF WATER RESOURCES - IDAHO DEPARTMENT OF LANDS

PAYETTE LAKE AREA

Authorities: The Department of Army Corps of Engineers (Corps), Idaho Department of Water Resources (IDWR), and Idaho Department of Lands (IDL) established a joint process for activities impacting jurisdictional waterways that require review and/or approval of both the Corps and State of Idaho.

Joint Application: Information provided on this application will be used in evaluating the proposed activities. Disclosure of requested information is voluntary. Failure to supply the requested information may delay processing and issuance of the appropriate permit or authorization.

See Instruction Guide for assistance with Application. Accurate submission of requested information can prevent delays in reviewing and permitting your application. Drawings including vicinity maps, plan-view and section-view drawings must be submitted on 8-1/2 x 11 papers.

Do not start work until you have received all required permits from both the Corps and the State of Idaho

FOR AGENCY USE ONLY

Table with 4 columns: Agency Name, Date Received, Status (Incomplete Application Returned, Fee Received), Date, Receipt No. Includes handwritten entries for Idaho Department of Lands No. 65503724, Date Received 3-27-23, Fee Received checked, Date 3-24-23.

INCOMPLETE APPLICATIONS MAY NOT BE PROCESSED

Main application form with sections: 1. CONTACT INFORMATION - APPLICANT, 2. CONTACT INFORMATION - AGENT, 3. PROJECT NAME or TITLE, 4. PROJECT STREET ADDRESS, 5. PROJECT COUNTY, 6. PROJECT CITY, 7. PROJECT ZIP CODE, 8. NEAREST WATERWAY/WATERBODY, 9. TAX PARCEL ID#, 10. LATITUDE/LONGITUDE, 11a-c. SECTION, 11d. TOWNSHIP, 11e. RANGE, 12a. ESTIMATED START DATE, 12b. ESTIMATED END DATE, 13a. IS PROJECT LOCATED WITHIN ESTABLISHED TRIBAL RESERVATION BOUNDARIES?, 13b. IS PROJECT LOCATED IN LISTED ESA AREA?, 13c. IS PROJECT LOCATED ON/NEAR HISTORICAL SITE?, 14. DIRECTIONS TO PROJECT SITE, 15. PURPOSE and NEED.

16. DETAILED DESCRIPTION OF EACH ACTIVITY WITHIN OVERALL PROJECT. Specifically indicate portions that take place within waters of the United States, including wetlands: Include dimensions; equipment, construction, methods; erosion, sediment and turbidity controls; hydrological changes: general stream/surface water flows, estimated winter/summer flows; borrow sources, disposal locations etc.:

SEE ATTACHED NARRATIVE AND ATTACHMENTS 1-7 THERETO.

NOTE AS TO QUESTION 19 BELOW: THE WAVE ATTENUATOR BREAKWATER DOCK WILL REQUIRE CONCRETE BLOCK ANCHORS, TO WHICH THE CABLE WINCHES WILL BE AFFIXED. THESE ANCHORS WILL BE MANUFACTURED OFF-SITE AND BROUGHT TO THE SITE TO BE PLACED ON THE LAKEBED. APPROXIMATELY NINETEEN 8-TON BLOCKS AND EIGHTEEN 6-TON BLOCKS WILL BE REQUIRED. THE 8-TON BLOCKS CONTAIN APPROXIMATELY 4 CUBIC YARDS OF CONCRETE EACH. THE 6-TON BLOCKS CONTAIN APPROXIMATELY 3 CUBIC YARDS OF CONCRETE EACH. THUS, APPROXIMATELY 130 CUBIC YARDS OF CONCRETE WILL BE USED IN THE MANUFACTURING OF THE BLOCKS.

17. DESCRIBE ALTERNATIVES CONSIDERED to AVOID or MEASURES TAKEN to MINIMIZE and/ or COMPENSATE for IMPACTS to WATERS of the UNITED STATES, INCLUDING WETLANDS: See Instruction Guide for specific details.

THE PROJECT WILL HAVE MINIMAL IMPACTS ON AQUATIC RESOURCES. THE ONLY PORTION OF THE PROJECT WHICH WILL BE IN CONTACT WITH THE LAKE BOTTOM ARE THE CONCRETE ANCHORS TO WHICH THE CABLE WINCHES WHICH STABILIZE THE BEAK WATER WILL BE AFFIXED. THESE WILL BE PLACED DURING LOW WATER TO MINIMIZE THE CREATION OF TURBIDITY. THE ADDITIONAL PUBLIC BOAT SLIPS CREATED BY THE PROJECT WILL REDUCE THE NUMBER OF BOATS BEING TRAILERED IN AND OUT OF PAYETTE LAKE DAILY DURING THE PEAK USE MONTHS. THE BREAKWATER WILL ALLOW THE DOCKS TO REMAIN IN THE WATER YEAR 'ROUND, THUS AVOIDING IMPACTS ON THE ADJOINING UPLAND AREA ASSOCIATED WITH DOCK REMOVAL AND WINTER STORAGE. THE WAVE ATTENUATION SYSTEM WILL REDUCE TURBITY IN THE SHORELINE AREA. BMP'S WILL BE EMPLOYED DURING INSTALLATION TO AVOID ANY IMPACTS ON AQUATIC RESOURCES.

18. PROPOSED MITIGATION STATEMENT or PLAN: If you believe a mitigation plan is not needed, provide a statement and your reasoning why a mitigation plan is NOT required. Or, attach a copy of your proposed mitigation plan.

SEE NO. 17 ABOVE

19. TYPE and QUANTITY of MATERIAL(S) to be discharged below the ordinary high water mark and/or wetlands:

Dirt or Topsoil: _____ 0 cubic yards
 Dredged Material: _____ 0 cubic yards
 Clean Sand: _____ 0 cubic yards
 Clay: _____ 0 cubic yards
 Gravel, Rock, or Stone: _____ 0 cubic yards
 Concrete: _____ 0 cubic yards
 Other (describe): _____ : _____ 0 cubic yards
 Other (describe): _____ : _____ 0 cubic yards
 TOTAL: _____ 0 cubic yards

20. TYPE and QUANTITY of impacts to waters of the United States, including wetlands:

Filling: _____ 0 acres _____ sq ft. _____ cubic yards
 Backfill & Bedding: _____ 0 acres _____ sq ft. _____ cubic yards
 Land Clearing: _____ 0 acres _____ sq ft. _____ cubic yards
 Dredging: _____ 0 acres _____ sq ft. _____ cubic yards
 Flooding: _____ 0 acres _____ sq ft. _____ cubic yards
 Excavation: _____ 0 acres _____ sq ft. _____ cubic yards
 Draining: _____ 0 acres _____ sq ft. _____ cubic yards
 Other: _____ : _____ acres _____ sq ft. _____ cubic yards
 TOTALS: _____ 0 acres _____ sq ft. _____ cubic yards

21. HAVE ANY WORK ACTIVITIES STARTED ON THIS PROJECT? NO YES If yes, describe ALL work that has occurred including dates.

22. LIST ALL PREVIOUSLY ISSUED PERMIT AUTHORIZATIONS:
 ENCROACHMENT PERMIT I-65-S-382F
 ENCROACHMENT PERMIT NO. L-65-S-372G

23. YES, Alteration(s) are located on Public Trust Lands, Administered by Idaho Department of Lands

24. SIZE AND FLOW CAPACITY OF BRIDGE/CULVERT and DRAINAGE AREA SERVED: NA Square Miles

25. IS PROJECT LOCATED IN A MAPPED FLOODWAY? NO YES If yes, contact the floodplain administrator in the local government jurisdiction in which the project is located. A **Floodplain Development permit** and a No-rise Certification may be required.

26a WATER QUALITY CERTIFICATION: Pursuant to the Clean Water Act, anyone who wishes to discharge dredge or fill material into the waters of the United States, either on private or public property, must obtain a Section 401 Water Quality Certification (WQC) from the appropriate water quality certifying government entity. See *Instruction Guide for further clarification and all contact information.*

The following information is requested by IDEQ and/or EPA concerning the proposed impacts to water quality and anti-degradation:
 NO YES Is applicant willing to assume that the affected waterbody is high quality?
 NO YES Does applicant have water quality data relevant to determining whether the affected waterbody is high quality or not?
 NO YES Is the applicant willing to collect the data needed to determine whether the affected waterbody is high quality or not?

26b. BEST MANAGEMENT PRACTICES (BMP's): List the Best Management Practices and describe these practices that you will use to minimize impacts on water quality and anti-degradation of water quality. All feasible alternatives should be considered - treatment or otherwise. Select an alternative which will minimize degrading water quality

SEE ATTACHED NARRATIVE.

Through the 401 Certification process, water quality certification will stipulate minimum management practices needed to prevent degradation.

27. LIST EACH IMPACT to stream, river, lake, reservoir, including shoreline: Attach site map with each impact location.

Activity	Name of Water Body	Intermittent Perennial	Description of Impact and Dimensions	Impact Length Linear Feet
INSTALLATION OF SYSTEM	PAYETTE LAKE	NA		
TOTAL STREAM IMPACTS (Linear Feet):				

28. LIST EACH WETLAND IMPACT include mechanized clearing, fill, excavation, flood, drainage, etc. Attach site map with each impact location.

Activity	Wetland Type: Emergent, Forested, Scrub/Shrub	Distance to Water Body (linear ft)	Description of Impact Purpose: road crossing, compound, culvert, etc.	Impact Length (acres, square ft linear ft)
NA	NA	NA	NA	
TOTAL WETLAND IMPACTS (Square Feet):				


29. ADJACENT PROPERTY OWNERS NOTIFICATION REQUIREM: Provide contact information of ALL adjacent property owners below.

<p>Name: CITY OF MCCALL</p> <p>Mailing Address: 216 E. PARK ST</p> <p>City: MCCALL State: ID Zip Code: 83638</p> <p>Phone Number (include area code): 208-634-7142 E-mail:</p>	<p>Name:</p> <p>Mailing Address:</p> <p>City: State: Zip Code:</p> <p>Phone Number (include area code): E-mail:</p>
<p>Name:</p> <p>Mailing Address:</p> <p>City: State: Zip Code:</p> <p>Phone Number (include area code): E-mail:</p>	<p>Name:</p> <p>Mailing Address:</p> <p>City: State: Zip Code:</p> <p>Phone Number (include area code): E-mail:</p>
<p>Name:</p> <p>Mailing Address:</p> <p>City: State: Zip Code:</p> <p>Phone Number (include area code): E-mail:</p>	<p>Name:</p> <p>Mailing Address:</p> <p>City: State: Zip Code:</p> <p>Phone Number (include area code): E-mail:</p>
<p>Name:</p> <p>Mailing Address:</p> <p>City: State: Zip Code:</p> <p>Phone Number (include area code): E-mail:</p>	<p>Name:</p> <p>Mailing Address:</p> <p>City: State: Zip Code:</p> <p>Phone Number (include area code): E-mail:</p>

30. SIGNATURES: STATEMENT OF AUTHORIZATION / CERTIFICATION OF AGENT / ACCESS

Application is hereby made for permit, or permits, to authorize the work described in this application and all supporting documentation. I certify that the information in this application is complete and accurate. I further certify that I possess the authority to undertake the work described herein; or am acting as the duly authorized agent of the applicant (Block 2). I hereby grant the agencies to which this application is made, the right to access/come upon the above-described location(s) to inspect the proposed and completed work/activities.

Signature of Applicant:  Date: 3/23/23

Signature of Agent:  Date: 3/24/23

This application must be signed by the person who desires to undertake the proposed activity AND signed by a duly authorized agent (see Block 1, 2, 30). Further, 18 USC Section 1001 provides that: "Whoever, in any manner within the jurisdiction of any department of the United States knowingly and willfully falsifies, conceals, or covers up any trick, scheme, or disguises a material fact or makes any false, fictitious, or fraudulent statements or representations or makes or uses any false writing or document knowing same to contain any false, fictitious or fraudulent statements or entry, shall be fined not more than \$10,000 or imprisoned not more than five years or both".

**NARRATIVE IN SUPPORT OF
APPLICATION FOR ENCROACHMENT PERMIT AND JOINT APPLICATION
MILE HIGH MARINA BREAKWATER**

1. Applicant: Mile High Marina LLC
2. Property: Existing Marina located at 1300 East Lake Street, McCall (See Attachment 2- Aerial Vicinity Map)
3. Upland and Adjoining Littoral Owner: City of McCall, which property and associated littoral rights Applicant leases (see Attachment 6)
4. Existing State Permits and Leases: The existing Marina operates pursuant to Submerged Land Lease No. B500012. Prior Encroachment Permits include L-65-S-382F and L-65-S-372G.
5. Description of Project (See Attachments 1, 3 and 7):

a. Replacement of the Existing Breakwater: The existing log boom breakwater will be replaced with a new Wave Attenuator Breakwater (the "Breakwater"), which will be publicly accessible. The top of the Breakwater will be a ten foot concrete or composite decking, with rails, which will be publicly accessible (at no charge) from East Lake Street by means of an ADA compliant ramp. The northwest corner and southwest end of the Breakwater will have 30 x 30 foot platforms with public seating, with 20 x 20 foot shade structures.

The proposed floating Breakwater is a tested and proven design engineered by Kropf Industrial, Inc., which has more than thirty-years' experience manufacturing and installing similar installations in severe weather environments across Canada and the United States. The floating attenuator docks are engineered to utilize a winch, cable, and concrete block anchoring system to withstand typical wind, wave, and seasonal weather conditions on Payette Lake with one of the engineering objectives being the minimization of anchor points to achieve a safe, stabile, and effective wave attenuation dock system. The concrete block anchors will be placed on the lakebed utilizing a crane barge as the docks are assembled and located in the marina basin and connected to the dock winches with stainless steel cable. The Breakwater design is depicted in Attachment 7 (Note: The design includes a dock extension to the north which is not part of this Application).

b. Addition of Slips: As depicted on the attached Site Plan, the Permit would accommodate up to 108 additional slips. The ultimate number would be dependent on the type of boat. The new slips will continue to be available to the public on an annual lease "first come-first served" basis.

c. Environmental Considerations/Impacts: The Breakwater's epoxy coated steel construction and float pipes provide exceptional stiffness, stability, and durability and have proven imperviousness to moisture penetration and freezing eliminating potential related spalling and degradation of materials. The Amerlock 2 Epoxy Coating is approved

for use in potable water systems. The epoxy coated floatation has no interior foam filling, thus eliminating the potential release of plastics / foams into the environment.

All dock decking will be an environmentally sound wood/plastic marine-grade composite board material. Some treated wood is utilized in the dock construction as a heavy-duty fendering material installed above the water-line and treated with a process (Micro-Pro Sienna) that is approved for playground and other environmentally sensitive applications.

Concrete block anchors will be installed on the lake bottom at low water utilizing an appropriate winch barge in a manner that results in minor if any disturbance of the lake bottom upon placement. Concrete material has proven to have no effect on water quality.

Stainless steel cables will be utilized to connect all anchor winch systems on the docks to the concrete anchors and have proven to have no effect on water quality.

Delivery and installation of the docks will be done in a manner that minimizes and/or eliminates potential shoreline disturbance. Prefabricated dock sections (10' x 55' approx.) will be delivered and offloaded at the launch ramp parking area adjacent to the marina and then placed into the water at the launch ramp and moved off-shore for final connection and assembly of the dock system. Dock sections will be anchored in-place as the final assembly procedure progresses.

A concrete abutment and access ramp will be poured-in-place on the shoreline above the high-water level to serve as connection for the marine-grade aluminum gangway ramp access to the floating docks.

Any and all other dock construction materials, including vinyl dock fendering, stainless steel bolt connections, rubber connection bumpers, galvanized steel dock cleats and bolts, will all be installed above the dock waterline and will have no effect on lake water quality.

The wave attenuator system will potentially have a beneficial effect on the lake water quality as it will reduce turbidity and shoreline erosion and disturbance within its protected area and significantly reduce the potential destructive forces of severe weather events upon the Marina and adjacent areas.

6. Public Benefits: See attached letter from McCall Parks and Recreation Director, Kurt Wolf, dated February 15, 2021 (Attachment 5).

7. Project Technical Advisor: James Mills, Marina Business Associates, who has more than thirty years working with public and private sector clients on marina development. Mr. Mills' Resume is attached as Attachment 8.

7. Attachments:

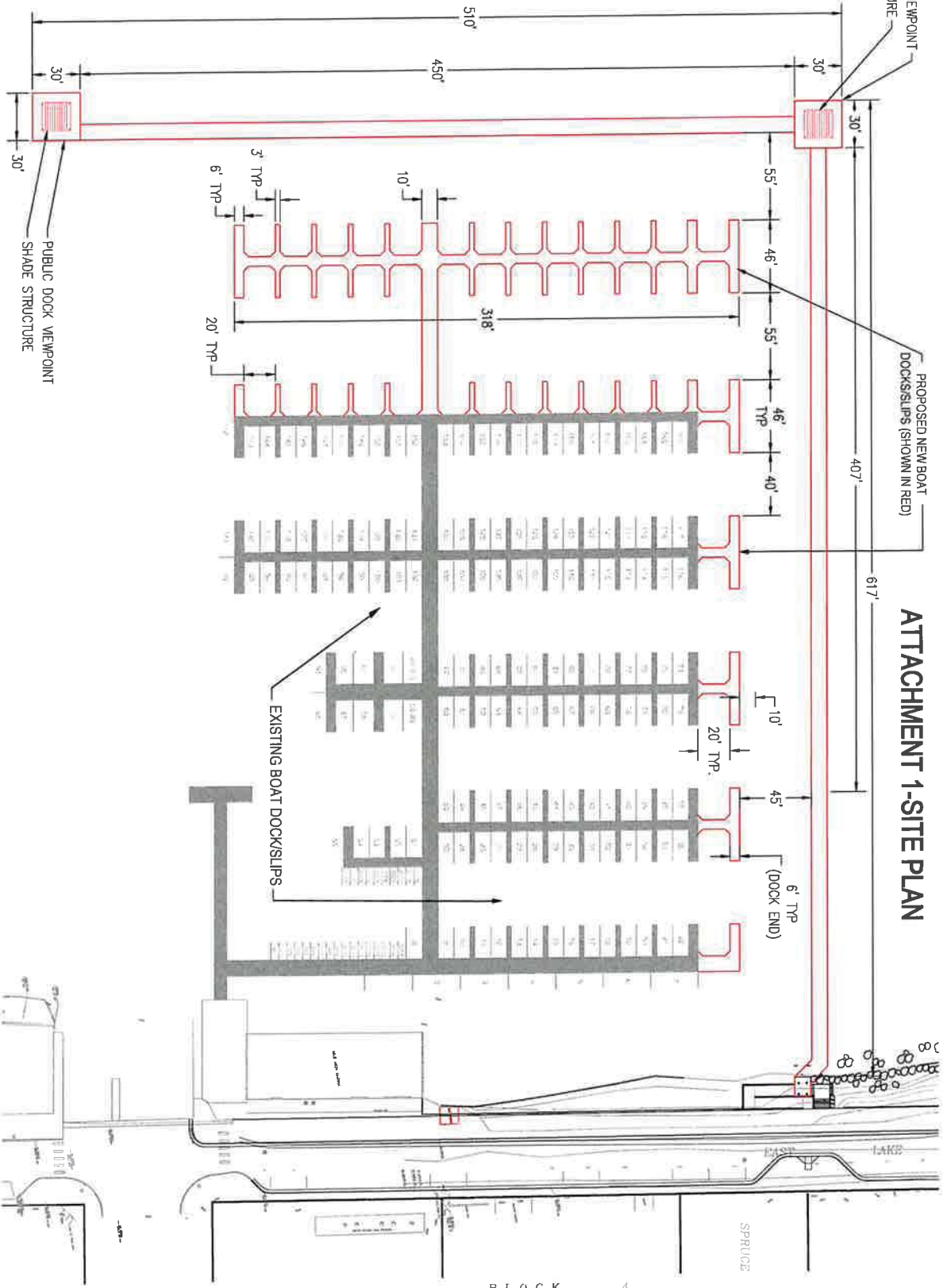
- Attachment 1: Site Plan
- Attachment 2: Aerial Vicinity Map
- Attachment 3: Site Plan with Approximate Lake Depth
- Attachment 4: Adjoining Littoral Owner Consent

- Attachment 5: Kurt Wolf Letter
- Attachment 6: City of McCall Lease
- Attachment 7: Attenuator Dock Design
- Attachment 8: James Mills' Resume

PUBLIC DOCK VIEWPOINT
SHADE STRUCTURE

PROPOSED NEW BOAT
DOCK/SLIPS (SHOWN IN RED)

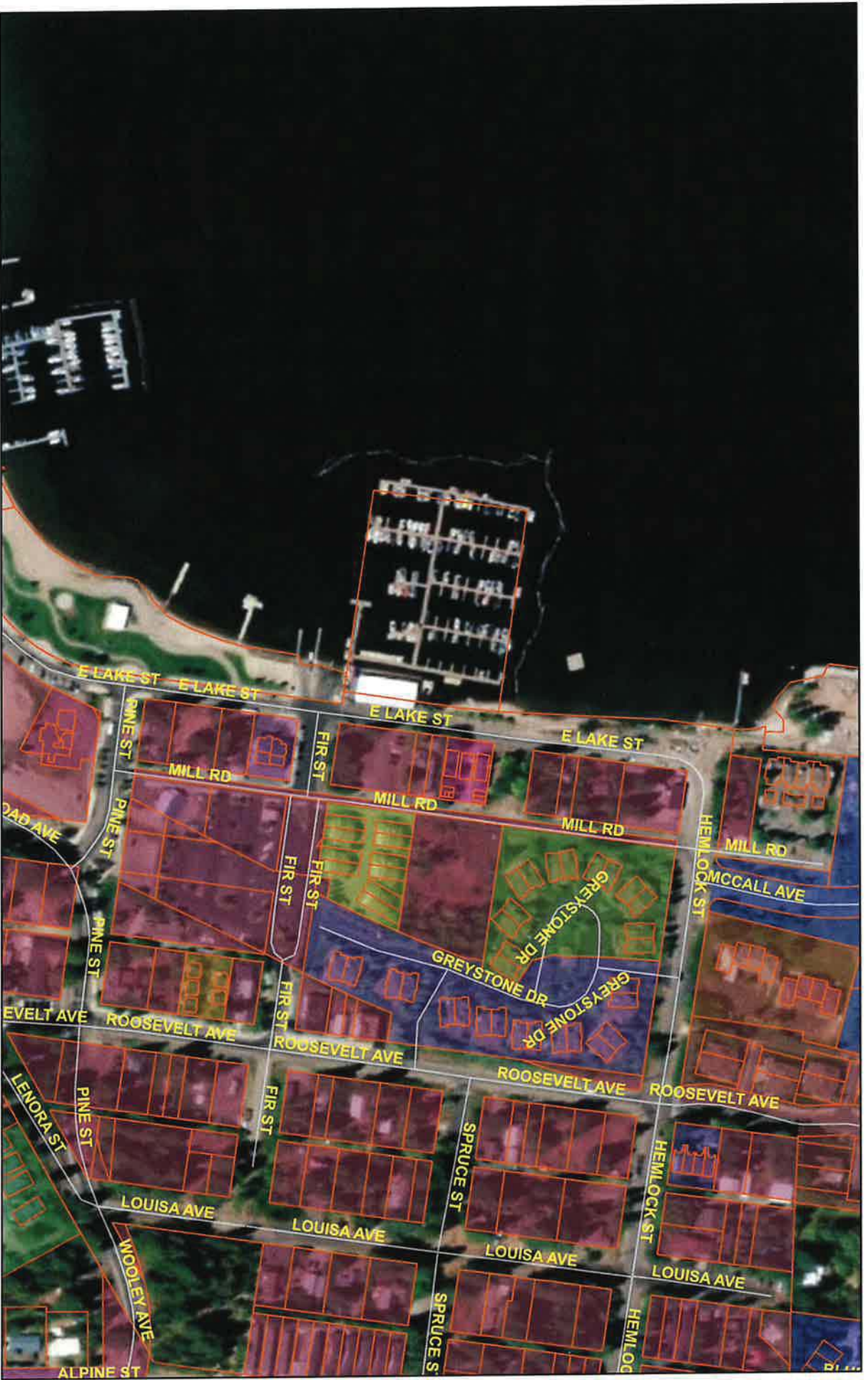
ATTACHMENT 1-SITE PLAN



MILE HIGH MARINA DOCK IMPROVEMENTS SCHEMATIC
PRELIMINARY DRAWING - NOT FOR CONSTRUCTION

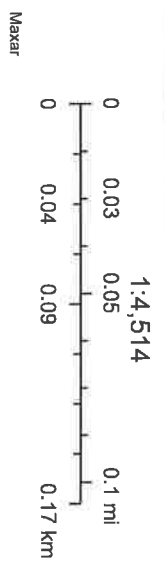
Scale 1" = 60'-0"

Assessor's Map & Parcel Viewer

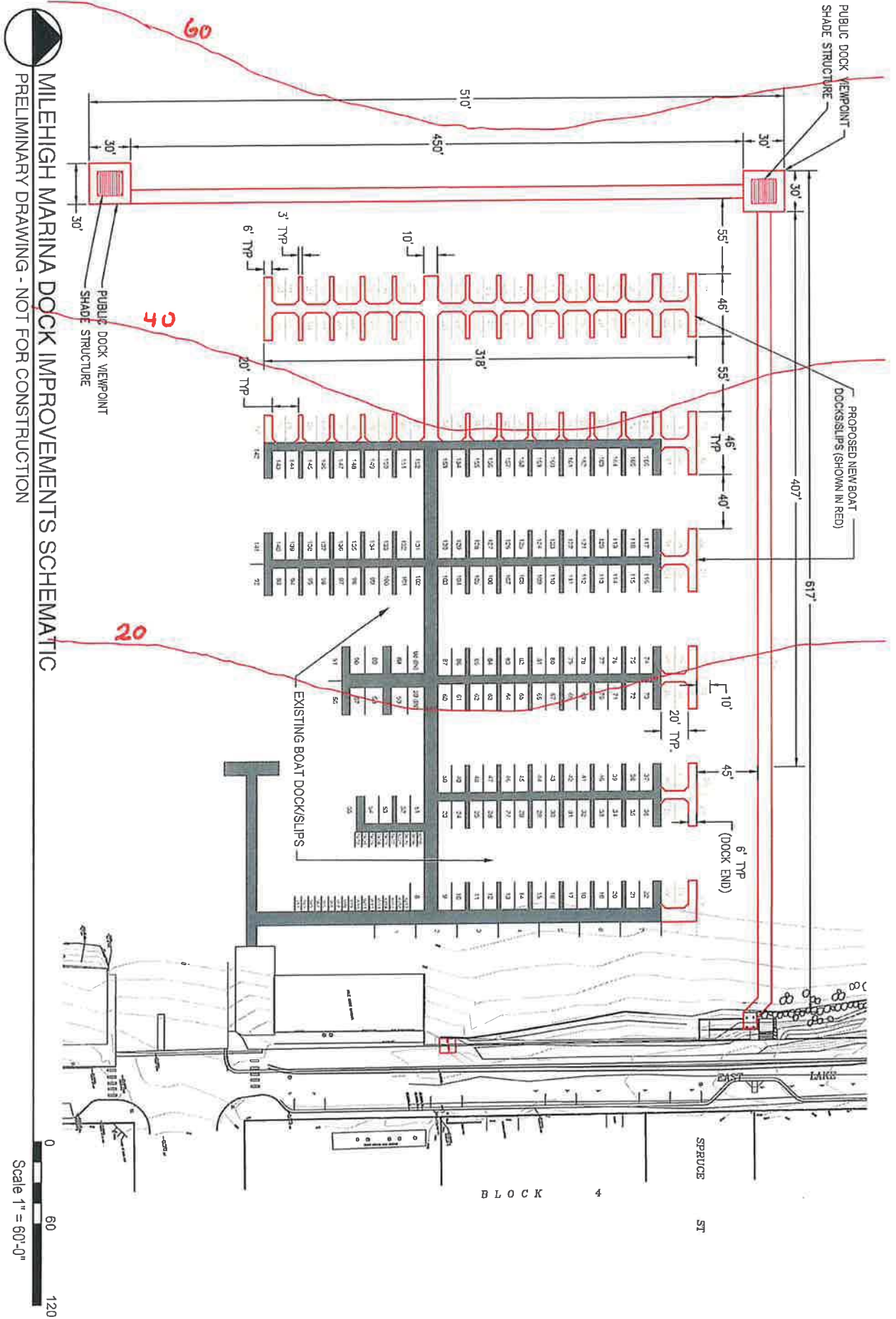


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Parcel Summary & Improvement Report



ATTACHMENT 3-SITE PLAN WITH APPROXIMATE LAKE DEPTH



STATE OF IDAHO
DEPARTMENT OF LANDS
ATTACHMENT FOR ENCROACHMENT

Required When Applying for an Idaho Dept. of Lands Lake Encroachment Permit

"Joint COE-IDL Applications" for encroachment must be signed by the riparian or littoral property owner or his lessee. A riparian or littoral owner is the person whose upland property interfaces the ordinary or artificial highwater mark of a given waterway. A complete application must include the legal description of the upland property; a vicinity map showing the location of the proposal; design plans showing the adjacent boundary lines, encroachment dimensions, water depth, and a lakebed profile, all relative to the ordinary or artificial high water mark; and name and address of the adjacent property owner(s).

DOCK REQUIREMENTS AND SET BACKS

General requirements are as follows:

- 1) Encroachment installed perpendicular to the general shoreline.
- 2) Encroachment not to extend beyond a depth necessary for customary navigation nor beyond the established line of navigation.
- 3) Dock encroachment is not to exceed 700 square feet in size nor 10 feet in width, excluding a slip cutout.
- 4) Approach ramp is not to exceed 6 feet in width. ONLY 4 PILINGS ALLOWED.
- 5) Structure may not be closer than 10 feet to adjacent property and/or riparian boundary lines without written consent from the adjacent property owner, as riparian lines extend into the water perpendicular from the general shoreline.
- 6) Commercial encroachments are required to maintain 25 feet from adjacent property and/or riparian boundary lines.

CONSENT OF ADJACENT RIPARIAN OR LITTORAL PROPERTY OWNERS

Navigational and nonnavigational encroachments located adjacent to an upland property may infringe upon the adjacent property owner. Signature of the owner(s) will automatically rebut this presumption. The owner's signature below and initials per applicant's drawing will complete the permit requirement process.

I, The City of McCall is the owner of riparian or littoral property adjacent to the riparian or littoral area listed in this application. I am familiar with the scope and location of the proposed encroachment as evidenced by accompanying plans which I have initialed. I offer no objection to the encroachment.



03/20/2023

Date

Kurt Wolf (Parks & Recreation Director)

Name

City of McCall, 216 E. Park Street

McCall, ID 83638

Address



City of McCall

PARKS AND RECREATION

www.mccall.id.us

ATTACHMENT 5

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

ATTACHMENT 6

LEASE EXTENSION

THIS EXTENSION TO LEASE is made and executed on this 14 day of December, 2017, by and between the City of McCall, Idaho, an Idaho municipal corporation and government subdivision of the State of Idaho, organized and existing by virtue of the laws of the State of Idaho, hereinafter referred to as "Lessor", and Mile High Marina, LLC, an Idaho Limited Liability Company, hereinafter referred to as "Lessee", for and in consideration of the mutual premises herein contained.

WITNESSETH:

WHEREAS, Lessor is the current Lessor under that certain Lease (hereinafter referred to as "Lease") dated May 12, 2005 and executed by Lessee where under, the Lessor leases to Lessee, and Lessee leases from Lessor, the west boundary of Lakeshore Boulevard, being the high water mark of Big Payette Lake between the extension of the north boundary line of lot 5, block 4, McCall, first addition to the Village of McCall, Idaho, as extended westerly to the high water mark of Big Payette Lake and the south boundary line of lot 1 of said block 4, extended westerly to the west boundary line of said Big Payette Lake (the "Leased Premises"). A map of the Leased Premises is attached to the original Lease as Exhibit "A". For informational purposes, the Leased Premises consist of improved and unimproved real property adjacent to lands leased by Lessee under a State of Idaho Department of Lands Lease ("Submerged Land Lease"); and

WHEREAS, the Parties acknowledge that Lessee exercised the option to extend the term of the Submerged Land Lease from January 1, 2018 through December 31, 2027; and

WHEREAS, the term of this Lease is to be coincident with the term of the Submerged Land Lease as extended from time to time.

NOW THEREFORE, the parties agree as follows:

1. "Lessor" and "Lessee" hereby mutually agree, pursuant to the Original Lease

(Attachment 1) under 2. Lease Term A., (to extend the term of said Lease for an additional period of ten (10) years, to-wit: from January 1, 2018 to December 31, 2027. Consistent with the terms and conditions of the Submerged Land Lease, Lessor grants to Lessee the option to renew this Lease for an additional ten (10) year term commencing upon the expiration of the original Lease or subsequent Leases. Lessee understands and agrees that the Lessor, at its discretion, may choose to renegotiate the terms and conditions offered in any renewed lease and the Lessee understands and agrees that the terms and conditions in a renewed lease may be different than this lease.

2. "Lessor" and "Lessee" hereby agree that the rent during the extended term shall be as follows: The annual gross rent shall be a percentage of the annual gross boat slip rental receipts charged and collected by Lessee. The annual gross rent shall be determined by multiplying the total gross receipts for boat slip rental by four percent (4%). For example, if the gross annual receipts for rent of boat slips is \$250,000, the rent would be \$10,000 (i.e., $\$250,000 \times .04 = \$10,000$). The rent shall be paid on December 1 of each year commencing December 1, 2018, and on the same date of each consecutive year thereafter during the term of this lease, as extended. The rental payment shall be accompanied by a verified report or certificate of gross annual rental receipts for boat slips together with Lessee's calculation of annual rent as set forth above and described below.

3. Compliance with the Laws. Lessee's use and occupancy of the Premises for the conduct of its business operations shall comply with all applicable laws, ordinances, and requirements of the City of McCall, Valley County, the state of Idaho and the federal government.

4. Whether or not gross receipts rent is due, Lessee shall provide to Lessor a verified report of gross receipts and the supporting tax return or sales tax report filed with the Internal

Revenue Service or Idaho State Tax Commission for the previous calendar year. Said report and any rental due thereunder shall be due by April 1 of each year.

5. Other than replacing the existing breakwater with a breakwater of similar size and dimension, any future additions or expansions of the marina or related structures and improvements thereon must be approved in advance by the McCall City Council, which approval will not be unreasonably withheld. Conditions of approval by the Council for the additions or expansion will be reasonably related to the impact of the addition or expansion will have upon Legacy Park and may include reasonable public access.

6. In all other respects the Lease is confirmed and is not changed or affected, except as hereinbefore set forth.

IN WITNESS WHEREOF, the parties hereto have executed this Lease Extension on 14, December, 2017.

LESSOR:
CITY OF MCCALL, a Municipal Corporation

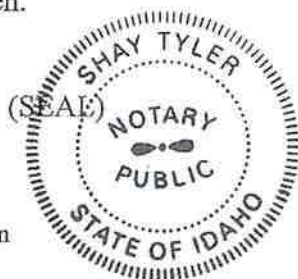
By: [Signature]
JACKIE J. AYMON, Mayor

Attest: [Signature]
BessieJo Wagner, City Clerk

STATE OF IDAHO,)
:SS:
County of Valley,)

On this 14 day of December, 2017 before me the undersigned, a Notary Public in and for said State, personally appeared Jackie J. Aymon, Mayor and BessieJo Wagner, City Clerk of the City of McCall, whose names are subscribed to the within instrument, and acknowledged to me that they executed the same on behalf of said City.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



[Signature]
Notary Public for City of McCall
My Commission Expires: 10/5/22

LESSEE:
MILE HIGH MARINA, LLC, an Idaho Limited Liability Company

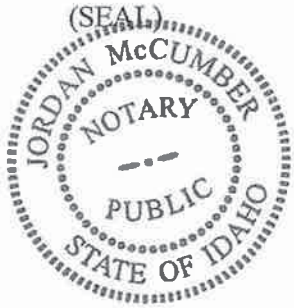
By: [Signature]
JAMES G. GERBLICK, Member

By: [Signature]
SAMUEL L. WORLEY, Member

STATE OF IDAHO,)
: ss:
County of Valley,)

On this 11 day of JANUARY, 2017, before me, the undersigned, a Notary Public in and for said State, personally appeared James G. Gerblick and Samuel L. Worley, known or identified to me to be Members of Mile High Marina, LLC, whose names are subscribed to the within instrument, and acknowledged to me that they executed the same on behalf of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year first above written.



[Signature]
Notary Public for IDAHO FIRST BANK
My Commission Expires: 10/14/2021

LEASE

This Lease, is entered into this 12th day of May 2005, by and between the City of McCall, Idaho, a Municipal Corporation, hereinafter called ("Lessor"), and Mile High Marina, LLC, an Idaho Limited Liability Company, hereinafter called ("Lessee").

1. Lessor hereby leases to Lessee the following described real property, to wit:

The west boundary of Lakeshore Boulevard, being the high water mark of Big Payette Lake between the extension of the north boundary line of lot 5, block 4, McCall, first addition to the Village of McCall, Idaho, as extended westerly to the high water mark of Big Payette Lake and the south boundary line of lot 1 of said block 4, extended westerly to the west boundary line of said Big Payette Lake (the "Leased Premises"). A map of the Leased Premises is attached hereto as Exhibit "A" and incorporated herein by reference. For informational purposes, the Leased Premises consist of improved and unimproved real property adjacent to lands leased by Lessee under the State of Idaho Department of Lands Lease.

2. Lease Term.

A. The term of this Lease shall be coincident with the term of the Submerged Lands Lease from the Idaho Department of Lands for the Marina Lease assumed by Lessee on February 23, 2005 as said Submerged Lands Lease is extended from time to time. For informational purposes, the Submerged Lands Lease continues until the close of business December 31, 2007.

A copy of the Submerged Lands Lease is attached as Exhibit "B" and incorporated herein by reference. The parties to this Lease may mutually agree to extend this Lease for an additional period of ten (10) years. This Lease may be terminated upon written agreement of the parties.

B. If Lessee defaults in any of Lessee's insurance obligations described in Section 5 of this Lease, Lessor at its option and in addition to all other legal and equitable remedies, may declare this Lease forfeited and terminate the Lease upon written notice to Lessee. Upon such termination, all rights of Lessee under this Lease shall immediately terminate.

C. If Lessee defaults in any other of its obligations under this Lease, Lessor shall provide written notice of default to Lessee. If said default is not cured by Lessee to the satisfaction of Lessor within sixty (60) days, Lessor shall have the right to immediately terminate this Lease upon written notice to Lessee. Upon such termination, all rights of Lessee under this Lease shall immediately terminate.

3. Use.

A. In addition to the uses described in the Submerged Lands Lease, the Leased Premises are to be used by Lessee for parking and displaying recreation equipment that is for sale and lease by Lessee. The parties to this Lease may agree to other uses of the Leased Premises upon written agreement of the parties. Lessee's use is subject to Lessee being in compliance

with all federal, state, and municipal laws, including, tenants "plans", now or in the future, to alter, improve, change, maintain and repair the current building, docks, decks, etc. as Lessee deems necessary; provided said changes, alterations, and additions do not conflict with existing federal, state, and/or municipal laws/ordinances.

B. Lessee shall at all times maintain all buildings, docks and other appurtenances related to Lessee's marina business in a safe and functional condition. Lessee shall immediately repair, replace or remove docks and other structures in accordance with the schedule attached hereto as Exhibit C, and by this reference fully incorporated herein. The improvements described in Exhibit C are hereby approved by the Lessor.

C. Any and all changes to the Leased Premises must be approved by the Lessor in writing before Lessee may make any changes. Any additional alterations, changes, or additions to the Leased Premises or to current buildings, docks, and other appurtenances must be in compliance with all applicable federal, state, and municipal laws.

4. Rent. The annual gross rent shall be a portion of the annual gross boat slip rental receipts charged and collected by Lessee. The annual gross rent shall be determined by dividing the total gross receipts for boat slip rental, divided by the number of boat slips, multiplied by 3. The current number of boat slips is 180. For example, if the gross annual receipts for rent of boat slips is \$200,000, and the current number of slips available for rental during 2005, (i.e., 180 slips in calendar year 2005) the rent for 2005 would be \$3,333 (i.e., $\$200,000 / 180 = \$1,111.11 \times 3 = \$3,333.33$). The annual rent will be adjusted by the actual number of boat slips available for rental each season. The rent shall be paid on December 1 of each year commencing December 1, 2005, and on the same date of each consecutive year thereafter during the term of this lease, as extended. The rental payment shall be accompanied by a certificate representing the gross annual rental receipts for boat slips only together with Lessee's calculation of annual rent using a numerator of 3 and a denominator representing the total number of boat slips available for rental during each calendar year.

5. Lessee's Insurance requirements; Limitation of Lessor's Liability; Indemnification.

As an essential part of the consideration to induce Lessor to enter into this Lease; Lessee agrees as follows:

A. This Lease is made on the express condition that Lessee shall, at Lessee's sole expense, maintain at all times during the term and any renewals of this Lease adequate property, general liability, auto liability and worker's compensation and employer liability insurance coverage each with limits of no less than one million dollars, naming Lessor as an additional insured or loss payee, as appropriate, and covering among other things, all boats and other property using the Leased Premises, by Lessee for itself and for its clients. Lessor shall not be responsible for security, theft, vandalism or damage, if any, to such property caused by fire, water, structural collapse or failure or from any cause whatsoever. Lessor shall have the right at any time to inspect the Leased Premises for the purpose of inspecting the condition of the Leased Premises and for any other purpose consistent with the terms of this Lease.

B. This Lease is made on the express condition that Lessor shall be free from all liability and claims for damage by reason of injuries of any kind to any persons, including Lessee, or any property of any kind, including the boats and other property of Lessee's clients, regardless of who owns the property, from any cause or causes while in, upon or in any way connected with the Leased Premises during the term of this Lease or any extension or renewal hereof. Lessee agrees to indemnify and hold Lessor harmless from any liability, loss, cost, obligation or claim on account of or arising out of any such injuries or losses, however occurring.

6. Taxes. Lessee hereby agrees to pay all taxes and assessments of every kind or nature levied or assessed against said Leased Premises during the term of this Lease.

7. Condition. Lessor shall have no duty to maintain during the term of this Lease, any part of the Leased Premises. In the event that repairs are required, Lessee shall immediately notify the Lessor and Lessor, shall determine, in Lessor's sole discretion, whether, when and how such repairs will be made, if at all. Any spills of petroleum, boat fuel, oil or any other substances during the term shall be fully cleaned up by Lessee, and Lessee shall be responsible for all remediation costs and other liabilities connected therewith.

Lessee agrees to keep and maintain the Leased Premises in a condition as good as originally leased, ordinary wear and tear excepted.

8. Modification. This Lease shall not be modified or amended without the written consent of the parties.

9. Assignment/Sublease. Upon prior written permission of the Lessor, Lessee may assign, sublease or otherwise convey Lessee's leasehold interest in the Leased Premises or any portion thereof.

10. Binding Effect. The terms and conditions contained herein shall be binding upon and inure to the benefit of the parties and their successor and assigns.

11. Attorney's Fees. If any action is instituted to enforce any covenant contained in this Lease or to recover any rent due or to recover possession of the Leased Premises for any default or breach of this Lease by Lessee, then Lessee shall pay such reasonable attorney fees and costs to the Lessor as may be determined by the court.

12. Governing Law. It is agreed that this Lease shall be governed by, construed, and enforced in accordance with the laws of the State of Idaho.

13. Effect of Partial Invalidity. The invalidity of any part of this Lease will not and shall not be deemed to affect the validity of any other part. In the event that any provision of this Lease is held to be invalid, the parties agree that the remaining provisions shall be deemed to be in full force and effect as if they had been executed by both parties subsequent to the expungement of the invalid provision.


14. Waivers. Waiver by Lessor of any breach of any covenant or duty of Lessee under this Lease is not a waiver of a breach of any other covenant or duty of Lessee, or of any subsequent breach of the same covenant or duty.

IN WITNESS WHEREOF, the parties hereto have executed this Lease on the effective day of 12 May, 2005.

LESSOR:

CITY OF McCALL, a Municipal Corporation

By: 
KIRK EIMERS, Mayor

Attest: 
Dan Irwin, City Clerk

LESSEE:

MILE HIGH MARINA, LLC, an Idaho
Limited Liability Company

By: 
JAMES G. GERBLICK, Member


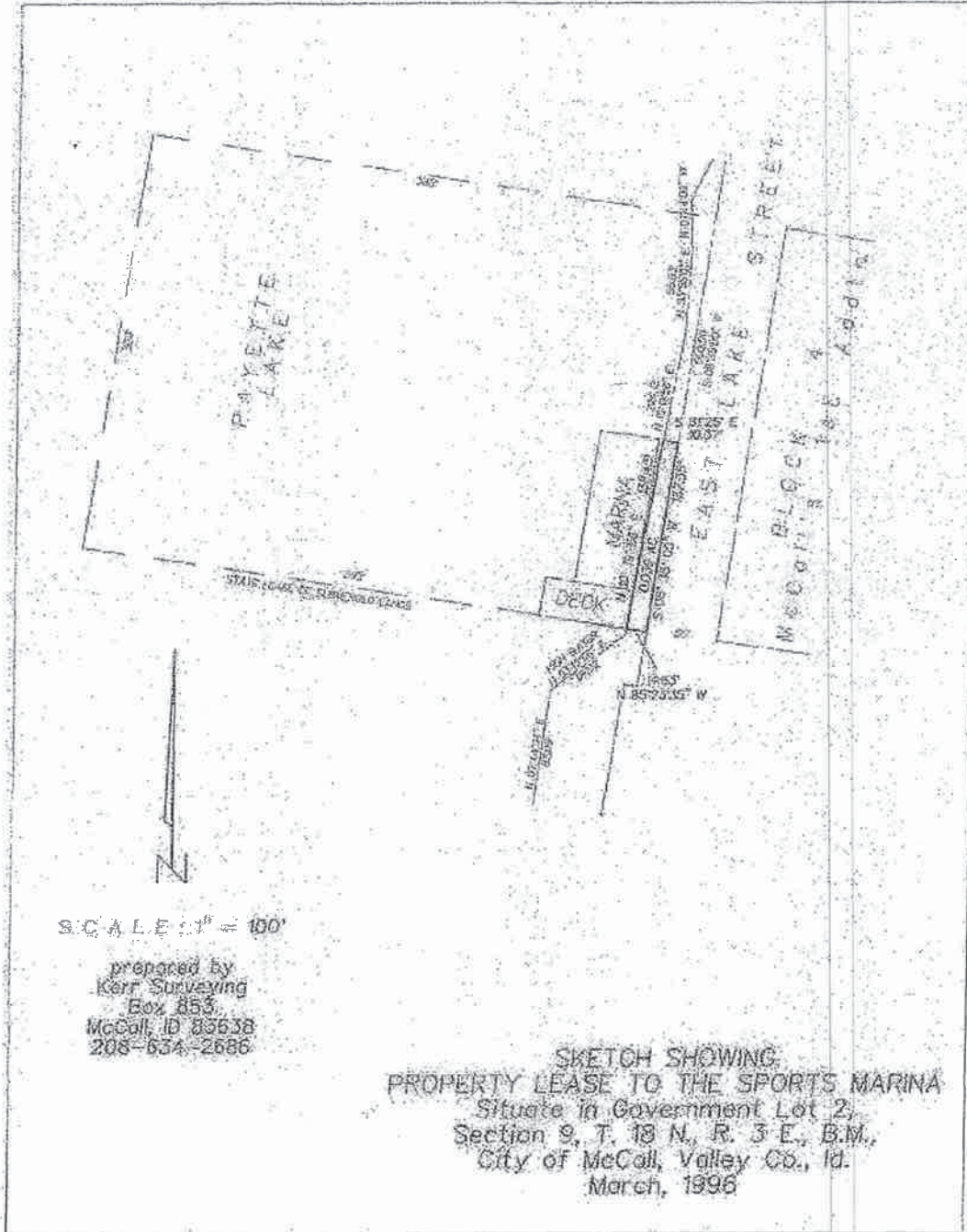
By: 
WILLIAM D. FAIRFIELD, Member

EXHIBIT A





COMMERCIAL SUBMERGED LANDS LEASE

No. B-5007
Mile High Marina

This lease agreement is made and entered into by and between the State of Idaho, acting by and through the State Board of Land Commissioners (LESSOR) and Mile High Marina c/o James Gerblick(LESSEE), PO Box 70, McCall, ID 83638 collectively referred to herein as the "Parties." In consideration of the mutual covenants and conditions contained herein, the Parties agree as follows:

This lease shall commence January 1, 2008 and terminate December 31, 2017.

The LESSOR does hereby lease and demise unto the LESSEE, at the rate and for the use specified herein, the lands described as follows or as may be described in the attached: A tract of land on the bed of Payette Lake adjacent to Block 4, McCall's First Addition to the Village of McCall, as shown on Encroachment Permit No. L-65-S-372F, in NE1/4SW1/4 Section 9, T18N, R3E, B.M., containing 2.72 acres, more or less. [Big Payette Lake] [Valley County]

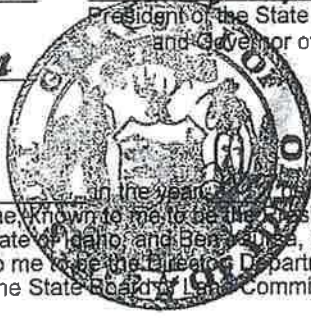
In consideration of the foregoing, the covenants, restrictions and conditions in the attached, herein incorporated by reference as Attachment A, are hereby agreed to by LESSEE and LESSOR.

WITNESS WHEREOF, the parties hereto have caused these presents to be duly executed the day and year written.

IDAHO STATE BOARD OF LAND COMMISSIONERS

Ben Yussara
Secretary of the State of Idaho
George B. Bacon
Director, Idaho Department of Lands

Dirk Kempthorne
President of the State Board of Land Commissioners and Governor of the State of Idaho



STATE OF IDAHO, COUNTY OF ADA

On this 27 day of Nov in the year 2007 before me, a Notary Public in and for said State, personally appeared Dirk Kempthorne, known to me to be the President of the Idaho State Board of Land Commissioners and the Governor of the State of Idaho; and Ben Yussara, known to me to be the Secretary of the State of Idaho and Winston A. Wiggins, known to me to be the Director, Department of Lands, that executed the within instrument, and acknowledged to me that the State Board of Land Commissioners of the State of Idaho and the State of Idaho executed the same.



IN WITNESS WHEREOF, I have hereunto set my hand and seal on the day and year last above written.

Peggy Hamilton
Notary Public

Boise ID
Residence

08/30/2012
Commission Expires

LESSEE SIGNATURE(S)

[Signature] LESSEE (LESSEE)

STATE OF Idaho COUNTY OF Valley

On this 13th day of November in the year 2007 before me, a Notary Public in and for said State, personally appeared James G. Gerblick

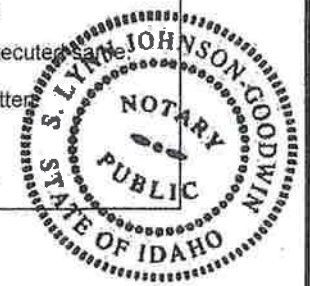
known to me to be the LESSEE that executed the within instrument, and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal on the day and year last above written.

Sharon Johnson
Notary Public

McCall, Idaho
Residence

8-1-11
Commission Expires



ATTACHMENT A

1. Rent.

Lessee shall pay the Lessor, as rent for the leased site, the following amounts, determined and payable in the manner and at the time set forth herein, without abatement, offset or deduction of any kind, unless allowed by this lease. All rent shall be paid in lawful money of the United States of America forwarded to the Lessor or as otherwise directed by the Lessor in writing.

- A. Rent for marina and ship's store. Annual rent shall be a base of TWO HUNDRED AND FIFTY DOLLARS (\$250.00) for marina and TWO HUNDRED AND FIFTY DOLLARS (\$250.00) for ship's store minimum, due by January 1 of each year. During a given year, if the annual gross receipts as calculated below is greater than the base rent of TWO HUNDRED AND FIFTY DOLLARS (\$250.00) and TWO HUNDRED AND FIFTY DOLLARS (\$250.00) for ship's store, then additional rent is due for that year and payable by April 1.
- B. Gross Receipts Rent and Report. Gross receipts rent and report shall apply to marina and ship's store only. Gross receipts rent for the marina is 3.75%, and gross receipts rent for the ship's store is 2%. Lessee shall calculate and report annual gross receipts for the previous calendar year (January 1 through December 31) by April 1 following the end of each lease year. The Lessee shall submit the gross receipts documentation, as described below, without further notification. Failure to provide such documentation by April 1 shall be cause for Lessor to declare a default herein and terminate the lease upon thirty (30) days written notice.
 - i. Lessee shall calculate gross receipts rent as follows: annual gross receipts multiplied by percentage less the base rent, equals gross receipts rent (e.g. Gross Receipts x 3.75 % - base = gross receipts rent). If the percentage of gross receipts totals less than the base rent, no gross receipts rent shall be due.
 - ii. Whether or not gross receipts rent is due, Lessee shall provide to Lessor a verified report of gross receipts and the supporting tax return or sales tax report filed with the Internal Revenue Service or Idaho State Tax Commission for the previous calendar year. Said report and any rental due thereunder shall be due by April 1 of each year.
 - iii. If a marina makes all of its marina facilities available to the public on a first-come, first-served basis, the rent for boat moorage shall be discounted by twenty-five percent (25%); except that the rent, after discount, shall not be less than Two Hundred Fifty dollars (\$250.00).
- C. Annual Rent Subject to Modification. Lessor reserves the right to increase or decrease the annual rent to be paid by the Lessee. The increase or decrease for the year shall be effective as of January 1 and payable by January 1. Lessor shall provide Lessee written notification one hundred and eighty (180) calendar days prior to the change in the annual lease amount.
- D. Late Payment Fee. Any late payment of rent shall be cause for the Lessor to declare a default herein, and terminate the lease upon a thirty (30) days written notice. If any rent payment is not made to Lessor by the date due or as provided herein, the Lessee shall pay to the Lessor, as a late payment fee an amount equal to \$25.00 or one percent (1%) of the amount due, whichever is greater, plus one percent (1%) per month of any amounts due, including interest, until paid in full.

2. Use of Premises.

The Leased Site shall be used for marina and ship's store in accordance with Encroachment Permit #L-65-S-372F and any successor permit(s). This Lease is contingent upon Lessee continually maintaining and complying with the provisions contained in the Encroachment Permit. Any new or change of use requires Lessor's prior written amendment of the Encroachment Permit and prior written adjustment of this Lease Agreement.

3. Insurance.

Lessee shall purchase and keep in force all insurance required by this lease, including business interruption insurance, if required by the Lessor, to assure payment of the annual rent. Any failure to comply with any of the terms of this section shall be grounds for immediate termination of this lease.

- A. Commercial General Liability. Lessee shall obtain, at Lessee's expense, and keep in effect during the term of this lease, Commercial General Liability Insurance covering bodily injury and property damage.

This insurance shall include personal injury coverage, contractual liability coverage for the indemnity provided under this lease. Coverage shall be combined single limit per occurrence, which shall not be less than One Million Dollars (\$1,000,000), or the equivalent. Each annual aggregate limit shall not be less than One Million Dollars (\$1,000,000), when applicable.

- B. **Property Insurance.** Lessee shall throughout the term of this lease at its own expense, keep and maintain in full force and effect, property insurance for what is commonly referred to as "All Risk" coverage, excluding earthquake and flood, on Lessee's improvements and personal property.
- C. **Workers' Compensation.** Lessee shall maintain all required coverages including Employer's Liability.
- D. **Additional Insured.** The liability insurance coverage required for performance of the lease shall include the State of Idaho, the Board of Land Commissioners, and the Department of Lands, its officers, agents, and employees as Additional Insureds, but only with respect to the Lessee's activities arising during the performance of this lease. There shall be no cancellation, material change, potential exhaustion of aggregate limits or intent not to renew insurance coverages without thirty (30) calendar days written notice from the Lessee or its insurer to the Department of Lands. Any failure to comply with the reporting provisions of this insurance, except for the potential exhaustion of aggregate limits, shall not effect coverages provided to the State of Idaho, the Board of Land Commissioners and the Department of Lands, its officers and employees.
- E. **Insurance Policy Requirements.** All insurance required under this paragraph shall be with companies approved by Lessor. No insurance policy required under this section shall be cancelled or reduced in coverage except after thirty (30) calendar days prior written notice to Lessor. All insurers shall have a Bests' rating of A- or better and be authorized to do business in the State of Idaho. Lessee shall deliver to Lessor prior to occupancy and at least annually thereafter, copies of policies of such insurance or certificates evidencing the existence of the minimum required insurance and evidencing Lessor as Additional Insured thereunder. In no event shall the limits of any insurance policy required under this section be considered as limiting the liability of Lessee under this lease.

Lessee shall provide certificates of insurance or other documentation certifying Lessee's possession of insurance policies required herein to Lessor within ten (10) days of Lessor's written request.

4. Lease Term And Renewal Conditions.

- A. Lessor grants to Lessee the option to renew this Lease for additional ten (10) year terms commencing upon the expiration of the original Lease or subsequent Leases, provided that the Lessee shall submit an application for renewal by April 30 of the year of expiration of the lease. Lessee understands and agrees that the Lessor has the sole discretion relating to the terms and conditions offered in any renewed lease and understands and agrees that the terms and conditions in a renewed lease may be materially different than this lease.
- B. Lessor will not consider a lease renewal unless the following conditions have been met:
 - i. All rent due has been paid in full;
 - ii. All Lessee gross receipts reporting requirements have been met;
 - iii. Lessee continues to hold a valid Encroachment Permit and has complied with all provisions of the Encroachment Permit; and
 - iv. Lessee has complied with all provisions of this Lease and fully and faithfully performed all obligations herein.

5. Bond.

Bonding is not required at this time. At the sole discretion of the Lessor, bonding may be required. Lessee shall have sixty (60) days from the date of notice to comply with any bonding requirements.

6. Sublease and Assignment.

- A. **Sublease.** This lease may not be subleased without Lessee first obtaining the prior written consent of Lessor, or Lessor's designee. No request for Lessor's approval of any Sublease will be considered unless Lessee is in good standing under the terms of the Lease.

- B. **Assignment.** No portion of this lease may be assigned without Lessee first obtaining the prior written consent of the Lessor or Lessor's designee. Applications for Lease Assignment must be completed on Lessor provided forms. No request for Lessor's approval of any Assignment will be considered unless Lessee is in good standing under the terms of the Lease.
- C. **Proof of Assignment.** To assign the Lessee's interest, Lessee must provide appropriate documentation to the Lessor for approval of an assignment. This may include, but not be limited to, the agreement or contract of sale or transfer, having been acknowledged by the Assignee and Assignor, a letter from Lessee indicating the transfer of the lease as a gift; a divorce decree; a will or probate order, or other documentation as may be required to establish new or transferred ownership of improvements
7. **Lessee's Compliance with Applicable Laws and Rules.**
- A. **Full Compliance.** Lessee's use of the leased site and all improvements constructed thereon, shall fully comply with all statutes, ordinances, rules, regulations and laws of applicable federal, state and local governmental authorities. Lessee shall comply with all applicable rules and regulations and standards currently in effect or hereafter adopted by the Idaho State Board of Land Commissioners or the Idaho Department of Lands.
- B. **No Waste or Nuisance.** Lessee shall not use the leased site in any manner that would constitute waste, nor shall the Lessee allow the same to be committed thereon. The Lessee shall not do anything or allow any action which will create a nuisance or a danger to persons or property.
8. **Environmental, Safety, and Sanitary Requirements.**
- A. **Sanitary Requirements.** Lessee shall at all times keep the leased site in a clean and sanitary condition, free of trash, noxious weeds, garbage and litter, so that the leased site is maintained in as nearly natural state as possible. Lessee shall not dispose of sewage except in conformity with applicable federal, state, and local laws, rules and regulations pertinent to Lessee's use. The Lessee shall store and dispose of all trash and garbage in conformity with all legal requirements. Lessee is responsible for all costs associated with sewage, garbage and litter disposal.
- B. **Fire and Safety Regulations.** Lessee shall comply with all applicable state laws and the rules of the Department of Lands for fire protection and prevention of fire. Lessee agrees to keep the leased site free from fire hazards. Lessee is prohibited from burning garbage or household trash. The burning of wood or other debris requires the prior written permission of Lessor and must comply with applicable federal, state, or local law, regulation, rule, or ordinance.
- C. **No Hazardous Materials.** Lessee shall neither use nor permit upon the leased site or premise the use, placement, transport or disposal of any hazardous waste or any other substance that is or is suspected to be a hazardous substance or material except as provided by federal, state or local laws, regulation or ordinance of manufacture. Lessee shall be responsible, at its own expense, for removing or taking other appropriate remedial action regarding such wastes, substances, or materials which Lessee may cause to be introduced, in accordance with applicable federal, state, or local laws, regulations, or ordinances.
9. **No Warranty of Suitability.**
- A. **No Warranty.** Lessee acknowledges that neither the Lessor, nor any agent or designee of the Lessor, has made any representation or warranty with respect to the leased site or concerning the suitability of the leased site for the uses intended by the Lessee. Lessee acknowledges that it has accepted the leased site in an "AS IS CONDITION," and accepts liability for its condition.
- B. **Quiet Enjoyment.** Lessor agrees that the Lessee, upon payment of the rent and performing the terms of this lease, may quietly have, hold, and enjoy the leased site during the term hereof.
10. **Payment of Taxes and Assessments.**
- On or before any due dates, the Lessee agrees to pay any and all real or personal property taxes, assessment or fees that may be assessed or levied by a governmental authority asserting such authority over the leased site or its improvements. Lessee shall make such payment directly to the taxing authority and hold Lessor harmless from any claim or assessment.

11. Construction and Improvements.

Construction of Improvements. Lessee may construct improvements upon the leased site under limited circumstances in accordance with the following:

- A. Lessee must first obtain the prior written consent of Lessor or Lessor's Designee.
- B. Lessee must furnish a complete set of construction plans and an accurate plot plan of all proposed improvements contemplated by Lessee and submit those plans and drawings to Lessor or Lessor's designee. After the construction plans and plot plan have been approved in writing by the Lessor, then the construction of the improvements must be in full compliance with all conditions under this lease.
- C. Liens or Encumbrances. Lessee has no authority to and shall not place a lien or encumber state land or state owned improvements. The Lessee shall not place a lien or encumber the lease or Lessee owned improvements unless given written consent by the Lessor.
- D. Treatment of Approved Improvements upon lease expiration without renewal, or termination or default under the lease.
 - i. Upon expiration without renewal or termination, or default of the Lease, Lessor shall have the right to require Lessee to remove all improvements, placed upon the leased premises, and to require Lessee to restore the leased premises to its natural or previous condition, all at Lessee's sole cost and expense.
 - ii. Upon Lease expiration without renewal, or termination or default under the lease, Lessor has the right to enter the premises and remove any of the improvements, or otherwise dispose of such improvements, and charge the cost of removal and/or disposal and restoration to Lessee. Lessee shall also be responsible for all collection costs, including legal fees and interest. Lessee shall quietly surrender the leased site to Lessor.
 - iii. Upon Lease expiration without renewal, or termination or default under the lease, at Lessor's sole option, Lessor reserves the right to purchase such approved improvements from Lessee at market value. Market value is defined in this lease as "The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest and assuming that neither is under undue duress."
 - iv. If the removal of Lessee improvements has not occurred by the date that the lease expires or by the date of Lessee default, all rights, title and interest of the Lessee to any of the improvements shall, upon thirty (30) days written notice to Lessee or at a date determined at the sole discretion of the Lessor but not less than thirty (30) days, be deemed to revert to the State of Idaho and shall be considered abandoned in place by the Lessee.
- E. Treatment of Non-approved Improvements at any time during the lease and upon lease expiration without renewal, or termination, or default under the Lease.
 - i. Lessor shall have the right to require Lessee to remove all non-approved improvements placed or caused to be placed upon the leased premises, and to require Lessee to restore the leased premises to its natural or previous condition, all at Lessee's sole cost and expense. If removal as described above has not occurred by the date that the lease expires and the lease has not been renewed, has been terminated, or at the date of the Lessee default, all rights to title and interest of the Lessee to any of the non-approved improvements shall upon thirty (30) days written notice to the Lessee, or at a date determined at the sole discretion of the Lessor, but not less than thirty (30) days, be deemed to revert to the State of Idaho, and shall be considered abandoned in place by the Lessee.
 - ii. Any non-approved improvements not removed by the Lessee may be removed by the Lessor at the Lessee's sole cost and expense. Any legal fees and collection costs incurred by the Lessor shall also be the Lessee's responsibility. Lessor has the right to enter the premises and remove any of the improvements, or otherwise dispose of such improvements, and charge the cost of removal and/or disposal and restoration to the Lessee. Lessee shall also be responsible for all collection

costs including, but not limited to, legal fees and interest.

12. Relations of the Parties.

Lessee is not an officer, employee, or agent of the Lessor. Lessee covenants that it will satisfy and hold Lessor harmless against any lien, judgment, or encumbrance filed or made against the leased site at the Lessee's sole and separate cost or expense.

13. Indemnification.

Lessee will indemnify, defend, and save harmless the Lessor, the State of Idaho, its officers, agents and employees from and against any liability, claims, damages, debts, demands, losses, costs, expenses, actions, obligations, judgments for damages, or injury to persons or property including, but not limited to, reasonable attorneys' fees and costs caused by or arising out of use or occupation of the leased premises by Lessee, or Lessee's agents, officers or employees or any person failure to comply with any applicable state, federal, or local laws, statutes, rules, regulations or acts. This duty to indemnify, defend and save harmless shall encompass any claims which include or allege negligence of Lessor, its agents, officers or employees other than claims which arise solely out of negligence on the part of the Lessor, and this duty shall survive the termination or expiration of this lease.

14. Inspection and Audit Rights.

- A. Inspection by Lessor. Lessee shall permit Lessor or Lessor's authorized agent or designee to inspect and enter the leased site and any improvements at any reasonable time.
- B. Audit Rights. The Lessor shall have the right to audit, in such a manner, and at all reasonable times as it deems appropriate, all activities of the Lessee arising in the course of its operation under this lease. Lessee must maintain its books, records, documents, and other evidence of accounting in accordance with generally accepted accounting principles so as to properly reflect its business. At sole discretion of the Lessor an audit of the Lessee's books or the supporting tax documents that has been filed with the Internal Revenue Service or the State Sales Tax Report may be performed by a Certified Public Accountant or agent of the Department of Lands. If an audit of gross receipts shows a discrepancy of ten percent (10%) or more, any additional rental owed, and the entire cost of the audit, shall be paid to the Lessor within thirty (30) days of notice to Lessee, as provided herein, unless a written payment plan detailing otherwise is approved by Lessor.

15. Reservations by Lessor.

The Lessor expressly reserves and excepts the following rights from the lease:

- A. All timber rights, rights for oil and gas, geothermal rights, mineral rights, easements and rights-of-way, fee title to the leased site, and title to all appurtenances and improvements placed thereon by the Lessor.
- B. The right to grant easements over the leased site, providing said easements do not conflict in a material way with the approved improvements installed and maintained or operated by the Lessee upon the leased site.
- C. The right to require that changes are made to the sanitation or other facilities for the protection of public health, safety or preservation of the leased site.
- D. The right to issue leases for exploration and development of oil, gas, geothermal and mineral resources or any other lease, so long as such other use does not materially interfere with the authorized use under this lease.
- E. To reserve, as its sole property, any and all water from any source arising on state land and to hold the water rights for any beneficial use that may develop as a result of this lease.
- F. Right of ingress and egress over and across the herein described premises for itself and its assigns on existing roads or suitable alternative roads provided by the Lessee.

16. Lessee's Default.

Lessee's breach of any of the terms of this lease is a default and is a basis for termination of the lease. Lessor shall provide Lessee written notice of the breach or violation and, if applicable, the corrective action required of Lessee. The notice shall specify the reasonable time to make a correction or cure the violation or breach. If the corrective action or cure is not taken within the specified time or does not occur, then the Lessor or Lessor's designee shall cancel the lease effective on the date specified in the written termination notice, provided, however, that the notice shall be provided to Lessee no later than thirty (30) calendar days prior to the effective date of such termination.

17. Notices.

Any notice given in connection with the lease shall be given in writing and shall be delivered either by hand to the other party or by regular United States Mail, to the other party at the other party's address stated herein. Either party may change its address stated herein by giving notice of the change in accordance with this paragraph. Until changed by notice in writing, notice, demands and communications shall be addressed as follows:

Lessor: Idaho Department of Lands Bureau of Surface and Mineral Resources 300 North 6 th Street, Suite 103 P.O. Box 83720 Boise, ID 83720-0050	Lessee: Mile High Marina James Gerblich PO Box 70 McCall ID 83638
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18. Waiver.

The waiver by the Lessor of any breach of any term, covenant, or condition of this lease shall not be deemed to be a waiver of any past, present, or future breach of the same or any other term, covenant, or condition of this lease. The acceptance of rent by the Lessor hereunder shall not be construed to be a waiver of any term of this lease. No payment by the Lessee of a lesser amount than shall be due according to the terms of this lease shall be deemed or construed to be other than a partial payment on account of the most recent rent due, nor shall any endorsement or statement of any check or letter accompanying any payment be deemed to create an accord and satisfaction.

19. Attorneys' Fees and Costs.

In the event either party to this Lease shall institute a lawsuit of any kind under this Lease or action is taken by either party to obtain performance of any kind under this Lease, the unsuccessful party to such litigation agrees to pay to the prevailing party all costs and expenses, including reasonable attorneys fees, accountants fees and appraisers fees and fees of other experts, incurred therein by the prevailing party, including all such costs and expenses incurred with respect to an appeal and such may be included in the judgment entered in such action.

20. Officials, Agents and Employees Not Personally Liable.

In no event shall any official, officer, employee or agent of the State be in any way personally liable or responsible for any covenant or obligation contained in this lease, express or implied, nor for any statement, representation or warranty made in connection herewith.

21. Miscellaneous.

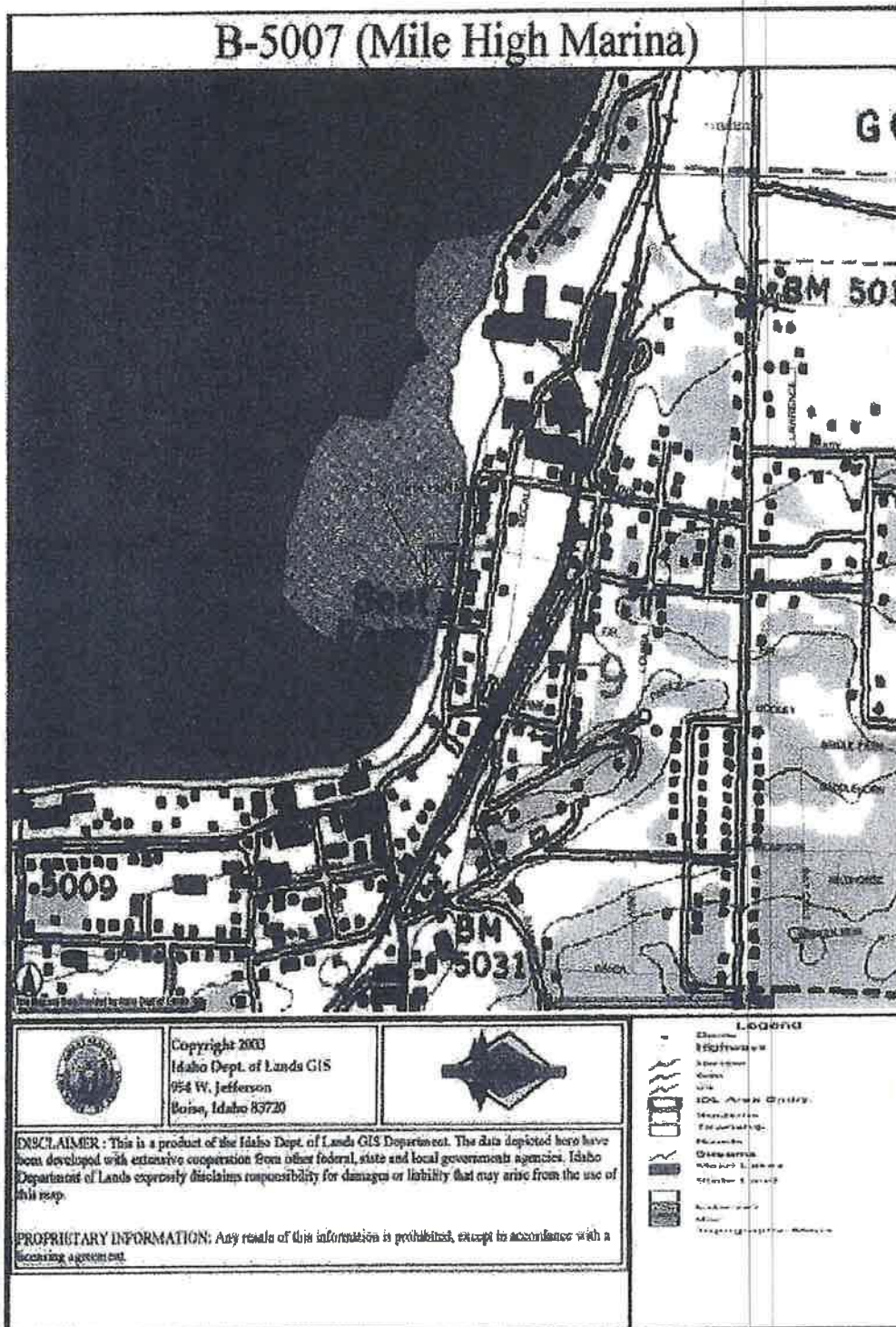
- A. **Modification.** The lease terms, excluding the rent adjustments, may be modified only by the prior written consent of the authorized representatives of the Lessor and Lessee.
- B. **Complete Statement of Terms.** No other understanding, whether oral or written, whether made prior to or contemporaneously with this lease, shall be deemed to enlarge, limit, or otherwise effect the operation of this lease.
- C. **Lessee's Non-Discrimination.** Lessee shall not discriminate against any person because of race, creed, religion, color, sex, national origin or disability.

ATTACHMENT 1

- D. Paragraph Headings. The paragraph headings, titles, and captions used in this lease are not to be construed as interpretations of the text but are inserted for convenience and reference only.
- E. Entire Agreement. This lease contains the entire agreement between the parties as of the date concerning the subject matter hereof and supersedes all prior agreements. The execution of this lease has not been induced by either party, or any agent of either party, by representations, promises, or undertakings whatsoever between the respective parties concerning this lease except those which are expressly contained herein.
- F. Governing Law and Forum. This lease shall be construed in accordance with and governed by the laws of the State of Idaho and the parties consent to the jurisdiction of Idaho State Courts located in Ada County in the event of any dispute with respect to this lease.
- G. Binding on Heirs and Successors. It is understood and agreed that all terms, covenants, and conditions hereof shall be binding upon the approved subleases, approved assignees and Lessee's heirs or successors in interest.
- H. Severability. In the event any provision of this lease shall be held invalid or unenforceable according to law, for any reason whatsoever, then the validity, legality or enforceability of the remaining provisions shall not in any way be affected or impaired.


B-5007.pdf


B-5007.pdf



ATTACHMENT 1

Mile High Marina LLC Lease Agreement
Exhibit C

May 4, 2005

City of McCall
City Manager: Lindley Kirkpatrick &
Council Members
216 E. Park Street
McCall, ID 83638
Re: Mile High Marina Construction schedule of docks

Dear Mr. Kirkpatrick & Council Members,

The management at Mile High marina is committed to replacing the entire dock system with an estimated total replacement value at \$400,000.00.

Currently, we are under contract with Inland Marine Construction Inc. to replace the first phase of three (3) stages by May 31, 2005.

Phase Two (2), is anticipated to be completed at the end of the 2005 season and the third phase is scheduled for completion by Memorial Day weekend 2006.

Please refer to the attached schedule for more details.

Regards,

James G. Gerblich

slj

SCHEDULE A

Mile High Marina, LLC
Dock construction time-line
May 4, 2005

Phase One (1):

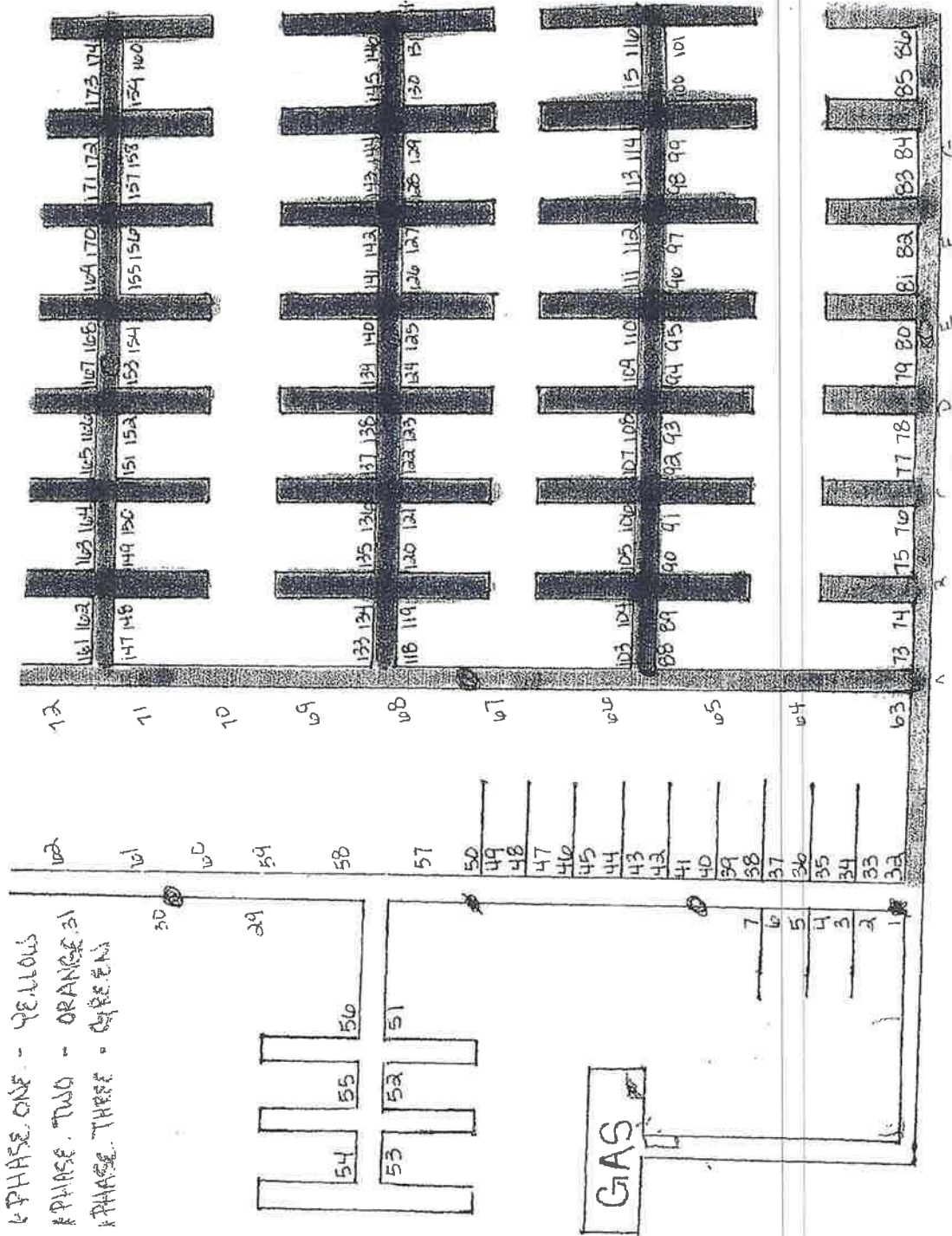
Estimated Date of Completion: May 31, 2005

Phase Two (2):

Estimated Date of Completion: October 31, 2005

Phase Three (3):

Estimated Date of Completion: May 31, 2006



ATTACHMENT 8



**MARINA BUSINESS
ASSOCIATES**
Strategies • Performance • Results

MBA's Qualifications and Experience:

A brief summary of James "J" Mills' professional qualifications and experience are included with this Proposal. A list of References and other information is available upon request.

Introduction:

James "J" Mills is the Principal and Lead Consultant at Marina Business Associates, with more than thirty years of comprehensive experience in resort & marina development, marketing, and management. J has worked with numerous public and private sector clients providing marina & resort operations consulting and management expertise, applying strategic planning, facilities renovation and development project planning, design, installations and construction management consulting services. He is also a licensed Class A, General Engineering Contractor (CalCSLB #920518)

Resume:

- Principal / Lead Consultant – *Marina Business Associates* (2006 – Present)
- Western Region Sales & Project Manager – *Meeeco Sullivan, LLC* (2016 – 2021)
- Director, Parks & Recreation – *Merced Irrigation District* (2011 – 2014)
- Chief Operating Officer – *Twin Lakes Management Co, Inc.* (2011 – 2014)
- General Manager – *California Recreation Company, LLC* (2004 – 2006)
- Vice President / Regional Mgr. – *Westrec Marinas Mgmt., Inc.* (1998 – 2004)

Management & Consulting Projects and Achievements:

- Utah State Parks & Recreation Division, Jordanelle State Park, UT – Marina Docks & Facilities Replacement (2022)
 - *Project Design, Engineering Specifications, and Bid Package for replacement of 80 Slip marina facility – Provided budgetary cost estimates for project evaluation and insurance application*
- Bonelli Park, Los Angeles County, CA – New Launch Boarding Docks (2021)
 - *Design, build, delivery and installation of two new 80' launch ramp docks, including specialty low-profile dock system for non-motorized vessel boarding – Docks were delivered in prefabricated condition and installed by manufacturer's subcontractor under project management direction by J Mills, RME*
- Holiday Shores Resort Marina, Lake Pend Oreille, ID – New Wave Attenuator and Marina Docks (2020 - 2021)
 - *Design, build, and delivery of new 495' galvanized steel frame Double Wave Wall dock walkway and attenuator system, including (20) inside finger docks for marina vessels – Docks were delivered in prefabricated condition for final assembly and installation by Marina's contractor*
- Stockton Yacht Club, Stockton, CA – Dock Renovation & Replacement (2019)
 - *Design, build, delivery and installation of new 45' galvanized steel frame covered docks for replacement of older existing timber docks – Docks were delivered in*

prefabricated condition and installed by manufacturer's crew under direction of J Mills, RME – Coordinated all new piling installation for project

- Noyo Harbor District, Fort Bragg, CA – Marina Redevelopment Planning (2017 - 2018)
 - *Evaluation of municipal marina management policies, practices, and operational results – Operations and business feasibility analysis – Comparative market analysis – Pro forma Redevelopment Plan and conceptual redesign of entire marina docks system, including capital improvement phasing and budget, design, permitting, and project funding and implementation management plan – New Marina Business & Operations Plan based on industry Best Management Practices*

- Redwood City – Docktown Marina Consulting Project (2015 - 2016)
 - *Survey and evaluation of City operated marina facilities and operations – Pro forma business transition / takeover plan and budget – Concessionaire Agreement development and negotiations between Redwood City and The California Parks Company*

- Lakes McClure & McSwain Marinas Concession Project (2011 – 2014)
 - *Capital improvement, planning, design, permitting and project management - Risk management, wharfage, leasing, and other policy review and enhancement, Evaluation of concession operated full service marinas (3), boatyard, restaurant, retail, and marine service center facilities and operations – Operations and business feasibility analysis – Concession termination and buyout negotiations, and takeover implementation – Pro forma business transition / takeover plan and budget – Business entity creation, licensing, permitting, startup, and operations management of new Twin Lakes Management Co., Inc, division of Merced Irrigation District -*

- Pacific Dockmasters, Inc. Business Startup & Management (2007 – 2009)
 - *Business and market feasibility analysis – Pro forma business startup and operations plan and budget – Business entity creation, licensing, permitting, facility lease, and operations management – HydroHoist distribution negotiations and distributorship setup – Marketing and business plan development, implementation, and management – Marina and private dock construction surveys and evaluations – Dock renovation and construction project design, permitting, and implementation*

- Anchor Marine / Dana Point Shipyard Consulting Project (2006 – 2008)
 - *Operations and business feasibility analysis – Comparative market analysis – Shipyard facility design and engineering plan incorporating new environmental compliance – One, five, and twenty year pro forma business plan and budgets incorporating industry Best Management Practices – Response to RFP and lease negotiations between boatyard ownership and Orange County Harbor District*

- Newport Beach Harbor / Irvine Company Consulting Project (2003 – 2004)
 - *Evaluation of marina management company policies, practices, and operational results for facility owners – Operations and business feasibility analysis – Comparative market analysis – Pro forma business transition / takeover plan – Pro forma business and marketing plan and budget – Management contract termination and buyout negotiations, and management takeover implementation – Marina docks, land facilities, and seawall surveys and evaluation – Capital improvement planning, design, permitting, and project management – Risk management, wharfage, leasing, and other policy review and enhancement*

ATTACHMENT 7



MILLEMANN PEMBERTON & HOLM LLP
ATTORNEYS AT LAW

Mailing Address: P.O. Box 1066, McCall, ID 83638
Physical Address: 706 North First St., McCall, ID 83638

STEVEN J. MILLEMANN (sjm@mpmplaw.com)

AMY N. PEMBERTON (amy@mpmplaw.com)

AMY K. HOLM (aholm@mpmplaw.com)

JEANNE C. BAUGHMAN (jbaughman@mpmplaw.com)

TELEPHONE (208) 634-7641

FACSIMILE (208) 634-4516

March 27, 2023

David Simmonds, President
Big Payette Lake Water Quality Council
P.O. Box 3108
McCall, ID 83638

Re: Mile High Marina Breakwater Project

Dear David:

We are finally ready to submit our Applications for the Mile High Marina Breakwater Project. Sam Worley, Majority owner of the Mile High Marina, has been diligently working with his technical consultant, James Mills, of Marina Business Associates, to develop a final design for the breakwater and secure cost estimates. Mr. Mills has over thirty years of experience working with public and private sector clients on marina developments. His expertise has been invaluable and he provided input for the below responses.

The essential scope and design of the project has not changed since our virtual meeting with the Council on August 26, 2021. The existing log boom breakwater will be replaced with a new Wave Attenuator Breakwater. The top of the Breakwater will be a ten foot composite decking, with rails, which will be publicly accessible (at no charge) from East Lake Street by means of an ADA compliant ramp. The northwest corner and southwest end of the Breakwater will have approximately 30 x 30 foot platforms with public seating, with approximately 20 x 20 foot shade structures.

The proposed floating Breakwater is a tested and proven design engineered by Kropf Industrial, Inc., which has more than thirty-years' experience manufacturing and installing similar installations in severe weather environments across Canada and the United States. The floating attenuator docks are engineered to utilize a winch, cable, and concrete block anchoring system to withstand typical wind, wave, and seasonal weather conditions on Payette Lake. One of the engineering objectives of the system is the minimization of anchor points to achieve a safe, stabile, and effective wave attenuation dock system. The concrete block anchors will be placed on the lakebed utilizing a crane barge as the docks are assembled and located in the marina basin and connected to the dock winches with stainless steel cable.

We wanted to get back to the Council with initial responses to the questions which were posed in our August 26, 2021 meeting. I am relying on my notes of the meeting, which hopefully correctly captured the questions, as follows:

1. Question: Will the Project present any risk of interference with the City's water intake line which supplies water to the Legacy Park Intake Building?

Response: No. The new Breakwater and additional slips located within the Breakwater will not extend any farther south than the current log boom breakwater and slips. I have enclosed a map showing the approximate location of the point of intake from the Lake, which is well separated in terms of distance and depth from the Marina.

2. Question: Will the materials and installation protocol have adverse impacts on water quality?

Response: No. The Breakwater's epoxy coated steel construction and float pipes provide exceptional stiffness, stability, and durability and have proven imperviousness to moisture penetration and freezing, thereby eliminating potential related spalling and degradation of materials. The Amerlock 2 Epoxy Coating is approved for use in potable water systems. The epoxy coated floatation has no interior foam filling, thus eliminating the potential release of plastics / foams into the environment.

All dock decking will be an environmentally sound wood/plastic marine-grade composite board material. Some treated wood is utilized in the dock construction as a heavy-duty fendering material installed above the water-line and treated with a process (Micro-Pro Sienna) that is approved for playground and other environmentally sensitive applications.

Concrete block anchors will be installed on the lake bottom at low water utilizing an appropriate winch barge in a manner that results in minor if any disturbance of the lakebed upon placement. Concrete material has proven to have no effect on water quality.

Stainless steel cables will be utilized to connect all anchor winch systems on the docks to the concrete anchors and have proven to have no effect on water quality.

Delivery and installation of the docks will be done in a manner that minimizes and/or eliminates potential shoreline disturbance. Prefabricated dock sections (10' x 55' approx.) will be delivered and offloaded at the launch ramp parking area adjacent to the marina and then placed into the water at the launch ramp and moved off-shore for final connection and assembly of the dock system. Dock sections will be anchored in-place as the final assembly procedure progresses.

A concrete abutment and access ramp will be poured-in-place on the shoreline above the high-water level to serve as connection for the marine-grade aluminum gangway ramp access to the floating docks.

Any and all other dock construction materials, including vinyl dock fendering, stainless steel bolt connections, rubber connection bumpers, galvanized steel dock cleats and bolts, will be installed above the dock waterline and will have no effect on lake water quality.

The wave attenuator system will potentially have a beneficial effect on the lake water quality as it will reduce turbidity and shoreline erosion and disturbance within its protected area and significantly reduce the potential destructive forces of severe weather events upon the Marina and adjacent areas. The additional boat slips will reduce the number of daily launches and extractions which would otherwise occur at the City's boat ramps.

3. Question: Will the maintenance protocol for the Breakwater introduce any harmful chemicals into the Lake?

Response: No. The proposed wave attenuator dock system is engineered to be effectively “maintenance free” except for occasional / seasonal cleaning and lubrication of the winches. No staining, sealing, painting of any dock materials should be required over the dock system lifespan.

4. Question: Will the Marina participate financially in the Milfoil abatement program?

Response: Yes. The Marina currently commissions the extraction of Milfoil at least annually from the Marina waters.

5. Question: Will the Breakwater affect water temperatures inside the Marina?

Response: No. The Breakwater system will have no effect on the Marina or Lake water temperature, inasmuch as normal Lake water flow in and out of the Marina will not be affected.

6. Question: Will there be any dredging or removal of material from the lakebed?

Response: No. Concrete block anchors will be placed on the Lake bottom utilizing an appropriate winch barge in a manner that results in minor if any disturbance of the Lake bottom upon placement. Stainless steel cables will be connected between the anchors and dock winches. The cables will have no contact with or impact on the lakebed.

7. Question: Will the additional boat slips have a negative impact on the Lake’s carrying capacity?

Response: All of the Marina’s boat slips are leased on an annual basis, except for slips which are left open for day use. Recently, the Marina conducted a poll of people on the waiting list for boat slips. The overwhelming majority of people polled already use Payette Lake as their primary place of use of their boat and do so by launching and removing their boats at the City boat ramps. Therefore, the Marina is confident that the additional slips which could be constructed as part of this Project will not introduce boats onto Payette Lake which are not already using the Lake. The poll confirms that the additional slips will most certainly reduce the daily traffic at the City’s boat ramps. The enclosed letter from Kurt Wolf, McCall Parks and Recreation Director, in part addresses this issue.

We are commencing the permitting process with the enclosed Applications to the Idaho Department of Lands. We wanted to make sure that you received the complete Applications. If you or the Council have any additional questions or comments or think that any additional discussion between the Applicant and the Council would be helpful, please do not hesitate to reach out.

Best regards,



Steven J. Millemann

From: [Morgan Stroud](#)
To: [Steve Millemann Cell](#)
Cc: [Brian Parker](#); [Meredith Todd](#)
Subject: CUP 23-07 - 1300 E Lake St - Mile High Marina - Engineering Review
Date: Wednesday, September 20, 2023 1:19:10 PM
Attachments: [image001.png](#)

The Public Works Department has reviewed the documents submitted for review for **CUP 23-07** and have the following comments and concerns.

1. With the expanded use of the Marina facilities and the general proximity to a main City Water intake, please provide a copy of the spill response plan for the facility. If the current capacity of the fuel storage is less than 1,320 gallons a Federal Spill Prevention Control and Countermeasure Plan (SPCC) is not required. However, a plan should still be in place if a spill should ever occur. A SPCC Plan is a written document that describes measures taken to prevent petroleum spills and a process on how to clean up and contain a spill if the event occurs. The plan should include information regarding:
 - a. the facility,
 - b. the petroleum storage containment,
 - c. inspections, and
 - d. a site diagram with locations of tanks (above and below ground), drainage, and other pertinent details.

Here is an EPA website that provides examples and more information on SPCC Plans:

<https://www.epa.gov/oil-spills-prevention-and-preparedness-regulations/spill-prevention-control-and-countermeasure>

2. The civil plans submitted show the future E. Lake Street frontage improvements and identify that these will be constructed by others. The proposed plan details an ADA route and general pedestrian access to the Public Access Dock. In the plans it is unclear if there is an ADA accessible path or pedestrian pathway proposed to get to the ramp withing E Lake St. Some pedestrian improvements in E Lake Street should occur to allow for an ADA route or a designated pedestrian path from where the sidewalk currently ends to the south to the new dock improvements.

The comments above, and any subsequent comments from further reviews, will need to be addressed prior to Final Engineering Approval. Please let me know if there are any questions or concerns or if you would like to schedule a time to discuss these comments in further detail.

Thank you,



McCall Public Works

Morgan Stroud, E.I.T.

Staff Engineer

(D) 208.634.3458

(C) 208.315.2299

www.mccall.id.us/engineering

From: [Jasen King](#)
To: [Brian Parker](#)
Subject: RE: City of McCall Request for Comment - October Agenda Items
Date: Friday, September 22, 2023 1:00:16 PM
Attachments: [image001.png](#)
[image002.png](#)

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.

Brian,

Thank you for checking.

We have received and reviewed CUP-23-07 for Mile High Marina and have determined that their CUP application is consistent with the State issued Encroachment Permit L65S0372H.

Sincerely,

Jasen X. King

LRsSr – Nav Waters/Endowment Leasing

Idaho Department of Lands

555 Deinhard Lane, McCall, ID 83638

Office: (208) 634-7125

Email: jking@idl.idaho.gov

<https://www.idl.idaho.gov>



From: Brian Parker <bparker@mccall.id.us>
Sent: Thursday, September 14, 2023 2:57 PM
To: Jasen King <jking@idl.idaho.gov>
Subject: RE: City of McCall Request for Comment - October Agenda Items

CAUTION: This email originated outside the State of Idaho network. Verify links and attachments BEFORE you click or open, even if you recognize and/or trust the sender. Contact your agency service desk with any concerns.

Thanks Jason. "No comment" is perfectly acceptable, but I just want to confirm that you've reviewed the CUP-23-07 documents for the expansion of Mile High Marina.

Brian Parker, AICP | City Planner
216 E. Park Street | McCall | Idaho 83638
Direct: 208.634.4256 | Fax: 208.634.3038



From: Jasen King <jking@idl.idaho.gov>
Sent: Thursday, September 14, 2023 2:17 PM
To: Brian Parker <bparker@mccall.id.us>
Subject: RE: City of McCall Request for Comment - October Agenda Items

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.

Brian,

The Idaho Department of Lands has “no comment” on the attached applications.

Sincerely,

Jasen X. King

LRsSr – Nav Waters/Endowment Leasing

Idaho Department of Lands
555 Deinhard Lane, McCall, ID 83638
Office: (208) 634-7125
Email: jking@idl.idaho.gov
<https://www.idl.idaho.gov>



From: Brian Parker <bparker@mccall.id.us>
Sent: Friday, September 8, 2023 2:11 PM
To: Brian Duran (Brian.Duran@itd.idaho.gov) <Brian.Duran@itd.idaho.gov>; Chip Bowers <chip@bowerslandsurveys.com>; Chris Curtin <ccurtin@mccall.id.us>; Cynda Herrick <cherrick@co.valley.id.us>; Dallas Palmer <palmerd@mccall.id.us>; Dave Bingaman <dbingaman@co.valley.id.us>; dsimmonds50@gmail.com; Delta James <djames@mccall.id.us>; Emily Hart <ehart@mccall.id.us>; Garrett de Jong (garrett@mccallfire.com) <garrett@mccallfire.com>; IDL_Jurisdictional <IDL_Jurisdictional@idl.idaho.gov>; ITD Development Services <D3Development.Services@itd.idaho.gov>; ITD District 3 Permits <ITDD3Permits@itd.idaho.gov>; Jasen King <jking@idl.idaho.gov>; Jeff Bateman <jbateman@plrwsd.org>; Jeff Mcfadden (jmcfadden@co.valley.id.us) <jmcfadden@co.valley.id.us>; jennifer.schildgen@itd.idaho.gov; John Powell <jpowell@mccall.id.us>; Jordan Messner <jordan.messner@idfg.idaho.gov>; Kathy Riffie (kriffie@co.valley.id.us) <kriffie@co.valley.id.us>; Krystal Giessen <giessenk@mccall.id.us>; Kurt Wolf <kwolf@mccall.id.us>; Lance Holloway, DEQ <lance.holloway@deq.idaho.gov>; Laura Shealy BPLWQAC <idchik5@gmail.com>; Laurie Frederick, Valley Co Cartographer <lfr frederick@co.valley.id.us>; Levi Brinkley <lbrinkley@mccall.id.us>; Linda Stokes <lstokes@mccall.id.us>; Lori Hunter (lhunter@co.valley.id.us) <lhunter@co.valley.id.us>; Lorraine Brush <lbrush@plrwsd.org>; Mark Wasdahl, ITD <mark.wasdahl@itd.idaho.gov>; Meredith Todd <mtodd@mccall.id.us>; Michelle Groenevelt <mgroenevelt@mccall.id.us>; Mike Reno <mreno@cdh.idaho.gov>; Morgan Stroud <mstroud@mccall.id.us>; Nathan Stewart

<nstewart@mccall.id.us>; Rachel Santiago-Govier <rsantiago-govier@mccall.id.us>; Regan Berkley <regan.berkley@idfg.idaho.gov>; Sabrina Sims <ssims@mccall.id.us>; Scott Corkill <scorkill@idl.idaho.gov>; Sheri Staley - Idaho Power <sstaley@idahopower.com>; Steve Moser, Idaho Power <smoser@idahopower.com>; Valley County Road Dept <roaddept@co.valley.id.us>
Subject: City of McCall Request for Comment - October Agenda Items

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All,

Please provide comment on the following items prior to the date indicated on their respective cover memos:

[DR-23-21 – 615 Fox Ridge Rd – Maico & Carmen Siuce – City Limits](#)

[DR-23-22 – 1697 Club Hill Blvd – Andres & Katherine Gonzalez – IMPACT AREA](#)

[DR-23-23 & SR-23-15 - 2326 Northshore Dr – Randall Reed ADU – IMPACT AREA](#)

[DR-23-25 & SH-23-08 – TBD Rainbow Ln – Kylan & Jen Lundeen – IMPACT AREA](#)

[CUP-23-07, DR-23-024 & SH-23-07 – 1300 Lake St – Mile High Marina – City Limits](#)

[MPA-23-02 – 411 Railroad Ave – Amy Holm for The Depot Company – City Limits](#)

Thank you,

Brian Parker, AICP | City Planner
216 E. Park Street | McCall | Idaho 83638
Direct: 208.634.4256 | Fax: 208.634.3038



Future Public Dock Wind Activated Artwork

Site: At end of dock, or dependent on dock design

Themes: Wind, weather, sun, environmental data, elevation, topography, waves, water currents, patterns found in water and wind

Goals: Weather interactive, natural environment, space-making, character of McCall, artist on design team, single or series of sculptures

Timeline: Align with timeline for dock construction

Budget: \$40,000 - \$120,000

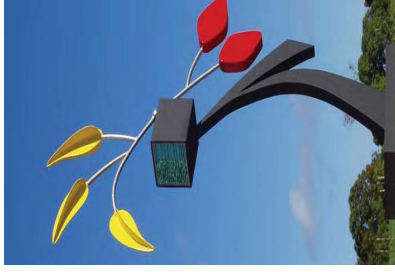
Aerial view of Mile High Marina and current (top) constructed wave barrier.

Photo: Google Maps



Breathe, 2010
Edwin Cheong
Marina Bay, Singapore

This kinetic sculpture commemorates the first Youth Olympic Games. The total number of leaves on the tree counts the number of nations in the world. Harnessing wind creates movement and splendor reminding us that when nature is left to itself, the balance is the beauty.



Chief, 2005
Troy Pillow
Seattle, WA

"My pieces create a union of ease between modern design and nature, blending fluidly with their environment and elements. The feeling is heightened by kinetic factors that accentuate the shared effects of the environment." - Troy Pillow



The Messengers, 2013
David B. Hickman
Texas Tech University

The five-element kinetic sculpture installed outside the communications building features five carrier pigeons representing communication through the use of the five senses. The pigeons rotate with the wind carrying messages and communication in each direction.

Brian Parker

From: Carrie Hastriter <carrie@hastriter.com>
Sent: Wednesday, September 20, 2023 4:23 PM
To: Brian Parker
Cc: Carrie Hastriter; Dean Hastriter
Subject: Support for Mile High Marina Dock Improvements

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.

Mr. Parker,

It is a pleasure to add our voices in support of the proposed dock improvements at Mile High Marina. In our own experience as business owners, we find that the marina is operated with great care and pride by the Worleys. They are clearly invested in our community and its success, as evidenced by the vibrant hub of activity they and their exceptional staff maintain through the summer months.

The improvements proposed are not only aesthetically superior to the current log breakwater, but open the area to even more community members and visitors thanks to the public walks and shaded viewpoints. Enjoying evening sunsets over the water - that will be delightful!

We commend Mile High for proposing additional boat slips as well. Demand is clearly evident, and safely and peacefully accommodating more watercraft is welcome progress, in our opinion.

We hope that you and the Planning and Zoning Commission will consider these improvements a benefit to our community and vote favorably for the proposal.

Sincerely,
Dean and Carrie Hastriter

1325 Greystone Drive
McCall, Idaho

Brian Parker

From: David Krings <david@weathertightidaho.com>
Sent: Wednesday, September 20, 2023 1:20 PM
To: Brian Parker
Subject: CUP-23-07, DR-23-24 & SH-23-07

Importance: High

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.

Mr. Parker,

I wanted to take a brief moment of your time to express my huge support in regard to the proposed additional dock space and wave attenuable infrastructure for the Mile High Marina. I believe it is in the best interest of not only the citizens of McCall but visitors as well. As a slip lessee, I fully support the effort to expand the marina and construct the infrastructure wholeheartedly.

The request, in my opinion, is long overdue and the positive impact of not only the additional dock space - which will provide more boaters the availability to enjoy the lake - but will also cut down on the traffic at the boat ramp itself. The viewpoints and boardwalk that are proposed are an excellent idea and, I am sure, will be enjoyed by a plethora of residents as well as visitors as they take in the breathtaking views of the lake and surrounding areas. The shaded viewpoints and the boardwalk itself will provide a huge amenity to those residents and visitors who do not have access to a slip or dock of their own.

I also believe that it is in the best interest of the City, as it has shown in the past, to continually enhance the area between the downtown area and Brown Park. The area is really coming together nicely and this will only make it better for everyone.

This proposal has been clearly well thought out by the owners of the marina and they have taken into consideration the many factors that impact such a venture. I am definitely in full support of the proposal.

Respectfully,

David V. Krings
3855 Warren Wagon Road
McCall, ID 83638

Brian Parker

From: gary dizes <gadizes@yahoo.com>
Sent: Wednesday, September 20, 2023 12:55 PM
To: Brian Parker
Subject: Breakwater backing

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.

I support and highly recommend the proposed Breakwater plan... it is needed for existing slip renters, new slip renters, the general public for a boardwalk and the overall aesthetics. This would be a great addition to Payette Lake in particular and McCall as a whole...

Thank you

Gary DIZES

1395 Majestic View Dr

McCall

Sent from my iPad

Brian Parker

From: James Chrisman <james.chrisman.ne9j@statefarm.com>
Sent: Wednesday, September 20, 2023 1:14 PM
To: Brian Parker
Subject: Mile High Marina

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.

Hello Brian,

I am sending a note to you about support for additions and changes to Mile High Marina. I am in support of the changes and would be great for the Marina.

I am a Idaho Native and have a home in McCall.

Thanks

**James Chrisman, State Farm Insurance Agent
Providing Insurance and Financial Services**

James Chrisman Insurance Agency Inc.
1052 NW Newport Avenue #101
Bend, Oregon 97703
Phone: 541.388.9204 Fax: 541.388.9804
www.jameschrisman.net
Oregon License # 7126532
California License # 4041675
Idaho License # 117999
Washington License # 1061331

If this communication is securities related, see the [additional disclosures](#).

From: [Lorretta Olmstead](#)
To: [Brian Parker](#)
Subject: Expansion of Mile High Marina
Date: Wednesday, September 20, 2023 4:28:42 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.

We are writing this letter in support of the improvements and expansion plans of Mile High Marina.

We have had a slip in the Marina for 23 years and have watched it change from splintered, sinking docks to the much improved "trex deck" type decking that they have today. The breakwater, however, is in bad need of repair and redesigning, as it does not fully protect the boats which are at the mercy of wind, waves, and wakes.

The building of additional docks would also help to accommodate a few more seasonal and overnight moorings in the popular Marina.

We see these improvements to be a good thing for the boaters and the city of McCall and urge you to approve Mile High Marina's application.

Thank you,
Blake and Lorretta Olmstead

From: [Karl Rubner](#)
To: [Brian Parker](#)
Subject: Break wall
Date: Thursday, September 21, 2023 7:50:37 AM

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.

Good Morning Brian ,

I am a resident of McCall, and I currently rent a boat slip
At Mile High Marina. The log break wall that is currently in place, looks terrible next to all of the great work that the city has done with the new park and beach area. This new break wall project will greatly complement all of the great work that has been done by the city.

Sincerely,
Karl Rubner

Sent from my iPhone

From: mcurry0@aol.com
To: [Brian Parker](#)
Subject: Mile High Marina Dock Improvements
Date: Thursday, September 21, 2023 11:38:53 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.

Brian Parker, City Planner
216 E. Park Street
McCall, ID 83638
(208) 634-4256

McCall Area Planning and Zoning Commission:

We are writing to express our support for the Mile High Marina Dock/Breakwater Improvements.

As part time residents of McCall and boat owners, we lease a slip at Mile High Marina during the summer season. The replacement of the existing log breakwater will improve the appearance and safety.

It will double as a boardwalk access for the public with shade structures that would be an amenity to the area.

The boardwalk would be an attraction that the public could use on a regular basis.

The increase in the number of boat slips available would help meet the demand. This would also help to alleviate the congestion on the boat ramp as well as the issue of lack of parking for the vehicle and boat trailer.

Thank you for your consideration,
Mike & Caroline Curry
1026 Fireweed Dr.
McCall, Idaho 83638
(208) 860-9072

From: [Stuart](mailto:stuart@stuartco.com)
To: [Stuart](mailto:stuart@stuartco.com)
Subject: Retirement plan info
Date: Thursday, September 25, 2014, 1:40:58 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.

To: Whom It May Concern:

I am in total support of improving the breakwater support for the beam decked at Mile High Marina.

The logs do not protect the beams from damage caused by high waves, and my boat has been damaged in previous storms.

I vote to let Mile High Marina protect our boats.

Stuart Mock, CFP
 General Agent
 Registered Principal
 Certified Financial Planner
 Life Member MERT, CFP of the TABLE

Financial Planning Services, LLC
 3601 N. Lake Harbor Lane
 Boise, ID 83703
 (208) 833-6600
 Cell: (208) 889-8264
 Fax: (208) 833-4700
sm@fplsc.com

PLEASE CLICK ON THE VIDEO BELOW. IT CONTAINS INFORMATION YOU NEED TO KNOW TO MAKE YOUR RETIREMENT MORE PROFITABLE AND ENJOYABLE.

"The Retirement Savings Dilemma"

<https://vimeo.com/48032312>

<http://vimeo.com/227198696/48032312> or via <https://vimeo.com/48032312>

Know of someone looking for a career opportunity? Call Stuart Mock, CFP, at <https://vimeo.com/48032312>

<http://vimeo.com/227198696/48032312> or via <https://vimeo.com/48032312>
 Securities Offered Through The O.N. Equity Index Company - Member FINRA/SIPC
 Investment Advisory Services Offered Through O.N. Investment Management Company

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From: [slf811](#)
To: [Brian Parker](#)
Subject: Marina project
Date: Thursday, September 21, 2023 11:32:15 AM

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 Mr. Parker,

I live and work in McCall. My family has been coming here before the turn of the last century and we have owned and built on property here since 1946. I am writing in strong support of the proposed project of the Mile high Marina for new moorings and for a walkway into the lake. I dock my boat at the marina and have done so for many years. I know they need more space because the waiting list is years long. In every way I can think of, the marina and the docks have been an asset to our city.

What particularly animates me is the idea of the Boardwalk. What a joy for citizens of McCall as well as visitors to be able to walk out and see the beauty of the lake and feel the breeze is as it comes across the water. That in itself is enough to want to see the walkway built. However, I have an additional agenda. I am a member of the public art committee and would love to encourage the committee to look at the walkway as place to install public art. I've talked to the marina owners and they are interested, so the possibility of something being done is very real. The entire project of moorages and walkway will enhance so many things for our city. Please approve it.

Thank you. Respectfully yours,

Susan Farber PhD

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From: [bryan roberts](#)
To: [Brian Parker](#)
Subject: Mile High Marina Dock/Breakwater Project
Date: Friday, September 22, 2023 11:14:39 AM

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.

Hi Brian,

Just wanted to send a quick email to let you know we are in support of this project.

McCall has been such a big part of our lives over the years and although the growth isn't necessarily what we wanted to see we have embraced it and have been amazed at the city's upgrades from roads to parks to just general infrastructure. This project just feels like another natural part of this growth as part of the Mill's Park and board walk upgrade. We spend a lot of time at the Marina during the summers and it is such a great place to meet people and enjoy all that McCall has to offer and we feel this project would just add to that.

Thanks of your time and have a great day.

Bryan & Buffy Roberts

From: [jim voulelis](#)
To: [Brian Parker](#)
Subject: Mile High Marina expansion
Date: Friday, September 22, 2023 9:35:19 PM

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Hi, I just wanted to drop a quick note expressing my support for the proposed expansion of Mile High Marina. I am a McCall resident and customer of the Marina. The new breakwater will be a tremendous asset to the community allowing residents and visitors new access to Payette lake while also providing improved protection to the boats in the Marina. The expansion of slips will also allow a limited resource (boat slips) to be expanded giving other residents access to the lake. Again, I am very much in support of this expansion.

Jim Voulelis
1627 E Lake Street
McCall, Idaho
83638
208-861-3246

From: [Matt Link](#)
To: [Brian Parker](#)
Subject: Mile High Marina expansion
Date: Friday, September 22, 2023 10:57:58 AM
Attachments: [Notice of Public Hearing \(002\).pdf](#)

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.

Hi Brian,

I am writing to you in regard to the proposed Mile High Marina expansion application submitted to the city of McCall for consideration (attached). As a resident of McCall, I would like to submit my support for the approval of this application. I believe it would be a great addition to the area for both the public and customers of the Mile High Marina.

Please do not hesitate to contact me if you have any questions.

Thanks!

Matt Link
1507 Roosevelt Ave, McCall, ID 83638
(208) 841-8087

From: [Mali Murphy](#)
To: [Brian Parker](#)
Subject: Support of the Mile High Marina Breakwater/Dock Project
Date: Saturday, September 23, 2023 2:48:52 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.

Hi Mr. Parker,

We have been residents of McCall for almost 20 years. We have been Mile High Marina dock slip renters for over 10 of those years. We have 2 slips that we rent annually. Mile High Marina has our full support for this breakwater/dock project. We have to go in and out of the breakwater to and from our slips each time we take our boats out.

We've been stuck on the outside of the breakwater numerous times due to it breaking. The breakwater definitely needs to be improved. Additionally, when two boats meet head on going through the breakwater it can be quite dangerous. Sometimes the breakwater moves in and the boats can barely pass each other.

We love the improvements Mile High Marina is making and we think they will improve the look of the lake/marina as well. Please feel free to contact us with any questions or concerns.

Best,

Matt and Mali Murphy
208-602-4353

From: [Scott Lazenby](#)
To: [Brian Parker](#)
Subject: Breakwater Project
Date: Sunday, September 24, 2023 9:29:34 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.

To Whom It May Concern,

I would like to write in response to the proposed Downtown Marina Breakwater Project. As a boat owner and renter in the downtown marina I fully support the addition of a break wall or something to that effect to better bolster the marina from rough water caused by other boats and weather. As of right now the logs are inadequate and create a hazard. During high winds and storm surges the logs have broken free and also make it almost impossible to make your way into the marina, not to mention a navigational hazard due to the low visibility of the logs and for those of us that are on the North side of the marina it makes it almost impassable during high winds and storm surges. In one instance in early June the storm surge was so bad that I was unable to park my boat in the current location that I have it now and had to navigate closer to the first row of docks before the water was calm enough to park my boat. The proposed breakwater and boardwalk would not only serve as protection for the Downtown Marina, but would also be more aesthetically pleasing than what is there now. Please make this happen.

Respectfully,

Scott Lazenby
Boat owner and slip renter
928 Strawberry Ln. McCall

From: [Stephanie Ruzicka](#)
To: [Brian Parker](#)
Subject: Improvements to marina
Date: Sunday, September 24, 2023 4:50:24 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.

Neil & Stephanie Ruzicka are in support of the improvements and expansion of the marina docks. They are necessary for growth in that area. We think that it will elevate some of the congestion of vehicles and trailers in the immediate area.

Sent from my iPad

From: [Don Hardy](#)
To: [Brian Parker](#)
Subject: Dock/breakwater project
Date: Monday, September 25, 2023 5:33:21 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.

Att: Brian Parker
City of McCall

I own McCall Boat Works and support this concept of new docks and breakwater expansion.

The biggest reason I support this upgrade, what is there, has been there since the 1950's when Jim Hardy owned the marina and Century Boat dealership. It will be the biggest and final touch to the much needed improvements in that area, matching Legacy Park.

I service 4 intermountain lakes and CDA, TAHOE being the biggest including the Sawtooths. I have used and seen new improvements over the last 40 plus years in boating. The safety and public control and access is best for the City of McCall and the visitors. It will keep trespassers out of the Mile High marina in a controlled fashion.

If the City and the marina owners can come to agreements and financial source, then it is a win, win. For the public, more access for boaters with additional dock slips, access for all visitors on the breakwater/boardwalk.

Sincerely,
Donald R. Hardy
McCall Boat Works

--

Don Hardy

mccallboatworksdon@gmail.com

McCall Boat Works
Box 2306 -or- 1304 Boydston Ln.
McCall, Idaho 83638

www.McCallBoatWorks.com

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From: kevin@railcollc.com
To: [Brian Parker](#)
Subject: Notice of Public Hearing - CUP-23-07, DR-23-24 & SH-23-07
Date: Monday, September 25, 2023 12:55:12 PM
Attachments: [image001.png](#)

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.

Brian-

For what it's worth, please consider this email as my vote of support for the application to expand Mile High Marina.

Of the many establishments that create the character and charm of McCall, Mile High Marina is one of them.

They don't only serve to support boating and recreation on Payette Lake, but they create a hub of community for the town to interact and enjoy.

Places like this deserve everyone's support and it's establishments like this that are the heart of McCall.

Thanks,

KEVIN

Kevin Wade

LLC Member

P.O. Box 575

Meridian, ID 83680

Office: (208) 888-7688

Fax: (208) 888-4024



kevin@railcollc.com

www.railcollc.com

September 26, 2023

(via email: bparker@mccall.id.us)

Brian Parker
City Planner, City of McCall
216 E. Park Street
McCall, ID 83638

RE: October 3, 2023, Public Hearing
CUP-23-07, DR-23-24 & SH-23-07
1300 E. Lake St. -- Steve Milleman for Mile High Marina, LLC

Dock fees increased two years ago (if memory serves) to begin a reserve fund for the marina improvements. I responded positively then and continue to believe that the boardwalk will improve the public's enjoyment of the facility and improve the breakwater. Yet even in the two years since the intent was noticed, the crowds are increased on weekends and holidays.

Sunset View Condominiums is the closest residential neighbor to the Mile High Marina. As the owner of Unit 3, it is a convenience that we enjoy. Yet the proximity at times raises concerns due to traffic and crowd congestion. With the City Parking Lot behind the condominiums, and the marina just diagonal, it is apparent that vehicle and boat trailer parking spaces are at a premium. During the past summers, the City Parking Lot has been full on summer weekends and holidays. Ninety more boat slips will mean added road congestion, with boat trailers parked along the city streets. Tempers flare with the congestion, and arguments about parking or launching are common. Is this desirable for the City, its visitors, and the residents in nearby neighborhoods? Parking is not a problem for our residential condominiums between Mill Road and Lake Street, so my concern is not one of self-interest.

As a boat owner, the growth of the craft population on Payette Lake over the past decade is notable. Safety is not always a priority, especially as boats crowd to get into the only gas available on the lake and to get their boats onto waiting trailers. This raises an issue with 90 more slots slated for the expansion. The pressure on the Marina to add slots is immense. New boats and watercraft will be on the lake annually. The Marina's demand is almost guaranteed to exceed its supply of slots. The marina expansion does not aid traffic flow on the lake as it is designed. This issue should be addressed in the expansion plans.

The shade structure concepts shared to date serve the marina and boardwalk guests but not the general public. The structure impedes the view from shore. The platform is not the issue so much as is a roof or structural elements that intrude upon the common enjoyment of the lake.

In summary, an enthusiastic “yes” to the boardwalk absent any roofed or walled (view obstructive) structures on the water.

The 90 new boat slips are in demand; and I look to the City to determine if safety and security concerns are best served by the proposed design. My requests are (1) safety first with any additional boat slips, and(2) no roofed shelters on the boardwalk, and (3) continued crowd control at the current launch. USFS and City officers do an excellent job now, yet what will be their demands on time and personnel with additional visitors. Again, I applaud the marina and its owners for contributing to lake access and aesthetics. Yet I urge the City to consider traffic, crowd, and parking concerns with the addition of boat slips to the one facility with gas and with a boat launch that already may be overburdened.

Sincerely,

Mary L. Munger
1208 Mill Rd., Unit 3
McCall, ID 83638
(509) 954-2314
mary.munger@intersectinc.com

From: [Scott Harris](#)
To: [Meredith Todd](#)
Subject: Re: Marina expansion
Date: Wednesday, September 27, 2023 10:29:51 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.

Dear Meredith and McCall City,

Re: CUP-23-07, DR-23-024, SH-23-07

We are opposed to expansion of the Marina for two major reasons:

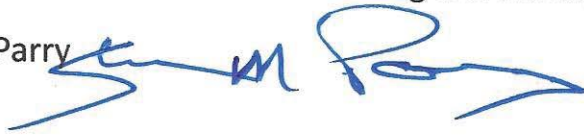
1. It would endanger the drinking water source for the City of McCall, as explicitly detailed by others in opposition.
2. It would inevitably put added recreational pressure on Payette Lake, with increased boat traffic, and particularly large boat traffic and attendant issues we are only beginning to quantify and understand, but, ominously, rising nearshore nutrient levels and emergence of algae blooms. All without a meaningful assessment of loading capacity. This will only get worse as the size of marketed watercraft increases.

This proposal and inevitable future efforts to profit from use of Payete Lake, over the health and safety of McCall residents mandates a clear understanding of its impacts.

Scott and Connie Harris
McCall

To: Brian Parker and the McCall Area Planning and Zoning Commission

From: Steven M. Parry



Re: CUP-23-07, DR-23-24 & SH-23-07 / 1300 E Lake St. / Mile High Marina

My name is Steven Parry and I own unit 1 of the Sunset View Condominiums located at 1208 Mill Road McCall Idaho. I believe I have the closest living unit and deck to the entrance of the marina.

I am generally in favor of the Marina improvements and believe the Marina is a well-run asset to the City of McCall. I do have some concerns over the expansion. These concerns include (1) public safety with the expansion and inadequate infrastructure to support the expanded use and (2) the shade structures proposed are not supported by the City Code and will set a precedent allowing other dock owners on Payette Lake to have similar structures.

The applicant is proposing to expand the marina by about 1/3. When a business or land use expands to this degree the question is whether the application should be treated as a new application or does it only have to comply with the current ordinances for the expansion. Given the Marina the most beneficial interpretation my testimony is premised on the Marina only having to comply with City Code for the expansion. This Commission would be within its rights to require an applicant making this size of expansion to fully comply with City Ordinances.

My first concern is public safety with the expansion of the marina and the lack of infrastructure improvements to support the expansion. First is parking for the 90+ new boat slip owners. The State of Idaho has adopted the standard for parking at marinas with the following, " ... commercial marinas must provide a minimum of upland vehicle parking equivalent to one (1) parking space per two (2) public watercraft." Applying the State of Idaho standard would require the applicant to provide 45 parking spaces for the expanded use. The State standard for parking gives way if there is a local ordinance.

McCall's ordinance on parking for marinas is:

- 1 per 4 boat mooring spaces within 300 feet of the marina;
- 1 per 2 boat mooring spaces, or a sufficient size for boat trailers within $\frac{1}{2}$ mile from the marina

There are several reasons why the applicant must be required to comply with all aspects of the parking ordinance for the expansion. First, other than the downtown core, this is the most congested area of the city. Adding 90 boat slips and a public Board walk with shade structures will only add to the congestion. Second this is City property, and the applicant is concessionaire of the City. If the City does not enforce its own zoning ordinance on what is City property, then the Code is basically meaningless. One of the basic purposes of setting these standards in zoning laws is for all properties be treated on an equal and consistent basis. Applicants should not receive special interpretations of the Code because of who they are or who they are in partnership with.

As a practical matter I have observed the parking problems in the neighborhood. During the summer months in the early morning hours cars and boat trailers are parked all the way to Davis St. with pedestrians having to use the main travel way. The City lots are full and the overflow parking is clogging up the side streets. Approving a major expansion without having the applicant comply with the parking ordinance will only exacerbate a situation that affects public safety.

I have sat in my car at the stop sign of Fir and Mill Rd. for multiple minutes waiting for pedestrian traffic to clear so I could travel the 120 feet to my garage. The pedestrian traffic in this neighborhood in the summer is congested. The Marina is located between two City parks, so it is expected to have high pedestrian traffic. The expansion of the Marina without adequate parking and pedestrian walkways is a recipe for disaster.

A second area of concern I have are the two shade structures called out in the plans. The shade structures are a fixture to the replaced breakwater. McCall's ordinance on breakwater's provides:

Breakwater and other similar construction shall be floating and shall not extend more than one foot above the surface of the lake.

This section of the McCall ordinance clearly prohibits the shade structure on the replaced breakwater. Additionally, the ordinance goes on to provide:

1. Prohibitions: No construction, alteration or activity shall cause harm to:
.....
e. Views of, from, or across a lake

The above quoted ordinance is reflected in McCall's Comprehensive plan with:

Goal 4: Ensure that new development protects the treasured views of Payette Lake

The first policy recited in the Comprehensive Plan for this Goal is, "Protect key view corridors throughout McCall, including views from Lake Street..." Clearly the shade structures do not protect the views of the lake as provided for in the Ordinance and the Comprehensive Plan.

The second issue with the shade structures is that the approval of these structures will set the precedent for other holders of lake encroachment permits to ask and receive similar approvals. If this is the standard that the City sets on ostensibly City property, then every other encroachment permit holder would seem to have the right to a similar structure.

I would urge this Commission to view the Shade Structures with a mindset of how does the City be consistent in the future for all other lake encroachment holders who apply for similar structures. The savings in cost in eliminating the shade

structures would be better spent on public safety infrastructure (i.e., pedestrian safety and parking).

Finally, I would note that this application came before this Commission in 2021. The 2021 application was for an expansion of 28 boat slips. A news article quoted the applicant's attorney stating that the 28 boat slips the boat slips would help cover the price of the project. In two years, the expansion has gone from 28 boat slips to 90 boat slips with no or very little mitigation for public safety. The Commission should also realize that the applicant holds an advantage over other businesses in McCall in that it does not have to pay any real property taxes.

It is worth restating that Marina is a valuable asset to the City of McCall and I believe that the applicant, Mile High Marina, is a good neighbor and operates a very good business. Like all citizens and businesses the Marina needs to comply with City Code in order to expand its business.

From: [David Simmonds](#)
To: [Meredith Todd](#)
Subject: Comments - Mile High Marina expansion CUP-23-07, DR-23-024, SH-23-07
Date: Monday, October 2, 2023 12:43:29 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.

City Officials and Staff,

There's a real cognitive dissonance that comes to mind when considering how we've treated Payette Lake, our water supply, over the past century. In hindsight, it's pretty irresponsible and incoherent. We can't go on like this. We know better. Think of the many water supplies around the country where disasters or negligence have led to unsafe water or vastly higher costs. Don't go there if you can avoid it.

At some point Payette Lake's water will no longer be safe for consumption - either due to a serious accident or through gradual degradation. The Source Water Protection Plan which the City adopted last year is the right planning framework, but City officials must take it seriously, flesh it out with all the necessary specifics, create criteria and action plans, and implement them. Without extensive due diligence and consultation with relevant experts and agencies, approval of this significant project proposal in our drinking water source - and especially near its primary intake - should be deferred.

Specifically, the City has before it a conditional use application, for which ***reasonable conditions to protect water quality*** should be imposed. Here are a few that may be appropriate:

1. The proposal calls out some building materials which appear to be incompatible with a safe water supply. The applicable standards for materials related to drinking water contact and handling reside in NSF/ANSI section 61. Any lake-related activity before the City for consideration should be strictly held to those standards. Wood, concrete, metal, plastic, adhesives, coatings, everything. This is due diligence.
2. Addition of substantial dock area - in this proposal the breakwater, slips and amenities - provides a competitive advantage for invasive Eurasian Watermilfoil to out-compete native aquatic vegetation because of additional shading of the shallow lake bottom. An analysis and plan to address the potential impact should be part of this process. Some additional cost for annual Eurasian Watermilfoil removal should be assigned to the proposal and the proponent should agree to a specific annual cost-share amount for that ongoing removal program.
3. While the associated City project related to non-motorized lake activities is welcome as a less-impactful way of recreating in our water supply, the marina itself should agree to some conditions that encourage non-motorized or minimally motorized marina uses. An example would be the dedication or allocation of a meaningful percentage of slip leases for boats which have 10HP or less internal combustion engines, such as sailboats with auxiliary outboards. Why is this relevant? Because the oxygenate additives in gasoline are known health hazards and - according to City water officials - cannot be removed from our drinking water by the kind of filtration plant we have. Increasing the number of motorized boats in marinas, and the amount of fuel being used by increasingly high horsepower watercraft, should be presumed to result in increasing amounts of fuel and

fuel constituents in our water supply.

4. What refueling facility and emergency response standards exist for marina fuel vendors where the water body is a public source water? Include those standards in required project conditions. Please address this threat to public health and safety in your consideration of a marina expansion. How else can the amount or composition of fuel which ends up in our lake be reduced through conditions placed on permitting?

Recreation around and on our lake is a hallmark of our community's identity and a major quality of life dimension. But we must face the fact that there are limits to what's sustainable, and that once we've exceeded those limits, it becomes much harder to correct or explain our mistakes. Please be considerate and conservative in decisions that may impact our lake and water supply.

I've been active in Payette Lake study and planning for over 30 years, and am past President of the Big Payette Lake Water Quality Council. However, my comments here are my own as a City resident and water customer.

Thank you for your careful consideration of the proposal before you.

- Dave

David Simmonds
McCall, Idaho

From: [Tyler Harris](#)
To: [Meredith Todd](#)
Subject: Proposed Marina expansion
Date: Sunday, October 1, 2023 10:27:53 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.

Re: CUP-23-07, DR-23-024, SH-23-07

Dear Meredith and City of McCall,

I write in opposition to the proposed expansion of the Marina. Fundamentally, adding petroleum-consuming recreational vehicles imperils the City's drinking water source. Spills inevitably occur, and the risk is proportional to the number of boats and traffic. Additionally, increased boat traffic has a synergistic effect on turbidity, solar heat absorption, and algae blooms that also put the drinking water at risk. The effect is magnified with climate change and increased size and wake of the boats being housed. The City needs to carefully define an optimal maximum boat capacity for the lake prior to dramatically increasing the number of available slips.

Payette Lake is the beating heart of McCall, from both an economic and aesthetic standpoint. It must be preserved for the enjoyment of all Idahoans, current and future. Please do not allow the narrow financial interest of a single party to put this critical resource at risk.

Thank you for your consideration,

Tyler Harris, MD
Boise and McCall

Mr. Brian Parker
City Planner
City of McCall
216 E. Park st.
McCall, ID 83638

Dear Mr. Parker,

Per the Notice of Public Hearing for the proposed Mile High Marina conditional use permit, please find my comments below in opposition of the application.

In the twenty plus years we have owned our residence on Mill Road, we have seen the character of the immediate area change significantly. Gravel roads were paved, parking lots were expanded and paved, and vehicle, pedestrian and bicycle traffic increased. As the saying goes, "Build it and they will come."

On a daily basis during the summer, one can witness the vehicle and boat traffic congestion in the marina area and its impact on residence, businesses and people trying to safely navigate through the area.

This is the current condition of the area during the summer. In my opinion, allowing an additional 90 boat slips will further exacerbate the existing issues we experience during the summer months.

Here are my concerns in no particular order:

1. In the CUP application, it states the Parks and Rec Department will be responsible for the dock and that it is "anticipated" it will be closed during evening hours. Who is going to enforce this? As far as I know, Parks and Rec has no enforcement ability, therefore, this responsibility would fall on the police department. Has the police department agreed to be the dock police? Having witnessed the amount of foot traffic down Mill Road and E. Lake Street late at night, I can see how a stop off to the public dock would be very enticing whether it is closed or not.
2. In the CUP application, it states that the "current plan" is to not have tie downs for moorage on the outside of the dock. Again, who is going to enforce this?
3. The use of "anticipated" and phrase "current plan" are rather ambiguous and leaves the door open to change after the CUP approved. I am concerned the conditions of the CUP may change once approved. I would like to see more definitive language so all stake holders have a clearer understanding of the conditions under which the CUP may be approved.
4. Accidental spillage of fuel or other substances. There was recently a fuel spill in the lake near the marina. While one may say it was a rare and isolated event, I don't see how adding 90 boats would actually reduce the chances of this type of event occurring again.
5. Water quality. Again, I don't see how adding 90 boats could have anything but an adverse effect on the water quality especially given its proximity to where the City sources our drinking water.
6. In the CUP application *"it is anticipated that the availability of additional Marina slips will reduce the current use of, and congestion at, the City boat ramps, and the associated demand for boat trailer parking in the upland parking lot and on upland streets, but will not appreciably increase the number of boats using the Lake at any given time."* I find this statement wishful at best. Are we to believe the owners of the 90 boats won't be driving their vehicles to the marina? Where are they going to park? Are we to believe the number of boats, vehicles and people in McCall

will actually stay static over time? One could argue the very opposite; additional parking capacity will bring additional users. I find it very hard to image any excess parking capacity won't be absorbed by additional users.

7. Noise and dust. Mile High Marina leases the gravel parking lot in front of the marina. This parking lot is directly across from my residence. The dust and noise generated by vehicle traffic in the parking lot has been an ever-present annoyance and city code violate for many years. I have, personally, tried to work with various representatives of the marina throughout the years to have them abate the dust. While I have had limited success in getting Mile High Marina to treat the parking lot to reduce dust, I have never witnessed them take any proactive steps to reduce the effects of dust generated from their property on their neighbors. It should be noted the parking lot was treated once this year after I brought the issue to Mr. Worley's attention.
8. The application states the proposed plan will, "*...Not be detrimental to the health, safety and general welfare of persons residing or working in the neighborhood of such proposed use.*" It is my opinion the proposed use will, in fact, increase traffic congestion, noise and dust thus directly affecting the general welfare of area residents and businesses.
9. The application states there will not create any additional public costs. I don't understand how the City will be responsible for the care, maintenance and enforcement of the dock yet it will not cost the public anything.
10. The application states the proposed plan 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.*" As I have described above, this is already happening. I don't see how expanding the marina helps mitigate these issues.
11. The application states the proposed plan 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.*" Again, this is already happening. It is my opinion the proposal will increase traffic congestion which will adversely affect residents, businesses and the safety of pedestrians and cyclists.

It is my hope the Planning and Zoning members will consider the points above in their decision-making process. I urge the P & Z members to carefully weigh not only the benefits this marina expansion would have for one private entity, Mile High Marina, and their 90 boat slip renters but also the negative impact it would have to existing residents and businesses.

Respectfully,

Pete Rittenger

1303 Mill Road



IDAHO CONSERVATION LEAGUE

710 N 6th St. Boise ID, 83701 | (208) 345-6933

October 3, 2023

McCall Planning and Zoning Commission Members

Ms. Dana Paugh, Impact Area Representative

Mr. Ryan Kinzer, City Representative (Vice Chair)

Ms. Liz Rock, City Representative

Mr. Tom Mihfeith, Impact Area Representative

Mr. Tony Moss, Impact Area Representative

Mr. Robert Lyons, City Representative (Chair)

Mr. Dave Petty, City Representative

216 East Park Street

McCall, ID 83638

(208) 634-4256

Submitted Electronically to Brian Parker at bparker@mccall.id.us

RE: Idaho Conservation League's Comments Regarding the Proposed Expansion of Mile High Marina

Dear McCall Planning and Zoning Commission Members:

Thank you for the opportunity to provide comments regarding the proposed expansion of Mile High Marina on Payette Lake, McCall, Idaho. Since 1973, the Idaho Conservation League (ICL) has been Idaho's voice for clean water, clean air and wilderness—values that are the foundation for Idaho's extraordinary quality of life. The Idaho Conservation League protects these values through public education, outreach, advocacy and policy development. As Idaho's largest state-based conservation organization, we represent over 25,000 members and supporters, many of whom have a deep personal interest in protecting our state owned waterways.

ICL understands the importance of Mile Hi Marina to McCall's tourism industry and economy, and we appreciate the support and benefits Mile Hi Marina provides to the community and West Central Idaho. However, we have several concerns and

recommendations regarding the proposed marina expansion, most of which relate to potential impacts to the water quality of Payette Lake, McCall's sole drinking water source.

Prior to beginning construction for any proposed marina expansion that includes additional boat slips, Mile Hi Marina must acquire an encroachment permit from the Idaho Department of Lands (IDL), as defined in the Lake Protection Act, Idaho Code, Title 58, Chapter 13, and IDAPA 20.03.04. The permit and associated Idaho code are meant to ensure that fish and wildlife habitat, neighboring private property, recreation, aesthetic beauty, and water quality are given due consideration when weighed against an economic need or justification. There are also several provisions that must be met in order for IDL to issue a permit, or for the McCall Planning and Zoning Commission and City Council to approve the proposed expansion:

- A commercial marina must have 50% of the slips available to the public
- Slips may not be supported by extra piling
- Membership in a club or organization is not required to use the marina
- The marina must comply with local parking ordinances; if none are adopted, the marina must provide:
 - 1 parking space per 2 public water craft or float home moorages
 - 1 parking space per moorage for each moorage tied to specific parking spaces
- Foam is discouraged in slip and dock construction, but if it is used it must be completely encased and resistant to rodents.

While we are certain the Planning and Zoning Commission is familiar and conversant with these stipulations, the standard that stands out as most challenging to meet is related to adequate parking availability. As we all know, parking is extremely limited in downtown McCall and the existing marina-associated parking lot is often at capacity. Mile Hi Marina needs to identify where additional parking would be located to meet the parking space standards and if the proposed parking is not immediately accessible to the marina, we recommend that Mile Hi Marina include in their proposal for off-site parking, as well as a plan to provide adequate shuttle service to and from said off-site parking. This would reduce high traffic patterns in the area and contribute to combating climate change through the reduction of fossil fuel use. Furthermore, the additional trucks and SUVs often used to tow boats and their trailers would increase emissions in the downtown area, potentially impacting air quality. Having an established shuttle system for off-site parking would help reduce and eliminate these impacts. If the parking standard cannot be met through on-site, adjacent, or off-site parking facilities, ICL then recommends that the Planning and Zoning Commission do not approve the proposed expansion plans.

We are also concerned that the proposed dock size and increased number of boat slips (90 new slips) could potentially impair the ecological function of the nearshore habitat. Increased slips equate to additional boat use, which directly correlates to the increased potential introduction of invasive species such as zebra mussels and milfoil. Additional threats to water quality and aquatic habitats include nutrient pollution, particularly from nitrates and phosphates. These nutrients are not only introduced, but are present in the natural substrate and sediments of West Central Idaho. Boat propellers and wave/wake action are directly linked to sediment disturbance and entraining the sediment in the water column. Increased nutrients are directly linked with toxic algae outbreaks, which commonly occur at Cascade Reservoir, and are of increasing concern for Payette Lake. In the summer of 2022, DEQ received reports of potential toxic algae in the North Beach vicinity. Fortunately, the algae was not toxic but does serve to remind us that nutrient loads combined with warming temperatures and climate change are factors we must not ignore and should proactively address. Expanding boating opportunities, particularly motorized wake and ski boats, is likely to lead to increased nutrients and sediment disturbance.

Idaho water quality standards for nutrients are narrative and without numeric values associated with the standards. However, the standards clearly indicate that waters must remain free of nuisance floating debris or weeds, which can become problematic in developed areas of the lakeshore and shallow waters near the shoreline.

Additional water quality concerns include human waste disposal, particularly for “cabin cruisers” or boats with onboard restroom facilities. Mile Hi Marina should include a plan for sewage pump out facilities that are adequate to serve the additional boats associated with the proposed new slips. Further, there should be adequate upland restroom facilities available to handle the increased traffic and use.

Oil, gas, and other petroleum products can also be problematic and adversely affect Payette Lake water quality. Mile Hi Marina’s expansion proposal should contain a hazardous materials response, containment, and clean up plan with on-site containment materials adequate to meet a moderate to large-sized spill of hazardous materials. While McCall Fire Department is trained to deploy containment buoys and conduct initial response actions related to hazardous material spills, the nearest fully trained and qualified hazardous materials team is located in Boise, with a response time of at least 2.5 to 3 hours. With increased use comes increased risk, and we recommend that the McCall City Council work with Mile Hi Marina to develop a plan that will proactively address these inherent risks.

As we reference above, boat propellers and wave/wake action contribute to entraining sediment in the water column, contributing to increased risk of potential toxic algae outbreaks which would directly impact water quality and McCall's drinking water source. Increased propellers and wave/wake action also contributes to shoreline erosion which is already impacting Payette Lake and the surrounding shoreline. All systems have a carrying capacity that allows for natural and safe function, from anthropogenically constructed features such as roads and highways to natural habitats. Payette Lake is no different, and there is a carrying capacity for the lake that should be based on safe travel and use patterns, vessel density for enjoyment and ability to operate a variety of motorized and non-motorized craft, and preservation of natural resources and aquatic systems.

We once more extend our gratitude and appreciation for the opportunity to comment on the proposed Mile Hi Marina expansion, for your diligent review of the proposal, and your valuable consideration of Payette Lake's water quality and health. If you have any questions regarding these comments and recommendations, please do not hesitate to contact me.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Randy Fox", is centered within a light gray rectangular box.

Randy Fox
Conservation Associate
Idaho Conservation League
rfox@idahoconservation.org
(208) 345-6933 x 510

September 25, 2023

(via email: bparker@mccall.id.us)

Brian Parker
City Planner, City of McCall
216 E. Park Street
McCall, ID 83638

RE: October 3, 2023, Public Hearing
CUP-23-07, DR-23-24 & SH-23-07
1300 E. Lake St. -- Steve Milleman for Mile High Marina, LLC

Mr. Parker:

I am the record owner of Units 2 and 4, Sunset View Condominiums, which are at 1208 Mill Road, McCall, Idaho. While I am generally supportive of a property owner developing their property as they see fit, I have some concerns with respect to the above-identified CUP. In no particular order, my concerns are as follows:

1. Land Safety Issues: During a normal summer weekend, there are numerous vehicle-vehicle and vehicle-pedestrian actual and near collisions. Adding approximately 90 boat slips will increase traffic, which will undoubtedly heighten the risk for property damage and catastrophic injury to persons. My children are 7 and 9 and they routinely play in the yard immediately diagonal to Mile High Marina. As a father, I have grave concerns about pedestrian safety. Before approving the CUP, I hope the City analyzes and attempts to reduce risk to property and persons.
2. Lack of Parking: during summer weekends, the public parking lot on the east side of Mill Road is at capacity. Due to the lack of public parking, vehicles drive in circles around Lake Street and Mill Road and park anywhere they can squeeze their car. Adding approximately 90 boat slips will only further burden the public parking areas and streets, which will in turn exacerbate the safety issues discussed above.
3. Ingress/Egress Issues: the increased traffic will further burden Mill Road and Lake Street, which are narrow. The limited exit points from the Marina (Lake and Hemlock Streets), coupled with the fact that such exit points are narrow and lined with parked cars, potentially lead to safety issues as well.
4. Water Safety: I have been on the wait list for a boat slip at the Marina since the summer of 2019. I was recently informed that I am approximately 240th on the wait list. I can clearly see the need for 90 additional boat slips. With that said, there is significant boat congestion at the marina/boat ramp as is, and 90 additional boat slips will lead to

more burden on the lake and increased watercraft-watercraft collisions. I hope that both the City and the owners of the marina take this into consideration.

5. Noise/Loitering: the City has done a wonderful job at ensuring noise ceases between 9 and 10pm, for which we are very thankful. The plans do not show whether there are gates on the boardwalk and/or whether the gates will be locked at night. If public access to the boardwalk is blocked at night, then this is generally a non-issue. I would note, however, that we oppose the 30'x30' "shade areas" as this will lead to congregation and additional noise at night, regardless of the access issue, as presumably boat slip renters will have access to the boardwalk.

6. Aesthetics: I think the boardwalk would be a welcome addition, provided that access is limited at night. The shade structures clearly detract from shoreline aesthetics; we therefore oppose those structures regardless of the boardwalk and additional boat slips.

In summary, there is clearly demand for additional boat slips and I am generally supportive of the boardwalk (minus the 30'x30' shade structures and provided access is limited at night). My primary concerns are the impact on traffic, parking, and ultimately pedestrian safety. I will defer to City leaders to determine the best way to address and alleviate these concerns.

Thank you for considering the contents of this letter. I hope the City and the owners of Mile High Marina can find a pathway forward that allows the Marina to proceed while reducing the risks identified above.

Sincerely,



Corey Rippee



City of McCall

COMMUNITY DEVELOPMENT

www.mccall.id.us

216 East Park Street
McCall, Idaho 83638

Phone 208-634-7052

Main 208-634-7142

Fax 208-634-3038

Subject: PUD-23-01 – Request to Continue
From: Brian Parker, City Planner
Date: November 7, 2023

The intention of this Memorandum is to request that the subject application be continued.

Please continue the subject application to the December 5, 2023, McCall Area Planning & Zoning Commission Meeting to allow the applicant and staff additional time to revise and review the application documentation.



PUD-18-01 DA MOD

2

**ST. LUKE'S
DEVELOPMENT**

AGREEMENT

MODIFICATION

1000 State Street

McCall Area Planning & Zoning Commission

Staff Report

November 7, 2023

Executive Summary

Description

An Application to amend the Development Agreement (second amendment) for the St. Luke's McCall Hospital Expansion (PUD-18-01) to entitle an Ambulance Facility as an allowable use for the hospital site.

Discussion

- The applicant is requesting a modification to the development agreement associated with PUD-18-01 to facilitate the construction of an ambulance shelter with living quarters for ambulance and emergency services staff.

Potential Motions Regarding the Modification of the Development Agreement associated with PUD-18-01:

1. "I move to recommend approval of the amendment to the development agreement associated with PUD-18-01 to the McCall City Council with the staff recommended conditions of approval."
2. "I move to recommend approval of the amendment to the development agreement associated with PUD-18-01 to the McCall City Council with the staff recommended conditions of approval with the following modifications: _____."
3. "I move to continue the amendment to the development agreement associated with PUD-18-01 to the _____ meeting to allow time for staff and the applicant to provide more information on the following: _____."
4. "I move to remand the amendment to the development agreement associated with PUD-18-01 back to staff and more information on _____ prior to reschedule the application for a new public hearing."
5. "I move to continue the amendment to the development agreement associated with PUD-18-01 to the December 5, 2023 meeting and direct staff to prepare findings of fact and conclusions of law documents recommending denial the subject application to the McCall City Council for the reasons identified in the Commission's deliberations."

Project Location



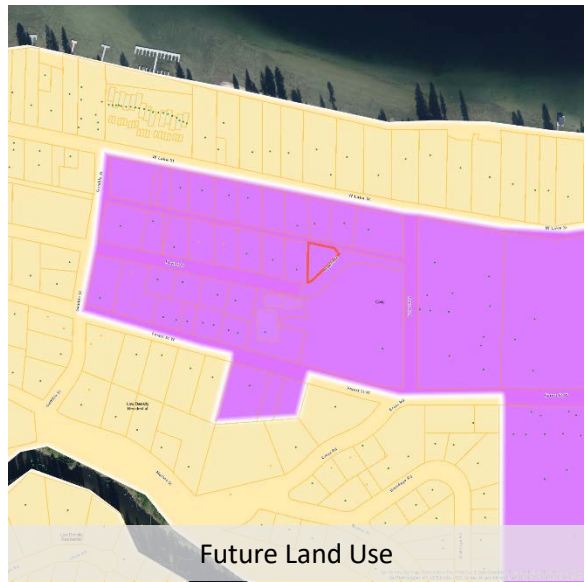
Subject Property



Transportation



Current Zoning



Future Land Use

Project Analysis

Description

An Application to amend the Development Agreement (second amendment) for the St. Luke’s McCall Hospital Expansion (PUD-18-01) to entitle an Ambulance Facility as an allowable use for the hospital site.

- Zoning District:** CV - Civic
- Comprehensive Plan Designation:** Civic
- Project Acreage:** 3.4 acres (entire hospital site), 0.21 acres (proposed ambulance shelter parcel)
- Proposed Use:** Ambulance Facility

Legal Description

Lots 1, 2, 3 and 4 Block G and Lots 1, 2, 3 and 4 Block F in Brundage Subdivision situate in S8, T18N, R3E, BM, Valley County, Idaho.

Associated Documents

Application	Most Recent Revised Submittal Date
Land Use Application	September 25,2023
Draft Amendment to Development Agreement	September 25, 2023

Code Sections of Interest

- McCall Code Section 9.6.06: Development Agreements:

All provisions of this section, and sections 9.6.07, 9.6.08, 9.6.09 and 9.6.10 of this chapter are mandatory, and may not be altered by a development agreement. The obligations contained in these four (4) sections shall be enforceable by methods of enforcement of ordinances, as well as under the law respecting contracts; the doctrine of election of remedies shall have no application. In addition to the objectives outlined in chapter 1 of this title, provisions to allow the city and developers to enter into development agreements are included in these subdivision regulations to achieve the following purposes:

- (A) To assure the city and the applicant that the development will be of greater community benefit and that, in turn for providing needed facilities, improvements or services, the applicant will be able to plan for and proceed with development.
- (B) To provide a procedure whereby developers of large scale and/or multi-use projects may continue with the development of such projects in accordance with the rules, regulations and policies of the city as such existed at the time the development agreement was adopted, notwithstanding subsequent changes in such rules, regulations, and policies which may occur during the time frame of the development agreement subject to and in compliance with conditions of approval.
- (C) To enable the city to more accurately plan and budget for necessary public improvements in full confidence that development will proceed in a timely and phased manner in accordance with the provisions of the development agreement.
- (D) To strengthen the public planning process, encourage private participation in comprehensive planning and reduce the economic costs of development. (Ord. 822, 2-23-2006, eff. 3-16-2006)

Required Findings Code Sections:

- McCall Code Section 9.6.066: Findings:

The planning commission shall review an application for a development agreement and shall forward a recommendation to the council based upon the findings enumerated below. The council shall make the following findings before approving a development agreement:

- (A) That the agreement is consistent with the goals, policies, general land uses and programs specified in the general plan for the city.
- (B) That the agreement and accompanying development plan are compatible with the uses authorized in, and the performance and development standards prescribed for, the zone classification in which the subject property is located.
- (C) That the agreement is in conformity with and will promote public convenience, the general welfare and good land use and development practices.
 1. The development agreement shall be shown to be of greater benefit to the community than development without such agreement. (Ord. 822, 2-23-2006, eff. 3-16-2006)

Comprehensive Plan Sections of Interest

- Vision in Motion – Our Vision:

McCall is a diverse, small town united to maintain a safe, clean, healthy, and attractive environment. It is a friendly, progressive community that is affordable and sustainable.

- Deep Dive – Future Land Use Designations – Medium Density Residential:
This land use designation supports the development of medium density singlefamily housing and is intended to maintain traditional residential neighborhoods. *Implementing Zoning Districts: R8*

Discussion

- The applicant is requesting a modification to the development agreement associated with PUD-18-01 to facilitate the construction of an ambulance shelter with living quarters for ambulance and emergency services staff.

Comments

Agency

- City of McCall Public Works
In an email dated.

Public

- No public comment has been received to date.

Actions

Potential Motions Regarding the Modification of the Development Agreement associated with PUD-18-01:

1. "I move to recommend approval of the amendment to the development agreement associated with PUD-18-01 to the McCall City Council with the staff recommended conditions of approval."
2. "I move to recommend approval of the amendment to the development agreement associated with PUD-18-01 to the McCall City Council with the staff recommended conditions of approval with the following modifications: _____."
3. "I move to continue the amendment to the development agreement associated with PUD-18-01 to the _____ meeting to allow time for staff and the applicant to provide more information on the following: _____."
4. "I move to remand the amendment to the development agreement associated with PUD-18-01 back to staff and more information on _____ prior to reschedule the application for a new public hearing."
5. "I move to continue the amendment to the development agreement associated with PUD-18-01 to the December 5, 2023 meeting and direct staff to prepare findings of fact and conclusions of law documents recommending denial the subject application to the McCall City Council for the reasons identified in the Commission's deliberations."



City of McCall

COMMUNITY DEVELOPMENT

www.mccall.id.us

216 East Park Street
McCall, Idaho 83638

Phone 208-634-7052

Main 208-634-7142

Fax 208-634-3038

Distribution Memorandum

Date: October 9th, 2023

To: City of McCall

Airport

Community and Economic Development

Finance

Information Systems

Parks and Recreation

Police

Public Works

Valley County

Assessor's Office

County Surveyor

Parks and Recreation

Planning and Zoning

Road & Bridge

State

Central District Health Department

Idaho Department of Environmental Quality

Idaho Department of Lands

Idaho Fish and Game

Idaho Transportation Department

Idaho Transportation Department, Division of
Aeronautics

Other

Big Payette Lake Water Quality Council

Idaho Power Company

McCall Fire Protection District

Payette Lakes Recreational Water and Sewer
District

A complete list of individual recipients is available upon request.

From: Brian Parker, City Planner

DA-23-02: 1010 W State Street – Steve Millemann for McCall Memorial Hospital District

An Application to amend the Development Agreement (second amendment) for the St. Luke's McCall Hospital Expansion (PUD-18-01) to entitle an Ambulance Facility as an allowable use for the hospital site.

The property is located in the CV – Civic Zone, and is more particularly described as:

Lots 1, 2, 3 and 4 Block G and Lots 1, 2, 3 and 4 Block F in Brundage Subdivision situate in S8, T18N, R3E, BM, Valley County, Idaho.

Planning and Zoning Meeting Date: November 7, 2023

Comments Deadline: **October 27th, 2023**

Your comments are appreciated and the applicant will be required to satisfy all comments prior to approval. If you would like your comments incorporated to any Planning and Zoning documents please send me your comments by the date indicated above. If you have questions or concerns regarding the application, please contact the City Planner at 208-634-4256.



City of McCall

Development Agreement Application

Date: 09/25/2023

Applicant / Additional Billing Contact / Owner

Applicant Name: McCall Memorial Hospital District

Address:
City, State, Zip:
Phone:
Email:

Addl Billing Contact: Heather Potts, MP&H LLP
Address: PO Box 1066
City, State, Zip: McCall, ID 83638-1318
Phone: 2086347641
Email: heather@mpmplaw.com

Owner of Record Name: McCall Memorial Hospital District
Address: PO Box 1283
City: McCall
State: ID
Zip: 83638-1318
Phone: 2086347641
Email: sjm@mpmplaw.com
Invoice Email:

Owner of Record 2:
Address:
City:
State:
Zip:
Phone:
Email:
Invoice Email:

Property

Site Address: 1010 W. State St.
Legal Desc.: Block, 2, Lot 1, St. Luke's Subdivision, McCall, ID
Zoning District: CV

Area: City Limits
Sewer: Payette Lakes Recreational Water and Sewer
Square Footage: 27007

Contractor

Contact Name: Steve Millemann
Business Name:
McCall License #:
Mailing Address:

Email: sjm@mpmplaw.com
Phone: 2086347641
Idaho #:

Annexation Information

Annex Request:
Adjoining Land Use:
Parcel Split:
Parcel Adjoin:

Valley County:
Conditional Use:
Project Type: Other Civic
Water: City Water
Neighbor Meeting:

Description: Amendment to Development Agreement to modify land use restriction on Property

Companion Applications

Record of Survey:
Design Review:
Scenic Route View:
Shoreline and River Environs Review:
Conditional Use:
Development Agreement:
Planned Unit Develop (Prelim Plat):
Planned Unit Develop (Final Plat):
Subdivision (Prelim Plat):

Subdivision (Final Plat):
Subdivision Minor Plat Amendment:
Variance:
Rezone/Future Land/Comprehensive:
Zoning Code Amendment:
Annexation:
Vacation:
Land Use:

Details

Existing Cover:
Proposed Cover:
Open Space Sq.Ft.:
of Parking:
Max Grade %:
Average Grade %:
Total Acreage:
Zoned Density:
Proposed Density:
Total Exist Lot:
Total Proposed Lot:
Min Lot Frontage:
Min Lot Size:
Surveyor Name:
Surveyor Email:
Surveyor Phone:
Subdivision Name:
Existing Parcels:
Proposed Parcels:
New Construction
Sq Ft:

Res Parcels:
Comm Parcels:
Engineer Name:
Engineer Email:
Engineer Phone:
Pre-App Date:
Condominiums:
Townhomes:
PUD Name:
Architect Name:
Architect Email:
Architect Phone:
Proposed Uses:
Scenic Frontage:
of New Trees:
of New Shrubs:
Floodplain:
Shoreline Frontage:
High Water Mark:

Sign

Proposed color palette:
Total signage area existing:
Total signage area proposed:
Length of street facing wall in linear feet:
Length of property frontage in linear feet:
If multiple frontages, please add lengths from street 2:
Sign Company:
Proposed Lighting:

I do hereby certify that the information contained herein is true and correct.

Steven J. Millemann

Name

09/25/2023

Date

Recording Requested By and
When Recorded Return to:

City Clerk
City of McCall
216 East Park Street
McCall, Idaho 83638

For Recording Purposes Do
Not Write Above This Line

**SECOND AMENDMENT TO DEVELOPMENT
AGREEMENT
(St. Luke's McCall Hospital Expansion Project)**

This Second Amendment to the Development Agreement, is entered into by and between the **CITY OF MCCALL**, a municipal corporation of the State of Idaho, (hereinafter referred to as the "**City**"), and the **MCCALL MEMORIAL HOSPITAL DISTRICT**, a body corporate and politic within the State of Idaho, whose address is 1000 State Street, McCall, Idaho, 83638 (hereinafter "**MMHD**") and **ST. LUKE'S MCCALL, LTD.**, an Idaho non-profit corporation, whose current address is 190 E. Bannock Street, Boise, Idaho 83712 (hereinafter "**St. Luke's**").

WHEREAS, the McCall City Council approved the St. Luke's Hospital Expansion Project (the "**Project**") as PUD-18-01; SUB-18-01; ZON-18-01 and VAC-18-01.

WHEREAS, MMHD owns the property on which the Project will be constructed.

WHEREAS, St. Luke's is the lessee of the property pursuant to a Lease-Option Agreement executed by the parties on February 5, 2016.

WHEREAS, MMHD has consented to St. Luke's construction of the Project, as presented to and approved by the City.

WHEREAS, the City, St. Lukes, and MMHD entered into the Development Agreement, recorded as Instrument No. 419593, on March 8, 2019, and First Amendment to Development Agreement, recorded as Instrument No. 454821, on December 27, 2022 (hereinafter referred to as the "**Agreement**").

WHEREAS, the City, St. Luke's, and MMHD desire to amend the Agreement to allow for construction of an Ambulance Shelter on property described as Block 2 Lot 1 of the St. Luke's Subdivision and referred to as the Parking Lot Property in the Agreement.

WHEREFORE, the City, St. Luke's, and MMHD do enter into this Agreement and for and in consideration of the mutual covenants, duties and obligations herein set forth, do agree as follows:

**ARTICLE I
AMENDMENT**

1.1 Article II, Land Use Restrictions, Section 2.1, is hereby amended and restated as follows:

The Parking Lot Property shall not be used other than for an Ambulance Shelter, with living quarters for ambulance and emergency services staff and associated landscaping features, except by means of an amendment to this Agreement, which shall be processed by the City in accordance with Idaho Code 67-6511a and the public notification and hearing process required by MCC 3.13.051 for an application for a zoning map amendment.

**ARTICLE II
GENERAL MATTERS**

2.1 All terms and conditions of the Agreement not amended herein remain in full force and effect.

IN WITNESS WHEREOF, the parties have hereunto caused this Agreement to be executed, effective on the day and year first above written.

ST. LUKE’S MCCALL, LTD.

By: _____
Printed Name: _____
Its: _____

MCCALL MEMORIAL HOSPITAL DISTRICT

By: _____
Printed Name: _____
Its: _____

ATTEST:

By: _____
Printed Name: _____
Its: _____

CITY OF MCCALL

By: _____
Bob Giles, Mayor

ATTEST:

By: _____
BessieJo Wagner, City Clerk

STATE OF IDAHO)
) ss.
County of Valley)

On this ____ day of _____, 20__, before me, _____,
a Notary Public in and for said State, personally appeared _____,
known or identified to me to be the _____ of **St. Luke's McCall,
LTD.**, the Idaho nonprofit corporation that executed the instrument or the person who executed
the instrument on behalf of said corporation, and acknowledged to me that such corporation
executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the
day and year in this certificate first above written.

NOTARY PUBLIC FOR IDAHO
My Commission Expires: _____

STATE OF IDAHO)
) ss.
County of Valley)

On this ____ day of _____, 20__, before me, _____,
a Notary Public in and for said State, personally appeared _____
and _____ known or identified to me to be the Mayor and the City Clerk
of the **City of McCall, ID**, respectively, the Idaho municipal corporation that executed the instrument or
the person that executed the instrument on of behalf of said municipal corporation, and the person who
attested the Mayor's signature to the instrument, and acknowledged to me that such municipal corporation
executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and
year in this certificate first above written.

NOTARY PUBLIC FOR IDAHO
My Commission Expires: _____

STATE OF IDAHO)
) ss.
County of Valley)

On this _____ day of _____, 20__, before me, _____,
a Notary Public in and for said State, personally appeared _____
and _____ known or identified to me to be the
_____ and _____ of the **McCall
Memorial Hospital District**, a body corporate and politic within the State of Idaho, that executed
the instrument or the person who executed the instrument on behalf of said corporation, and
acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the
day and year in this certificate first above written.

NOTARY PUBLIC FOR IDAHO
My Commission Expires: _____

From: [Kurt Wolf](#)
To: [Brian Parker](#)
Subject: DA-23-02 (Development Agreement Amendment) – McCall Memorial Hospital District (CITY)
Date: Monday, October 9, 2023 4:47:28 PM

I have no comments or concerns on this application.

Thank You,

Kurt K Wolf
Parks & Recreation Director, City Arborist
City of McCall – Parks & Recreation Dept.
ISA Certified Arborist (PN-7353A) – ISA Tree Risk Assessment Qualification
American Society of Landscape Architects (ASLA)
www.mccallparksandrec.com
216 E. Park Street
McCall, Idaho 83638
Office: 208-634-8967
Cell: 208-315-0063
Blog: mccallcitysource.com
Social: [Facebook.com/cityofmccall](https://www.facebook.com/cityofmccall)

From: [Emily Hart](#)
To: [Brian Parker](#)
Cc: [Meredith Todd](#)
Subject: RE: City of McCall Request for Comment - November Application Items
Date: Tuesday, October 10, 2023 3:52:21 PM
Attachments: [image001.png](#)

See Airport Comments below:

From: Brian Parker <barker@mccall.id.us>

Sent: Monday, October 9, 2023 4:23 PM

To: Brian Duran (Brian.Duran@itd.idaho.gov) <Brian.Duran@itd.idaho.gov>; Chip Bowers <chip@bowerslandsurveys.com>; Chris Curtin <ccurtin@mccall.id.us>; Cynda Herrick <cherrick@co.valley.id.us>; Dallas Palmer <palmerd@mccall.id.us>; Dave Bingaman <dbingaman@co.valley.id.us>; dsimmonds50@gmail.com; Delta James <djames@mccall.id.us>; Emily Hart <ehart@mccall.id.us>; Garrett de Jong (garrett@mccallfire.com) <garrett@mccallfire.com>; IDL Jurisdictional Inbox <IDL_jurisdictional@idl.idaho.gov>; ITD Development Services <D3Development.Services@itd.idaho.gov>; ITD District 3 Permits <ITDD3Permits@itd.idaho.gov>; Jasen King, IDL <jking@idl.idaho.gov>; Jeff Bateman <jbateman@plrwsd.org>; Jeff Mcfadden (jmcfadden@co.valley.id.us) <jmcfadden@co.valley.id.us>; jennifer.schildgen@itd.idaho.gov; John Powell <jpowell@mccall.id.us>; Jordan Messner <jordan.messner@idfg.idaho.gov>; Kathy Riffie (kriffie@co.valley.id.us) <kriffie@co.valley.id.us>; Kurt Wolf <kwolf@mccall.id.us>; Lance Holloway, DEQ <lance.holloway@deq.idaho.gov>; Laura Shealy BPLWQAC <idchik5@gmail.com>; Laurie Frederick, Valley Co Cartographer <lfr frederick@co.valley.id.us>; Levi Brinkley <lbrinkley@mccall.id.us>; Linda Stokes <lstokes@mccall.id.us>; Lori Hunter (lhunter@co.valley.id.us) <lhunter@co.valley.id.us>; Lorraine Brush <lbrush@plrwsd.org>; Mark Wasdahl, ITD <mark.wasdahl@itd.idaho.gov>; Meredith Todd <mtodd@mccall.id.us>; Michelle Groenevelt <mgroenevelt@mccall.id.us>; Mike Reno <mreno@cdh.idaho.gov>; Morgan Stroud <mstroud@mccall.id.us>; Nathan Stewart <nstewart@mccall.id.us>; Rachel Santiago-Govier <rsantiago-govier@mccall.id.us>; Regan Berkley <regan.berkley@idfg.idaho.gov>; Sabrina Sims <ssims@mccall.id.us>; Saran Becker <Saran.Becker@itd.idaho.gov>; Scott Corkill, IDL <scorkill@idl.idaho.gov>; Sheri Staley - Idaho Power <sstaley@idahopower.com>; Steve Moser, Idaho Power <smoser@idahopower.com>; Valley County Road Dept <roaddept@co.valley.id.us>

Subject: City of McCall Request for Comment - November Application Items

All,

Please provide comment on the following applications prior to the date indicated on the cover memos:

[ROS-23-05 – 751 Stockton Dr – Leo Stoddard \(IMPACT AREA\)](#) 1.15 miles from McCall Airport. In the Horizontal Surface. Nothing required at this time, but submission of FAA Form 7460-1 should be required for any future building permits on these three lots.

[ROS-23-06 – 220 Railroad Ave – Blake & Angela Bigelow \(CITY\)](#) Less than one mile from McCall

Airport. In Approach Surface. Record of Survey to divide and existing lot = no Airport Requirements.

[DR-23-26 & SR-23-16 – 100 Mather Rd – Doris Blount \(CITY\)](#) Less than one mile from McCall Airport. In Transitional Surface. If no change to existing building height, no Airport Requirements. However, if changes to building height are planned, submittal of FAA Form 7460-1 is required.

[CUP-23-08 – 1207 Zachary Rd – Colby Patchin of Veritas Properties LLC \(City\)](#) Two miles from McCall Airport. In Conical Surface. No Airport Requirements in regard to CUP for STR.

[FP-23-04 \(Final Plat\) – Simmons Street Subdivision – Steve Callan \(CITY\)](#) Have they submitted FORM 7460-1s?? Or is this only for the Subdivision Final Plat? No building permits yet, correct? Less than 1000' from McCall Airport. In the Approach Surface.

[DA-23-02 \(Development Agreement Amendment\) – McCall Memorial Hospital District \(CITY\)](#) NO AIRPORT COMMENT.

Thank you,

Brian Parker, AICP | City Planner
216 E. Park Street | McCall | Idaho 83638
Direct: 208.634.4256 | Fax: 208.634.3038



From: [Jeff Bateman](#)
To: [Brian Parker](#)
Subject: DA-23-02: 1010 W State Street
Date: Wednesday, October 11, 2023 12:48:34 PM
Attachments: [image001.png](#)

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.

Brian,
Payette Lakes Recreational Water and Sewer District has reviewed the above referenced projects, and we do not have any comments at this time.

Jeff Bateman
Manager, Payette Lakes Recreational Water and Sewer District
(208) 634-4111



Electronic Privacy Notice. This e-mail, and any attachments, contains information that is, or may be, covered by the Electronic Communications Privacy Act, 18 U.S.C. 2510-2521, and is also confidential and proprietary in nature. If you are not the intended recipient, please be advised that you are legally prohibited from retaining, using, copying, distributing, or otherwise disclosing this information in any manner. Instead, please reply to the sender that you have received this communication in error, and then immediately delete it. Thank you in advance for your cooperation.



Valley County Transmittal
Division of Community and Environmental Health

Return to:

- Cascade
- Donnelly
- McCall
- McCall Impact
- Valley County

Rezone # _____

Conditional Use # DA 23-02

Preliminary / Final / Short Plat _____

Lots 1, 2, 3, & 4 Block G and Lots 1, 2, 3, & 4, BIKF Brundage Sub.
1010 W. STATE STREET

- 1. We have No Objections to this Proposal.
- 2. We recommend Denial of this Proposal.
- 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- 4. We will require more data concerning soil conditions on this Proposal before we can comment.
- 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
 - high seasonal ground water
 - waste flow characteristics
 - bedrock from original grade
 - other _____
- 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
- 8. After written approvals from appropriate entities are submitted, we can approve this proposal for:
 - central sewage
 - community sewage system
 - community water well
 - interim sewage
 - central water
 - individual sewage
 - individual water
- 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
 - central sewage
 - community sewage system
 - community water
 - sewage dry lines
 - central water
- 10. Run-off is not to create a mosquito breeding problem
- 11. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
- 12. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- 13. We will require plans be submitted for a plan review for any:
 - food establishment
 - swimming pools or spas
 - child care center
 - beverage establishment
 - grocery store
- 14. _____

Reviewed By: [Signature]
Date: 10/12/23



City of McCall

COMMUNITY DEVELOPMENT

www.mccall.id.us

216 East Park Street
McCall, Idaho 83638

Phone 208-634-7052

Main 208-634-7142

Fax 208-634-3038

Subject: DR-23-26 – Request to Continue
From: Brian Parker, City Planner
Date: November 7, 2023

The intention of this Memorandum is to request that the subject application be continued.

Please continue the subject application to the December 5, 2023, McCall Area Planning & Zoning Commission Meeting to allow the applicant and staff additional time to revise and review the application documentation.



FP-23-04

SIMMONS STREET

TOWNHOMES

209-217 Simmons Street

McCall Area Planning & Zoning Commission

Staff Report

November 7, 2023

Executive Summary

Description

An Application for A Subdivision Final Plat to create a 5-unit, mixed-use townhouse plat project including commercial workshop space on the ground floor and residential space on the upper floor.

Discussion

- The applicant is requesting approval of the final plat and final development plan for a five (5) unit mixed use subdivision. The final plat is generally consistent with the approved preliminary plat.
- The subject property is accessed through an existing undeveloped right-of-way (Simmons Street). VAC-23-01 was approved by the McCall City Council. The recordation and execution of the deeds finalizing the vacation of the should be completed simultaneously with the recordation of the final plat.
- The applicant is requesting to utilize a surety bond as a guarantee of construction of the required improvements. Staff has reviewed the proposed surety agreement and has found it acceptable, provided that the applicant receives final engineering approval for the proposed cost estimates, private street maintenance agreement, and CC&Rs.

Potential Motions Regarding FP-23-04:

1. "I move to recommend approval of FP-23-04 to the McCall City Council with the staff recommended conditions of approval."
2. "I move to recommend approval of FP-23-04 to the McCall City Council with the staff recommended conditions of approval with the following modifications: _____."
3. "I move to continue FP-23-04 to the _____ meeting to allow time for staff and the applicant to provide more information on the following: _____."
4. "I move to remand FP-23-04 back to staff and more information on _____ prior to reschedule the application for a new hearing."
5. "I move to continue FP-23-04 to the December 5, 2023 meeting and direct staff to prepare findings of fact and conclusions of law documents recommending denial the subject application to the McCall City Council for the reasons identified in the Commission's deliberations."

Conditions of Approval

	Prior to	Condition	Recommended Contact
1.	Recordation and execution of the final plat	The applicant shall receive final engineering approval	Staff Engineer
2.		The applicant shall construct all required street and pathway improvements and underground the overhead utility lines and shall obtain final approval of these aspects from the City of McCall. Alternatively, the applicant shall obtain approval of a Development Agreement with the City and	City Planner

		shall provide financial assurances for any deferred improvements.	
3.		The applicant shall provide digital files of the plat in accordance with the McCall Digital Data Submission Standards.	Staff Engineer
4.		All easements shall be indicated on the final plat and shall be formally documented with signed declarations and recorded with the plat.	City Planner
5.	The issuance of a building permit for any lot	Proof of sewer or septic permit shall be provided	Building Official

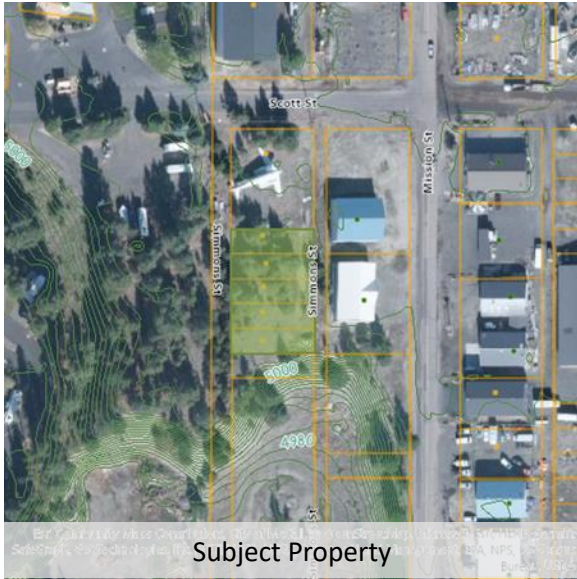
Expirations

1. Pursuant to McCall City Code (MCC 9.2.07(F)), final subdivision plat approval shall lapse and become void whenever the applicant has not recorded the plat within eighteen (18) months from the date of final plat approval by McCall City Council. Alternatively, the applicant shall obtain approval of a Development Agreement with the City that details a phasing plan and completion timeline.

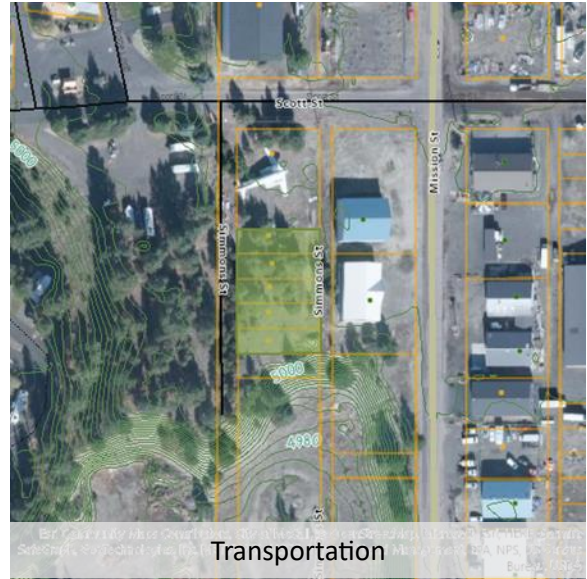
Other

1. A full set of as built (record) drawings of all improvements intended for public use and maintenance, including, but not limited to, water and sewer lines, and including also private and public streets, shall be furnished to the city for the permanent records of the city within sixty (60) days of completion of the construction.

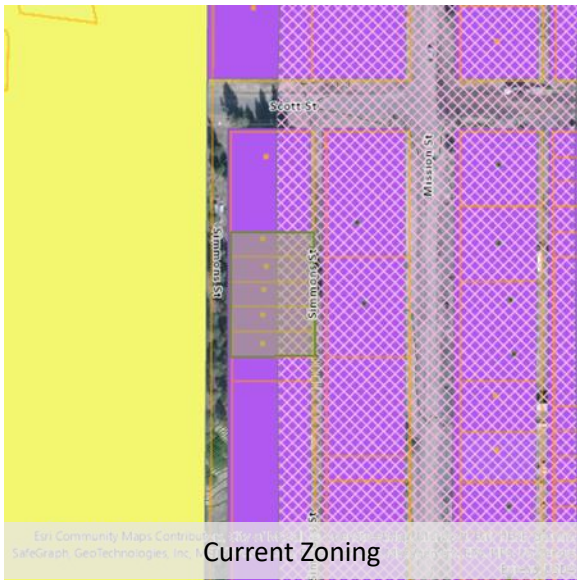
Project Location



Subject Property



Transportation



Current Zoning



Future Land Use

Project Analysis

Description

An Application for A Subdivision Final Plat to create a 5-unit, mixed-use townhouse plat project including commercial workshop space on the ground floor and residential space on the upper floor.

- Zoning District:** I Industrial
- Comprehensive Plan Designation:** Industrial
- Project Acreage:** 15,133 square-feet
- Proposed Use:** Ground level workshop space with residential above

Legal Description

Lots 5-9 of Block 2 of the Riverside Subdivision, situate in the W ½ of the NW ¼ of the SW ¼ of Section 16, T18N, R3E, B.M., City of McCall, Idaho.

Associated Documents

Application	Most Recent Revised Submittal Date
Land Use Application	September 20, 2023
Application Narrative	September 20, 2023
Draft CC&Rs	September 20, 2023
Road Development Agreement	September 20, 2023
Final Plat	September 20, 2023

Code Sections of Interest

- McCall Code Section 9.6.067: Guarantee Required:
 - (A) Guarantee Of Completion Of Public Improvements:
 1. Guarantee: To assure the installation of required public improvements which are not accepted at the time the final plat is filed, the development agreement shall require the developer to guarantee the completion of all such improvements by one or more of the methods specified below. The means of a guarantee may be changed during the guarantee period through a written modification of the agreement. The amount of the guarantee shall be determined on the basis of the developer's cost estimates supported by engineering estimates. The guarantee shall remain in effect until final acceptance of the public improvements and the posting of an acceptable security for the warranty period. The guarantee shall run as their interests may appear to the benefit of the city, the county, the McCall rural fire district, including the emergency medical service, and the Payette Lakes recreation water and sewer district, and/or other governmental entity, as the same may be relevant at the time, according to the location of the property, the nature of the improvements, and the respective jurisdiction of each of those entities.
 2. Cost Estimates: The city's cost estimate provided for in this chapter shall state the estimated cost of completion for each required public improvement. Cost estimates for each required public improvement must be approved by the administrator.

(B) Methods Of Public Improvement Guarantee: The development agreement shall include one or more of the following methods to guarantee the construction of required public improvements and substantial private amenities material to the approval of the development; the actual documents also must be acceptable to the city attorney and city treasurer:

1. Performance Bond: The developer may elect to provide a surety bond from a company authorized to do such business in the state of Idaho. The bond shall be in an amount equal to one hundred fifty percent (150%) of the estimated cost of all unaccepted public improvements. The bond shall be payable to the city in the event that any required public improvements are not finally accepted in accordance with the provisions of this title and shall be posted by no person other than the developer.

2. Deposit In Escrow: The developer may elect to deposit a cash sum equal to one hundred twenty five percent (125%) of the estimated cost of all unaccepted public improvements either with the city or in escrow with a responsible financial institution authorized to do such business in Idaho. In the case of an escrow account, the developer shall file with the city an escrow agreement which includes the following terms:

(a) Funds of the escrow account shall be held in trust until released by the city and may not be used or pledged by the subdivider as security in any manner during that period other than as provided in this subsection (B)2(a). The funds may be used for payment of improvements as made, except that the escrow holder shall withhold from disbursement so much of the funds as is estimated by the city to be necessary to complete the construction and installation of such improvements, plus an overrun allowance as provided above.

(b) In the case of the failure of the developer to complete any improvement within the required time period, the institution shall immediately make all funds in such account available to the city for use in the completion of those improvements.

3. Letter Of Credit: The developer may elect to provide from a bank or other responsible financial institution authorized to do such business in Idaho an irrevocable letter of credit. Such letter shall be filed with the city and shall certify the following:

(a) That the creditor irrevocably guarantees funds in an amount equal to one hundred twenty five percent (125%) of the estimated cost of all unaccepted public improvements; and

(b) That in the case of the failure of the developer to complete any improvement within the required time period, the creditor shall pay to the city immediately and without further action such funds as are estimated to be necessary to complete the construction and installation of such improvements up to the limit of credit stated in the letter.

Required Findings Code Sections:

- McCall City Code Section 9.2.07(D)-(E): Final Plat:

(D) Procedure For Approval Of Final Plat:

1. Review By Administrator:

(a) Acceptance: Upon receipt of the final plat, and compliance with all other requirements as provided herein, the administrator shall certify the application as complete and shall affix the date of acceptance thereon.

(b) Resubmission Of Final Plat: The administrator shall review the final plat for compliance with the approved or conditionally approved preliminary plat. If the administrator determines that there is material change in the final plat than from which was approved as a preliminary plat or conditions which have not been met, the administrator may require that the final plat be submitted to the commission and council (or board) in the same manner as required in the preliminary plat process.

(c) Submission To Commission: Within forty five (45) days (or 60 days, if a public hearing, in the opinion of the commission, is required) of receipt of the final plat, the commission shall review the plat for compliance with the decisions made upon the review of the preliminary plat, PUD development plan, subdivision and other agreements subsequent thereto, and if in order, shall recommend approval of the plat by motion and transmit the final plat to the council (or board).

(d) Submission To Council (Or Board): Upon determination by the commission that the final plat is in compliance with the preliminary plat and that all conditional requirements have been met, the administrator shall place the final plat on the council (or board) agenda within forty five (45) days from the date that the final plat has been recommended for approval by the commission.

2. Agency Review: The administrator may transmit one copy of the final plat, and other documents submitted, for review and recommendation to the departments and agencies as deemed necessary to ensure compliance with the preliminary approval and/or conditions of preliminary approval. Such agency review may also include the construction standards of improvements, compliance with health standards, the cost estimate for all improvements and the legal review of the performance bond.

3. Council (Or Board) Action: The administrator's report and the final plat, together with the development agreement, shall be placed on the council (or board) agenda for its approval. The council (or board) shall consider the final plat for approval at its next regular meeting after the meeting at which it receives the plat prepared in accordance with this chapter. The council (or board) shall have approved any development agreement before approving the final plat.

The council (or board) shall consider the comments from concerned departments and agencies to arrive at a decision on the final plat. The city council (or board) shall approve, approve conditionally, disapprove or table to a date certain and request additional information to be provided within thirty (30) days of the date of the first regular meeting at which the final plat is considered. An extension of time may be granted by the administrator to permit preparation of additional work not previously considered. A copy of the approved plat shall be filed with the administrator. Upon granting or denying the final plat, the city council (or county board) shall specify:

- (a) The ordinance and standards used in evaluating the application.
- (b) The reasons for approval or denial.
- (c) The actions, if any, that the applicant could take to obtain approval.

(d) If the final plat and development agreement, if any, are approved by the council (or board), it shall instruct the city manager to execute the agreement on behalf of the city.

4. Omission Of Information: In the event it is determined that the applicant has omitted significant information, if such information is publicly known and available, regarding adjacent properties (see subsection 9.2.04(J) of this chapter) from the preliminary or the final plat, the commission or council (or board) may elect to reopen the public hearing for reconsideration of the plat in order to determine if a change in plat is justified or desirable. Such determination must be disclosed by the city no later than one year after approval of the final plat. (Ord. 822, 2-23-2006, eff. 3-16-2006)

(E) Financial Guarantees: With respect to financial guarantees, the approval of all final subdivision plats shall be conditioned on the provision of a surety acceptable to the city clerk in the amount of one hundred twenty five percent (125%) of infrastructure improvements (including landscaping and erosion control) filed in the form of a cash deposit, certified check, irrevocable bank letter of credit, or performance bond at the time of the final plat approval with the required development agreement.

Infrastructure construction or site disturbance generally should not begin until the final plat is recorded with the respective development and financial guarantees. If the applicant proposes to perform infrastructure work or site work prior to final plat recordation, then the applicant shall submit a plan for administrative review and approval which includes the following:

1. The nature and scope of the proposed work;
2. The estimated cost of the proposed work;
3. The schedule for commencement and completion of the proposed work; and
4. The means of financing the proposed work.

The administrator shall review the application and document any additional conditions required to issue the administrative approval for infrastructure improvements. Conditions shall be designed to mitigate the impacts on public interests in the case of the noncompletion of the proposed work.

Comprehensive Plan Sections of Interest

- Vision in Motion – Our Vision:

McCall is a diverse, small town united to maintain a safe, clean, healthy, and attractive environment. It is a friendly, progressive community that is affordable and sustainable.

- Deep Dive – Future Land Use Designations – Industrial:

The Industrial land use designation is intended to provide for general industrial uses that will support a growing economy and yet are not detrimental to any abutting uses. Furthermore, industrial activities shall not interfere with the operation of the airport or any transportation facility. Industrial is an existing zone. *Implementing Zoning Districts: I*

Discussion

- The applicant is requesting approval of the final plat and final development plan for a five (5) unit mixed use subdivision. The final plat is generally consistent with the approved preliminary plat.
- The subject property is accessed through an existing undeveloped right-of-way (Simmons Street). VAC-23-01 was approved by the McCall City Council. The recordation and execution of the deeds finalizing the vacation of the should be completed simultaneously with the recordation of the final plat.
- The applicant is requesting to utilize a surety bond as a guarantee of construction of the required improvements. Staff has reviewed the proposed surety agreement and has found it acceptable, provided that the applicant receives final engineering approval for the proposed cost estimates, private street maintenance agreement, and CC&Rs.

Comments

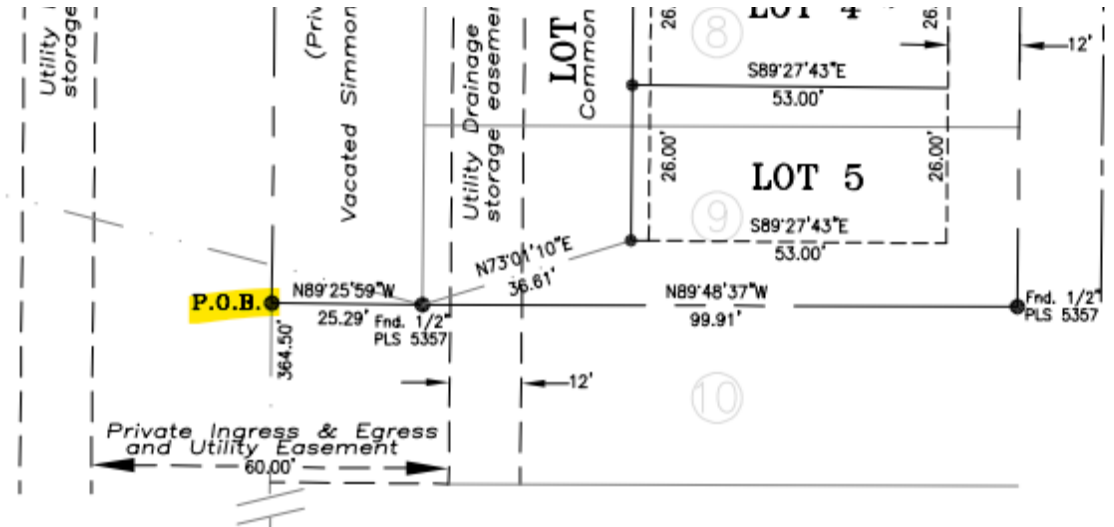
Agency

- McCall Public Works

In an email dated November 2, 2023, the City of McCall Staff Engineer provided the following comments:

The Public Works Department has reviewed the documents submitted for review for **FP 23-04** and have the following comments and concerns.

1. The bond for public improvements does not account for 150% of the proposed improvements. Send an updated cost estimate.
2. There are still a few undeveloped lots that will be along the new private roadway (102 Scott and the remaining southern lot). In the CC&R's please provide information regarding future access onto the private roadway and what that process may look like and if any contribution to the maintenance responsibilities would be required.
3. Part of the new easement for Simmons St should include 102 Scott Street and the property south of the proposed development. In the Final Easement Agreement, I do not see either of those parties included.
4. The Final plat that was submitted does not include the boundaries of the proposed easements. The Point of Beginning is only shown for the subdivision of the 5 lots. Please include the easements and vacation into the subdivision plat, or we will need to have separate exhibits and digital drawings for each of the proposed easements and the vacation.



a.

5. 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>

The comments above, and any subsequent comments from further reviews, will need to be addressed prior to Final Engineering Approval. Please let me know if there are any questions or concerns.

- Central District Health:

See attached letter dated May 15, 2023.

- McCall Fire & EMS:

In an email dated May 16, 2023, the McCall Fire Chief provided the following comments:

The fire district will need to inspect and test the water storage tank.

- McCall Airport:

In an email dated May 17, 2023, the McCall Airport Manger provided the following comments:

IN HORIZONTAL SURFACE. LESS THAN TWO MILES FROM MYL. FAA ONLINE CRITERIA TOOL/Form 7460-1 AND AVIGATION EASEMENT REQUIRED FOR ALL SUBDIVISION BUILDING PERMITS.

Public

- No public comment received to date.

Actions

Potential Motions Regarding FP-23-04:

1. “I move to recommend approval of FP-23-04 to the McCall City Council with the staff recommended conditions of approval.”
2. “I move to recommend approval of FP-23-04 to the McCall City Council with the staff recommended conditions of approval with the following modifications: _____.”
3. “I move to continue FP-23-04 to the _____ meeting to allow time for staff and the applicant to provide more information on the following: _____.”

4. "I move to remand FP-23-04 back to staff and more information on _____ prior to reschedule the application for a new hearing."
5. "I move to continue FP-23-04 to the December 5, 2023 meeting and direct staff to prepare findings of fact and conclusions of law documents recommending denial the subject application to the McCall City Council for the reasons identified in the Commission's deliberations."

Conditions of Approval

	Prior to	Condition	Recommended Contact
1.	Recordation and execution of the final plat	The applicant shall receive final engineering approval	Staff Engineer
2.		The applicant shall construct all required street and pathway improvements and underground the overhead utility lines and shall obtain final approval of these aspects from the City of McCall. Alternatively, the applicant shall obtain approval of a Development Agreement with the City and shall provide financial assurances for any deferred improvements.	City Planner
3.		The applicant shall provide digital files of the plat in accordance with the McCall Digital Data Submission Standards.	Staff Engineer
4.		All easements shall be indicated on the final plat and shall be formally documented with signed declarations and recorded with the plat.	City Planner
5.	The issuance of a building permit for any lot	Proof of sewer or septic permit shall be provided	Building Official

Expirations

1. Pursuant to McCall City Code (MCC 9.2.07(F)), final subdivision plat approval shall lapse and become void whenever the applicant has not recorded the plat within eighteen (18) months from the date of final plat approval by McCall City Council. Alternatively, the applicant shall obtain approval of a Development Agreement with the City that details a phasing plan and completion timeline.

Other

1. A full set of as built (record) drawings of all improvements intended for public use and maintenance, including, but not limited to, water and sewer lines, and including also private and public streets, shall be furnished to the city for the permanent records of the city within sixty (60) days of completion of the construction.



City of McCall

COMMUNITY DEVELOPMENT

www.mccall.id.us

216 East Park Street
McCall, Idaho 83638

Phone 208-634-7052

Main 208-634-7142

Fax 208-634-3038

Distribution Memorandum

Date: October 9th, 2023

To: City of McCall

Airport

Community and Economic Development

Finance

Information Systems

Parks and Recreation

Police

Public Works

Valley County

Assessor's Office

County Surveyor

Parks and Recreation

Planning and Zoning

Road & Bridge

State

Central District Health Department

Idaho Department of Environmental Quality

Idaho Department of Lands

Idaho Fish and Game

Idaho Transportation Department

Idaho Transportation Department, Division of
Aeronautics

Other

Big Payette Lake Water Quality Council

Idaho Power Company

McCall Fire Protection District

Payette Lakes Recreational Water and Sewer
District

A complete list of individual recipients is available upon request.

From: Brian Parker, City Planner

FP-23-04: Simmons Street Subdivision – Richard Wilmot for Steve Callan

An Application for A Subdivision Final Plat to create a 5-unit, mixed-use townhouse plat project including commercial workshop space on the ground floor and residential space on the upper floor. The Property is zoned I – Industrial, is within the Mission Street Scenic Route Overlay, and is more particularly described as:

Lots 5-9 of Block 2 of the Riverside Subdivision, situate in the W ½ of the NW ¼ of the SW ¼ of Section 16, T18N, R3E, B.M., City of McCall, Idaho.

Planning and Zoning Meeting Date: November 7, 2023

Comments Deadline: **October 27th, 2023**

Your comments are appreciated and the applicant will be required to satisfy all comments prior to approval. If you would like your comments incorporated to any Planning and Zoning documents please send me your comments by the date indicated above. If you have questions or concerns regarding the application, please contact the City Planner at 208-634-4256.



City of McCall

Subdivision - Final Plat Application

Date: 09/20/2023

Applicant / Additional Billing Contact / Owner

Applicant Chrysalis Architecture + Planning
Name:
Address:
City,
State, Zip:
Phone:
Email:

Addl Steve Callan

Billing
Contact:

Address:

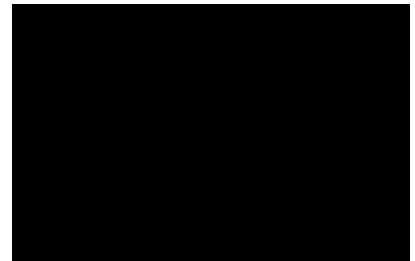


Phone: 208-941-7515

Email: worldbuildersconstruction@hotmail.com

Owner of Record Steve Callan

Name:
Address:
City:
State:
Zip:
Phone:
Email:
Invoice Email:



Owner of Record 2:

Address:
City:
State:
Zip:
Phone:
Email:
Invoice Email:

Property

Site Address: 209-217 Simmons Street
Legal Desc.: Lot 5 through 9 of Block 2
Zoning District: I

Area: City Limits
Sewer: Payette Lakes Recreational
Water and Sewer
Square Footage: 15067

Contractor

Contact Name: Richard Wilmot
Business Name:
McCall License #:
Mailing Address:

Email: rw@chrysalis-
architecture.com
Phone: 208.596.1565
Idaho #:

Annexation Information

Annex Request:
Adjoining Land Use:
Parcel Split:
Parcel Adjoin:

Valley County:
Conditional Use:
Project Type: Other Mixed Use -
Commercial and Residential
City Water
Water:
Neighbor Meeting:

Description: a 5 unit mixed use commercial / residential townhome

Companion Applications

Record of Survey:	<input type="checkbox"/>	Subdivision (Final Plat):	<input type="checkbox"/>
Design Review:	<input checked="" type="checkbox"/>	Subdivision Minor Plat Amendment:	<input type="checkbox"/>
Scenic Route View:	<input checked="" type="checkbox"/>	Variance:	<input type="checkbox"/>
Shoreline and River Environs Review:	<input type="checkbox"/>	Rezone/Future Land/Comprehensive:	<input type="checkbox"/>
Conditional Use:	<input checked="" type="checkbox"/>	Zoning Code Amendment:	<input type="checkbox"/>
Development Agreement:	<input type="checkbox"/>	Annexation:	<input type="checkbox"/>
Planned Unit Develop (Prelim Plat):	<input type="checkbox"/>	Vacation:	<input checked="" type="checkbox"/>
Planned Unit Develop (Final Plat):	<input type="checkbox"/>	Land Use:	<input type="checkbox"/>
Subdivision (Prelim Plat):	<input checked="" type="checkbox"/>		

Details

Existing Cover:	0	Res Parcels:	5
Proposed Cover:	43	Comm Parcels:	5
Open Space Sq.Ft.:	23	Engineer Name:	Crestline Engineers
# of Parking:	20	Engineer Email:	gtankersley@crestline-eng.com
Max Grade %:	1	Engineer Phone:	208-634-4140
Average Grade %:	1	Pre-App Date:	
Total Acreage:	0	Condominiums:	No
Zoned Density:	25	Townhomes:	Yes
Proposed Density:	14	PUD Name:	
Total Exist Lot:		Architect Name:	
Total Proposed Lot:		Architect Email:	
Min Lot Frontage:	150	Architect Phone:	
Min Lot Size:	3250	Proposed Uses:	
Surveyor Name:	4 Rivers	Scenic Frontage:	
Surveyor Email:	cmccullough@4rivers-surveying.com	# of New Trees:	
Surveyor Phone:		# of New Shrubs:	
Subdivision Name:	Synergy	Floodplain:	
Existing Parcels:	5	Shoreline Frontage:	
Proposed Parcels:	6	High Water Mark:	
New Construction	8000		
Sq Ft:			

Sign

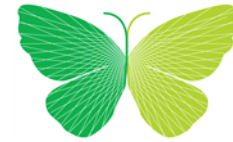
Proposed color palette:
Total signage area existing:
Total signage area proposed:
Length of street facing wall in linear feet:
Length of property frontage in linear feet:
If multiple frontages, please add lengths from street 2:
Sign Company:
Proposed Lighting:

I do hereby certify that the information contained herein is true and correct.

—  —

09/20/2023

Date



August 20, 2022

City of McCall –
Community Development
216 East Park Street
McCall, Idaho 83638

Re: Conditional Use / Townhouse-Mixed use Subdivision Plat – **Project Description – Simmons Street Mixed Use - Townhouses / Commercial Space**

Dear Planner :

Thank you, for the opportunity to present our Conditional Use Application for (5) Mixed Use - Single Family Attached Townhouses on lots 5 through 9 on block 2 of Riverside Subdivision in the Lakefork Commercial Area. Our intention is to maintain a single-family residence above a commercially operated business below. Business types to be compatible with those uses allowed within the 'I' zone. The area is zoned 'I' – Industrial and currently, the lots are undeveloped grassland with a variety of small caliper evergreens and wild native grasses. The property to the North is owned by Scott Anderson who maintains the property and currently stores a World War II era display airplane along with a variety of other miscellaneous vehicles and equipment, we would consider this lot undeveloped. To our East and across the subdivision alley at 212 Mission Street is a utility commercial building, with metal wall cladding and standing seam metal roofing. The Southern property is an undeveloped cliff bank mostly favored for the benefit of City of McCall snow storage yard located at significant grade difference below our general property grade. The property to our West and across Simmons Street is commonly known as McCall RV Resort and is owned by Grapevine 7 Inc. The portion of the McCall RV Resort that is most adjacent to our proposed development appears to be under-going some grading improvements by way of installing compacted gravel and leveling of the area, likely for the ability to park additional guest trailers. The only significant development adjacent to our project is located at 212 Mission Street and from the provided photos has no direct building visual or access to the shared alley between our properties. The building located at 212 Mission Street accesses from Mission Street not from the shared alley. It further appears that utility improvements are being made along Scott Street (to the North), we also believe at some point those improvements will be extended towards the South along and through the alley, however the timeframe of this improvement is unclear and does not adversely effect our ability to complete the project.

The Lakefork Commercial Area is accommodative of a variety of unique uses such as a brewery, single family residential, utility commercial and leisure / recreational uses. All uses that are supportive of our proposed project creating a unique mixed-use district within the city of McCall. Via Mission Street, the district is connected to pathways for walking and biking providing good connectivity to McCall city center and nearby commercial / retail uses. The project is technically located along the Scenic Route based on the adjacent exhibit, however we believe the intent of this portion of the Scenic Route is to enhance the portion of the route directly along Mission Street not the periphery properties and therefore we request consideration to not comply with the Scenic Route requirements. Additionally, the project is located within the Airport Transitional Overlay and does not conflict with the airport approach and is currently designed to be less than the maximum allowed height. There are a number of other structures closer to the airport boundary that are taller than our proposal.

Each of the (5) single family attached townhouses will be provided with commercial work space at grade level with a shared grade level entry door accessing both the residential unit and the commercial space. We are assessing the viability of incorporating a rear (adjacent to the alley) garage door and will determine feasibility as the structural design develops. The townhouses will be 2-story, designed as an “upstairs” living concept to take advantage of the mountain views above the adjacent tree-lines and the ground level will be designed to accommodate most commercial uses allowed within the 'I' Industrial zone. Currently our model is designed around a 2 to 3 bedroom residence, however the arrangement will be dependent upon the individual purchaser. Each unit will be provided with a commercial workspace to use for business operations. The business operation is accommodated with large overhead doors for each unit giving the ability for enclosed commercial workspace

as well as (2) un-enclosed surface parking spaces for total of (2) parking spaces per townhouse. The parking area will have adequate space for on-site snow storage at the 33% coverage requirement. We have identified the snow storage zones on the provided site plan.


In terms of construction, we intend to build 2 of the units (the northernmost and southernmost) as the building is constructed, and will outfit the remaining units as the individual lots are purchased. The property is un-developed native grass-land without any significant landscape features, other than a variety of small caliper evergreen trees. We will improve the landscaped areas of the property as close to natural conditions as possible and accentuate with similar and native evergreen tree species. The building and site paving covers most of the property at about 77.4% lot coverage. All site and building lighting will be provided with cut-off deflectors to ensure light pollution is not shared to adjacent properties. Each entry door will be provided with a light above the entry door and soffit lighting above the exterior decks.

Our exterior design is meant to be representative of a “mountain modern” character by adorning the building with large scale deck support brackets, wood accents over sliding deck doors and a variety of pre-finished metal panel wall cladding. Most buildings constructed within the district area a combination of metal wall cladding and wood accent details. Our design proposal will be compatible with all surrounding developments.

Thank you for the consideration and we look forward to the review and approval of our Conditional Use Application for the Simmons Street Townhouses. Please contact our office if you have any further questions.

Sincerely,

CHRYSALIS ARCHITECTURE + PLANNING


Richard Wainnet - Principal Architect

Affidavit of Legal Interest

State of Idaho)
) ss
County of Valley)

I, Scott B. Anderson, [Redacted]
Name Address

Boise, Idaho
City State

being first duly sworn upon oath, depose and say:

(If Applicant is also Owner of Record, skip to B)

A. That I am the record owner of the property described on the attached, and I grant my permission to Richard Wilmot - Chrysan Architecture + Planning 134 North 5th Street Boise Idaho 83706
Name Address
to submit the accompanying application pertaining to that property.

B. I agree to indemnify, defend and hold City of McCall and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

Dated this 11th day of April, 2023

[Redacted Signature]
Signature

Subscribed and sworn to before me the day and year first above written.

Camla L Callan
Notary Public for Idaho

Residing at: McCall, Id

My commission expires: May 9, 2025



Affidavit of Legal Interest

State of Idaho)

) ss

County of Valley)

1,6 RAPEVILLE 7 INC.

Name

Address

B GARDEN CITY

City

IDAHO

State

83714

being first duly sworn upon oath, depose and say:

(If Applicant is also Owner of Record, skip to B)

A. That I am the record owner of the property described on the attached, and I grant my permission to Richard Wilmot - Chrysalis Architecture + Planning 134 North 5th Street, Boise, Idaho 83702 to submit the accompanying application pertaining to that property.

Name

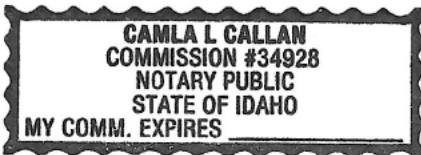
Address

B. I agree to indemnify, defend and hold City of McCall and its employees harmless from any claim or liability resulting from any dispute as to the statements contained herein or as to the ownership of the property which is the subject of the application.

Dated this 4-13-23 13th day of APRIL, 20 23

Signature

Subscribed and sworn to before me the day and year first above written.



Camla L Callan
Notary Public for Idaho

Residing at: McCall, Id

My commission expires: 5/9/25

SIMMONS STREET TOWNHOMES

PRIVATE ROAD MAINTENANCE FUNDING PLAN

AUGUST 2023

Prepared for:

Synergy Structures, LLC
PO Box 1006
McCall, ID 83638



Crestline Engineers, Inc.
323 Deinhard Lane, Suite C
PO Box 2330
McCall, Idaho 83638
(208) 634-4140

SIMMONS STREET TOWNHOMES

PRIVATE ROAD MAINTENANCE FUNDING PLAN

AUGUST 2023

PART A. Project Description:

The project consists of five (5) townhomes with an asphalt driveway and parking lot in McCall, Idaho. Proposed improvements consist of:

- Installation of water, sanitary sewer, and storm improvements
- Installation of power/phone/cable utilities
- Construction of approximately 660 SY of paved roadway with roadside ditches
- Construction of approximately 768 SY of asphalt parking

PART B. Maintenance Schedule:

The approved construction plans specify a paved road section consisting of 12" minimum subbase course of ISPWC 2" (Type II) crushed aggregate, 4" base course of ISPWC 3/4" (Type I) crushed aggregate, and 2.5" of hot mix asphalt ISPWC 1/2" SP-2 (PG 64-34). Grassy swales have been constructed alongside the road to treat and convey the runoff to the detention basin. The attached exhibit identifies recommended maintenance activities and intervals for the proposed roadway facilities over the estimated 20 to 25 year lifespan.

- **Crack Filling** – Inspect roadway for cracking annually. Cracks should be repaired promptly to prevent additional pavement degradation and curtail the potential for water to infiltrate into the road base and undermine the same.
- **Pothole Repair** – Inspect roadway for potholes annually. Potholes should be repaired promptly to ensure public safety, prevent additional pavement degradation, and curtail the potential for water to infiltrate into the road base and undermine the same.
- **Chip Sealing** – Chip sealing of roadways should be completed every 5-8 years to protect and prolong the life of the asphalt surface. Chip sealing will prevent water from infiltrating the road structure, fill and seal cracks, and seal the pavement surface minimizing the effects of aging. For the purpose of the cost estimate it was assumed the road and parking lot would need to be chip sealed every 6 years, however, the pavement should be inspected annually, and chip sealed when necessary.
- **Storm Drain Maintenance** – Inspect roadside swales bi-annually. The storm system should be checked during high runoff periods to ensure the system is operating properly, and during dry periods to evaluate sediment and debris buildup. Clean roadside swales of trash, sediment, and debris to maintain properly flowing drainage routes.
- **Street Cleaning** – Clean streets annually to prevent sediment, trash, and debris from transferring into the drainage swales.
- **Snow Plowing** – Plow as needed to maintain public and emergency access. Store snow in the roadside swale and within the 12-foot easement.
- **Road Overlay** – At the end of the road lifespan, it is recommended to perform a full 2.5" overlay over the entire road surface.

All maintenance and repairs should be performed by licensed contractors, experienced in the applicable activities, with knowledge of conditions specific to the City of McCall.

PART C. Maintenance Responsibility:

The Simmons Street Townhomes Homeowners Association (HOA) will be responsible for performing and funding all road maintenance activities. As specified in the CCR's, HOA fees will be used to fund road maintenance activities. The HOA will plan and schedule future repair and maintenance of the roads and will create a reserve for the express purpose of those activities. Estimated maintenance costs for the pavement lifespan are attached.

ANNUAL INSPECTION FORM

Inspected By: _____ Inspection Date: _____

Activity	Repair Needed	Date Repair Completed
Inspect Road for Cracks/Potholes		
Inspect Swale for erosion, debris and sediment buildup		



CRESTLINE ENGINEERS, INC.
 CIVIL ENGINEERING CONSULTANTS
 323 DEINHARD LANE, SUITE C
 PO BOX 2330
 McCALL, IDAHO 83638
 208.634.4140 · 208.634-4146 FAX

PROJECT: Simmons Street Townhomes

CLIENT: Syenergy Structures, LLC

JOB NO.: 22025 **DATE:** August 29, 2023

BY: AMD

RE: Simmons Street Townhomes - Road Maintenance Budget Estimate

ROAD MAINTENANCE BUDGET									
Year	No. Years	Snow Removal	Storm Maintenance	2.5" Overlay	Pothole Maintenance	Crack Repair	Chip Sealing	Yearly Maintenance	Yearly Budget
2024	1	\$5,150						\$5,150	\$12,503
2025	2	\$5,305						\$5,305	\$12,503
2026	3	\$5,464						\$5,464	\$12,503
2027	4	\$5,628						\$5,628	\$12,503
2028	5	\$5,796			\$149	\$103		\$6,049	\$12,503
2029	6	\$5,970	\$215				\$6,394	\$12,580	\$12,503
2030	7	\$6,149	\$221		\$158	\$110		\$6,639	\$12,503
2031	8	\$6,334	\$228		\$163	\$113		\$6,838	\$12,503
2032	9	\$6,524	\$235		\$168	\$116		\$7,043	\$12,503
2033	10	\$6,720	\$242		\$173	\$120		\$7,254	\$12,503
2034	11	\$6,921	\$249		\$178	\$124		\$7,472	\$12,503
2035	12	\$7,129	\$257				\$7,635	\$15,021	\$12,503
2036	13	\$7,343	\$264		\$189	\$131		\$7,927	\$12,503
2037	14	\$7,563	\$272		\$206	\$135		\$8,176	\$12,503
2038	15	\$7,790	\$280		\$212	\$139		\$8,422	\$12,503
2039	16	\$8,024	\$289		\$219	\$143		\$8,674	\$12,503
2040	17	\$8,264	\$298		\$225	\$148		\$8,935	\$12,503
2041	18	\$8,512	\$306				\$9,117	\$17,936	\$12,503
2042	19	\$8,768	\$316		\$246	\$157		\$9,486	\$12,503
2043	20	\$9,031	\$325		\$269	\$161		\$9,786	\$12,503
2044	21	\$9,301	\$335		\$285	\$166		\$10,088	\$12,503
2045	22	\$9,581	\$345		\$303	\$171		\$10,399	\$12,503
2046	23	\$9,868	\$355		\$321	\$176		\$10,721	\$12,503
2047	24	\$10,164	\$366		\$341	\$181		\$11,052	\$12,503
2048	25	\$10,469	\$377	\$89,698				\$100,544	\$12,503
Totals		\$187,765	\$5,775	\$89,698	\$3,806	\$2,394	\$23,147	\$312,586	\$312,586

MAINTENANCE SUMMARY	
Driveway Area =	660.00 S.Y.
Parking Lot Area =	768.00 S.Y.
Total Area of Roads =	1,428.00 S.Y.
Width of Road =	20.00 FT.
Culvert =	36.00 L.F.
Chip sealing Unit Price =	\$3.75 /S.Y.
Overlay Unit Price =	\$30.00 /S.Y.
Pothole Repair Unit Price =	\$90.00 /S.Y.
Crack Repair Unit Price =	\$1.25 /L.F.
Storm Maintenance Unit Price =	\$5.00 /L.F.
Snow Removal Unit Price =	\$250.00 EA.
Inflation rate =	3.00%

- | NOTES |
|---|
| 1. Assume 1 pothole per 1,000 S.Y. over entire asphalt surface. |
| 2. Assume crack repair for approximately 5% of asphalt surface. |
| 3. Assume 20 snow plows per year. |



Civil Engineering Consultants

323 Deinhard Lane, Suite C

PO Box 2330

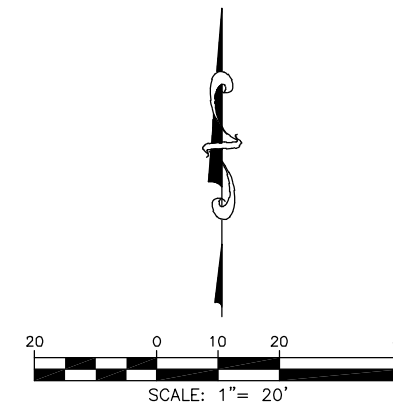
McCall, Idaho 83638

(208) 634-4140

Simmons Street Townhomes

BEING A SUBDIVISION AND A RESUBDIVISION OF LOTS 5 THROUGH 9 OF BLOCK 2 OF RIVERSIDE SUBDIVISION, BOOK 8 OF MISC., PAGE 625, INST. NO. 42255, AND THE VACATED SIMMONS STREET LOCATED IN THE NW1/4 OF THE SW1/4 SECTION 16, TOWNSHIP 18 NORTH, RANGE 3 EAST, B.M., CITY OF McCALL, VALLEY COUNTY, IDAHO

-2023-



LEGEND

- BRASS CAP
- 1/2" REBAR MONUMENT
- 1/2" REBAR MONUMENT (SET)
- 5/8" REBAR MONUMENT (SET)
- TIE LINE
- BOUNDARY LINE
- LOT LINE
- EASEMENT LINE
- BUILDING ENVELOPE/LOT LINE

RESTRICTIVE COVENANTS:

All properties shown on this Final Plat are subject to and governed by the provisions of the General Declaration for _____ ("General Declaration"), and the Articles of Incorporation and Bylaws for the Simmons Street Townhomes Property Owner's Association which are recorded with the Valley County, Idaho Recorder as Inst. Nos. _____, and _____ respectively, together with any amendments thereto and additional Supplemental Declaration or other governing documents recorded by the Declarant pursuant to the General Declaration.

HEALTH CERTIFICATE:

Sanitary restrictions as required by Idaho Code Title, 50 Chapter 13 have been satisfied according to the letter to be read on file with the County Recorder listing the conditions of approval. Sanitary restrictions may be re-imposed in accordance with Section 50-1326 Idaho Code by the issuance of a certificate of disapproval.

District Health Department, EHS _____ Date _____

NOTES:

1. Lot lines are set by the direction of the City of McCall. The building structure is considered the lot line on three sides as shown and being in the place the monuments would occupy.
2. Any re-subdivision of this plat shall comply with the applicable zoning regulations in effect at the time of re-subdivision.
3. Domestic water and sewer services provided by the City of McCall.
4. Lot 6, Block 1 is a common lot and shall be owned by the homeowners association.

REFERENCE MATERIAL

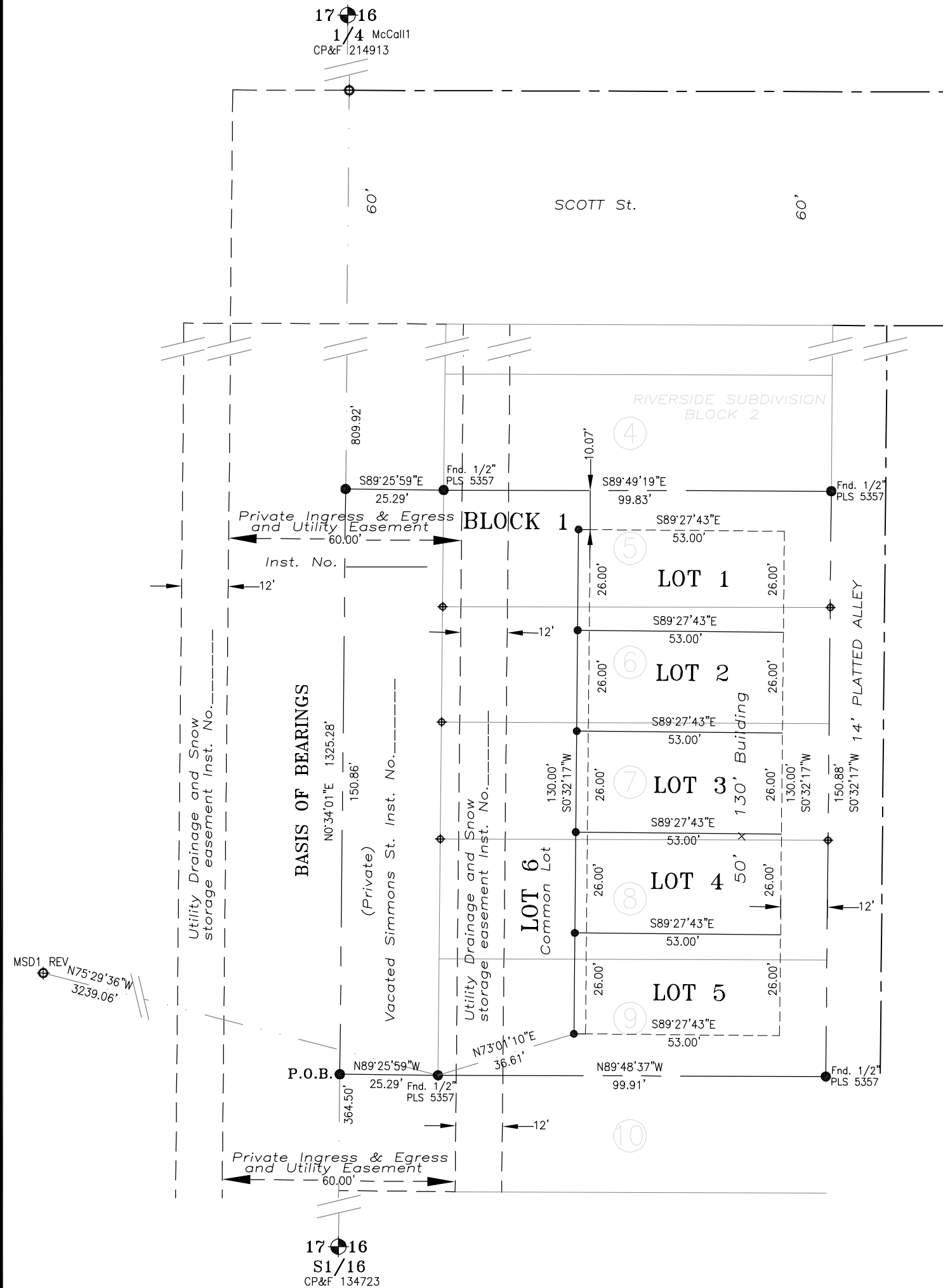
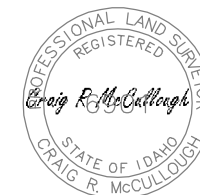
- Records of Surveys**
- BOOK 4 PAGE 210
 - BOOK 4 PAGE 74
 - BOOK 12 PAGE 10
 - BOOK 12 PAGE 146
 - BOOK 12 PAGE 190
 - BOOK 13 PAGE 40

SURVEYOR NARRATIVE:

This plat was made at the request of Synergy Structures LLC to create the lots as shown hereon. Most monuments from the previous plat of Riverside Subdivision were found in good condition, accepted, and held for location. The lot corners accepted as the subdivision boundary were replaced with set 5/8" rebar. The lots from Riverside Subdivision are depicted prior to the street vacation. The building concrete foundation structure on the east side is the monument for the lots.

Plats

- BOOK 2 PAGE 4
- BOOK 8 PAGE 90
- BOOK 13 PAGE 30



Simmons Street Townhomes

BEING A SUBDIVISION AND A RESUBDIVISION OF LOT 5-9 BLOCK 2 OF RIVERSIDE
SUBDIVISION BOOK 8 OF MISC., PAGE 625, INSTRUMENT NUMBER 42255, AND THE VACATED
SIMMONS STREET, LOCATED IN
THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4,
OF SECTION 16, TOWNSHIP 18 NORTH, RANGE 3 EAST, B.M.,
CITY OF McCALL, VALLEY COUNTY, IDAHO
-2023-

CERTIFICATE OF OWNERS

KNOW ALL MEN BY THESE PRESENTS, THAT SYNERGY STRUCTURES LLC IS THE OWNER OF
A CERTAIN PARCEL OF LAND TO BE KNOWN AS SIMMONS STREET TOWNHOMES SUBDIVISION
AND STATE THAT IT IS THE INTENTION TO INCLUDE SAID PROPERTY AS SHOWN ON THIS
SUBDIVISION PLAT AND DESCRIBED AS FOLLOWS:

A PARCEL OF LAND BEING LOTS 5 THROUGH 9, BLOCK 2 OF RIVERSIDE SUBDIVISION AND A
PORTION OF VACATED SIMMONS STREET LOCATED IN THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4
OF SECTION 16, TOWNSHIP 18 NORTH, RANGE 3 EAST, BOISE MERIDIAN, CITY OF MCCALL VALLEY
COUNTY, IDAHO AND DESCRIBED MORE AS FOLLOWS;

COMMENCING at a brass cap monument marking the S1/16 corner common to Sections 16 and
17 thence along the section line to said Sections 16 and 17 N0°34'01"E a distance of 364.50
feet to a 5/8 inch rebar marking the POINT OF BEGINNING.

Thence continuing N0°34'01"E a distance of 150.86 feet to a 5/8 inch rebar from which a
brass cap monument marking the 1/4 corner to said Sections 16 and 17 bears N0°34'01"E a
distance of 809.92 feet; thence leaving said section line S89°25'59"E a distance of 25.29 feet
to a 5/8 inch rebar marking the NW corner of said Lot 5 and;
Thence S89°49'19"E along the North line of said Lot 5 the distance of 99.83 feet to a 5/8
inch rebar marking the NE corner of said Lot 5;
Thence along the East line of said Lots 5 through 9 S0°32'17"W a distance of 150.88 feet to a
5/8 inch rebar marking the SE corner of said Lot 9;
Thence along the South line of said Lot 9 N89°48'37"W a distance of 99.91 feet to a 5/8 inch
rebar marking the SW corner of said Lot 9;
Thence N89°25'59"W a distance of 25.29 feet to the POINT OF BEGINNING.

SAID PARCEL CONTAINING 0.433 ACRES, MORE OR LESS.

THE EXISTING PRIVATE ROAD EASEMENT, PUBLIC UTILITY, AND DRAINAGE EASEMENTS ARE
NOT DEDICATED TO THE PUBLIC, BUT THE RIGHT OF ACCESS TO AND USE OF PUBLIC
UTILITY, AND DRAINAGE EASEMENTS REQUIRED TO SERVICE ALL LOTS WITHIN THIS
PLATTING IS PERPETUALLY RESERVED. NO STRUCTURE OTHER THAN FOR SUCH UTILITY
PURPOSES ARE TO BE ERRECTED WITHIN THE LIMITS OF SAID EASEMENTS.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS _____ DAY
OF _____, 202__.

Stephen J Callan Governor

Shane Newton Governor

ACKNOWLEDGMENTS

STATE OF IDAHO }
COUNTY OF _____ } SS.

This record was acknowledged before me on ____ day of _____, 202__,
by Stephen J Callan and Shane Newton as Govenors of Synergy Structures LLC,
being the persons who executed the instrument on behalf of said LLC, and
acknowledged to me that such LLC executed the same.

NOTARY PUBLIC FOR IDAHO
MY COMMISSION EXPIRES: _____

APPROVAL OF THE CITY OF McCALL

I, THE UNDERSIGNED CITY CLERK IN AND FOR THE CITY OF McCALL, VALLEY COUNTY, IDAHO,
HEREBY CERTIFY THAT AT A REGULAR MEETING OF THE CITY COUNCIL HELD ON THE _____
DAY OF _____, 2023, THIS SUBDIVISION WAS DULY ACCEPTED AND APPROVED.

CITY WORKS DIRECTOR DATE

APPROVAL OF CITY PLANNING & ZONING COMMISSION

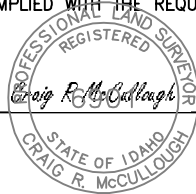
ACCEPTED AND APPROVED THIS ___ DAY OF _____, 202__, BY THE CITY OF
McCALL PLANNING AND ZONING COMMISSION.

CHAIRMAN, DATE

CERTIFICATE OF SURVEYOR

I, CRAIG R. McCULLOUGH, DO HEREBY STATE THAT I AM A REGISTERED PROFESSIONAL LAND
SURVEYOR, LICENSED BY THE STATE OF IDAHO, THAT THIS PLAT, AS DESCRIBED IN THE
"CERTIFICATE OF OWNERS", WAS DRAWN FROM A SURVEY MADE ON THE GROUND UNDER MY
SUPERVISION AND THAT I HAVE COMPLIED WITH THE REQUIREMENTS OF THE IDAHO STATE CODE
FOR PLATS AND VACATIONS.

CRAIG R. McCULLOUGH P.L.S. 6901



APPROVAL OF THE CITY ENGINEER

I, THE UNDERSIGNED, CITY ENGINEER, IN AND FOR THE CITY OF McCALL,
IDAHO, DO HEREBY APPROVE THIS SUBDIVISION PLAT.

CITY ENGINEER

APPROVAL OF COUNTY SURVEYOR

I, THE UNDERSIGNED COUNTY SURVEYOR, FOR VALLEY COUNTY, IDAHO, DO
HEREBY CERTIFY THAT I HAVE CHECKED THIS SUBDIVISION PLAT AND THAT IT IS IN
COMPLIANCE WITH STATE OF IDAHO CODE, TITLE 50, CHAPTER 13, RELATING TO
PLATS AND SURVEYS.

Valley County Surveyor

CERTIFICATE OF COUNTY TREASURER

I, THE UNDERSIGNED COUNTY TREASURER, IN AND FOR THE COUNTY OF VALLEY, STATE OF IDAHO,
PER THE REQUIREMENTS OF I.C. 50-1308, DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND
OR DELINQUENT COUNTY PROPERTY TAXES FOR THE PROPERTY INCLUDED IN THIS SUBDIVISION HAVE
BEEN PAID IN FULL. THIS CERTIFICATION IS VALID IF RECORDED WITHIN THIRTY (30) DAYS OF
CERTIFICATION.

VALLEY COUNTY TREASURER DATE

CERTIFICATE OF COUNTY RECORDER



EMMETT IDAHO, PHONE: 877-477-1901

From: [Emily Hart](#)
To: [Brian Parker](#)
Cc: [Meredith Todd](#)
Subject: RE: City of McCall Request for Comment - November Application Items
Date: Tuesday, October 10, 2023 3:52:21 PM
Attachments: [image001.png](#)

See Airport Comments below:

From: Brian Parker <barker@mccall.id.us>
Sent: Monday, October 9, 2023 4:23 PM
To: Brian Duran (Brian.Duran@itd.idaho.gov) <Brian.Duran@itd.idaho.gov>; Chip Bowers <chip@bowerslandsurveys.com>; Chris Curtin <ccurtin@mccall.id.us>; Cynda Herrick <cherrick@co.valley.id.us>; Dallas Palmer <palmerd@mccall.id.us>; Dave Bingaman <dbingaman@co.valley.id.us>; dsimmonds50@gmail.com; Delta James <djames@mccall.id.us>; Emily Hart <ehart@mccall.id.us>; Garrett de Jong (garrett@mccallfire.com) <garrett@mccallfire.com>; IDL Jurisdictional Inbox <IDL_jurisdictional@idl.idaho.gov>; ITD Development Services <D3Development.Services@itd.idaho.gov>; ITD District 3 Permits <ITDD3Permits@itd.idaho.gov>; Jasen King, IDL <jking@idl.idaho.gov>; Jeff Bateman <jbateman@plrwsd.org>; Jeff Mcfadden (jmcfadden@co.valley.id.us) <jmcfadden@co.valley.id.us>; jennifer.schildgen@itd.idaho.gov; John Powell <jpowell@mccall.id.us>; Jordan Messner <jordan.messner@idfg.idaho.gov>; Kathy Riffie (kriffie@co.valley.id.us) <kriffie@co.valley.id.us>; Kurt Wolf <kwolf@mccall.id.us>; Lance Holloway, DEQ <lance.holloway@deq.idaho.gov>; Laura Shealy BPLWQAC <idchik5@gmail.com>; Laurie Frederick, Valley Co Cartographer <lfriderick@co.valley.id.us>; Levi Brinkley <lbrinkley@mccall.id.us>; Linda Stokes <lstokes@mccall.id.us>; Lori Hunter (lhunter@co.valley.id.us) <lhunter@co.valley.id.us>; Lorraine Brush <lbrush@plrwsd.org>; Mark Wasdahl, ITD <mark.wasdahl@itd.idaho.gov>; Meredith Todd <mtodd@mccall.id.us>; Michelle Groenevelt <mgroenevelt@mccall.id.us>; Mike Reno <mreno@cdh.idaho.gov>; Morgan Stroud <mstroud@mccall.id.us>; Nathan Stewart <nstewart@mccall.id.us>; Rachel Santiago-Govier <rsantiago-govier@mccall.id.us>; Regan Berkley <regan.berkley@idfg.idaho.gov>; Sabrina Sims <ssims@mccall.id.us>; Saran Becker <Saran.Becker@itd.idaho.gov>; Scott Corkill, IDL <scorkill@idl.idaho.gov>; Sheri Staley - Idaho Power <sstaley@idahopower.com>; Steve Moser, Idaho Power <smoser@idahopower.com>; Valley County Road Dept <roaddept@co.valley.id.us>
Subject: City of McCall Request for Comment - November Application Items

All,

Please provide comment on the following applications prior to the date indicated on the cover memos:

[ROS-23-05 – 751 Stockton Dr – Leo Stoddard \(IMPACT AREA\)](#) 1.15 miles from McCall Airport. In the Horizontal Surface. Nothing required at this time, but submission of FAA Form 7460-1 should be required for any future building permits on these three lots.

[ROS-23-06 – 220 Railroad Ave – Blake & Angela Bigelow \(CITY\)](#) Less than one mile from McCall

Airport. In Approach Surface. Record of Survey to divide and existing lot = no Airport Requirements.

[DR-23-26 & SR-23-16 – 100 Mather Rd – Doris Blount \(CITY\)](#) Less than one mile from McCall Airport. In Transitional Surface. If no change to existing building height, no Airport Requirements. However, if changes to building height are planned, submittal of FAA Form 7460-1 is required.

[CUP-23-08 – 1207 Zachary Rd – Colby Patchin of Veritas Properties LLC \(City\)](#) Two miles from McCall Airport. In Conical Surface. No Airport Requirements in regard to CUP for STR.

[FP-23-04 \(Final Plat\) – Simmons Street Subdivision – Steve Callan \(CITY\)](#) Have they submitted FORM 7460-1s?? Or is this only for the Subdivision Final Plat? No building permits yet, correct? Less than 1000' from McCall Airport. In the Approach Surface.

[DA-23-02 \(Development Agreement Amendment\) – McCall Memorial Hospital District \(CITY\)](#) NO AIRPORT COMMENT.

Thank you,

Brian Parker, AICP | City Planner
216 E. Park Street | McCall | Idaho 83638
Direct: 208.634.4256 | Fax: 208.634.3038



From: [Jeff Bateman](#)
To: [Brian Parker](#)
Subject: FP-23-04: Simmons Street
Date: Wednesday, October 11, 2023 12:47:36 PM
Attachments: [image001.png](#)

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.

Brian,
Payette Lakes Recreational Water and Sewer District has reviewed the above referenced projects, and we do not have any comments at this time.

Jeff Bateman
Manager, Payette Lakes Recreational Water and Sewer District
(208) 634-4111



Electronic Privacy Notice. This e-mail, and any attachments, contains information that is, or may be, covered by the Electronic Communications Privacy Act, 18 U.S.C. 2510-2521, and is also confidential and proprietary in nature. If you are not the intended recipient, please be advised that you are legally prohibited from retaining, using, copying, distributing, or otherwise disclosing this information in any manner. Instead, please reply to the sender that you have received this communication in error, and then immediately delete it. Thank you in advance for your cooperation.



Valley County Transmittal
Division of Community and Environmental Health

Return to:

- Cascade
- Donnelly
- McCall
- McCall Impact
- Valley County

Rezone # _____

Conditional Use # _____

Preliminary / Final / Short Plat FP 23-04


Summers Street Townhomes Subdivision

- 1. We have No Objections to this Proposal.
- 2. We recommend Denial of this Proposal.
- 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- 4. We will require more data concerning soil conditions on this Proposal before we can comment.
- 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
 - high seasonal ground water
 - bedrock from original grade
 - waste flow characteristics
 - other _____
- 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
- 8. After written approvals from appropriate entities are submitted, we can approve this proposal for:
 - central sewage
 - interim sewage
 - individual sewage
 - community sewage system
 - central water
 - individual water
 - community water well
- 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
 - central sewage
 - sewage dry lines
 - community sewage system
 - central water
 - community water
- 10. Run-off is not to create a mosquito breeding problem
- 11. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
- 12. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- 13. We will require plans be submitted for a plan review for any:
 - food establishment
 - beverage establishment
 - swimming pools or spas
 - grocery store
 - child care center

14. Application and Engineering Required.

Reviewed By: [Signature]

Date: 10/12/23



CUP-23-08
SHORT TERM RENTAL
1207 Zachary Lane

McCall Area Planning & Zoning Commission
Staff Report
November 7, 2023

Executive Summary

Description

An Application for a Conditional Use Permit to utilize an existing Single-Family Home as a Short-Term Rental with an occupancy exceeding 10 persons.

Discussion

- The applicant is proposing to utilize an existing 5,008 square foot, eight (8) bedroom residence as a short term rental. McCall Code Section 3.13.09(C)(3) establishes the occupancy of the residence at two (2) persons per bedroom plus an additional two (2) persons, for a maximum occupancy of eighteen (18) persons. McCall Code Section 3.13.09(C)(3) requires a conditional use permit for all short term rentals with a maximum occupancy of ten (10) or more persons.
- The structure was approved through DR-19-29 as a primary residence with an accessory dwelling unit. McCall Code Section 3.8.11.01(l)(1) requires either the accessory dwelling unit or the primary residence to be owner occupied or deed restricted as a local housing unit in order to utilize the other as a short term rental. The applicant modified the layout of the building to provide continuous indoor access between the two units, thus eliminating the accessory dwelling unit.

Potential Motions Regarding CUP-23-08:

1. "I move to recommend approval of CUP-23-08 to the McCall City Council with the staff recommended conditions of approval."
2. "I move to recommend approval of CUP-23-08 to the McCall City Council with the staff recommended conditions of approval with the following modifications: _____."
3. "I move to continue CUP-23-08 to the _____ meeting to allow time for staff and the applicant to provide more information on the following: _____."
4. "I move to remand CUP-23-08 back to staff and more information on _____ prior to reschedule the application for a new public hearing."
5. "I move to continue CUP-23-08 to the December 5, 2023 meeting and direct staff to prepare findings of fact and conclusions of law documents recommending denial the subject application to the McCall City Council for the reasons identified in the Commission's deliberations."

Conditions of Approval

	Prior to	Condition	Recommended Contact
1.	The issuance of a short term rental permit	The applicant shall receive final engineering approval.	City Engineer
2.		The applicant shall establish compliance with all aspects of Chapter 13, Title IV of McCall City Code.	Fire Chief

Expirations

1. This conditional use permit approval shall lapse and become void whenever the applicant has not applied for a short term rental permit within one year from the date of initial approval.

Project Location



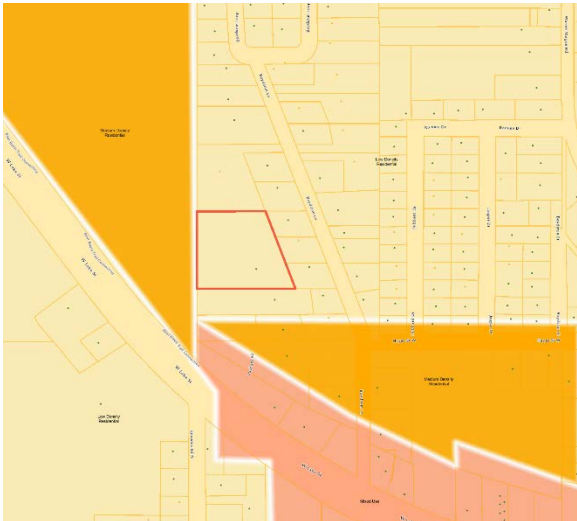
Subject Property



Transportation



Current Zoning



Future Land Use

Project Analysis

Description

An Application for a Conditional Use Permit to utilize an existing Single-Family Home as a Short-Term Rental with an occupancy exceeding 10 persons.

Zoning District: R4 – Low Density Residential
Comprehensive Plan Designation: Low Density Residential
Project Acreage: 1.94 acres
Proposed Use: Short Term Rental with an Occupancy in Excess of 10 persons

Legal Description

McCall Acreage Tax No 99, situate in the NE ¼ of the NE ¼ of Section 7, T18N, R3E, B.m., City of McCall, Valley County, Idaho.

Associated Documents

Application	Most Recent Revised Submittal Date
Land Use Application	September 20, 2023
Proof of Ownership	September 20, 2023
CUP Criteria of Approval Responses	September 20, 2023
Application Narrative	September 20, 2023
Neighborhood Meeting Information	September 20, 2023
Plans	September 20, 2023

Prior Hearings

Hearing	Date	Action	URL
Pre Application	September 12, 2023	N/A	https://youtu.be/Q49Um0A-IZo?t=2548

Code Sections of Interest

- McCall Code Section 3.2.02: Meanings of Terms or Words:
DWELLING, SHORT TERM RENTAL: A dwelling, including a single-family or a multi-family unit, which is rented for the purpose of overnight lodging for compensation, money, rent or other bargained for consideration for a period of one or more days and not more than thirty (30) consecutive days. Short term rentals are also commonly referred to as tourist or vacation rentals. Short term rentals with occupancy of eleven (11) persons or more shall require a conditional use permit.
- McCall Code Section 3.3.02: Residential Use Regulations:
Table 3.3.02 identifies “Dwelling, short term rental, occupancy 11 or more persons” as a conditional use in the R4 – Low Density Residential zone.
- McCall Code Section 3.13.09: Standards for Dwelling, Short-Term Rentals:
 - (A) Purposes: The purposes of these requirements for a Short-Term Rental Dwelling are:
 1. To ensure that the use of Short-Term Rental Dwellings have no greater impacts than would be created by long-term residential occupancy of the Dwelling;
 2. To protect the health, safety and general welfare of occupants of Short-Term Rental Dwellings and the surrounding property owners through an inspection of Short-Term Rental Dwelling structures in compliance with MCC Title 2 and the applicable codes referenced therein; and
 3. To protect the rights of property owners adjacent to Short-Term Rental Dwellings to a quiet, safe and neighborly environment free from nuisances that would not exist or would be less intensive but for the use of a Dwelling as a Short-Term Rental.
 - (B) Permit Required: Prior to advertising or operating a Dwelling as a Short-Term Rental, any property owner or property manager who leases, rents or otherwise makes available for compensation a Short-Term Rental Dwelling, such property owner or manager must first obtain a Short-Term Rental Permit pursuant to MCC Title 4.
 - (C) Standards: All Dwelling Short-Term Rentals shall comply with the following requirements:
 1. Access: Owners shall maintain access to the property and structures that is safe and free from obstructions for pedestrians and vehicles and shall be adequately sized and designed so that access to other properties is not impacted nor are unsafe conditions on public streets created contrary to the standards adopted by the McCall Fire District and the City Council.
 2. Parking: All parking for the unit is contained on the site, not more than one (1) parking space per bedroom is provided, all trailers and vehicles shall be parked on an improved surfaced area and shall not allow parking on the public right-of way.
 3. Occupancy: Short-Term Rentals shall contain no more than two (2) persons per bedroom, plus two additional persons, as identified in the Short-Term Rental Permit application and as defined by McCall City Code Section 3.2.02. Total maximum occupancy of the Short-Term Rental shall not exceed ten (10) persons without the issuance of a conditional use permit pursuant to MCC 3.13.03.
 4. Noise: Loud music, outdoor activities or any other source of noise that can be heard beyond the perimeter of the Short-Term Rental premises shall not be generated between the hours of 10:00 p.m. and 8:00 a.m. the following day.

5. Health and Safety Inspection: Protection of the health and safety of occupants of a Short-Term Rental Dwelling and surrounding property owners shall be ensured through an inspection and approval of the Short-Term Rental Dwelling by the Fire Code Official for the McCall Fire Protection District prior to the issuance of a business license pursuant to MCC Title 4, Chapter 2. Such inspection shall be subject to a fire, health and safety checklist developed by the Fire Code Official and approved from time-to-time by resolution of the City Council.
 6. Posted Notice: A written notice shall be posted in a conspicuous location within the unit that describes restrictions on use of the unit. Such notice shall include, but is not limited to the structure's maximum occupancy, parking requirements, solid waste and fireplace ash disposal, quiet hours, noise restrictions, and restrictions on outdoor activity. A written notice shall also be posted detailing the emergency exiting plan approved by the Fire Code Official, Short-Term Rental business permit number, and the name and phone number of Local Contact Person and property owner.
 7. Events: No Events shall be located at a Short-Term Rental without first obtaining a conditional use permit.
 8. Accessory Dwelling Unit: If the Short-Term Rental is located on a parcel that contains an accessory dwelling unit and a primary residence, then one of the dwellings must be owner occupied or a local housing, non-Short-Term Rental, dwelling unit.
 9. Exterior Changes: No exterior changes shall be made to the structures or site conditions at a Short-Term Rental that would eliminate its appearance or use as a Dwelling Unit for long term residency.
- (D) Application Process: An application for a Short-Term Rental business license shall be submitted to the City in compliance with the procedures set forth in Title 4.
- (E) Compliance:
1. All Owners wishing to operate a Short-Term Rental must be in immediate compliance with the provisions of this Section as well as the provisions of Title 4 applicable to Short-Term Rentals as follows:
 - a. All Owners of Short-Term Rentals may continue to operate under existing business licenses through December 31, 2022.
 - b. Owners of existing Short-Term Rentals wishing to operate in 2023 or at any time thereafter must submit an application for a Short-Term Rental Permit to the City according to the provisions of Title 4.
 - c. Any Owner shall submit an application for a Short-Term Rental Permit after October 1, 2022 and must be in general compliance with all the Short-Term Rental regulations in this chapter and Title 4 by January 1, 2024. All permits will expire on December 31 of each year and must be renewed annually.
- (F) Enforcement of the requirements set forth in this section shall follow the enforcement provisions of MCC Title 4.

Required Findings Code Sections:

- McCall Code Section 3.13.03(B) Conditional Use Permit Standards:
Findings For Granting Permit: 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.

Comprehensive Plan Sections of Interest

- Vision in Motion – Our Vision:
McCall is a diverse, small town united to maintain a safe, clean, healthy, and attractive environment. It is a friendly, progressive community that is affordable and sustainable.
- Deep Dive – Future Land Use Designations – Low Density Residential:
This land use designation supports the development of medium density single family housing and is intended to maintain traditional residential neighborhoods. *Implementing Zoning Districts: R8*

Discussion

- The applicant is proposing to utilize an existing 5,008 square foot, eight (8) bedroom residence as a short term rental. McCall Code Section 3.13.09(C)(3) establishes the occupancy of the residence at two (2) persons per bedroom plus an additional two (2) persons, for a maximum occupancy of eighteen (18) persons. McCall Code Section 3.13.09(C)(3) requires a conditional use permit for all short term rentals with a maximum occupancy of ten (10) or more persons.
- The structure was approved through DR-19-29 as a primary residence with an accessory dwelling unit. McCall Code Section 3.8.11.01(l)(1) requires either the accessory dwelling unit or the primary residence to be owner occupied or deed restricted as a local housing unit in order to utilize the other

as a short term rental. The applicant modified the layout of the building to provide continuous indoor access between the two units, thus eliminating the accessory dwelling unit.

Comments

Agency

- City of McCall Public Works

In an email dated October 31, 2023, the McCall Staff Engineer provided the following comments:

The Public Works Department has reviewed the documents submitted for review for **DR 23-26** and have the following comments and concerns.

1. Please fill out the water infrastructure sizing sheet and return it to me. This worksheet is used to help determine proper sizing of the water meter servicing the home.
 - a. Water Infrastructure Sizing Sheet -
https://www.mccall.id.us/media/PWORKS/Water%20Rate/10.05.22_Water%20Infrastructure%20Sizing_Residential.xlsx
2. If there are any additional patios/driveways or other impervious areas included with this application the previous stormwater report will be required to be updated to reflect those changes.

The comments above, and any subsequent comments from further reviews, will need to be addressed prior to Final Engineering Approval. Please let me know if there are any questions or concerns.

Public

- No public comment received to date.

Actions

Potential Motions Regarding CUP-23-08:

1. "I move to recommend approval of CUP-23-08 to the McCall City Council with the staff recommended conditions of approval."
2. "I move to recommend approval of CUP-23-08 to the McCall City Council with the staff recommended conditions of approval with the following modifications: _____."
3. "I move to continue CUP-23-08 to the _____ meeting to allow time for staff and the applicant to provide more information on the following: _____."
4. "I move to remand CUP-23-08 back to staff and more information on _____ prior to reschedule the application for a new public hearing."
5. "I move to continue CUP-23-08 to the December 5, 2023 meeting and direct staff to prepare findings of fact and conclusions of law documents recommending denial the subject application to the McCall City Council for the reasons identified in the Commission's deliberations."

Conditions of Approval

	Prior to	Condition	Recommended Contact
--	----------	-----------	---------------------

1.	The issuance of a short term rental permit	The applicant shall receive final engineering approval.	City Engineer
2.		The applicant shall establish compliance with all aspects of Chapter 13, Title IV of McCall City Code.	Fire Chief

Expirations

1. This conditional use permit approval shall lapse and become void whenever the applicant has not applied for a short term rental permit within one year from the date of initial approval.



City of McCall

Conditional Use Application

Date: 09/20/2023

Applicant / Additional Billing Contact / Owner

Applicant Name: Colby Patchin
Address:
City, State, Zip:
Phone:
Email:

Addl Billing Contact: Colby Patchin
Address:
City, State, Zip:
Phone:
Email:

Owner of Record Name: Veritas Properties LLC / Colby Patchin
Address:
City:
State:
Zip:
Phone:
Email:
Invoice Email:

Owner of Record 2:
Address:
City:
State:
Zip:
Phone:
Email:
Invoice Email:

Property

Site Address: 1207 Zachary Rd
Legal Desc.: MCCALL ACREAGE TAX NO.
99 IN NE4 NE4 S7 T18N R3E
Zoning District: R4

Area: City Limits
Sewer: Payette Lakes Recreational Water and Sewer
Square Footage: 84289

Contractor

Contact Name: Kelly Hill
Business Name:
McCall License #:
Mailing Address:

Email:
Phone:
Idaho #:

Annexation Information

Annex Request: No
Adjoining Land Use: No
Parcel Split: No
Parcel Adjoin: No

Valley County: No
Conditional Use: No
Project Type: Other CUP application for an STR with greater than 10 guests
Water: City Water
Neighbor Meeting: 2023-07-12

Description: We are applying for a CUP, in accordance with McCall City ordinance, in order to operate a STR with a guest capacity of 18 persons.

Companion Applications

- | | | | |
|--------------------------------------|--------------------------|-----------------------------------|--------------------------|
| Record of Survey: | <input type="checkbox"/> | Subdivision (Final Plat): | <input type="checkbox"/> |
| Design Review: | <input type="checkbox"/> | Subdivision Minor Plat Amendment: | <input type="checkbox"/> |
| Scenic Route View: | <input type="checkbox"/> | Variance: | <input type="checkbox"/> |
| Shoreline and River Environs Review: | <input type="checkbox"/> | Rezone/Future Land/Comprehensive: | <input type="checkbox"/> |
| Conditional Use: | <input type="checkbox"/> | Zoning Code Amendment: | <input type="checkbox"/> |
| Development Agreement: | <input type="checkbox"/> | Annexation: | <input type="checkbox"/> |
| Planned Unit Develop (Prelim Plat): | <input type="checkbox"/> | Vacation: | <input type="checkbox"/> |
| Planned Unit Develop (Final Plat): | <input type="checkbox"/> | Land Use: | <input type="checkbox"/> |
| Subdivision (Prelim Plat): | <input type="checkbox"/> | | |

Details

- | | | | |
|---------------------|------|---------------------|--|
| Existing Cover: | | Res Parcels: | |
| Proposed Cover: | 0 | Comm Parcels: | |
| Open Space Sq.Ft.: | 0 | Engineer Name: | |
| # of Parking: | 0 | Engineer Email: | |
| Max Grade %: | 0 | Engineer Phone: | |
| Average Grade %: | 0 | Pre-App Date: | |
| Total Acreage: | 0 | Condominiums: | |
| Zoned Density: | 0 | Townhomes: | |
| Proposed Density: | 0 | PUD Name: | |
| Total Exist Lot: | 0 | Architect Name: | |
| Total Proposed Lot: | 0 | Architect Email: | |
| Min Lot Frontage: | 0 | Architect Phone: | |
| Min Lot Size: | 0 | Proposed Uses: | |
| Surveyor Name: | | Scenic Frontage: | |
| Surveyor Email: | | # of New Trees: | |
| Surveyor Phone: | | # of New Shrubs: | |
| Subdivision Name: | | Floodplain: | |
| Existing Parcels: | 0 | Shoreline Frontage: | |
| Proposed Parcels: | 0 | High Water Mark: | |
| New Construction | 4300 | | |
| Sq Ft: | | | |

Sign

- Proposed color palette:
 Total signage area existing:
 Total signage area proposed:
 Length of street facing wall in linear feet:
 Length of property frontage in linear feet:
 If multiple frontages, please add lengths from street 2:
 Sign Company:
 Proposed Lighting:

I do hereby certify that the information contained herein is true and correct.

Colby Patchin

09/20/2023

Name

Date



0005081672



STATE OF IDAHO
Office of the secretary of state, Phil McGrane
ANNUAL REPORT

Idaho Secretary of State
PO Box 83720
Boise, ID 83720-0080
(208) 334-2301
Filing Fee: \$0.00

For Office Use Only

-FILED-

File #: 0005081672

Date Filed: 1/26/2023 8:59:04 AM

Entity Name and Mailing Address:

Entity Name: VERITAS PROPERTIES LLC
The file number of this entity on the records of the Idaho Secretary of State is: 0000535339
Address: [REDACTED]

Entity Details:

Entity Status: Active-Existing
This entity is organized under the laws of: IDAHO
If applicable, the old file number of this entity on the records of the Idaho Secretary of State was: W176881

The registered agent on record is:

Registered Agent: COLBY PATCHIN
Registered Agent
Physical Address: [REDACTED]
Mailing Address: [REDACTED]

Limited Liability Company Managers and Members

Name	Title	Business Address
Colby M Patchin	Manager	[REDACTED]
+ Jared A Patchin	Member	[REDACTED]

The annual report must be signed by an authorized signer of the entity.

Job Title: Manager

Colby Patchin

01/26/2023

Sign Here

Date

B0772-9253 01/26/2023 8:59 AM Received by Office of the Idaho Secretary of State

ACCOMMODATION RECORDING



TitleOne
a title & escrow co.

Order Number: 23471891

Warranty Deed

For Value Received,

Douglas W Patchin and Pamela A Patchin, husband and wife, the Grantor, does hereby grant, bargain sell and convey unto, **Veritas Properties LLC, an Idaho limited liability company**, whose current address is [REDACTED] the Grantee, the following described premises, in **Valley County, Idaho**, To Wit:

See Exhibit A, attached hereto and incorporated herein.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantee, its heirs and assigns forever. And the said Grantor does hereby covenant to and with the said Grantee, that Grantor is the owner in fee simple of said premises; that they are free from all encumbrances EXCEPT those to which this conveyance is expressly made subject and those made, suffered or done by the Grantee; and subject to all existing patent reservations, easements, right(s) of way, protective covenants, zoning ordinances, and applicable building codes, laws and regulations, general taxes and assessments, including irrigation and utility assessments (if any) for the current year, which are not due and payable, and that Grantor will warrant and defend the same from all lawful claims whatsoever. Whenever the context so requires, the singular number includes the plural.

Remainder of this page intentionally left blank.

Dated: 3/2/23

[Redacted]

Douglas W Patchin

[Redacted]

Pamela A Patchin

State of Idaho, County of Ada, ss.

On this 2nd day of March in the year of 2023, before me, the undersigned, a Notary Public in and for said State, personally appeared Douglas W Patchin and Pamela A Patchin, known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same.

[Redacted]

Notary Public
Residing In: Star. ID
My Commission Expires: 01-20-2027
(seal)

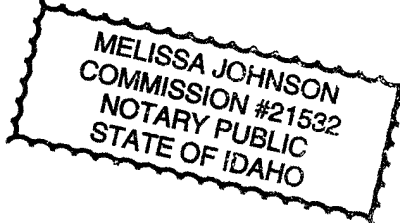


EXHIBIT "A"

That portion of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 7, Township 18 North, Range 3 East of the Boise Meridian, Valley County, Idaho, described as follows:
Beginning at a stone marking the NE $\frac{1}{16}$ corner of said Section 7, also being the SW corner of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of said Section 7; Thence, N. $00^{\circ} 18' 19''$ E. a distance of 186.30 feet along the West boundary of said NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ to a $\frac{1}{2}$ inch rebar, being the REAL POINT OF BEGINNING.
Thence, continuing North $00^{\circ} 18' 19''$ E. a distance of 279.42 feet to a $\frac{1}{2}$ inch rebar; Thence, S. $89^{\circ} 51' 21''$ E. a distance of 246.62 feet to a $\frac{1}{2}$ inch rebar; Thence, S. $21^{\circ} 12' 05''$ E. a distance of 300.00 feet; Thence, N. $89^{\circ} 51' 21''$ W. a distance of 356.60 feet to the REAL POINT OF BEGINNING.
TOGETHER WITH Easement as described in Instrument No. 179789.

PROJECT DESCRIPTION

In addition to the above responses, the applicant shall provide answers to the following questions in their application.

1. Explain, in detail, the proposed use.

We are seeking to use our large single family residence as a short term rental with a guest capacity of 18.

2. What is the relationship of the proposed use to the surrounding properties?

Our home is one of four on our private road. Of the three other homes on the street, two are second homes/vacation homes for their owners, and one is occupied by a full-time resident. Our direct neighbor on Zachary Rd. is one of the second homes/vacation homes.

Of the other five residential properties bordering ours, one is a STR, two are second homes, one is occupied by a full-time resident, and the other is an undeveloped lot. The entire western side of our property borders undeveloped land owned by Quaker Hill Camp and Conference Inc.

3. How does the proposed landscaping plan comply with the [requirements of Title 3?](#)

The landscaping plan followed all requirements outlined in the building plans approved by the design review committee. John Powell granted final approval of all landscaping elements in August 2023.

4. How does the lighting comply with the [requirements of Title 3, Chapter 14?](#)

All exterior lighting is downward facing, as required in the building plans approved by the design review committee. John Powell granted final approval of all exterior lighting in August 2023.

CRITERIA OF APPROVAL

The following questions relate to the criteria of approval for a Conditional Use Permit. The Commission must assess compliance with these criteria to act upon the CUP application. To allow the Commission to understand the proposed use, the applicant shall provide, on a separate sheet, typed responses to the following in their application:

1. Is the use a conditional use in the zone?

Yes. Per Idaho State Law, any single family residence may be used as a short term rental. We are seeking a CUP for a guest capacity of 18, which follows McCall city ordinances capacity guidelines for an eight (8) bedroom house.

2. Explain the relationship of the proposed used to the [Comprehensive Plan](#).

Similar to many mountain towns in Idaho, and as recognized in the economics section of the Comprehensive Plan, McCall's economy has slowly transitioned from one supported through industries like logging, milling, agriculture, and mining, to primarily one of recreation and tourism. In order to accommodate the needs of all different size families and groups that recreate in McCall, it is important for McCall to have lodging that serves groups both small and large. In the past this was primarily provided by hotels or bed-and-breakfast style inns, with a few privately-run short term rental units; but with the advent of house-sharing websites, the short term rental market has exploded over the last 5+ years.

It is undeniable that many 2/3 bed 2 bath single family homes have been removed from the market for use as housing for local residents/workers and transformed into STR units; but our house doesn't fall into this category. We designed and built our home in order to accommodate our entire extended family, currently 21 people, when we come to recreate in McCall together, instead of renting two or three separate homes. Our large home makes spending time together in the mountains much easier, and we want to facilitate the same ability for other large families/groups as well. There are not many homes able to comfortably accommodate 18 guests, and we believe ours will be an asset to the local STR pool and economy in the future.

3. Explain how the application meets the general and specific [objectives of Title 3](#).

Our home completed the extensive design review process, and therefore followed all the zoning regulations and suggestions established to ensure that any large home built within the McCall city limits fits the town's character and compliments its environmental surroundings.

4. How is the proposed use harmonious with the character of the existing neighborhood?

The residence is one of four houses on Zachary Rd, a private street. Only one house (not the direct neighbor) has a full time resident. The other two homes are vacation homes for their owners and their family and friends. With diligent management provided by Done Right Management, and clear communication of the expectations to guests, we anticipate minimal impact on the surrounding properties.

5. How is the proposed use harmonious with the appearance of the existing neighborhood?

The residence was approved by the design review board. John Powell approved all interior and exterior construction elements, per approved plans, in August 2023.

6. How will the proposed use NOT be detrimental to the general welfare, health, and safety of the neighborhood?

In order to minimize impact to the private lane that crosses four parcels of privately-owned property, guests receive a very clear set of parking and ingress/egress instructions before arrival; the instructions are also posted on the entrance door to the house. This document, which was presented at the first P&Z meeting, clearly lays out the acceptable use of Zachary Rd. as well as where guests are allowed to park and turn around their vehicles. These instructions should keep all guests' vehicular activity off the unrestricted easement, with exception of simple ingress/egress.

7. How will the proposed use NOT harm the land or water of the subject property and adjacent properties?

This single family residence completed the design review process, which includes a storm water report. No adverse affects were found to be present when accessing impact to the property or adjacent properties as a result of the construction of the residence or any accepted use by its inhabitants.

8. What public services and facilities will serve the proposed use? Police? School? Streets? Fire? Water? Sewer? Other?

a. Explain how the proposed project will NOT add incremental costs to each of these services or facilities? If additional cost will be incurred, how will that cost be mitigated?

Since this is a single family residence, we do not anticipate any additional burdens and/or costs to the above listed services, when compared with what would be utilized by two long term renters.

b. Explain how the proposed project will be served by the above services and facilities.

This project will be served in the same way any other single family residence would be served:

- Water provided by the city of McCall
- Sewer provided by PLSWD
- Fire and Police protection provided by city and county assets when needed.
- The residence is located on a privately maintained road off Hwy 55, so there will be little to no additional wear and tear on public roads.
- Since this is a short term rental, there will be no additional burden for schools.
- Trash services are provided by Lake Shore Disposal.

9. How will the proposed use NOT cause unreasonable traffic, noise, glare, and other forms of pollution?

As outlined in McCall city code regarding short term rentals, guests are limited to bringing the number of vehicles equal to the number of bedrooms in the house, with each trailer counting as a vehicle. Done Right management also encourages all guests to carpool whenever possible. In light of the fact that the occupancy limit for the property is 18 guests, we anticipate that the vast majority of the time there will be 4-6 vehicles at any one time on the property, since we are catering mostly to larger families.

If the residence were instead used as two long term rentals, we would expect there to be 4-7 vehicles coming and going multiple times per day, especially if the renting family had children of driving age.

Also, since the occupancy rates for similar Done-Right-managed properties in 2022 was 35%-45%, there will likely be less traffic to and from the house when compared with long term renters, since there will be no guest traffic for approximately 50%+ of the year.

All noise levels are monitored by a system call Noise Aware. This system allows Done Right to set acceptable noise thresholds based on the time of day. If guests exceed these levels, they are warned via text message. If violations continue, an employee at Done Right will personally call the guests to remind them that they are too loud. If, after this verbal warning, guests continue to violate the acceptable noise levels, they will be subject to immediate eviction at Done Right's discretion.

We do not anticipate any additional glare or other forms of pollution at the property when renters are present.

10. How will the proposed use NOT adversely affect the pedestrian environment?

Since the residence is located on a private road, we do not anticipate any effect on the pedestrian environment.

11. How will the proposed use NOT be a detriment to traffic on surrounding streets?

The private road for the residence terminates on the Hwy 55, which can easily accommodate all traffic to and from the residence.

12. How will the proposed use NOT affect scenic features?

The residence went through the planning and design review process, and was approved. John Powell approved and issued the certificate of occupancy based on all the interior and exterior design elements being completed per plan specifications. The use of the residence itself by guests will in no way affect any scenic features.

13. How will the proposed use NOT affect historic features?

To our knowledge there are no historical features on the property to consider.

14. Explain how the subject property is of sufficient size to accommodate the proposed use in relation to snow storage, open space requirements, parking areas, landscaping, etc.

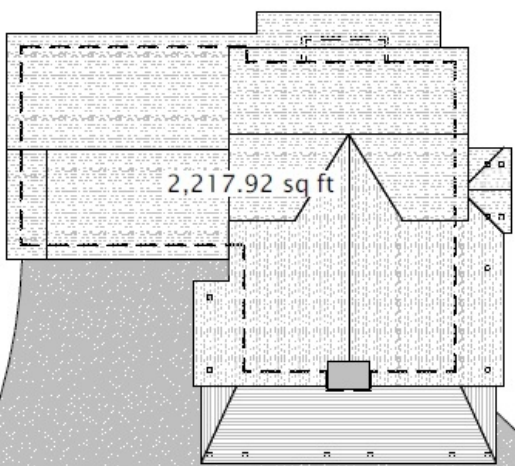
The property is almost two acres in size, with a parking area almost 5000 sq ft in size as measured on McCall GIS program. All snow storage and guest parking and vehicle movements are easily accommodated wholly on the property. John Powell approved all installed landscaping elements based on the plans approved by the design review committee.

15. Explain how the proposed use will NOT have a negative economic impact on the surrounding neighborhood or community?

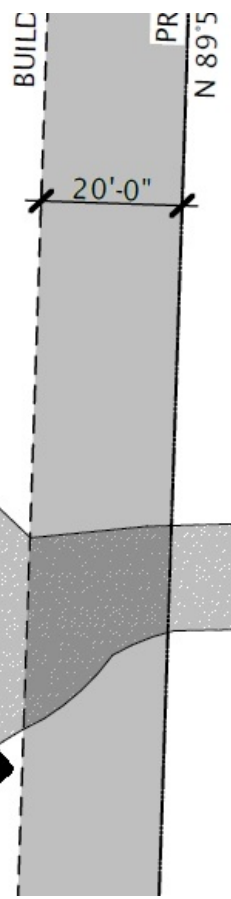
The short term rental will actually have a net positive economic impact on the community through the following avenues:

- Additional tax revenue for the city via sales taxes and hotel taxes
- Additional sales taxes from guest spending in the local economy
- Additional revenue to local businesses from guest spending
- Done Right Management aims to provide the best guest experience possible. This leads to many guests returning each and every year, and referring others to vacation in McCall as well, leading to more tourism, economic growth, and tax collection in the future.

BUILDING



2,217.92 sq ft



20'-0"

ZACHARY ROAD

PATCHIN
NE4 NE4 S.7
0070380

8' x 12' Shed



Single Family

Single Family

Quaker Hill Undeveloped Land

1207 Zachary Rd

Single Family

Undeveloped Lot

Single Family

Single Family

Business Mccall Boat Works

Single Family

Single Family

Hayes St.

Single Family

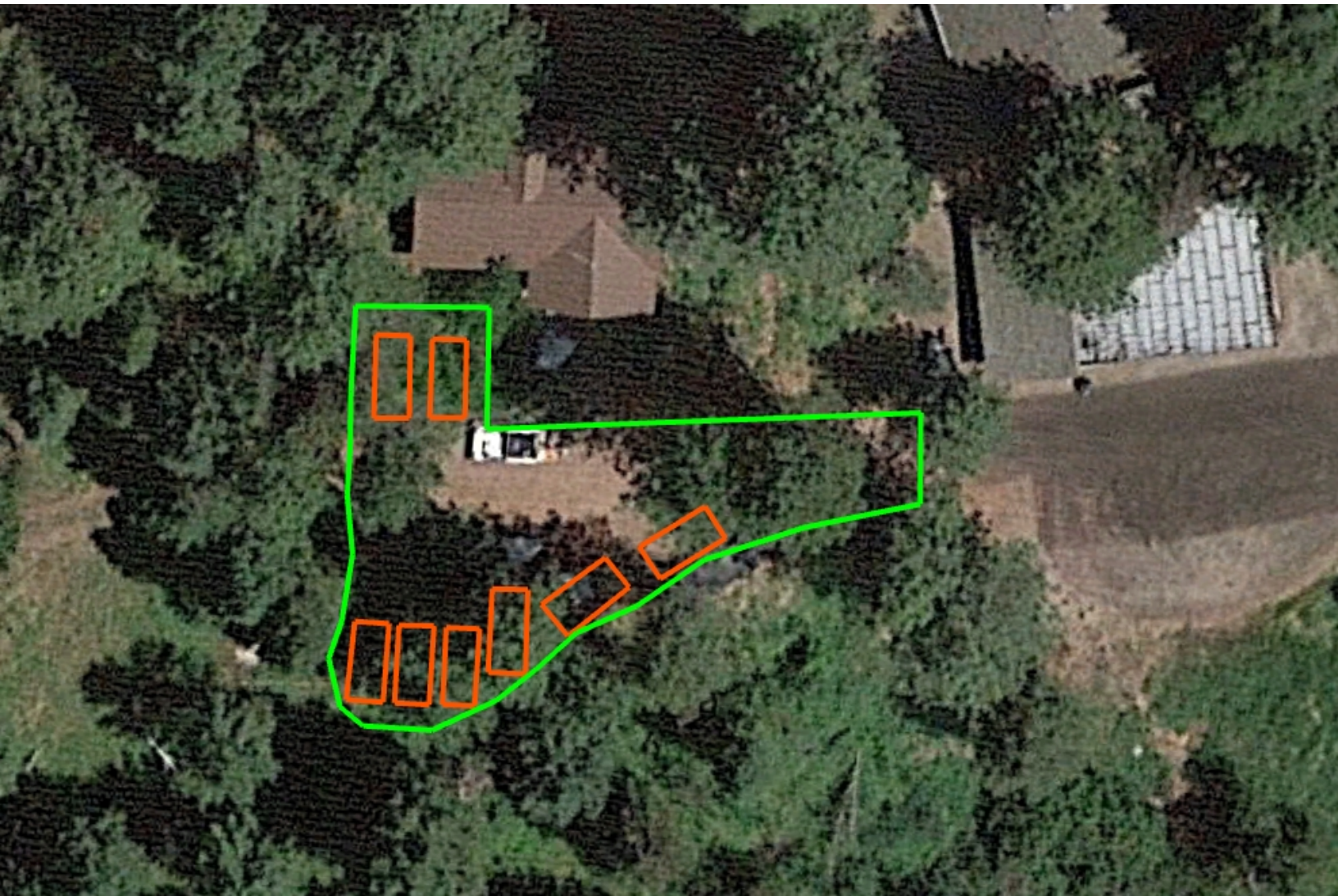
Undeveloped Lot

Boydston Ln

Zachary Rd.

Single Family

55



PATCHIN RESIDENCE

1207 ZACHARY ROAD
McCALL, IDAHO



REVIEWED FOR CODE COMPLIANCE

The issuance or granting of a permit or approval of plans, specifications, and computations shall not be construed to be a permit for, or an approval of, any violation of any of the provisions of the code, or any other ordinances of the jurisdiction. This review does not purport to review, interpret, apply, or certify compliance with the accessibility requirements set forth within the Americans with Disabilities Act (ADA).

By: J. POWELL Date: Apr 15, 2021
City of McCall, Idaho Permit #: 21-0006

REVIEW NOTES:
1. EXTERIOR WALL INSULATION TO BE R-22 MIN. BATT INSUL IS NOT SUFFICIENT.
2. SEE PROPANE FLYER FOR CODE REFERENCES.

jones&jones
design studio, inc.



1324 Boydston Ln
McCall, Idaho 83638
208 869 2646

NCARB CERTIFIED

www.jjds.net
info@jjds.net

ARCHITECT

ENGINEER

PATCHIN RESIDENCE
1207 ZACHARY RD
McCALL IDAHO

LIVEABLE SQUARE FOOTAGE CALCULATIONS			
NAME	FLOOR LEVEL	SQUARE FOOTAGE	NOTES
APARTMENT MAIN LEVEL LIVING AREA	MAIN LEVEL	723.33	
APARTMENT STAIRS LIVING AREA	GARDEN LEVEL	158.67	
GARDEN LEVEL LIVING AREA	GARDEN LEVEL	1,308.08	
MAIN LEVEL LIVING AREA	MAIN LEVEL	1,320.00	
UPPER LEVEL LIVING AREA	UPPER LEVEL	789.66	
		4,299.74 sq ft	

GARAGE SQUARE FOOTAGE CALCULATIONS			
NAME	FLOOR LEVEL	SQUARE FOOTAGE	NOTES
GARAGE AREA	GARDEN LEVEL	736.17	
		736.17 sq ft	

PLAN UPDATES		
TAG	DATE	DESCRIPTION
△	2/20/2020	REMOVE COLUMN IN LIVING ROOM & INCREASE BEAM DEPTH - MODIFY LIVING ROOM STAIRS @ GARDEN LEVEL
△	2/27/2020	20 MIN SELF CLOSING DOOR IN GARAGE

PROJECT DIRECTORY

OWNERS:
DOUGLAS PATCHIN
1207 ZACHARY RD
McCALL, IDAHO 83638
208-859-6308
dwp1953@icloud.com

ARCHITECT:
TAD JONES, ARCHITECT
1324 BOYDSTUN LANE
McCALL, IDAHO 83638
208.869.2646
tad@jjds.net

STRUCTURAL ENGINEER:
CHRIS LOBOSCO P.E.
104 TIMBER MEADOW DR.
PORT LUDLOW, WASHINGTON 98365
208.761.8155
clobosco@live.com

GENERAL CONTRACTOR:
TBD

PROJECT INFORMATION

ADDRESS: 1207 ZACHARY RD,
McCALL, IDAHO
CITY OF McCALL

JURISDICTION:

DESIGN CRITERIA

BUILDING CODE REQUIRED: 2012 INTERNATIONAL RESIDENTIAL CODE (IRC)
ENERGY CONSERVATION CODE: 2012 INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
DEMOLITION CODE: 1991 UNIFORM CODE FOR ABATEMENT OF DANGEROUS BUILDINGS
MECHANICAL CODE: 2012 INTERNATIONAL MECHANICAL CODE (IMC)
PLUMBING CODE: 2000 LIFE SAFETY CODE (NFPA)
FIRE CODE: 2014 NATIONAL ELECTRICAL CODE (NEC)
ELECTRICAL CODE: 2012 IDAHO STATE PLUMBING CODE (ISPC)
GAS CODE: 2012 INTERNATIONAL FUEL GAS CODE (IFGC)
WILDFIRE URBAN INTERFACE (WUI): TBD

AUTOMATIC FIRE SPRINKLER PROTECTION SYSTEM REQUIRED: TBD
(NOTE: IF AUTOMATIC FIRE SPRINKLER IS REQUIRED THEN IT SHALL BE DESIGN / BUILD BY CONTRACTOR)

NOTE: ALL WORK SHALL COMPLY WITH THE MOST CURRENT REQUIREMENTS OF ALL LOCAL, COUNTY, STATE AND NATIONAL CODES, ORDINANCES AND REGULATIONS. CONTRACTOR SHALL VERIFY ALL APPLICABLE CODES AND METHODS OF CONSTRUCTION PRIOR TO COMMENCING WORK.

HEIGHT RESTRICTION: 35'-0" (FROM NATIVE GRADE)

SITE PLAN REQUIRED: YES

ENGINEERING REQUIRED: YES
ROOF SNOW LOAD: 150 LBS/PSF GROUND (MIN. 120 LBS/SF ROOF)
WIND LOAD: 90 MPH (OR PER IBC) - EXPOSURE B
SEISMIC ZONE: US. SEISMIC "DESIGN MAPS" USE 2012/2015 IBC (SEISMIC D)
FROST DEPTH: 30" MINIMUM / 36" FOR ISOLATED FOOTINGS
ICE SHIELD REQUIRED: YES
ELEVATION: TBD
SOIL BEARING: 1,500 LBS/PSF

JURISDICTION CONTACT INFORMATION

CITY OF McCall BUILDING DEPARTMENT (JOHN POWELL): 208-634-8648
216 PARK STREET PUBLIC WORKS (NATHAN STEWART): 208-634-3548
McCALL, IDAHO 83638

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G 100	COVER SHEET
G 101	GENERAL NOTES
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A 001	ENLARGED SITE PLAN
A 002	3D VIEWS
A 003	3D VIEWS
A 100	GARDEN LEVEL FLOOR PLAN
A 101	MAIN LEVEL FLOOR PLAN
A 102	UPPER LEVEL FLOOR PLAN
A 103	ROOF PLAN
A 200	EXTERIOR ELEVATIONS
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S 103	UPPER ROOF FRAMING
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S 105	STRUCTURAL DETAILS
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S 107	WALL FRAMING DIAGRAM

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SHEET INFORMATION

drawn by: TJ
date of issue: 12/14/2019
project: 318

REVISIONS

no.	date	description
△	02/20/2020	Add Plan Updates
△	02/27/2020	20Min Door Garage

COVER SHEET

G 100

GENERAL NOTES:

ALL WORK SHALL COMPLY WITH THE MOST CURRENT REQUIREMENTS OF ALL LOCAL, COUNTY, STATE AND NATIONAL CODES, ORDINANCES AND REGULATIONS. CONTRACTOR SHALL VERIFY ALL APPLICABLE CODES AND METHODS OF CONSTRUCTION PRIOR TO COMMENCING WORK. IF ANY ASPECT OF THESE DRAWINGS OR NOTES DOES NOT COMPLY, THE MOST CURRENT VERSION OF THE CODE SHOULD ALWAYS TAKE PRECEDENCE

ALL WORK SHALL BE PERFORMED IN A CRAFTSMANLIKE MANNER BY WORKERS SKILLED AND EXPERIENCED IN THEIR TRADES. ALL MATERIALS AND EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATIONS & SPECIFICATIONS. PRODUCTS WITHOUT PUBLISHED GUIDELINES SHALL BE INSTALLED IN ACCORDANCE WITH ACCEPTED INDUSTRY BEST PRACTICES.

GENERAL CONTRACTOR IS RESPONSIBLE FOR ACQUIRING ALL REQUIRED PERMITS AND AGENCY SIGN-OFFS BEFORE COMMENCING CONSTRUCTION.

DO NOT SCALE DRAWINGS. CONSULT ARCHITECT FOR UNSPECIFIED DIMENSIONS OR DIMENSIONAL DISCREPANCIES. CONTRACTOR SHALL VERIFY ALL DIMENSIONS PRIOR TO CONSTRUCTION AND SHALL BE RESPONSIBLE FOR COORDINATION OF DIMENSIONS.

IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO THOROUGHLY REVIEW ALL DOCUMENTS AND BRING ANY DIMENSIONAL DISCREPANCIES OR INCOMPLETE INFORMATION TO THE ATTENTION OF THE ARCHITECT AND RELATED CONSULTANTS FOR RESOLUTION PRIOR TO BEGINNING WORK.

ATTACHED DRAWINGS SHOW A COMPREHENSIVE DESIGN WITH INTEGRATED ELEMENTS. ANY DEVIATIONS MADE FROM THE PLANS WITHOUT APPROVAL FROM THE ARCHITECT IS DONE WITH THE ACKNOWLEDGEMENT THAT THE CONTRACTOR AND/OR OWNER ASSUMES LIABILITY FOR ALL ASPECTS OF THE PROJECT AFFECTED DIRECTLY OR INDIRECTLY BY THE CHANGE. WRITTEN APPROVAL FROM ARCHITECT IS REQUIRED FOR ANY SUBSTANTIAL DEVIATIONS TO THE DESIGN FOR WHICH THE CONTRACTOR AND/OR OWNER IS NOT WILLING TO ACCEPT FULL LIABILITY. CONSULT ARCHITECT OR STRUCTURAL ENGINEER IF PROPOSED CHANGES AFFECT STRUCTURAL OR LIFE SAFETY ASPECTS OF THE PROJECT. ALL CODE RELATED CHANGES IN PLANS AND FIELD MODIFICATIONS SHALL BE APPROVED BY THE AGENCY HAVING JURISDICTION.

THE CONTRACTOR SHALL VERIFY DIMENSIONAL & CLEARANCE REQUIREMENTS FOR ALL FIXTURES AND EQUIPMENT PRIOR TO INSTALLATION.

IT IS THE CONTRACTORS RESPONSIBILITY TO EVALUATE THE ADEQUACY OF ALL SPECIFIED AND OWNER PROVIDED MATERIALS FOR THE SELECTED APPLICATION. NOTIFY ARCHITECT IF ANY PRODUCT OR ASSEMBLY IS, IN THE OPINION OF THE CONTRACTOR, UNSUITABLE FOR THE APPLICATION FOR WHICH IT IS PROPOSED. ANY SUBSTITUTIONS FROM SPECIFIED MATERIALS OR CONDITIONS PROPOSED BY CONTRACTOR SHALL BE SUPPORTED WITH DATA, DRAWINGS, OR SAMPLES SUBMITTED TO ARCHITECT & OWNERS FOR REVIEW & APPROVAL.

ALL WALL DIMENSIONS ARE TO FACE OF STUD OR FACE OF CONCRETE WALL, U.N.O.

PROVIDE WATER RESISTANT GYP. BOARD AT ALL AREAS SUBJECT TO POTENTIAL STEAM AND MOISTURE EXPOSURE. SUCH AREAS SHALL INCLUDE BATHROOMS, LAUNDRY AREAS, KITCHEN BACKSPLASHES, AND ANY OTHER LOCATIONS ADJACENT TO WATER SOURCES. WATER RESISTANT GYP. BD. IS NOT SUITABLE FOR TILED SHOWERS, SAUNAS, OR INDOOR HOT TUB AREAS.

GLASS MAT BACKER (DENSISHIELD OR →) OR CEMENT BOARD BACKER OVER A VAPOR RETARDER SHALL BE USED @ WALLS & CEILINGS SCHEDULED FOR TILE FINISHES INCLUDING HIGH HUMIDITY AREAS SUCH AS SAUNAS, STEAM ROOMS, STEAM SHOWERS, AND TUBS/SHOWERS.

PROVIDE 2X BLOCKING NECESSARY FOR MOUNTING ALL CABINETS, SHELVING, WINDOW TREATMENTS, BATHROOM ACCESSORIES, GRAB BARS, CLOSEST RODS, AND STAIR RAILINGS. COORDINATE WITH ASSOCIATED TRADES FOR REQUIRED REQUIREMENTS.

REFERENCED FLOOR ELEVATIONS SHOWN ON DOCUMENTS ARE TO TOP OF SUBFLOOR OR CONCRETE SLAB, UNO. ALL FINISH FLOORING TRANSITIONS SHALL BE FLUSH - PROVIDE UNDERLAYMENT AS REQUIRED TO CREATE FLUSH FLOOR TRANSITIONS.

PERSPECTIVE RENDERINGS PROVIDED IN THESE DOCUMENTS ARE FOR ILLUSTRATION PURPOSES ONLY. DO NOT BUILD FROM PERSPECTIVES.

SHOP/ FABRICATION DRAWINGS OF WINDOWS/ DOORS, CABINETRY, TRUSSES, STEEL FABRICATIONS AND OTHER CRITICAL CONSTRUCTION ELEMENTS SHALL BE SUBMITTED TO THE ARCHITECT FOR REVIEW IN COMPLIANCE WITH OVERALL FUNCTION, DESIGN AESTHETIC, & OPERATION. ARCHITECT REVIEW OF SHOP DRAWINGS SHALL BE LIMITED TO CONFORMANCE WITH DESIGN INTENT. IT IS THE CONTRACTORS RESPONSIBILITY TO VERIFY FIELD CONDITIONS AND DIMENSIONS PRIOR TO APPROVAL OF SHOP DRAWINGS

THE CONTRACTOR SHALL PROVIDE ALL SHORING, BARRICADING, BRACING, TEMPORARY RAILINGS AND OTHER ITEMS NECESSARY TO ENSURE THE STRUCTURAL STABILITY OF THE BUILDING AND WORKER/ PUBLIC SAFETY AT ALL TIMES DURING THE CONSTRUCTION PROCESS.

THE CONTRACTOR SHALL PROVIDE TEMPORARY RESTROOM, REFUSE, RECYCLING, AND MATERIAL STORAGE FACILITIES.

PROVIDE GUARDRAILS A MINIMUM OF 36" HIGH WITH INTERMEDIATE MEMBERS LOCATED SUCH THAT A 4" SPHERE CANNOT PASS THROUGH ANY OPENING. THIS APPLIES TO ALL DECKS, PORCHES, STAIRS & BALCONIES MORE THAN 30" ABOVE FINISHED GRADE.

ENERGY CODE:

PROVIDE SEALANT AND/OR WEATHER STRIPPING AROUND ALL WINDOWS, DOORS AND ANY PENETRATIONS OF THE BUILDING'S EXTERIOR ENVELOPE. FILL ALL VOIDS WITH FIBERGLASS BATT OR FOAM INSULATION.

PROVIDE CONTINUOUS WEATHER REISTANT BARRIER (WRB) ON ENTIRE BUILDING PERIMETER. WRB SHALL BE LAPPED PER MANUFACTURERS GUIDELINES WITH SEAMS TAPED. SEALTO FLASHING SYSTEMS AT ALL WINDOW AND DOOR PENETRATIONS, AND AT TOP OF WALL TO SPRAY FOAM INSULATION, OR CEILING / ROOF AIR BARRIER.

BUILDING SHALL BE TESTED FOR AIR LEAKAGE PER IECC R402.4

PROVIDE PROGRAMMABLE THERMOSTATS AT ALL HVAC HEATING COOLING CONTROL LOCATIONS

PIPING INSTALLED TO SERVICE THE BUILDING AND WITHIN THE BUILDING SHALL BE THERMALLY INSULATED.

SERVICE WATER HEATERS SHALL BE INSTALLED WITH AUTOMATIC TEMPERATURE CONTROLS AND SHUT DOWN CAPACITY.

PROVIDE THERMAL INSULATION PER LOCAL, STATE & FEDERAL CODES FOR THERMAL INSULATION MINIMUMS. PLANS MAY EXCEED CODES-FOLLOW GREATEST THERMAL INSULATION.

SHOWERHEADS AND OTHER FAUCETS SHALL NOT EXCEED 2.5 GPM WATER DISCHARGE. TANK TYPE TOILETS 2.6 GP FLUSH MAX.

BATHROOMS, DRYERS AND KITCHEN FANS SHALL VENT THROUGH PROTECTED JOIST CHASE OR VERTICAL SHAFT TO BUILDING EXTERIOR.

SEE INSULATION SCHEDULE FOR CODE REQUIRED MINIMUM INSULATION R-VALUES.

EXTERIOR FINISHES:

WATERPROOFING DETAILS AT ALL CONNECTIONS AND CONDITIONS ARE NOT SPECIFICALLY ADDRESSED IN THE DRAWINGS. CONTRACTOR SHALL PROVIDE REQUIRED FLASHINGS, SEALANTS, AND MATERIALS NECESSARY TO CREATE DURABLE, WATERTIGHT CONNECTIONS BETWEEN ALL EXTERIOR MATERIALS. ALL WATERPROOFING SHALL CONFORM TO REQUIREMENTS OF THE 2015 INTERNATIONAL BUILDING CODE, MANUFACTURERS SPECIFICATIONS, AND BEST INDUSTRY PRACTICES.

BUILDING WRAP SHALL BE INSTALLED IN CONTINUOUS SHEETS, WRAPPING INSIDE AND OUTSIDE CORNERS WITHOUT SEAMS AND SPANNING SHEATING JOINTS AT FLOOR LEVELS. OVERLAP BUILDING WRAP PER MANUFACTURERS SPECIFICATIONS AND TAPE SEAMS WITH SYSTEM APPROVED SEALING TAPE. CUT BUILDING WRAP SUCH THAT IT EXTENDS INTO WINDOW AND DOOR OPENINGS AND IS SEALABLE AT OPENING CORNERS. LAP BUILDING WRAP OVER TOP PLATE AT UPPER LEVEL WALL AND EXTEND INSIDE TO SEAL SPRAY FOAM ATTIC INSULATION OR CEILING VAPOR BARRIER AS APPLICABLE

PROVIDE COLOR MATCHED MIN. 26 GA. FLASHINGS AT ALL HORIZONTAL MATERIAL TRANSITIONS, WINDOW/ DOOR HEADS, SIDING TERMINATIONS, AND ELSEWHERE AS REQUIRED TO CREATE WATERTIGHT CONNECTIONS.

PROVIDE COLOR MATCHED 50 YR SILICONE SEALANTS AT VERTICAL MATERIAL TERMINATIONS AND JOINTS WITH DISSIMILAR MATERIALS. IN NO CASE SHALL SEALANT BE SUBSTITUTED FOR FLASHINGS OR PROPERLY LAPPED MATERIALS. MATERIALS SHALL BE TIGHTLY FITTED SO THAT NO SEALANT JOINT WIDTH EXCEEDS 1/4"

METAL SIDING AND FASCIA MATERIALS SHALL BE ATTACHED WITH COLOR MATCHED NEOPRENE GASKETED SCREWS SPACED PER MANUFACTURERS SPECIFICATIONS. SCREWS SHALL BE INSTALLED IN A REGULAR PATTERN AND IN STRAIGHT LINES. DO NOT OVERTIGHTEN SCREWS TO DIMPLE SIDING MATERIAL.

PROVIDE J TRIM OR OTHER APPLICABLE METAL TRIM PROFILES AT METAL SHEET SIDING TRANSITIONS AND TERMINATIONS. AT METAL TO WOOD SIDING INTERSECTIONS, PROVIDE DADO CUT IN WOOD TRIM TO RECESS J TRIM BEHIND WRAP FOR CLEAN TRANSITION. METAL SIDING CUTS SHAL BE CLEAN AND FREE OF BURRS AND EXPOSED SHARP EDGES.

WOOD SIDING SHALL BE PRESTAINED WITH 1 COAT ON ALL SIDES, WITH END SEAMS TOUCHED UP AFTER CUTTING, AND SHALL RECEIVE A SECOND COAT OF STAIN IN PLACE AFTER INSTALLATION. ALL BUTT JOINTS SHALL BE BEVELED MIN 30 DEGREES IN A MANNER THAT SHEDS WATER. FACE NAILS SHOULD BE MINIMIZED TO THE EXTENT POSSIBLE, IF FACE NAILS ARE USED THEY SHALL BE DRIVEN FLUSH WITH THE FACE OF SIDING AND POSITIONED TO CREATE STRAIGHT LINES.

INSULATION:

UNDERSLAB INSULATION SHALL BE RIGID XPS FOAM BOARD TYPE, T&G OR WITH SEAMS BUTTED TIGHT AND TAPED. ADHERE OR MECHANICALLY FASTEN INSULATION BOARD TO VERTICAL WALLS AS NECESSARY. INSULATION SHALL EXTERD MIN. 3" VERTICALLY AND 3" HORIZONTALLY AT ENTIRE BUILDING PERIMETER.

EXTERIOR WALLS SHALL BE INSULATED USING BLOWN IN CELLULOSE OR FORMLEDEHYDRE FREE BATT INSULATION, MIN R-21. PROVIDE CONT. VAPOR BARRIER ON WARM SIDE IN WINTER SIDE OF WALL. INSURE THAT EXTERIOR BUILDING WRAP AND CLADDING SYSTEM ALLOWS VAPOR TRANSFER TO THE EXTERIOR TO PREVENT TRAPPING MOISTURE IN WALL CAVITY.

IF USED, SPRAY FOAM INSULATION SHALL BE CLOSED CELL TYPE, APPLIED TO UNDERSIDE OF ROOF DECK AND PERIMETER BLOCKING ABOVE EXTERIOR WALLS. INSULATION SHALL PROVIDE CONTIOUOUS AIR SEAL AND BE APPLIED AT UNIFORM THICKNESS TO ALL SURFACES.

DO NOT PROVIDE VAPOR BARRIER AT LOCATIONS DESIGNATED TO RECEIVE SPRAY FOAM INSULATION. WHERE SPRAY FOAM IS USED, INSURE THAT INTERIOR FINISHES ARE VAPOR PERMEABLE AND DO NOT TRAP MOISTURE IN FRAMING CAVITIES

MAINTAIN A MIN. OF 1 1/2" CLEAR VENT SPACE ABOVE ALL BATT & LOOSE FILL CEILING NSULATION.

ROOF:

WATERPROOFING DETAILS AT ALL ROOF CONDITIONS ARE NOT SPECIFICALLY ADDRESSED IN THE DRAWINGS. CONTRACTOR SHALL PROVIDE REQUIRED FLASHINGS, SEALANTS, AND MATERIALS NECESSARY TO CREATE DURABLE, WATERTIGHT CONNECTIONS BETWEEN ALL ROOFING MATERIALS. ROOF WATERPROOFING DETAILS SHALL CONFORM TO REQUIREMENTS OF THE 2015 INTERNATIONAL BUILDING CODE, MANUFACTURERS SPECIFICATIONS, AND BEST INDUSTRY PRACTICES.

ALL FLASHINGS SHALL BE MIN 26 GA. GALVANIZED OR PAINTED STEEL, COLOR TO MATCH ADJACENT MATERIALS. FLASHINGS USED TO SEAL ROOF MEMBRANE SHALL BE BONDED WITH TPO TO PROVIDE A BONDING SURFACE COMPATIBLE WITH ROOF MEMBRANE.

RAFTERS, TRUSSES, AND JOIST SHALL BE SUPPORTED BY SOLID BLOCKING AT ALL BEARING POINTS TO PREVENT ROTATION.

STRUCTURAL PANEL COMPONENTS OF THE STRUCTURE SUCH AS SOFT WOOD PLYWOOD, PARTICLE BOARD, WAFER BOARD, AND ORIENTED STRAND BOARD SHALL BE IDENTIFIED AS "EXTERIOR" OR "HUD APPROVED".

ATTIC ACCESS SHALL BE PROVIDED FOR ALL ATTIC SPACES WITH A CLEAR VERTICAL HEIGHT OF 30" OR MORE. THE ACCESS SHALL BE A MINIMUM OF 22"x30" OF CLEAR HEAD ROOM.

VENTILATION:

ARCHITECT RECOMMENDS RADON MITIGATION SYSTEM BE INSTALLED. AT MINIMUM, A GRID SYSTEM OF PERFORATED PIPE UNDER FLOOR SLAB CONNECTED TO A CENTRAL RISER PIPE SHOULD BE PROVIDED FOR PASSIVE RADON GAS VENTING. AN ATTACHMENT FITTING AND POWER SPLY FOR AN IN LINE VENT FAN HOOKUP TO CREATE AN ACTIVE VENTING SYSTEM SHOULD BE INSTALLED OR SPACE PROVIDED TO DO SO IN THE FUTURE.

NATURAL VENTILATION OR EQUIVALENT MECHANICAL AIR EXCHANGE OF HABITABLE ROOMS SHALL NOT TO BE LESS THAN 5 SQ. FT. OR 1/20 THE FLOOR AREA WHICH EVER IS GREATER.

VENT CLOTHES DRYERS TO DISCRETE EXTERIOR LOCATION BY MOST DIRECT ROUTE POSSIBLE. WHERE CLOTHES DRYER EXHAUST DUCT IS CONCEALED WITHIN BUILDING CONSTRUCTION, THE EQUIVALENT LENGTH SHALL BE IDENTIFIED ON A PERMANENT TAG AND BE WITHIN 6 FT. OF DUCT CONNECTION. PROVIDE RIGID DUCT (UP TO 6' FEET OF FLEXIBLE CONNECTORS IS PERMITTED PROVIDED IT IS NOT CONCEALED IN CONSTRUCTION), MAX LENGTH OF DUCT WORK SHALL BE 35' WITH REDUCTIONS APPLIED FOR ELBOWS AND OTHER DIRECTIONAL FITTINGS. DRYER DUCT SHALL BE PROVIDED WITH BACK-DRAFT DAMPER.

PROTECTIVE SHIELD PLATES ARE REQUIRED FOR CLOTHES DRYER EXHAUST DUCTS THAT ARE CLOSER THAN 1 1/4" TO FRAMING

EXHAUST FAN DUCTS SHALL HAVE BACKDRAFT DAMPERS AND TERMINATE OUTSIDE BUILDING, BUT NOT IN OR NEAR SOFT VENTS OR WITHIN 3' OF OPENINGS. EXHAUST DUCTS SHALL BE OF SMOOTHBORE, NON-COMBUSTIBLE MATERIALS. APPROVED FLEX CONNECTORS SHALL NOT EXCEED 6' IN LENGTH. EXHAUST DUCTS IN UNCONDITIONED SPACES SHALL BE INSULATED TO A MINIMUM OF R-4.

OUTSIDE OUTLETS SHALL BE SCREENED OR OTHERWISE PROTECTED. INDIVIDUAL ROOM OUTSIDE AIR INLETS SHALL HAVE A CONTROLLABLE AND SECURE OPENING AND BE CAPABLE OF A TOTAL OPENING AREA NO LESS THAN FOUR SQUARE INCHES.

SOURCE SPECIFIC EXHAUST VENTILATION SHALL BE REQUIRED IN EACH KITCHEN, BATHROOM AND LAUNDRY FACILITY WITH A MINIMUM FAN FLOW RATE OF 70 CFM FOR BATHROOMS AND LAUNDRIES, 100 CFM FOR KITCHENS.

ALL VENTILATION SYSTEMS CONTROLS SHALL BE READILY ACCESSIBLE/SOURCE SPECIFIC SYSTEMS SHALL BE CONTROLLED BY MANUAL SWITCHES, HUMISTATS, TIMERS OR OTHER APPROVED MEANS. INTERMEDIATELY OPERATED HEAT RECOVERY VENTILATION SYSTEMS SHALL HAVE THE CAPABILITY FOR CONTINUOUS OPERATION, AND SHALL HAVE A MANUAL TIMER AND AN AUTOMATIC CONTROL, SUCH AS A CLOCK TIMER.

HOT WATER HEATERS SHALL BE PROVIDED WITH A PRESSURE RELIEF VALVE AND DRAIN AT MINIMUM THE SIZE OF THE VALVE INLET. THE DRAIN SHALL BE RUN HORIZONTALLY AND DOWN, NEVER UP FROM THE POINT OF DISCHARGE AND TERMINATE NOT MORE THAN 2" NOR LESS THAN 6" ABOVE THE GROUND OUTSIDE THE BUILDING POINTING DOWN.

APPLIANCES GENERATING A SPARK, GLOW, OR FLAME, MUST KEEP PILOT LIGHTS, BURNERS, HEATING ELEMENTS AND SWITCHES A MINIMUM OF 18" ABOVE THE FLOOR.

PLUMBING AND MECHANICAL:

PROTECTION FROM FREEZING: NO WATER, SOIL OR WASTE PIPE SHALL BE INSTALLED OR PERMITTED OUTSIDE OR IN AN UN-INSULATED AREA UNLESS ADEQUATELY PROTECTED FROM FREEZING.

HOSE BIBS AND LAWN HYDRANTS SHALL ANTI FREEZE TYPE AND BE PROTECTED BY AN APPROVED NON-REMOVABLE BACK-FLOW PREVENTION DEVICE. A VACUUM BREAKER OF NO LESS THAN 6 INCHES IS REQUIRED.

DISHWASHERS SHALL BE U.L. LISTED AND INSTALLED WITH AIR GAP.

WHEREVER HOT WATER TANK IS LOCATED, PROVIDE ACCESS TO HOT WATER TANK LARGE ENOUGH TO REMOVE FOR REPAIR OR REPLACEMENT.

WATER CLOSETS SHALL BE IN A CLEAR SPACE NO LESS THAN 30" IN WIDTH AND HAVE A CLEAR FLOOR SPACE IN FRONT NOT LESS THAN 24".

NO WATER CLOSET OR BIDET SHALL BE SET CLOSER THAN FIFTEEN INCHES FROM ITS CENTER TO ANY SIDE WALL OR OBSTRUCTION NOR CLOSER THAN 30 INCHES CENTER TO CENTER TO ANY SIMILAR FIXTURE.

PLUMBING VENT STACKS SHALL BE GANGED WHENEVER POSSIBLE TO MINIMIZE ROOF PENETRATIONS. VENT PIPE AND FLUES EXTENDING ABOVE ROOF SHALL BE LOCATED IN DISCRETE LOCATIONS TO THE GREATEST EXTENT POSSIBLE, AND AT THE HIGHEST POSSIBLE LOCATION ON SLOPED ROOFS AWAY FROM VALLEYS, SLOPE TRANSITIONS, DORMERS, AND WINDOWS OR SKYLIGHTS.

PROVIDE FLASHING BOOTS WITH RUBBERIZERED SEALING GASKETS AT ALL PIPE OR FLUE ROOF PENETRATIONS.

CAST IRON ROOF DRAIN PIPES SHALL BE INSULATED FOR ENTIRE LENGTH OF HORIZONTAL RUNS FROM ROOF DECK TO POINT OF DISCHARGE.

ELECTRICAL:

TYP. DUPLEX OUTLETS TO BE PLACED VERTICAL AT 12" A.F.F. 6'0" O.C. AND ADDITIONALLY AS REQUIRED BY NEC. PROVIDE ADDITIONAL OUTLETS AS INDICATED ON ELECTRICAL PLANS

THERMOSTATS TO BE ALIGNED 14" ABOVE SWITCH WHERE OCCURS OVER SWITCH. CENTER ABOVE SWITCH FACEPLATE.

FINAL LOCATION OF ALL SWITCHES AND FIXTURES TO BE VERIFIED WITH ARCHITECT / OWNER IN WALK THROUGH PRIOR TO INSTALLATION.

ALL SMOKE DETECTORS SHALL BE HARDWIRED TO HOUSE CIRCUITRY WITH INTEGRAL BATTERY BACKUP AS REQUIRED BY CODE.

SMOKE DETECTORS SHALL BE LOCATED IN EACH SLEEPING ROOM AND AT A POINT CENTRALLY LOCATED IN THE HALLWAY OR AREA GIVING ACCESS TO EACH SLEEPING ROOM. A DETECTOR SHALL BE LOCATED ON EACH STORY AND IN BASEMENTS. DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL HAVE A BATTERY BACKUP.

ALL GARAGE OUTLETS AND WIRING TO BE ON A 20 AMP GFI PROTECTED CIRCUIT AND BE WIRED WITH MIN. 12 GAUGE WIRE

ALL RESIDENCE CIRCUITS EXCEPT THOSE SERVING BATHROOMS, GARAGES, CRAWL SPACES, ATTICS AND OUTDOOR AREAS SHALL BE EQUIPPED WITH ARC FAULT CICCUIT INTERRUPTER PROTECTION

ALL ELECTRICAL PENETRATIONS AT FIRE RATED WALL AND FLOOR ASSEMBLIES SHALL BE SEALED WITH FIRE RATED SEALANT OR OTHER APPROVED MEANS.

PROVIDE UL APPROVED FAN BOX AND 2X BLOCKING AT JUNCTION BOXES INTENDED FOR CEILING FANS.

SEE ELECTRICAL NOTES AND LEGEND FOR ADDITIONAL INFORMATION

DOORS & W I N D O W S :

EXTERIOR UNGLAZED DOORS SHALL BE 1 3/4 IN WIDTH. EXTERIOR UNGLAZED DOORS TO BE U=0.40 OR BETTER. GLAZING IN EXTERIOR DOORS SHALL BE INSULATED, TEMPERED LOW-E GLASS W/ ARGON GAS SET IN 1 3/4" WIDTH INSULATED DOOR LEAF.

WINDOWS SHALL BE PELLA 250 SERIES- FOSSIL COLOR. GLAZING SHALL BE INSULATED LOW-E GLASS. FACTORY BUILT WINDOWS SHALL BE RATED AND TESTED BY THE ASTM STANDARD E-283-73 LISTING AIR LEAKAGE RATES. U VALUES TO BE 0.5 OR BETTER PER TEST PROCEDURES.

PROVIDE FLASHING/ AIR SEALING AT ALL WINDOWS AND DOORS IN ACCORDANCE WITH MANUFACTURERS INSTALLATION SPECIFICATIONS AND ACCEPTED INDUSTRY PRACTICE. PROVIDE COLOR MATCHED Z METAL DRIP CAP FLASHING AT ALL WINDOW AND DOOR HEAD TRIM WITH BUILDING WRAP LAPPED OVER VERTICAL LEG.

PROVIDE 1 PIECE GALV STEEL OR SELF ADHERING FLEXIBLE MEMBRANE FLASHING PAN AT ALL EXTERIOR DOOR AND WINDOW SILLS

CONTRACTOR TO COORDINATE ROUGH OPENING SIZES WITH OWNER.

SEE FLOOR PLANS & EXTERIOR ELEVATIONS FOR DIRECTION OF OPERATION

EGRESS WINDOWS SHALL BE PROVIDED IN EVERY SLEEPING ROOM. THE WINDOW TO BE OPERABLE FROM THE INSIDE TO PROVIDE A FULL, CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS. SASH AND FRAME SIZES VARY BETWEEN MANUFACTURERS. THE CONTRACTOR SHALL VERIFY EGRESS COMPLIANCE BEFORE PLACING THE WINDOW ORDER.

EGRESS WINDOWS AT ALL SLEEPING AREAS SHALL MEET THE FOLLOWING CRITERIA:

- NET CLEAR OPENABLE AREA OF 5.7 SQUARE FEET.
- MINIMUM NET CLEAR OPENABLE HEIGHT DIMENSION SHALL BE 24 INCHES.
- MINIMUM NET CLEAR OPENABLE WIDTH SHALL BE 20 INCHES.
- CLEAR OPENING HEIGHT SHALL NOT BE MORE THAN 44 INCHES ABOVE FINISH FLOOR.

TEMPERED GLAZING SHALL BE USED IN THE FOLLOWING WINDOW CONDITIONS:

IRC SECTION 312.2 R308.4 HAZARDOUS LOCATIONS. THE LOCATIONS SPECIFIED IN SECTIONS R308.4.1 THROUGH R308.4.7 SHALL BE CONSIDERED TO BE SPECIFIC HAZARDOUS LOCATIONS FOR THE PURPOSES OF GLAZING.

R308.4.1 GLAZING IN DOORS. GLAZING IN EXISTING PANELS OF SWINGING, SLIDING AND BI-FOLD DOORS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.

- EXCEPTIONS:**
1. GLAZED OPENINGS OF A SIZE THROUGH WHICH A 3- INCH-DIAMETER (76 MM) SPHERE IS UNABLE TO PASS.
 2. DECORATIVE GLAZING.

R308.4.2 GLAZING ADJACENT TO DOORS. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL ADJACENT TO A DOOR SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524 MM) ABOVE THE FLOOR OR WALKING SURFACE AND IT MEETS EITHER OF THE FOLLOWING CONDITIONS:

1. WHERE THE GLAZING IS WITHIN 24 INCHES (610 MM) OF EITHER SIDE OF THE DOOR IN THE PLANE OF THE DOOR IN A CLOSED POSITION.
2. WHERE THE GLAZING IS ON A WALL PERPENDICULAR TO THE PLANE OF THE DOOR IN A CLOSED POSITION AND WITHIN 24 INCHES (610 MM) OF THE HINGE SIDE OF AN IN-SWINGING DOOR.

- EXCEPTIONS:**
1. DECORATIVE GLAZING.
 2. WHERE THERE IS AN INTERVENING WALL OR OTHER PERMANENT BARRIER BETWEEN THE DOOR AND THE GLAZING.
 3. WHERE ACCESS THROUGH THE DOOR IS TO A CLOSET OR STORAGE AREA 3 FEET (914 MM) OR LESS IN DEPTH. GLAZING IN THIS APPLICATION SHALL COMPLY WITH SECTION R308.4.3.
 4. GLAZING THAT IS ADJACENT TO THE FIXED PANEL OF PATIO DOORS.

R308.4.3 GLAZING IN WINDOWS. GLAZING IN AN INDIVIDUAL FIXED OR OPERABLE PANEL THAT MEETS ALL OF THE FOLLOWING CONDITIONS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION:

1. THE EXPOSED AREA OF AN INDIVIDUAL PANE IS LARGER THAN 9 SQUARE FEET (0.836 M2),
2. THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18 INCHES (457 MM) ABOVE THE FLOOR,
3. THE TOP EDGE OF THE GLAZING IS MORE THAN 36 INCHES (914 MM) ABOVE THE FLOOR; AND
4. ONE OR MORE WALKING SURFACES ARE WITHIN 36 INCHES (914 MM), MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, OF THE GLAZING.

- EXCEPTIONS:**
1. DECORATIVE GLAZING.
 2. WHERE A HORIZONTAL RAIL IS INSTALLED ON THE ACCESSIBLE SIDE(S) OF THE GLAZING 34 TO 38 INCHES (864 TO 965 MM) ABOVE THE WALKING SURFACE. THE RAIL SHALL BE CAPABLE OF WITHSTANDING A HORIZONTAL LOAD OF 50 POUNDS PER LINEAR FOOT (730 N/M) WITHOUT CONTACTING THE GLASS AND HAVE A CROSS-SECTIONAL HEIGHT OF NOT LESS THAN 1 1/2 INCHES (38 MM).
 3. OUTBOARD PANES IN INSULATING GLASS UNITS AND OTHER MULTIPLE GLAZED PANELS WHERE THE BOTTOM EDGE OF THE GLASS IS 25 FEET (7620 MM) OR MORE ABOVE GRADE, A ROOF, WALKING SURFACES OR OTHER HORIZONTAL [WITHIN 45 DEGREES (0.79 RAD) OF HORIZONTAL] SURFACE ADJACENT TO THE GLASS EXTERIOR.

312.2 R308.4.4 GLAZING IN GUARDS AND RAILINGS. GLAZING IN GUARDS AND RAILINGS, INCLUDING STRUCTURAL BALUSTER PANELS AND NONSTRUCTURAL IN-FILL PANELS, REGARDLESS OF AREA OR HEIGHT ABOVE A WALKING SURFACE SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.

R308.4.5 GLAZING AND WET SURFACES. GLAZING IN WALLS, ENCLOSURES OR FENCES CONTAINING OR FACING HOT TUBS, SPAS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATH TUBS, SHOWERS AND INDOOR OR OUTDOOR SWIMMING POOLS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES (1524 MM) MEASURED VERTICALLY ABOVE ANY STANDING OR WALKING SURFACE SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION. THIS SHALL APPLY TO SINGLE GLAZING AND EACH PANE IN MULTIPLE GLAZING. **EXCEPTION:** GLAZING THAT IS MORE THAN 60 INCHES (1524 MM), MEASURED HORIZONTALLY AND IN A STRAIGHT LINE, FROM THE WATER'S EDGE OF A BATH TUB, HOT TUB, SPA, WHIRLPOOL OR SWIMMING POOL OR FROM THE EDGE OF A SHOWER, SAUNA OR STEAM ROOM.

R308.4.6 GLAZING ADJACENT TO STAIRS AND RAMPS. GLAZING WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 36 INCHES (914 MM) ABOVE THE PLANE OF THE ADJACENT WALKING SURFACE OF STAIRWAYS' LANDINGS BETWEEN FLIGHTS OF STAIRS AND RAMPS SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION.

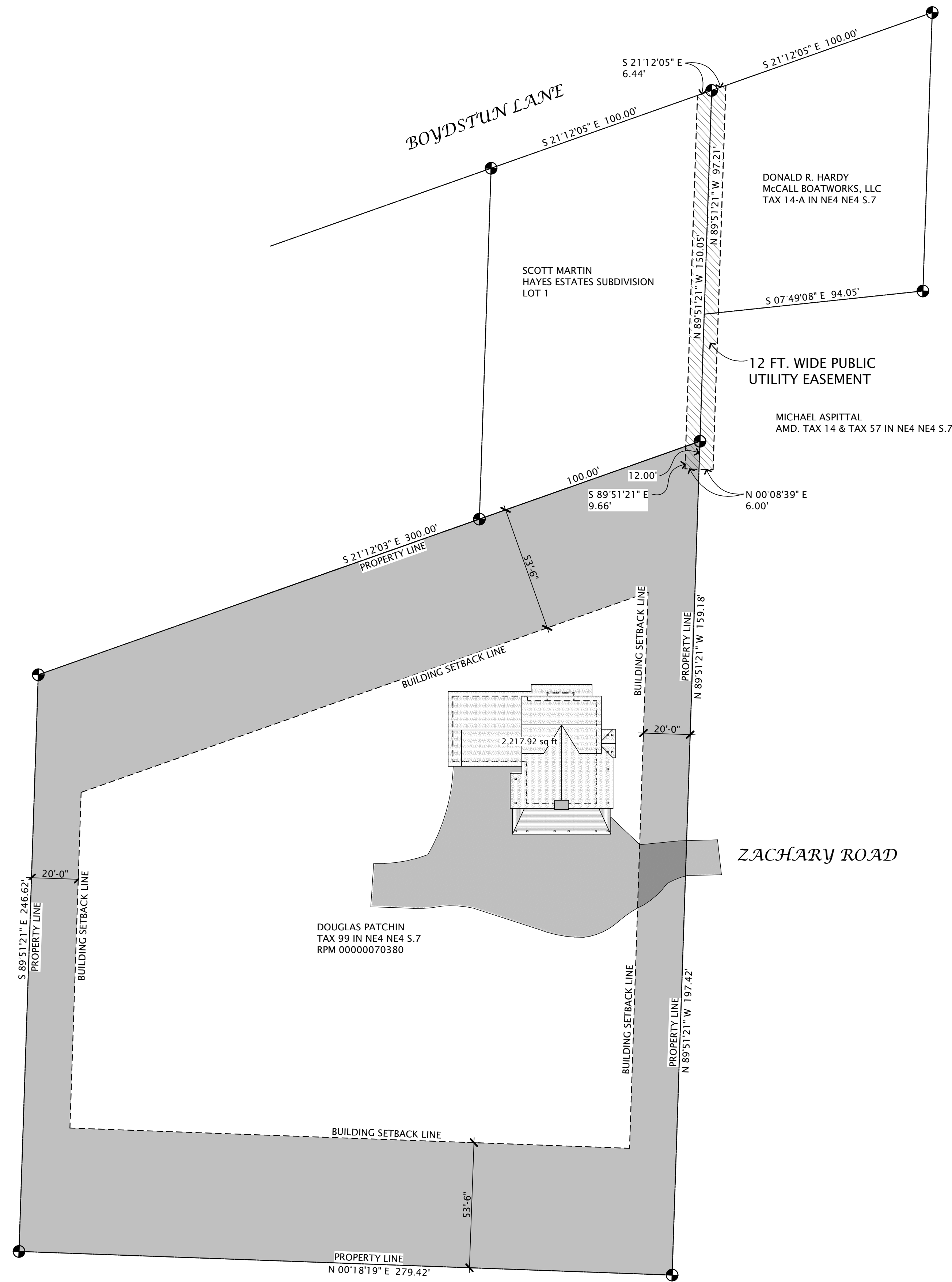
EXCEPTIONS:

1. WHERE A RAIL IS INSTALLED ON THE ACCESSIBLE SIDE(S) OF THE GLAZING 34 TO 38 INCHES (864 TO 965 MM) ABOVE THE WALKING SURFACE. THE RAIL SHALL BE CAPABLE OF WITHSTANDING A HORIZONTAL LOAD OF 50 POUNDS PER LINEAR FOOT (730 N/M) WITHOUT CONTACTING THE GLASS AND HAVE A CROSS-SECTIONAL HEIGHT OF NOT LESS THAN 1 1/2 INCHES (38 MM).
2. GLAZING 36 INCHES (914 MM) OR MORE MEASURED HORIZONTALLY FROM THE WALKING SURFACE.

R308.4.7 GLAZING ADJACENT TO THE BOTTOM STAIR LANDING. GLAZING ADJACENT TO THE LANDING AT THE BOTTOM OF A STAIRWAY WHERE THE GLAZING IS LESS THAN 36 INCHES (914 MM) ABOVE THE LANDING AND WITHIN A 60-INCH (1524 MM) HORIZONTAL ARC LESS THAN 180 DEGREES FROM THE BOTTOM TREAD NOSING SHALL BE CONSIDERED TO BE A HAZARDOUS LOCATION. EXCEPTION: THE GLAZING IS PROTECTED BY A GUARD COMPLYING WITH SECTION R312 AND THE PLANE OF THE GLASS IS MORE THAN 18 INCHES (457 MM) FROM THE GUARD.

ALL INTERIOR DOORS SHALL BE SOLID WOOD W/ WOOD JAMBS, SPECIES AS SPECIFIED. PROVIDE MIN. 3 MORTISED BUTT HINGES ON ALL DOORS. PROVIDE FLOOR OR BASEBOARD MOUNTED DOOR STOPS ON ALL SWINGING DOORS.

ABBREVIATIONS	
&	AND
@	AT
A.S.F.	ABOVE SUB-FLOOR
A.S.L.	ABOVE SEA LEVEL
AB	ANCHOR BOLT
ADJ	ADJACENT
ALT	ALTERNATE
APPROX	APPROXIMATELY)
BLKG	BLOCKING
BOT	BOTTOM
CA	CRAWL ACCESS
CL	CENTER LINE
CLR	CLEAR
COL	COLUMN
CONC	CONCRETE
D	DRAIN
DBL	DOUBLE
DIA	DIAMETER
DS	DOWN SPOUT
EA	EACH
EJ	EXPANSION JOINT
EW	EACH WAY
EXP	EXPANSION
FIN	FINISH
FT	FOOT/FEET
FTG	FOOTING
FFL	FINISH FLOOR LEVEL
GA	GLUE
CL	GLUE LAMINATED
GWB	GYP SUM WALL BOARD
GYP	GYP SUM
H	HEIGHT
HORIZ	HORIZONTAL
I.C.F.	INSULATED CONCRETE FORM
INSUL	INSULATION
INT	INTERIOR
JO	JOINT
IN	INCHES)
LSL	LAMINATED-STRAND LUMBER
LVL	LAMINATED-VENEER LUMBER
MAX	MAXIMUM
MIN	MINIMUM
NIC	NOT IN CONTRACT
NTS	NOT TO SCALE
#	NUMBER
O.C.	ON CENTER
O.F.	OUTSIDE FACE
OPN'G	OPENING
OPP	OPPOSITE
OPT.	OPTIONAL
	PARALLEL
PERP	PERPENDICULAR
^	PERPENDICULAR
PL	PLATE
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PSL	PARALLEL-STRAND LUMBER
P.T.	PRESSURE TREATED
RCP	REFLECTED CEILING PLAN
REBAR	REINFORCING STEEL
REINF	REINFORCING
REQ'D	REQUIRED
S.B.	SETBACK
SS	SANITARY SEWER
SHT'G	SHEATHING
SIM	SIMILAR
SPEC	SPECIFICATIONS
SQ FT	SQUARE FOOT/FEET
STRUCT	STRUCTURAL
STL	STEEL
SUB. FLR.	SUB-FLOOR
T&B	TOP AND BOTTOM
T&G	TONGUE

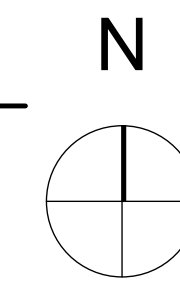


1 OVERALL SITE PLAN
SCALE: 1" = 30'

APPROX. SITE LOCATION



1 Vicinity Map
NOT TO SCALE



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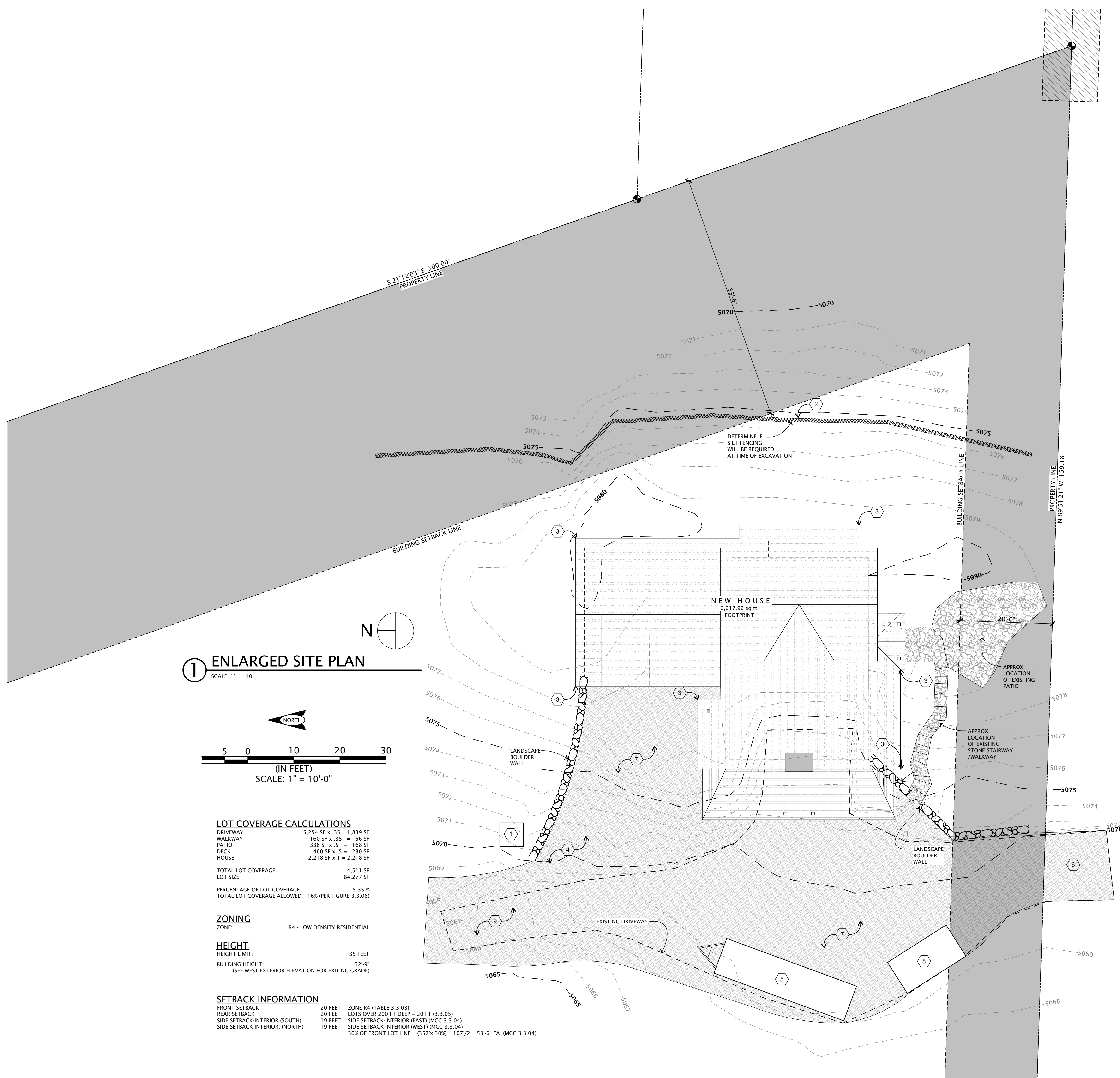
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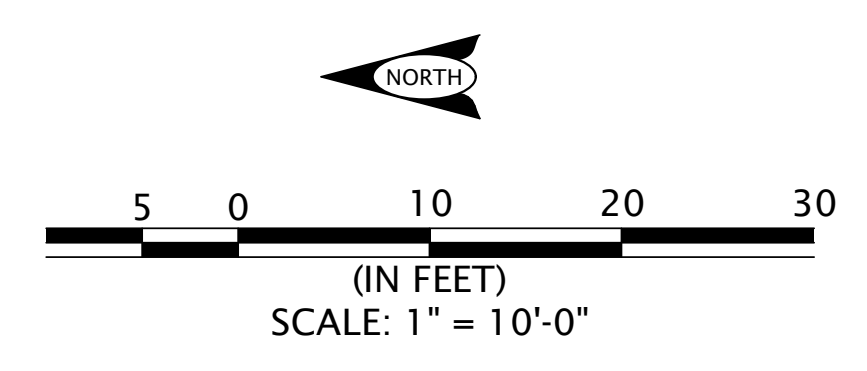
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project: 318

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1 ENLARGED SITE PLAN
SCALE: 1" = 10'



LOT COVERAGE CALCULATIONS

DRIVEWAY	5,254 SF x .35 = 1,839 SF
WALKWAY	1,160 SF x .35 = 406 SF
PATIO	336 SF x .5 = 168 SF
DECK	460 SF x .5 = 230 SF
HOUSE	2,218 SF x 1 = 2,218 SF
TOTAL LOT COVERAGE	4,511 SF
LOT SIZE	84,277 SF
PERCENTAGE OF LOT COVERAGE	5.35 %
TOTAL LOT COVERAGE ALLOWED	16% (PER FIGURE 3.3.06)

ZONING
ZONE: R4 - LOW DENSITY RESIDENTIAL

HEIGHT
HEIGHT LIMIT: 35 FEET
BUILDING HEIGHT: 32'-9"
(SEE WEST EXTERIOR ELEVATION FOR EXISTING GRADE)

SETBACK INFORMATION

FRONT SETBACK	20 FEET	ZONE R4 (TABLE 3.3.03)
REAR SETBACK	20 FEET	LOTS OVER 200 FT DEEP = 20 FT (3.3.05)
SIDE SETBACK-INTERIOR (SOUTH)	19 FEET	SIDE SETBACK-INTERIOR (EAST) (MCC 3.3.04)
SIDE SETBACK-INTERIOR (NORTH)	19 FEET	SIDE SETBACK-INTERIOR (WEST) (MCC 3.3.04)
		30% OF FRONT LOT LINE = (357' x 30%) = 107' / 2 = 53'-6" EA. (MCC 3.3.04)

- KEYNOTES:**
- PORTABLE TOILET TO BE PRESENT AT JOBSITE AND SERVICED REGULARLY
 - SILT FENCE TO BE CONSTRUCTED & MAINTAINED TO PREVENT SEDIMENTATION OF NEARBY WATER SYSTEMS. COORDINATE W/EXISTING VEGETATION & CIVIL DRAWINGS
 - 4" GUTTER DOWNSPOUTS TO DISCHARGE INTO SWALE; COORDINATE W/ ROOFING CONTRACTOR, PLUMBING CONTRACTOR, ROOF PLAN & STORMWATER PLAN.
 - CONSTRUCTION STORAGE STAGING AREA
 - GENERAL CONTRACTOR JOB TRAILER
 - STABILIZED CONSTRUCTION ENTRANCE W/ 2-3" WASHED CRUSHED ROCK
 - ON-SITE CONTRACTOR PARKING; OVERFLOW PARKING ALLOWED PER DRB "NOTICE TO PROCEED"
 - CONSTRUCTION DUMPSTER LOCATION
 - SNOW STORAGE AREA

- GENERAL SHEET NOTES:**
- ANY UTILITIES SHOWN ARE FOR INFORMATIONAL PURPOSES ONLY. VERIFY LOCATION OF ALL ON-SITE UTILITIES AND STAKE PRIOR TO BUILDING EXCAVATION & SITE WORK. CONTRACTOR TO VERIFY AVAILABILITY OF UTILITIES AND LOCATIONS ON SITE.
 - ALL TOPOGRAPHY HAS BEEN PROVIDED BY DROULARD LAND SURVEYING, INC.; VERIFY ON SITE & PROVIDE ELEVATION CERTIFICATE IF REQUIRED.
 - EXISTING SUBSTANTIAL VEGETATION TO REMAIN UNLESS NOTED OTHERWISE.
 - ALL DISTURBED SOILS TO BE STABILIZED W/ STRAW MULCH DURING CONSTRUCTION
 - CONSTRUCTION ENTRANCE & SILT FENCE TO BE INSTALLED PRIOR TO ANY SITE WORK
 - BMP'S AS LISTED IN STORMWATER MANAGEMENT PLAN TO BE MAINTAINED BETWEEN CONSTRUCTION ACTIVITY & ANY WETLANDS
 - JOBSITE TO BE KEPT ORDERLY W/ ALL TOOLS, LADDERS, SCAFFOLDS, ETC TO BE TAKEN DOWN & SECURED AT END OF EACH WORKDAY
 - CONSTRUCTION STORM WATER MANAGEMENT PLAN TO BE UTILIZED AND EXPANDED AS NECESSARY TO ACCOMMODATE FINAL STORM WATER & GRADING PLAN
 - IT IS RECOMMENDED THAT A LICENSED SURVEYOR BE ENGAGED TO STAKE THE BUILDING FOOTPRINT, VERIFY SETBACKS, AND SET ELEVATION CONTROL BENCHMARKS. VERIFY BUILDING SETBACKS WITH CITY OF MCCALL, SURVEY AND ORIGINAL PLAT MAP BEFORE STARTING CONSTRUCTION
 - CONTRACTOR TO NOTIFY ARCHITECT OF ANY PROBLEMS WITH EXISTING SOIL CONDITIONS OR HIGH WATER TABLE IMMEDIATELY UPON DISCOVERY
 - ALL SITE MATERIALS SHALL BE COMPACTED IN 4" TO 6" LIFTS TO 95% COMPACTION UNLESS NOTED OTHERWISE.
 - EXCAVATED TOPSOIL IS TO BE RETAINED AND USED AS FINAL GROUND COVER. ALL DISTURBED AREAS INCLUDING ROUGH GRADING AT BUILDING PERIMETER AND UTILITY TRENCHES ARE TO BE COVERED WITH TOPSOIL. TOPSOIL SHALL BE DEFINED AS: MIN 4" DEEP, FREE OF DEBRIS, WASTE, FROZEN MATERIAL, VEGETATION OR OTHER DELETERIOUS MATTER AND CONTAINING NOT MORE THAN 10% SAND, GRAVEL, CLAY OR ROCKS - NONE OF WHICH MAY BE LARGER THAN 1" IN ANY DIRECTION.
 - FINISHED GRADE TO BE A SMOOTH, EVEN SURFACE WITH RAKED FINISH TO BLEND NATURALLY WITH UNDISTURBED EXISTING GRADE. MINIMUM SLOPE AWAY FROM HOUSE SHALL BE 1/4"/FOOT. SLOPE FINISH GRADE AWAY FROM BUILDING AT 5% FOR THE FIRST 10 FEET AND 2% THEREAFTER. VERIFY BUILDING ELEVATION W/ ARCHITECT AND/OR SURVEYOR ON SITE PRIOR TO EXCAVATION.
 - SITE LANDSCAPING SHALL COMPLY WITH CITY REQUIREMENTS.
 - ANY REVEGETATION SHALL BE NATIVE PLANT SPECIES.
 - ALL SITE IMPROVEMENTS SHALL COMPLY WITH CITY REGULATIONS
 - CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THAT ALL SETBACKS, EASEMENTS SOLAR ACCESS CODES, LOCAL CODES, AND ALL REQUIREMENTS HAVE BEEN MET PRIOR TO PERMIT SUBMITTAL AND COMMENCEMENT OF CONSTRUCTION.
 - EASEMENTS HAVE BEEN IDENTIFIED ON THIS AND/OR ADJACENT PROPERTIES. CONTRACTOR TO VERIFY WITH CITY, UTILITY AGENCIES, SURVEY AND TITLE COMPANY EASEMENT LOCATIONS BEFORE STARTING CONSTRUCTION

CALL 811 FOR UTILITY LOCATES PRIOR TO ANY SITEMARKING

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ENLARGED SITE PLAN



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① 3d-1 - NORTHWEST PERSPECTIVE
NOT TO SCALE



② 3d-2 - SOUTHWEST PERSPECTIVE
NOT TO SCALE

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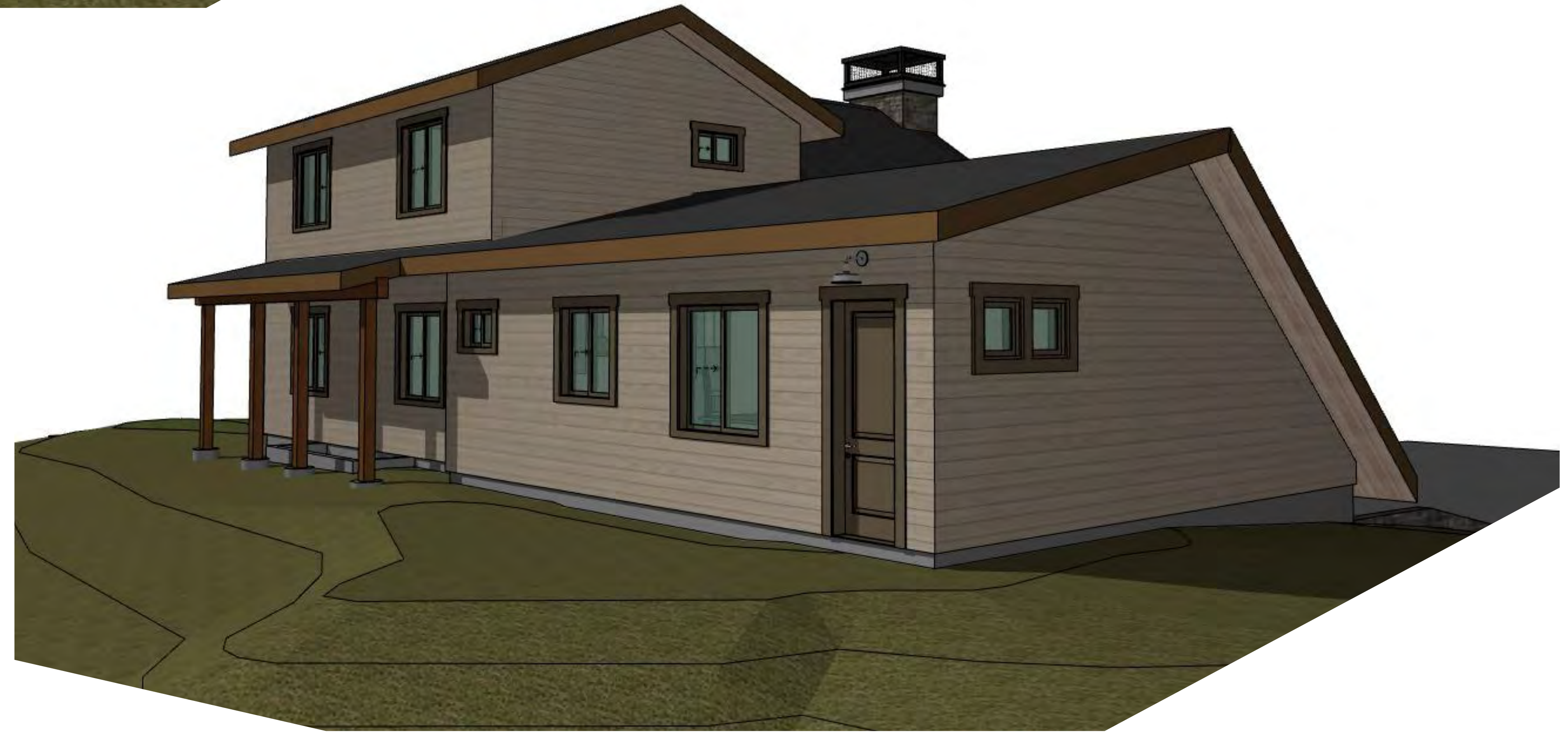
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① 3d-3 - SOUTHEAST PERSPECTIVE
NOT TO SCALE



② 3d-4 - NORTHEAST PERSPECTIVE
NOT TO SCALE

FLOOR PLAN NOTES

1. ALL WORK SHALL COMPLY WITH THE MOST CURRENT REQUIREMENTS OF ALL LOCAL, COUNTY, STATE AND NATIONAL CODES, ORDINANCES AND REGULATIONS. CONTRACTOR SHALL VERIFY ALL APPLICABLE CODES AND SECURE REQUIRED PERMITS PRIOR TO COMMENCING WORK.
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4. PLAN DIMENSIONS ARE TO FACE OF STUD OR FACE OF CONC. WALL, U.N.O. WINDOW AND DOOR DIMENSIONS ARE TO OPENING CENTERLINE. TYP. IF DOOR OR WINDOW DIMENSION IS NOT SPECIFIED, CENTER OPENING IN AVAILABLE SPACE. PROVIDE MIN 4" CLEARANCE FROM WALL FINISH TO DOOR JAMB WHENEVER POSSIBLE.
5. VAPOR RETARDERS WITH A ONE PERM RATING OR LESS (4-MIL POLYETHYLENE, CRAFT FACED PAPER, OR PERM RATED PAINT) SHALL BE INSTALLED ON THE WARM SIDE OF LOOSE FILL, OPEN CELL FOAM OR BATT INSULATION. DO NOT USE A VAPOR BARRIER ON ASSEMBLIES WHERE CLOSED CELL FOAM INSULATION IS USED.
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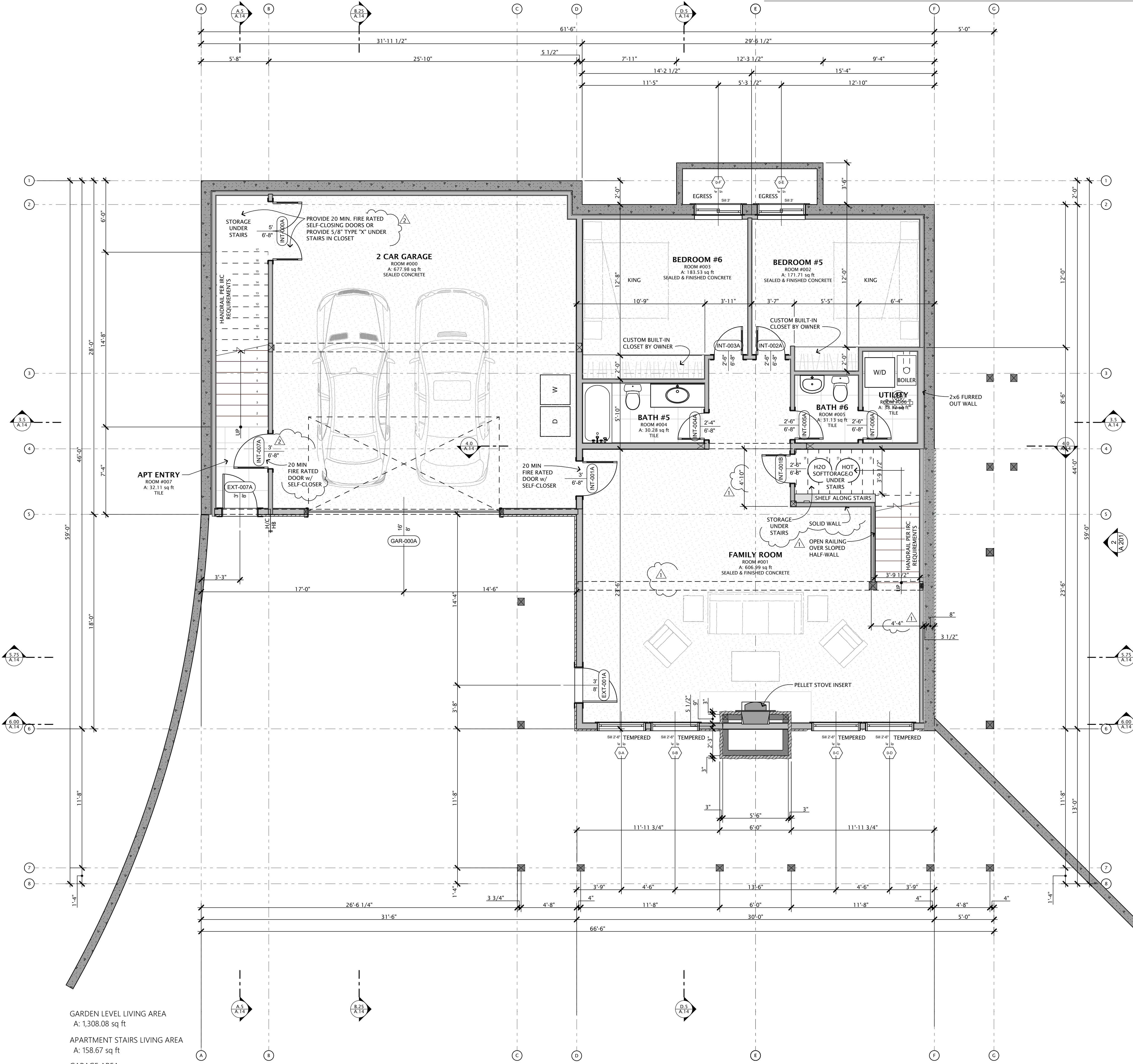
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no.	date	description
△	02/20/2020	Remove Column at Living Room
△	02/27/2020	20Min Door Garage



GARDEN LEVEL LIVING AREA
A: 1,308.08 sq ft
APARTMENT STAIRS LIVING AREA
A: 158.67 sq ft
GARAGE AREA
A: 736.17 sq ft

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

GARDEN LEVEL FLOOR PLAN

FLOOR PLAN NOTES

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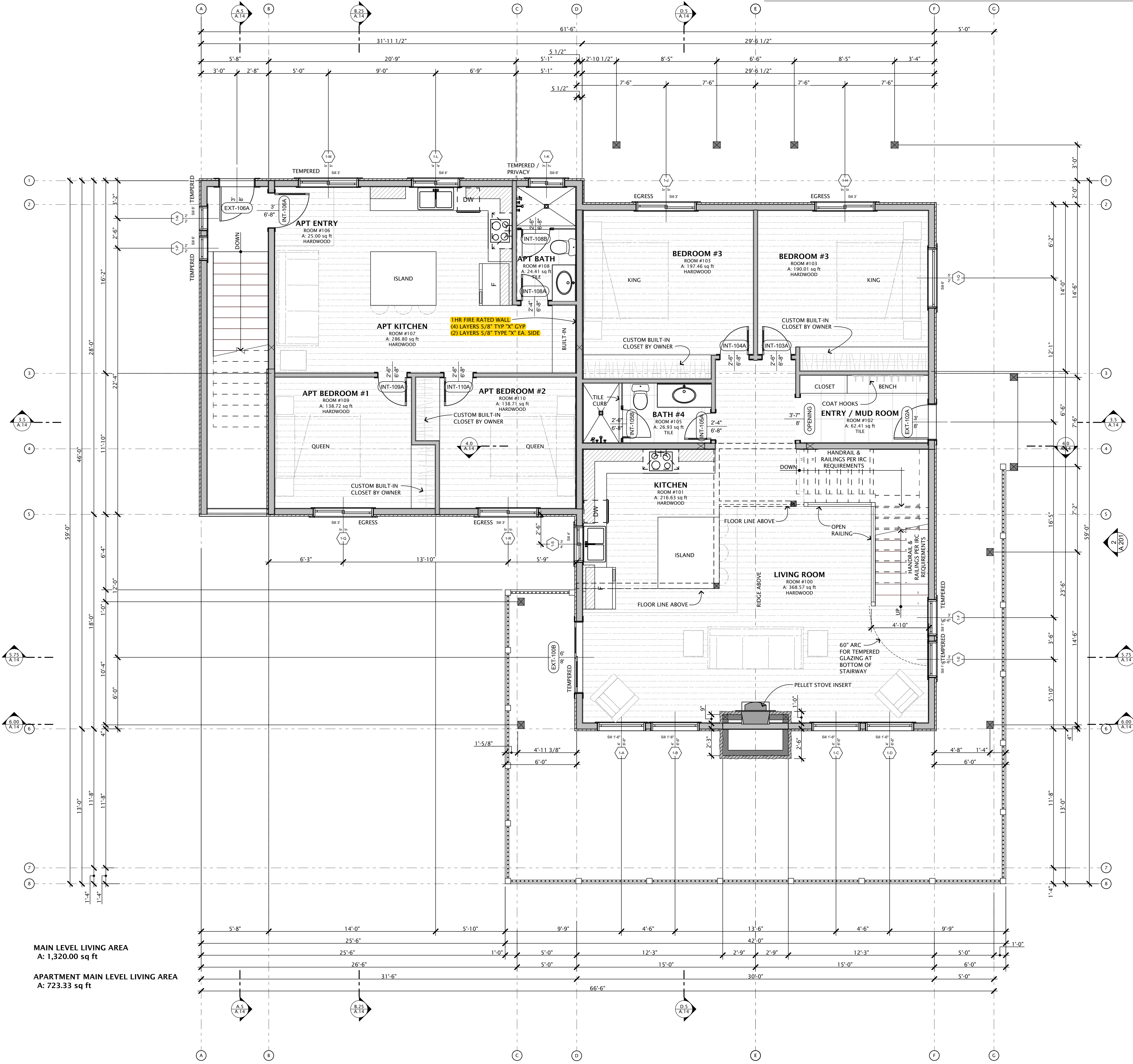
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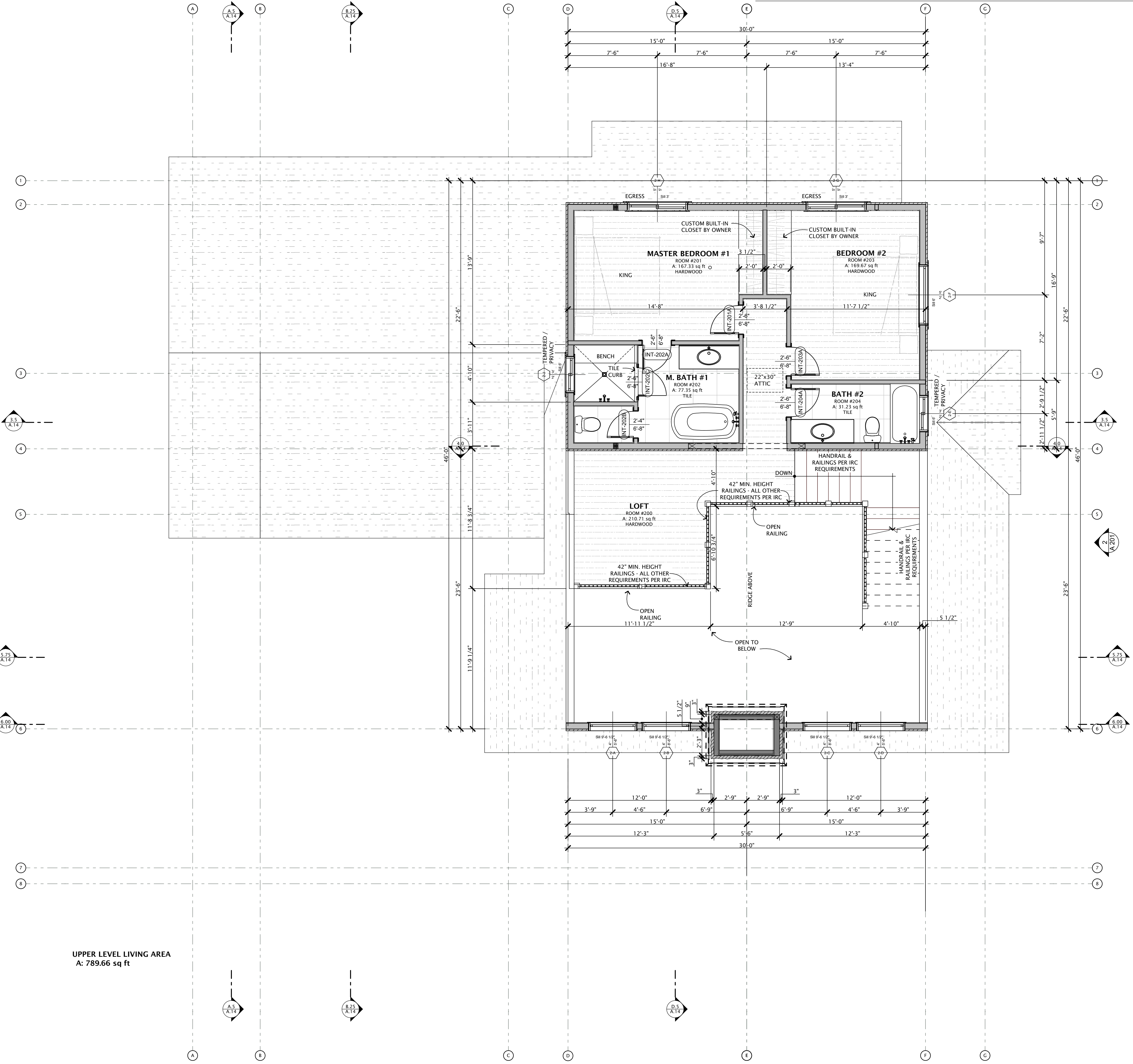
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MAIN LEVEL LIVING AREA
A: 1,320.00 sq ft
APARTMENT MAIN LEVEL LIVING AREA
A: 723.33 sq ft

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

MAIN LEVEL FLOOR PLAN



UPPER LEVEL LIVING AREA
A: 789.66 sq ft

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

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ROOF PLAN NOTES

1. PROVIDE ICE & WATER SHIELD MEMBRANE OVER ENTIRE ROOF SURFACE. ADDITIONALLY, PROVIDE ICE AND WATER SHIELD AT ALL ROOF TO WALL CONDITIONS EXTENDING MIN 12" UP WALL.
2. COORDINATE ALL PLUMBING VENT LOCATIONS AND SIZES WITH PLUMBING CONTRACTOR. GANG PLUMBING VENTS AND MECHANICAL FLUES WHENEVER POSSIBLE, AND LOCATE THEM IN DISCRETE LOCATIONS AWAY FROM VALLEYS, HIPs, FIREPLACE FLUES OR OTHER ROOF SLOPE TRANSITIONS. LOCATE AS CLOSE TO ROOF RIDGE AS POSSIBLE AND PROVIDE CRICKETS TO MINIMIZE SNOW DAMAGE. LOCATE ALL PLUMBING VENTS AT REAR OF HOME & NOT VISIBLE FROM THE STREET.
3. PROVIDE PREFINISHED COLOR MATCHED DRIP EDGE AND RAKE FLASHINGS AT ENTIRE PERIMETER OF SLOPED ROOFS.
4. ANY ROOF PENETRATION SHALL BE PROPERLY FLASHED AND BE SEALED WITH A WATERPROOF MEMBRANE
5. SPECIFIC WATERPROOFING DETAILS AT ALL CONDITIONS ARE NOT ADDRESSED IN THE DRAWINGS. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO INSURE THAT WATERTIGHT CONNECTIONS CONSISTENT WITH MANUFACTURERS RECOMMENDATIONS AND GOOD INDUSTRY PRACTICES ARE PROVIDED AT ALL SLOPE AND MATERIAL TRANSITIONS.
6. IF SPRAY FOAM INSULATION IS NOT USED IN THE ROOF CAVITIES, PROVIDE CONTINUOUS RIDGE VENT WITH COLOR MATCHED SHINGLE RIDGE CAP AT ALL ROOF RIDGES WITH SOFFIT VENTS. MAINTAIN A MINIMUM OF 1 1/2" CONTINUOUS CLEAR VENT SPACE ABOVE ANY AIR PERMEABLE CAVITY INSULATION
7. SNOW CLIPS SHALL BE USED AT ALL AREAS WHERE FALLING SNOW COULD CAUSE DAMAGE TO PROPERTY OR INJURE A PERSON BELOW. USE SNOW CLIPS OVER ALL HIGH TRAFFIC AREAS
8. GUTTERS TO BE USED AT ALL RAKE ENDS OF ROOFS. DOWNSPOUTS TO LOCATED AS INCONSPICUOUS AS POSSIBLE AND FASTENED SECURELY TO COLUMNS OR SIDING. DOWNSPOUT LOCATIONS TO BE LOCATED IN FIELD WITH OWNER AND CONTRACTOR.
9. ALL DOWNSPOUTS TO BE PIPED INTO UNDERGROUND DRAIN SYSTEM. DRAINS TO BE LOCATED BELOW FROST DEPTH AND EITHER DRAIN TO DAYLIGHT OR BE HOOKED TO AN APPROVED STORM SEWER SYSTEM.
10. NOTE: SNOWCLIP, SNOWMELT & GUTTER SYSTEMS PLACEMENT ARE SUGGESTED ONLY. SYSTEM IS DEPENDENT ON TYPE OF ROOFING SPECIFIED BY OWNER. CONSULT W/ SNOWCLIP & SNOWMELT ENGINEERS & ROOFING CONTRACTOR FOR DESIGN & IMPLEMENTATION. SEE ROOF PLAN LEGEND FOR CONTACT INFO.
11. IF USING SNOWMELT SYSTEM, INCLUDE INTEGRATED GUTTER AND DOWNSPOUT SNOW & ICE MELT SYSTEM.

ROOF PLAN KEYNOTES

- R1 DOWNSPOUT
- R2 GUTTER SYSTEM
- R3 RIDGE VENT
- R4 METAL ROOF VENT
- R5 SNOW CLIPS
- R6 RAYCHEM "RIM" SNOW MELT SYSTEM ~ OR EQUIVALENT - SEE NOTES IN LEGEND
- R7 PLUMBING VENT
- R8 STEEL CHIMNEY CAP

ROOF PLAN LEGEND

- GUTTERS & DOWNSPOUTS
 - SNOW CLIPS - PLACEMENT & QUANTITY TO BE SPECIFIED BY SNOW CLIP DESIGNER: TRA SNOW & SUN
1657 SOUTH 580 EAST
AMERICAN FORK, UT 84003
1-800-606-8980
www.trasnowandsun.com
 - PLUMBING VENT. SIZE, QUANTITY & LOCATION TO BE DETERMINED BY PLUMBING CONTRACTOR
 - METAL ROOF VENT, QUANTITY & LOCATION TO BE DETERMINED BY HVAC CONTRACTOR. COLOR TO MATCH ROOFING AS CLOSE AS POSSIBLE
 - RAYCHEM "RIM" EAVE, RAKE & VALLEY ROOF & GUTTER DE-ICING SYSTEM ~ (OR EQUIVALENT) "RIM" SNOW MELT SYSTEM FOR HEAVY SNOW LOAD AREAS.
www.nventthermal.com
- COORDINATE USE & LOCATION OF SNOW MELT SYSTEMS WITH INSULATION CONTRACTOR AND ROOFING CONTRACTOR

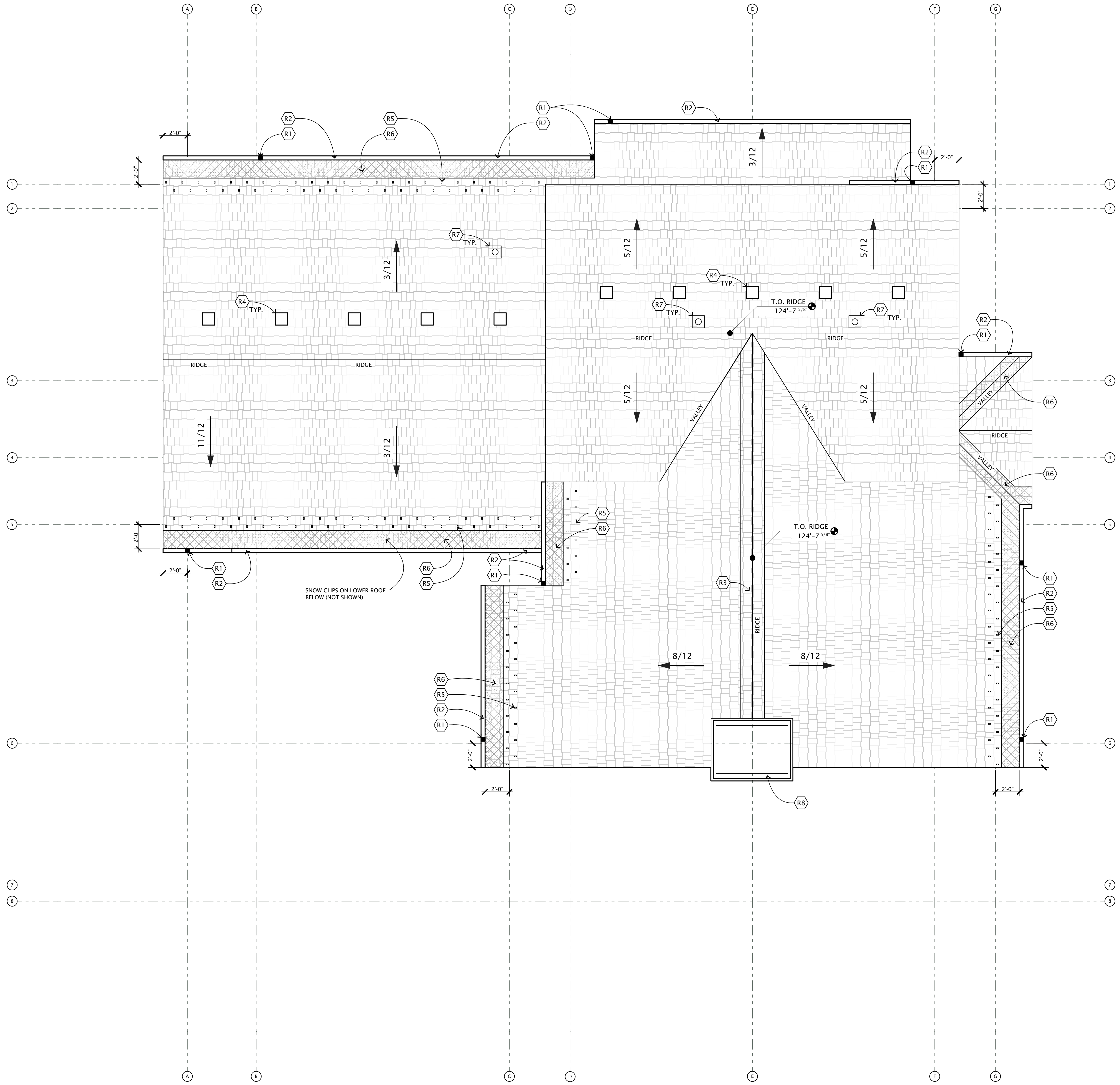
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date of issue: 12/14/2019
project: 318

REVISIONS

no.	date	description



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

ROOF PLAN

EXTERIOR ELEVATION MATERIALS & NOTES

- 1 NATURAL LEDGESTONE
- 2 HORIZONTAL SMOOTH JAMES HARDIE LAP SIDING w/ 6" REVEAL
- 3 JAMES HARDIE SHINGLE - STRAIGHT EDGE SIDING
- 4 ARCHITECTURAL GRADE COMPOSITE ASPHALT SHINGLES, COLOR = CHARCOAL
- 5 TIMBERTECH - TERRAIN COLLECTION - PROVIDED AND INSTALLED BY OWNER
- 6 COBBLESTONE PAVERS WITH TUMBLED EDGES
- 7 CONCRETE RETAINING WALL w/ NATURAL LEDGESTONE VENEER. VERIFY W/ BUILDING DEPARTMENT IF EXTERIOR RAILINGS WILL BE REQUIRED.
- 8 RAILING - VERIFY DESIGN WITH OWNER. ELEVATIONS SHOWN AS VERTICAL. DETAILS SHOWN AS HORIZONTAL. ANY RAILINGS MUST MEET MINIMUM IRC HORIZONTAL FORCE REQUIREMENTS AND SHALL BE A MINIMUM OF 42" IN HEIGHT.

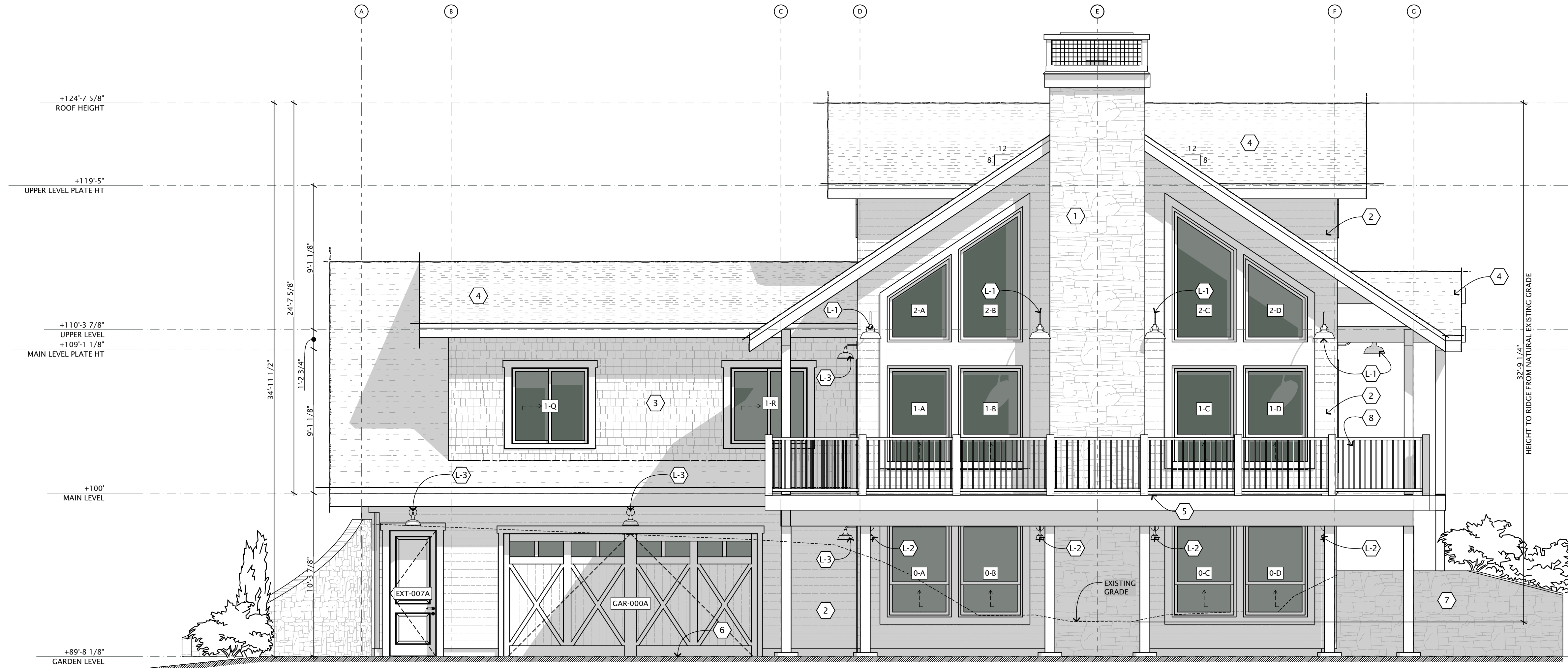
NOTE: ALL OUTDOOR LIGHTING TO COMPLY WITH CITY OF McCall's OUTDOOR LIGHTING ORDINANCE MCC 3.14

- L-1 FULLY SHIELDED 16" DIA. DOWNLIGHT BARNLIGHT ON GOOSENECK MOUNT BY OWNER
- L-2 FULLY SHIELDED WALL MOUNTED DOWNLIGHT BY OWNER
- L-3 FULLY SHIELDED 12" DIA. DOWNLIGHT BARNLIGHT ON STRAIGHT MOUNT BY OWNER

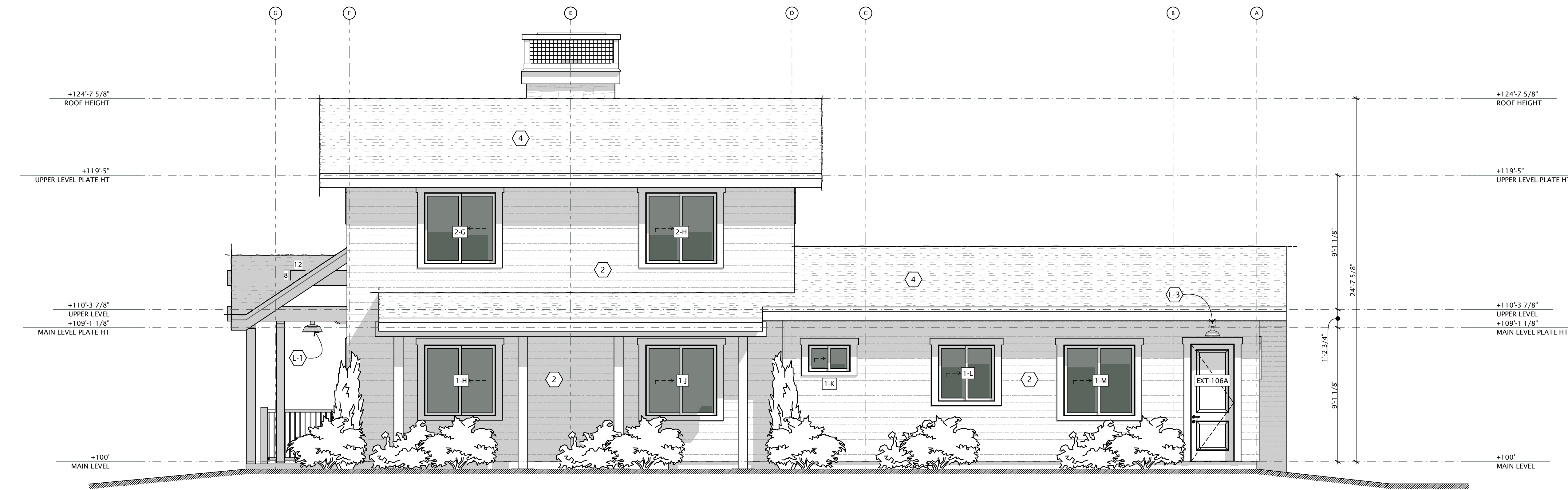
1. PROVIDE GUTTERS AND DOWNSPOUTS PER THE ROOF PLAN. PROVIDE HEAT TAPE IN ALL DOWNSPOUTS AS REQUIRED. COORDINATE WITH ELECTRICAL CONTRACTOR.

2. PROVIDE METAL FLASHING AT ALL CHANGES IN MATERIAL SUCH AS FROM WOOD SIDING TO LEDGESTONE. SEE DETAIL SHEETS FOR MORE INFORMATION.

2. WINDOW HEAD HEIGHTS ARE TO T.O. FRAME. ADJUST AS REQUIRED FOR MANUFACTURER RECOMMENDED ROUGH OPENINGS.



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



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

ARCHITECT

ENGINEER

PATCHIN RESIDENCE
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MCCALL IDAHO

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EXTERIOR ELEVATIONS

EXTERIOR ELEVATION MATERIALS & NOTES

- 1 NATURAL LEDGESTONE
- 2 HORIZONTAL SMOOTH JAMES HARDIE LAP SIDING w/ 6" REVEAL
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- 4 ARCHITECTURAL GRADE COMPOSITE ASPHALT SHINGLES, COLOR = CHARCOAL
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- 8 RAILING - VERIFY DESIGN WITH OWNER. ELEVATIONS SHOWN AS VERTICAL. DETAILS SHOWN AS HORIZONTAL. ANY RAILINGS MUST MEET MINIMUM IRC HORIZONTAL FORCE REQUIREMENTS AND SHALL BE A MINIMUM OF 42" IN HEIGHT.

NOTE: ALL OUTDOOR LIGHTING TO COMPLY WITH CITY OF McCALL'S OUTDOOR LIGHTING ORDINANCE MCC 3.14

- L-1 FULLY SHIELDED 16" DIA. DOWNLIGHT BARNLIGHT ON GOOSENECK MOUNT BY OWNER
- L-2 FULLY SHIELDED WALL MOUNTED DOWNLIGHT BY OWNER
- L-3 FULLY SHIELDED 12" DIA. DOWNLIGHT BARNLIGHT ON STRAIGHT MOUNT BY OWNER

1. PROVIDE GUTTERS AND DOWNSPOUTS PER THE ROOF PLAN. PROVIDE HEAT TAPE IN ALL DOWNSPOUTS AS REQUIRED. COORDINATE WITH ELECTRICAL CONTRACTOR.
2. PROVIDE METAL FLASHING AT ALL CHANGES IN MATERIAL SUCH AS FROM WOOD SIDING TO LEDGESTONE. SEE DETAIL SHEETS FOR MORE INFORMATION.
2. WINDOW HEAD HEIGHTS ARE TO T.O. FRAME. ADJUST AS REQUIRED FOR MANUFACTURER RECOMMENDED ROUGH OPENINGS.

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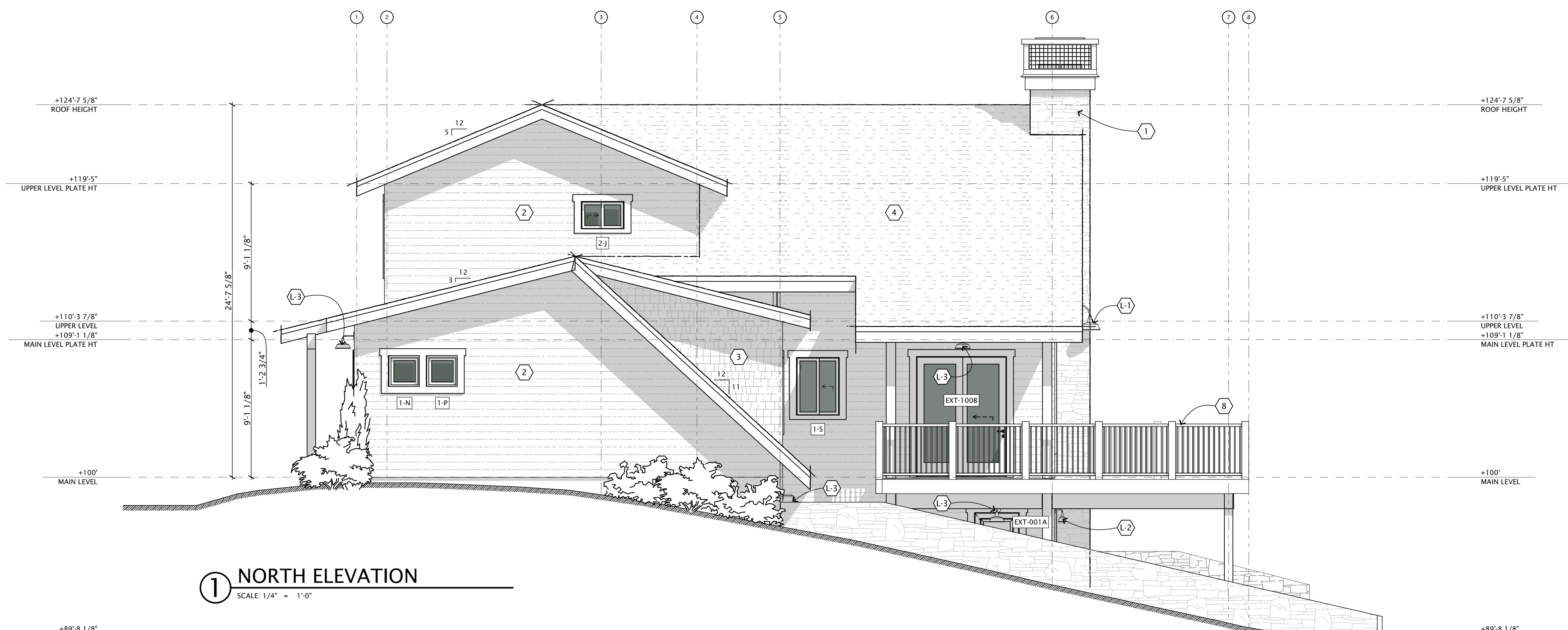
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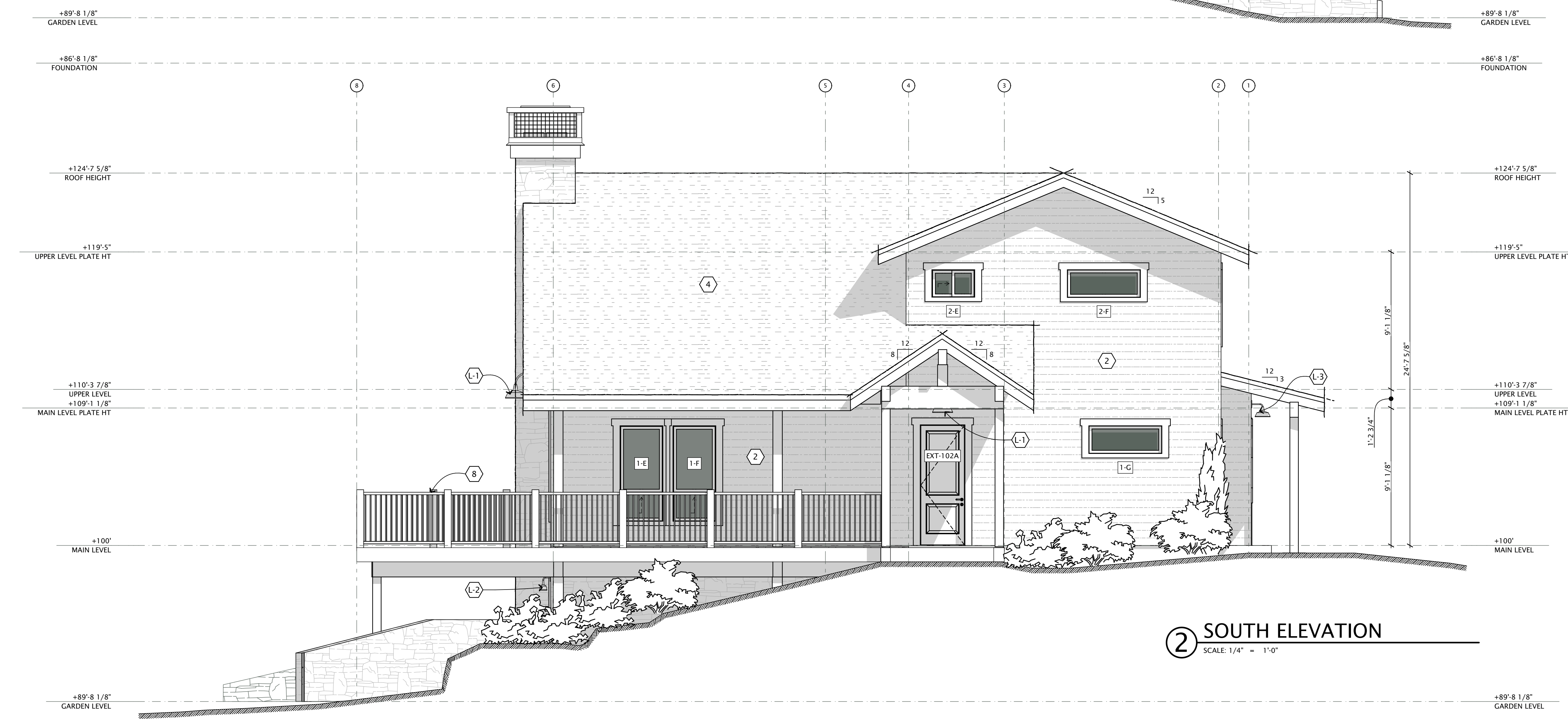
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1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

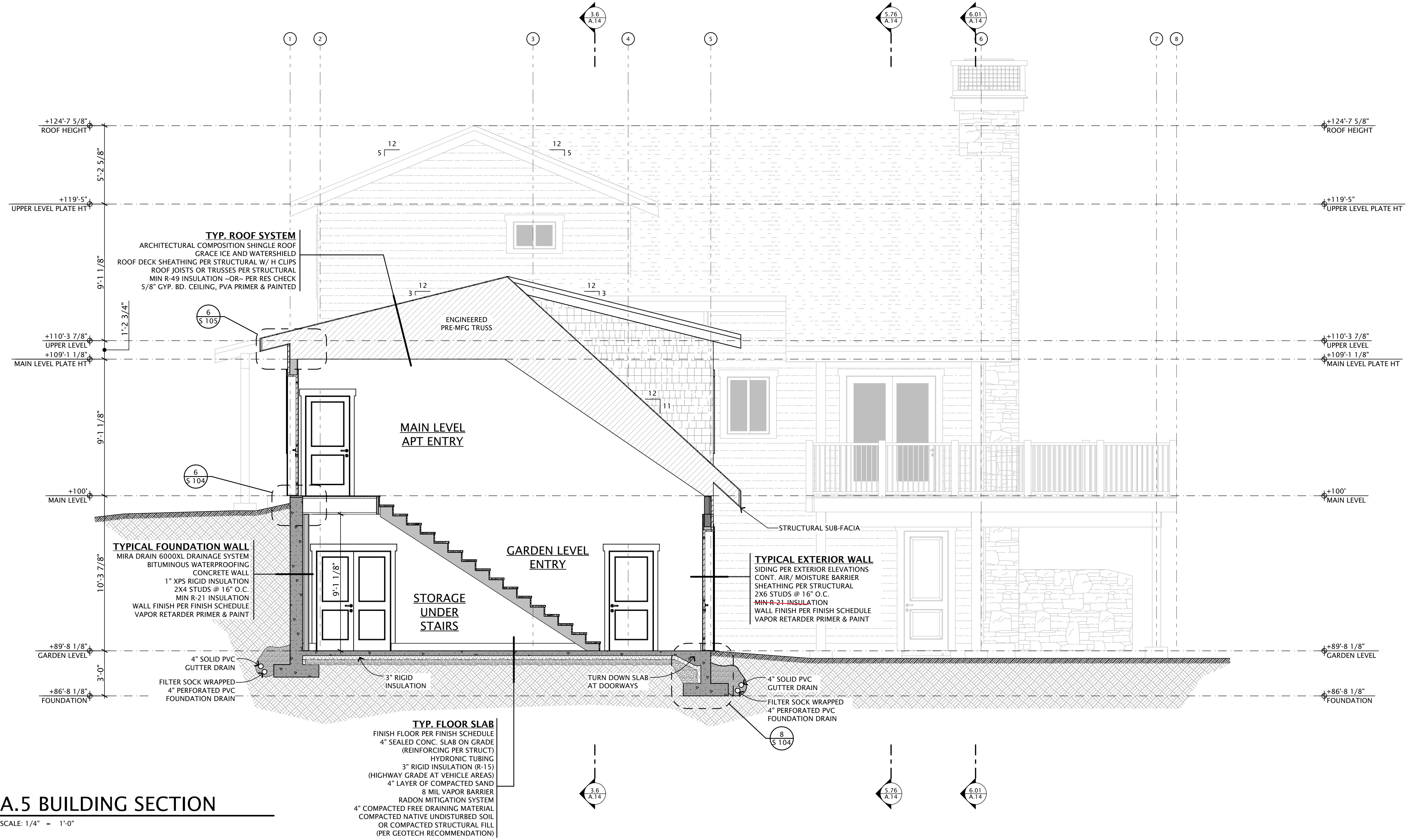


2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

EXTERIOR ELEVATIONS

BUILDING SECTION NOTES

1. FOUNDATION ELEMENTS AND FOOTING DEPTH IS SHOWN AS APPROXIMATE. SEE STRUCTURAL FOR FOOTING / FOUNDATION DESIGN. ALL FOOTINGS TO EXTEND TO COMPACTED NATIVE SOIL UNLESS NOTED OTHERWISE.



1 A.5 BUILDING SECTION
SCALE: 1/4" = 1'-0"

ARCHITECT

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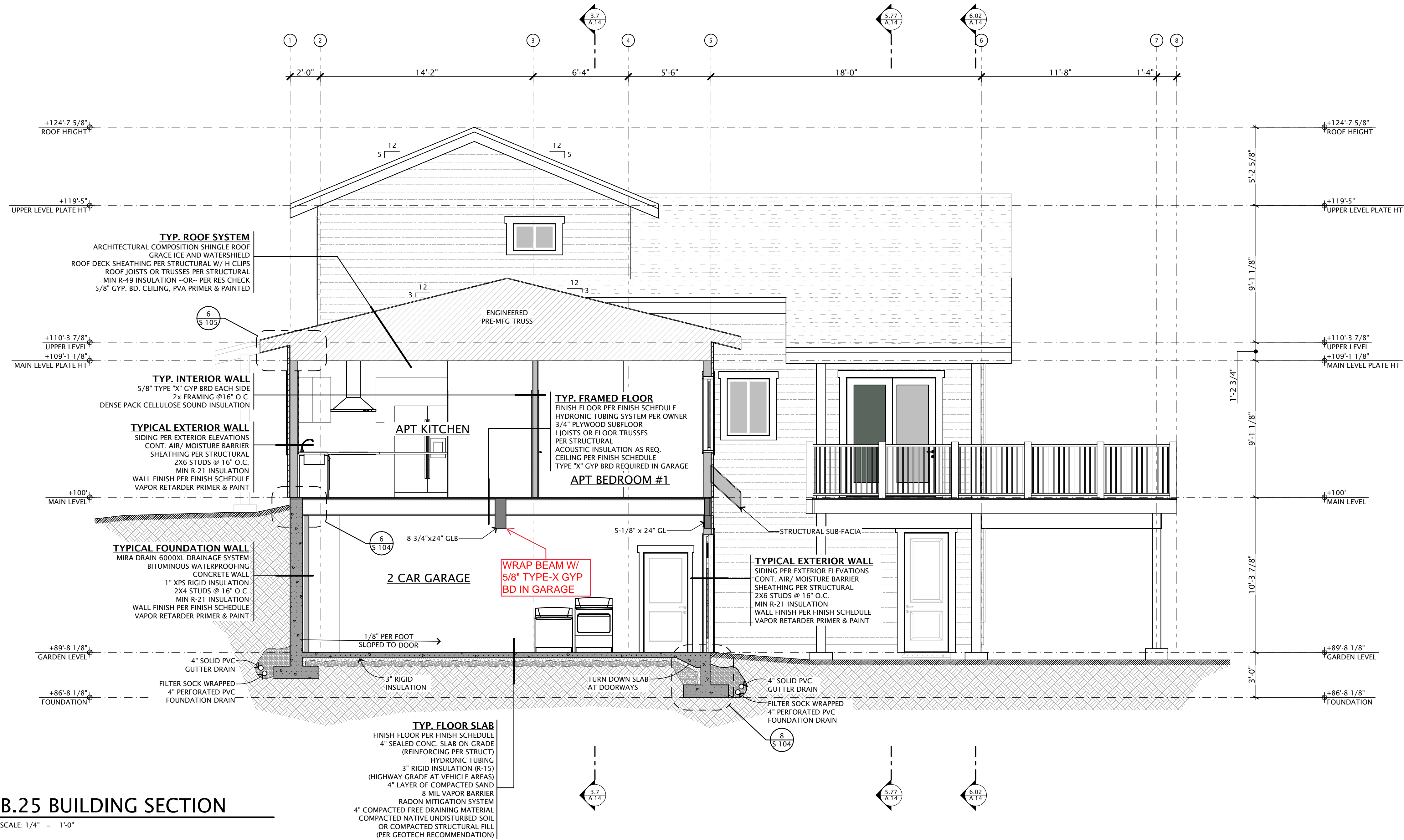
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1 B.25 BUILDING SECTION
SCALE: 1/4" = 1'-0"

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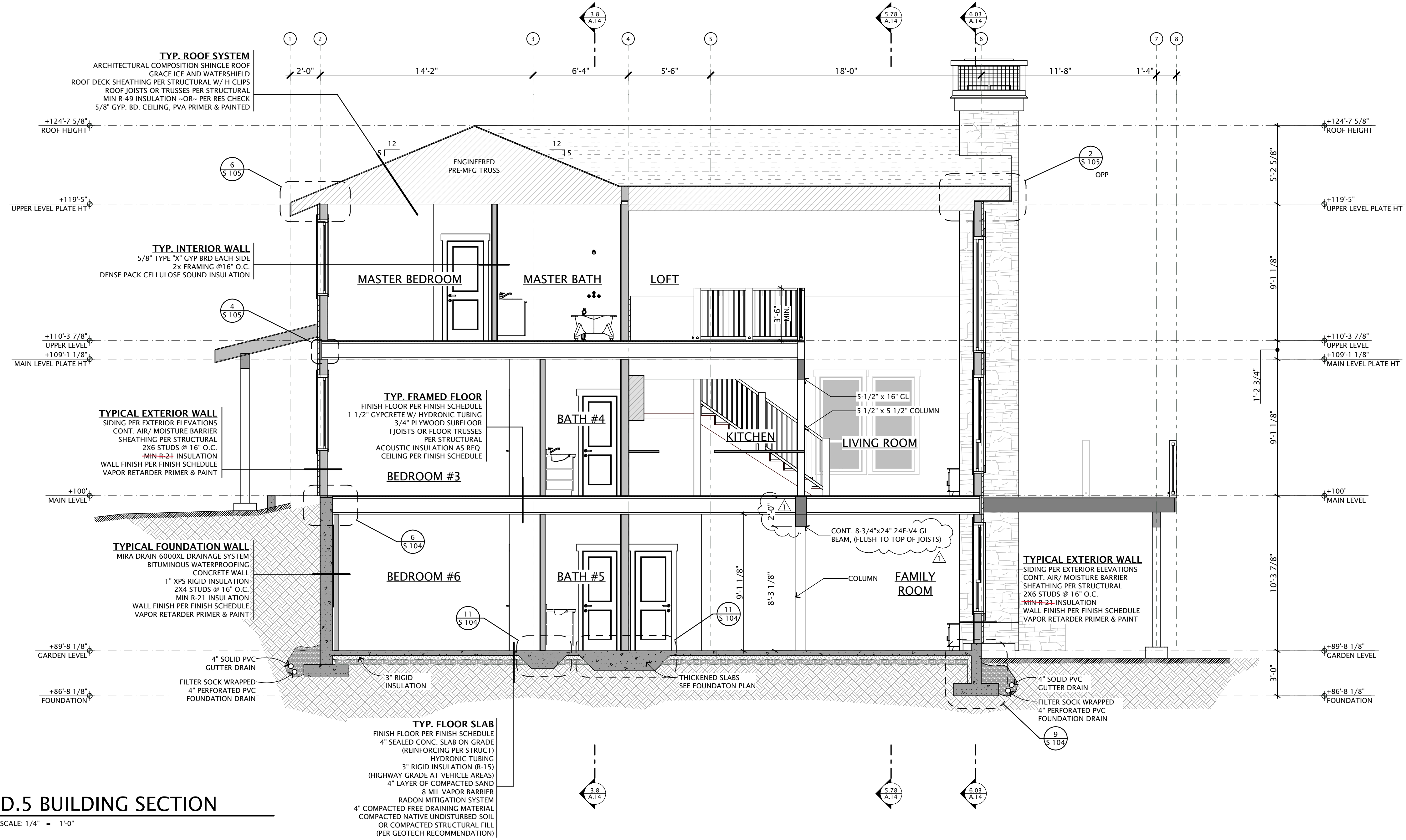
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no.	date	description
△ 1	02/20/2020	Remove Column at Living Room



1 D.5 BUILDING SECTION
SCALE: 1/4" = 1'-0"

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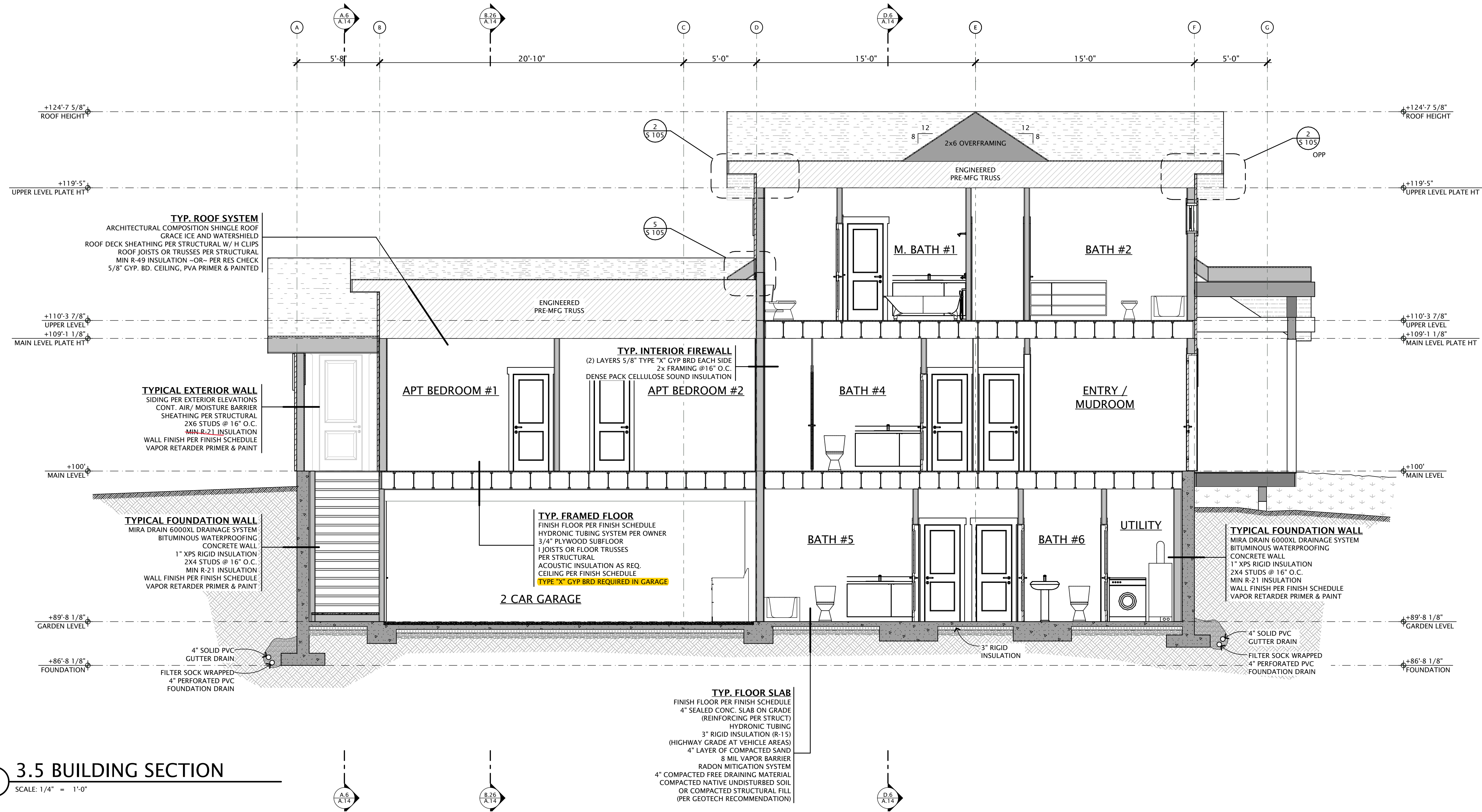
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① 3.5 BUILDING SECTION
SCALE: 1/4" = 1'-0"

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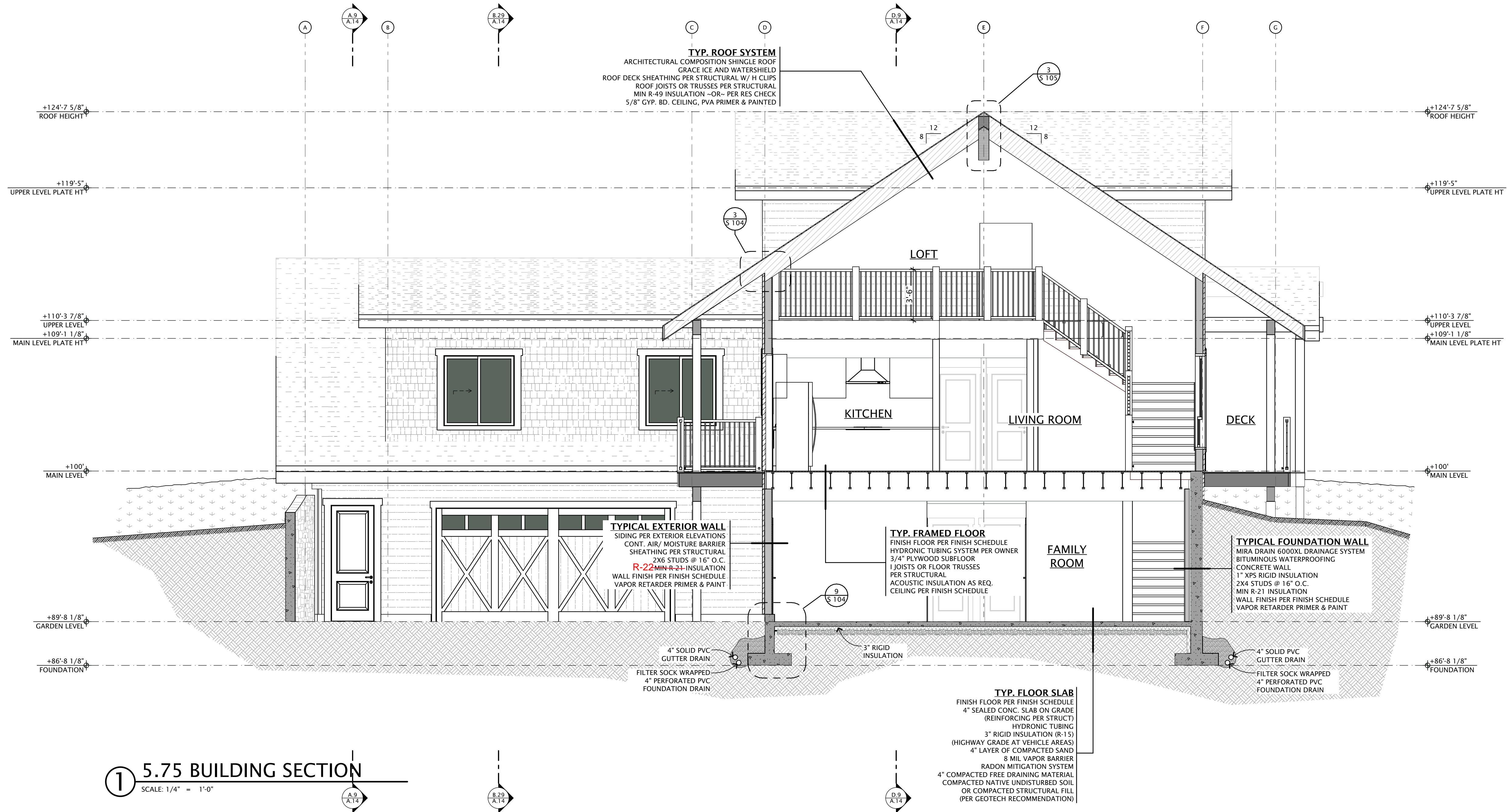
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① 5.75 BUILDING SECTION
SCALE: 1/4" = 1'-0"



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project: 318

REVISIONS

no.	date	description
△	02/27/2020	20Min Door Garage

Door Schedule					
ID	View	Quantity	W x H Size	Orientation	Note/Remarks
EXT-001A		1	3'-0"x8'-0"		FIBERGLASS EXTERIOR DOOR BY OWNER
EXT-007A		1	3'-0"x8'-0"		FIBERGLASS EXTERIOR DOOR BY OWNER
EXT-100B		1	6'-0"x8'-0"		SLIDING PATIO DOOR - TEMPERED
EXT-102A		1	3'-0"x8'-0"		FIBERGLASS EXTERIOR DOOR BY OWNER
EXT-106A		1	3'-0"x8'-0"		FIBERGLASS EXTERIOR DOOR BY OWNER
INT-000A		1	5'-0"x6'-8"		PROVIDE 20 MIN. FIRE RATED SELF-CLOSING DOORS OR PROVIDE 5/8" TYPE "X" UNDER STAIRS IN CLOSET
INT-001A		1	3'-0"x6'-8"	R	20 MIN FIRE RATED DOOR WITH SELF-CLOSER
INT-001B		1	2'-6"x6'-8"	R	WOOD INTERIOR DOOR
INT-002A		1	2'-6"x6'-8"	R	WOOD INTERIOR DOOR
INT-003A		1	2'-6"x6'-8"	R	WOOD INTERIOR DOOR
INT-004A		1	2'-4"x6'-8"	R	WOOD INTERIOR DOOR
INT-005A		1	2'-6"x6'-8"	R	WOOD INTERIOR DOOR
INT-006A		1	2'-6"x6'-8"	R	WOOD INTERIOR DOOR
INT-007A		1	3'-0"x6'-8"	R	20 MIN FIRE RATED DOOR WITH SELF-CLOSER
INT-103A		1	2'-6"x6'-8"	R	WOOD INTERIOR DOOR
INT-104A		1	2'-6"x6'-8"	R	WOOD INTERIOR DOOR
INT-105A		1	2'-4"x6'-8"	R	WOOD INTERIOR DOOR
INT-105B		1	2'-6"x6'-8"	R	TEMPERED SHOWER DOOR
INT-106A		1	3'-0"x6'-8"	R	WOOD INTERIOR DOOR
INT-108A		1	2'-4"x6'-8"	R	WOOD INTERIOR DOOR
INT-108B		1	2'-6"x6'-8"	R	TEMPERED SHOWER DOOR
INT-109A		1	2'-6"x6'-8"	R	WOOD INTERIOR DOOR
INT-110A		1	2'-6"x6'-8"	R	WOOD INTERIOR DOOR
INT-201A		1	2'-6"x6'-8"	R	WOOD INTERIOR DOOR
INT-202A		1	2'-6"x6'-8"	R	WOOD INTERIOR DOOR
INT-202B		1	2'-4"x6'-8"	R	WOOD INTERIOR DOOR
INT-202C		1	2'-6"x6'-8"	R	TEMPERED SHOWER DOOR
INT-203A		1	2'-6"x6'-8"	R	WOOD INTERIOR DOOR
INT-204A		1	2'-6"x6'-8"	R	WOOD INTERIOR DOOR
		29			

Window Schedule				
ID	Quantity	View From Exterior	W x H Unit Size	Note/Remarks ALL WINDOW HEADER HEIGHTS @96"
0-A	1		4'-0"x6'-0"	TEMPERED
0-B	1		4'-0"x6'-0"	TEMPERED
0-C	1		4'-0"x6'-0"	TEMPERED
0-D	1		4'-0"x6'-0"	TEMPERED
0-E	1		4'-0"x5'-0"	EGRESS
0-F	1		4'-0"x5'-0"	EGRESS
1-A	1		4'-0"x6'-6"	
1-B	1		4'-0"x6'-6"	
1-C	1		4'-0"x6'-6"	
1-D	1		4'-0"x6'-6"	
1-E	1		3'-0"x6'-6"	TEMPERED
1-F	1		3'-0"x6'-6"	TEMPERED
1-G	1		5'-0"x2'-0"	
1-H	1		5'-0"x5'-0"	EGRESS
1-J	1		5'-0"x5'-0"	EGRESS
1-K	1		3'-0"x2'-0"	TEMPERED / PRIVACY
1-L	1		4'-0"x4'-0"	
1-M	1		5'-0"x5'-0"	TEMPERED
1-N	1		2'-0"x2'-0"	TEMPERED

Window Schedule				
ID	Quantity	View From Exterior	W x H Unit Size	Note/Remarks ALL WINDOW HEADER HEIGHTS @96"
1-P	1		2'-0"x2'-0"	TEMPERED
1-Q	1		5'-0"x5'-0"	EGRESS
1-R	1		5'-0"x5'-0"	EGRESS
1-S	1		3'-0"x4'-0"	
2-A	1		4'-0"x5'-6"	
2-B	1		4'-0"x8'-6"	
2-C	1		4'-0"x8'-6"	
2-D	1		4'-0"x5'-6"	
2-E	1		3'-0"x2'-0"	TEMPERED / PRIVACY
2-F	1		5'-0"x2'-0"	
2-G	1		5'-0"x5'-0"	EGRESS
2-H	1		5'-0"x5'-0"	EGRESS
2-J	1		3'-0"x2'-0"	TEMPERED / PRIVACY
	32			

INSULATION SCHEDULE

CLIMATE ZONE	FENESTRATION U-FACTOR	SKYLIGHT U-FACTOR	GLAZED FENESTRATION SHGC	CEILING R-VALUE	WOOD FRAME WALL R-VALUE	MASS WALL R-VALUE	FLOOR R-VALUE	BASEMENT WALL R-VALUE	SLAB R-VALUE & DEPTH	CRAWL SPACE WALL R-VALUE
6	0.32	0.55	NR	49	R-22 ^a + 5 OR 13-410 ^b	15/20	30 ^d	15/19	10, 4 ft	15/19

- 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.
- 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.
- "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. "10/13" 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.
- 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.
- THERE ARE NO SHGC REQUIREMENTS IN THE MARINE ZONE.
- BASEMENT WALL INSULATION IS NOT REQUIRED IN WARM-HUMID LOCATIONS AS DEFINED BY FIGURE R301.1 AND TABLE R301.1.
- OR INSULATION SUFFICIENT TO FILL THE FRAMING CAVITY, R-19 MINIMUM.
- FIRST VALUE IS CAVITY INSULATION, SECOND IS CONTINUOUS INSULATION OR INSULATED SIDING, SO "13+5" MEANS R-13 CAVITY INSULATION PLUS R-5 CONTINUOUS INSULATION OR INSULATED SIDING. IF STRUCTURAL SHEATHING COVERS 40 PERCENT OR LESS OF THE EXTERIOR, CONTINUOUS INSULATION R-VALUE SHALL BE PERMITTED TO BE REDUCED BY NO MORE THAN R-3 IN THE LOCATIONS WHERE STRUCTURAL SHEATHING IS USED - TO MAINTAIN A CONSISTENT TOTAL SHEATHING THICKNESS.
- THE SECOND R-VALUE APPLIES WHEN MORE THAN HALF THE INSULATION IS ON THE INTERIOR OF THE MASS WALL.

INSULATION NOTES

- UNDERSLAB AND CRAWLSPACE INSULATION SHALL BE 3" RIGID XPS FOAM BOARD TYPE, T&G OR WITH SEAMS BUTTED TIGHT AND TAPED. ADHERE OR MECHANICALLY FASTEN INSULATION BOARD TO VERTICAL WALLS AS NECESSARY.
- RIM JOIST AND FLOORS OVER UNHEATED SPACE SHALL BE AIR SEALED W/ 2" OF SPRAY APPLIED CLOSED CELL URETHANE FOAM INSULATION. FILL REMAINDER OF JOIST CAVITY WITH FORMALDEHYDE FREE BATT OR LOOSE FILL CELLULOSE INSULATION TO ACHIEVE R-30 MIN. IN CRAWL SPACE AND AREAS WHERE CELLING WILL NOT HAVE GYP BD. FINISH. PROVIDE BREATHABLE RETENTION FABRIC (LANDSCAPE CLOTH, STURDY NETTING OR SIM.) TO CONTAIN BATTS AND PREVENT THEM FROM SAGGING OVER TIME.
- INSULATION SYSTEM SHALL ACHIEVE MIN CODE REQUIRED R-VALUES IN ALL AREAS.
- AT INSULATED CEILINGS WITH ATTIC SPACE ABOVE, PROVIDE SEALED RIGID FOAM ENCLOSURES AROUND ANY RECESSED CEILING FIXTURES.
- MAINTAIN A MIN. OF 1 1/2" CLEAR VENT SPACE ABOVE ALL BATT & LOOSE FILL CEILING INSULATION.
- IN ATTIC AREAS WITH MORE THAN 12" OF CAVITY DEPTH, PROVIDE BLOWN IN LOOSE FILL INSULATION. IN ATTIC AREAS WITH LESS THAN 12" CAVITY DEPTH, PROVIDE CLOSED CELL URETHANE SPRAY FOAM INSULATION (MIN R-6/ IN). ATTIC INSULATION DEPTHS AS REQ. TO ACHIEVE MIN R-49.

ROOM FINISH SCHEDULE

ROOM NUMBER	ROOM NAME	FLOOR LEVEL	FLOORING	CEILING FINISH	NORTH WALL	SOUTH WALL	EAST WALL	WEST WALL
ROOM #000	2 CAR GARAGE	GARDEN LEVEL	SEALED CONCRETE	5/8" Type "X" Gypsum	5/8" Type "X" Gypsum	5/8" Type "X" Gypsum	5/8" Type "X" Gypsum	5/8" Type "X" Gypsum
ROOM #001	FAMILY ROOM	GARDEN LEVEL	SEALED & FINISHED CONCRETE	5/8" Gypsum	5/8" Gypsum	5/8" Gypsum	5/8" Gypsum	5/8" Gypsum
ROOM #002	BEDROOM #5	GARDEN LEVEL	SEALED & FINISHED CONCRETE	5/8" Gypsum	5/8" Gypsum	5/8" Gypsum	5/8" Gypsum	5/8" Gypsum
ROOM #003	BEDROOM #6	GARDEN LEVEL	SEALED & FINISHED CONCRETE	5/8" Gypsum	5/8" Gypsum	5/8" Gypsum	5/8" Gypsum	5/8" Gypsum
ROOM #004	BATH #5	GARDEN LEVEL	TILE	5/8" Gypsum	5/8" Gypsum	5/8" Gypsum	5/8" Gypsum	5/8" Gypsum
ROOM #005	BATH #6	GARDEN LEVEL	TILE	5/8" Gypsum	5/8" Gypsum	5/8" Gypsum	5/8" Gypsum	5/8" Gypsum
ROOM #006	UTILITY	GARDEN LEVEL	TILE	5/8" Gypsum	5/8" Gypsum	5/8" Gypsum	5/8" Gypsum	5/8" Gypsum
ROOM #007	APT ENTRY	GARDEN LEVEL	TILE	5/8" Gypsum	5/8" Gypsum	5/8" Gypsum	5/8" Gypsum	5/8" Gypsum
ROOM #100	LIVING ROOM	MAIN LEVEL	HARDWOOD	5/8" Gypsum	5/8" Gypsum	5/8" Gypsum	5/8" Gypsum	5/8" Gypsum
ROOM #101	KITCHEN	MAIN LEVEL	HARDWOOD	5/8" Gypsum	5/8" Gypsum	5/8" Gypsum	5/8" Gypsum	5/8" Gypsum
ROOM #102	ENTRY / MUD ROOM	MAIN LEVEL	TILE	5/8" Gypsum	5/8" Gypsum	5/8" Gypsum	5/8" Gypsum	5/8" Gypsum
ROOM #103	BEDROOM #3	MAIN LEVEL	HARDWOOD	5/8" Gypsum	5/8" Gypsum	5/8" Gypsum	5/8" Gypsum	5/8" Gypsum
ROOM #105	BATH #4	MAIN LEVEL	TILE	5/8" Gypsum	5/8" Gypsum	5/8" Gypsum	5/8" Gypsum	5/8" Gypsum
ROOM #106	APT ENTRY	MAIN LEVEL	HARDWOOD	5/8" Gypsum	5/8" Gypsum	5/8" Gypsum	5/8" Gypsum	5/8" Gypsum
ROOM #107	APT KITCHEN	MAIN LEVEL	HARDWOOD	5/8" Gypsum	5/8" Gypsum	5/8" Gypsum	5/8" Gypsum	5/8" Gypsum
ROOM #108	APT BATH	MAIN LEVEL	TILE	5/8" Gypsum	5/8" Gypsum	5/8" Gypsum	5/8" Gypsum	5/8" Gypsum
ROOM #109	APT BEDROOM #1	MAIN LEVEL	HARDWOOD	5/8" Gypsum	5/8" Gypsum	5/8" Gypsum	5/8" Gypsum	5/8" Gypsum
ROOM #110	APT BEDROOM #2	MAIN LEVEL	HARDWOOD	5/8" Gypsum	5/8" Gypsum	5/8" Gypsum	5/8" Gypsum	5/8" Gypsum
ROOM #200	LOFT	UPPER LEVEL	HARDWOOD	5/8" Gypsum	5/8" Gypsum	5/8" Gypsum	5/8" Gypsum	5/8" Gypsum
ROOM #201	MASTER BEDROOM #1	UPPER LEVEL	HARDWOOD	5/8" Gypsum	5/8" Gypsum	5/8" Gypsum	5/8" Gypsum	5/8" Gypsum
ROOM #202	M. BATH #1	UPPER LEVEL	TILE	5/8" Gypsum	5/8" Gypsum	5/8" Gypsum	5/8" Gypsum	5/8" Gypsum
ROOM #203	BEDROOM #2	UPPER LEVEL	HARDWOOD	5/8" Gypsum	5/8" Gypsum	5/8" Gypsum	5/8" Gypsum	5/8" Gypsum
ROOM #204	BATH #2	UPPER LEVEL	TILE	5/8" Gypsum	5/8" Gypsum	5/8" Gypsum	5/8" Gypsum	5/8" Gypsum

** CONFIRM FINISHES W/INTERIOR DESIGNER PRIOR TO INSTALLATION

Garage Door Schedule				
ID	Quantity	W x H Size	View	Note/Remarks
GAR-000A	1	16'-0"x8'-0"		STEEL INSULATED DOOR - SCREW JACK OPENER - SEE SPECIFICATIONS

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project: 318

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ELECTRICAL & MECHANICAL NOTES:

1. TYP. DUPLEX OUTLETS TO BE PLACED VERTICAL AT 12" A.F.F.
2. RECOMMENDED OUTLET LOCATIONS ARE AS INDICATED ON PLAN. PROVIDE ADDITIONAL OUTLETS IF REQUIRED BY ELECTRICAL CODE OR BEST INDUSTRY PRACTICE
3. OUTLETS SHOWN ARE FOR INFORMATION ONLY. ELECTRICIAN TO PROVIDE ADDITIONAL OUTLETS AS REQUIRED BY CODE.
4. PROVIDE FLOOR OUTLETS AS INDICATED ON PLANS. VERIFY LOCATION WITH OWNER PRIOR TO INSTALLING
5. PROVIDE ARC FAULT CIRCUIT PROTECTION AT ALL BRANCH CIRCUITS SERVING BEDROOMS AND ADDITIONALLY AS REQUIRED BY CODE.
6. ALL GARAGE OUTLETS AND WIRING TO BE ON A 20 AMP GFI PROTECTED CIRCUIT AND BE WIRED WITH 12 GAUGE WIRE.
7. THERMOSTATS TO BE ALIGNED 14" ABOVE SWITCH WHERE OCCURS OVER SWITCH. CENTER ABOVE SWITCH FACEPLATE. (VERIFY HEATING & COOLING OPTIONS WITH OWNER)
8. FINAL LOCATION OF ALL SWITCHES AND FIXTURES TO BE VERIFIED WITH ARCHITECT AND/OR OWNER IN WALK THROUGH PRIOR TO INSTALLATION.
9. PROVIDE RATED FAN BOXES SUITABLE FOR SUPPORTING THE SPECIFIED UNIT AT ALL INDICATED FAN LOCATIONS. INSURE THAT ANY OTHER LARGE OR HEAVY FIXTURES HAVE ADEQUATE SUPPORT BLOCKING AND MOUNTING BOXES
10. VERIFY LOCATIONS FOR PHONES, CAT-6, CABLES AND SOUND SYSTEM WITH OWNER ON SITE.
11. HARDWIRE ALL SMOKE DETECTORS TO HOUSE CIRCUITRY AS REQUIRED BY CODE.
12. SMOKE DETECTORS SHALL BE LOCATED IN EACH SLEEPING ROOM. SMOKE / CARBON MONOXIDE DETECTORS SHALL BE LOCATED IN THE HALLWAY OR AREA OUTSIDE EACH SLEEPING ROOM AND ON EACH STORY, INCLUDING BASEMENTS. DETECTORS SHALL RECEIVE THEIR PRIMARY POWER FROM THE BUILDING WIRING AND SHALL HAVE A BATTERY BACKUP.
13. APPLIANCES GENERATING A SPARK, GLOW, OR FLAME, MUST KEEP PILOT LIGHTS, BURNERS, HEATING ELEMENTS AND SWITCHES A MINIMUM OF 18" ABOVE THE FLOOR.
14. DRYERS, KITCHEN AND BATH FANS AND GAS FIRED WATER HEATERS ARE TO BE VENTED TO THE OUTSIDE AND DISCHARGE AT LEAST 3 FEET FROM ANY OPENINGS INTO THE BUILDING.
15. KEEP ALL PLUMBING VENTS TO THE REAR PORTION OF THE BUILDING.
16. MAIN PLENUM & RETURN AIR SIZINGS BY MECHANICAL CONTRACTOR
17. ALL DUCT SIZES TO BE SPECIFIED BY MECH. CONTRACTOR
18. HVAC CONTRACTOR TO PROVIDE ACCA APPROVED MANUAL J, MANUAL D, AND MANUAL S DRAWINGS SHOWING DUCT SYSTEM LAYOUT.
19. GENERAL CONTRACTOR TO COORDINATE DUCT LOCATIONS WITH TRUSS MANUFACTURER OR JOIST SUPPLIER/MANUFACTURER.
20. DO NOT CUT OR DAMAGE JOISTS AND OR TRUSSES WITHOUT FIRST DISCUSSING WITH MANUFACTURER/SUPPLIER.
21. IF RADIANT HEAT IS USED, PROVIDE GLYCOL MIXTURE SUFFICIENT TO PREVENT FREEZING IF HEAT SOURCE BECOMES INOPERABLE FOR AN EXTENDED PERIOD OF TIME. COORD. W/ PLUMBING AND/OR HVAC CONTRACTOR. DISPOSE OF ANY EXTRA GLYCOL IN AN APPROVED MANNER.
22. INSULATE COOLANT LINES FROM A/C COMPRESSOR UNIT.
23. GROUND ALL ELECTRICAL SYSTEMS AS REQUIRED BY CODE.
24. MAIN ELECTRICAL BREAKER PANEL SIZING & LOCATION BY CONTRACTOR. MIN. SERVICE SIZE 200 AMPS
25. PROVIDE GFI OUTLETS IN KITCHEN, BATH, LAUNDRY, GARAGE AND ADDITIONALLY AS REQUIRED BY CODE.
26. VERIFY LOCATIONS FOR PHONES, CAT-6, CABLES AND SOUND SYSTEM WITH OWNER ON SITE.
27. CONTRACTOR TO PROVIDE PRICING FOR HOME SECURITY SYSTEM. OWNER TO HAVE OPTION OF INSTALLATION.
28. VERIFY WITH OWNER IF ELECTRICALLY OPERATED SHADING DEVICES WILL BE USED ON WINDOWS. COORDINATE LOCATIONS WITH OWNER IN FIELD.
21. VERIFY WITH OWNER IF CENTRAL VACUUM SYSTEM DUCTWORK WILL BE USED. COORDINATE W/ HVAC CONTRACTOR AND/OR VACUUM INSTALLER

NOTE: ALL OUTDOOR LIGHTING TO COMPLY WITH CITY OF McCALL'S OUTDOOR LIGHTING ORDINANCE MCC 3.14

NOTE: ELECTRICAL PLANS ARE SCHEMATIC ONLY. COORDINATE WITH ELECTRICIAN AND OWNER FOR PLACEMENT OF ALL ELECTRICAL FIXTURES AND EQUIPMENT.

ELECTRICAL SYMBOL LEGEND	
<p>OUTLETS</p> <ul style="list-style-type: none"> 110v DUPLEX OUTLET 110v FLOOR OUTLET, LOCATION TO BE DETERMINED (TBD), VERIFY WITH OWNER 1/2 SWITCHED 110v DUPLEX OUTLET WEATHERPROOF OUTLET GROUND FAULT INTERRUPTED OUTLET 110v FOURPLEX OUTLET OUTLET STRIP 220 220v OUTLET DEDICATED OUTLET WEATHERPROOF OUTLET IN SOFFIT FOR HOLIDAY LIGHTING <p>LIGHTING</p> <ul style="list-style-type: none"> SURFACE-MOUNTED CEILING LIGHT FIXTURE WALL-MOUNTED LIGHT FIXTURE RECESSED CEILING LIGHT FIXTURE, (SL) IF APPLICABLE. 6" DIA. RECESSED ADJUSTABLE SPOT RECESSED WALL WASHER RECESSED ART SPOT RECESSED CEILING LIGHT FIXTURE, (WEATHERPROOF) CEILING FAN BOX, BACKING REQUIRED CHANDELIER, BACKING REQUIRED PENDANT, BACKING REQUIRED 2' X 4' LED LIGHT FIXTURE LED STRIP LIGHT FIXTURE TRACK LIGHTING J BOX <p>COMMUNICATION</p> <ul style="list-style-type: none"> PHONE JACK FOR FAX / PHONE OR DSL LINE DATA COMMUNICATION OUTLET - ETHERNET NETWORK OUTLET (CAT 6) CABLE TELEVISION OUTLET / DIRECT TV OUTLET <p>ACCESSORIES</p> <ul style="list-style-type: none"> LIGHTED EXIT SIGNAGE PER CODE AUTOMATIC GARAGE DOOR OPENER AND LIGHT J BOX EXHAUST FAN 50 CFM MINIMUM EXHAUST FAN - WALL MOUNTED IN-SINK-ERATOR USE COUNTER MOUNTED AIR SWITCH KIT BY IN-SINK-ERATOR DOOR BELL CHIME 	<p>SWITCHES</p> <ul style="list-style-type: none"> SINGLE POLE SWITCH 3-WAY SWITCH 4-WAY SWITCH RHEOSTAT DIMMER SWITCH TIMER MOTION SENSOR DOOR JAMB SWITCH DOOR BELL CEILING FAN CONTROL SWITCH TIMER AND/OR MOTION AND/OR PHOTOCELL, AS DESIGNATED THERMOSTAT <p>SPECIALTY LIGHTING</p> <ul style="list-style-type: none"> HIGH INTENSITY DISCHARGE RECESSED LOW VOLTAGE FIXTURE (MR16) RECESSED LOW VOLTAGE SPOTLIGHT (MR16) WALL-MOUNTED SWING-ARM LIGHT FIXTURE VANITY FIXTURE OVER MIRROR LED STRIP LIGHTING LED UNDER STAIR TREAD, TOE KICK OR CABINET VERTICAL LED TUBE LIGHT LED STRIP MOUNTED VERTICALLY RECESSED STEP LIGHTING EXTERIOR/LANDSCAPE SPOTLIGHT <p>FIRE CONTROL & ALARM SYSTEMS</p> <ul style="list-style-type: none"> HARDWIRED SMOKE DETECTOR W/ BATTERY BACKUP (C/O DETECTOR AS INDICATED IN ELECTRICAL NOTES) PULL STATION FIRE ALARM FIRE ALARM HORN AND STROBE FIRE ALARM BELL FIREFIGHTER'S PHONE <p>CEILING FAN WITHOUT LIGHT</p> <p>CEILING FAN WITH LIGHT (L) INDICATES LIGHT KIT</p> <p>MAIN PANEL MAIN ELECTRICAL PANEL SUB PANEL SUB PANEL</p>
MECHANICAL SYMBOL LEGEND	
<ul style="list-style-type: none"> AIR CONDITIONER FROST-FREE HOSE BIBB 24"x 24" RETURN AIR GRILLE GAS LINE PROPANE/NATURAL GAS 	<ul style="list-style-type: none"> 4x10 FORCED AIR REGISTER BOILER - VERIFY ELECTRIC OR GAS WITH OWNER AND HVAC CONTRACTOR. PROVIDE BOTH GAS AND ELECTRIC SUPPLY FOR FUTURE

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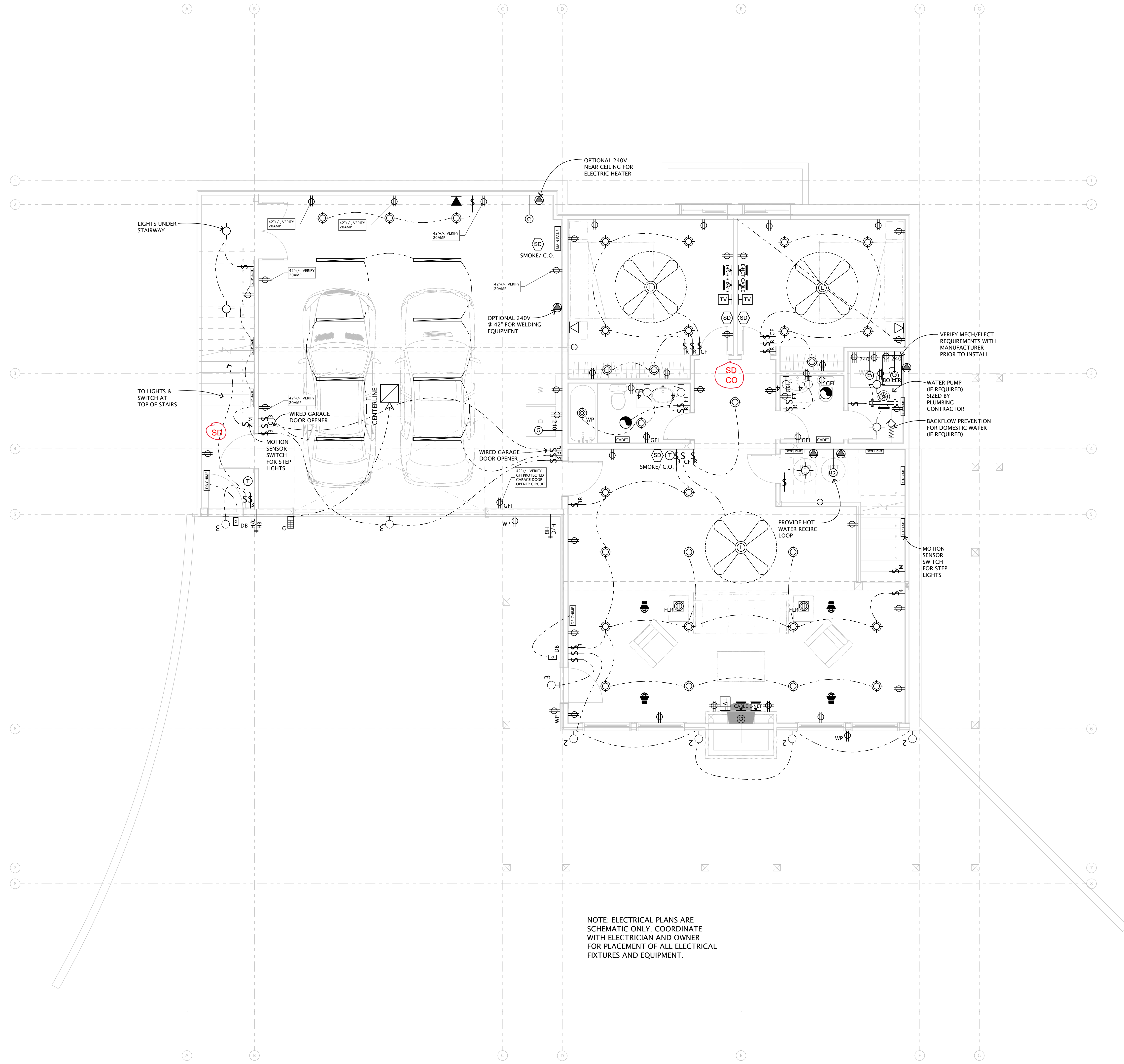
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1 GARDEN LEVEL ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

GARDEN LEVEL ELECTRICAL PLAN

ARCHITECT

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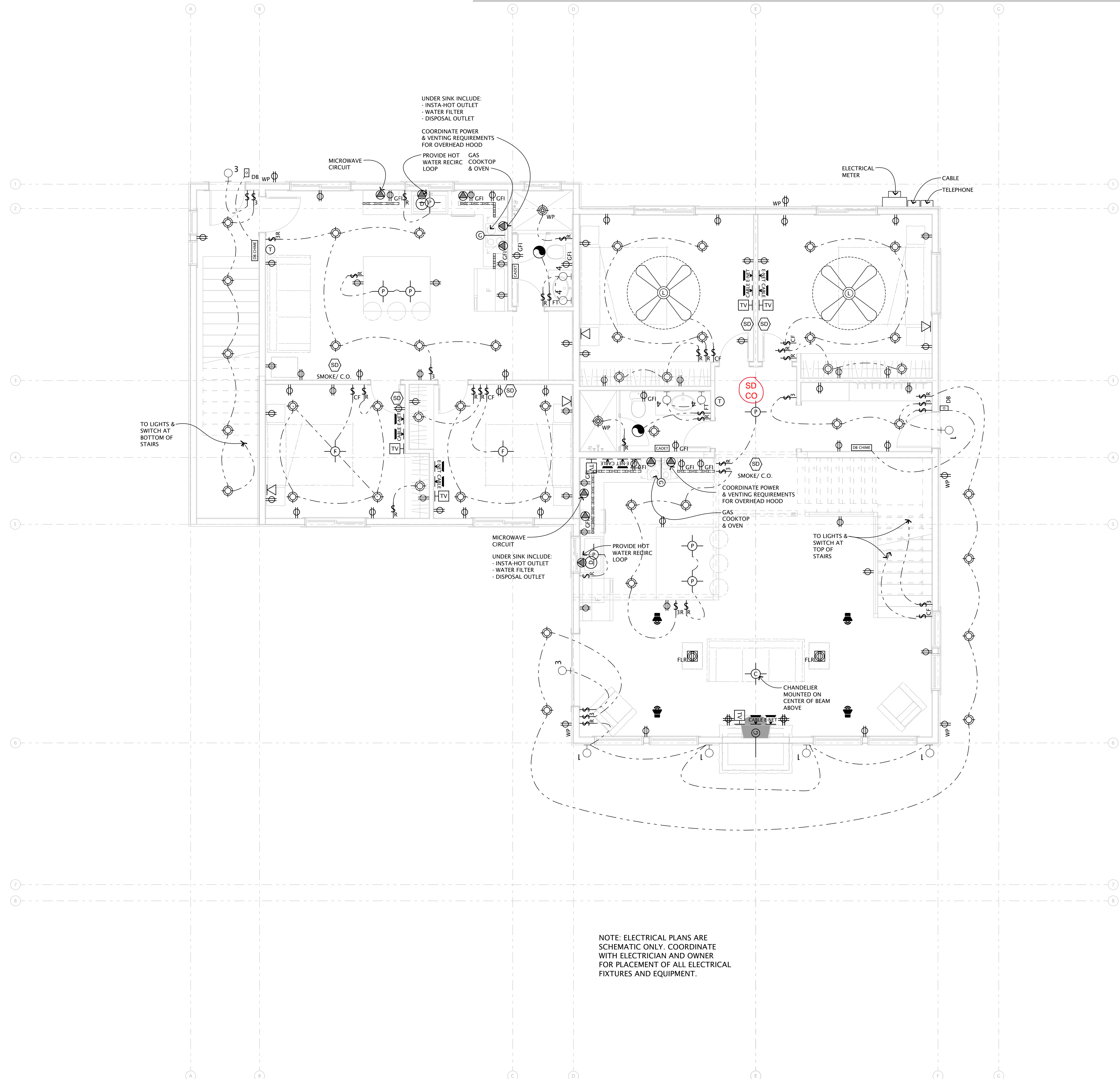
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1 MAIN LEVEL ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

MAIN LEVEL ELECTRICAL PLAN

ARCHITECT

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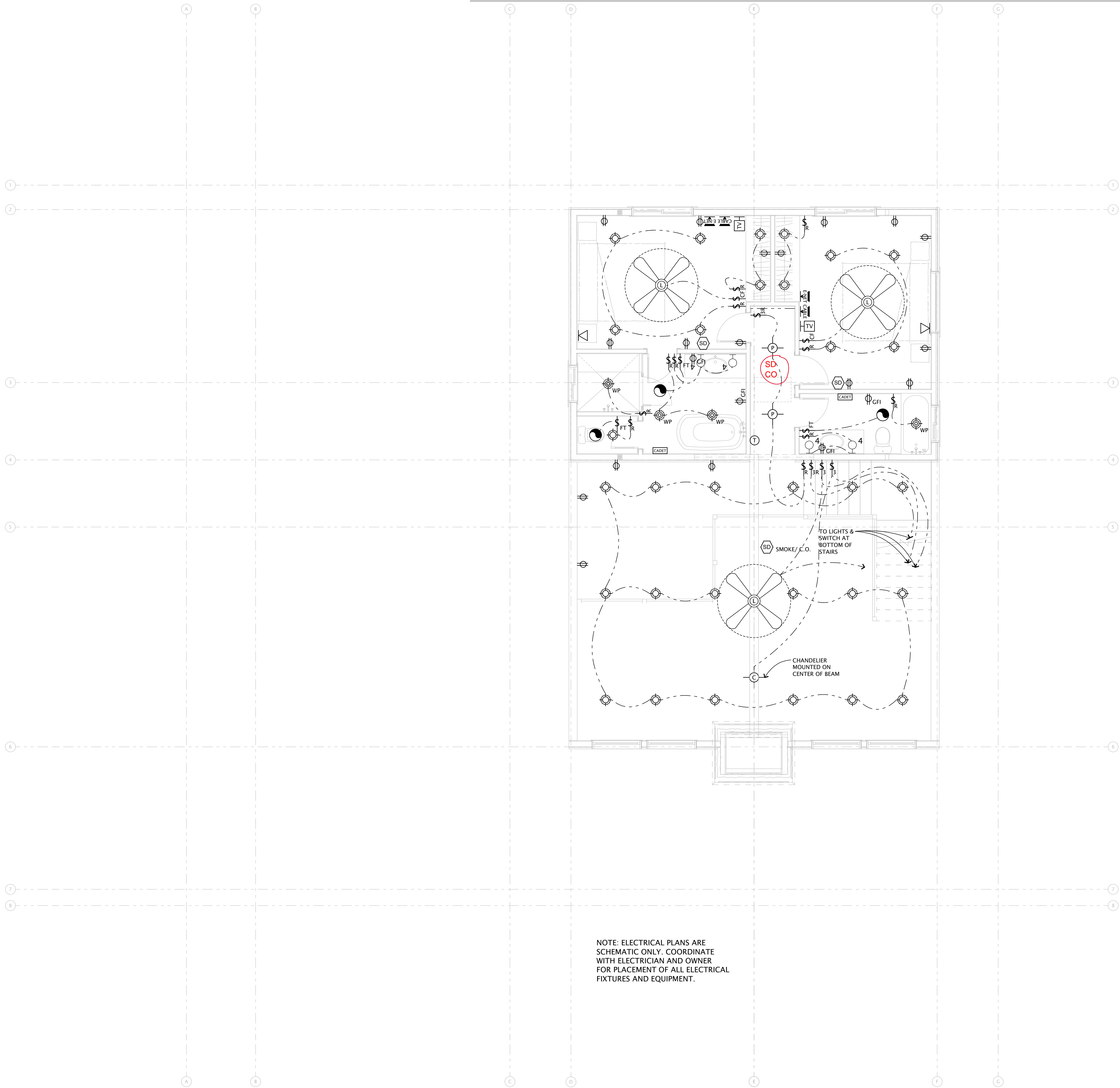
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1 UPPER LEVEL ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"

UPPER LEVEL ELECTRICAL PLAN

ARCHITECT

ENGINEER

PATCHIN RESIDENCE
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IDAHO
MCCALL

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1	02/20/2020	Remove Column at Living Room

S 100

FOUNDATION NOTES

1. AN ASSUMED ALLOWABLE SOIL BEARING CAPACITY OF 1500 PSF WAS USED IN THIS DESIGN. THE CONTRACTOR SHALL CONTACT THE ARCHITECT OR CIVIL/STRUCTURAL ENGINEER IF UNSUITABLE SOIL CONDITIONS ARISE. THE ARCHITECT OR CIVIL/STRUCTURAL ENGINEER RESERVES THE RIGHT TO OBTAIN GEOTECHNICAL SERVICES AT ANY TIME DURING THE CONSTRUCTION OF THE PROJECT. THE COST OF THESE SERVICES WILL BE BILLED TO THE OWNER FOR PAYMENT.
2. PROVIDE 2x6 PRESSURE TREATED MUD SILL RESTING ON A LAYER OF SILL SEAL. 5/8" DIA. X 10" ANCHOR BOLTS @ 48" O.C. AND 1'-0" FROM ENDS AND CORNERS TYP., U.N.O.
3. ALL CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS., U.N.O.
4. WET SETTING OF REBAR IN FOOTINGS, RETAINING WALLS, AND STEM WALLS IS NOT ALLOWED., U.N.O.
5. PROVIDE 6" PERFORATED PERIMETER DRAIN PIPE AROUND ENTIRE BUILDING. PIPE SHOULD BE LOWER THAN BOTTOM OF FOOTING AND SHALL SURROUND ENTIRE STRUCTURE. PIPE SHALL BE CONNECTED TO STORM SEWER SYSTEM OR LIFT PUMP STATION. DRAIN TO DAYLIGHT ONLY IF STORM SEWER SYSTEM IS NOT AVAILABLE. SURROUNDED WITH CLEAN WASHED GRAVEL ENCAPSULATED WITH FILTER FABRIC TO KEEP THE SYSTEM FREE OF SILT.
6. CONTRACTOR TO PROVIDE SLEEVES THRU CONCRETE FOR ALL UTILITIES INCLUDING ELECTRICAL, DOMESTIC WATER, AND SANITARY SEWER.
7. PLUMBING CONTRACTOR TO PROVIDE ALL PIPE SIZES AS REQUIRED BY LOCAL CODES & REGULATORY AGENCY REQUIREMENTS.
8. PLUMBING CONTRACTOR TO VERIFY ALL LOCATIONS OF DRAIN PIPES & COORDINATE LOCATIONS WITH CONCRETE CONTRACTOR
9. STEP FOOTINGS AND FOUNDATION AS REQUIRED TO BEAR ON UNDISTURBED SOIL OR PROVIDE STRUCTURAL FILL COMPACTED IN 6" LIFTS

FOUNDATION LEGEND

- TYPICAL FOOTING.
- ▬ 2x4 FRAMED WALL - STUD SPACING @ 16" O.C. W/ DOUBLE TOP PLATE (PRESSURE TREATED BOTTOM SILL WHEN IN CONTACT WITH CONCRETE)
- ▬ 2x6 FRAMED WALL - STUD SPACING @ 16" O.C. W/ DOUBLE TOP PLATE (PRESSURE TREATED BOTTOM SILL WHEN IN CONTACT WITH CONCRETE)

SIMPSON HOLD-DOWN AND ANCHOR BOLTS:

- HD1 = HTT5 (MEDIUM LOAD, 5/8" DIA. BOLT) DOUBLE 2x STUD FRAMING, MIN. UNO
- HD2 = HDQ8-SDS3 (HIGH LOAD, 7/8" DIA. BOLT) TRIPLE 2x6 STUD OR 4x6, MIN. UNO
- AB1 = SB5/8x22
- AB2 = SB7/8x24
- AB3 = SIMPSON PAB5H-18 OR SSTB16

SEE STRUCTURAL DETAIL SHEET S104 FOR FOUNDATION WALL TYPES

- ▬ TYPE A - 10" WIDE CONCRETE WALL
- ▬ TYPE B - 8" WIDE CONCRETE WALL
- ▬ TYPE C - 6" WIDE CONCRETE WALL

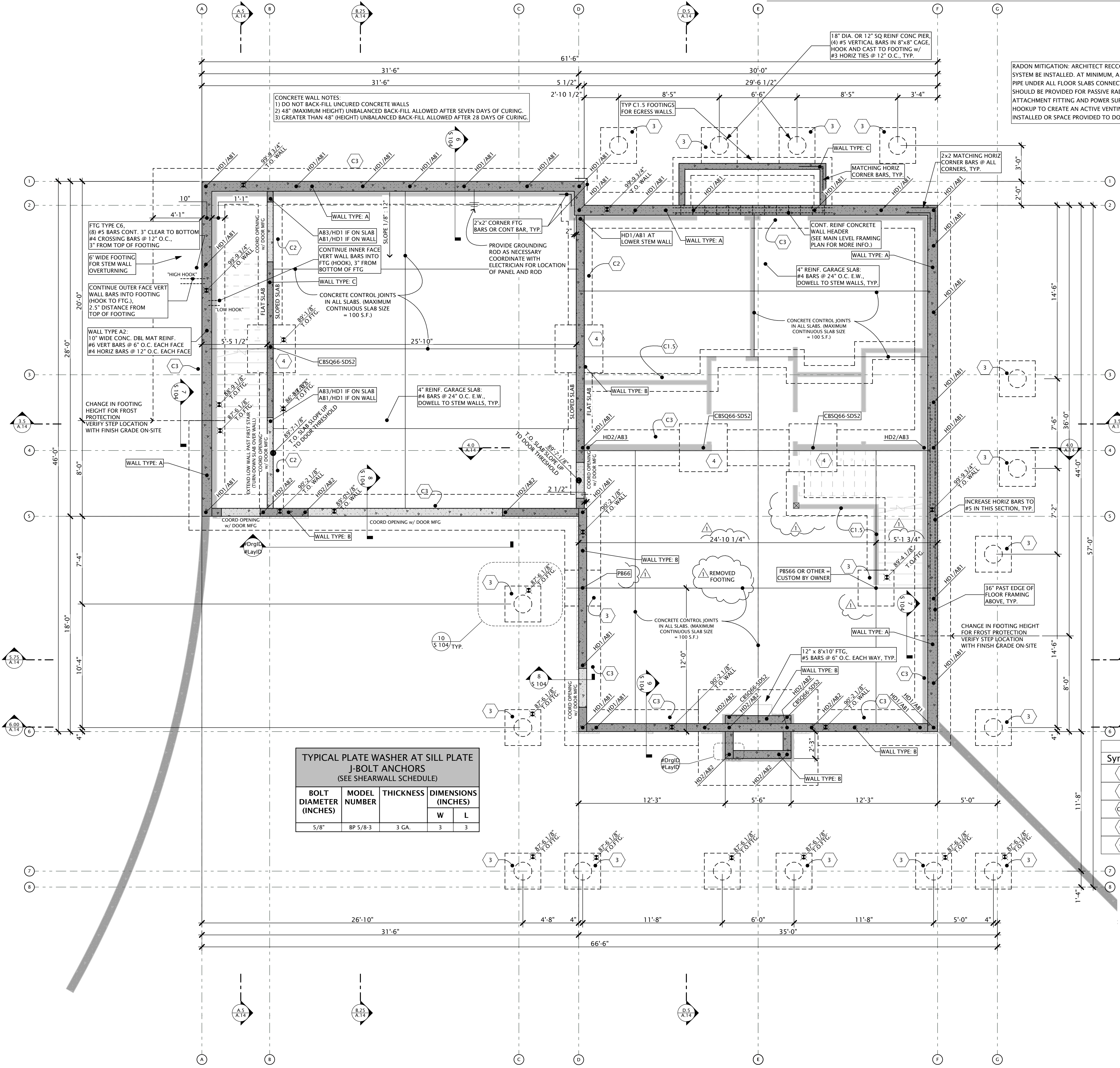
Footing Schedule					
Symbol	ID	Thickness	Size	Reinforcing	Comments
3	3	10"	36" SQUARE	(4) #5 BARS EA WAY	SET BAR TO 6.5" U.N.O. 3" CLEAR TO EARTH
4	4	12"	48" SQUARE	(6) #5 BARS EA WAY	SET BAR TO 8.5" / 3" CLEAR TO EARTH
C1.5	C1.5	10"	16" CONT.	(2) #5 BARS CONT.	SET BAR TO 6.5" U.N.O. 3" CLEAR TO EARTH
C2	C2	10"	24" X CONT.	(3) #5 BARS CONT.	SET BAR TO 6.5" U.N.O. 3" CLEAR TO EARTH
C3	C3	10"	36" X CONT.	(4) #5 BARS CONT.	SET BAR TO 6.5" U.N.O. 3" CLEAR TO EARTH

WOOD SHEAR WALL SCHEDULE					
MARK	PANEL THICKNESS & GRADE	NAILING AT PANEL EDGES	WALL PLATE ATTACHMENT AT RIM JOIST, BLOCKING, OR BEAM BELOW	SILL PLATE ATTACHMENT AT FOUNDATION, SEE NOTE #1	SHEARCLIP & NAILING @ RIM JOIST, LUMBER BLOCKING, PLY-PANEL BLOCKING OR END TRUSS BOTTOM CHORD, TO TOP PLATE OR RAKE BEAM
SW2-D*	15/32" CDX SHEATHING STRUCTURAL BOTH SIDES	10d @ 3" O.C.	16d @ 2' O.C.	DBL 2x PLATE w/ 5/8" DIA x 7" EMBED AB @ 16" O.C.	SIMPSON A35 @ 12" O.C. & 16d TOENAIL @ 8" O.C., BUT (3) MIN. PER BAY
SW2	15/32" CDX SHEATHING STRUCTURAL ONE SIDE ONLY FOR 4 SIDED FIREPLACE	10d @ 3" O.C.	16d @ 2' O.C.	J-BOLT DBL 2x PLATE w/ 5/8" DIA x 7" EMBED AB @ 16" O.C.	SIMPSON A35 @ 12" O.C. & 16d TOENAIL @ 8" O.C., BUT (3) MIN. PER BAY
SW1**	15/32" (OR 1/2" NOMINAL) CDX	8d @ 4" O.C.	16d @ 4' O.C.	5/8" DIA x 7" EMBED J-BOLT @ 48" O.C.	SIMPSON A35 @ 12" O.C. & 16d TOENAIL @ 8" O.C., BUT (3) MIN. PER BAY

- NOTES:
1. * STAGGER SHEATHING ON OPPOSITE FACES OF WALL. ORIENT LONG SIDE OF SHEATHING TO BE HORIZONTAL.
 2. ** USE THIS CONFIGURATION FOR ALL EXTERIOR WOOD WALLS, UNO.
 3. NAILING AT NON-PANEL EDGES SHALL BE AT 6" O.C.
 4. PLATE WASHERS 1/4"x3"x3" SHALL BE USED AT SILL PLATE ANCHOR BOLTS.
 5. FASTENERS USED IN PRESSURE TREATED LUMBER SHALL BE APPROVED SILICON BRONZE OR COPPER, STAINLESS STEEL OR HOT DIPPED ZINC COATED GALVANIZED STEEL.
 6. INSTALL ALL WALL SHEATHING HORIZ. FLAT BLOCK AND EDGE NAIL ALL HORIZONTAL EDGES OF SHEATHED WALLS.
 7. EDGE NAIL ALL FLOOR AND ROOF PLY TO RIMJOIST, LUMBER BLOCKING, & PANEL BLOCKING, INCLUDING BLOCKING AT LOOKOUTS, BETWEEN BATTERS, BETWEEN TRUSSES AND INTERMEDIATE BEARING WALLS.
 8. BEVEL TOP OF BLOCK TO MATCH ROOF SLOPE AS NEEDED, TYP.

GENERAL NOTES

- NOTES:
1. SEE FOUNDATION PLAN FOR HOLD-DOWN CALL-OUTS AND SPECIFICATIONS.
 2. SEE SHEET S0.0 FOR ADDITIONAL STRUCTURAL SPECIFICATIONS.



CONCRETE WALL NOTES:
1) DO NOT BACK-FILL UNCURED CONCRETE WALLS
2) 48" (MAXIMUM HEIGHT) UNBALANCED BACK-FILL ALLOWED AFTER SEVEN DAYS OF CURING.
3) GREATER THAN 48" (HEIGHT) UNBALANCED BACK-FILL ALLOWED AFTER 28 DAYS OF CURING.

RADON MITIGATION: ARCHITECT RECOMMENDS RADON MITIGATION SYSTEM BE INSTALLED. AT MINIMUM, A GRID SYSTEM OF PERFORATED PIPE UNDER ALL FLOOR SLABS CONNECTED TO A CENTRAL RISER PIPE SHOULD BE PROVIDED FOR PASSIVE RADON GAS VENTING. AN ATTACHMENT FITTING AND POWER SUPPLY FOR AN IN LINE VENT FAN HOOKUP TO CREATE AN ACTIVE VENTING SYSTEM SHOULD BE INSTALLED OR SPACE PROVIDED TO DO SO IN THE FUTURE.

TYPICAL PLATE WASHER AT SILL PLATE J-BOLT ANCHORS (SEE SHEARWALL SCHEDULE)

BOLT DIAMETER (INCHES)	MODEL NUMBER	THICKNESS	DIMENSIONS (INCHES)	
			W	L
5/8"	BP 5/8-3	3 GA.	3	3

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

FOUNDATION PLAN

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△	02/20/2020	Remove Column at Living Room

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STRUCTURAL NOTES

- FLOOR SHEATHING SHALL BE 3/4" T&G CD-X PLYWOOD SHEATHING W/ 48/24 MIN. SPAN RATING. STAGGER SHEETS W/ FACE GRAIN PERPENDICULAR TO SUPPORTS. FASTEN W/ 10d RING SHANK AT 6" O.C. ALL SUPPORTED EDGES AND AT 8" O.C. TO INTERMEDIATE FRAMING. (GLUE & NAIL TO JOISTS)
- ALL STRUCTURAL FRAMING SHALL BE D.F. - LARCH #2 OR BETTER, UNLESS NOTED OTHERWISE.
- ALL LSL BEAMS SHALL BE TIMBERSTRAND 1.7E LSL, U.N.O.
- ALL BEARING WALLS SHALL BE FRAMED W/ 2X6 STUDS AT 16" O.C., U.N.O.
- ALL BEARING WALLS OVER 10'-0" IN HEIGHT SHALL BE FRAMED W/ 2X6 STUDS AT 16" O.C., U.N.O. PROVIDE FIREBLOCKING PER CODE.
- ALL NAILS SHALL BE COMMON TYPE. IF PNEUMATIC NAILS ARE USED, SUBMIT ICC REPORT TO ARCHITECT/STRUCTURAL ENGINEER FOR REVIEW.
- ALL EXTERIOR WALLS SHALL BE 2X6 STUDS AT 16" O.C., U.N.O.
- ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED OR HAVE AN APPROVED WATER-PROOFING APPLIED TO THE TOP, BOTTOM, SIDE TO CONCRETE, ENDS, AND ALL HOLES PRIOR TO FINAL INSTALLATION. FASTENERS INTO PRESSURE TREATED WOOD SHALL BE STAINLESS, ZINC-COATED OR HOT DIPPED GALVANIZED.
- ALL MANUFACTURED JOIST PRODUCTS SHALL HAVE BLOCKING AND/OR STIFFENERS AT BEARING POINTS PER MANUFACTURERS INSTRUCTIONS. CONTRACTOR SHALL PROVIDE INTERMEDIATE BLOCKING FOR MANUFACTURED JOISTS PER MANUFACTURER.
- U.N.O. SUPPORT FOR ALL HEADERS SUPPORTING ROOF AND/OR FLOOR FRAMING SHALL BE (2) 2X TRIM STUDS MIN. AT EACH END.
- ALL BEAM POINT LOADS SUPPORTED BY COLUMN FRAMING SPECIFIED ON PLANS SHALL BE CARRIED CONTINUOUS TO THE FOUNDATION. NOTIFY ARCHITECT/ENGINEER IF BEARING DOES NOT ALIGN OVER A FOOTING OR FOUNDATION.
- ALL SHEAR WALL SHEATHING SHALL BE CONTINUOUS BEHIND ALL RAFTERS FRAMING INTO THE SIDES OF WALLS.
- U.N.O. WOOD POST CONNECTION TO CONCRETE FOOTING SHALL BE WITH 'SIMPSON' CB POST BASE.
- ALL SLABS ON GRADE SHALL BE REINFORCED WITH 4X4 W1.4XW1.4 WELDED WIRE FABRIC CENTERED IN SLAB OR REBAR REINFORCING AS SPECIFIED BY THE STRUCTURAL ENGINEER.
- PROVIDE 5/8" DIA. x 10" ANCHOR BOLTS @ 48" O.C., U.N.O., SEE SHEAR WALL SCHEDULE FOR ANCHOR BOLT SPACING WITHIN SHEAR WALLS.
- THE ARCHITECT RESERVES THE RIGHT TO OBTAIN STRUCTURAL ENGINEERING SERVICES AT ANY TIME DURING THE CONSTRUCTION OF THE PROJECT. THE COST OF THESE SERVICES WILL BE BILLED TO THE OWNER FOR PAYMENT.
- CONTRACTOR TO PROVIDE TEMPORARY SHORING AND BRACING NECESSARY TO PROVIDE STRUCTURAL SAFETY AND STABILITY UNTIL ALL STRUCTURAL COMPONENTS ARE PROPERLY INSTALLED.
- ALL CONCRETE FOOTINGS SHALL MAINTAIN A MINIMUM DEPTH OF 30" BELOW FINISH GRADE FOR ADEQUATE FROST PROTECTION. PERS SHALL MAINTAIN A MINIMUM DEPTH OF 36" BELOW FINISH GRADE FOR ADEQUATE FROST PROTECTION.
- CONTRACTOR IS RESPONSIBLE FOR SUPPORTING THE EXISTING BUILDING STRUCTURE TEMPORARILY WHILE THE BUILDING IS BEING CONSTRUCTED. A CLEAN & SAFE WORKING ENVIRONMENT MUST BE PROVIDED AT ALL TIMES DURING THE CONSTRUCTION PROCESS.

SHEAR WALL LEGEND

- 'SIMPSON' ANCHOR BOLT & HOLD-DOWN (PLACE AT EACH END OF SHEAR WALLS)
- 'SIMPSON' HOLD-DOWN STRAP (PLACE AT EACH END OF SHEAR WALLS)
- ↑ SHEAR WALL - SEE FLOOR PLANS FOR LOCATIONS
- SEE SHEAR WALL SCHEDULE FOR SHEATHING THICKNESS AND NAILING PATTERN

WALL LEGEND

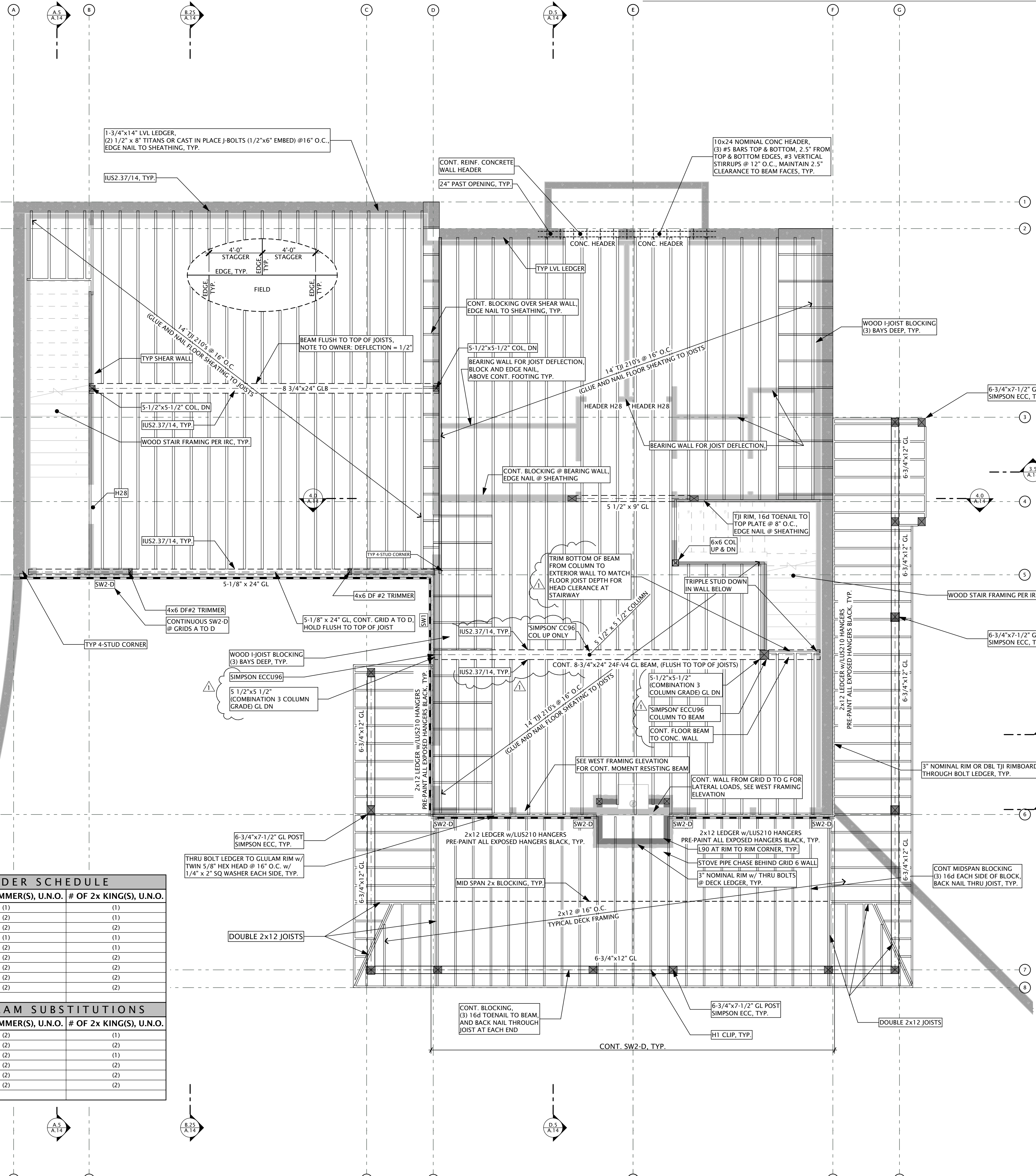
- 2x4 FRAMED WALL - STUD SPACING @ 16" O.C. W/ DOUBLE TOP PLATE (PRESSURE TREATED BOTTOM SILL WHEN IN CONTACT WITH CONCRETE)
- 2x6 FRAMED WALL - STUD SPACING @ 16" O.C. W/ DOUBLE TOP PLATE (PRESSURE TREATED BOTTOM SILL WHEN IN CONTACT WITH CONCRETE)
- 8" WIDE CONCRETE WALL
- 6" WIDE CONCRETE WALL

WOOD SHEAR WALL SCHEDULE					
MARK	PANEL THICKNESS & GRADE	NAILING AT PANEL EDGES	WALL PLATE ATTACHMENT @ RIM JOIST, BLOCKING, OR BEAM BELOW	SILL PLATE ATTACHMENT AT FOUNDATION, SEE NOTE #1	SHEARCLIP & NAILING @ RIM JOIST, LUMBER BLOCKING, PLY PANEL BLOCKING OR END TRUSS BOTTOM CHORD, TO TOP PLATE OR RAKE BEAM
SW2-D*	15/32" CDX SHEATHING STRUCTURAL BOTH SIDES	10d @ 3" O.C.	16d @ 2" O.C.	DBL 2x PLATE w/ 5/8" DIA x 7" EMBED AB @ 16" O.C.	SIMPSON A35 @ 12" O.C. & 16d TOENAIL @ 8" O.C., BUT (3) MIN. PER BAY
SW2	15/32" CDX SHEATHING STRUCTURAL ONE SIDE ONLY FOR 4 SIDED FIREPLACE	10d @ 3" O.C.	16d @ 2" O.C.	J-BOLT DBL 2x PLATE w/ 5/8" DIA x 7" EMBED AB @ 16" O.C.	SIMPSON A35 @ 12" O.C. & 16d TOENAIL @ 8" O.C., BUT (3) MIN. PER BAY
SW1**	15/32" OR 1/2" NOMINAL CDX	8d @ 4" O.C.	16d @ 4" O.C.	5/8" DIA x 7" EMBED J-BOLT @ 48" O.C.	SIMPSON A35 @ 12" O.C. & 16d TOENAIL @ 8" O.C., BUT (3) MIN. PER BAY

NOTES:
1. * STAGGER SHEATHING ON OPPOSITE FACES OF WALL, ORIENT LONG SIDE OF SHEATHING TO BE HORIZONTAL.
2. ** USE THIS CONFIGURATION FOR ALL EXTERIOR WOOD WALLS, UNO.
3. NAILING AT NON-PANEL EDGES SHALL BE AT 6" O.C.
4. PLATE WASHERS 1/4"x3"x3" SHALL BE USED AT SILL PLATE ANCHOR BOLTS.
5. FASTENERS USED IN PRESSURE TREATED LUMBER SHALL BE APPROVED SILICON BRONZE OR COPPER, STAINLESS STEEL OR HOT DIPPED ZINC COATED GALVANIZED STEEL.
6. INSTALL ALL WALL SHEATHING HORIZ. FLAT BLOCK AND EDGE NAIL ALL HORIZONTAL EDGES OF SHEATHED WALLS.
7. EDGE NAIL ALL FLOOR AND ROOF PLY TO RIMJOIST, LUMBER BLOCKING, & PANEL BLOCKING, INCLUDING BLOCKING AT LOOKOUTS, BETWEEN RAFTERS, BETWEEN TRUSSES AND INTERMEDIATE BEARING WALLS. REVEL TOP OF BLOCK TO MATCH ROOF SLOPE AS NEEDED, TYP.

GENERAL NOTES

- SEE FOUNDATION PLAN FOR HOLD-DOWN CALL-OUTS AND SPECIFICATIONS.
- SEE SHEET 50.0 FOR ADDITIONAL STRUCTURAL SPECIFICATIONS



TYPICAL HEADER SCHEDULE			
MARK	DESCRIPTION	# OF 2x TRIMMER(S), U.N.O.	# OF 2x KING(S), U.N.O.
H28	(1) 2x8 DF #2	(1)	(1)
H38	(2) 2x8 DF #2	(2)	(1)
H48	(3) 2x8 DF #2	(2)	(2)
H210	(1) 2x10 DF #2	(1)	(1)
H310	(2) 2x10 DF #2	(2)	(1)
H410	(3) 2x10 DF #2	(2)	(2)
H212	(1) 2x12 DF #2	(2)	(2)
H312	(2) 2x12 DF #2	(2)	(2)
H412	(3) 2x12 DF #2	(2)	(2)

EQUIVALENT GLULAM SUBSTITUTIONS			
MARK	DESCRIPTION	# OF 2x TRIMMER(S), U.N.O.	# OF 2x KING(S), U.N.O.
H38	3 1/8" x 7 1/2" GL	(2)	(1)
H48	5 1/2" x 7 1/2" GL	(2)	(2)
H310	3 1/8" x 9" GL	(2)	(1)
H410	5 1/2" x 9" GL	(2)	(2)
H312	3 1/8" x 12" GL	(2)	(2)
H412	5 1/2" x 12" GL	(2)	(2)

1 MAIN LEVEL FRAMING PLAN
SCALE: 1/4" = 1'-0"

MAIN LEVEL FRAMING

Moonlight Structural Design

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ARCHITECT

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STRUCTURAL NOTES

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- ALL STRUCTURAL FRAMING SHALL BE D.F. - LARCH #2 OR BETTER, UNLESS NOTED OTHERWISE.
- ALL LSL BEAMS SHALL BE TIMBERSTRAND 1.7E LSL., U.N.O.
- ALL BEARING WALLS SHALL BE FRAMED W/ 2X6 STUDS AT 16" O.C., U.N.O.
- ALL BEARING WALLS OVER 10'-0" IN HEIGHT SHALL BE FRAMED W/ 2X6 STUDS AT 16" O.C., U.N.O. PROVIDE FIREBLOCKING PER CODE.
- ALL NAILS SHALL BE COMMON TYPE. IF PNEUMATIC NAILS ARE USED, SUBMIT ICC REPORT TO ARCHITECT/STRUCTURAL ENGINEER FOR REVIEW.
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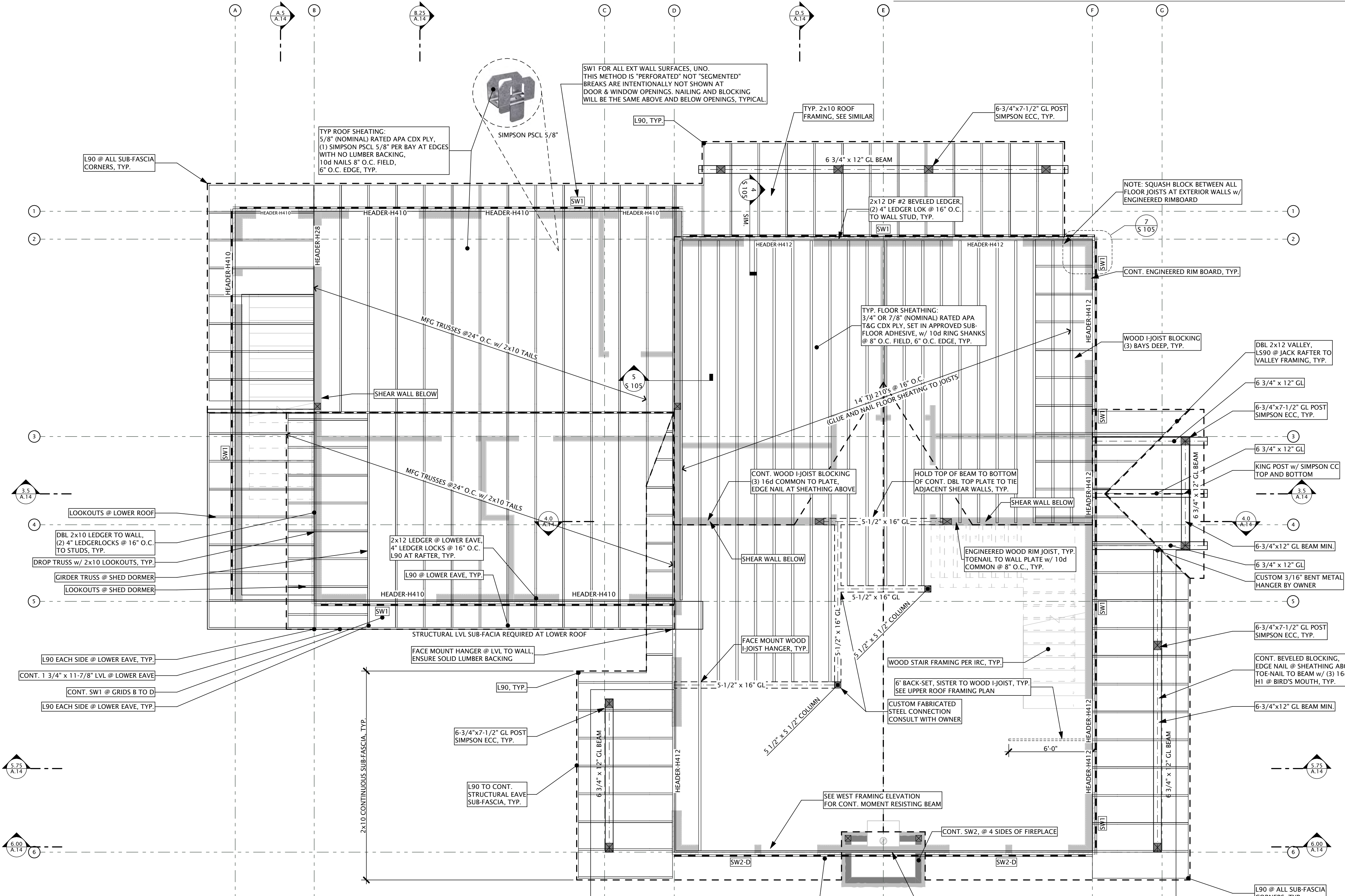
WOOD SHEAR WALL SCHEDULE

MARK	PANEL THICKNESS & GRADE	NAILING AT PANEL EDGES	WALL PLATE ATTACHMENT @ RIM JOIST, BLOCKING, OR BEAM BELOW	SILL PLATE ATTACHMENT AT FOUNDATION, SEE NOTE #1	SHEARCLIP & NAILING @ RIM JOIST, LUMBER BLOCKING, PLY-PANEL BLOCKING OR END TRUSS BOTTOM CHORD; TO TOP PLATE OR RAKE BEAM
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GENERAL NOTES

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TYPICAL HEADER SCHEDULE

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H410	(3) 2x10 Df #2	(2)	(2)
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EQUIVALENT GLULAM SUBSTITUTIONS

MARK	DESCRIPTION	# OF 2x TRIMMER(S), U.N.O.	# OF 2x KING(S), U.N.O.
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1 UPPER LEVEL / LOWER ROOF FRAMING
SCALE: 1/4" = 1'-0"

UPPER LEVEL / LOWER ROOF FRAMING

ARCHITECT

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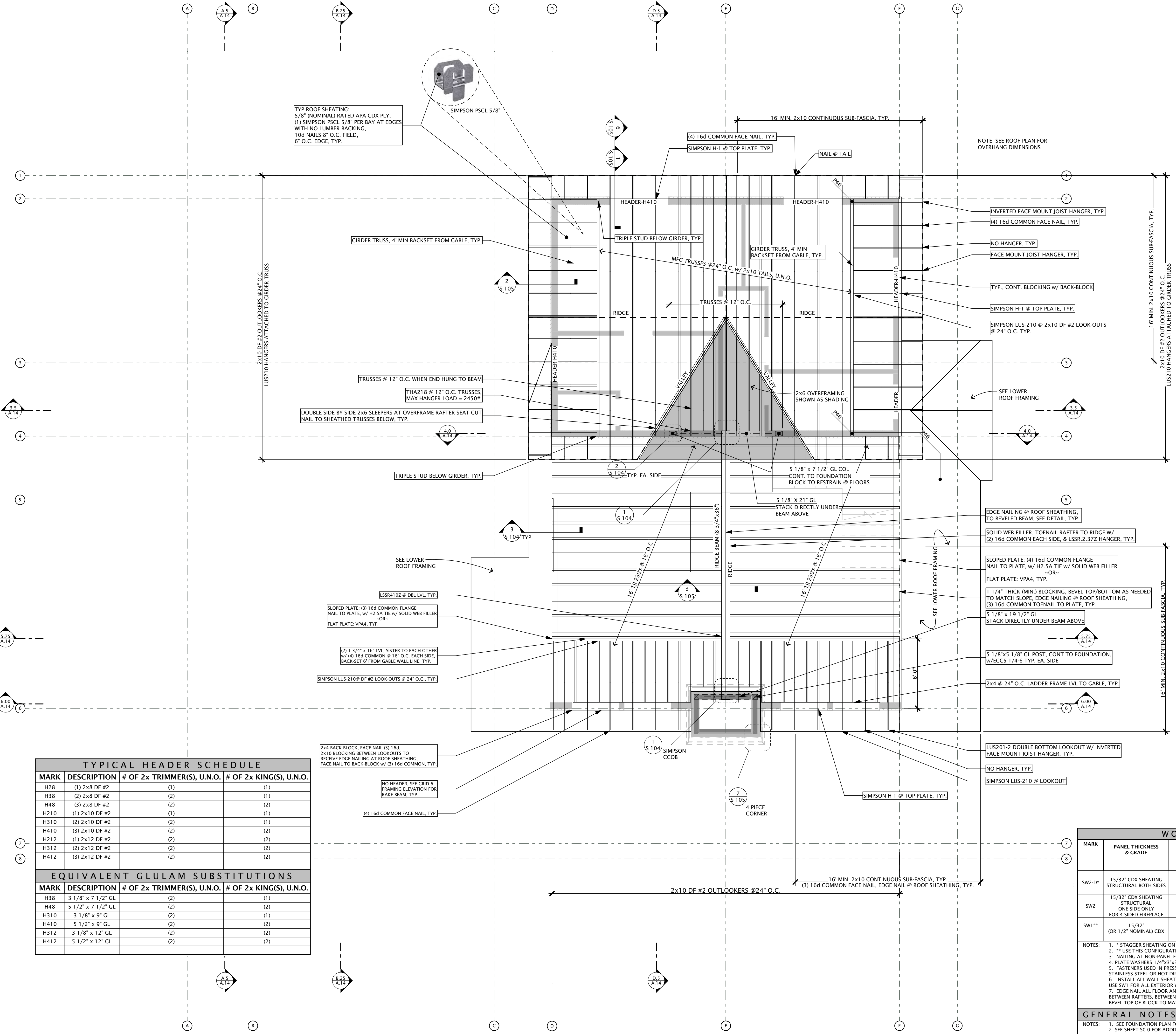
WOOD SHEAR WALL SCHEDULE

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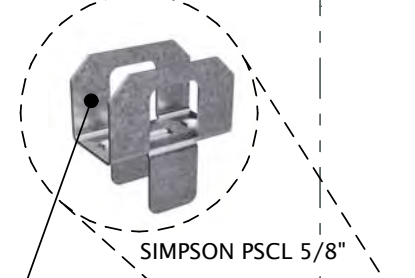
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GENERAL NOTES

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TYP ROOF SHEATHING:
5/8" (NOMINAL) RATED APA CDX PLY,
(1) SIMPSON PSLC 5/8" PER BAY AT EDGES
WITH NO LUMBER BACKING,
10d NAILS 8" O.C. FIELD,
6" O.C. EDGE, TYP.



2x4 BACK-BLOCK, FACE NAIL (3) 16d,
2x10 BLOCKING BETWEEN LOOKOUTS TO
RECEIVE EDGE NAILING AT ROOF SHEATHING,
FACE NAIL TO BACK-BLOCK w/ (3) 16d COMMON, TYP.

NO HEADER, SEE GRID 6
FRAMING ELEVATION FOR
RAKE BEAM, TYP.

(4) 16d COMMON FACE NAIL, TYP.

TYPICAL HEADER SCHEDULE

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H28	(1) 2x8 DF #2	(1)	(1)
H38	(2) 2x8 DF #2	(2)	(1)
H48	(3) 2x8 DF #2	(2)	(2)
H210	(1) 2x10 DF #2	(1)	(1)
H310	(2) 2x10 DF #2	(2)	(1)
H410	(3) 2x10 DF #2	(2)	(2)
H212	(1) 2x12 DF #2	(2)	(2)
H312	(2) 2x12 DF #2	(2)	(2)
H412	(3) 2x12 DF #2	(2)	(2)

EQUIVALENT GLULAM SUBSTITUTIONS

MARK	DESCRIPTION	# OF 2x TRIMMER(S), U.N.O.	# OF 2x KING(S), U.N.O.
H38	3 1/8" x 7 1/2" GL	(2)	(1)
H48	5 1/2" x 7 1/2" GL	(2)	(2)
H310	3 1/8" x 9" GL	(2)	(1)
H410	5 1/2" x 9" GL	(2)	(2)
H312	3 1/8" x 12" GL	(2)	(2)
H412	5 1/2" x 12" GL	(2)	(2)

UPPER ROOF FRAMING
SCALE: 1/4" = 1'-0"

UPPER ROOF FRAMING

ARCHITECT

ENGINEER

PATCHIN RESIDENCE
1207 ZACHARY RD
IDAHO
MCCALL

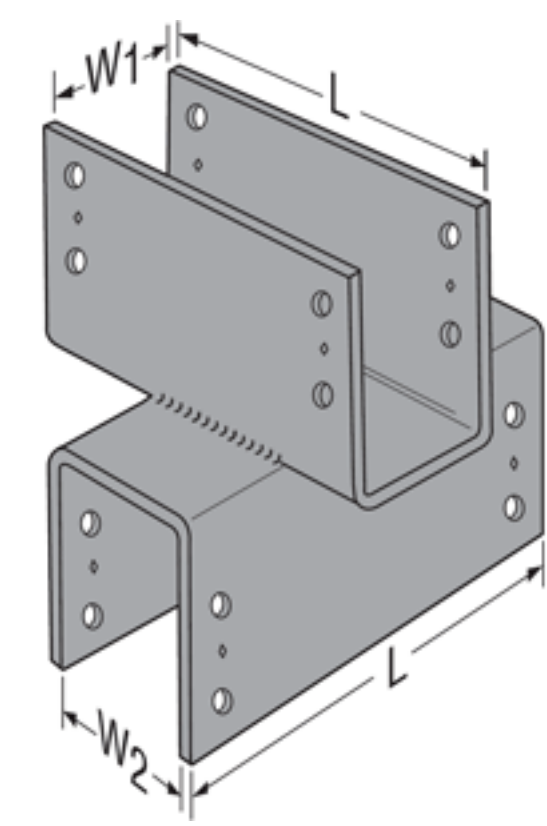
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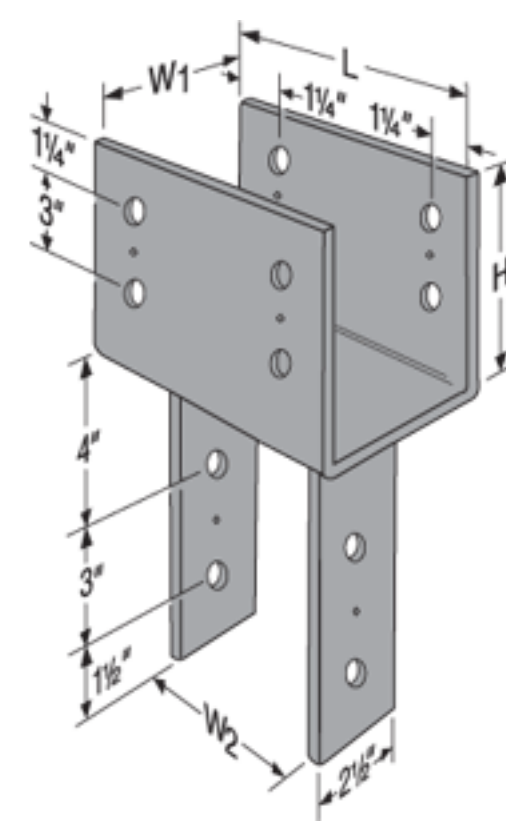
drawn by: TJ
date of issue: 12/14/2019
project: 318

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no.	date	description

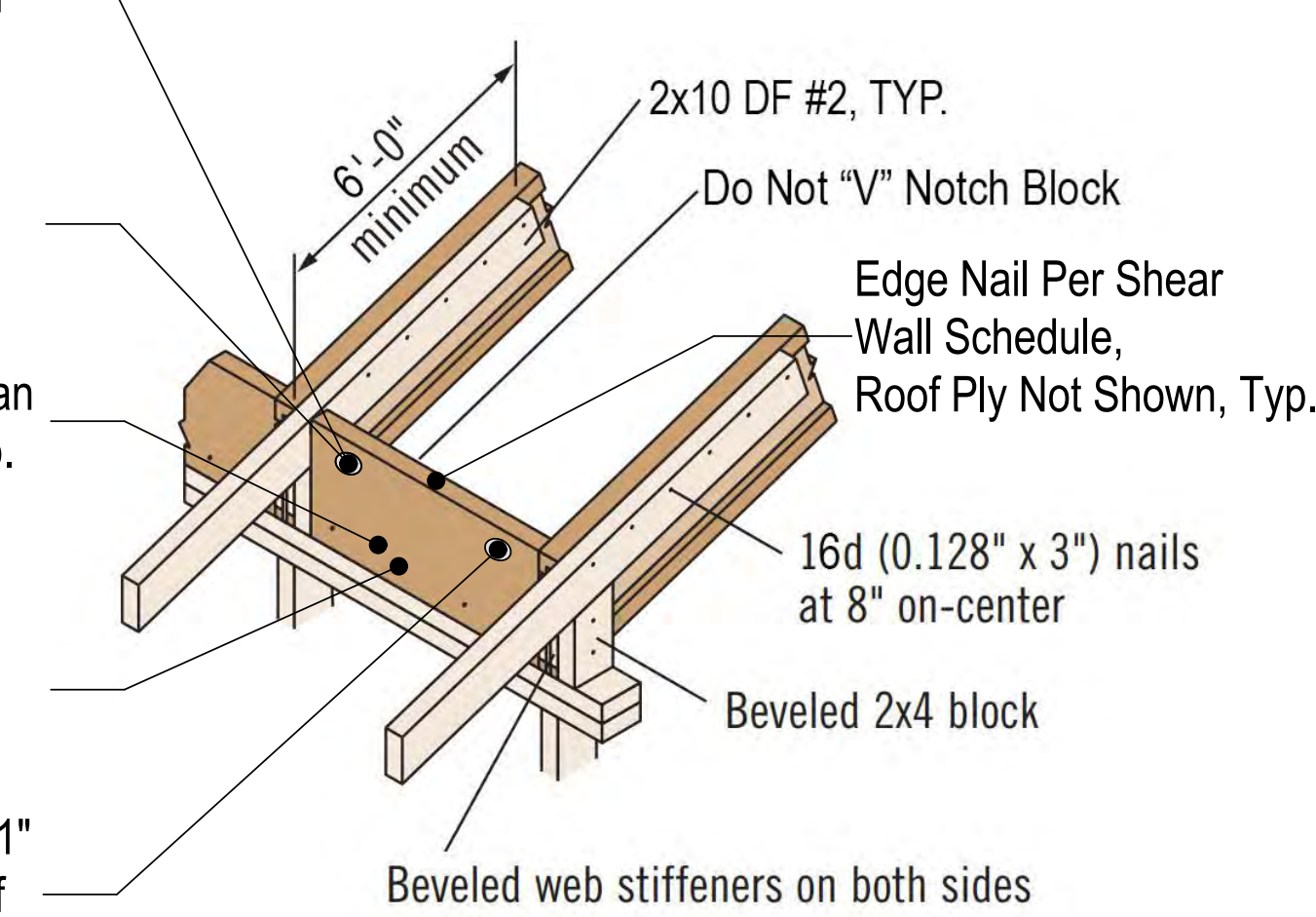


1 'SIMPSON CCOB'
NOT TO SCALE

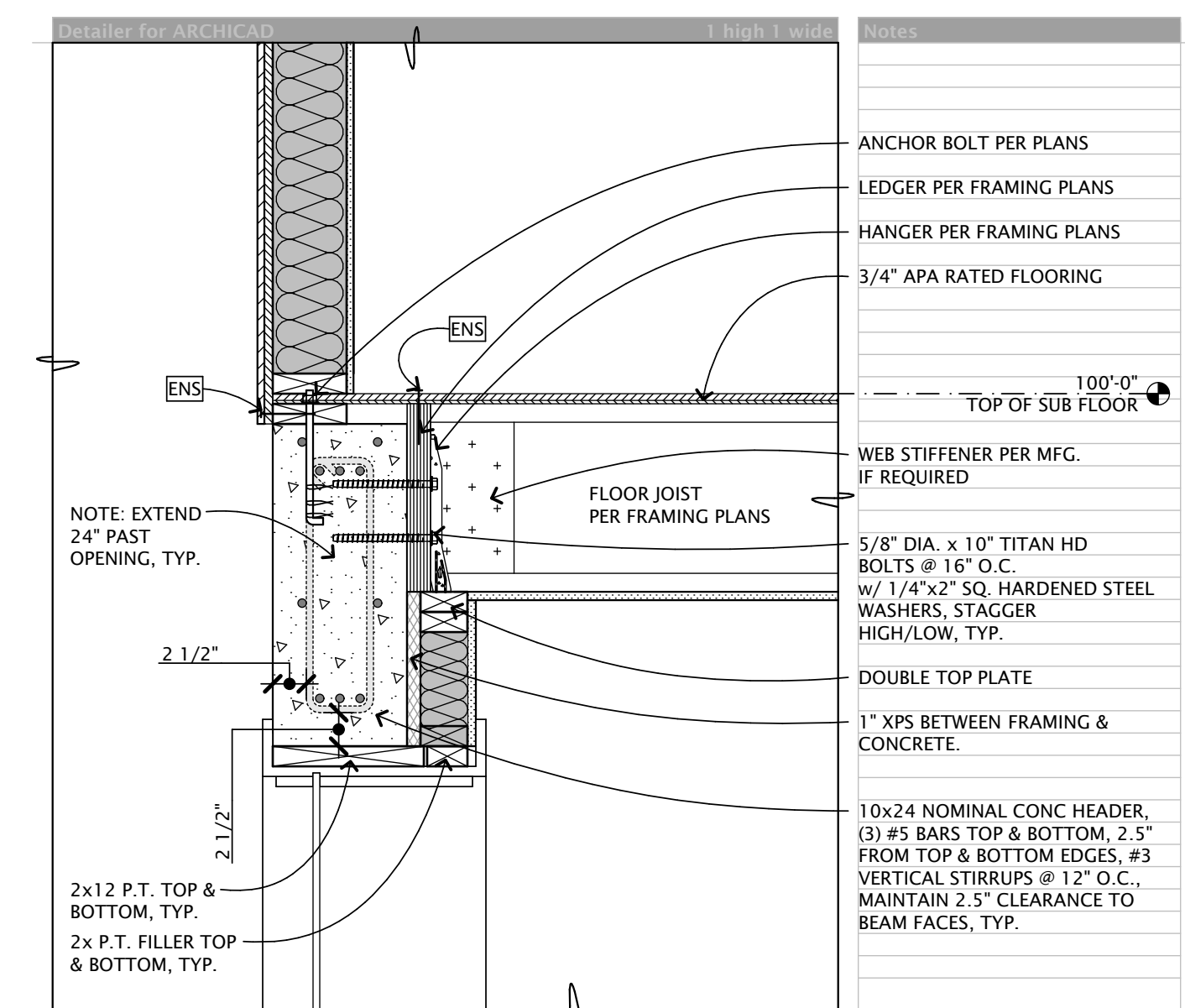


2 SIMPSON CC5 1/4-8
NOT TO SCALE

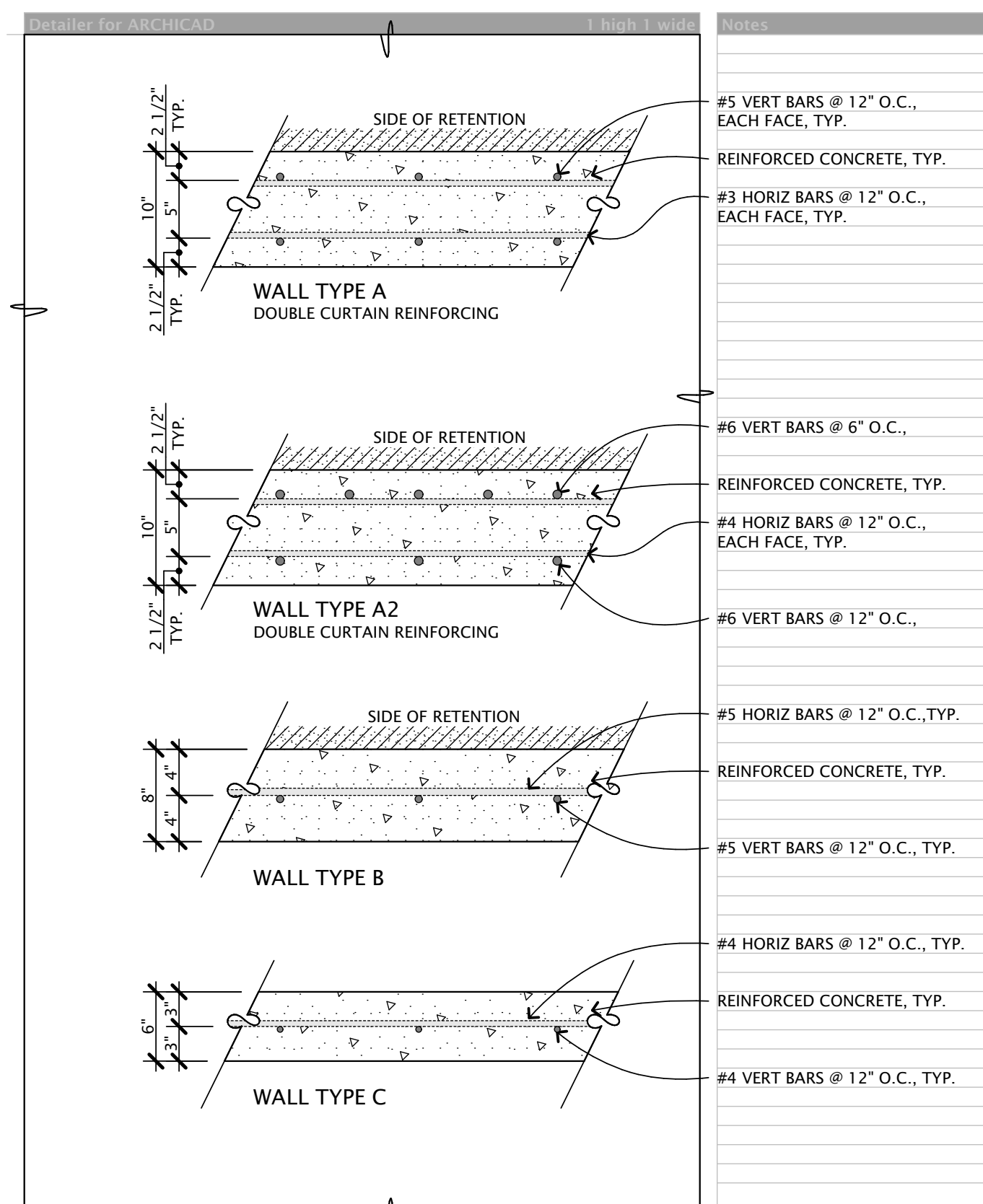
2" Diameter Vent 1" Clear From Top of Beveled Block
Venting to meet IRC requirements
A35 Per Shear Plan Behind Block, Typ.
16d To Top Plate Per Shear Wall Schedule, Typ.
2" Diameter Vent 1" Clear From Top of Beveled Block



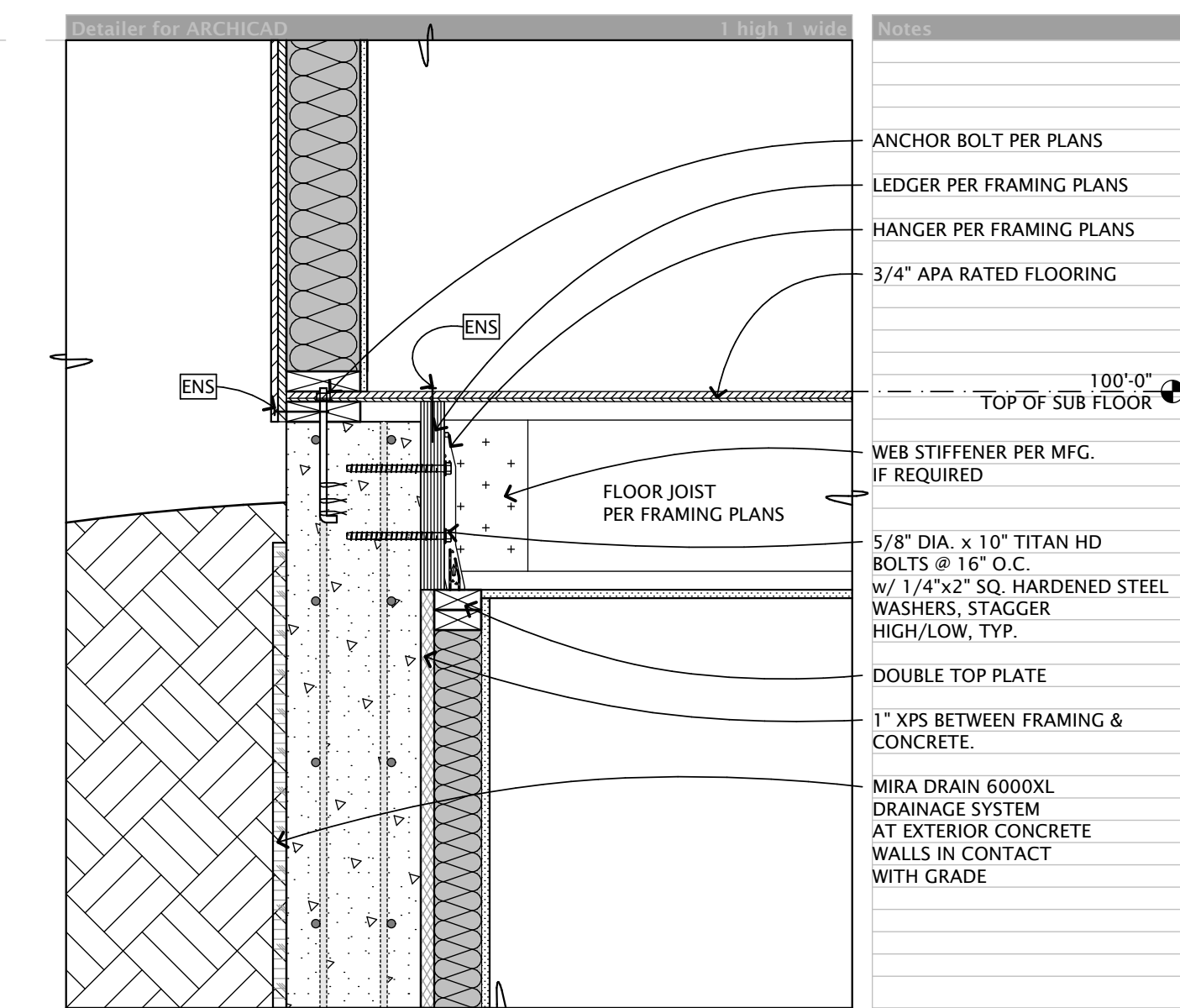
3 LUMBER EAVE EXTENSION
NOT TO SCALE



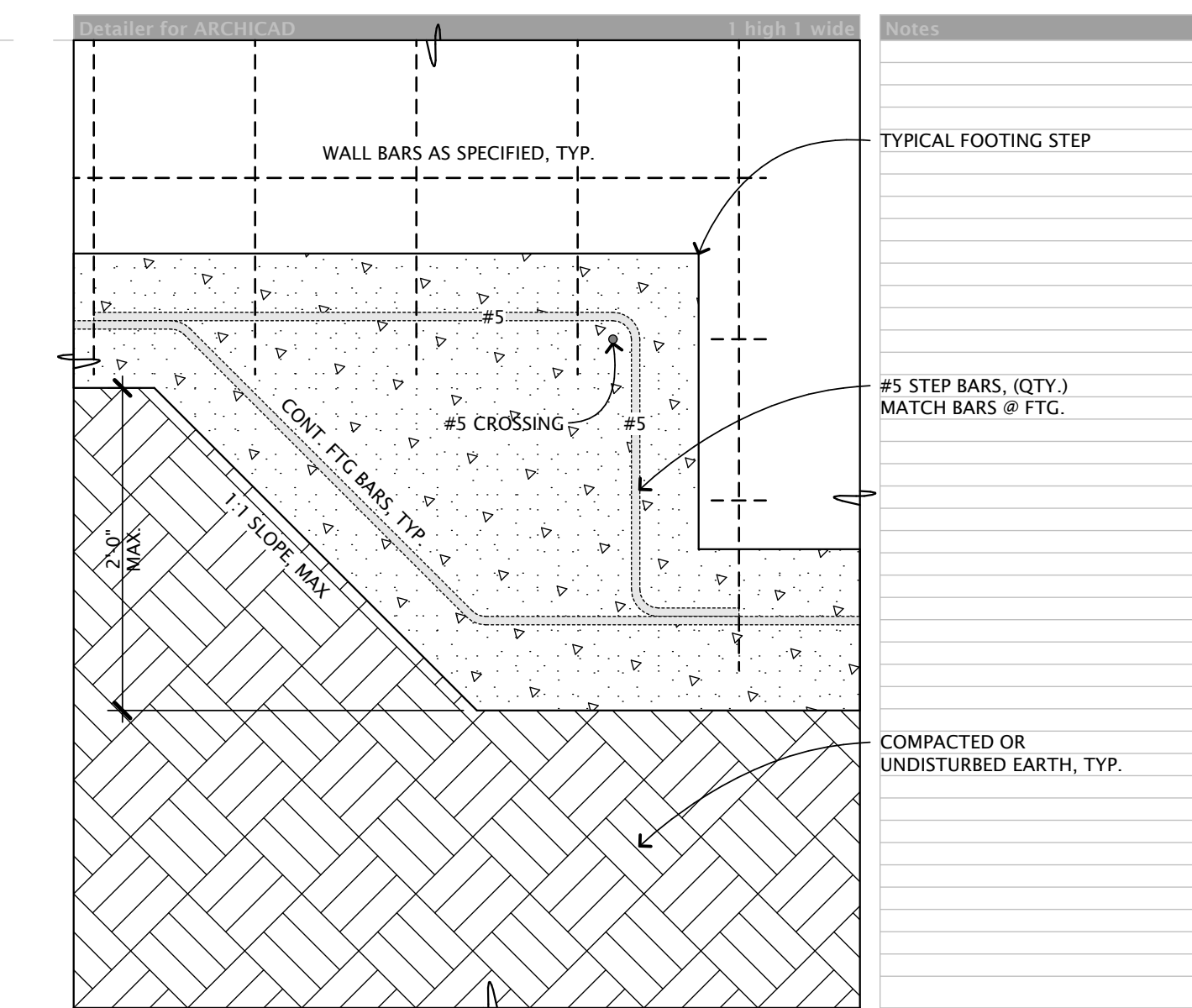
4 CONCRETE HEADER
NOT TO SCALE



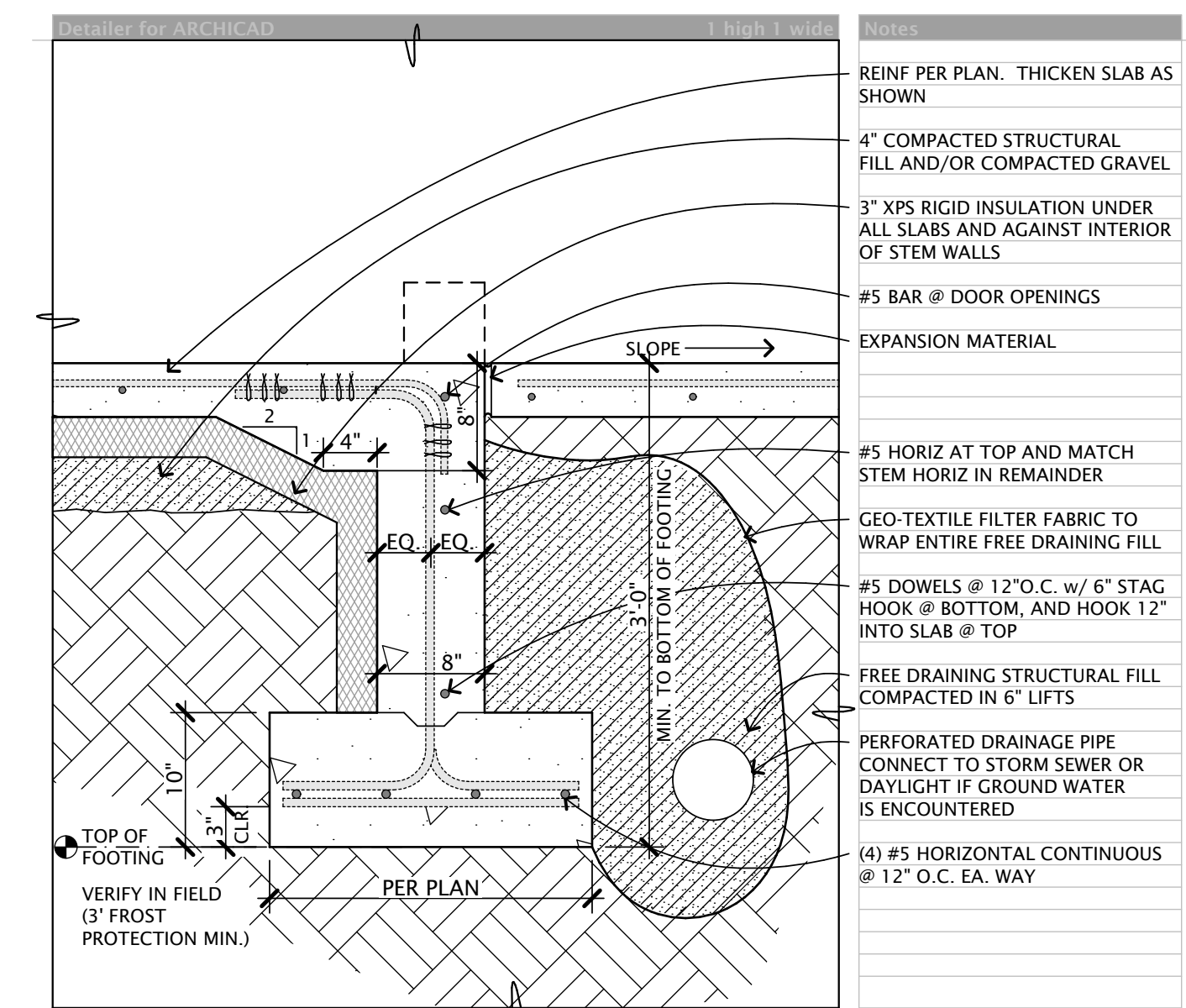
5 CONCRETE WALL TYPES
SCALE: 1" = 1'-0"



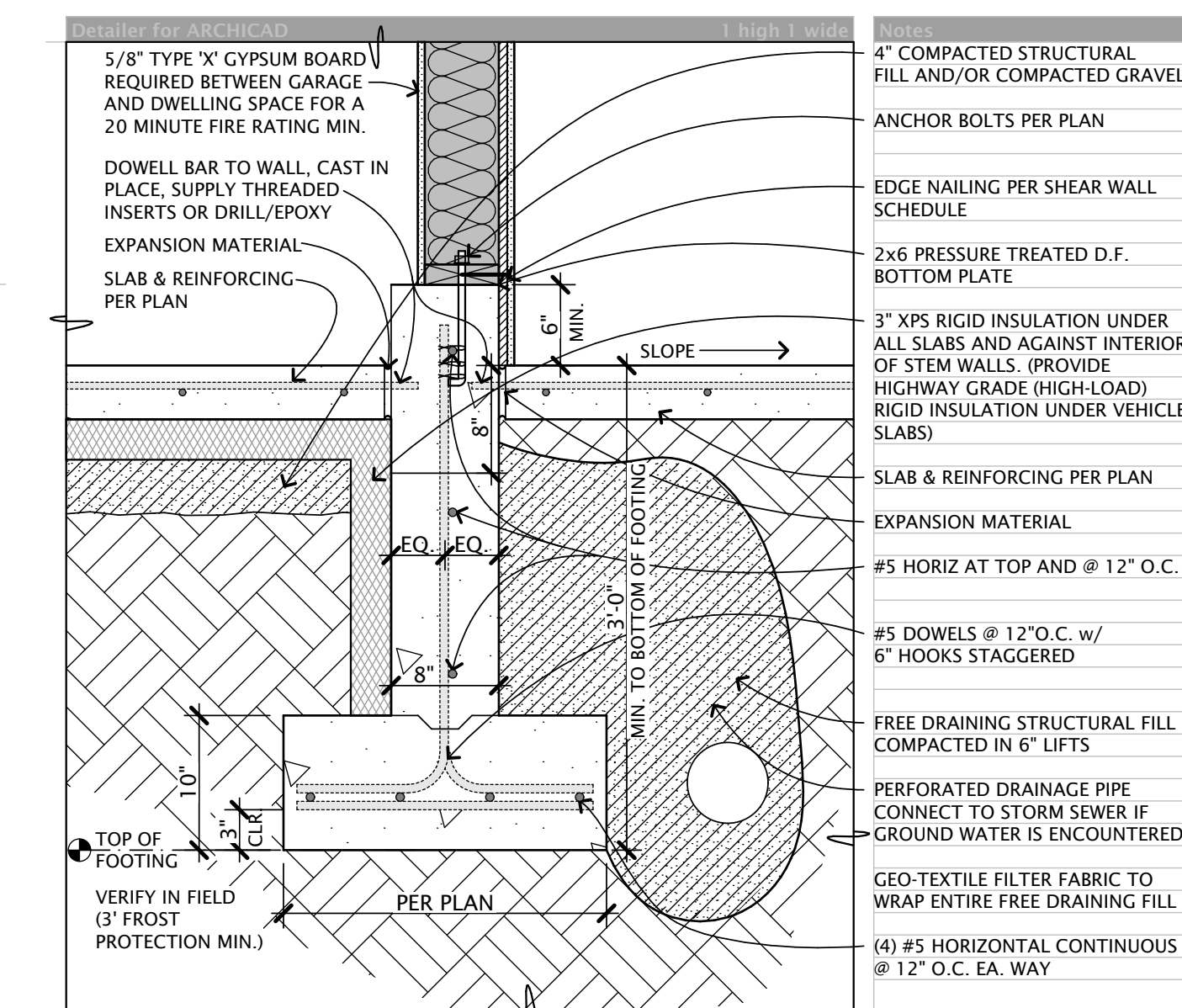
6 FLOOR JOISTS TO LEDGER AT CONC WALL
SCALE: 1" = 1'-0"



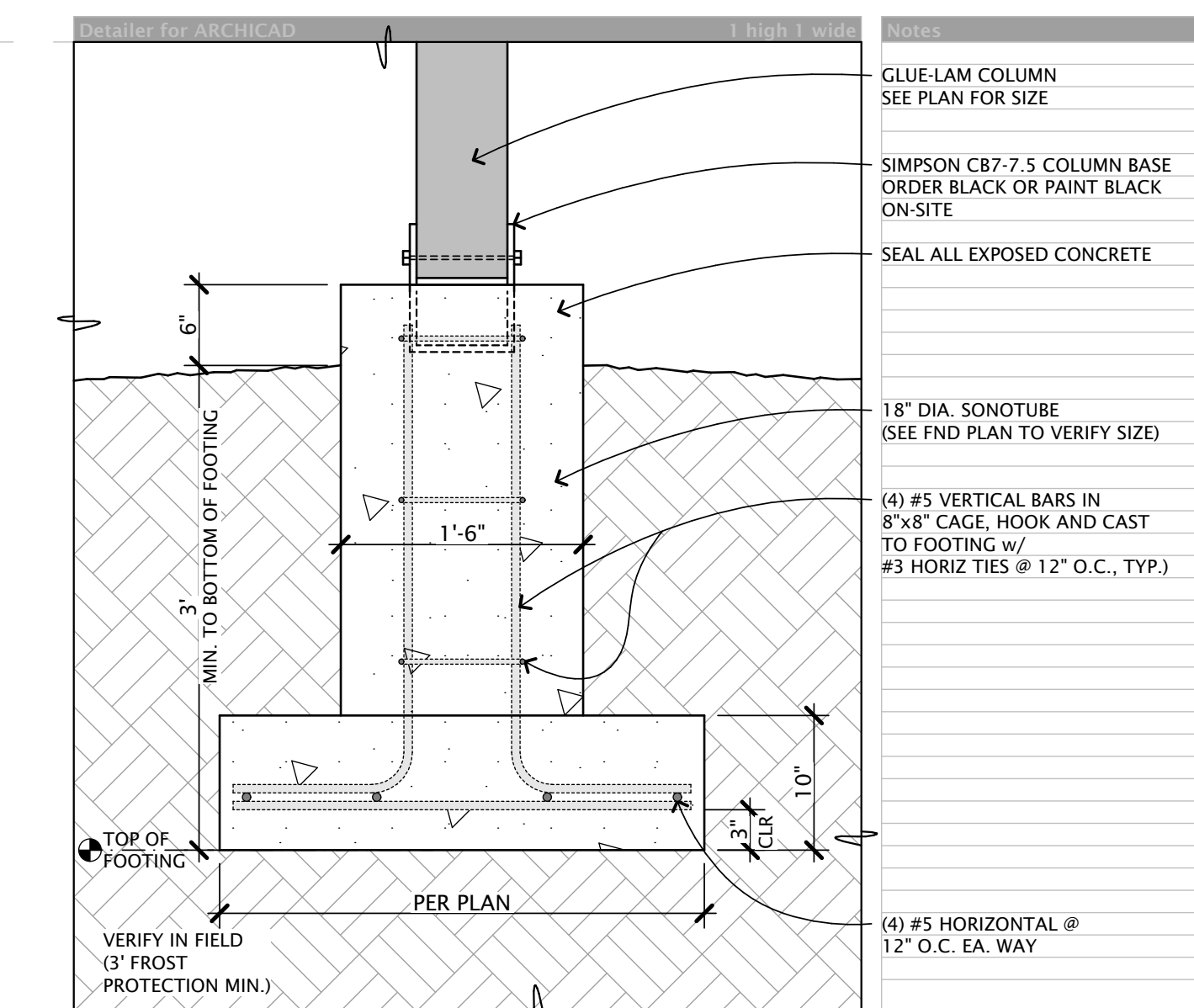
7 TYPICAL STEP IN FOOTING
SCALE: 1" = 1'-0"



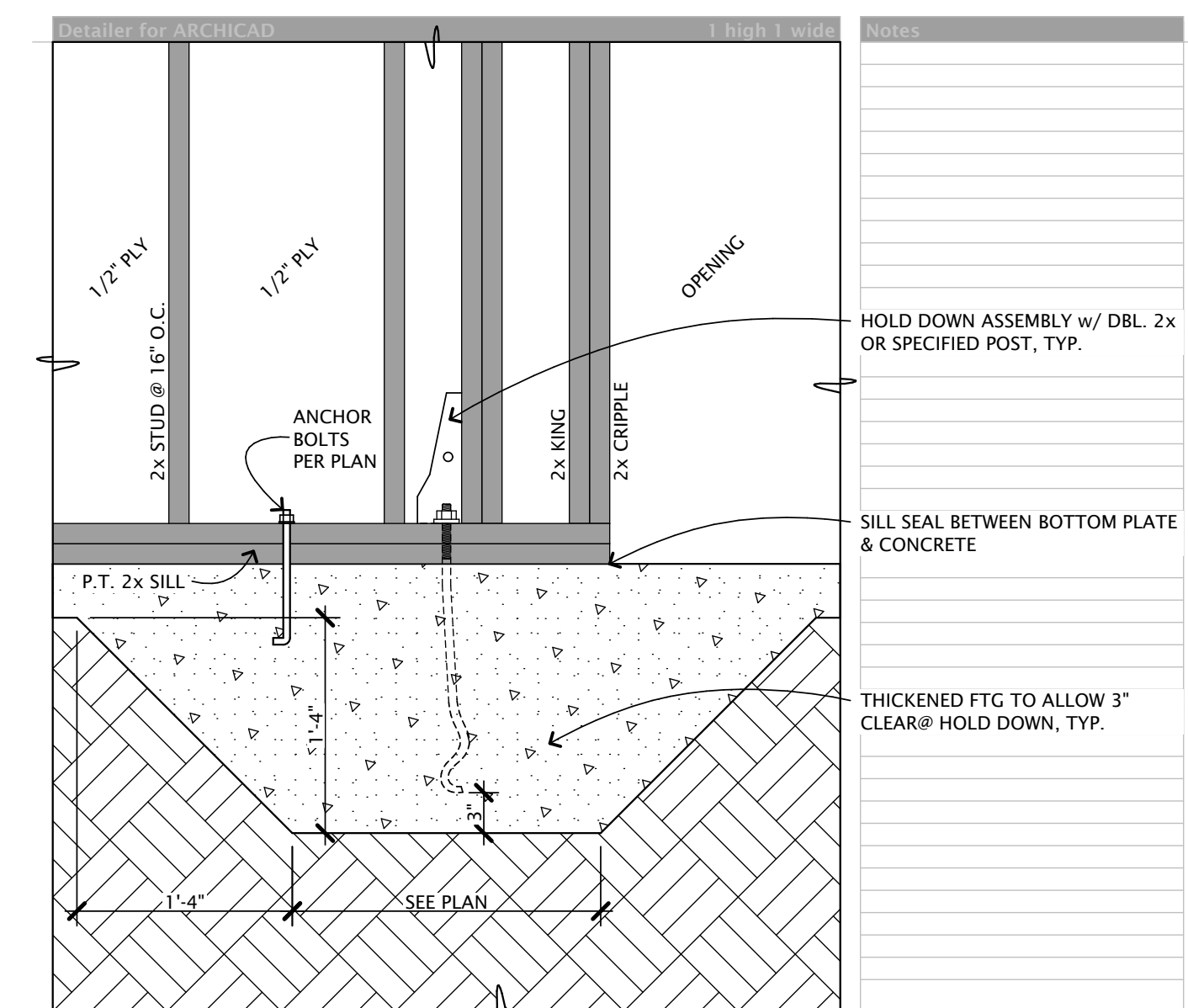
8 TURN DOWN SLAB AT DOORS
NOT TO SCALE



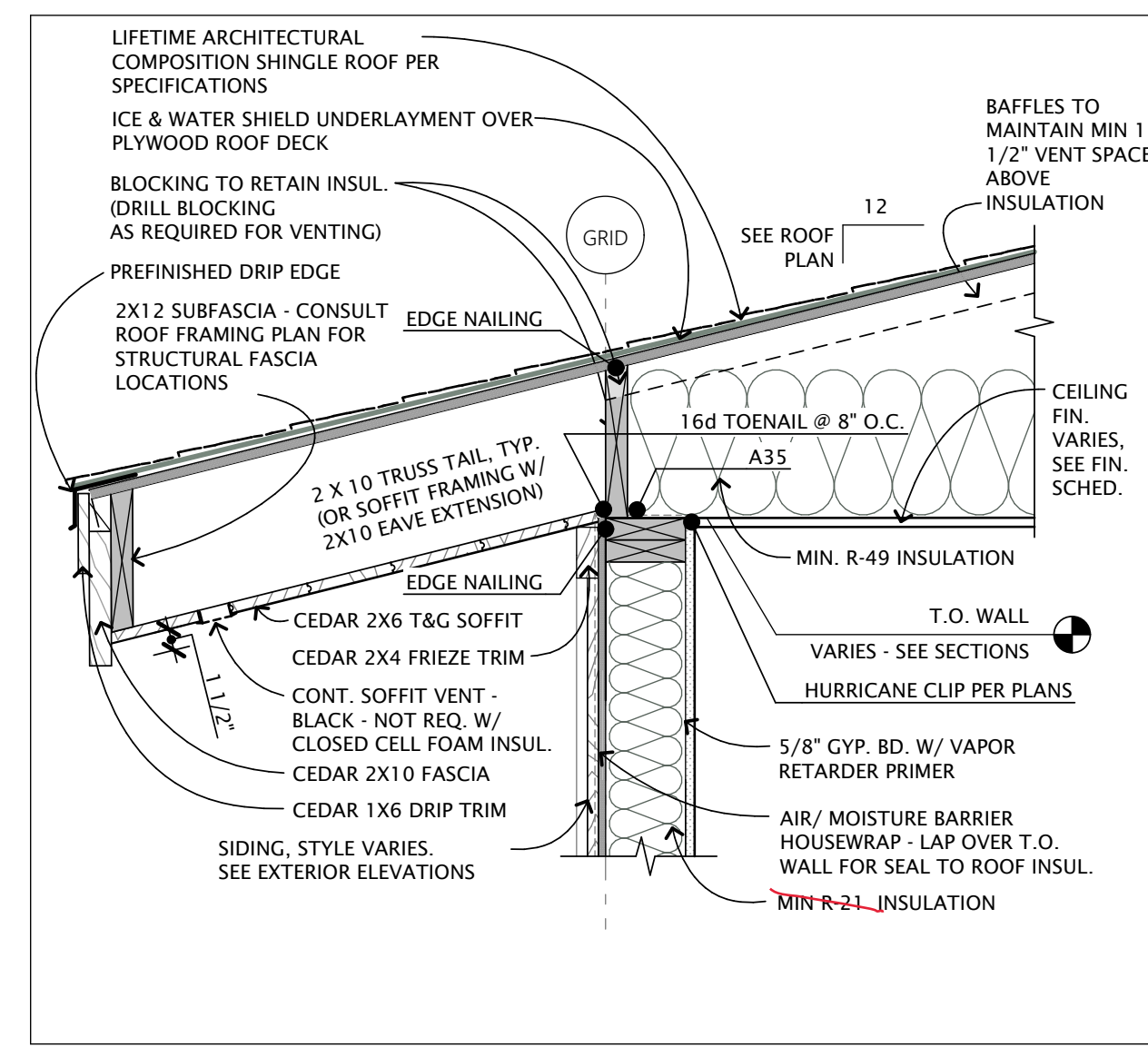
9 STEM WALL 6" TALLER THAN SLAB
SCALE: 1" = 1'-0"



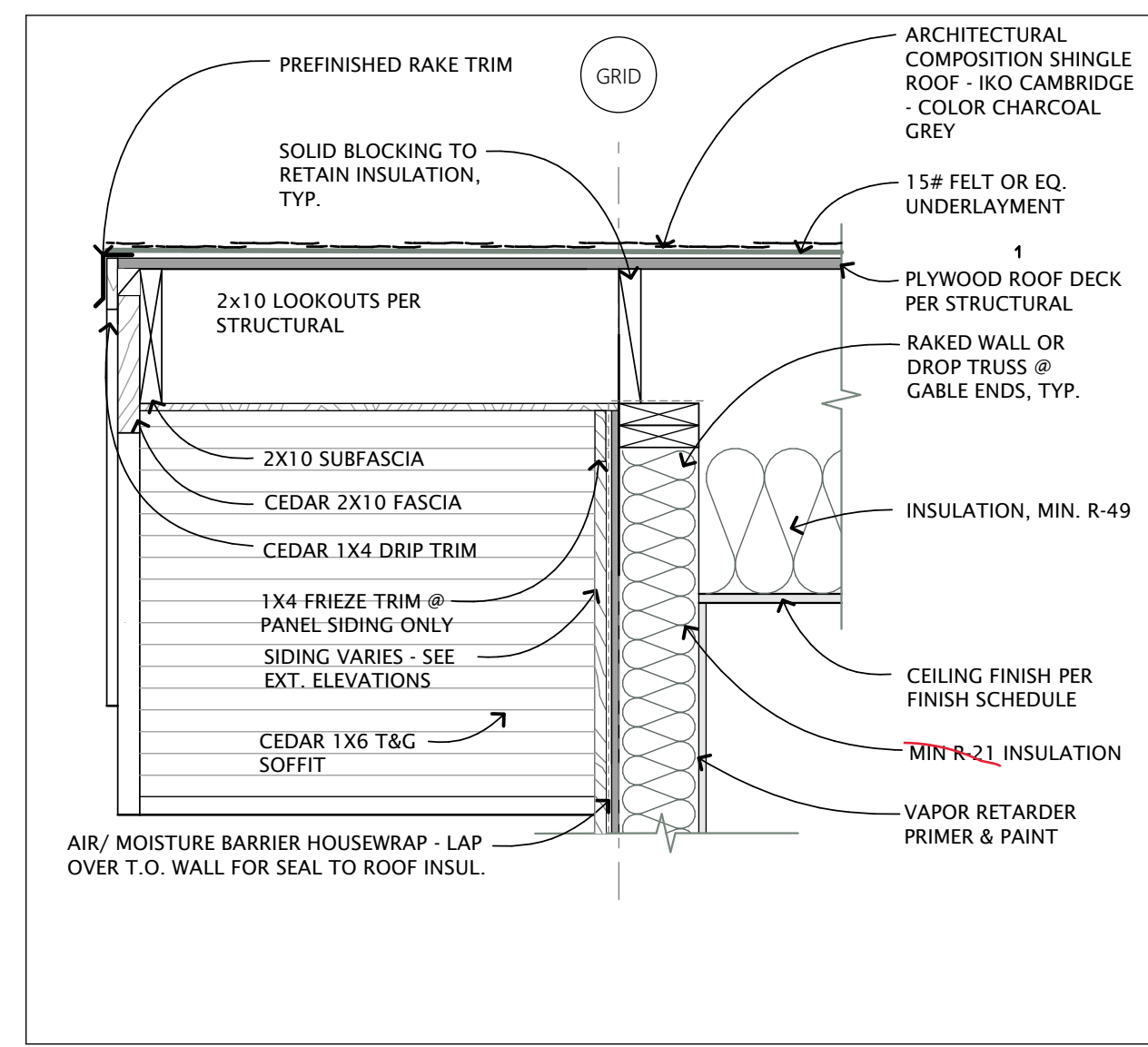
10 EXTERIOR COLUMN FOOTING
SCALE: 1" = 1'-0"



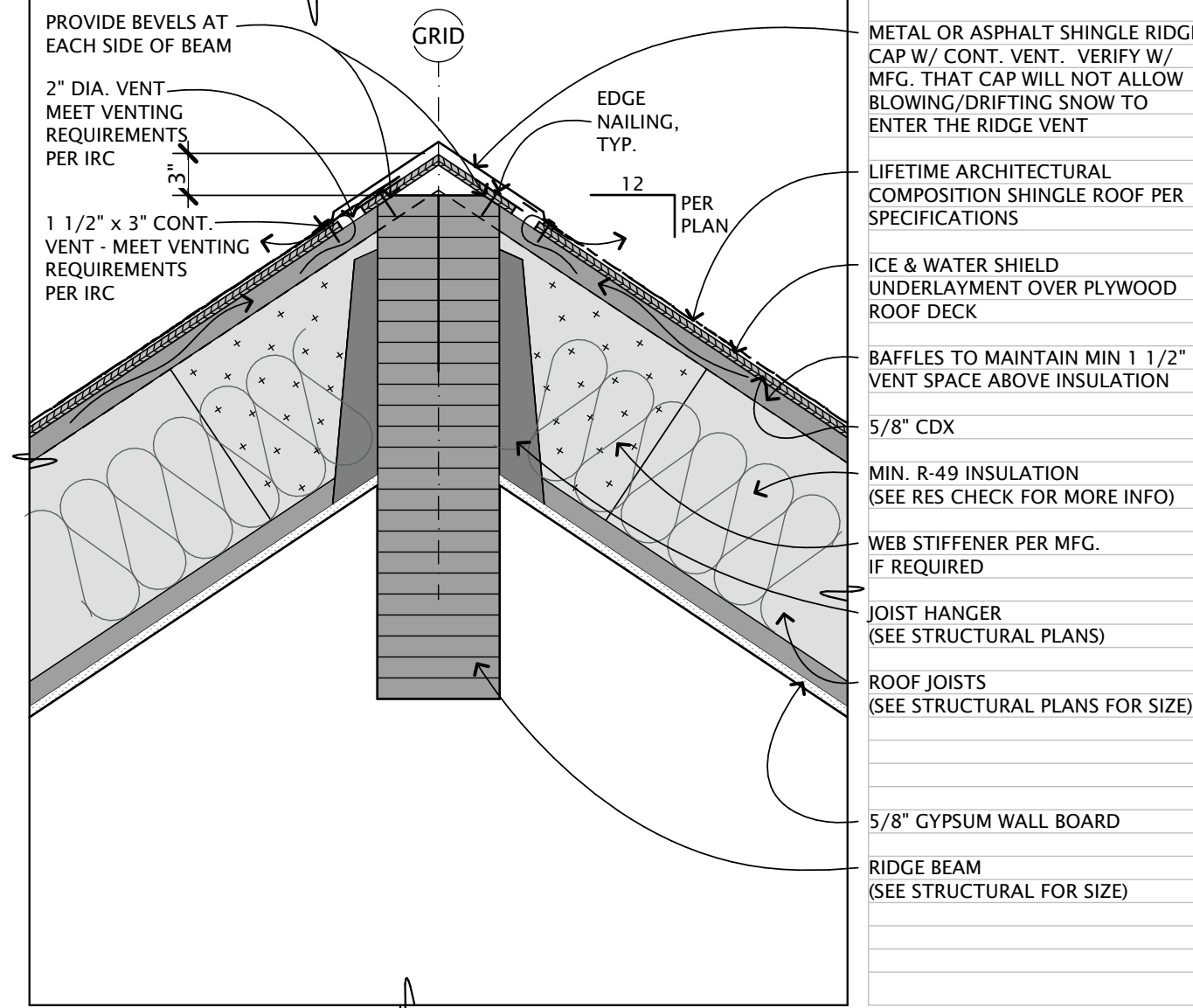
11 THICKENED SLAB & HOLD DOWNS
NOT TO SCALE



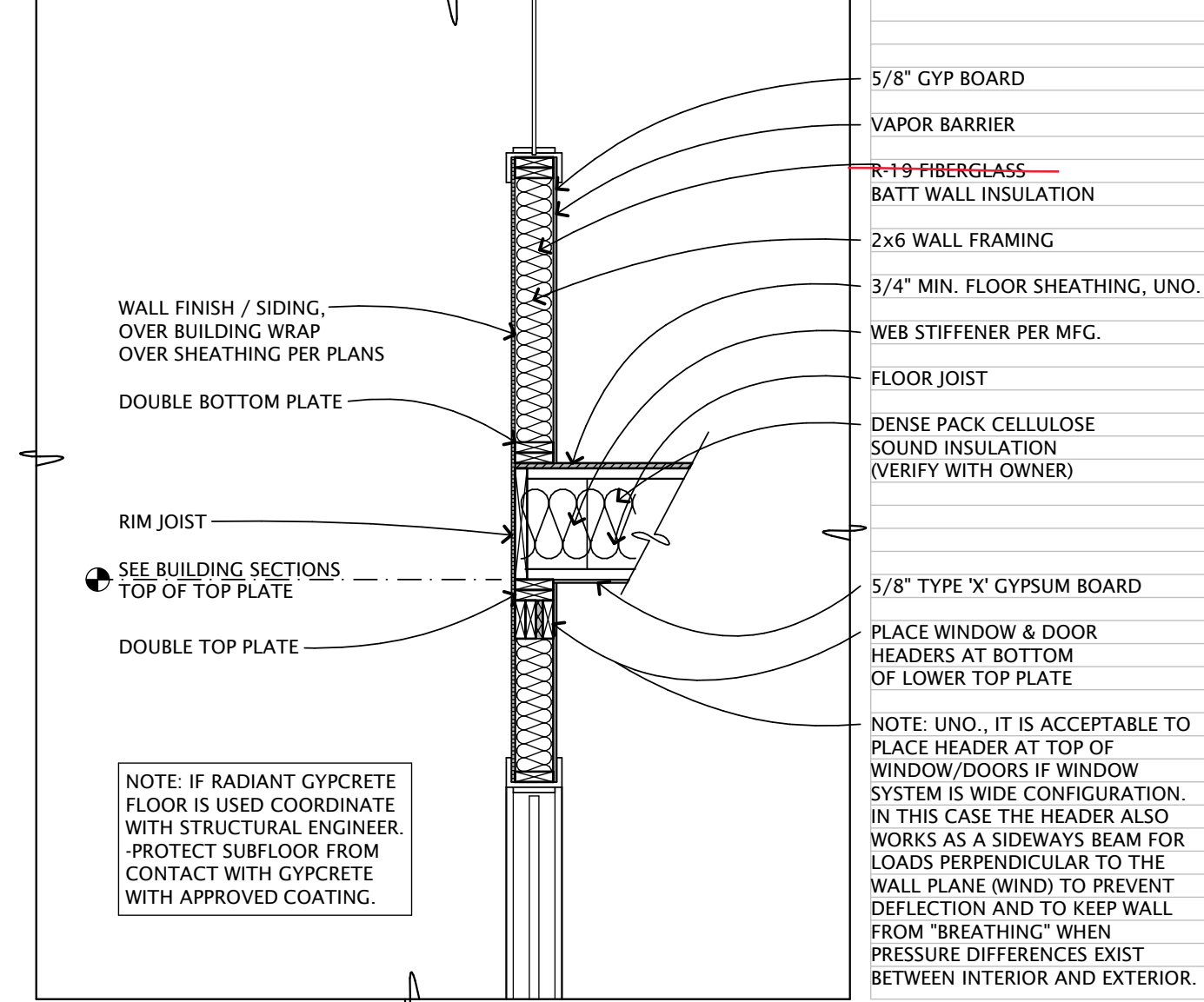
1 EAVE DETAIL
NOT TO SCALE



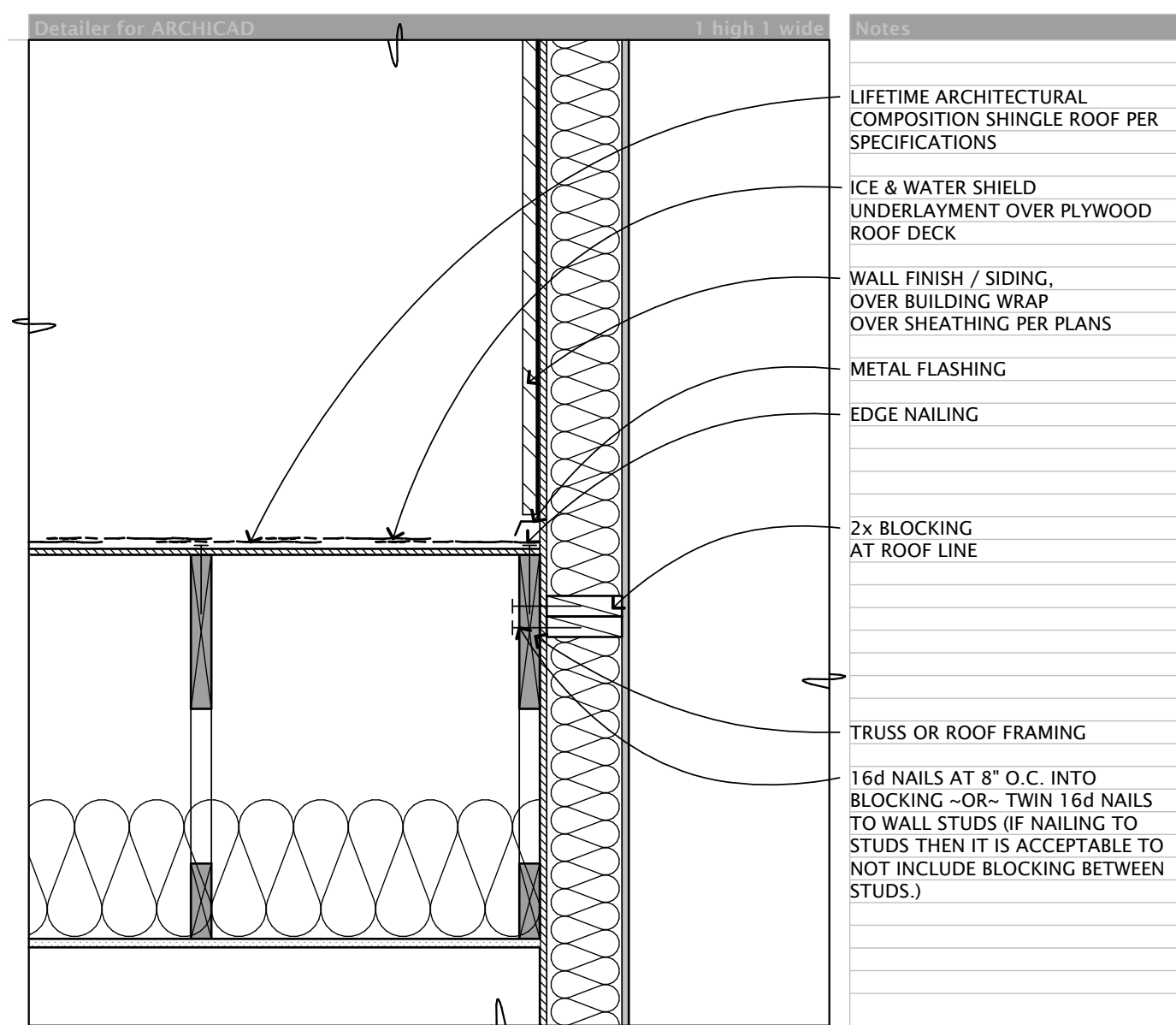
2 RAKE DETAIL
NOT TO SCALE



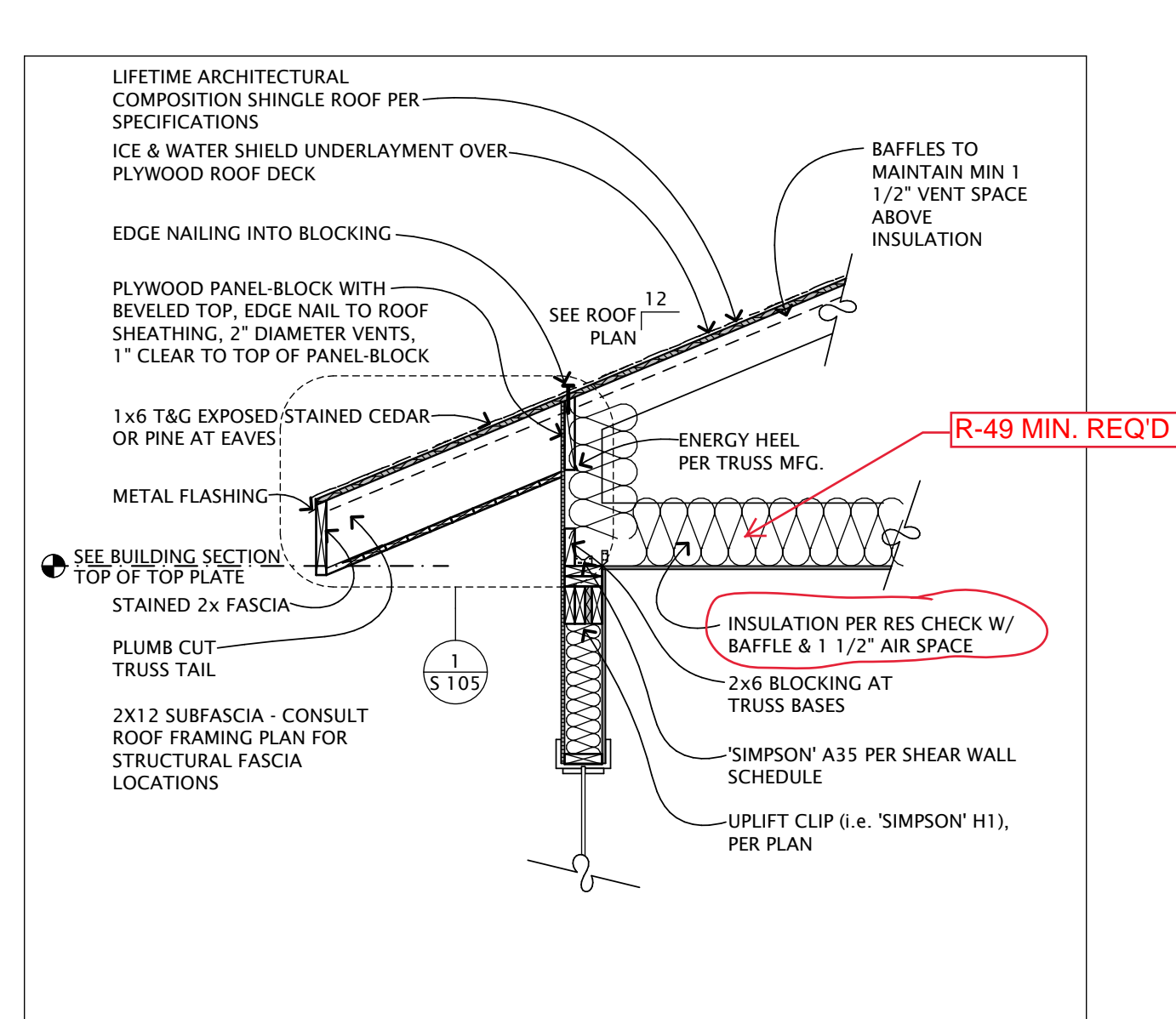
3 ROOF RIDGE DETAIL
NOT TO SCALE



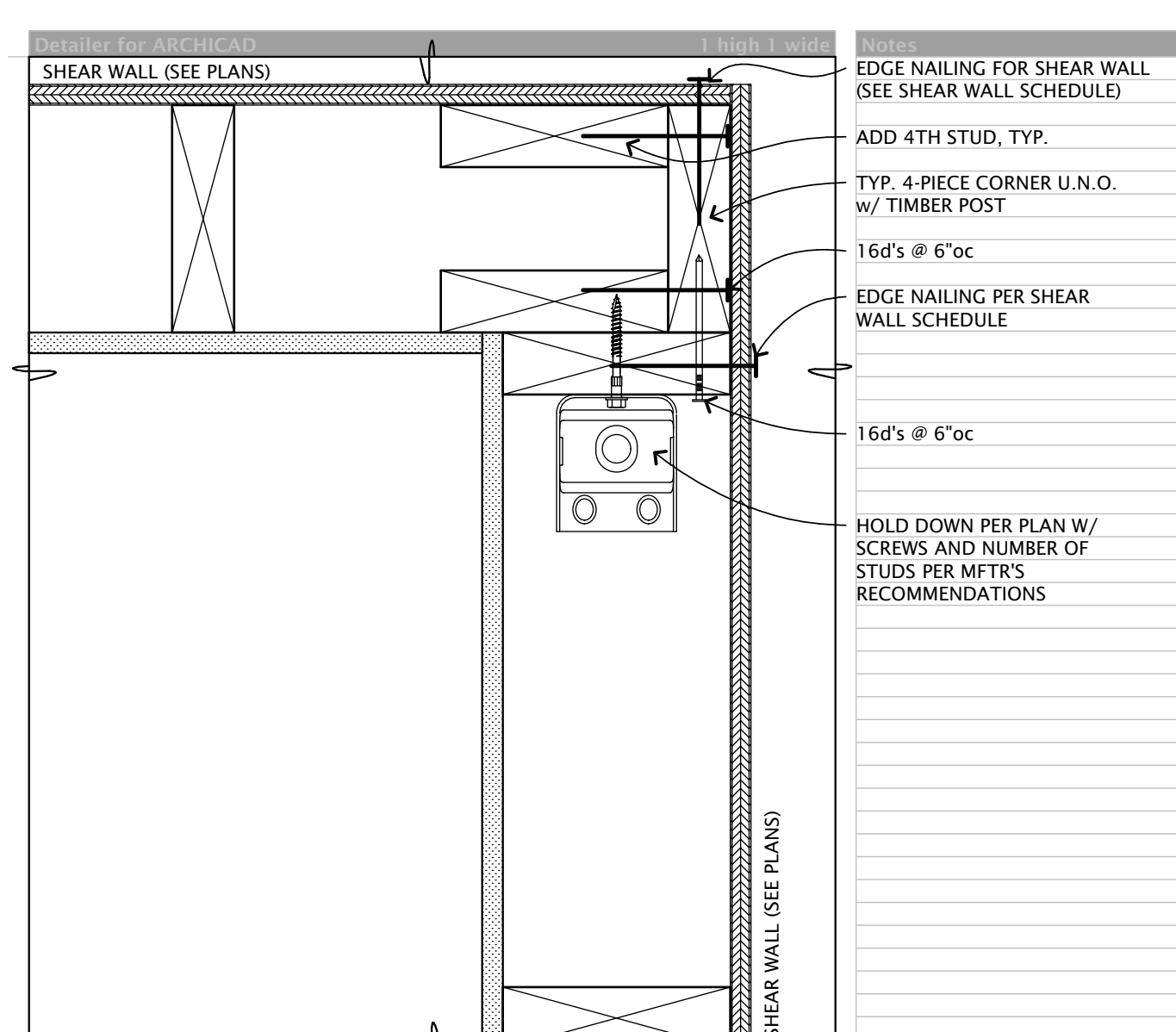
4 FLOOR JOIST TO WALL
NOT TO SCALE



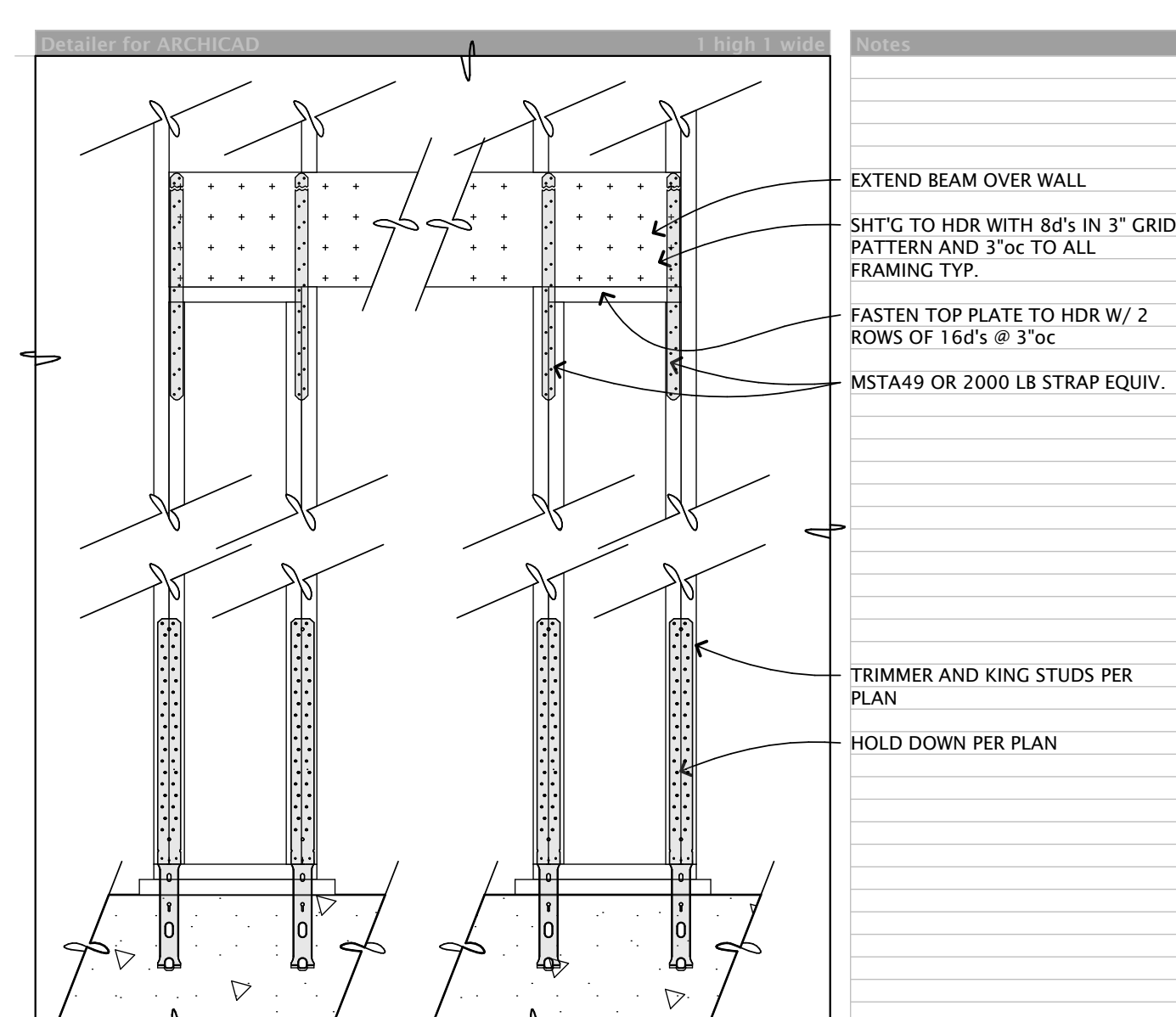
5 ROOF TO WALL CONNECTION
NOT TO SCALE



6 ROOF TRUSS TO WALL
NOT TO SCALE



7 SHEATHED WALL CORNERS
NOT TO SCALE



8 GRID 5, TYP. @ CONT. BEAM BEYOND OPENING
NOT TO SCALE

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 Christopher P. LoBosco
 Professional Engineer (Civil/Structural)
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ARCHITECT

ENGINEER

PATCHIN RESIDENCE
 1207 ZACHARY RD
 McCALL
 IDAHO

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ENGINEER

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1207 ZACHARY RD

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McCALL

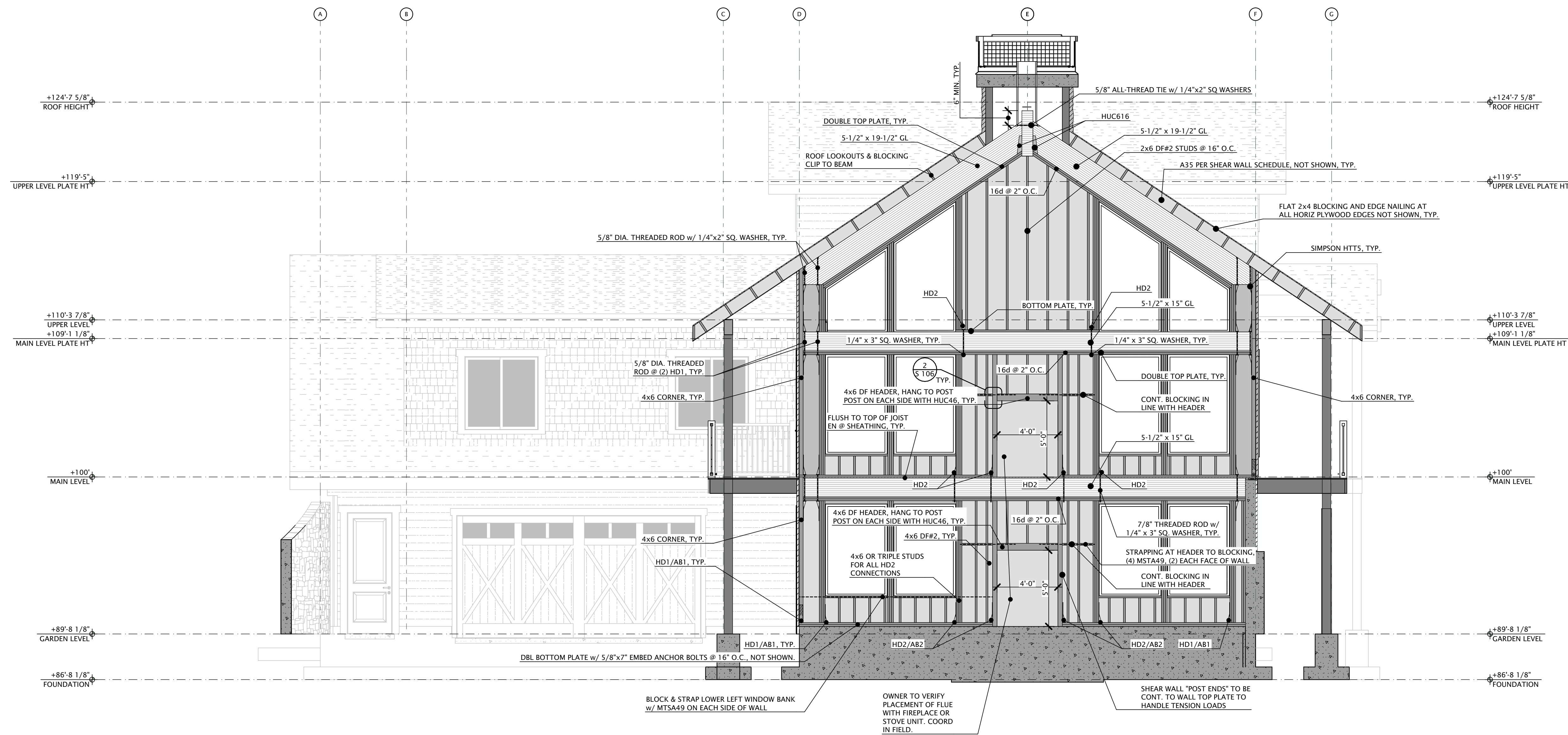
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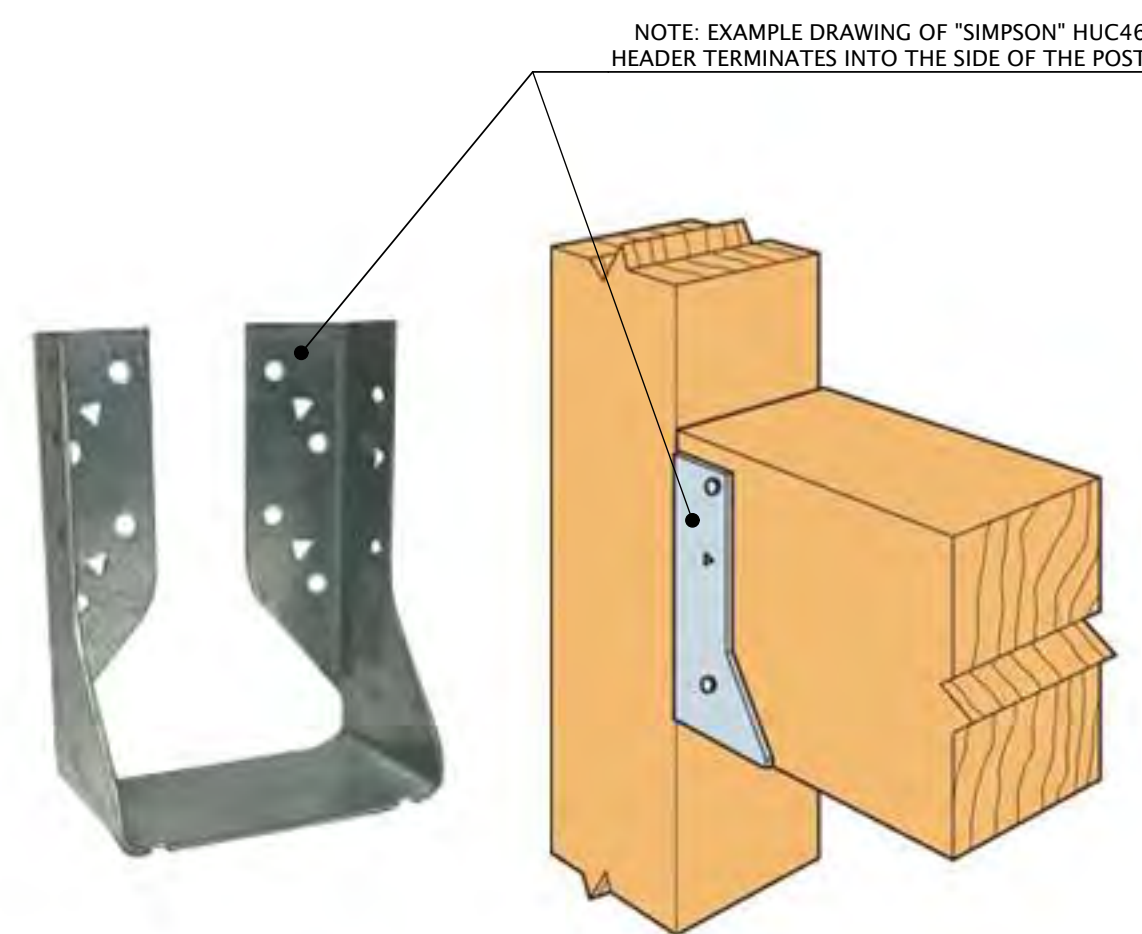
REVISIONS

no.	date	description



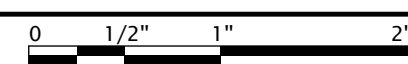
1 6.00 WEST WALL FRAMING DIAGRAM

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



2 HUC46

NOT TO SCALE



WOOD SHEAR WALL SCHEDULE					
MARK	PANEL THICKNESS & GRADE	NAILING AT PANEL EDGES	WALL PLATE ATTACHMENT @ RIM JOIST, BLOCKING, OR BEAM BELOW	SILL PLATE ATTACHMENT AT FOUNDATION, SEE NOTE #1	SHEARCLIP & NAILING @ RIM JOIST, LUMBER BLOCKING, PLY-PANEL BLOCKING OR END TRUSS BOTTOM CHORD; TO TOP PLATE OR RAKE BEAM
SW2-D*	15/32" CDX SHEATHING STRUCTURAL BOTH SIDES	10d @ 3" O.C.	16d @ 2" O.C.	J-BOLT DBL 2x PLATE w/ 5/8" DIA x 7' EMBED AB @ 16" O.C.	SIMPSON A35 @ 12" O.C. & 16d TOENAIL @ 8" O.C., BUT (3) MIN. PER BAY
SW2	15/32" CDX SHEATHING STRUCTURAL ONE SIDE ONLY FOR 4 SIDED FIREPLACE	10d @ 3" O.C.	16d @ 2" O.C.	J-BOLT DBL 2x PLATE w/ 5/8" DIA x 7' EMBED AB @ 16" O.C.	SIMPSON A35 @ 12" O.C. & 16d TOENAIL @ 8" O.C., BUT (3) MIN. PER BAY
SW1**	15/32" (OR 1/2" NOMINAL) CDX	8d @ 4" O.C.	16d @ 4" O.C.	5/8" DIA x 7' EMBED J-BOLT @ 48" O.C.	SIMPSON A35 @ 12" O.C. & 16d TOENAIL @ 8" O.C., BUT (3) MIN. PER BAY
NOTES: 1. * STAGGER SHEATHING ON OPPOSITE FACES OF WALL, ORIENT LONG SIDE OF SHEATHING TO BE HORIZONTAL. 2. ** USE THIS CONFIGURATION FOR ALL EXTERIOR WOOD WALLS, UNO. 3. NAILING AT NON-PANEL EDGES SHALL BE AT 6" O.C. 4. PLATE WASHERS 1/4"x3"x3" SHALL BE USED AT SILL PLATE ANCHOR BOLTS. 5. FASTENERS USED IN PRESSURE TREATED LUMBER SHALL BE APPROVED SILICON BRONZE OR COPPER, STAINLESS STEEL OR HOT DIPPED ZINC COATED GALVANIZED STEEL. 6. INSTALL ALL WALL SHEATHING HORIZ, FLAT BLOCK AND EDGE NAIL ALL HORIZONTAL EDGES OF SHEATHED WALLS. 7. USE SW1 FOR ALL EXTERIOR WOOD WALL ASSEMBLIES, UNO. 8. EDGE NAIL ALL FLOOR AND ROOF PLY TO RIMJOIST, LUMBER BLOCKING, & PANEL BLOCKING, INCLUDING BLOCKING AT LOOKOUTS, BETWEEN RAFTERS, BETWEEN TRUSSES AND INTERMEDIATE BEARING WALLS. 9. BEVEL TOP OF BLOCK TO MATCH ROOF SLOPE AS NEEDED, TYP.					
GENERAL NOTES NOTES: 1. SEE FOUNDATION PLAN FOR HOLD-DOWN CALL-OUTS AND SPECIFICATIONS. 2. SEE SHEET S0.0 FOR ADDITIONAL STRUCTURAL SPECIFICATIONS.					

WEST WALL FRAMING DIAGRAM

Moonlight Structural Design

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208.761.8115
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ARCHITECT

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PATCHIN RESIDENCE
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IDAHO
McCALL

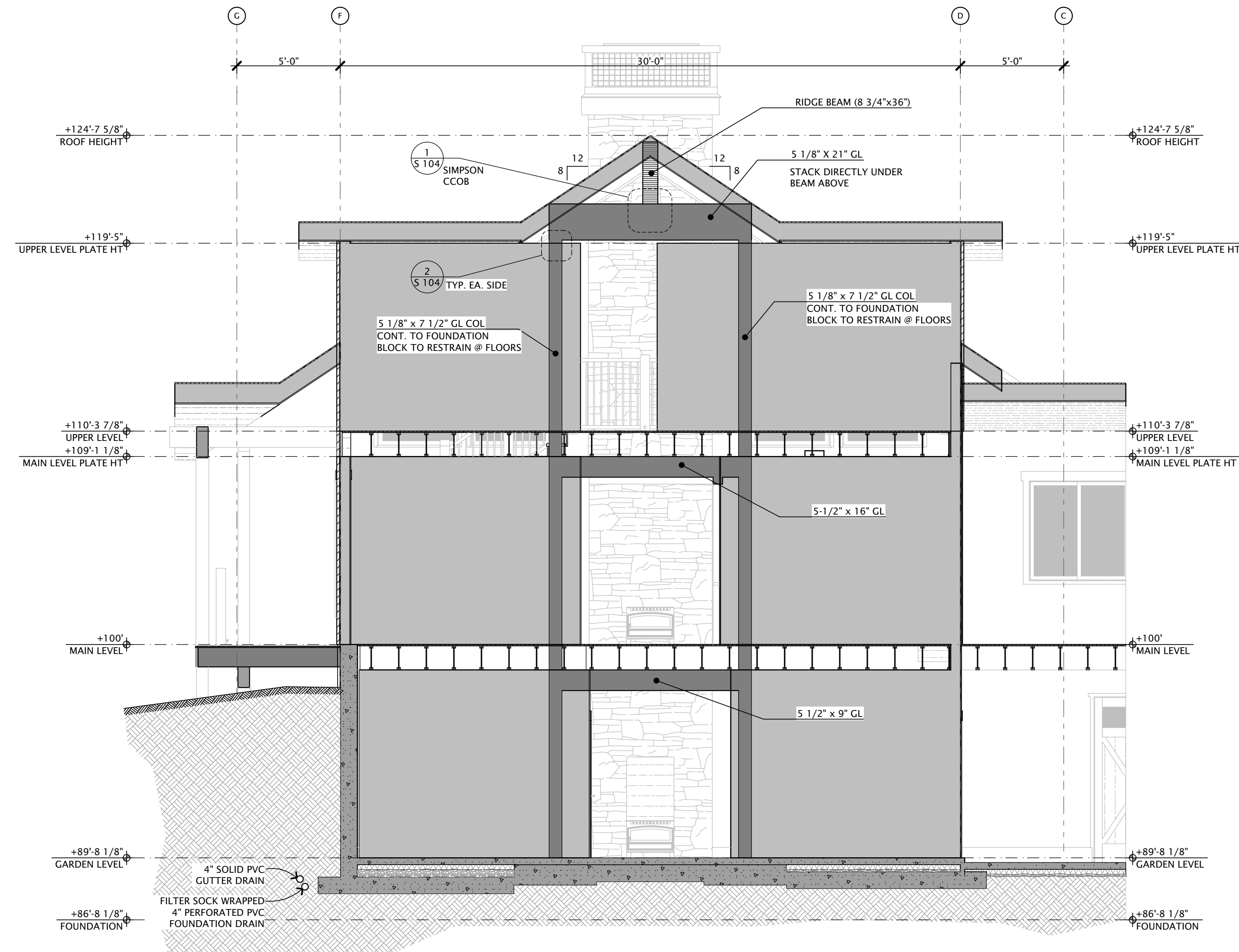
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no.	date	description



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

WALL FRAMING DIAGRAM

S 107

Sign-In Sheet

Name	Address (House Number and Street Only)	Telephone Number
J. Mark	1203 ZACHARY	654 6293
Jose Quiroga	604 9th St.	208-816-3660
Carl Kerrick	604 9th St. / Lewiston	208-816-6998
	1201 Zachary Rd	
TAD JONES	1329 BOYDSTUN CN	208-869-2646
Mike Aspittle	1200 zachary rd	775-813-7410

Community Meeting Notes

Date of Meeting: July 12th, 2023 @ 7pm

Location: 1207 Zachary Rd.

Attendees:

-Mr. and Mrs. Carl Kerrick

-Dr. John Park

-Mr. Mike Aspittle

-Mr. Tad Jones

Materials Presented

Attendees were given a tour of the house as well as the exterior deck and patio areas; the meeting was conducted in the dining area of the house.

Joe and Kelly Hill from Done Right property management attended the meeting to help answer questions about the management side and how they take care of both renters and surrounding residents.

During the meeting, I explained to the attendees that we would be applying for a conditional use permit for the rental, with a guest capacity of 18, as outlined under McCall City's short term rental ordinances. The following concerns were raised during the meeting:

- There was a concern with how much traffic would be entering and exiting the residence over the private lane that serves all four properties on Zachary Rd and how many vehicles renters are allowed bring; and with the potential for increased traffic, how would any additional road maintenance, arising from increased use, be covered (Ex: dust abatement, pot hole filling, surface gravel upkeep/replacement). Kelly mentioned that if the property were used as a long term rental for two families (one in the main house and one in the potential ADU above the garage), that there would likely be as much if not more traffic using Zachary Rd, since it can be reasonably be assumed that 4-7 vehicles would reside at the house, if the families had kids of driving age, multiple times a day, every day. It is also important to mention that in 2022, three other rentals of this size, also managed by Done Right, had occupancy between 33-45%. This would mean that during the other 55-67% of the year, there would be no guest traffic.
- Since the private road is an easement across four properties, the neighbors wanted to make sure the road outside of our property isn't used for more than simple ingress and egress. For example, they wouldn't want people riding their bikes up and down the road unless they were going to another destination or returning to the house.

Attendees also wanted to know that we understood that guests were not allowed to park their vehicles anywhere on the easement itself. Kelly explained that any additional ingress/egress rules are explained to renters in a written packet that is signed before renters arrive. Also, guests are not allowed to use any ATV, snowmobile, dirtbike, etc. on the property or private road. Those vehicles must be trailered at all times when at the residence. This rule is true at all rentals Done Right manages. We are also posting a detailed overhead view as well as written instructions, on the back of the door to the driveway, to remind guests where they are allowed to park their vehicles, and what the consequences could be (towing) if the rules are not followed.

- Regarding the two points above, attendees raised the concerns but asked not to discuss any concessions or solutions at the meeting itself.
- The question was raised, in light of the shared ingress/egress easement, what would be the legal liability to the other property owners if a renter were injured on the part of the road easement that crossed their property.

After speaking with Jared Fluckiger at Racine Olson in Pocatello, he explained that, only if the property owner altered the road way in a negligent manner, would they be legally liable for any accident or injury resulting from that negligence. Property owners would not be liable for any other accidents/injuries that occur on the private roadway/easement, unless they caused the accident or injure due to their own negligence.

- Renter noise was also brought up as a potential issue with large groups. The attendees wanted to know what, if any, systems or rules were in place to keep the neighborhood at acceptable noise levels based on the time of day. Kelly explained that a system called Noise Aware is installed at each residence and set to appropriate levels. If renters are exceeding those levels at any time, they are first notified via text of their infractions. If those warnings are ignored, then a Done Right staff member will personally call the renters to give them a final warning. If, after that warning, the noise levels are still too high, the renters are subject to immediate removal at the discretion of Done Right staff. The software also has the ability to recognize individual voices to determine if additional people have arrived at the property beyond the allowed rental guests.
- Attendees also wanted clarification regarding the potential for renters to invite additional guests to the property, and Kelly explained that Done Right has a company-wide policy stating renters are not allowed to invite additional guests to the residence as alluded to in the previous point.
- Attendees also asked what procedures were in place to deal with any other issues with renters that may arise, and if Done Right staff would be available at any time to deal with complaints; and if there were serious issues with guests, what is the procedure for evicting those who are non-compliant. Kelly explained that there are a minimum of four on-call local staff members, including herself, that are available to handle any complaints.

- Since all three neighbors have dogs, attendees inquired as to whether guests would be allowed to bring pets with them when staying at the home; we informed them that pets are not allowed at our residence.
- It is also important to mention that there is only one fulltime resident that lives on the private lane that serves all four properties. The other two residences are currently used as second homes/vacation properties by their owners.

From: [Kurt Wolf](#)
To: [Brian Parker](#); [Meredith Todd](#)
Subject: CUP-23-08 – 1207 Zachary Rd – Colby Patchin of Veritas Properties LLC (City)
Date: Monday, October 9, 2023 5:21:44 PM

Brian and Meredith,

It appears that the parking area outlined in this packet would require the removal of existing tree canopy based on the aerial overlay. Was this issue covered in the P&Z packet material, or do we need to address the impacts to significant trees on the property if there are in fact significant trees? The application packet does not discuss tree removal, nor does it show existing trees on the site plan. If it wasn't part of the P&Z packet, I would like to get some clarification on this concern.

Thank You,

Kurt K Wolf
Parks & Recreation Director, City Arborist
City of McCall – Parks & Recreation Dept.
ISA Certified Arborist (PN-7353A) – ISA Tree Risk Assessment Qualification
American Society of Landscape Architects (ASLA)
www.mccallparksandrec.com
216 E. Park Street
McCall, Idaho 83638
Office: 208-634-8967
Cell: 208-315-0063
Blog: mccallcitysource.com
Social: Facebook.com/cityofmccall

From: [Emily Hart](#)
To: [Brian Parker](#)
Cc: [Meredith Todd](#)
Subject: RE: City of McCall Request for Comment - November Application Items
Date: Tuesday, October 10, 2023 3:52:21 PM
Attachments: [image001.png](#)

See Airport Comments below:

From: Brian Parker <barker@mccall.id.us>

Sent: Monday, October 9, 2023 4:23 PM

To: Brian Duran (Brian.Duran@itd.idaho.gov) <Brian.Duran@itd.idaho.gov>; Chip Bowers <chip@bowerslandsurveys.com>; Chris Curtin <ccurtin@mccall.id.us>; Cynda Herrick <cherrick@co.valley.id.us>; Dallas Palmer <palmerd@mccall.id.us>; Dave Bingaman <dbingaman@co.valley.id.us>; dsimmonds50@gmail.com; Delta James <djames@mccall.id.us>; Emily Hart <ehart@mccall.id.us>; Garrett de Jong (garrett@mccallfire.com) <garrett@mccallfire.com>; IDL Jurisdictional Inbox <IDL_jurisdictional@idl.idaho.gov>; ITD Development Services <D3Development.Services@itd.idaho.gov>; ITD District 3 Permits <ITDD3Permits@itd.idaho.gov>; Jasen King, IDL <jking@idl.idaho.gov>; Jeff Bateman <jbateman@plrwsd.org>; Jeff Mcfadden (jmcfadden@co.valley.id.us) <jmcfadden@co.valley.id.us>; jennifer.schildgen@itd.idaho.gov; John Powell <jpowell@mccall.id.us>; Jordan Messner <jordan.messner@idfg.idaho.gov>; Kathy Riffie (kriffie@co.valley.id.us) <kriffie@co.valley.id.us>; Kurt Wolf <kwolf@mccall.id.us>; Lance Holloway, DEQ <lance.holloway@deq.idaho.gov>; Laura Shealy BPLWQAC <idchik5@gmail.com>; Laurie Frederick, Valley Co Cartographer <lfriderick@co.valley.id.us>; Levi Brinkley <lbrinkley@mccall.id.us>; Linda Stokes <lstokes@mccall.id.us>; Lori Hunter (lhunter@co.valley.id.us) <lhunter@co.valley.id.us>; Lorraine Brush <lbrush@plrwsd.org>; Mark Wasdahl, ITD <mark.wasdahl@itd.idaho.gov>; Meredith Todd <mtodd@mccall.id.us>; Michelle Groenevelt <mgroenevelt@mccall.id.us>; Mike Reno <mreno@cdh.idaho.gov>; Morgan Stroud <mstroud@mccall.id.us>; Nathan Stewart <nstewart@mccall.id.us>; Rachel Santiago-Govier <rsantiago-govier@mccall.id.us>; Regan Berkley <regan.berkley@idfg.idaho.gov>; Sabrina Sims <ssims@mccall.id.us>; Saran Becker <Saran.Becker@itd.idaho.gov>; Scott Corkill, IDL <scorkill@idl.idaho.gov>; Sheri Staley - Idaho Power <sstaley@idahopower.com>; Steve Moser, Idaho Power <smoser@idahopower.com>; Valley County Road Dept <roaddept@co.valley.id.us>

Subject: City of McCall Request for Comment - November Application Items

All,

Please provide comment on the following applications prior to the date indicated on the cover memos:

[ROS-23-05 – 751 Stockton Dr – Leo Stoddard \(IMPACT AREA\)](#) 1.15 miles from McCall Airport. In the Horizontal Surface. Nothing required at this time, but submission of FAA Form 7460-1 should be required for any future building permits on these three lots.

[ROS-23-06 – 220 Railroad Ave – Blake & Angela Bigelow \(CITY\)](#) Less than one mile from McCall

Airport. In Approach Surface. Record of Survey to divide and existing lot = no Airport Requirements.

[DR-23-26 & SR-23-16 – 100 Mather Rd – Doris Blount \(CITY\)](#) Less than one mile from McCall Airport. In Transitional Surface. If no change to existing building height, no Airport Requirements. However, if changes to building height are planned, submittal of FAA Form 7460-1 is required.

[CUP-23-08 – 1207 Zachary Rd – Colby Patchin of Veritas Properties LLC \(City\)](#) Two miles from McCall Airport. In Conical Surface. No Airport Requirements in regard to CUP for STR.

[FP-23-04 \(Final Plat\) – Simmons Street Subdivision – Steve Callan \(CITY\)](#) Have they submitted FORM 7460-1s?? Or is this only for the Subdivision Final Plat? No building permits yet, correct? Less than 1000' from McCall Airport. In the Approach Surface.

[DA-23-02 \(Development Agreement Amendment\) – McCall Memorial Hospital District \(CITY\)](#) NO AIRPORT COMMENT.

Thank you,

Brian Parker, AICP | City Planner
216 E. Park Street | McCall | Idaho 83638
Direct: 208.634.4256 | Fax: 208.634.3038



From: [Jeff Bateman](#)
To: [Brian Parker](#)
Subject: CUP-23-08: 1207 Zachary RD
Date: Wednesday, October 11, 2023 12:46:50 PM
Attachments: [image001.png](#)

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.

Brian,
Payette Lakes Recreational Water and Sewer District has reviewed the above referenced projects, and we do not have any comments at this time.

Jeff Bateman
Manager, Payette Lakes Recreational Water and Sewer District
(208) 634-4111



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Valley County Transmittal
Division of Community and Environmental Health

Return to:

- Cascade
- Donnelly
- McCall
- McCall Impact
- Valley County

Rezone # _____

Conditional Use # CUP 23-08

Preliminary / Final / Short Plat _____

1207 Zachary Rd

- 1. We have No Objections to this Proposal.
- 2. We recommend Denial of this Proposal.
- 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- 4. We will require more data concerning soil conditions on this Proposal before we can comment.
- 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
 - high seasonal ground water
 - bedrock from original grade
 - waste flow characteristics
 - other _____
- 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
- 8. After written approvals from appropriate entities are submitted, we can approve this proposal for:
 - central sewage
 - interim sewage
 - individual sewage
 - community sewage system
 - central water
 - individual water
 - community water well
- 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
 - central sewage
 - sewage dry lines
 - community sewage system
 - central water
 - community water
- 10. Run-off is not to create a mosquito breeding problem
- 11. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
- 12. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- 13. We will require plans be submitted for a plan review for any:
 - food establishment
 - beverage establishment
 - swimming pools or spas
 - grocery store
 - child care center

14. _____

Reviewed By: [Signature]

Date: 10/12/23

PLACEHOLDER FOR

SG-23-07

Hometown Pizza