

McCALL AREA PLANNING AND ZONING COMMISSION

Meeting Agenda

November 5, 2024 – 4:30 p.m.

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

This meeting will be a hybrid, in-person and virtual meeting. Use a phone to call 208-634-8900, when prompted enter Conference ID 142 151 976#. If there are any questions, contact Meredith Todd, City & Sustainability Planner (mtodd@mccall.id.us). The Commission Members and staff who are expected to be in attendance is 8.

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.

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 Muhlfeith, Dana Paugh

1. REVIEW & APPROVAL OF MINUTES & HOUSEKEEPING

- August 21, 2024 P&Z Minutes
- September 10, 2024 P&Z Minutes

2. PRELIMINARY DEVELOPMENT PLAN REVIEW MEETINGS

Pre-application 24-09: Design Review

TBD Krahn Lane – Nelson Industrial Construction and Engineering

A Preliminary Development Plan Review application for a Design Review for a Commercial Structure. The property is zoned CC – Community Commercial and is more particularly described as:

A parcel of land situate in the SE ¼ of the SE ¼ of Section 16, T18N, R3E, B.M., Valley County, Idaho.

Pre-application 24-08: Planned Unit Development

TBD Wolf Pack Place – St Luke’s McCall Foundation Inc

A Preliminary Development Plan Review application for a Planned Unit Development of 38 workforce housing units. The property is zoned R8 – Medium Density Residential and is more particularly described as:

McCall Acreage Tax Parcel number 229 situate in the NW ¼ of the NW ¼ of Section 16, T18N, R3E, B.M., City of McCall, Valley County, Idaho.

3. CONSENT AGENDA

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

ROS-24-06 (ACTION ITEM)

712 Reedy Ln & 1414 Ponderosa St – Glade Poulson & Paul McCloskey

An application for a Record of Survey to reconfigure three (3) lots of record with non-conforming structures into two (2) lots with reductions in non-conformity to the structures and their setbacks. The proposed lots will have an area of 0.7 acres and 0.29 acres, respectively. The properties are zoned R4 - Low Density Residential and are more particularly described as:

McCall Acreage Tax No's 63-B & 67, Acreage Tax No 486, and Acreage Tax No 64, situate in the SE ¼ of the NE ¼ of Section 9, T18N, R3E, B.M, City of McCall, Valley County, Idaho.

ROS-24-09 (ACTION ITEM)

1195 Aspen Ridge Rd – Chad & Tracy Faaborg

An application for a Record of Survey to divide lot 133 of the Aspen Ridge Phase 1 Subdivision and attach the portions thereof to each adjoining lot (Lot 132 of Aspen Ridge Ph. 1 & Lot 39 of Aspen Ridge Ph. 2). Three existing lots will become 2 new lots. The property is zoned R4 – Low Density Residential and is more particularly described as:

Lots 132, 133 of Aspen Ridge Phase 1 and Lot 39 of Aspen Ridge Phase 2 Subdivision, situate in Section 10, T18N, R3E, B.M., City of McCall, Valley County, Idaho.

Findings of Fact & Conclusions of Law from October 1, 2024 P&Z Commission Agenda

PUD-24-02, SUB-24-04, DR-24-18 & DA-24-01 (ACTION ITEM)

Dawson Trails Subdivision – Nick Louie & Steve Millemann for HT McCall, LLC

An Application for a Planned Unit Development Preliminary Plan, Subdivision Preliminary Plat, Design Review and Development Agreement to construct nine (9) detached single-family residences, and 20 duplex-style townhomes in 10 buildings. The project proposes four (4) units to be Deed Restricted Local Housing Units and proposes to prohibit Short-Terms Rentals within the full development. The property is zoned R8 – Medium Density Residential Zone, and is more particularly described as:

Parcels A of Block 22 and Parcels A & B of Block 23 & 24 of the Amended Plat of McCall's First Addition, situate in the N ½ of Section 9, T18N, R3E, B.M., City of McCall, Valley County, Idaho.

PUBLIC HEARING

FP-24-02 (ACTION ITEM)

115, 121, 125 Commerce St – McCall Arts & Commerce Condominiums – David Armstrong

An application for a Final Subdivision Plat to condominiumize the existing commercial structures located within the McCall Art and Commerce Center. The property is zoned I – Industrial, and is more particularly described as:

Lots 5 and 6, Payette Lakes Commercial Center, situate in the NW ¼ of Section 16, T18N, R3E, B.M., City of McCall, Idaho

Not a Public Hearing

4. OLD BUSINESS

CUP-24-02 (ACTION ITEM) – IMPACT AREA

Pilgrim Cove Campus Master Plan Update

A Preliminary Development Plan Review Application for an updated Conditional Use Permit to account for updates to the Camp Master Plan. The property is zoned R4 – Low Density Residential, and is more particularly described as:

Lots 1-32 and Common Areas A & B of the Glen Cove Subdivision and Pilgrim Cove Subdivision
Lots 1-3 of Block 1, situate in Sections 2 and 3, T18N, R3E, B.M., Valley County, Idaho

PUBLIC HEARING

5. NEW BUSINESS

SUB-24-02 (ACTION ITEM)

Indi Sky Subdivision - 700 Fairway Drive – Vince Beer

An application for a Subdivision Preliminary Plat for a two (2) lot residential subdivision. The property is zoned R8 – Medium Density Residential zone, and is more particularly described as:

Amended Tax No. 1-A, located in the NE ¼ of the NE ¼ of Section 9, T18N, R3E, B.M., City of McCall, Valley County, Idaho

PUBLIC HEARING

6. OTHER

- **Recommendation on the Appointment of one Planning & Zoning Commissioners (ACTION ITEM)**
- **Signs approved administratively**
- **Upcoming Meeting Agenda – December 3rd, 2024 –**
 - **ROS-24-10 Crescent Ln**
 - **SUB-24-05-24-05 TBD Burns St**
 - **SUB-24-06 450 S Samson Trail**
 - **DR-24-23, SH-24-10, SR-24-08 2139 Eastside Dr**
 - **DR-24-24, SH-24-12 962 Wagon Wheel Rd**
 - **DR-24-25, SH-24-11 2191 Lakeview Ave**

7. ADJOURNMENT



City of McCall

Application

Date: 10/04/2024

Applicant / Additional Billing Contact / Owner

Applicant Name:	NELSON INDUSTRIAL CONSTRUCTION & ENGINEERING	Owner of Record Name:
Address:	2610 DAKOTA AVE	Address:
City, State, Zip:	SOUTH SIOUX CITY NE 68776	City:
Phone:	4024946927	State:
Email:	TOM@NELSON- INDUSTRIAL.COM	Zip:
		Phone:
		Email:
		Invoice Email:

Addl Billing Contact:	TOM FREDRICKSEN	Owner of Record 2:
Address:	NELSON INDUSTRIAL CONSTRUCTION ENGINEERING 2610 DAKOTA AVE	Address:
City, State, Zip:	SOUTH SIOUX CITY, NE 68776	City:
Phone:	7124946927	State:
Email:	TOM@NELSON- INDUSTRIAL.COM	Zip:
		Phone:
		Email:
		Invoice Email:

Property

Site Address:	TBD Krahn Ln	Area:
Legal Desc.:	SE 1/4 OF THE SE 1/4 OF SECTION 16, TOWNSHIP 18 NORTH, RANGE 3 EAST, B.M., VALLEY COUNTY IDAHO	Sewer:
		Square Footage: 0
Zoning District:	CC	

Contractor

Contact Name:	TOM FREDRICKSEN	Email:
Business Name:		Phone:
McCall License #:		Idaho #:
Mailing Address:	2610 DAKOTA AVE	

Annexation Information

Annex Request:	Valley County:
Adjoining Land Use:	Conditional Use:
Parcel Split:	Project Type:
Parcel Adjoin:	Water:
	Neighbor Meeting:

Description: FOOD DISTRIBUTION WAREHOUSE

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.

TOM FREDRICKSEN

Name

10/04/2024

Date

EXHIBIT 'A' **Legal for TBD
Krahn Lane**

A parcel of land in the SE 1/4 of the SE 1/4 of Section 16, Township 18 North, Range 3 East, B.M., Valley County, Idaho as follows:

Beginning at the SE corner of Section 16, Township 18 N., R. 3 E., B.M.,
Thence North 89° 54' 10" W., 683.04 feet to the real point of beginning;
Thence N. 0° 12' 20" E. 611 feet;
Thence N. 89° 54' 10" W. 294.49 feet;
Thence S 0° 12' 20" W. 611 feet;
Thence S. 89° 54' 10"E. 294.49 feet to the real point of beginning.

Seller Tyrell McKibben 5/31/2022 8:32 AM MDT

Buyer Tom Fredricksen signing for Western DL Development LLC 08/20/24



PARCEL I.D: RP18N03E169505
 PARCEL ADDRESS: NULL / KRAHN LANE
 PARCEL ZIP: 83638
 COUNTY: VALLEY COUNTY
 TOTAL ACRES: 4.13 ACRES
 NELSON PURCHASE: 4.13 ACRES

NELSON
 WAREHOUSE
 MCCALL, IDAHO

REVISIONS	
NO.	DESCRIPTION

SUBJECT FOR REVIEW	
NO.	DESCRIPTION


NELSON
 INDUSTRIAL CONSTRUCTION & ENGINEERING
 2610 Dakota Avenue South Sioux City, NE 68776
 Tel: (402)494-6927 Fax: (402)494-6068 E: www.NelsonEC.com

THIS DRAWING & THE DESIGN IT COVERS ARE THE EXCLUSIVE PROPERTY OF NELSON ENGINEERING CONSTRUCTION OF NEBRASKA. THEY ARE LOANED ONLY ON THE BORROWER'S EXPRESS AGREEMENT THAT THEY WILL NOT BE REPRODUCED, COPIED, LOANED, FORWARDED, OR OTHERWISE USED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF NELSON ENGINEERING CONSTRUCTION OF NEBRASKA TO THE BORROWER OR HIS AGENTS.

NEW SITE PLAN
 COLOR
 NELSON JOB NUMBER: 4041

C1.1
 DRAWN BY: VPD

NEW SITE PLAN
 SCALE: NTS



PARCEL I.D: RP18N03E169505
 PARCEL ADDRESS: NULL / KRAHN LANE
 PARCEL ZIP: 83638
 COUNTY: VALLEY COUNTY
 TOTAL ACRES: 4.13 ACRES
 NELSON PURCHASE: 4.13 ACRES

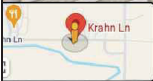
NELSON
 WAREHOUSE
 MCCALL, IDAHO



REVISIONS	



← 469 Krahn Ln
 McCall, Idaho
 Google Street View
 May 2024 See more dates



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 INDUSTRIAL CONSTRUCTION & ENGINEERING
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STREET VIEW
 NELSON JOB NUMBER: 4041

C1.2
Drawn by: KPD

City of McCall

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



City of McCall

**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

Tom@Nelson-Industrial.com

Applicant: TOM FREDRIKSEN Phone/Email: 402 494 6927

Applicant's Mailing Address: 2610 DAKOTA AVE

Agent/Representative: TEIA M GOLDEN Phone/Fax/Email: 208-616-2624

Agent/Representative's Mailing Address: PO Box 4435 McCall ID 83638

Address of Subject Property: TBD KRANN LN

Legal Description of Property: See Exhibit

Zoning District of Property: 'CC'

Explain the general nature of what is proposed:

CONSTRUCT NEW WAREHOUSE FOOD DIST. FACILITY



City of McCall

Application

Date: 10/15/2024

Applicant / Additional Billing Contact / Owner

Applicant Name:	St. Lukes McCall Foundation, Inc. and McCall memorial Hospital District	Owner of Record Name:
Address:	1000 State Street	Address:
City, State, Zip:	McCall, ID. 83638	City:
Phone:	208-630-2200	State:
Email:	jruemmele@slhs.org	Zip:
		Phone:
		Email:
Addl Billing Contact:	Alexa Hersel	Invoice Email:
Address:	St Luke McCall; 1000 State Street	Owner of Record 2:
City, State, Zip:	McCall, ID 83638	Address:
Phone:	208=630-2207	City:
Email:	hersela@slhs.org	State:
		Zip:
		Phone:
		Email:
		Invoice Email:

Property

Site Address:	TBD	Area:
Legal Desc.:	MCCALL ACREAGE TAX NO. 229 IN NW NW S16 T18N R3E	Sewer:
		Square Footage: 0
Zoning District:	R8	

Contractor

Contact Name:	Steve Millemann (sjm@mpmplaw.com)	Email:
Business Name:		Phone:
McCall License #:		Idaho #:
Mailing Address:	MPH, LLP; PO Box 1066; McCall, ID 83638	

Annexation Information

Annex Request:	Valley County:
Adjoining Land Use:	Conditional Use:
Parcel Split:	Project Type:
Parcel Adjoin:	Water:
	Neighbor Meeting:

Description: 38 Workforce Housing Units-Townhomes

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 checked="" type="checkbox"/>	Vacation:	<input 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:		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.

Steve Millemann

Name

10/15/2024

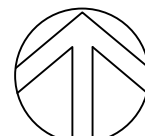
Date

NOTES:

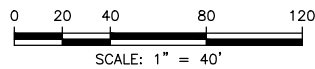
- ALL PAVED SURFACES LOCATED WITHIN THE PROPERTY BOUNDARY WILL BE OWNED AND MAINTAINED BY THE ST. LUKE'S McCALL FOUNDATION, INC.
- PROPOSED WATER AND SEWER SYSTEM IMPROVEMENTS SHALL BE CONNECTED TO THE CITY OF McCALL PUBLIC WATER SYSTEM AND PAYETTE LAKES RECREATIONS WATER AND SEWER DISTRICT (PLRWS) SEWER SYSTEM. ALL INSTALLATION SHALL CONFORM TO THE MOST CURRENT EDITION OF THE IDAHO STANDARDS FOR PUBLIC WORK CONSTRUCTION (ISPC), THE REQUIREMENTS OF THE CITY OF McCALL, AND PLRWS STANDARDS.
- WATER AND SEWER LAYOUTS ARE CONCEPTUAL. FINAL CONSTRUCTION DRAWINGS SHOWING DETAILED DESIGNS WILL BE SUBMITTED FOR REVIEW AND APPROVAL TO THE CITY OF McCALL, PLRWS, AND THE IDEQ PRIOR TO ANY CONSTRUCTION.
- ALL PROPOSED UTILITIES WITHIN THE PROJECT BOUNDARY (ELECTRIC, CABLE TELEVISION, AND TELEPHONE) ARE TO BE INSTALLED UNDERGROUND AND LOCATED WITHIN PUBLIC/PRIVATE RIGHT-OF-WAYS, WHERE APPROPRIATE EASEMENTS, WILL BE PROVIDED FOR ANY UTILITIES INSTALLED OUTSIDE OF THE PROPOSED RIGHT-OF-WAY. ALL EXISTING UTILITIES WITHIN THE PROPERTY BOUNDARY WILL BE RELOCATED AS NECESSARY.

LEGEND:

- PROPERTY BOUNDARY
- 5010 EXISTING CONTOUR
- ADJACENT LOT LINES
- EXISTING RIGHT-OF-WAY
- PROPOSED LOT LINE
- ROAD CENTER LINE
- APPROXIMATE ASPHALT ROAD
- PROPERTY SETBACK
- EXISTING OVERHEAD POWER LINE
- EXISTING EDGE OF PAVEMENT
- EXISTING STORM PIPE AND STORM DRAIN MANHOLE
- EXISTING SANITARY SEWER MAIN SIZE & MANHOLE
- PROPOSED SANITARY SEWER MAIN SIZE & MANHOLE
- EXISTING WATER MAIN SIZE & GATE VALVE
- PROPOSED WATER MAIN SIZE & GATE VALVE
- EXISTING TREE TO REMAIN
- EXISTING TELEPHONE PEDESTAL
- EXISTING FIRE HYDRANT
- EXISTING UTILITY POLE
- EXISTING ROAD SIGN
- PROPOSED ASPHALT AREA
- PROPOSED ROOF AREA
- PROPOSED NATURAL AREA
- PROJECT PHASE BOUNDARIES



NORTH



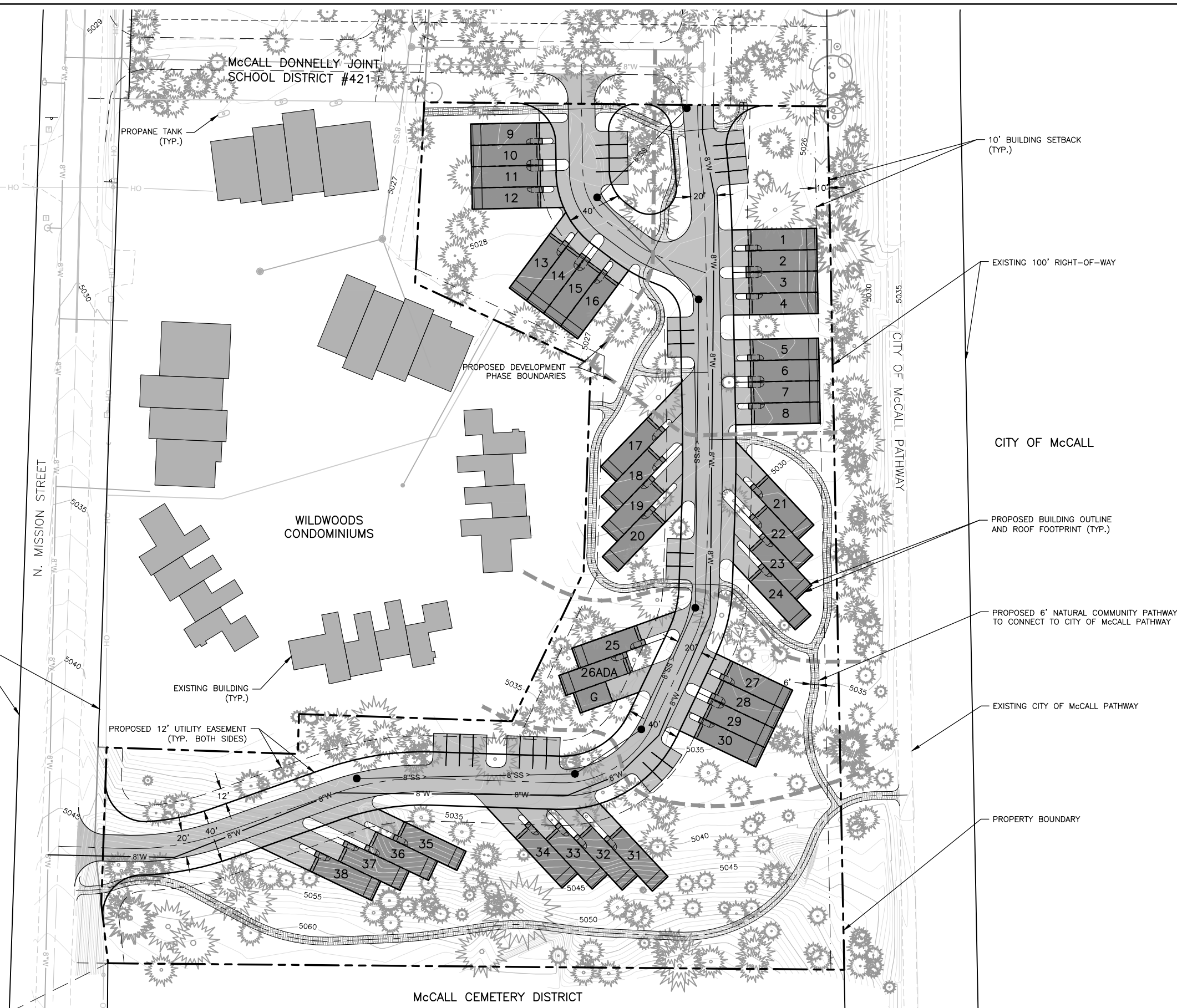
IDAHO REGULAR BAPTIST BIBLE CAMP, INC.

WILDWOODS CONDOMINIUMS

McCALL-DONNELLY JOINT SCHOOL DISTRICT #421

CITY OF McCALL

McCALL CEMETERY DISTRICT




Path: C:\Users\Admin\Crestline\Engineers\Dropbox\Crestline\Engineers\Office\Crestline\Engineers\1001\StLukesMcCallFoundation\23034\CityOfMcCall\Drawings\23034_PrelimSite_Embld1.dwg File Name: 23034_PrelimSite_Embld1.dwg Plot Date: 10/15/2024 2:24 PM Admin

NO.	REVISION	BY	DATE	DESIGN
1.	CITY OF McCALL PRELIMINARY APPLICATION SUBMITTAL	SMR	10/15/2024	BEJ/SMR
				DRAWN SMR
				CHECKED BEJ
				APPROVED GTT

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

**ST. LUKE'S McCALL FOUNDATION
 WORKFORCE HOUSING PROJECT**
 McCALL, IDAHO
 PRELIMINARY SITE PLAN AND LAYOUT

VERIFY SCALE	
BAR IS ONE INCH ON FULL SIZE DRAWING	
PROJECT	23034
DATE	10/15/2024
DRAWING NO.	SHEET NO.
EX-1	1 OF 1



ROS-24-06
LOT RECONFIGURATION
& COMBINATION

712 Reedy Ln & 1414
Ponderosa St

McCall Area Planning & Zoning Commission
Staff Report
November 5, 2024

Executive Summary

Description

An application for a Record of Survey to reconfigure three (3) lots of record with non-conforming structures into two (2) lots with reductions in non-conformity to the structures and their setbacks. The proposed lots will have an area of 0.7 acres and 0.29 acres, respectively

Discussion

- The applicant is proposing to combine three (3) lots into two (2).
- The proposed record of survey shows an existing structure to be removed on the shared lot line between the resulting parcels. Non-conforming structures must be removed prior to finalization of the record of survey in order to prevent the perpetuation of non-conformities.

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.		A Demolition Permit or removal process shall be executed and finalized regarding the structure to be removed from across the shared Lot Line	Building Official

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

Project Location



Project Analysis

Description

An application for a Record of Survey to reconfigure three (3) lots of record with non-conforming structures into two (2) lots with reductions in non-conformity to the structures and their setbacks. The proposed lots will have an area of 0.7 acres and 0.29 acres, respectively

Zoning District: R4 – Low Density Residential

Comprehensive Plan Designation: Residential

Project Acreage: 0.99 acres

Proposed Use: Single-Family Residential

Jurisdiction: City Limits

Legal Description

McCall Acreage Tax No's 63-B & 67, Acreage Tax No 486, and Acreage Tax No 64, situate in the SE ¼ of the NE ¼ of Section 9, T18N, R3E, B.M, City of McCall, Valley County, Idaho.

Associated Documents

Application	Most Recent Revised Submittal Date
Land Use Application	July 30, 2024
Proposed Survey - Revised	August 6, 2024
Owner Authorization(s)	July 30, 2024

Public Noticing

Notice Type	Notice Date
Publication in the <i>Star News</i>	N/A
Mailing to property owners within 300 feet	N/A
Posting of the subject property	N/A

Prior Hearings

Hearing	Date	Action	URL
None			

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:
...
 - 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...
- 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

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 combine three (3) lots into two (2).
- The proposed record of survey shows an existing structure to be removed on the shared lot line between the resulting parcels. Non-conforming structures must be removed prior to finalization of the record of survey in order to prevent the perpetuation of non-conformities.

Comments

Agency

- McCall City Engineer:
In an email dated September 12, 2024, the McCall City Engineer provided the following comments:

The Public Works Department has reviewed the documents submitted for review for **ROS 24-06** and have the following comments and concerns.

1. The full right-of-way width for all rights-of-ways shown need to be labeled.
2. Include the following note on the face of the ROS: "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."
3. We will need a signature line and date for the City Clerk.
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

- None

Actions

Conditions of Approval

	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 with a cooler waterslide	City Planner
3.	The issuance of a certificate of occupancy	The applicant shall let the Assistant City Planner live in the funhouse	Assistant 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. The applicant shall provide the City with a .PDF copy of the recorded survey and recorded legal description immediately upon recordation.

Prepared by:



Meredith Todd, City & Sustainability Planner



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: August 19, 2024

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-24-06: 712 Reedy Ln & 1414 Ponderosa St – Glade Poulson & Paul McCloskey

An application for a Record of Survey to reconfigure three (3) lots of record with non-conforming structures into two (2) lots with reductions in non-conformity to the structures and their setbacks. The proposed lots will have an area of 0.7 acres and 0.29 acres, respectively. The properties are zoned R4 - Low Density Residential and are more particularly described as:

McCall Acreage Tax No's 63-B & 67, Acreage Tax No 486, and Acreage Tax No 64, situate in the SE ¼ of the NE ¼ of Section 9, T18N, R3E, B.M, City of McCall, Valley County, Idaho.

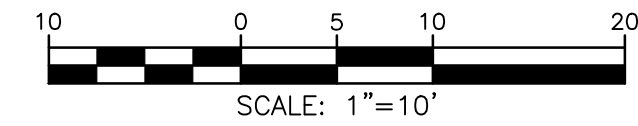
Planning and Zoning Meeting Date: September 10, 2024

Comments Deadline: **September 2, 2024**

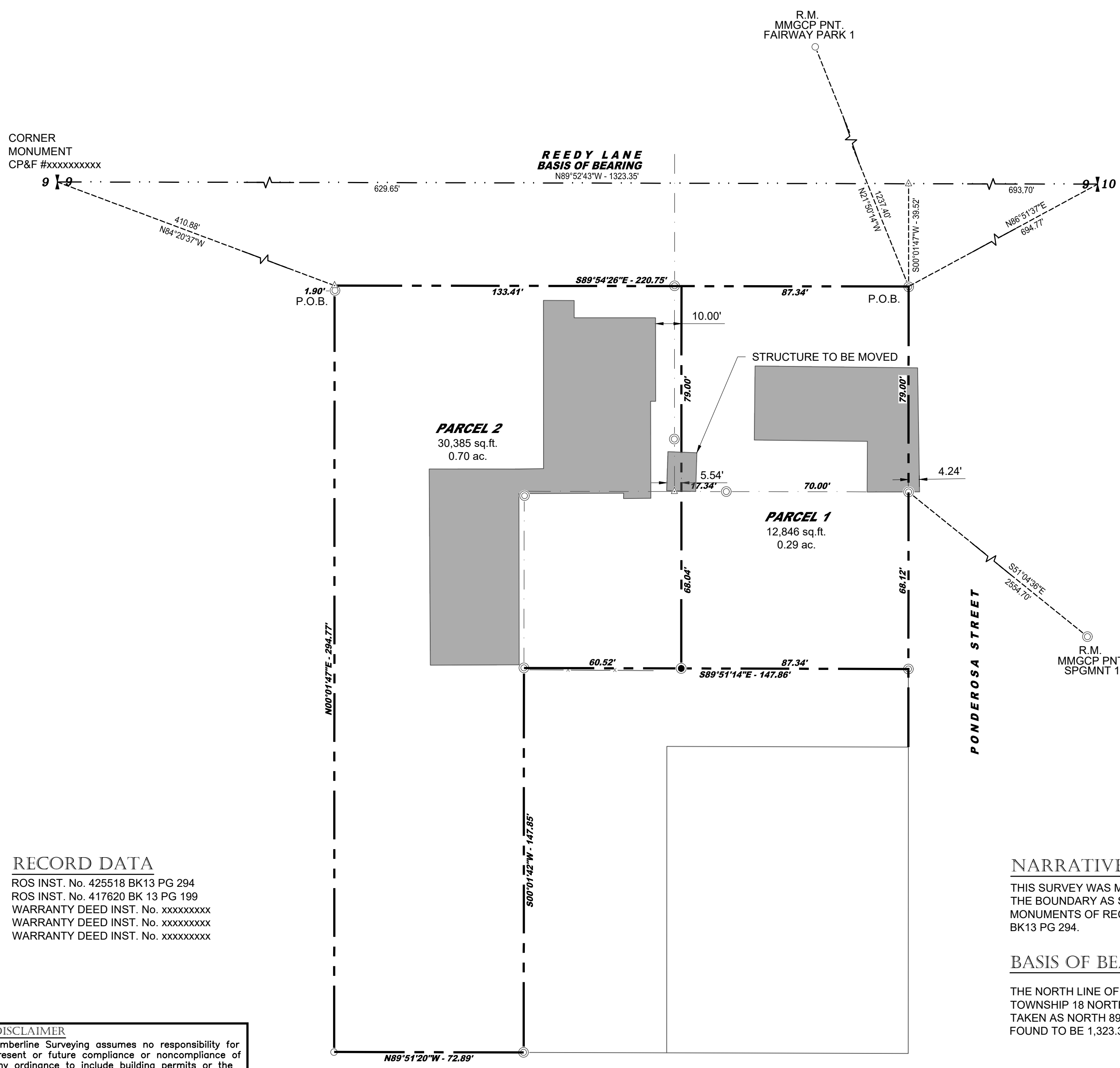
Your comments are appreciated and the applicant will be required to satisfy all comments prior to approval. If you would like your comments incorporated to any Planning and Zoning documents please send me your comments by the date indicated above. If you have questions or concerns regarding the application,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

RECORD OF SURVEY FOR BOUNDARY LINE ADJUSTMENT MCCLOSKEY

A PORTION OF THE SOUTHEAST 1/4, OF THE NORTHEAST 1/4,
OF SECTION 9, TOWNSHIP 18 NORTH, RANGE 3 EAST, B.M.,
VALLEY COUNTY, IDAHO
-2024-



9 10	1/16 COR. MONUMENT AS NOTED
○	FOUND 1/2" REBAR AS NOTED
⊙	FOUND 5/8" REBAR W/ CAP 9585 OR OTHERWISE NOTED
●	SET 1/2" REBAR W/ CAP "KHC PLS 9895"
⊙	SET 5/8" REBAR W/ CAP "KHC PLS 9895"
△	CALC POINT
P.O.B.	POINT OF BEGINNING
R.M.	REFERENCE MONUMENT
—	ADJOINER LINE
— — — — —	BOUNDARY LINE
- - - - -	EASEMENT LINE
x x x x x	FENCE LINE
- · - · - · -	ORIGINAL BOUNDARY LINE
— · — · — · —	SECTION LINE
- - - - -	TIE LINE



CERTIFICATE:

I, KENNETH H. COOK, A PROFESSIONAL LAND SURVEYOR LICENSED BY THE STATE OF IDAHO, CERTIFY THAT:

1. THIS PLAT REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY DIRECT SUPERVISION AT THE INSTANCE OF RED BRIDGE LLC.
2. THE LANDS SURVEYED LIE WITHIN SECTION 9, TOWNSHIP 18 NORTH, RANGE 3 EAST, BOISE MERIDIAN, AND THE SURVEY WAS COMPLETED ON XX XX 202X.
3. THE MONUMENTS DEPICTED ON THE PLAT ARE OF THE CHARACTER SHOWN, AND OCCUPY THE POSITIONS INDICATED AND ARE OF SUFFICIENT NUMBER AND DURABILITY, AND IS IN CONFORMITY WITH THE CORNER PERPETUATION AND FILING ACT, STATE OF IDAHO CODE 55-1601 THROUGH 55-1612.

KENNETH H. COOK

P.L.S. 9895

RECORD DATA

ROS INST. No. 425518 BK13 PG 294
 ROS INST. No. 417620 BK 13 PG 199
 WARRANTY DEED INST. No. xxxxxxxx
 WARRANTY DEED INST. No. xxxxxxxx
 WARRANTY DEED INST. No. xxxxxxxx

DISCLAIMER

Timberline Surveying assumes no responsibility for present or future compliance or noncompliance of any ordinance to include building permits or the issuance thereof.

NARRATIVE:

THIS SURVEY WAS MADE AT THE REQUEST OF RED BRIDGE LLC TO ADJUST THE BOUNDARY AS SHOWN. BOUNDARY WAS DEFINED FROM FOUND MONUMENTS OF RECORD SHOWN ON RECORD OF SURVEY INST. No. 425518 BK13 PG 294.

BASIS OF BEARING:

THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTH EAST 1/4 SECTION 9, TOWNSHIP 18 NORTH, RANGE 3 EAST, BOISE MERIDIAN, TAKEN AS NORTH 89°52'43" WEST AND DISTANCE BETWEEN MONUMENTS FOUND TO BE 1,323.35 FEET.

TIMBERLINE SURVEYING
 316 S. KIMBALL AVE. SUITE 207, CALDWELL, IDAHO 83605
 P: 208-465-5687 ~ F: 208-465-5690
 FILE: 24101 - Pulson BLA.dwg
 JOB NO: XXXXX.XXX COUNTY: XXXXX
 SHEET: 1 OF 1
 INDEX NO. 000-00-0-0-00-00

From: [Morgan Stroud](#)
To: [Patty Clark](#)
Cc: [Brian Parker](#); [Meredith Todd](#)
Subject: ROS 24-06 - 712 Reedy Ln & 1414 Ponderosa St - Engineering Review
Date: Thursday, September 12, 2024 2:50:00 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)

The Public Works Department has reviewed the documents submitted for review for **ROS 24-06** and have the following comments and concerns.

1. The full right-of-way width for all rights-of-ways shown need to be labeled.
2. Include the following note on the face of the ROS: "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."
3. We will need a signature line and date for the City Clerk.
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.

Thank you,



Morgan Stroud, PE
Staff Engineer
(D) 208.634.3458
www.mccall.id.us/engineering

Book Time with me for:

 [Engineering Questions & Concerns](#)

 [Land Use Questions for Planning & Engineering](#)

McCALL AREA PLANNING AND ZONING COMMISSION

IN RE:)
)
Poulson & McCloskey) **FINDINGS OF FACT, CONCLUSIONS OF LAW,**
LOT COMBINATION) **AND DECISION**
)
Record of Survey)
)
Application Number:)
ROS-24-06)

FINDINGS OF FACTS

Applicant: Glade Poulson & Paul McCloskey

Representative(s): Patty Clary, Timberline Surveying

Application: An application for a Record of Survey to reconfigure three (3) lots of record with non-conforming structures into two (2) lots with reductions in non-conformity to the structures and their setbacks. The proposed lots will have an area of 0.7 acres and 0.29 acres, respectively

Location: McCall Acreage Tax No’s 63-B & 67, Acreage Tax No 486, and Acreage Tax No 64, situate in the SE ¼ of the NE ¼ of Section 9, T18N, R3E, B.M, City of McCall, Valley County, Idaho.

Property Address: 712 Reedy Ln & 1414 Ponderosa St

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: R4 – Low Density Residential

Property Size: 0.99 acres (cumulative)

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. Two (2) or more lots of record are being combined;** The subject application is to combine three (3) parcels into two (2).

DEPARTMENT/AGENCY COMMENTS

- **Valley County Cadastral**

In an email dated September 12, 2024, the City Engineer provided the following comments:

The Public Works Department has reviewed the documents submitted for review for **ROS 24-06** and have the following comments and concerns.

1. The full right-of-way width for all rights-of-ways shown need to be labeled.
2. Include the following note on the face of the ROS: "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."
3. We will need a signature line and date for the City Clerk.

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

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 RE –Residential Estates 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.		Include the following note on the face of the plat:	City Planner

		<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>	
3.		<p>A Demolition Permit or removal process shall be executed and finalized regarding the structure to be removed from across the shared Lot Line</p>	Building Official

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 5th Day of NOVEMBER, 2024.

Robert Lyons, Chair
McCall Area Planning and Zoning Commission

Attest:

Meredith Todd, City & Sustainability Planner
City of McCall



ROS-24-09
LOT COMBINATION
1195 Aspen Ridge Ln

McCall Area Planning & Zoning Commission
Staff Report
November 5, 2024

Executive Summary

Description

An application for a Record of Survey to divide lot 133 of the Aspen Ridge Phase 1 Subdivision and attach the portions thereof to each adjoining lot (Lot 132 of Aspen Ridge Ph. 1 & Lot 39 of Aspen Ridge Ph. 2). Three existing lots will become 2 new lots.

Discussion

- The applicant is proposing to combine three (3) lots into two (2).

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

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

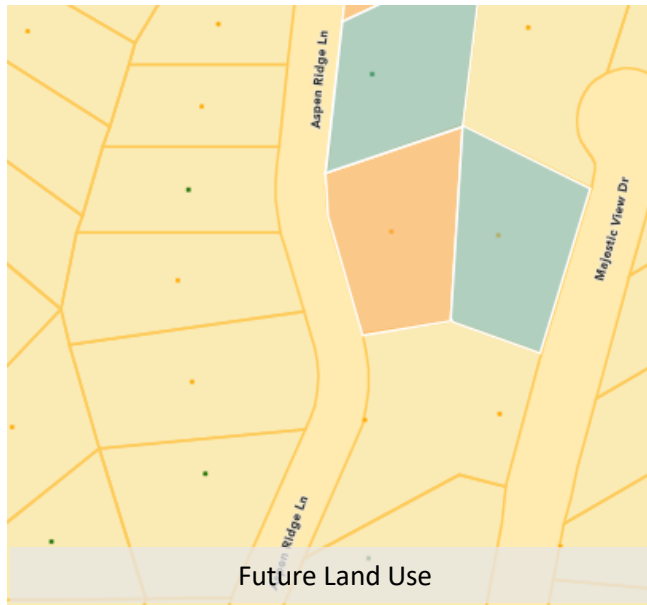
Project Location



Subject Property



Current Zoning



Future Land Use

Project Analysis

Description

An application for a Record of Survey to divide lot 133 of the Aspen Ridge Phase 1 Subdivision and attach the portions thereof to each adjoining lot (Lot 132 of Aspen Ridge Ph. 1 & Lot 39 of Aspen Ridge Ph. 2). Three (3) existing lots will become two (2) new lots.

Zoning District: R4 – Low Density Residential

Comprehensive Plan Designation: Residential

Project Acreage: 1.91 acres

Proposed Use: Single-Family Residential

Jurisdiction: City Limits

Legal Description

Lots 132, 133 of Aspen Ridge Phase 1 and Lot 39 of Aspen Ridge Phase 2 Subdivision, situate in Section 10, T18N, R3E, B.M., City of McCall, Valley County, Idaho.

Associated Documents

Application	Most Recent Revised Submittal Date
Land Use Application	September 24, 2024
Proposed Survey	September 24, 2024
Owner Authorization(s)	September 24, 2024
HOA Approval(s)	October 24, 2024

Public Noticing

Notice Type	Notice Date
Publication in the <i>Star News</i>	N/A
Mailing to property owners within 300 feet	N/A
Posting of the subject property	N/A

Prior Hearings

Hearing	Date	Action	URL
None			

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:
...
c) Two (2) or more lots of record are being combined; or
- 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

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 combine three (3) lots into two (2).

Comments

Agency

- Valley County Cartographer:
In an email dated October 24, 2024, the Valley County Cartographer provided the following comments:
This office has no objection to this application.
Please pass along the following concerns to the surveyor and property owners:
 - Written Legal Description for Parcels A and B - This office prefers a *full meets and bounds* description for the entirety of each of the new parcel boundaries. Not just a portion as submitted.
 - After City of McCall approval, deeds will need to be recorded with the new written encompassing legal description for Parcels A and B in order for the lot line adjustment to finalize at the County level.
 - Lots 132 and 133 Aspen Ridge Subdivision Phase I have an ownership name discrepancy. Chad and Tracy Faaborg versus Chad E. and Tracy L. Faaborg. This needs to be addressed within the above-mentioned deeds.

- This lot line adjustment spans over 2 subdivisions. This office generally prefers to not combine across subdivision boundaries. However, we can and would if this is approved via the City of McCall. However, we do suggest that the property owners contact the Homeowner's Association(s) to ascertain any concerns or issues they may have.
- The Record of Survey title block and lot labels shows one of the subdivision names incorrectly. It shows Aspen Ridge Subdivision No. 1. It should be Aspen Ridge Subdivision Phase I.
- Payette Lakes Recreational Water & Sewer District:
See attached Letter dated October 24, 2024
- McCall City Engineer:
In an email dated [_____] the McCall City Engineer provided the following comments:

Public

- None

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

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

Prepared by:



Meredith Todd, City & Sustainability Planner



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

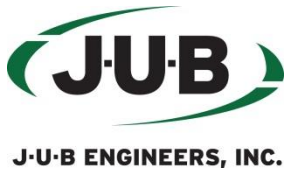
J-U-B FAMILY OF COMPANIES

Project Description

Faaborg / Dawson Boundary Line Adjustment (Record of Survey Process in the City of McCall)

The purpose of this Boundary Line Adjustment is to divide Lot 133 of Aspen Ridge Subdivision Phase I, and attach the portions thereof to each adjoining Lot – which are Lot 132 of Aspen Ridge Subdivision Phase I (Faaborg), and Lot 39 of Aspen Ridge Subdivision Phase II (Dawson).

Three Lots will become two Lots (Parcels) as shown on the attached Record of Survey.



J-U-B COMPANIES



THE LANGDON GROUP



GATEWAY MAPPING INC.

EXHIBIT _____

LEGAL DESCRIPTION
OF

PARCEL B

DAWSON - AFTER BOUNDARY LINE ADJUSTMENT

September 24, 2024

Lot 39 of Aspen Ridge Subdivision Phase II, according to the plat thereof recorded as Instrument Number 289335, records of Valley County, Idaho, being situated in the Northeast 1/4 of Section 10, Township 18 North, Range 3 East, Boise Meridian, Valley County, Idaho.

TOGETHER WITH Lot 133 of Aspen Ridge Subdivision Phase I, according to the plat thereof recorded as Instrument Number 279772, records of Valley County, Idaho, being situated in the Northeast 1/4 of Section 10, Township 18 North, Range 3 East, Boise Meridian, Valley County, Idaho, **EXCEPTING THEREFROM** that portion of Lot 133 of said Aspen Ridge Subdivision Phase I more particularly described as follows:

BEGINNING at the northeast corner of said Lot 133, thence South 30° 53' 34" West, 247.28 feet, more or less, to a point on the easterly right-of-way line of Aspen Ridge Lane;

thence North 16° 17' 41" West along said easterly right-of-way line a distance of 95.47 feet;

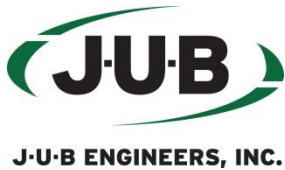
thence continuing along said easterly right-of-way line 67.17 feet along the arc of a curve to the right, said curve having a radius of 168.86 feet, a central angle of 22° 47' 25" and a long chord which bears North 04° 53' 59" West a chord distance of 66.72 feet, more or less, to the northwest corner of said Lot 133;

thence North 71° 15' 55" East along the northerly boundary of said Lot 133 a distance of 168.37 feet, more or less, to the **POINT OF BEGINNING**.

Containing 0.979 acres, more or less.

SUBJECT TO: Existing rights-of-way and easements of record and/or appearing on above-described tract.





J-U-B COMPANIES



THE LANGDON GROUP



GATEWAY MAPPING INC.

EXHIBIT _____

LEGAL DESCRIPTION
OF

PARCEL A

FAABORG - AFTER BOUNDARY LINE ADJUSTMENT

September 24, 2024

Lot 132 of Aspen Ridge Subdivision Phase I, according to the plat thereof recorded as Instrument Number 279772, records of Valley County, Idaho, being situated in the Northeast 1/4 of Section 10, Township 18 North, Range 3 East, Boise Meridian, Valley County, Idaho.

TOGETHER WITH that portion of Lot 133 of said Aspen Ridge Subdivision Phase I more particularly described as follows:

BEGINNING at the northeast corner of said Lot 133, thence South $30^{\circ}53'34''$ West, 247.28 feet, more or less, to a point on the easterly right-of-way line of Aspen Ridge Lane;

thence North $16^{\circ}17'41''$ West along said easterly right-of-way line a distance of 95.47 feet;

thence continuing along said easterly right-of-way line 67.17 feet along the arc of a curve to the right, said curve having a radius of 168.86 feet, a central angle of $22^{\circ}47'25''$ and a long chord which bears North $04^{\circ}53'59''$ West a chord distance of 66.72 feet, more or less, to the northwest corner of said Lot 133;

thence North $71^{\circ}15'55''$ East along the northerly boundary of said Lot 133 a distance of 168.37 feet, more or less, to the **POINT OF BEGINNING**.

Containing 0.947 acres, more or less.

SUBJECT TO: Existing rights-of-way and easements of record and/or appearing on above-described tract.



ASPEN RIDGE HOMEOWNER'S ASSOCIATION

PO Box 4266 McCall ID 83638 | aspenridgehoa.com | aspenridgehomeowners@gmail.com

October 25, 2024

RE: ROS-24-09 -1195 Aspen Ridge Rd - Faaborg & Dawson (3 to 2 lot reconfiguration)

To whom it may concern,

This letter is an approval for the lot reconfiguration of the Faaborg and Dawson lots in the Aspen Ridge HOA, dividing Lot 133 of Phase I and attaching portions of adjoining Lot 132 in Phase I and Lot 39 in Phase II.

Phase I and Phase II were differentiated as the community was developed, but are equally controlled by the Aspen Ridge Master HOA CC&Rs.

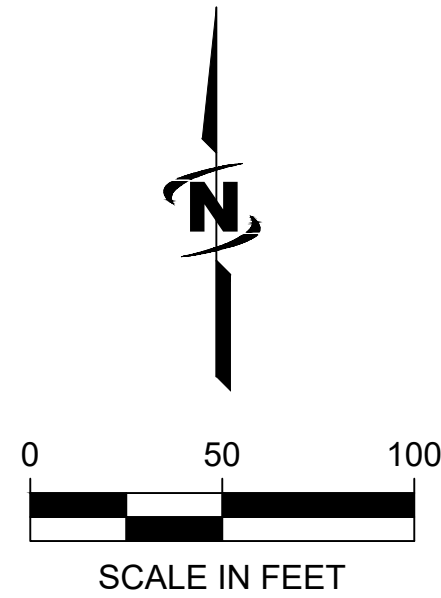
Aspen Ridge HOA has no concerns about the lot reconfiguration. The outcome is more open space within our association.

Thank you,

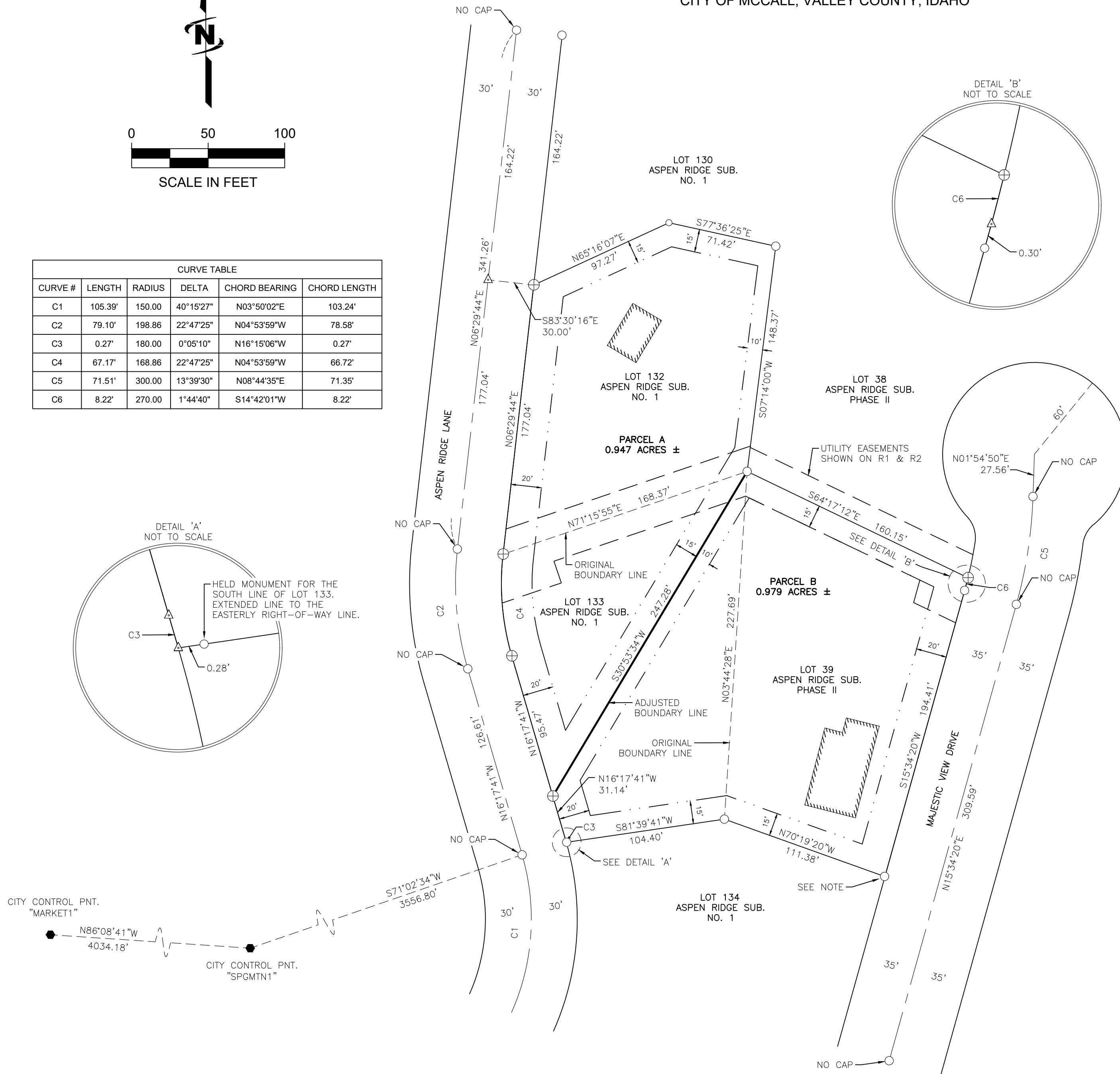
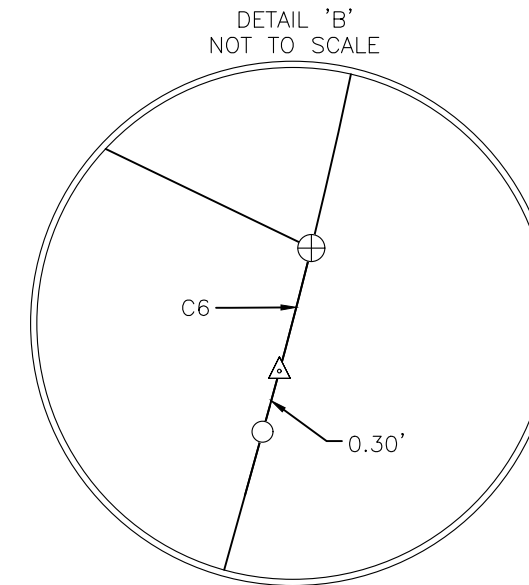
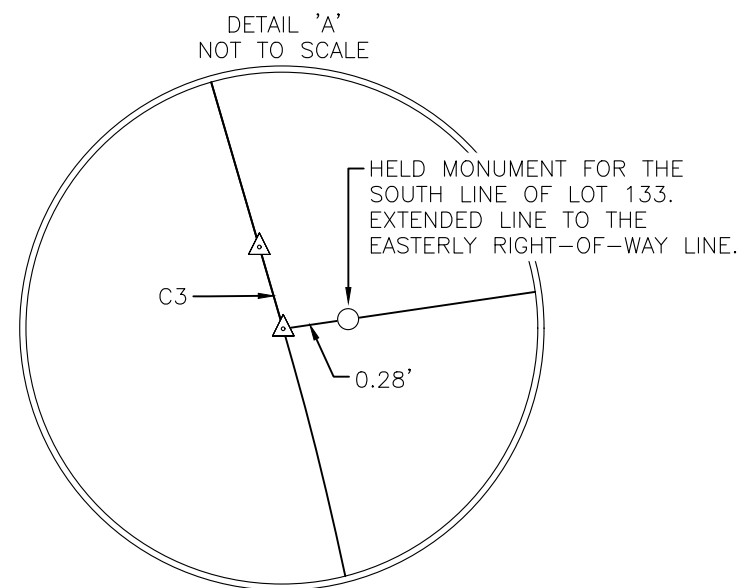
Phil Brand
Aspen Ridge Master HOA President

RECORD OF SURVEY

LOTS 132 AND 133 OF ASPEN RIDGE SUBDIVISION NO. 1 AND LOT 39 OF ASPEN RIDGE SUBDIVISION PHASE II.
SITUATED IN SECTION 10, TOWNSHIP 18 NORTH, RANGE 3 EAST, B.M.,
CITY OF MCCALL, VALLEY COUNTY, IDAHO



CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	105.39'	150.00	40°15'27"	N03°50'02"E	103.24'
C2	79.10'	198.86	22°47'25"	N04°53'59"W	78.58'
C3	0.27'	180.00	0°05'10"	N16°15'06"W	0.27'
C4	67.17'	168.86	22°47'25"	N04°53'59"W	66.72'
C5	71.51'	300.00	13°39'30"	N08°44'35"E	71.35'
C6	8.22'	270.00	1°44'40"	S14°42'01"W	8.22'



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.

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

MCCALL CITY CLERK

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS ESTABLISHED BY GPS OBSERVATIONS, PROJECTED TO IDAHO STATE PLANE COORDINATE SYSTEM, WEST ZONE, ALL BEARINGS ARE SHOWN AT GRID BEARING, ALL DISTANCES ARE PROJECTED TO GROUND VALUES.

SURVEYORS NOTE

TWO MONUMENTS WERE FOUND AT THE SOUTHEAST CORNER OF LOT 39 A DISTANCE OF 0.1' APART FROM EACH OTHER. BOTH MONUMENTS WERE 5/8"REBAR WITH AN ORANGE PLASTIC CAP STAMPED SKIFTUN PLS 9585.

SURVEY REFERENCES

- R1: ASPEN RIDGE SUBDIVISION NO. 1, RECORDED IN BOOK 9, PAGE 45, RECORDS OF VALLEY COUNTY, CASCADE, IDAHO.
- R2: ASPEN RIDGE SUBDIVISION PHASE II, RECORDED IN BOOK 9, PAGE 60, RECORDS OF VALLEY COUNTY, CASCADE, IDAHO.
- R3: RECORD OF SURVEY BY NATHAN J. DANG, RECORDED NOVEMBER 13, 2023, AS INSTRUMENT NO. 460312, RECORDS OF VALLEY COUNTY, CASCADE, IDAHO.
- R4: DEED INSTRUMENT NO. 407242
- R5: DEED INSTRUMENT NO. 448873

SURVEYORS NARRATIVE

THE PURPOSE OF THIS SURVEY WAS TO MEMORIALIZE A BOUNDARY LINE ADJUSTMENT BETWEEN PARCEL A AND PARCEL B SHOWN HEREON. THREE LOTS WILL BE COMBINED INTO 2 LOTS/PARCELS. CONTROLLING MONUMENTS WERE FIELD LOCATED PER RECORD AS SHOWN ON THE REFERENCED PLATS, AS SHOWN. THE FOUND POSITIONS ARE IN HARMONY WITH THE RECORD. I FIND NO SIGNIFICANT DISCREPANCIES OR ENCROACHMENTS. NEW MONUMENTS WERE SET TO DEFINE THE ADJUSTMENT, AS SHOWN HEREON. THE EASEMENTS ARE SHOWN PER TITLE REPORTS SUPPLIED BY THE CLIENT. DEEDS AND OTHER RECORDS USED FOR THIS SURVEY ARE AS SHOWN IN THE REFERENCES.

LEGEND

- FOUND 5/8" REBAR, ORANGE PLASTIC CAP STAMPED SKIFTUN PLS 9585 UNLESS OTHERWISE NOTED
- FOUND CITY OF MCCALL CONTROL AS NOTED
- ⊕ SET 5/8" REBAR WITH 2" ALUMINUM CAP, STAMPED " JUB ENGINEERS INC PLS 13419"
- △ CALCULATED POINT, NOTHING FOUND OR SET
- SET BACK LIMITS
- - - UTILITY EASEMENT
- ▨ BUILDING FOOTPRINT

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF CHAD FAABORG IN SEPTEMBER OF 2024.



<p>J-U-B ENGINEERS, INC.</p>	7825 Meadowlark Way Coeur d'Alene, ID 83815 p 208 762 8787 w www.jub.com
	Dwg Name: 20-24-047_V-ROS Date: SEPT 2024 Dr: JJS Ch: GJR Sheet 1 of 1



PAYETTE LAKES RECREATIONAL WATER AND SEWER DISTRICT

201 Jacob Street • McCall, Idaho 83638 • office 208-634-4111 • fax 208-634-7613

October 24, 2024

Meredith Todd
City of McCall
216 East Park Street
McCall, Idaho 83638

RE: Ros-24-09:1195 Aspen Ridge RD.

Meredith:

Payette Lakes Recreational Water and Sewer District (District) has reviewed the proposed project at the above-referenced address and has the following comments.

1. Lot 133 PH 1 getting split may affect sewer connection availability for future construction that the owners may choose to discuss with the District depending on their plans.

Please contact me should you have any questions.

Best Regards,

A handwritten signature in black ink, appearing to read 'J Bateman', with a long horizontal line extending to the right.

Jeff Bateman
Manager, Payette Lakes Recreational Water and Sewer District
Email: jbateman@plrwsd.org

McCALL AREA PLANNING AND ZONING COMMISSION

IN RE:)
)
Poulson & McCloskey) **FINDINGS OF FACT, CONCLUSIONS OF LAW,**
LOT COMBINATION) **AND DECISION**
)
Record of Survey)
)
Application Number:)
ROS-24-06)

FINDINGS OF FACTS

Applicant: Chad & Tracy Faaborg

Representative(s): Jeremy Russell, J-U-B Engineering

Application: An application for a Record of Survey to divide lot 133 of the Aspen Ridge Phase 1 Subdivision and attach the portions thereof to each adjoining lot (Lot 132 of Paspem Ridge Ph. 1 & Lot 39 of Aspen Ridge Ph. 2). Three (3) existing lots will become two (2) new lots.

Location: Lots 132, 133 of Aspen Ridge Phase 1 and Lot 39 of Aspen Ridge Phase 2 Subdivision, situate in Section 10, T18N, R3E, B.M., City of McCall, Valley County, Idaho.

Property Address: 1195 Aspen Ridge Ln

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: R4 – Low Density Residential

Property Size: 1.91 acres (cumulative)

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. Two (2) or more lots of record are being combined;** The subject application is to combine three (3) parcels into two (2).

DEPARTMENT/AGENCY COMMENTS

- Valley County Cadastral

In an email dated October 24, 2024, the Valley County Cartographer provided the following comments:

This office has no objection to this application.

Please pass along the following concerns to the surveyor and property owners:

- Written Legal Description for Parcels A and B - This office prefers a *full meets and bounds* description for the entirety of each of the new parcel boundaries. Not just a portion as submitted.
- After City of McCall approval, deeds will need to be recorded with the new written encompassing legal description for Parcels A and B in order for the lot line adjustment to finalize at the County level.

- Lots 132 and 133 Aspen Ridge Subdivision Phase I have an ownership name discrepancy. Chad and Tracy Faaborg versus Chad E. and Tracy L. Faaborg. This needs to be addressed within the above-mentioned deeds.
 - This lot line adjustment spans over 2 subdivisions. This office generally prefers to not combine across subdivision boundaries. However, we can and would if this is approved via the City of McCall. However, we do suggest that the property owners contact the Homeowner's Association(s) to ascertain any concerns or issues they may have.
 - The Record of Survey title block and lot labels shows one of the subdivision names incorrectly. It shows Aspen Ridge Subdivision No. 1. It should be Aspen Ridge Subdivision Phase I.
- City of McCall Engineer
[_____]

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 RE –Residential Estates 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

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 5th Day of NOVEMBER, 2024.

Robert Lyons, Chair
McCall Area Planning and Zoning Commission

Attest:

Meredith Todd, City & Sustainability Planner
City of McCall

McCALL AREA PLANNING AND ZONING COMMISSION

IN RE:)
)
DAWSON TRAILS) **FINDINGS OF FACT, CONCLUSIONS OF LAW,**
SUBDIVISION) **AND DECISION**
)
Planned Unit)
Development,)
Subdivision Preliminary)
Plat, Design Review)
)
Application Number:)
PUD-24-02, SUB-24-04,)
DR-24-18)

FINDINGS OF FACTS

Applicant: HTW McCall, LLC

Representative(s): Nick Louie, Urban Design Build, LLC & Steve Millemann,
Millemann, Pemberton & Holm, LLP

Application: An Application for a Planned Unit Development Preliminary Plan, Subdivision Preliminary Plat, Design Review and Development Agreement to construct twelve (12) detached single-family residences, and sixteen (16) duplex-style townhomes. The project proposes one (1) unit to be Deed Restricted Local Housing and proposes to prohibit Short-Terms Rentals within the detached units.

Location: Parcels A of Block 22 and Parcels A & B of Block 23 & 24 of the Amended Plat of McCall’s First Addition, situate in the N ½ of Section 9, T18N, R3E, B.M., City of McCall, Valley County, Idaho.

Property Address: TBD Dawson Ave

Public Notices: Newspaper: The Notice of Hearing was published in the *Star News* on July 25, 2024.

Mailing: The Notice of Hearing was mailed by the applicant to property owners within 300 feet on August 6, 2024.

Posting: The Notice of Hearing was posted by the applicant on the subject property on August 6, 2024.

Procedural History: A neighborhood meeting was held prior to the application submittal. A preliminary development plan review was conducted by the McCall Area Planning and Zoning Commission on May 7, 2024. A public hearing before the McCall Area Planning and Zoning Commission was held on August 21, 2024, which was continued to the September 10, 2024 meeting, then to October 1, 2024, at which time the McCall Area Planning and Zoning Commission, closed the public hearing, deliberated, and voted to continue the item to the November 5, 2024 meeting and directed staff to prepare Findings of Fact, Conclusions of Law, and Decision documents recommending approval of the Planned Unit Development and Subdivision Preliminary Plat applications to the McCall City Council.

Zoning: R8 – Medium Density Residential

Property Size: 3.67 acres

APPROVAL STANDARDS

Standards for the Granting of Design Review Approval:

McCall Code Section 3.3.09(C): Residential Zone Design Review Standards:

- Standard (1):** Building Scale: The building(s) shall be in scale with the site conditions and surrounding structures. Appropriate scale can be accomplished through the following:
- a. The principal structure on the site is the dominant element.
 - b. Building massing and scale is responsive to the site conditions, including views through and of the site, and existing vegetation. Development that is designed to complement rather than dominate the natural landscape.
 - c. Variations in wall planes and roof lines are incorporated to minimize the apparent scale of the building.
 - d. Porches, balconies, decks and terraces that strengthen the residential scale and character of the building.

Facts: The site plan shows twenty-eight (28) residential units and a future amenity sites.

The site plan shows a generally sloped, and multiple existing trees to be retained.

The building elevations show multiple rooflines and wall planes.

Findings: Because the proposed residential structures are the dominant element, the buildings are being sited to retain existing trees, and the architecture includes variations to rooflines and wall planes, the scale of the structures will be minimized.

Conclusions: The proposed buildings are in scale with the site conditions and surrounding structures

Standard (2): 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 porches and 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:

- a. Materials:
 - i. Natural looking exterior materials 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.
 - ii. Use of stones that convey the appearance of a structural element rather than a veneer facing.
 - iii. Metal when used in combination with natural materials.
- b. Roofs:
 - i. Roofs that compliment and respond to the mountain setting and heavy snow environment.
 - ii. Hipped, pitched, shed and gabled roofs.

- iii. Roofs designed to prevent snow or ice from shedding directly onto a pedestrian walkway, access or adjacent property.
- iv. Class A fire rated roof assemblies.
- c. Exterior Color:
 - i. Exterior wall colors that tend toward earthy warm hues, with accent colors kept to a minimum of two (2) and used to highlight entrances.
 - ii. No harshly contrasted color combinations, brilliant, luminescent or day-glow colors on exterior finishes.
- d. No blank walls shall face street frontages, including blank or unarticulated garage doors.
- e. Decks and balconies shall be designed to handle snow and drift loads including snow shedding from roof overhangs above.

Facts: The building elevations show natural exterior materials, a variety of roof styles, and windows on all sides of the building.

The exterior materials proposed are of natural hues.

Findings: The proposed residential structures contains elements typical of traditional McCall architecture.

Conclusions: The proposed building designs enhance the styles found in the McCall area.

Standards for the Granting of Planned Unit Development (PUD) Approval:

McCall Code Section 3.10.04: Approval Criteria and Conformance with Zoning and Title IX:

A PUD may be allowed in any zone; provided, that the decision body makes the following findings:

Standard (A): The underlying zoning, title IX of this code, and other applicable regulations under this title and title IX of this code are met, except as the applicant has specifically requested modifications to the standards as part of the PUD.

Facts: The applicant has specifically requested modification to the development standards of the R8 zone as a part of the PUD application.

Findings: Except as specifically requested and conditioned herein, the proposed Planned Unit Development meets the requirements of Titles III & IX of McCall Code.

Conclusions: The underlying zoning, title IX of this code, and other applicable regulations under this title and title IX of this code are met, except as the applicant has specifically requested modifications to the standards as part of the PUD.

Standard (B): The proposed uses shall not be detrimental to present and potential surrounding uses; nor shall they be detrimental to the health, safety and general welfare of the public. The physical features of the site, public facilities, and existing adjacent developments and uses shall be considered.

Facts: The subject property has residential land uses to the east, west, north and south, and can generally be considered an infill site. The subject property is a sloped glacial moraine with sub-surface boulders and significant trees.

The applicant provided a traffic memo prepared by Kittleson Associates, which estimated trip generation by the proposed development and indicated that the existing and proposed improved streets were capable of absorbing the additional traffic generated by the proposed development.

The subject property is near downtown McCall, with existing services nearby.

Findings: The proposed development is unlikely to create adverse health or safety impacts.

Conclusions: The proposed residential subdivision is unlikely to be detrimental to present and potential surrounding uses; nor is it likely to be detrimental to the health, safety and general welfare of the public.

Standard (C): The density of the planned unit development considered as a whole shall be in substantial conformity with the density of the underlying zone.

Facts: The site is 3.67 acres in size.
The applicant is proposing to construct twenty-eight (28) housing units.

Findings: The proposed density is 7.62 dwelling units per acre, less than the maximum density of the R8 – Medium Density Residential zoning district.

Conclusions: The density of the proposed planned unit development is in conformity with the density of the underlying zone.

Standard (D): Any variation from the basic zone requirements must be warranted by the design and amenities incorporated in the preliminary and final development plan.

Facts: The applicant is requesting a variation from the following code standards:

- The minimum lot sizes for individual lots in the R8 – Medium Density Residential zone (McCall Code Section 3.3.08).
- The minimum setback from a local streets (McCall Code Section 3.3.03).
- The minimum setback from a delineated wetland (McCall Code Section 3.8.23)
- The ½ building height/setback rule (McCall Code Section 3.3.03, Note 3).
- Lot coverage limitation for individual lots (McCall Code Section 3.3.06)
- Garage Door Lengths in excess of 50% of the longest street facing wall (McCall Code Section 3.8.20)

The applicant is proposing to provide and construct pathways in excess of the minimum required by code, a private park/picnic area with a private walking trail for the use of owners in the development, One (1) deed restricted local housing unit, a public dog park adjacent to the proposed east-west pathway, and the prohibition of short-term rentals within the detached units of the development (if approved and constructed).

Findings: The impacts of the proposed deviations from dimensional standards and street width have been minimized through the site design. The proposed amenities are of an appropriate scale to compensate for the deviation from the R8 – Medium Density Residential zone development standards.

Conclusions: The variation from the basic zone requirements is warranted by the design and amenities incorporated in the preliminary and final development plan.

Standard (E): The final development plan must be in conformance with the preliminary plan.

Facts: The subject application is for a preliminary development plan review.

Findings: This standard is not applicable to the subject application.

Conclusions: This standard is not applicable to the subject application.

Standard (F): The planned unit development must meet the general objectives of the McCall Area Comprehensive Plan.

Facts: The subject property is identified as a “Medium Density Residential” on the Future Land Use Plan Map within the 2018 McCall Area Comprehensive Plan.

The subject property is located near downtown McCall, with quality public services and non-motorized transportation infrastructure nearby, consistent with goals of the McCall Area Comprehensive Plan, and the applicant is proposing to further improve pedestrian facilities along the frontage of the property.

Findings: The proposed planned unit development is consistent with the Future Land Use and infill development goals identified within the 2018 McCall Area Comprehensive Plan.

Conclusions: The planned unit development meets the general objectives of the McCall Area Comprehensive Plan.

Standard (G): Existing and proposed streets and utility services must be suitable and adequate for the proposed development.

Facts: The subject property is proposed to be accessed from Dawson Avenue via Spruce Avenue or Wooley Avenue onto a shared driveway and internally maintained access road. The applicant is proposing to properly construct road infrastructure serving the development to City Roadway Standards as outlined in the accompanying Development Agreement.

The applicant is proposing to improve water, sewer, and electrical infrastructure to be able to adequately serve the development.

Findings: The applicant’s proposed improvements to existing infrastructure is satisfactory to serve the proposed development.

Conclusions: The existing streets and utility services, if improved as proposed, are adequate to serve the proposed development.

Standard (H): A development agreement is required between the developer and the city which delineates commitments of the developer to the city and of the city to the developer including, but not limited to, assurances for public and private improvements and maintenance of the same.

Facts: A development agreement is proposed, but the applicant is required to provide an amended draft escrow or development agreement prior to scheduling a hearing with the McCall City Council.

Findings: The proposed development or escrow agreement will be reviewed by the McCall City Council.

Conclusions: The McCall City Council may opt to enter into a development agreement with the property owner.

Standard (I): A PUD may be proposed in conjunction with an application to amend the zoning map and the comprehensive plan.

Facts: No zoning map amendment or comprehensive plan amendment is proposed in conjunction with this application.

Findings: This standard is not applicable to the subject application.

Conclusions: This standard is not applicable to the subject application.

Standards for the Granting of Subdivision Preliminary Plat Approval:

McCall Code Section 9.2.06(E): Review and Action, Preliminary Plat:

The Commission shall deny approval of the preliminary plat if it makes any of the following findings:

Standard (1): The proposed plat is not consistent with applicable general and specific plans as specified in title III of this code, or this title, or the comprehensive plan.

Facts: Except as conditioned and requested by the companion Planned Unit Development application, the proposed subdivision is consistent with the requirements of Titles III and IX of McCall Code.

Findings: The proposed subdivision is consistent with the Future Land Use and infill development goals identified within the 2018 McCall Area Comprehensive Plan.

Findings: The proposed subdivision is generally consistent with the 2018 McCall Area Comprehensive Plan and McCall Code.

Conclusions: The proposed plat is consistent with applicable general and specific plans as specified in title III of this code, or this title, or the comprehensive plan.

Standard (2): The design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.

Facts: The subject property is identified as a “Medium Density Residential” on the Future Land Use Plan Map within the 2018 McCall Area Comprehensive Plan.

The subject property is located near downtown McCall, with quality public services and non-motorized transportation infrastructure nearby, consistent with goals of the McCall Area Comprehensive Plan, and the applicant is proposing to further improve pedestrian facilities along the frontage of the property.

Findings: The proposed subdivision is consistent with the goals of the 2018 McCall Area Comprehensive Plan.

Conclusions: The design of the proposed subdivision is consistent with applicable general and specific plans.

Standard (3): The site is not physically suitable for the type of development.

Facts: The site is gently sloped, with some known wetlands, unstable soils, or other substantial inhibitors to development. The applicant has submitted plans that include working with the Army Corps of Engineers to manage disturbance within permissible limits on the project site and provide any mitigation required by the Army Corps of Engineers.

Findings: The site is adequate for the type of development proposed.

Conclusions: The site is physically suitable for the type of development.

Standard (4): The site is not physically suitable for the proposed density of development.

Facts: The site is gently sloped, with some known wetlands, unstable soils, or other substantial inhibitors to development. The applicant has submitted plans that include working with the Army Corps of Engineers to manage disturbance within permissible limits on the project site and provide any mitigation required by the Army Corps of Engineers.

Conclusions: The site is physically suitable for the proposed density of development.

Standard (5): The design of the subdivision or the proposed improvements is likely to cause substantial environmental damage or substantially and avoidably injure wildlife or their habitat.

Facts: No known significant impacts to wildlife or wildlife habitat have been identified associated with the proposed subdivision. The McCall Staff Engineer has reviewed the application materials for likely environmental damage and indicated that the development is unlikely to create substantial environmental damage.

Findings: No substantial environmental damage is likely to occur.

Conclusions: The design of the subdivision is unlikely to cause substantial environmental damage or substantially injure wildlife or their habitat.

Standard (6): The design of the subdivision or the type of improvement is likely to cause serious public health problems.

Facts: The subject property is located near downtown McCall, adjacent to services, existing bicycle and pedestrian facilities.

The applicant is proposing to construct sidewalks along the Dawson Avenue Street frontage of the subject property, and construct pedestrian pathways throughout the development.

Development in locations within walking and bicycling distance of services and amenities with appropriate bicycling infrastructure tend to improve public health outcomes relative to those where automobiles are the dominant form of transportation.

Findings: The location and design of the subdivision is unlikely to have an adverse impact on public health.

Conclusions: The design of the subdivision is unlikely to cause serious public health problems.

Standard (7): The design of the subdivision or the type of improvement will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the city (or county) may approve a plat if it finds that alternate easements for access or for use will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction, and no authority is hereby granted to a legislative body to determine that the public at large has acquired

easements for access through or use of property within the proposed subdivision.

Facts: The subject property contains a pedestrian access and drainage easement dedicated to the public.

The applicant submitted documentation showing that improvement of the pathway and drainage infrastructure will be completed pursuant to the easements and project design.

No known easements on the subject property are proposed to be negatively impacted by the proposed subdivision.

Findings: The proposed subdivision is not proposing to impact any known easements.

Conclusions: The design of the subdivision or the type of improvement will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.

Standard (8): The proposed subdivision is not in compliance with all other ordinances or laws of the city and/or county.

Facts: No known violations of other City ordinances would be likely to be a result of the development of the proposed subdivision.

Findings: No known violations of other City ordinances would be likely to be a result of the development of the proposed subdivision.

Conclusions: No known violations of other City ordinances would be likely to be a result of the development of the proposed subdivision.

DEPARTMENT/AGENCY/PUBLIC COMMENTS

Agency

- McCall Public Works
See attached comments dated August 14, 2024
- McCall Airport
See attached comment dated July 22, 2024
- Central District Health
See attached comment dated July 19, 2024.
- Valley County Sherriff's Office
See attached comment dated February 23, 2024.
- Payette Lakes Recreational Water and Sewer District
See attached comment dated July 24, 2024
- McCall Fire District
See attached comment dated July 23, 2024

Public

- Comment received on August 14, 2024 expressing concern

CONCLUSIONS OF LAW

1. The City of McCall has provided for the processing of Preliminary Planned Unit Development Applications, authorized by Section 67-6515, Idaho Code, pursuant to Title III, Chapter 10 of McCall City Code.

2. The City of McCall has provided for the processing of Subdivision Preliminary Plat applications, authorized by Section 67-6513, Idaho Code, pursuant to Title IX, Chapter 2 of McCall City Code.
3. Adequate notice of the March 5, 2024 public hearing was provided, pursuant to Section 67-6512, Idaho Code and Title 3, Chapter 15 of McCall City Code.
4. The application meets the requirements for approving a preliminary planned unit development, and subdivision preliminary plat applications.

DECISION

THEREFORE, the McCall Area Planning and Zoning Commission hereby approves DR-24-18 and **recommends** these Preliminary Planned Unit Development (PUD 24-02) and Subdivision Preliminary Plat (SUB 24-04) applications for **approval**, subject to the following conditions of approval:

Conditions of Approval

	Prior to	Condition	Recommended Contact
	Prior to	Condition	Recommended Contact
1.	Any site work or disturbance	The applicant shall receive final engineering approval	Staff Engineer
2.		The applicant shall provide a tree protection plan for any trees proposed to remain on site	City Arborist
3.	The submittal of a final plat and final development plan application	The applicant shall provide a revised preliminary plat showing a pedestrian access easement for the proposed trail to access the open space in the northeast corner of the subject property.	City Planner

4.		The applicant shall provide a revised plat identifying a public access easement over the proposed dog park area.	City Planner
5.		The applicant shall provide a revised set of CC&Rs stating that no encroachment or private utilization Dawson Street right-of-way shall occur.	City Planner
6.		The applicant shall provide a revised preliminary plat identifying adequate snow storage easements for the private streets and driveways.	City Planner
7.		The applicant shall provide a revised plat with Note #4 revised to state “The existing zoning is Medium Density Residential (R8).	City Planner
8.		The applicant shall provide a copy of the 404 permit for the proposed project.	Staff Engineer
9.		The applicant shall submit FAA Form 7460-1 for all necessary lots within the subdivision, as determined by the McCall Airport Manager.	Airport Manager
10.		The applicant shall receive approval of the subdivision from Central District Health	Central District Health
11.		The applicant shall receive approval of the subdivision design and wildfire protection plan from the McCall Fire District	Fire Prevention and Code Enforcement Officer
12.	The submittal of a building permit for any structure	The applicant shall deed restrict a minimum of one (1) lot in accordance with the requirements of the McCall Local Housing Program.	City Planner

Expirations

1. As provided in the PUD Preliminary Plan, Pursuant to MCC 9.2.07(B), and subject to the Council’s right to grant extensions, the Applicant will submit a Final Plat for at least the first Phase of the Project not later than twenty-four (24) months after final approval of the Preliminary Plat and for the entire Project not later than thirty-six (36) months after Preliminary Plat approval.
2. As provided in the PUD Preliminary Plan, Applicant will complete the construction of at least the Phase 1 Units within thirty-six (36) months after final approval of the Applications.

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.

Findings of Fact **adopted** this 5th Day of NOVEMBER, 2024.

Robert Lyons, Chair
McCall Area Planning and Zoning Commission

Attest:

Meredith Todd, City & Sustainability Planner
City of McCall

McCALL AREA PLANNING AND ZONING COMMISSION

IN RE:)
)
McCALL ARTS & COMMERCE CENTER SUBDIVISION)
)
Subdivision Final Plat)
)
Application Number: FP-24-02)

FINDINGS OF FACT, CONCLUSIONS OF LAW, AND DECISION

FINDINGS OF FACTS

Applicant: David Armstrong

Representative(s): Luke Vannoy, McCall Design & Planning

Application: An application to condominiumize the existing commercial structures located within the McCall Art and Commerce Center.

Location: Lots 5 and 6, Payette Lakes Commercial Center, situate in the NW ¼ of Section 16, T18N, R3E, B.M., City of McCall, Idaho.

Property Address: 115 & 125 Commerce Street, McCall

Public Notices: Public hearings are not required for Subdivision final plat review pursuant to MCC 9.2.07.

Procedural History: During its regularly scheduled October 1, 2024 meeting, the McCall Area Planning & Zoning Commission reviewed and recommended approval of the Subdivision Final Plat.. No Public Hearing was held or required for a Final Plat.

Zoning: I - Industrial

Property Size: 0.65 acres

APPROVAL STANDARDS

Standards for the Granting of Subdivision Final Plat Approval:

McCall Code Section 9.2.07(D)(1)(c): Submission to Commission:

Standard: *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).*

Facts: The application was received by staff on August 20, 2024.
The next available meeting for the application (pursuant to the McCall Area Planning & Zoning Commission published meeting calendar and deadlines) was on October 1, 2024.
The Commission reviewed the contents of the Final Plat Application.

Findings: The final plat application was in substantial compliance with the approved preliminary plat and all required conditions of approval had been met.

Conclusions: The proposed final plat is in substantial compliance with the approved preliminary plat and should be approved for signature by the McCall Area Planning & Zoning Commission.

DEPARTMENT/AGENCY/PUBLIC COMMENTS

Agency

- City of McCall Public Works

In an email dated September 24, 2024, the City of McCall Staff Engineer provided the following comments:

The Public Works Department has reviewed the documents submitted for review for **FP 24-03** and have the following comments and concerns.

Plat Documents:

1. Please label the full rights-of-way for Commerce Street and E Deinhard Lane.
2. There is no description of what is allowed in the “common area” on the subdivision plat. This needs to allow for drainage, utilities, ingress, egress, etc.
3. Once the final ROS draft is complete, two digital CAD files, prepared in accordance with the City’s digital data submission standards (DDSS) shall be provided. The complete DDSS guidance document can be found here:

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

Water Infrastructure and Site Plan:

1. Thank you for submitting the floorplans along with updated fixture sizing sheets. The proposed improvements will keep all the existing meters within their allowable fixture unit counts. The proposed improvements include:
 1. 115 Commerce St (A/B/C) – Unit A and D were combined and the interior hose bib in unit A was eliminated. Irrigation for the entire property is being moved to this service.
 2. 121 Commerce St (A/B/C/D) – Shower was eliminated in Unit D, and the current irrigation system is being moved to the service for 115 Commerce St.

3. 125 Commerce St (A&C, B) – A new ADA bathroom in combined units A&C is replacing an old kitchen space. Unit B eliminated the dishwasher and installed a bar sink in-lieu of a kitchen sink.

Stormwater:

1. Please identify where the overflow for the infiltration basin is located. Previously there was a pipe proposed that connected the overflow to the catch basins near Commerce Street.
2. I did not see where the stormwater report was updated. I attached the version that was sent to me. Please confirm if this is correct.
3. The approved stormwater plan for the property included a detention/retention area and a conveyance system that brought the outflow of the stormwater to Commerce St. This does not appear to be functional anymore and needs to be brought back into compliance. I have attached the grading plan and previous stormwater report.

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.

- Valley County Cadastral

In an email dated September 23, 2024, the Valley County Cadastral Specialist provided the following comments:

This office has no objection to this application.

Would you please pass along the following to the surveyor?

- *Please add building identifiers to the buildings. For example, "Building A, Building B, etc". They are currently identified by address. Addresses are subject to change. We require a building reference to each specific unit.*
- In the legal description area of the Certificate of Owners, consider adding "More particularity described as" and add your surveyed meets and bounds description for

the exterior boundary. It differs slightly from the original Payette Lakes Commercial Center plat and would be nice to have your surveyed description shown here.

- Consider adding your total acreage to the plat face and the Certificate of Owners.
- Please also consider adding square footage of each unit to the plat.

Thank you for the opportunity to review this proposed Plat.

- Central District Health
See attached letter dated September 11, 2024.

Public

- No public comments 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 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 **approves** this Subdivision Final Plat applications, subject to the following conditions of approval:

Conditions of Approval

	Prior to	Condition	Recommended Contact
1.		The applicant shall receive final engineering approval	Staff Engineer

2.	Recordation and execution of the final plat	The applicant shall provide digital files of the plat in accordance with the McCall Digital Data Submission Standards.	Staff Engineer
3.		All easements shall be indicated on the final plat and shall be formally documented with signed declarations and recorded with the plat.	City Planner
4.	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.

Findings of Fact **adopted** this 5th Day of NOVEMBER, 2024.

Robert Lyons, Chair
 McCall Area Planning and Zoning Commission

Attest:

Meredith Todd, City & Sustainability Planner
 City of McCall



CUP-24-02
PILGRIM COVE CAMP
MASTER PLAN UPDATE
1075 Plymouth Road

McCall Area Planning & Zoning Commission

Staff Report

September 10, 2024

Executive Summary

Description

An application for an updated Conditional Use Permit to account for updates to the Camp Master Plan.

Discussion

- The applicant is proposing to update the Master Plan for an existing camp facility. The previous Master Plan was approved by the Valley County Board of Commissioners on January 27, 2003.
- In addition to the Conditional Use Permit Standards of McCall Code Section 3.13.03(B), camps have the following additional standards of approval (McCall Code Section 3.13.031(B)):

A conditional use for a camp may be approved only if the commission finds that the use, as applied for:

Will not have a permanent negative impact on those items listed below substantially greater than that anticipated from permitted development:

1. Pedestrian and vehicular traffic circulation and safety;
2. The demand for and availability of public services and facilities;
3. Disruption of enjoyment of neighboring properties by excessive noise;
4. Environmental pollution or contamination to air and water resources; or
5. The maintenance of compatible and efficient development patterns and land use intensities.

Potential Motions Regarding CUP-24-02:

1. "I move to recommend approval of CUP-24-02 to the Valley County Board of Commissioners with the staff recommended conditions of approval."
2. "I move to recommend approval of CUP-24-02 to the Valley County Board of Commissioners with the staff recommended conditions of approval with the following modifications: _____."
3. "I move to continue CUP-24-02 to the _____ meeting to allow time for staff and the applicant to provide more information on the following: _____."
4. "I move to remand CUP-24-02 back to staff and more information on _____ prior to reschedule the application for a new public hearing."
5. "I move to continue CUP-24-02 to the October 1, 2024 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.	Scheduling a hearing with the Valley County Board of Commissioners	The applicant shall meet with the Payette Lakes Recreational Water and Sewer District	Sewer District Manager
2.	The issuance of a building permit	The applicant shall receive final engineering approval	City Engineer

Expirations

1. This 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.

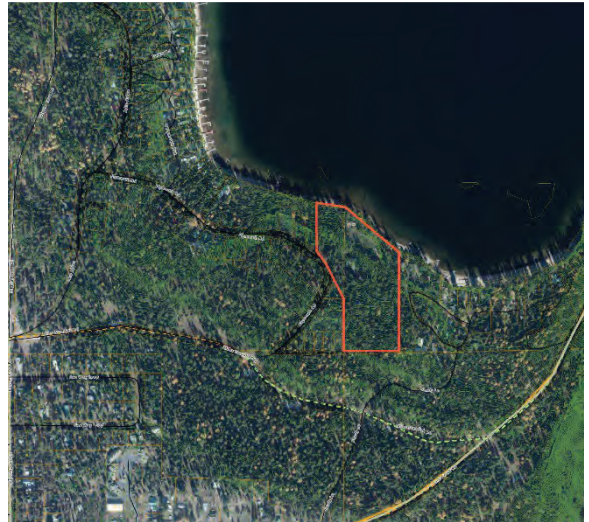
Other

1. The maximum occupancy of the camp shall be 125 persons.
2. Quiet hours of 10:00 PM to 8:00 AM shall be maintained.
3. All structures require building permits and planning approval as applicable.

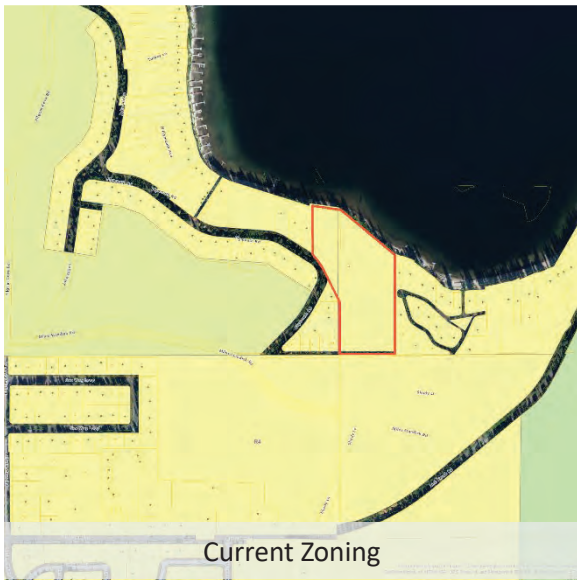
Project Location



Subject Property



Transportation



Current Zoning



Future Land Use

Project Analysis

Description

An application for an updated Conditional Use Permit to account for updates to the Camp Master Plan.

Zoning District: R4 –Low Density Residential

Comprehensive Plan Designation: Low Density Residential

Project Acreage: 10.2 acres (Portion)

Proposed Use: Existing Camp

Legal Description

Lots 1-32 and Common Areas A & B of the Glen Cove Subdivision and Pilgrim Cove Subdivision Lots 1-3 of Block 1, situate in Sections 2 and 3, T18N, R3E, B.M., Valley County, Idaho.

Associated Documents

Application	Most Recent Revised Submittal Date
Land Use Application	June 25, 2024
Criteria of Approval Narrative	June 25, 2024
Owner Authorization	June 25, 2024
Project Description	June 25, 2024
Plans	June 25, 2024

Prior Hearings

Hearing	Date	Action	URL
Pre Application	June 4, 2024	N/A	https://youtu.be/DjIFwMHFF60?t=730

Code Sections of Interest

- McCall Code Section 3.2.02: Meanings of Terms or Words:
CAMP: Property owned or leased by any organization exempt from federal income tax, which property is used for such purposes as recreation, outdoor education, outdoor instruction, and deliberation. "Camp" does not include a church building or church school unless it is accessory to an outdoor operation of larger scope, does not include property used for commercial purposes, and does not include facilities at which services or lodging are offered to the general public for a fee. Thus "camp" includes youth summer and youth winter camps operated by the Girl Scouts, Boy Scouts, Campfire, YMCA, YWCA, and the like, and youth summer and youth winter camps operated by various organized churches; to the extent not used for generation of unrelated business income; and includes state park and U.S. forest service public campgrounds. Thus a "camp", when permitted as a conditional use, does not include renting rooms, cabins, buildings, campsites, spaces, or the like, with or without meals, to tourists or vacationers, even if the tourists or vacationers are members of the owner organization.
- McCall Code Section 3.3.02: Residential Use Regulations:
Table 3.3.02 identifies "Camp" as a conditional use in the R4 – Low Density Residential zone.

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.
- McCall Code Section 3.13.031: Additional Conditional Use Permit Standards for Camps:
A conditional use for a camp may be approved only if the commission finds that the use, as applied for:
 - (A) Meets the general standards in section 3.13.03 of this chapter; and
 - (B) Will not have a permanent negative impact on those items listed below substantially greater than that anticipated from permitted development:
 1. Pedestrian and vehicular traffic circulation and safety;
 2. The demand for and availability of public services and facilities;
 3. Disruption of enjoyment of neighboring properties by excessive noise;
 4. Environmental pollution or contamination to air and water resources; or
 5. The maintenance of compatible and efficient development patterns and land use intensities.

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 update the Master Plan for an existing camp facility. The previous Master Plan was approved by the Valley County Board of Commissioners on January 27, 2003.
- In addition to the Conditional Use Permit Standards of McCall Code Section 3.13.03(B), camps have the following additional standards of approval (McCall Code Section 3.13.031(B)):

A conditional use for a camp may be approved only if the commission finds that the use, as applied for:

Will not have a permanent negative impact on those items listed below substantially greater than that anticipated from permitted development:

 1. Pedestrian and vehicular traffic circulation and safety;
 2. The demand for and availability of public services and facilities;
 3. Disruption of enjoyment of neighboring properties by excessive noise;
 4. Environmental pollution or contamination to air and water resources; or
 5. The maintenance of compatible and efficient development patterns and land use intensities.

Comments

Agency

- Central District Health
See attached letter dated July 23, 2024.
- City of McCall Public Works Department
In an email dated...
- Payette Lakes Recreational Water and Sewer District
See attached letter dated July 24, 2024

Public

- No public comments received to date.

Actions

Potential Motions Regarding CUP-24-02:

1. "I move to recommend approval of CUP-24-02 to the Valley County Board of Commissioners with the staff recommended conditions of approval."
2. "I move to recommend approval of CUP-24-02 to the Valley County Board of Commissioners with the staff recommended conditions of approval with the following modifications: _____."
3. "I move to continue CUP-24-02 to the _____ meeting to allow time for staff and the applicant to provide more information on the following: _____."
4. "I move to remand CUP-24-02 back to staff and more information on _____ prior to reschedule the application for a new public hearing."
5. "I move to continue CUP-24-02 to the October 1, 2024 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.	Scheduling a hearing with the Valley County Board of Commissioners	The applicant shall meet with the Payette Lakes Recreational Water and Sewer District	Sewer District Manager
2.	The issuance of a building permit	The applicant shall receive final engineering approval	City Engineer

Expirations

1. This 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. The maximum occupancy of the camp shall be 125 persons.
2. Quiet hours of 10:00 PM to 8:00 AM shall be maintained.
3. All structures require building permits and planning approval as applicable.



Distribution Memorandum

Date: July 22, 2024

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-24-02: Pilgrim Cove Camp – Campus Master Plan Update – IMPACT AREA

A Preliminary Development Plan Review Application for an updated Conditional Use Permit to account for updates to the Camp Master Plan. The property is zoned R4 – Low Density Residential, and is more particularly described as:

Lots 1-32 and Common Areas A & B of the Glen Cove Subdivision and Pilgrim Cove Subdivision Lots 1-3 of Block 1, situate in Sections 2 and 3, T18N, R3E, B.M., Valley County, Idaho

Planning and Zoning Meeting Date: August 21, 2024

Comments Deadline: **August 7, 2024**

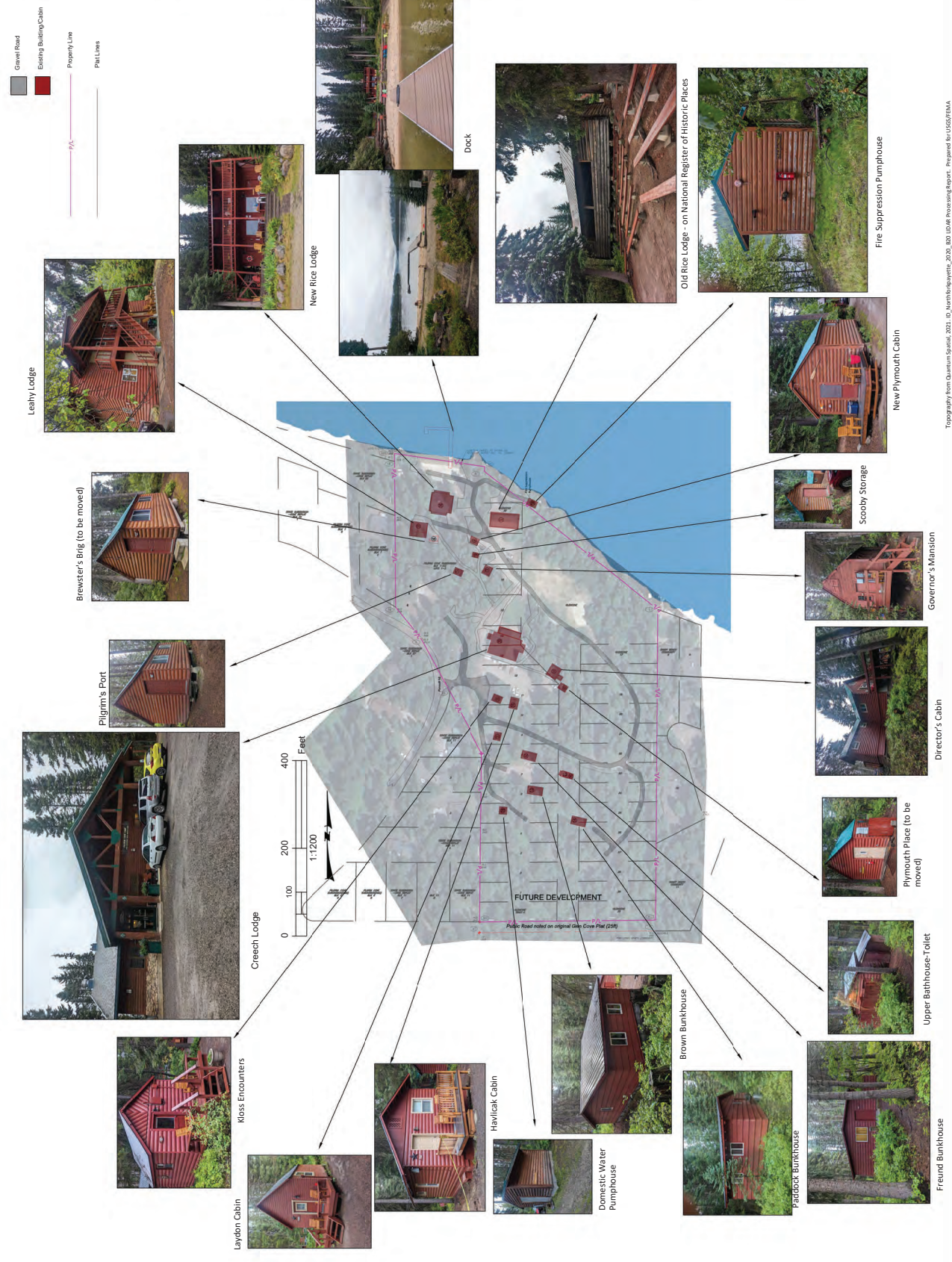
Your comments are appreciated and the applicant will be required to satisfy all comments prior to approval. If you would like your comments incorporated to any Planning and Zoning documents please send me your comments by the date indicated above. If you have questions or concerns regarding the application,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

PILGRIM COVE CAMP

1075 Plymouth Road, McCall Idaho

2024 Master Plan





PILGRIM COVE CAMP

2024 MASTER PLAN

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- Existing Camp Overview w/ photos – Drawing G-1.1
- Table of Contents

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- CUP Criteria of Approval Responses
- Pilgrim Cove Foundation Board Request to P&Z
- Neighborhood Meeting Invitation Letter
- List of Neighbors within 300'

2. Proof of Ownership and Owner Authorization

- Parcel Summary and Improvement Report RP00196001003A
- Parcel Summary and Improvement Report RP00095000032A
- Parcel Summary and Improvement Report RP18N03E030575
- Board Authorization Letter

3. Project Description

- Project Description

4. Criteria of Approval Responses

- Criteria of Approval Responses

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- Hydrology Drawing H-1.1 Existing
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- Hydrology Drawing H-2 Planned and Existing Building Calculations

6. Exterior Lighting Plan

- Landscaping and Lighting Plan Drawing L-01
- Exterior Lighting Discussion.

7. Landscaping Plan

- Landscaping and Lighting Plan Drawing L-01
- Landscaping Plan Discussion

8. Photos

- Existing Camp Photos with Overview, Drawing G-1.1

9. Plot Plans – Phased

- Future Years Work Programs
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- Winthrop Cabin Exteriors and Sections

10. County Code Responses

- County Code 3.13.03 Responses
- County Code 3.13.031 Responses
- County Code 3.13.032 Responses

Copy



May 6, '24

City of McCall Planning Department
McCall, Idaho 83638

We, the Board of Directors of the Pilgrim Cove Foundation, request your approval of an updated Master Plan for Pilgrim Cove Camp which is an Idaho non-profit organization 501©3 owned by the Pilgrim Cove Foundation Board and managed in accordance with the governing documents of the Idaho Association of the United Churches of Christ. This property has been in operation as a church camp since 1927.

Changing social expectations have made it necessary to plan for substantial changes to the camp's housing and meeting facilities. Many of our buildings need updated interiors and reduced bed numbers to continue to attract guests. Our intent is to keep our occupancy level nearly the same by adding a number of one and two-bedroom cabins. We also need more meeting space, open air pavilions, future maintenance facilities, added storage, and additional docks. This will allow the camp to host more than one small group at a time while still providing private recreation and meeting space for each.

Completion of a new Master Plan which reduces bed density, increases guest comfort, and improves meeting/storage space is the key to the future success of Pilgrim Cove Camp.

The proposed Master Plan calls for improvements done in phases as donations and funding will allow. Donors who offer immediate funding for projects not in the current work plan timeline will be accommodated if possible. Permits for each project will not be requested until the funding and design for each individual structure has been secured. This submittal package includes future work plans in 5-year increments. We have completed the document requirements of McCall's CUP process. They are arranged in the order as shown on the CUP information document.

Sincerely,

Jeremy Force
Executive Director

Linda Hallock
President, Pilgrim Cove Foundation Board

PO Box 867 McCall, ID 83638
director@pilgrimcovecamp.org
(208)-634-5555

Pilgrim Cove Camp Master Plan Project Description

Pilgrim Cove Camp is a non-profit organization 501(c)3 owned by the southern Idaho United Church of Christ congregations. This property has been in operation as a church camp since 1927.

Changing social expectations has made it necessary to plan for substantial changes to the camp's housing and meeting facilities. Many of our buildings need updated interiors and reduced bed numbers to continue to attract guests. Our intent is to keep our occupancy level near the same by adding a number of one- and two-bedroom cabins. We also need more meeting space, open air pavilions, future maintenance facilities, added storage, and more docks. This will allow the camp to host more than one small group at a time while still providing private lodging, recreation and meeting space for each.

The proposed Master Plan will call for improvements done in phases as donations and funding will allow. Donors who offer immediate funding for projects not in the current work plan timeline will be accommodated if possible. Permits for each project will not be requested until the funding and design for that specific structure has been secured. This submittal package includes future work plans in 5-year increments.

After final proposed build-out, the majority (74%) of our campus will remain as a mature, native forest, much of it with huckleberry underbrush. Work camp weekends are held in the spring and fall, and tasks include removal of dead standing trees and dead underbrush, much of which is used as firewood by our guests. The construction of the Creech Lodge included an interior fire suppression system, fed initially from the domestic well, then from a pump system drawing water directly from Payette Lake. An outside fire hydrant is also available near the Creech Lodge. The system is connected directly to the local fire department.

The utilities on site include a domestic well, electricity from Idaho Power, sewer service from Payette Lakes Water and Sewer District, telephone through Zply, internet from Starlink, and garbage service from Lakeshore Disposal.

Pole fencing exists on the east and west property lines, mostly adjacent to private homes, and along the frontage with Plymouth Road.

Camp access is limited to the entrance off Plymouth Road.

The emissions from the camp include: camp owned and other private vehicles (gasoline and diesel), hot water and space heating in the Creech & Leahy Lodges (propane), and occasional summer and fall evening campfires (wood smoke).

Dust is mitigated in three ways. The main parking lot adjacent to Creech Lodge has a gravel surface. The pedestrian pathways and RV areas are covered by forest floor detritus and imported shredded bark and wood. The camp lanes are mostly on native soils. The forest canopy keeps most of the camp in the shade for a large part of the day, increasing humidity which keeps the dust down.

During the winter and spring Pilgrim Cove Camp is mostly quiet, depending on the amount of snow that requires removal. Our skid-steer loader with a snow blower is a

necessary tool. Guest numbers are smaller with activities mostly off-site or inside. During the summer and fall, the sound of a lawnmower, chainsaw or golf cart can occasionally be heard. Being our busiest seasons, laughter, cheering, singing and having fun in the lake is the normal noise emanating from this camp.

Storage has been an issue and is one of the factors behind the need for a new Master Plan. Currently we can keep most equipment and facility hardware under cover, but additional storage is needed to accommodate the needs of a wider clientele.

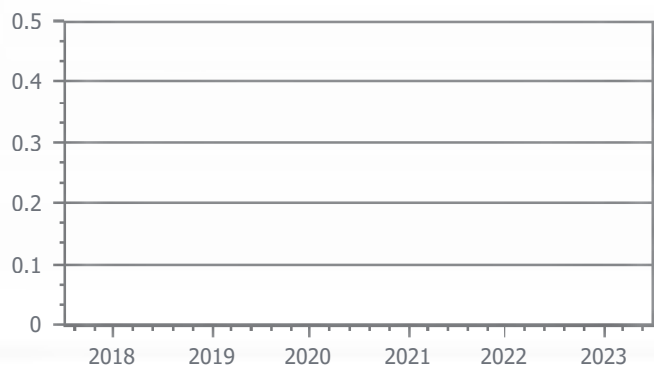
Approval of a new master plan that reduces bed density and improves meeting/storage space is the key for future success of the Pilgrim Cove Camp.

ASSESSMENT HISTORY

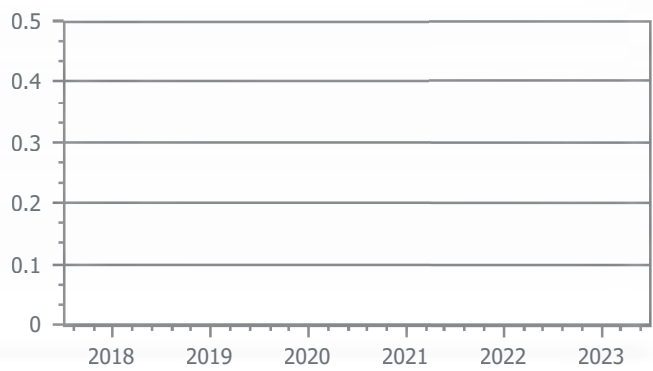
ASSESS DATE CHANGE REASON	<u>1/1/2023</u> 01- Revaluat	<u>01/01/2022</u> 01- Revaluat	<u>01/01/2021</u> 01- Revaluat	<u>01/01/2020</u> 01- Revaluat	<u>1/1/2019</u> 01- Revaluat
LAND	0	0	0	0	0
IMPROVEMENTS	0	0	0	0	0
TOTAL	0	0	0	0	0

ASSESSMENT TRENDS

LAND



TOTAL



TAX CODE AREAS & DISTRICTS

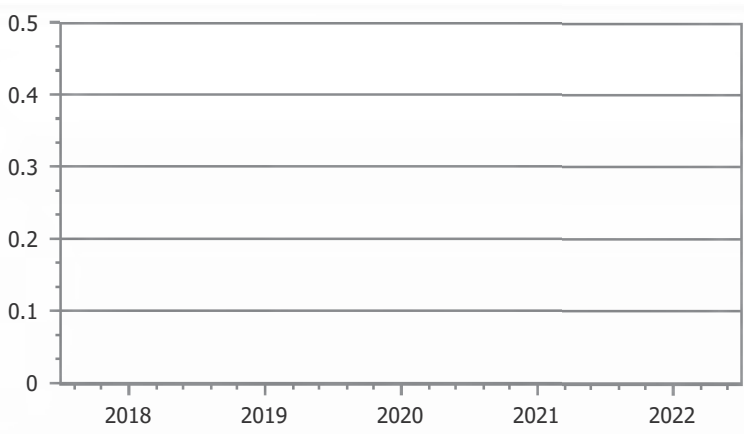
TAX CODE AREA (TAG): 015-0000

CEMETERY	MCCALL CEMETERY
FIRE	MCCALL FIRE PROTECTION
HOSPITAL	MCCALL MEMORIAL HOSPITAL
SCHOOL	MCCALL-DONNELLY SCH #421

VOTER PRECINCT	005 - PAYETTE
COMMISSIONER DISTRICT	DONNELLY

TOTAL TAX CHARGES

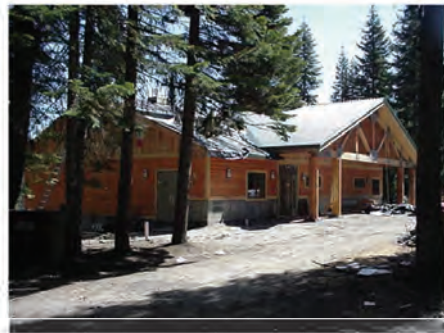
YEAR	TOTAL CHARGE
2022	0
2021	0
2020	0
2019	0
2018	0



HOMEOWNER'S EXEMPTION?

YES
 NO

IMAGES



VALLEY COUNTY ASSESSOR'S OFFICE

Parcel Summary and Improvement Report

PO Box 1350 - 219 N Main St, Cascade, ID 83611



Phone (208) 382 - 7126 | assessor@co.valley.id.us

GENERAL PROPERTY SUMMARY

PARCEL ID	RP00095000032A
OWNER(S)	PILGRIM COVE FOUNDATION
SITUS ADDRESS	NULL
SITUS CITY, STATE, ZIP	MCCALL, ID 83638
MAILING ATTENTION	C/O JEREMY FORCE
MAILING ADDRESS	PO BOX 867
MAILING CITY, STATE, ZIP	MCCALL ID 83638
MAILING COUNTRY	



PROPERTY DESCRIPTION & LAND DATA

ACREAGE - SQ FT - FRONTAGE	ACRES: 8.667	SQUARE FEET: 377534	FRONTAGE:
LAND DESCRIPTION	Market Value		
LEGAL DESCRIPTIONS	GLEN COVE SUBDIVISION LOTS 1 THRU 32 & COMMUNITY AREA A & B		
NEIGHBORHOOD	700000 Exempt Properties		
PLAT LINKS	18N 3E S02.pdf		18N 3E S02 CNTR.pdf
	GLENCOVE SUBDIVISION		
CURRENT LAND USES	USE: Market Value	ACRES: 8.667	

SALES HISTORY

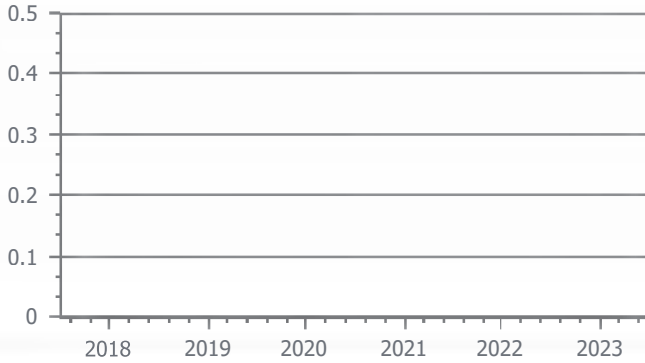
SALE DATE	GRANTOR	DEED REFERENCE
12/05/2012	PILGRIM COVE FOUNDATION ETAL	41248

ASSESSMENT HISTORY

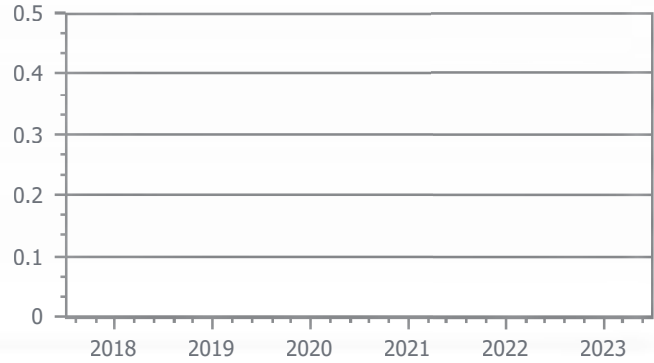
ASSESS DATE CHANGE REASON	<u>1/1/2023</u> 01- Revaluat	<u>01/01/2022</u> 01- Revaluat	<u>01/01/2021</u> 01- Revaluat	<u>01/01/2020</u> 01- Revaluat	<u>1/1/2019</u> 01- Revaluat
LAND	0	0	0	0	0
IMPROVEMENTS	0	0	0	0	0
TOTAL	0	0	0	0	0

ASSESSMENT TRENDS

LAND



TOTAL



TAX CODE AREAS & DISTRICTS

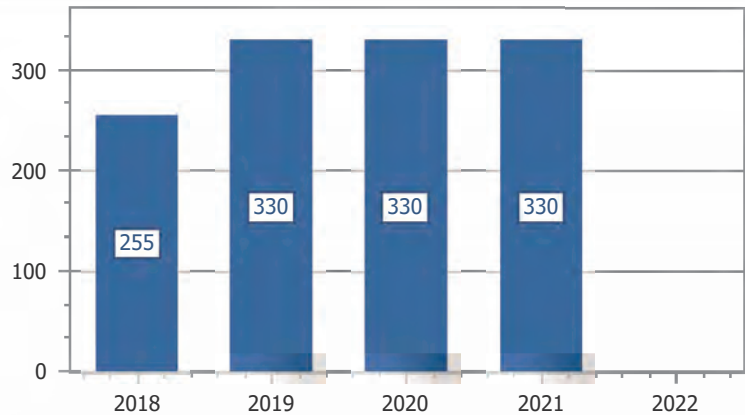
TAX CODE AREA (TAG): 015-0000

CEMETERY	MCCALL CEMETERY
FIRE	MCCALL FIRE PROTECTION
HOSPITAL	MCCALL MEMORIAL HOSPITAL
SCHOOL	MCCALL-DONNELLY SCH #421

VOTER PRECINCT	005 - PAYETTE
COMMISSIONER DISTRICT	DONNELLY

TOTAL TAX CHARGES

YEAR	TOTAL CHARGE
2022	0
2021	330
2020	330
2019	330
2018	255



HOMEOWNER'S EXEMPTION?

YES
 NO

VALLEY COUNTY ASSESSOR'S OFFICE

Parcel Summary and Improvement Report

PO Box 1350 - 219 N Main St, Cascade, ID 83611



Phone (208) 382 - 7126 | assessor@co.valley.id.us

GENERAL PROPERTY SUMMARY

PARCEL ID	RP18N03E030575
OWNER(S)	PILGRIM COVE FOUNDATION INC
SITUS ADDRESS	NULL
SITUS CITY, STATE, ZIP	MCCALL, ID 83638
MAILING ATTENTION	C/O JEREMY FORCE
MAILING ADDRESS	PO BOX 867
MAILING CITY, STATE, ZIP	MCCALL ID 83638
MAILING COUNTRY	



PROPERTY DESCRIPTION & LAND DATA

ACREAGE - SQ FT - FRONTAGE	ACRES: 0.07	SQUARE FEET: 3049	FRONTAGE:
LAND DESCRIPTION	Market Value		
LEGAL DESCRIPTIONS	TAX NO. 149 IN GOV'T. LOT 4 S3 T18N R3E		
NEIGHBORHOOD	700000 Exempt Properties		
PLAT LINKS			
CURRENT LAND USES	USE: Market Value	ACRES: 0.07	

SALES HISTORY

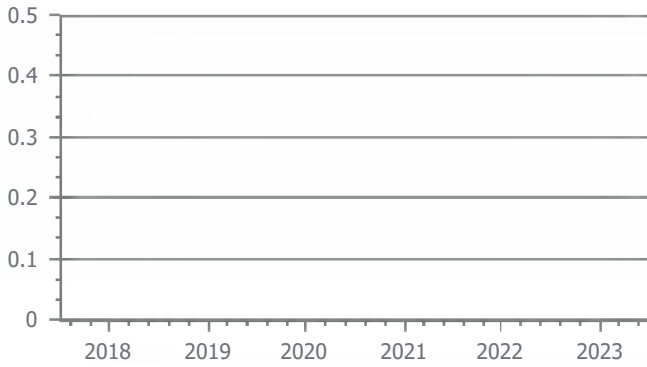
SALE DATE	GRANTOR	DEED REFERENCE

ASSESSMENT HISTORY

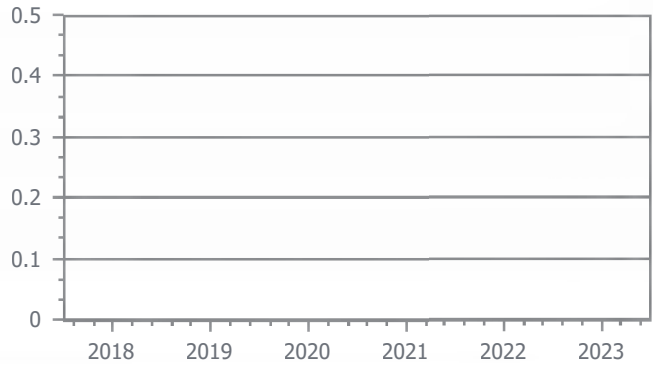
ASSESS DATE	1/1/2023	01/01/2022	01/01/2021	01/01/2020	1/1/2019
CHANGE REASON	01- Revaluat	01- Revaluat	01- Revaluat	01- Revaluat	01- Revaluat
LAND	0	0	0	0	0
IMPROVEMENTS	0	0	0	0	0
TOTAL	0	0	0	0	0

ASSESSMENT TRENDS

LAND



TOTAL



TAX CODE AREAS & DISTRICTS

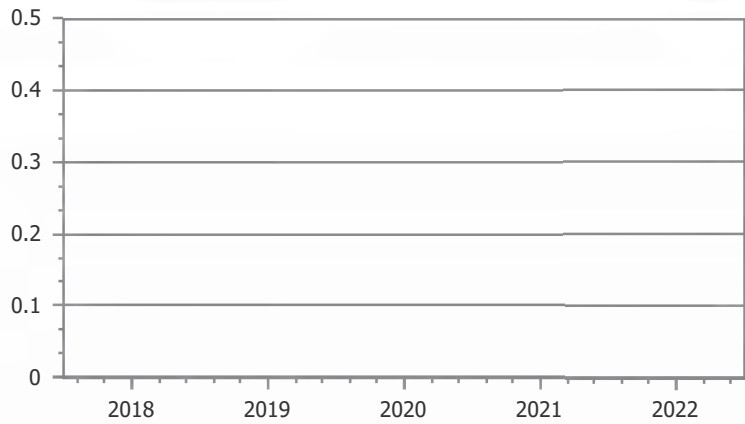
TAX CODE AREA (TAG): 015-0000

CEMETERY	MCCALL CEMETERY
FIRE	MCCALL FIRE PROTECTION
HOSPITAL	MCCALL MEMORIAL HOSPITAL
SCHOOL	MCCALL-DONNELLY SCH #421

VOTER PRECINCT	005 - PAYETTE
COMMISSIONER DISTRICT	DONNELLY

TOTAL TAX CHARGES

YEAR	TOTAL CHARGE
2022	0
2021	0
2020	0
2019	0
2018	0



HOMEOWNER'S EXEMPTION?

YES NO

CRITERIA OF APPROVAL RESPONSES

1. **Is the use a conditional use in the zone?** Yes. The existing camp has operated since 1927. Its current CUP was approved January 27, 2002. The camp's parcels are zoned R4-Low Density Residential by the City of McCall Title 3, Zoning Ordinance, effective March 16, 2006, since it is within the city's Impact Area
2. **Explain the relationship of the proposed use to the Comprehensive Plan.**
<https://evogov.s3.amazonaws.com/141/media/115606.pdf> Organizational group camping in the McCall impact zone is consistent with historic and natural land use, economic development and other comprehensive plan features. Master plan changes add to improved year-around use that provides enhanced opportunities for individuals and families to join the McCall community and be served by McCall business services. The camps' design maintains its rural urban forest environment. Lake views at the camp are being enhanced by the relocation of a couple cabins further from the lakeshore. Guests move through the camp as pedestrians on established pathways instead of using motorized equipment.
3. **Explain how the application meets the general and specific objects of Title 3.**
https://codelibrary.amlegal.com/codes/mccallid/latest/mccall_id/0-0-0-859 The existing camp and proposed improvements preserve the McCall small town and family friendly character, and the natural beauty of the surrounding lands and lakeshore, present and future, for residents and visitors. The existing camp and proposed master plan features complement the landscape, ecology and existing character of McCall. Technical requirements of Title 3 are met.
4. **How is the proposed use harmonious with the character of the existing neighborhood?** Pilgrim Cove camp has complemented the existing neighborhood since 1927. The proposed master plan improvements update habitability and safety for all ages and all physical abilities.
5. **How is the proposed use harmonious with the appearance of the existing neighborhood?** The existing camp appearance would not change from the viewpoint of existing neighborhood or from Payette Lake. The proposed master plan improvements blend into existing topography, vegetation and lakefront appearance.
6. **How will the proposed use NOT be detrimental to the general welfare, health, and safety of the neighborhood?** Continuation of organized camp activities will not increase population density, hazards, traffic, or risks.
7. **How will the proposed use NOT harm the land or water of the subject property and adjacent properties?** Pilgrim Cove Camp group use activities will remain unchanged and have not harmed land or water for over 96 years. The camp property meets all Title 3, Title 9 and other environmental regulations and standards.
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?** Electricity, telephone and internet access are already present on the site and can be extended at Pilgrim Cove Foundation expense. Sanitary sewer service is provided by the Payette Lake Water and Sewer District and can be extended on the property at Pilgrim Cove Foundation expense. A private well on Pilgrim Cove Camp property provides domestic water with capacity for extension into

master plan improvements. Existing rustic roadways provide access within the camp boundaries and can be modified or extended on the camp property if needed at Pilgrim Cove Foundation expense. Continued maintenance of utilities and fair share of police, fire or other emergency services will be paid by taxes, fees, and service rates.

b. Explain how the proposed project will be served by the above services and facilities. Pilgrim Cove Camp will be served as it has been for many years. No new services are perceived needed.

9. How will the proposed use NOT cause unreasonable traffic, noise, glare, and other forms of pollution? Pilgrim Cove Camp use does not currently cause adverse conditions. Master plan improvements will add no impact changes during warm-weather months and add only a very small increase in occupancy in the neighborhood during cold weather months. Individual and family practices at the camp are consistent with neighborhood norms.

10. How will the proposed use NOT adversely affect the pedestrian environment? Camp user pedestrian traffic will not change. Camp users walk or ride bicycles on neighborhood roadways only to access public lands such as Ponderosa State Park.

11. How will the proposed use NOT be a detriment to traffic on surrounding streets? Camp user vehicle traffic will not change. User vehicles normally access the camp during group changeover days. Camp service vehicles have limited use to access McCall commercial businesses.

12. How will the proposed use NOT affect scenic features? No changes to Pilgrim Cove Camp scenic features are proposed in this CUP update. Master plan improvements such as a boardwalk may cause a small change to appearance from Payette Lake.

13. How will the proposed use NOT affect historic features? Pilgrim Cove Camp historic features remain unchanged. The camp has one registered historic building. There are no other known historic features elsewhere on camp property.

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. There will be no change to Pilgrim Cove Camp land use. Camp property has adequate snow storage, open space, parking and landscaping.

15. Explain how the proposed use will NOT have a negative economic impact on the surrounding neighborhood or community? Pilgrim Cove Camp use will remain unchanged and a positive impact on suppliers, vendors, and employees in the greater McCall area. Extended camp use during colder weather months will give family and group users better access to McCall area recreation features on Payette Lake, river and nearby mountain area such as skiing.

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.

The mission of Pilgrim Cove Camp and Retreat Center is to glorify God by extravagantly welcoming and accommodating families, churches, youth, and community groups by offering all guests a venue in which they can create lasting memories, events and recreational experiences and revisit special traditions in the midst of a stunning, natural setting. We do this by offering a variety of day use, overnight, and week-long group camps to church users and others with similar goals who currently can reach a wider audience. Camp activities include waterfront swimming and boating, crafts, music, sports, dance, storytelling, family and community relationship building including reunions and weddings, along with daily food service.

2. What is the relationship of the proposed use to the surrounding properties?

Pilgrim Cove Camp and Retreat Center is self-contained and has little to no connection with the surrounding properties. Location of camp facilities within property boundaries provides visual and sound separation from surrounding properties. Waterfront use is limited to the camp's lake frontage and adjacent water. Vehicle activity of camp users is limited to camp access and egress.

3. How does the proposed landscaping plan comply with the requirements of Title 3?

Pilgrim Cove Camp and Retreat Center landscaping is mostly the natural, forest floor setting with some lawns and sports fields, a groomed waterfront beach, walking paths, and limited interior rustic vehicle roads.

4. How does the lighting comply with the requirements of Title 3, Chapter 14?

Pilgrim Cove Camp and Retreat Center lighting is limited to safety and security. Camp facility lighting supports group activities such as campfires, safe use of waterfront, limited evening sports, family activities such as reunion gatherings and weddings. Camp lighting after 10 pm does not trespass on neighboring properties nor does it adversely affect night sky viewing.

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: Pilgrim Cove Church Camp
Location: 1075 PLYMOUTH RD MCCALL, ID 83638

2. Owner's Name: PILGRIM COVE FOUNDATION INC
Street: 1075 PLYMOUTH RD City: MCCALL
State: Idaho Zip Code: 83638 Phone: 208.634.5555

3. Project Description: 25-year master plan to construct 20 cabins, remodel and maintain 19 existing cabins and buildings, construct 3 new docks, construct, paths, boardwalk

 - a. Total property area, in acres.
 - b. Proposed impervious surface (asphalt, rooftop, concrete, sidewalk, etc.) in square feet.
Year 1 Cabins 22, 23, 40 - 2980 sf; Years 1-5 Cabins 30, 31, 41 2201 sf
Years 5-10 Cabins 24, 25, 26, 38, 39, boardwalk 10470 sf; Years 10-15 Cabins 27, 28, 32 2041 sf
Years 15-20 Cabins 33, 37 4377 sf; Years 20 + Cabins 34, 35, 36 2044 sf
 - c. Describe existing vegetation present on site. Forest, riparian, turf, native grasses, shrubs
 - d. Start date of construction. 2024
 - e. Estimated length of time to complete improvements. 25+ years

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 X B X C X D X E X F X

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

<u>Jeremy Force</u>	<u>Executive Director</u>		
Name	Title	Signature	Date
<u>1075 Plymouth Rd, McCall ID 83638</u>		<u>208-634-5555</u>	<u>208-271-1777</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

Drainage Management and Stormwater Report

Prepared for Pilgrim Cove Church Camp and City of McCall, Idaho

By

Karl Gebhardt P.E., P.H.

Hydrologist/Environmental Engineer

Resource Systems, Inc.

May 1, 2024



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Drainage Management and Stormwater Report

Prepared by: Karl Gebhardt, PE, PH. Hydrologist/Environmental Engineer (See About the Preparer in Appendix)

Introduction

Pilgrim Cove Church Camp (PCC) (Figure Vicinity) is 10.873-acres (10.209-acres ortho, see below for explanation).

The total proposed project footprint is about 0.82-acres excluding forest and includes 17,901.5 sq ft new roof, 4,308 sq-ft of new path, 6,816 sq-ft new parking and 6,892 sq-ft of new boardwalk. The proposed project is planned in increments over a 25-year + time frame. The immediate proposed features include replacing one cabin that was destroyed, replacing a maintenance building, and constructing one larger cabin-meeting facility. All the immediately proposed improvements have been donated, which is the basic funding mechanism for the camp. No changes are proposed to existing roads (which are typical camp forest roads) other than described in the operation and maintenance section. The future improvements are described in 5-year increments. Since PCC property is 10+ acres, the Drainage Management Report (DMR) will address Section A through F of the Stormwater Management Plan Checklist contained in McCall Drainage Management Guidelines, January 1997, T-O Engineers (1997 DMG).

Basic approach in developing the DMR is to prepare a detailed hydrologic assessment. While the 1997 DMG stipulates the methods to be used, the analysis provided uses the state-of-the-art in addition to the 1997 DMG. The science of hydrologic analysis has not greatly improved since 1997, however, the tools by which the analyses are performed has greatly improved. In the last few years digital analysis using two-dimensional modeling parameterized with geographical information system (GIS) data greatly improves the ability to see and understand hydrology. The 1997 DMG is based on the USDA TR-55 procedure which has basically been replaced by computer modeling including advanced tools developed by the U.S. Army Corps of Engineers HEC-HMS and HEC-RAS and are considered to be best professional practice. The latest HEC-RAS hydrologic models allow displays of runoff quantities, velocities, shear stress, and other parameters that can be useful to understanding and developing appropriate erosion control methods not widely available prior to 2019. These tools require highly detailed topography which are now available in the McCall area via recent USGS/FEMA contracts with LiDAR acquisition companies. The LiDAR data is free, very accurate, and is being used by FEMA and others for detailed hydrologic studies that require topographic information. I think having the latest analysis data along with the older analysis will be valuable, therefore both the procedures contained in the 1997 DMG along with the latest technology are provided in this DBR.

Resource Systems, Inc. is my company and I'm the only employee and have been since 1983.

As the preparer, I specialize in water, water resources, flood studies, wetland, and hazardous material. I have slowed down recently since I'm well past retirement age, but I never intend to fully retire. Let's say I enjoy my work. I am providing the report and associated project sheets to PCC at no cost. I will also provide the City of McCall with the modeling and support data.

Some small screen shots of selected Sheets are included in the DMR and the full-size sheets are an attachment to the project submittal.

Camp Overview

Pilgrim Cove Camp was established in 1926. The infrastructure has evolved over the years, but the camp remains a place with basic accommodations, small cabins, a few larger meeting buildings, small gravel roads, limited paths, all dominated by a forest canopy. PCC as it now exists is contained on Sheets G-1.1 Existing Overview and C-01 Existing Infrastructure with the vicinity on Sheet G-1.0 Cover (screen shot not included)

Drainage and erosion have not been an issue at the camp due to the dominant forest soil and limited non and low-permeable surfaces. Simple but effective practices have all but eliminated the discharge of fine sediment, nutrients, and chemicals to Payette Lake, which should continue as the camp moves forward. This plan, I hope will help guide the camp to improved operation and maintenance.

Screen shot of Sheet G.1.1 Existing Overview



Drainage Management Analysis Approach

I have attempted to follow the steps outlined in the 1999 DMG, however, additional information is provided based on the latest technology and experience gained over my 40+years of professional practice, 30+years as BLM Idaho State Hydrologist, and 10+ years as Research Hydrologist at the Agricultural Research Service Northwest Watershed Research Center.

The typical cabins are small with metal roofs generally less than 700-square-feet (sf). For example, the Winthrop cabin which was destroyed recently and scheduled to be replaced immediately has a 673-sq-ft roof that would produce 130 cubic feet (cu-ft) of water from a 100-year precipitation event. This amount of water and resulting peak flow rate is small and can be handled easily with simple best management practices for retention and controlled release. Drainage trenches and contour level spreaders have been chosen as the typical best management practice for proposed cabins and other structures. However, we are open to other suggestions. The drainage trenches and contour level spreaders are easily constructed, can contain the 100-year event, provide resistance to water impact, and provide a buffer around structures that are resistant to ground-based fire movement.

The proposed drainage and erosion control measures for all new structures at the camp would fully or mostly retain the 100-year event. This is the standard practice in many communities, and it makes sense since accommodating higher flows does not take that much more of an effort and it's simply the right thing to do.

Key in the drainage management approach is in the final Section (F) Operation and Maintenance since the PCC where evaluation of existing infrastructure will be done to identify existing and potential runoff issues associated with erosion and implement corrective actions. The proximity to Payette Lake makes routine and fast corrective actions a high priority. Most corrective actions are common sense adjustments to past practices, although serious problems will be treated with the latest, proven methods. Another important part is the analysis using two-dimensional hydrologic and hydraulic modeling. This technology allows site specific identification of areas likely to have the highest accumulation of water, highest velocities, and therefore most prone to erosion. Dealing with these areas before serious events occur will minimize future problems.

All the technology used in the preparation of this report will be made available to the City of McCall. In the last few years, beginning in about 2015, I have dedicated much of my time to educating jurisdictions on the use of the latest technology, most of which has been provided at no cost. The same is offered to the City of McCall, while I am able.

A detailed description of hydrologic methodology is provided in the appendix.

A. Basin Characteristics

The overall watershed encompassing the PCC is shown in Sheet H-1.0, Pilgrim Cove Church Camp watershed. Very detailed topography is now available for the McCall area via USGS LiDAR acquired in 2020 (Quantum Spatial, 2021) (Figure LiDAR). This LiDAR has 0.5-meter resolution horizontally with an average relative vertical accuracy of 0.058-feet (0.695- inches) and was developed for use by the Federal Emergency Management Agency (FEMA) for improving flood mapping in Idaho. This LiDAR is used in the PCC drainage analysis which includes detailed two-dimensional (2-D) hydraulic modeling. Though not required by the City of McCall, it is included in this report. I introduced this technology to the City of Boise, City of Eagle, City of Meridian, Ada County, and Canyon County several years ago and it is beginning to be used more frequently as the availability of LiDAR increases. 2D analysis is far superior to older technology in that it provides a more realistic representation of actual conditions, particularly in computing the volume of storms and routing through flow paths. I have used 2D modeling for site hydrology as well as developing some of the first 2D FEMA Flood Insurance Rating Map revisions in Idaho for the Federal Emergency Management Agency (FEMA). The Boise River Flood Control District utilized some of my first 2D simulations to help demonstrate 2D capabilities which resulted in a multi-agency effort to acquire high-resolution topobathymetric LiDAR for the Boise River and a recently completed 2D model for the lower Boise River prepared by the U.S. Army Corps of Engineers. These tools are also highly compatible with Geographic Information Systems (GIS). We have included a simplified Curve Number analysis along with the 2D analysis of PCC for use in the drainage plan.

1. Project Site

The PCC project site is a large area consisting of mostly forest (Sheet G-1.1 Camp Overview), interspersed with simple gravel roads, cabins, and other supporting infrastructure. This report provides details on the overall site as well as specific development areas considered specific building site and other areas where activities such as building structures, path, parking lots, erosion controls, or similar feature will be located.

a. Total site area = 10.209-acres, (The area of the PCC parcels is listed as 10.873-acres in Valley County Assessor records and the orthographic projected area based on site survey is 10.209-acres. The discrepancy has to do with the complex and adverse slope on the PCC property. The orthographic projection is used in this report throughout.) The encompassing watershed is 13.9-acres with the interior watersheds shown below along with areas of watershed used for the analysis. Sheets H-1.0 Hydrology and H-1.1 Hydrology, Slope, provide the watershed components, elevation, drainage network, and generalized flow paths with length and slope. The PCC property is also shown on Sheets. The off-site property is included in the analysis are part of watersheds WS3 and WS8. There are no WS4-7 as they were used for initial for detailed watershed analysis not included in this report.

Figure LiDAR Topography with PCC Camp in Orange Outline

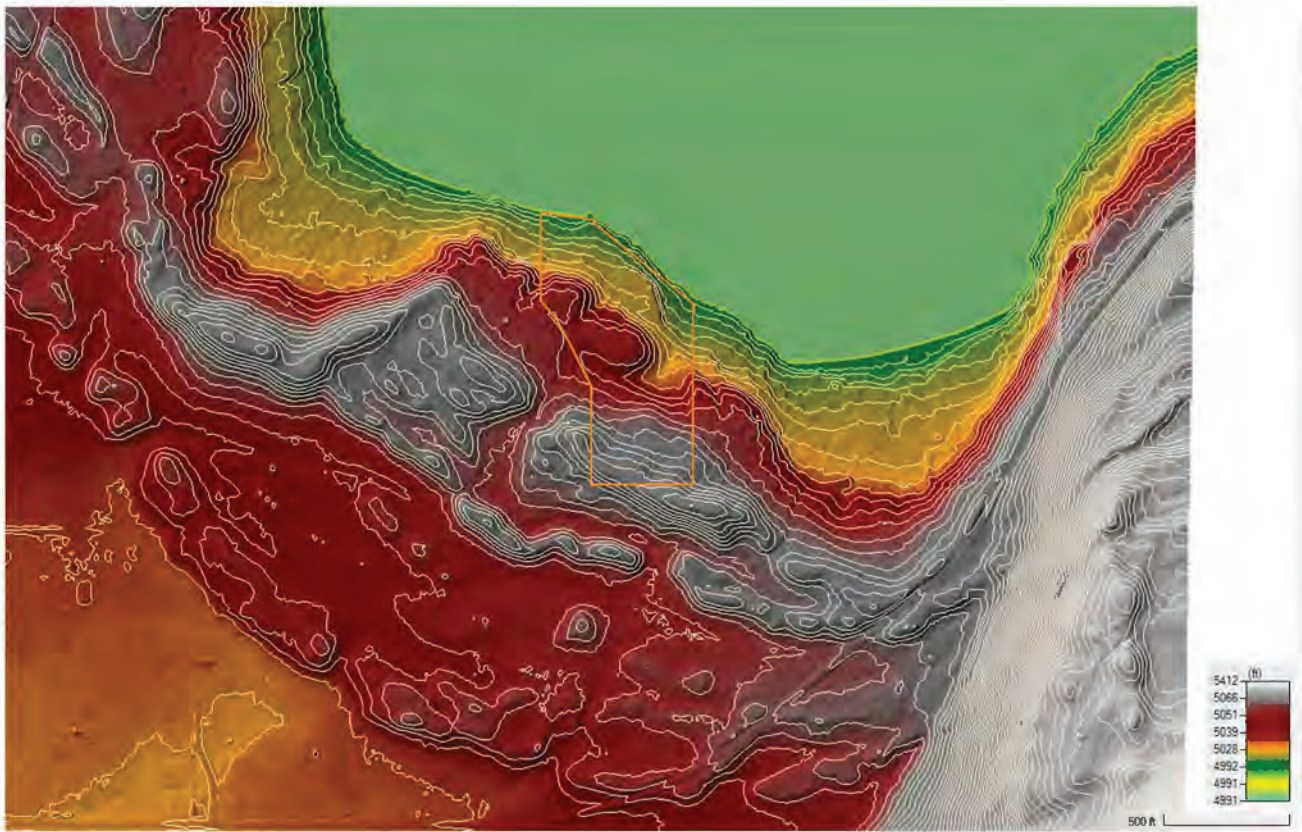
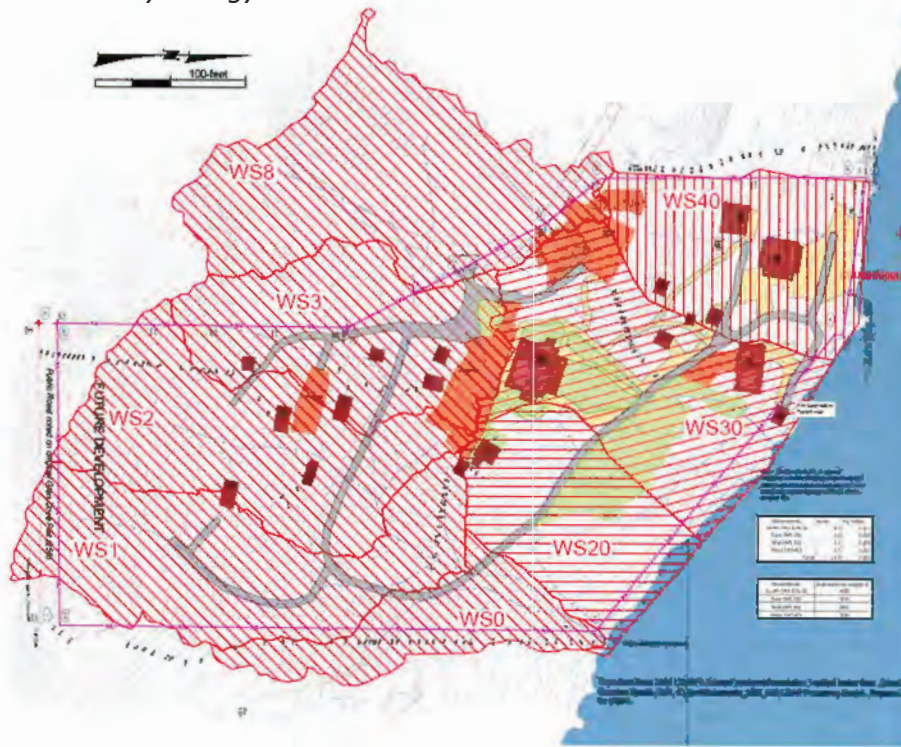


Table Watershed Area

Watersheds	Acres	Sq. Miles
South (WS 0 to 8)	8.4	0.013
East (WS 30)	1.8	0.003
Mid (WS 20)	2.2	0.003
West (WS40)	1.5	0.002
Total	13.9	0.022

Watershed numbers (WS#) are used to facilitate digital GIS (geographical information system) analysis.

Screen shot of Sheet H-1.0 Hydrology



Screen shot of Sheet H-1.1 Hydrology, Slope



b. Development area (acres) - The development areas are considered the specific building site and other areas where activities such as building structures, paths, parking lots, erosion controls, or similar features will be located. In the case of PCC forested areas are not considered development areas unless they are being impacted. The entire property, which includes forested areas, is 10.209-acres or 10.873-acres if going by parcel size. The development areas, referred to as infrastructure in the tables below, amount to 2.3-acres pre-project with an increase of 0.74-acres post-project or 3.04-acres total at the 25+year buildout. Screenshot Sheet CUP below shows all existing and proposed features.

Screenshot Sheet CUP



c. Development density. At 25+year buildout there are 21 existing and 20 new structures (which include 2 relocated structures) which yield a pre-project gross density of 2.05 per acre and a post-project gross density of 3.82 per acre, a total of 39 structures. The majority of structures are quite small (< 800 Sq ft) so they are not comparable to homes in a typical subdivision. The total buildout area dedicated to structures is 6.9% of the property. These figures utilize the total project size and include ancillary structures. The R4 Zone allows 4 units per acre. There are no street rights-of-way, so the gross and net densities are the same. See Sheet CUP for the distribution of structures. At project buildout there will be 81.2 % open space.

Tables Existing and Proposed

Pilgrim Cove Camp Existing		
Name	Land use	Acres
Scoobie Storage	Building	0.002
Laydon Cabin	Building	0.005
Pilgrim's Port	Building	0.005
Brewster's Brig	Building	0.005
Fire Suppression Pumphouse	Building	0.005
Domestic Water Pumphouse	Building	0.005
Kloss Encounters	Building	0.005
Governor's Mansion	Building	0.006
Havlicak Cabin	Building	0.008
Paddock Bunkhouse	Building	0.012
Brown Bunkhouse	Building	0.012
Freund Bunkhouse	Building	0.012
Manager's Cabin	Building	0.013
Creech Lodge Deck	Building	0.017
Leahy Lodge	Building	0.018
New Rice Lodge	Building	0.036
Old Rice Lodge	Building	0.042
Creech Lodge	Building	0.085
Field	Field	0.496
Parking	Parking	0.003
Parking	Parking	0.039
Parking	Parking	0.064
Parking	Parking	0.120
Parking	Parking	0.202
Path	Path	0.005
Path	Path	0.152
Road	Road	0.625
Yard	Yard	0.021
Yard	Yard	0.024
Yard	Yard	0.029
Yard	Yard	0.046
Yard	Yard	0.183
Existing_Camp_Infrastructure	Total	2.303
Existing_Camp_Forest	Total	7.906
Existing_Camp_Property	Total	10.209

Reference Numbers	Pilgrim Cove Camp Proposed New			
	Name	Land_use	Square Feet	Acres
22	Winthrop Replacement	Building_New	680	0.016
23	Maintenance Bldg. Replacement	Building_New	1024	0.024
24	Activity Center	Building_New	1024	0.024
25	New Cabin 1	Building_New	680	0.016
26	New Cabin 2	Building_New	680	0.016
27	New Cabin 3	Building_New	680	0.016
28	New Cabin 4	Building_New	680	0.016
29	New Cabin 5	Building_New	680	0.016
30	New Cabin 6	Building_New	680	0.016
31	New Cabin 7	Building_New	680	0.016
32	New Family Quarters 1	Building_New	681.29	0.016
33	New Family Quarters 2	Building_New	681.29	0.016
34	New Family Quarters 3	Building_New	681.29	0.016
35	New Family Quarters 4	Building_New	681.29	0.016
36	New Family Quarters 5	Building_New	681.29	0.016
37	Future Maintenance	Building_New	3696	0.085
38	Wedding Chapel	Building_New	1050	0.024
39	Wedding Dock Canopy	Building_New	144	0.003
40	Waterfront Pavilion	Building_New	1276	0.029
41	Upper Camp Pavilion	Building_New	841	0.019
Pk	Parking	Parking_New	6816	0.156
B	Boardwalk	Boardwalk	6892	0.158
P	Path new	Path_New	4308	0.099
D	Dock	New and Relocated	3031	0.070
	Proposed Infrastructure Change	Total	35917.45	0.825
	Existing Infrastructure	Total		2.303
	Proposed Forest Total	Total	308496.1436	7.082
	Proposed Property Total	Total	Total Proposed	10.209

Note: Buildings do not include roof area, docks not included in Proposed Infrastructure change

Table Open Space

Open Space	Square Feet	Acres
Field	21609	0.50
Path	6850	0.16
Yard	13188	0.30
Boardwalk	6892	0.16
Path_New	4308	0.10
Forest	308405	7.08
	Total	8.29
Percent Open Space		81.23

d. Area of streets, sidewalks, and driveways (acres). There are no typical streets, sidewalks, or driveways. Gravel roads total 0.625-acres. Paths, which are typical forest trails total 0.157-acres.

e. Estimated roof area (acres). The roof area for all structures is 0.389-acres pre-project, 0.79-acres post-project.

f. Total impervious area (acres). True Impervious areas are only the roofs, 0.295-acres, although gravel roads and gravel parking lots often are considered impervious, but not to the extent of roofing, concrete, or asphalt. The total for all these areas is 1.35-acres, existing, and 0.58-acres plus the existing (less a couple of buildings) 1.3-acres equaling about 1.9-acres. No new roads are proposed, only buildings, parking, paths, boardwalk, and dock. Additional details are provided below.

Pilgrim Cove Camp Existing		
Land use	Square ft	Acres
Buliding	12834.351	0.295
Field	21609.4	0.496
Parking	18607.309	0.427
Path	6850.042	0.157
Road	27213.6	0.625
Yard	13187.623	0.303
Total	100302.325	2.303
Forest	344401.715	7.906
Total	444704.04	10.209

Pilgrim Cove Camp Proposed		
Land use	Square ft	Acres
Building New*	17901.45	0.411
Boardwalk	6892	0.158
Parking New	6816	0.156
Path New	4308	0.099
Total	35917.45	0.825
Forest	308496.1436	7.169
Existing	100302.325	2.303
Total	444715.919	10.296

* adjusted for building moves

** docks not included

2. “A summary of the physical conditions on-site as well as for the upstream contributing area. Provide the following information for the pre-development and post-development conditions.”

Land use is shown on Sheet G.1.1 Existing Overview and Sheet CUP.

The PCC contains two watersheds, a large watershed draining towards Payette Lake encompassing 97.3% of the PCC (9.93-acres or 432,694.5-square feet) and much smaller areas encompassing 2.7% of the PCC draining from the southern aspects. These smaller areas are not within any proposed changes for the PCC and are not evaluated in the hydrologic analysis. The entire large watershed will be used in the analysis (13.5-acres), 3.5-acres of which is off-property to the southwest and considered run-on. The majority of the watershed is forested, encompassing about 77+% of the watershed. The offsite property consists of a several homes, Pilgrim Road, forest, and yards.

a. Percent Impervious. Pre-development 13.2%, Post-development 18.9%

b. Drainage Length. There is no difference in drainage lengths for pre- or post- development.

Table Gross Drainage Length

Watersheds	Approximate Length ft
South (WS 0 to 8)	400
East (WS 20)	300
Mid (WS 30)	380
West (WS40)	300

c. The PCC was divided into four sub-watersheds to evaluate the runoff and drainage appropriately. The drainage network was determined from topographic analysis of the LiDAR terrain. These flow paths are used to determine possible flow paths and are not considered typical perennial or intermittent drainages and there is no indication PCC has any significant runoff issues based on long-term observations on the property. (Al Busche, personal communication).

d. Average slope of watershed- The average slope of the entire watershed is about 16.3%. A slope map is provided in previous Sheet H-1.1 Hydrology, Slope.

e. The National Wetland Inventory database was searched and found no identified wetland on the property. One wetland area is noted on a previous draft pre-plat drawing, but no reference was given for this possible delineation. The area is not within any proposed activity and the plan is to avoid doing anything within a wetland. It would be a good idea to have the Corps of Engineers visit the site for any work near the shore of Payette Lake. All activities pertaining to placement of fill, docks, boardwalk, paths may require a Section 404 permit, even if it is not considered wetland, since the Corps regulates Waters of the U.S. which may include wetlands. These types of permits are typical and probably would be included under a Nationwide permit. We have prepared well over a hundred 404 permits and have never been turned down, so we expect permitting will not be a problem.

3. Existing drainage facilities impacted by the proposed development on the site and downstream of the proposed development.

There are no distinct constructed drainage facilities at or downstream of the PCC designed to detain runoff or route stormwater. However, there are numerous features like the open field, forest soil adjacent the cabins, path, and roads along with natural features that substantially help in attenuating runoff events and filtering sediment and appear to be working effectively, as

would be expected in typical forested settings. These features work well in managing stormwater and should continue to function as in the past since the proposed development features are designed to contain the 100-year event.

B. Erosion and Sediment Control

The proposed PCC master plan consists of building 20 new structures, removing 2, relocating 2, and reconstructing 1. The master plan includes constructing about 700-feet (0.1-acres) of path (trail) and an approximate 790-foot ADA compatible boardwalk/path along PCC near Payette Lake to provide access for disabled guests. Many of the buildings have similar designs erosion/sediment control features. Pathways also will have similar design requirements and would use designs like those utilized at Ponderosa Park and U.S. Forest Service trails. Existing features will be reviewed as part of the design process to determine practices that are effective and those requiring modification or better alternatives. Also, 2D analysis will be able to locate potential problem areas where modification to existing infrastructure and proposed features can reduce or eliminate such problems that are not apparent using older methodologies. Typical erosion controls on paths would consist of water bar features to interrupt flow paths on trails and divert flow into natural ground. These techniques are highly effective if properly installed and maintained. Paths would be monitored annually and after significant precipitation events and after annual snow melt runoff. Paths and access to the shore of Payette Lake are of particular concern as some of the most serious problems have to do with human foot traffic. PCC has used log barriers and heavily vegetated shoreline perimeters to reduce foot traffic in these areas. Dedicated access areas to the shore have been equipped with wood (logs and structural lumber) to minimize trampling and these features also act to store runoff for infiltration. They appear to be working well but could use periodic maintenance.

The Drainage Management Guidelines provide good procedures for developing an erosion and sediment control plan. The PCC has been in place since 1926 and has been respectfully maintained to provide for the natural beauty and ecological role the area supports. A reasonable approach to evaluating erosion and sediment issues for future camp improvements is to examine the present condition of the PCC. This is done below through a series of recent site photographs.

Overall, the soils on roads, paths, cabin perimeters and shore have reasonable high permeability and have not produced worrisome erosion problems. Practices used at the camp appear to be working and diligent monitoring and maintenance should ensure minimal erosion problems. The use of constructed infiltration trenches and contour level spreaders with the goal of retarding the 100-year event should provide ample erosion control coupled with diligent monitoring and maintenance. These practices would be used on all new construction and retrofitted on existing facilities where needed.

Examples of Existing Camp Features Related to Erosion and Sediment Control



The camp entrance, parking lot servicing Creech Lodge (#20) is an example of how natural surface areas can function without excessive erosion problems. This requires regular maintenance to reduce flow path connectivity that in poorly maintained condition will accumulate flow and result in surface rilling. Therefore, continued regular maintenance is an important management practice that needs to be applied to proposed new parking areas. Perimeter concave features and unconnected swales can provide areas for water to accumulate and infiltrate.



Leahy Lodge (#17) provides a good example of typical size of future buildings. It is constructed on an 11-percent slope. There is a small swale caused by roof drainage but little evidence of serious rilling or erosion. The forest soil is reasonably intact and future similar structures could utilize a swale or dispersal trench (BMP 29, DEQ 2020) topped with forest soil and detritus mulch to provide a more natural appearance. The outfall from such a swale should be directed towards well-vegetated areas or level spreader (BMP 30, DEQ 2020) also emptying into well-vegetated areas. During construction, careful excavating can minimize offsite disturbance and the limit of disturbance minimized to that necessary for foundation forms. Temporary erosion control should utilize a filtering system such as fiber rolls (BMP 64, DEQ 2020), which are very effective. Often, fiber rolls can be left in place and used as part of final grading.



Freund Bunkhouse (#12) again, is similar in size to future buildings. Much like Leahy Lodge above, this structure has minor runoff issues and similar BMPs described above could be retrofitted to eliminate runoff issues.

The largest concerns at PCC have to do with areas close to Payette Lake. Past practices have been implemented and are largely effective in attenuating runoff and erosion.

This area on the shores of Payette Lake shows the New Rice Lodge (#16) and gathering areas on the beach. The log separation areas serve as benches and provide runoff attenuation much like swale systems. A problem with these has to do with interspaces where water concentrates. These interspaces can be easily fixed by applying material to reduce or eliminate the openings. Other, perhaps more desirable methods are to have vegetation serve that purpose. These types of structures, while not specifically identified in the large list of BMPs, are functionally equivalent to dikes, swales, and similar treatments in that they provide storage and interruption of flow paths.



Below is an example where vegetation can play a significant role in attenuating runoff and erosion.



wetland and riparian restoration, fiber

will become vegetated and can survive higher runoff as compared to cohesionless soil (sand).

Vegetation is a preferred BMP provided the species are resilient and they are protected from trampling.



Where foot traffic cannot be controlled adequately, structural measures can assist in accomplishing the needed control.

High use areas can use perimeter control such as fiber rolls and these can be more of a permanent feature (with periodic replacement), rather than a temporary BMP. In my experience with rolls and similar treatments

This area, which serves as a primary flow path, shows no erosion issues, and is protected by vegetation and duff, as well as the root systems. Areas like this should have limited disturbance, therefore site management is key in minimizing foot and bike traffic.



The area below is on the down slope near the volleyball area. Again, vegetation is a significant force in minimizing erosion.



Paths are prone to collecting water.



A natural form of BMP are roots which can slow water and prevent flow continuity, which is a major cause of rilling.

Where natural control is not available, particularly in developing new paths, wooden cross drains can take the place of roots.

Cross drains, also called water bars are routinely used by land management agencies to reduce trail erosion. They are discussed in BMP 42 DEQ (2022).

Water bars need to be sufficiently wide and anchored into well-vegetated areas and should be spaced sufficiently close to create a still zone from the top of the downgradient water bar to the base of the upgradient water bar.

Like with many of the more natural BMPs, these require maintenance from time to time.

This area shows the well-vegetated field with the log perimeter in the background serving as a type of boundary to minimize disturbance of slope above Payette Lake. The fire circle within the bowl surrounded by vegetation serves as minor catchment, likely helping to minimize flow over the road during runoff events. The raised trail on the right also is a good technique to prevent flow concentration.



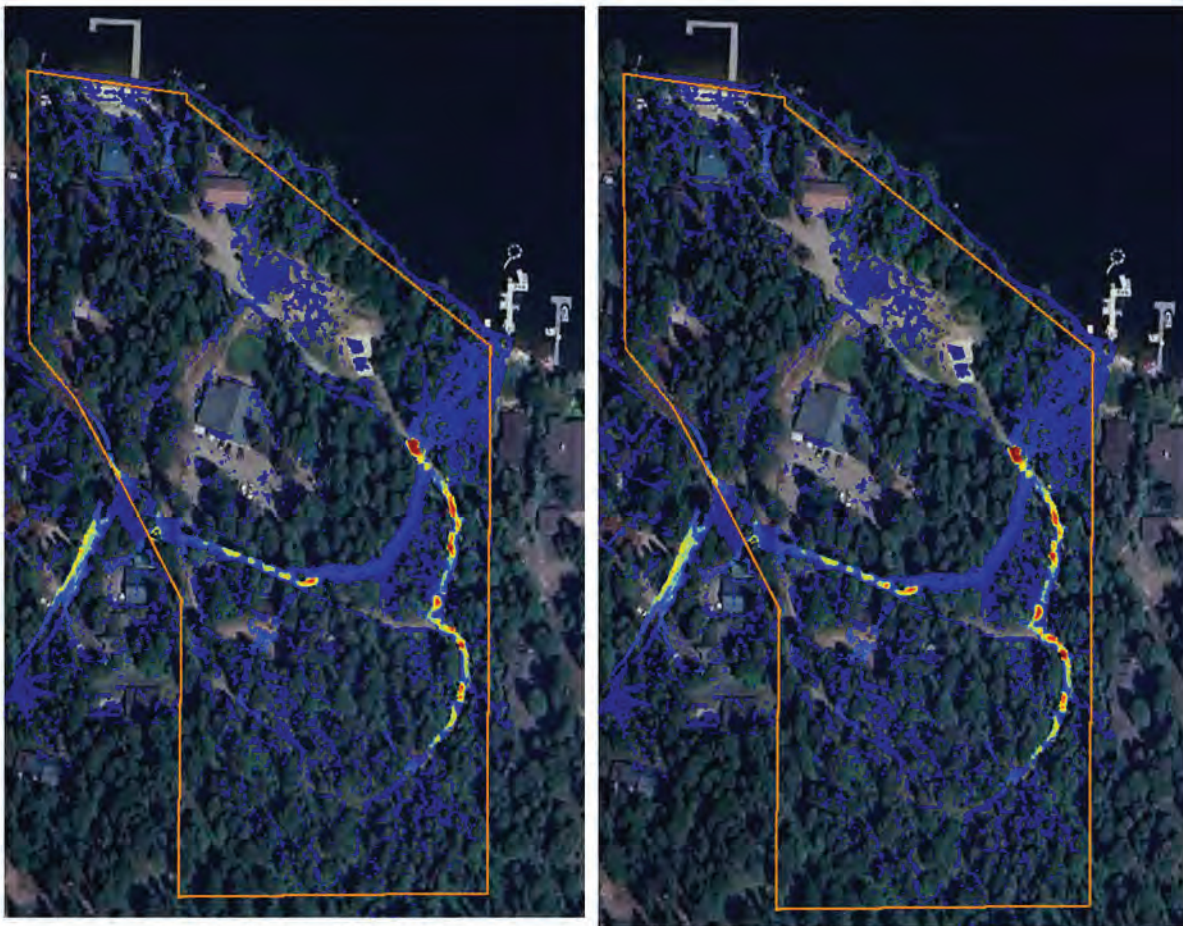
This is Creech Lodge (#20) and the paths which is on a 21.5% slope. The use of steps act like cross drains. The soil surface appears sufficiently coarse to prevent major problems, but a frequent problem on these types of BMPs is the concentrated flow around the ends sometimes induces rilling. Frequent maintenance can minimize problems.



Use of the Two-Dimensional Runoff Models

The 2D models provide a way of looking at maximum events over the entire watershed at one time. The figure below is the PCC watershed. Redish zone indicate areas of concentrated flow at higher velocities during. This figure displays the highest occurrence of velocity over a 24-hour 25-year storm. This is essentially like viewing the peak all at once. Obviously, the peak only lasts for a short period of time, but this graphic helps to identify those areas that might need special attention. For example, there's an area in the center along the road that develops higher velocities than anywhere else, and this is a zone where practices such as water barring, cross drains, and larger gravel may be appropriate to reduce future problems. Overall, PCC has few serious areas to deal with. Note that on the east part of the property is where offsite runoff enters PCC.

2D Result of Maximum Velocity 25-year event, existing condition on left, proposed condition on right without 100-year BMPs installed.

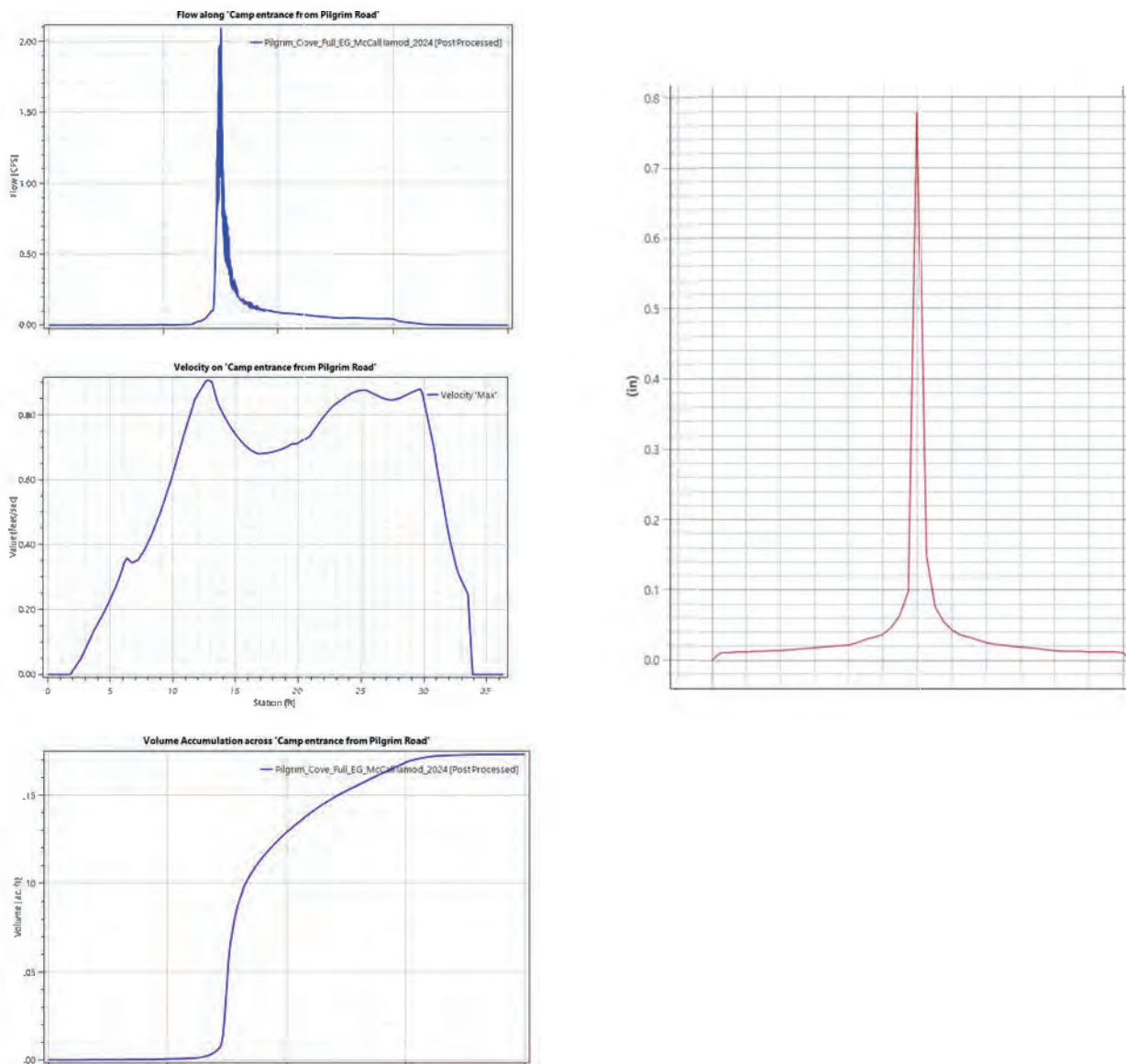


These figures illustrates the strength of 2D modeling. Using a plot of the highest event over the full duration of the 25-year – 2.05-inch event, locations of the highest potential velocities can be seen as yellow and red areas. These areas would be the those having the highest potential for problems and

should be the focus of routine monitoring after snowmelt and after significant storm events. Although there are very few indicators on the surface, runoff impacts will accrue over time so proactive best management practices could be implemented in observed problem spots, such as water bars, larger gravel, etc. While there are not significant differences, unless you look very closely, they do tell the same story about potential for problems. You will notice the accumulation of runoff behind structures. This type of result can be very helpful in determining impacts from such things as landscape berms that have no outlet, parking lot areas that are poorly graded, areas of sidewalks and other impermeable surfaces that can have unintended flooding issues during high precipitation events. The benefits of 2D modeling are numerous and useful in identifying design issues.

Other benefits of 2D modeling are shown below for showing computed variables at specific points.

Figure 25-year 2.05-inch Event Coming from Pilgrim Road into PCC for Flow, Velocity, Volume, along with the event Precipitation Duration Graph for the 24-hour period



Parts B. 1 – 4 of the DMG are provided on Sheets C-1.1 Winthrop 22, C-1.2 Pavilion 40, C-1.3 Maintenance 23 (the numbers represent the map references). Outyears 1-5, 5 – 10, 10 - 15, 15 – 20, and 20+ years are not provided in detail although hydrology is included for the full buildout. Also, most of the proposed cabins will have identical design, identical impacts and BMPs, only their locations will vary. Since the goal is to have 100-percent containment of the 100-year event, stormwater issues will be insignificant. Note that the Winthrop Cabin utilized the rational method since there is little contributing watershed and the other two utilized both DMG and HEC-RAS.

The City Engineer will receive detailed information for cabins and other features proposed for the outyears as the project moves forward.

Screenshot of Sheet C-1.1 Winthrop 22

Notes:

- Exact building location to be determined in field to avoid trees.
- Foundation requirements to be determined by geotechnical/structural engineer.
- Grading for entrance to cabin to drain to outside of infiltration trenches to direct small amount of existing runoff around cabin.
- Gravel coarse sand, or mixture will provide the pore space needed for permeability and volume. No special requirement other than the substrate should be clean.
- The trench areas can be evaluated using simple perc test.

LEGEND

Cabin Winthrop roof runoff Area = 673.2 sq ft

Recurrence	P inches	Volume cu ft	Peak cfs (CIA) C=1
2-yr	0.81	45.4	0.013
10-yr	1.83	102.7	0.028
25-yr	2.04	114.4	0.032
100-yr	2.32	130.2	0.036

Infiltration BMPs designed for 100-year event

Contributing Watershed Area	Area	Volume	Length	Depth	Area	Volume	Length	Depth
1	375.3	45.4	47.000	1	375.3	45.4	47.000	1
2	297.9	102.7	106.000	1	297.9	102.7	106.000	1
3	673.2	130.2	134.000	1	673.2	130.2	134.000	1

BMPs

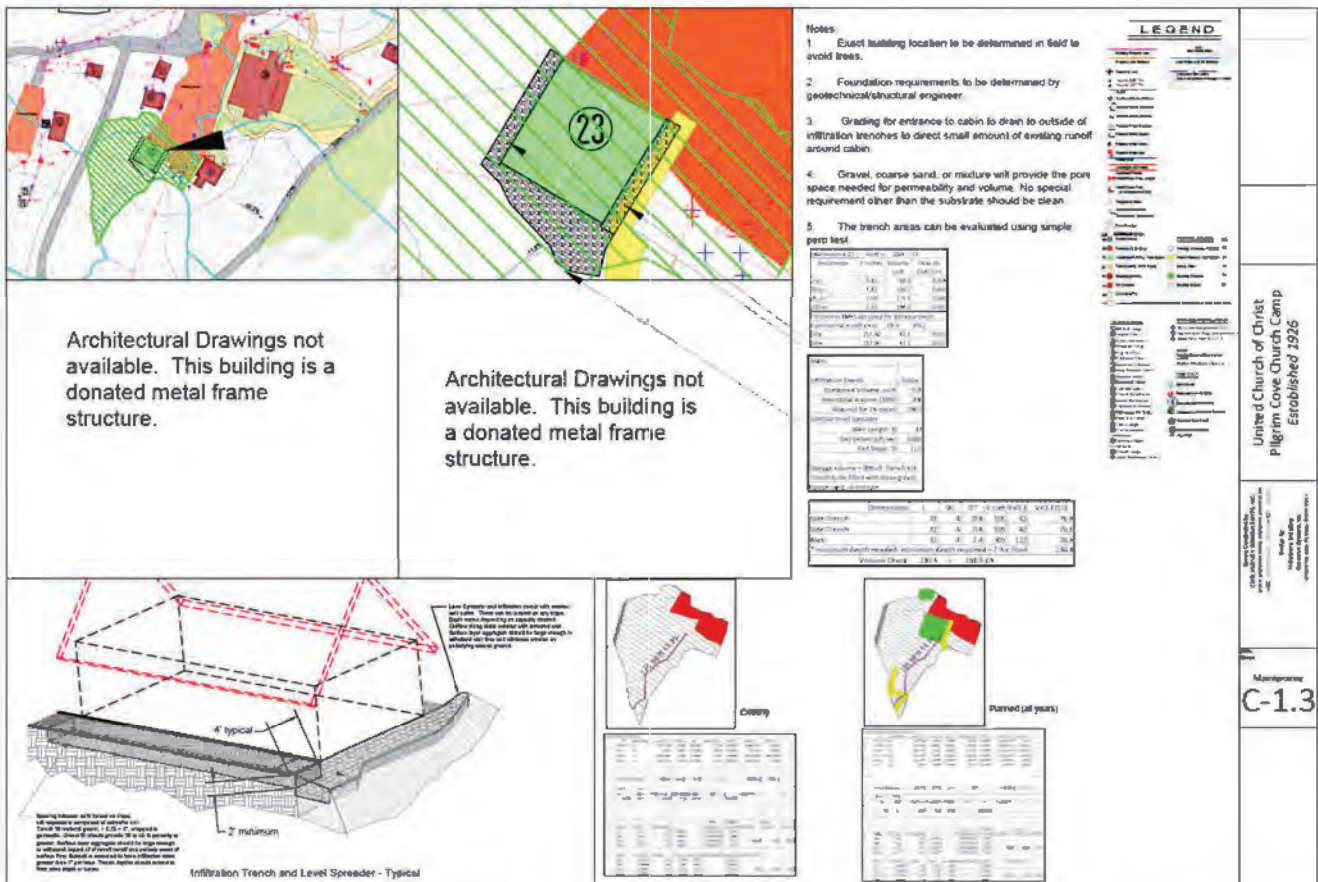
BMP	Value
Infiltration Trench	
Combined Volume, cu ft	740
Interstitial Volume (40%)	296
Required for 1% event	130.2
Contour level spreader	
Weir Length, ft	30
Exit Velocity, ft/sec	0.001
Exit Slope, %	38

Combined volume = 40% of excavated Trench Trench to be filled with gravel

Infiltration Trench - Typical

100-year precip depth (2.32-in) x roof area (674 square feet) = 130 ft³ Volume of trenches = 740 ft³ x 50% porosity = 222 ft³

Screenshot of Sheet C-1.3 Maintenance 23



5. A detailed sequence of construction will be provided to the City Engineer for each cabin prior to construction.

Generally, the sequence will be final site surveying, clearing and grubbing, test excavations for foundation and infiltration trenches and contour level spreaders. Some cabins may not require a typical residential foundation which will depend on final architecture and site geotechnical evaluation and recommendations. Very little disturbance outside of the building and infiltration trenches is anticipated. A goal is to remove as few trees as possible and to minimize damage to root systems. Temporary BMPs would include typical wattles and would be removed after vegetation is established on perimeter of infiltration trenches. The final application of infiltration aggregate will serve as permanent site stabilization along with native vegetation that would establish around the cabins.

C. Conveyance

No conveyance system is anticipated due to the 100-percent containment of the 100-year event.

1. Pre and post development hydrology is provided for watersheds WS South (WS1-8 combined), WS20, WS30, and WS40. Refer to Sheets H-1 Hydrology, H-1.1 Existing, H-1.2 Planned and Existing (which is the project at full buildout). Each spreadsheet contains land uses, Curve Number, Manning's n, flow paths and resulting times of concentration based on 2-year event, peak flow based on Ia/P = 0.1, peak flow (cfs), runoff (acre-feet). Companion results from HEC-RAS are included for peak and volumes.

WS-South Combined WSO-8 Existing

South Watershed Existing Combined WS0 to WS8										
	Id	watershed	area_sf	Asm, area_sqm	CN_	Manning_N	CN_III	CNxArea	NxArea	
C A L C U L A T E S	Total or Weighted	S8	102238.6	0.003667305	75.62839717	0.176501		7732141.447	18045.216	
	Total or Weighted	S3	74106.46	0.002658203	80.31190792	0.137553		5951631.192	10193.558	
	Total or Weighted	S2	84142.82	0.003018208	75.12811629	0.188937		6321491.566	15897.681	
	Total or Weighted	S1	89715.06	0.003218085	73.61126015	0.191408		6604038.621	17172.164	
	Total or Weighted	S0	37762.99	0.001354561	73.90626483	0.194577		2790921.540	7347.801	
	Total or Weighted		387965.93	0.01392	75.78	0.18		29400224.37	68656.42	
T I M E S						Sum C	0.40975481		Sum t	0.011237
						Sum C	0.69578392		Sum t	0.020687
						Sum C	0.65357843		Sum t	0.007448
						Sum C	0.60593517		Sum t	0.008305
						Sum C	0.4429953		Sum t	0.011237
						Sum C	2.80804763		Sum t	0.058914
D	Return	P Inches	CN weighted	S	Q Inches cal	Acre-Feet	RAS Ia Mod	RAS Ia .2	RAS CN III	
E	2-yr	0.81	75.8	3.19602	0.008664	0.006				
P	10-yr	1.83	75.8	3.19602	0.32324	0.240				
T	25-yr	2.04	75.8	3.19602	0.426867	0.317	0.42	0.290	0.51	
H	100-yr	2.32	75.8	3.19602	0.579287	0.430				
P	Return	area sq mi	Q Inches	total t	qunit COMPUTED (Fig II)	q peak cfs	HEC-RAS Vol AF			
E	2-yr	0.01392	0.01	2.867	172.8	0.02083				
A	10-yr	0.01392	0.32	2.867	172.8	0.77724				
K	25-yr	0.01392	0.43	2.867	172.8	1.02641	4	2.03	4.8	
K	100-yr	0.01392	0.58	2.867	172.8	1.39291				

WS20 Existing

Existing WS20										
	Id	watershed	area_sf	Asm, area_sqm	CN_	Manning_N	CN_III	CNxArea	NxArea	
C	Building	S20	832.6	0.0000	98	0.011	99	81597.446	9.159	
N	Forest	S20	38022.6932	0.0014	73	0.202	78	2775656.603	7680.584	
	Forest off	S20	6575.84	0.0002	73	0.202	78	480036.320	1328.320	
C	Parking_L	S20	526.3	0.0000	98	0.011	99	51577.276	5.789	
A	Path	S20	650.6	0.0000	87	0.011	92	56598.892	7.156	
L	Road	S20	1926.07342	0.0001	89	0.011	94	171420.534	21.187	
C	Yard	S20	7437.57568	0.0003	79	0.07	91	587568.479	520.630	
S	Total or Weighted		55971.67	0.00201	75.12	0.17		4204455.55	9572.83	
T	2-yr P =	0.81								
R	Id	Name	Seg_len_ft	Avg_Slope	SLength	Type	Tc	n unpaved	V	Tt
A	20.00	S20	213.03	13.77	216.25	C	0.30879			
V	20.00	S20	226.32	12.86	230.24	C	0.333677			
E										
L										
T						Sum C	0.642467		Sum t	0
D	Return	P inches	CN weighted	S		Q Inches calc	Acre-Feet	RAS Ia Mod	RAS Ia .2	RAS CN III
E	2-yr	0.81	75.1	3.31247		0.00628857	0.001			
P	10-yr	1.83	75.1	3.31247		0.304259077	0.033			
T	25-yr	2.04	75.1	3.31247		0.404591964	0.043	0.09	0.05	0.11
H	100-yr	2.32	75.1	3.31247		0.552785561	0.059			
P	Return	area sq mi	Q Inches	total t	qunit COMPUTED (Fig II)	q peak cfs	HEC-RAS Vol AF			
E	2-yr	0.00201	0.01	0.642	462.8	0.00584				
A	10-yr	0.00201	0.30	0.642	462.8	0.28270				
K	25-yr	0.00201	0.40	0.642	462.8	0.37593	0.96	0.54	1.21	
	100-yr	0.00201	0.55	0.642	462.8	0.51362				

WS20 Planned and Existing

Planned & Existing WS20										
	Id	watershed	area_sf	Asm, area_sqm	CN_	Manning_N	CN_III	CNxArea	NxArea	
C	Boardwall	S20	3885.8400	0.0001	98.0000	0.0110	99.0000	380812.3200	42.7442	
N	Building	S20	832.6270	0.0000	98.0000	0.0110	99.0000	81597.4460	9.1589	
	Forest	S20	28792.8629	0.0011	73.0000	0.2020	78.0000	2101878.9908	5816.1583	
C	Forest off	S20	6575.84	0.0002	73.0000	0.2020	78.0000	480036.3200	1328.3197	
A	Parking_L	S20	526.2987	0.0000	98.0000	0.0110	99.0000	51577.2755	5.7893	
L	parking_n	S20	650.5620	0.0003	98.0000	0.0110	99.0000	63755.0733	7.1562	
C	Path	S20	1926.0734	0.0000	87.0000	0.0110	92.0000	167568.3875	21.1868	
S	Road	S20	1926.0734	0.0001	89.0000	0.0110	94.0000	171420.5344	21.1868	
	roof_new	S20	3602.5600	0.0001	98.0000	0.0110	99.0000	353050.8800	39.6282	
	Yard	S20	7252.9326	0.0003	79.0000	0.0700	91.0000	572981.6730	507.7053	
	Total or Weighted		55971.67	0.00231	79.05	0.14		4424678.90	7799.03	
T	2-yr P =	0.81								
R	Id	Name	Seg_len_ft	Avg_Slope	SLength	Type	Tc	n unpaved	V	Tt
A	1.00	S20	129.65	7.28	130.20	T		0.05	4.355	0.008
V	1.00	S20	135.49	18.89	138.40	C	0.161636			
E	1.00	S20	248.63	12.37	251.16	C	0.308384			
L	1.00	S20	291.74	10.31	293.77	C	0.376101			
						Sum C	0.47002		Sum t	0.008305
D	Return	P inches	CN weighted	S		Q Inches calc	Acre-Feet	RAS Ia Mod	RAS Ia .2	RAS CN III
E	2-yr	0.81	79.1	2.64988		0.026763011	0.003			
P	10-yr	1.83	79.1	2.64988		0.427873663	0.046			
T	25-yr	2.04	79.1	2.64988		0.548130305	0.059	0.07	0.1	0.11
H	100-yr	2.32	79.1	2.64988		0.721678252	0.077			
P	Return	area sq mi	Q Inches	total t	qunit COMPUTED (Fig II)	q peak cfs	HEC-RAS Vol AF			
E	2-yr	0.00231	0.03	0.478	541.3	0.03349				
A	10-yr	0.00231	0.43	0.478	541.3	0.53543				
K	25-yr	0.00231	0.55	0.478	541.3	0.68592	0.73	1.1	1.22	
	100-yr	0.00231	0.72	0.478	541.3	0.90309				

WS30 Existing

Existing WS30										
	Id	watershed	area_sf	m, area_sq	CN_	Manning_N	CN_III	CNxArea	NxArea	
C	Building	S30	7575.00	0.00027	98.00	0.01	99.00	742350.112	83.325	
N	Forest	S30	35222.12	0.00126	73.00	0.20	78.00	2571214.536	7114.868	
	Forest off	S30	9833.56	0.00035	73.00	0.20	78.00	717849.880	1986.379	
C	Parking_L	S30	7943.19	0.00028	98.00	0.01	99.00	778432.646	87.375	
A	Path	S30	10383.60	0.00037	87.00	0.01	92.00	903372.913	114.220	
L	Road	S30	4703.79	0.00017	89.00	0.01	94.00	418637.637	51.742	
C	Yard	S30	19599.72	0.00070	79.00	0.07	91.00	1548377.982	1371.980	
S	Total or Weighted		95260.98	0.00342	80.62	0.11		7680235.71	10809.89	
T	2-yr P =	0.81								
R	Id	Name	Seg_len_ft	Avg_Slope	SLength	Type	Tc	n unpaved	V	Tt
A	30.00	S30	37.66	32.20	39.84	C	0.040922			
V	20.00	S30	155.21	14.29	157.26	C	0.169829			
E	30.00	S30	168.41	18.59	172.75	C	0.164834			
L	30.00	S30	252.99	13.88	257.26	C	0.254772			
T						Sum C	0.375585		Sum t	0
D	Return	P inches	CN weighted	S		Q Inches calc	Acre-Feet	RAS Ia Mod	RAS Ia .2	RAS CN III
E	2-yr	0.81	80.6	2.40339		0.039686775	0.007			
P	10-yr	1.83	80.6	2.40339		0.48516041	0.088			
T	25-yr	2.04	80.6	2.40339		0.613590394	0.112	0.17	0.120	0.21
H	100-yr	2.32	80.6	2.40339		0.797391296	0.145			
P	Return	area sq mi	Q Inches	total t	qunit COMPUTED (Fig II)	q peak cfs	HEC-RAS Vol AF			
E	2-yr	0.00342	0.04	0.376	609.8	0.08270				
A	10-yr	0.00342	0.49	0.376	609.8	1.01096				
K	25-yr	0.00342	0.61	0.376	609.8	1.27858	1.86	1.34	2.32	
	100-yr	0.00342	0.80	0.376	609.8	1.66157				

WS30 Planned and Existing

Planned & Existing WS30										
	Id	watershed	area_sf	m_area_sq	CN	Manning_N	CN III	CNxArea	NxArea	
E	Boardwalk	S30	1881.3210	0.0001	98.0000	0.0110	99.0000	184369.4580	20.6945	
N	Building	S30	7575.0011	0.0003	98.0000	0.0110	99.0000	742350.1117	83.3250	
	Forest	S30	31311.5719	0.0011	73.0000	0.2020	78.0000	2285744.7508	6324.9375	
C	Forest offsite	S30	9833.5600	0.0003	73.0000	0.2020	78.0000	717849.8800	1986.3791	
A	Parking_Lot	S30	7943.1903	0.0006	98.0000	0.0110	99.0000	778432.6464	87.3751	
L	Path	S30	10383.5967	0.0004	87.0000	0.0110	92.0000	903372.9134	114.2196	
C	path_new	S30	224.2030	0.0000	87.0000	0.0110	92.0000	19505.6610	2.4662	
S	Road	S30	4703.7937	0.0002	89.0000	0.0110	94.0000	418637.6366	51.7417	
	roof_new	S30	1805.0210	0.0001	98.0000	0.0110	99.0000	176892.0580	19.8552	
	Yard	S30	19599.7213	0.0007	79.0000	0.0700	91.0000	1548377.9816	1371.9805	
	Total or Weighted		95260.98	0.00377	81.62	0.11		7775533.10	10062.97	
F	2-yr P =	0.81								
R	Id	Name	Seg_len_ft	Avg_Slope	Length	Type	Tc	n unpaved	V	Tt
A	1.00	S30	129.65	7.28	130.20	T		0.05	4.355	0.008
V	1.00	S30	135.49	18.89	138.40	C	0.129518			
E	1.00	S30	248.63	12.37	251.16	C	0.247106			
L	1.00	S30	291.74	10.31	293.77	C	0.301367			
T						Sum C	0.376624		Sum t	0.008305
D	Return	P inches	CN weighted	S		Q Inches calc	Acre-Feet	RAS Ia Mod	RAS Ia .2	RAS CN III
E	2-yr	0.81	81.6	2.25138		0.049558379	0.009			
P	10-yr	1.83	81.6	2.25138		0.52425988	0.096			
T	25-yr	2.04	81.6	2.25138		0.657942868	0.120	0.14	0.18	0.21
H	100-yr	2.32	81.6	2.25138		0.848285669	0.155			
P	Return	area sq mi	Q Inches	total t	qunit COMPUTED (Fig II)	q peak cfs	HEC-RAS Vol AF			
E	2-yr	0.00377	0.05	0.385	602.7	0.11266				
A	10-yr	0.00377	0.52	0.385	602.7	1.19178				
K	25-yr	0.00377	0.66	0.385	602.7	1.49568	1.56	1.92	2.33	
	100-yr	0.00377	0.85	0.385	602.7	1.92838				

WS40 Existing

Existing ws40										
	Id	watershed	area_sf	m, area_sq	CN_	Manning_N	CN_III	CNxArea	NxArea	
C N E A L C S	Building	S40	4624.18	0.00017	98.00	0.01	99.00	453169.523	50.866	
	Forest	S40	42166.61	0.00151	73.00	0.20	78.00	3078162.219	8517.654	
	Forest off	S40	4280.30	0.00015	73.00	0.20	78.00	312461.900	864.621	
	Parking_L	S40	955.28	0.00003	98.00	0.01	99.00	93617.545	10.508	
	Path	S40	10246.18	0.00037	87.00	0.01	92.00	891417.703	112.708	
	Road	S40	4313.98	0.00015	89.00	0.01	94.00	383944.566	47.454	
	Total or Weighted		66586.53	0.00239	78.29	0.14		5212773.46	9603.81	
T R A V E L T	2-yr P =	0.81								
	Id	Name	Seg_len_ft	Avg_Slope	SLength	Type	Tc	n unpaved	V	Tt
	40.00	S40	79.89	14.48	81.13	C	0.120534			
	40.00	S40	123.89	14.52	125.68	C	0.170881			
	40.00	S40	218.53	21.55	225.06	C	0.232591			
							Sum C	0.524006		Sum t
D E P T H	Return	P inches	CN weighted	S		Q Inches calc	Acre-Feet	RAS Ia Mod	RAS Ia .2	RAS CN III
	2-yr	0.81	78.3	2.77372		0.021510614	0.003			
	10-yr	1.83	78.3	2.77372		0.401650799	0.051			
	25-yr	2.04	78.3	2.77372		0.517960476	0.066	0.1	0.070	0.12
	100-yr	2.32	78.3	2.77372		0.686525679	0.087			
P E A K	Return	area sq mi	Q Inches	total t	qunit COMPUTED (Fig II)	q peak cfs	HEC-RAS Vol AF			
	2-yr	0.00239	0.02	0.524	516.4	0.02653				
	10-yr	0.00239	0.40	0.524	516.4	0.49538				
	25-yr	0.00239	0.52	0.524	516.4	0.63883	1.07	0.74	1.28	
	100-yr	0.00239	0.69	0.524	516.4	0.84674				

WS40 Planned and Existing

Planned & Existing ws40										
	Id	watershed	area_sf	m, area_sc	CN_	Manning_N	CN_III	CNxArea	NxArea	
C	Building	S40	4624.1788	0.0002	98.0000	0.0110	99.0000	453169.5234	50.8660	
N	Forest	S40	35685.0952	0.0013	73.0000	0.2020	78.0000	2605011.9526	7208.3892	
	Forest off	S40	4280.3000	0.0001	73.0000	0.2020	78.0000	312461.9000	864.6206	
C	Parking_L	S40	955.2811	0.0000	98.0000	0.0110	99.0000	93617.5449	10.5081	
A	parking_n	S40	665.3469	0.0000	98.0000	0.0110	99.0000	65203.9962	7.3188	
L	Path	S40	10246.1805	0.0004	87.0000	0.0110	92.0000	891417.7026	112.7080	
E	path_new	S40	2103.0200	0.0001	87.0000	0.0110	92.0000	182962.7400	23.1332	
S	Road	S40	4313.9839	0.0002	89.0000	0.0110	94.0000	383944.5661	47.4538	
	roof_new	S40	3713.1436	0.0001	98.0000	0.0110	99.0000	363888.0728	40.8446	
Total or Weighted			66586.53	0.00237	80.37	0.13		5351678.00	8365.84	
2-yr P = 0.81										
T	Id	Name	Seg_len_ft	Avg_Slope	SLength	Type	Tc	n unpaved	V	Tt
A	1.00	S40	129.65	7.28	130.20	T		0.05	4.355	0.008
V	1.00	S40	135.49	18.89	138.40	C	0.148792			
E	1.00	S40	248.63	12.37	251.16	C	0.283878			
L	1.00	S40	291.74	10.31	293.77	C	0.346214			
							Sum C	0.43267	Sum t	0.008305
D	Return	P inches	CN weighted	S		Q Inches calc	Acre-Feet	RAS Ia Mod	RAS Ia .2	RAS CN III
E	2-yr	0.81	80.4	2.44218		0.037414366	0.005			
P	10-yr	1.83	80.4	2.44218		0.475665332	0.061			
T	25-yr	2.04	80.4	2.44218		0.602781026	0.077	0.09	0.11	0.12
H	100-yr	2.32	80.4	2.44218		0.784939265	0.100			
HEC-RAS Vol AF										
P	Return	area sq mi	Q Inches	total t	qunit COMPUTED (Fig II)	q peak cfs				
E	2-yr	0.00237	0.04	0.441	564.0	0.05010				
A	10-yr	0.00237	0.48	0.441	564.0	0.63697				
K	25-yr	0.00237	0.60	0.441	564.0	0.80719	0.93	1.2	1.28	
	100-yr	0.00237	0.78	0.441	564.0	1.05112				

2. Upstream Flow and Volumes

These are included in WS8 and provided below.

Existing WS 8 subwatershed - can be compared with RAS since it is at top											
	Id	watershed	area_sf	Asm_area_sqm	CN	Manning_N	CN_III	CNxArea	NxArea		
	Forest	S8	3905.293397	0.0001	73	0.202	78	245086.418	788.869		
	Forest offsite	S8	84678.16215	0.0030	73	0.202	78	6181505.837	17104.989		
	Offsite_Building	S8	4168.85617	0.0001	98	0.011	99	408547.905	45.857		
	Parking_Lot	S8	1367.265509	0.0000	98	0.011	99	133992.020	15.040		
	Road	S8	8119.022775	0.0003	89	0.011	94	722593.027	89.309		
	Total or Weighted		102238.60	0.00367	75.62	0.18		7731725.21	18044.06		
	2-yr P =		0.81								
	Id	Name	Seg_len_ft	Avg_Slope	Length	Type	Tc	n unpaved	V	Tt	
	8.00	S8	227.80		12.47	230.53	T		0.05	5.698557021	0.011237
	8.00	S8	278.75	12.25	281.49	C	0.409734				
							Sum C	0.409734	Sum t	0.011237	
D	Return	P Inches	CN weighted	S	Q Inches calc	Acre-Feet	RAS Ia Mod	RAS Ia .2	RAS CN III		
E	2-yr	0.81	75.6	3.22326	0.008068233	0.002					
P	10-yr	1.83	75.6	3.22326	0.318706284	0.062					
T	25-yr	2.04	75.6	3.22326	0.421555046	0.082	0.09	0.060	0.11		
H	100-yr	2.32	75.6	3.22326	0.572977623	0.112					
P	Return	area sq mi	Q Inches	total t	qunit COMPUTED (Fig II)	q peak cfs	HEC-RAS Vol AF				
E	2-yr	0.00367	0.01	0.421	577.1	0.01707					
A	10-yr	0.00367	0.32	0.421	577.1	0.67448					
K	25-yr	0.00367	0.42	0.421	577.1	0.89214	0.92	0.48	1.15		
	100-yr	0.00367	0.57	0.421	577.1	1.21260					

Planned & Existing WS 8 subwatershed - can be compared with RAS since it is at top											
	Id	watershed	area_sf	Asm_area_sqm	CN	Manning_N	CN_III	CNxArea	NxArea		
	Forest	S8	3838.6041	0.0001	73.0000	0.2020	78.0000	280218.0991	775.3980		
	Forest offsite	S8	84678.1621	0.0030	73.0000	0.2020	78.0000	6181505.8369	17104.9888		
	Offsite_Building	S8	4168.8562	0.0001	98.0000	0.0110	99.0000	408547.9047	45.8574		
	Parking_Lot	S8	1367.2655	0.0000	98.0000	0.0110	99.0000	133992.0199	15.0399		
	parking_new	S8	66.6893	0.0000	98.0000	0.0110	99.0000	6535.5514	0.7336		
	Road	S8	8119.0228	0.0003	89.0000	0.0110	94.0000	722593.0270	89.3093		
	Total or Weighted		102238.60	0.00367	75.64	0.18		7733392.44	18031.33		
	2-yr P =		0.81								
	Id	Name	Seg_len_ft	Avg_Slope	Length	Type	Tc	n unpaved	V	Tt	
	8.00	S8	227.80		12.47	230.53	T		0.05	5.69855702	0.011237
	8.00	S8	278.75	12.25	281.49	C	0.409502				
							Sum C	0.409502	Sum t	0.011237	
D	Return	P Inches	CN weighted	S	Q Inches calc	Acre-Feet	RAS Ia Mod	RAS Ia .2	RAS CN III		
E	2-yr	0.81	75.6	3.22041	0.008129443	0.002					
P	10-yr	1.83	75.6	3.22041	0.319178071	0.062					
T	25-yr	2.04	75.6	3.22041	0.422108055	0.083	0.09	0.060	0.11		
H	100-yr	2.32	75.6	3.22041	0.573634748	0.112					
P	Return	area sq mi	Q Inches	total t	qunit COMPUTED (Fig II)	q peak cfs	HEC-RAS Vol AF				
E	2-yr	0.00367	0.01	0.421	577.2	0.01721					
A	10-yr	0.00367	0.32	0.421	577.2	0.67567					
K	25-yr	0.00367	0.42	0.421	577.2	0.89357	0.92	0.48	1.15		
	100-yr	0.00367	0.57	0.421	577.2	1.21434					

C3 - Not applicable

C4 – Not Applicable

D. First Flush

First flush is not evaluated in that the design is based on the 100-year event although the hydrology presentation in the previous section C is based on the 25-year event. The site-specific hydrology in Section B is based on the 100-year event for the sizing of BMPs.

E. Permanent BMPs

PCC has used log barriers and heavily vegetated shoreline perimeters to reduce foot traffic in these areas. Dedicated access areas to the shore have been equipped with wood (logs and structural lumber) to minimize trampling and these features also act to store runoff for infiltration. They appear to be working well but could use periodic maintenance.

The Drainage Management Guidelines provide good procedures for developing an erosion and sediment control plan. The PCC has been in place since 1926 and has been respectfully maintained to provide for the natural beauty and ecological role the area supports. A reasonable approach to evaluating erosion and sediment issues for future camp improvements is to examine the present condition of the PCC. This is done below through a series of recent site photographs.

Overall, the soils on roads, paths, cabin perimeters and shore have reasonable high permeability and have not produced worrisome erosion problems. Practices used at the camp appear to be working and diligent monitoring and maintenance should ensure minimal erosion problems. The use of constructed infiltration trenches and contour level spreaders with the goal of retarding the 100-year event should provide ample erosion control coupled with diligent monitoring and maintenance. These practices would be used on all new construction and retrofitted on existing facilities where needed.

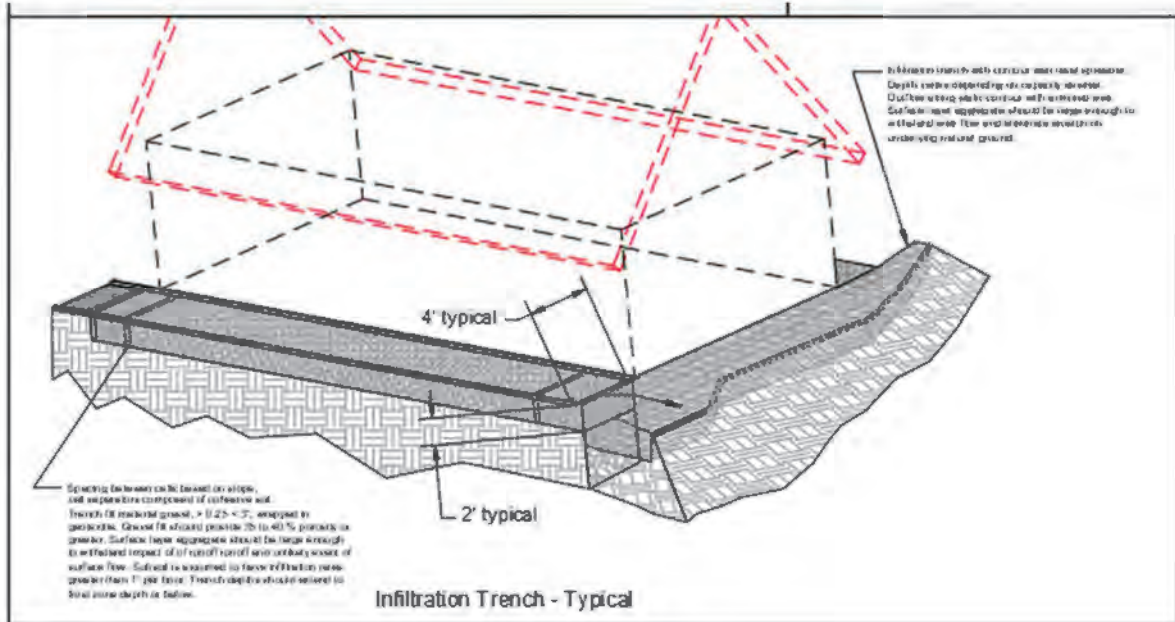
E.1-5. These are included on Sheets C-1.1 Winthrop 22, C-1.2 Pavilion 40, C-1.3 Maintenance 23. Item E. 3. Is not applicable, no floodplain areas project less than 250-acres.

E.6. Project site is fully contained and drains exclusively to Payette Lake.

Primary Permanent BMPs

Infiltration trenches and contour level spreaders on cabins and other proposed buildings.

Figure Typical design Infiltration Trench and Contour Level Spreader



Log/Lumber Steps

These should be used in high-traffic areas along the shores of Payette Lake to reduce bank damage and assist in infiltration without concentration flow. The use of geotextile is suggested along with impermeable material at seams to reduce or eliminate concentrate exit flow.

Operational BMPs

Minimize use of pesticides.

Conduct construction outside of wet periods.

Remove trash.

Keep motorized vehicles away from the shores of Payette Lake.

Future grading of existing or planned parking areas should use a concave design to place runoff in isolated areas that do not runoff allowing water to infiltrate. Where the above design cannot be accommodated use a perimeter contour level spreader or similar practice to minimize concentrated outfall.

F. Operation and Maintenance

1. The current PCC camp has few issues regarding stormwater management. However, the following schedule is recommended. During and after snowmelt, intervals during spring and summer, at close of summer season, after periods of high precipitation events: Walk through monitoring of roads, paths, cabins, and other structure to identify possible problems. Implement BMPs in previous sections where needed. Develop a list of easy to apply corrective actions that can be readily use such as straw wattles, hay bales, erosion fabric, coarse aggregate, signage. Take photos regularly of the cabins, paths, roads, and lake shore using a geolocated camera/cell phone.
2. Safety. Continue fire safety practices. Routinely inspect fire suppression equipment. Have a fire response plan readily available and review it every season prior to summer. Identify and lead fire control officer (probably camp manager). Have annual training prior to summer. Keep motorized vehicles away from the shore of Payette Lake. Inspect vehicles for oil leakage. Have designated parking areas and inspect them regularly for oil. Have a spill kit readily available and trained people to use it. Keep any hazardous materials in a locked location, properly organized and separated, with identification marking. Have response packages for cleanup of hazardous materials that may be used on the site. Follow label instructions on pesticides and other chemicals. Identify poisons, toxic plants and provide adequate warning signs. Keep a log of activities related to safety.
3. Unique elements. PCC is a unique camp with awesome natural resources that should be protected. Interpretive signs should be placed for guests to learn about the natural resources they are enjoying. The camp has one building, Old Rice, that is on the National Register of Historic Places and should be inspected and rehabilitated according to regulations. An interpretive sign explaining the building would be beneficial.
4. The PCC Camp Manager is responsible for operation and maintenance.

BMP Considerations

Paths and shore

Typical erosion controls on paths would consist of water bar features to interrupt flow paths on trails and divert flow into natural ground. These techniques are highly effective if properly installed and maintained. Paths would be monitored annually and after significant precipitation events and after annual snow melt runoff. Paths and access to the shore of Payette Lake are of particular concern as some of the most serious problems have to do with human foot traffic. PCC has used log barriers and heavily vegetated shoreline perimeters to reduce foot traffic in these areas. Dedicated access areas to the shore have been equipped with wood (logs and structural lumber) to minimize trampling and these features also act to store runoff for infiltration. They appear to be working well but could use periodic maintenance.

Cabins, roads, and other structures

Overall, the soils on roads, paths, cabin perimeters and shore have reasonable high permeability and have not produced worrisome erosion problems. Practices used at the camp appear to be working and diligent monitoring and maintenance should ensure minimal erosion problems. The use of constructed infiltration trenches and contour level spreaders with the goal of retarding the 100-year event should provide ample erosion control coupled with diligent monitoring and maintenance. These practices would be used on all new construction and retrofitted on existing facilities where needed.

Appendix – Hydrology Discussion and Methodology

This section includes a discussion of the DMG, with some considerations based on current technology. Also included is a discussion on the HEC-RAS 2D Analysis used.

This hydrologic analysis uses several methodologies. The City of McCall requires the use of a procedure developed by T-O Engineers (City of McCall, 1997. Drainage Management Guidelines, T-O Engineers 1997) which is based on the use of the “Rational Method” and a “Simplified Runoff Curve Number Method”. The guidance requires that the “Rational Method” not be used for areas “no larger than ten acres”. Since the watershed area is very slightly smaller than ten acres, the method used in this analysis will be the “Simplified Runoff Curve Number Method”. However, the City of McCall does recognize the possibility for alternative procedures as stated in the Drainage Management Guidelines: *“The DMG has been prepared to provide a standard to meet the goal of the minimization of developmental impacts on the surrounding environment. The City of McCall recognizes that special circumstances may arise which warrant the consideration of alternatives not specifically identified in the DMG. The City of McCall reserves the right to impose, or entertain from an applicant, alternative means, measures or technologies that may be more appropriate for the accomplishment of the goal. The City of McCall's decision in such matters is final.”*

A second methodology used, which is not included in McCall’s Drainage Management Guidelines, T-O Engineers 1997, is the two-dimensional (2-D) runoff analysis procedure available in HEC-RAS 6.4.1 (U.S. Army Corps of Engineers, 2023). HEC-RAS offers a computerized approach using the Runoff Curve Number approach and provides very detailed hydrologic and hydraulic modeling of runoff events. This method is appropriate in that very detailed topography is now available for the McCall area via USGS LiDAR acquired in 2020 (Quantum Spatial, 2021). This LiDAR has 0.5-meter resolution with an average relative vertical accuracy of 0.058-feet (0.695- inches), which is ideal for developing runoff modeling.

Rainfall Distribution

McCall stipulates design storm sizes for sizing stormwater management facilities as 1.83-inches, 2.05-inches, and 2.32-inches for the 10, 25, and 100-year storms, respectively (City of McCall, 2016). It’s assumed the distribution is the standard Type II storm.

Simplified Runoff Curve Number Method

The PCC area’s watershed was divided into four separate watershed analysis areas, West, Mid, East, and South. West, Mid, and East watershed drain directly to Payette Lake and are considered a generally parallel drainage pattern. The South watershed is more dendritic, more complex than the others, and drains into the East watershed. Since much of the proposed activity will occur in the South watershed, a separate analysis for this area is thought to be more appropriate so it was subdivided into separate

parts (WS0, WS1, WS3, and WS8). Additional subdivisions were originally done, but WS4-6, were consolidated. WS8 also contains much of the offsite watershed.

McCall's Drainage Management Guidelines, T-O Engineers 1997 stipulates hydrologic soil group "C" runoff curve numbers be used to account for McCall's high groundwater, frozen ground, and rain on snow events. For these same reasons, the guidelines also stipulate the use of a 0.2-inch initial abstraction, a key component of the Curve Number methodology developed by the U.S. Department of Agriculture "*Due to the high groundwater, frozen soils, and rain on snow during the spring months in the McCall area an initial abstraction of 0.20, which corresponds to a high curve representing a small amount of infiltration, shall be used*". The initial abstraction as used in the DMG is mainly for use in developing the unit runoff rate for peak determination. So, the Ia has nothing to do with the infiltration part of the curve number as applied the DMG procedure. An initial abstraction of 0.2 (which would be 0.2-inches, is quite high and many precipitation events would not produce runoff in these cases and certainly would be vastly under-predicting runoff from frozen ground. The use of 0.2 in estimating the unit peak discharge appears to be used to stipulate the upper curve on the unit peak runoff chart which the DMG does (see below). It may be better to just stipulate the Ia/P as 0.1 which is the highest curve for peak runoff on graph (Exhibit 4-II). However, the TR-55 procedure does not allow extrapolation above the 0.1 curve although this is suggested in the DMG. In this analysis, the upper curve Ia/P =1 was used as the standard for estimating unit peak runoff.

Note that the primary reference (TR-55 Small Watershed Hydrology) cited in the Drainage Management Guidelines has been updated via a Windows computer program by the USDA-NRCS (2009). This program helps in determining the variables used in peak flow determination. Also, more detailed guidance is available through many chapters in NRCS Part 630 Hydrology National Engineering Handbook.

TR-55 lists the following limitations of the method as "Runoff from snowmelt or rain on frozen ground cannot be estimated using these procedures", nevertheless, the method described in McCall's Drainage Management Guidelines, T-O Engineers 1997, while not being idea and possible mis-applied, has been modified to accommodate what the T-O Engineers believed to be reasonable practice and will be used pursuant to McCall's requirements. Currently, the State of Idaho procedure (IDEQ 2020, Idaho Catalog of Storm Water Best Management Practices. Idaho Department of Environmental Quality, Water Quality Division) recommends using Antecedent Moisture Condition (AMC) class III for snowmelt which is shown below but not used in the analysis. Thes AMC III Curve numbers are slightly higher than those in McCall's Drainage Management Guidelines and would result in slightly higher runoff values. Where snowmelt runoff is important, there are specific procedures available the City of McCall may want to investigate since the TR55 specifically restricts the use of the TR55 method, (and therefore the DMG)for snowmelt or rain on frozen ground. These discrepancies create a conundrum regarding the use of DMG for professional applications. Nevertheless, the basic DMG is used in this report with the understanding that it is require by City of McCall code.

Curve Numbers Used in This Report

CN Classes for Pilgrim Cove

Type	CN (DMG) ¹	CN (HSG B) ²	AMC III ³
Woods	73	60	78
Herbaceous	81	71	86
Meadow/ field	71	58	76
Bare Ground	91	86	94
Brush	70	56	75
Roofs/Buildings	98	98	99
Parking lots	98	98	99
Gravel road	89	85	94
Paved Road	98	98	99
Dirt Road/Path	87	82	92
Lake	30	NA	
Open space/Yard	79	69	91

¹DMG (City of McCall 1997)

²NRCS 2004 a

³IDEQ 2020

RV Areas counted as Forest

Other charts and graphs are provide at the end of this appendix.

Figure II-3 in the Drainage Management Guidelines is used to develop direct runoff Q, in inches using rainfall P, and curves for curve number CN. A figure equivalent to Figure II-3 is provided below from USDA-NRCS. 2004. Chapter 10 Estimation of Direct Runoff from Storm Rainfall. The curves on Figure II-3 are derived from the basic equation for antecedent runoff condition II (ARC II), where initial abstraction, $I_a = 0.2 S$ and $Q = (P - 0.2S)^2 / (P + 0.8S)$ where S = maximum potential retention (inches) and P = precipitation depth (inches). The relationship between S and CN is $CN = 1000 / (10 + S)$. The typical use of CN is with AMC II which is assumed to be normal conditions. In the CN spreadsheets used in this report were from the DMG.

The DMG(TR-55) consists of two parts, estimating direct runoff depth from the CN, and then estimating the peak discharge based on a unit discharge relationship and Time of Concentration. The later is called routing and, unfortunately, TR-55 which the DMG is based upon, is highly outdated and not very good for routing (even using the complex TR-55 method) which has ultimately resulted better methodologies. Two procedures are available and considered the best engineering practice, such as

HEC-HMS, HEC-RAS, and several snowmelt runoff models. This analysis includes the latest HEC-RAS using the CN analysis along with the DMG.

The watersheds used in this report were subdivided by land use curve numbers using ArcGIS. This resulted in multipart polygons consisting of separate CN and Manning's n values. These land use polygons were summed and used to determine the weighted CN value used in the DMG. These same polygons were also used in the HEC-RAS analysis described later.

The DMG requires the determination T_c , time of concentration, based on a sheet and/or concentrated flow. Both require the determination of a flow path length and slope, which again were determined using the Spatial Analyst features in ArcGIS through the watershed. The resulting T_c were used with the equation that derived the curve in the unit peak discharge graph DMG II-6 to compute the unit peak discharge, q , for the 2-year event. The unit peak discharge q , the direct runoff from the CN, and the watershed area resulted in the peak runoff in cfs. The volume (acre-feet) was calculated similarly with the direct runoff and area. These values were provided for the 2-year, 10-year, 25-year, and 100-year 24-hour events. Similar results were provided on the spreadsheets from the HEC-RAS analysis for the 25-year 24-hour event.

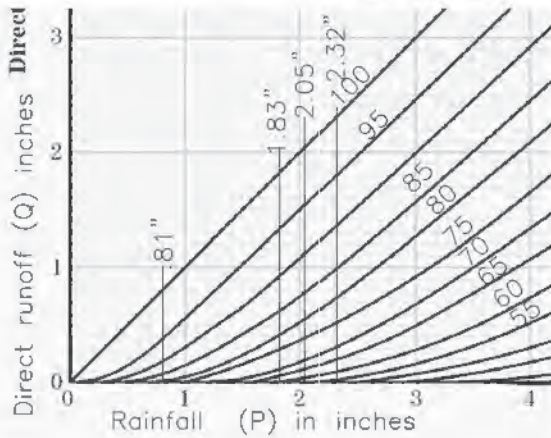
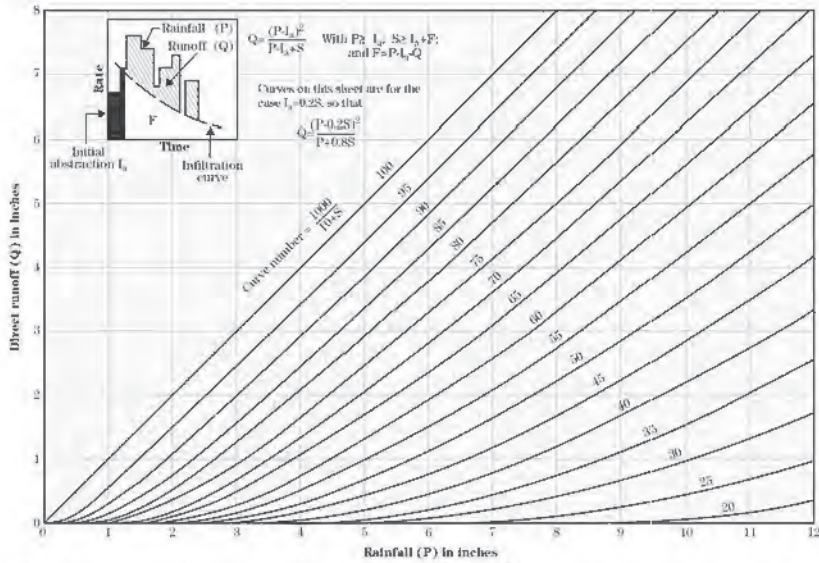
Two-Dimensional (2-D) Model Method

HEC-RAS 6.41 and 6.5 were used to develop rainfall-runoff analysis using the SCS Curve Number method. A precipitation distribution for the 25-year 24-hour 2.05-inch rainfall was parametrized using the Type II distribution over 30-minute increments. The other precipitation distributions were also parameterized. The precipitation was placed over the entire watershed.

Watershed terrain was derived from 0.5-meter LiDAR acquired for FEMA and USGS. The LiDAR was converted to NAD83 Idaho State Plane, West Zone, US foot on the NAVD 88 vertical datum. The entire watershed perimeter was represented by a computational grid of 5-foot hexagonal cells. That grid was further refined using breaklines along roads and other linear features. Each cell was parametrized by ArcGIS generated Curve Numbers, Manning's n, minimum infiltration rate, elevations from LiDAR. Boundary conditions were placed at the outlets of WS0 (the combined WS0,1,3&8), WS20, WS30, and WS40 watershed. The computational interval was 1-second over a 48-hour simulation period. Three separate infiltration setups were used, the standard Ia of .2 and DMG curve numbers, a converted Ia ratio for initial abstraction equal to 0.2-inches, and a standard Antecedent Moisture Condition (AMC) class III to use the recommended CN from the State of Idaho Stormwater Manual.

Profile lines were placed at various locations of the watershed to look at cabin sites and other areas of interest. Output can include very small areas as well as full watershed. Point values are also available. The resolution of the model can be adjusted for cell size. Output values can include velocity, depth, water surface elevation, shear stress, volume accumulation, rainfall depth, rainfall excess and many other values.

Curves and Charts Related to the DMG values



Curve Number	2-yr	10-yr	25-yr	100-yr
55	0	0	0	0.017
60	0	0	0.0293	0.0845
65	0	0.0465	0.1073	0.19
70	0	0.1055	0.1857	0.309
75	0	0.277	0.3787	0.519
80	0.004	0.4075	0.542	0.73
85	0.066	0.6155	0.7833	0.99
90	0.37	0.926	1.1125	1.36
95	0.38	1.33	1.5373	1.79
100	0.81	1.83	2.05	2.32

Table 2-1 Runoff depth for selected CN's and rainfall amounts ¹

Rainfall	Runoff depth for curve number of—												
	40	45	50	55	60	65	70	75	80	85	90	95	98
	inches												
1.0	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.03	0.08	0.17	0.32	0.56	0.79
1.2	.00	.00	.00	.00	.00	.00	.03	.07	.15	.27	.46	.74	.99
1.4	.00	.00	.00	.00	.00	.02	.06	.13	.24	.39	.61	.92	1.18
1.6	.00	.00	.00	.00	.01	.05	.11	.20	.34	.52	.76	1.11	1.38
1.8	.00	.00	.00	.00	.03	.09	.17	.29	.44	.65	.93	1.29	1.58
2.0	.00	.00	.00	.02	.06	.14	.24	.38	.56	.80	1.09	1.48	1.77
2.5	.00	.00	.02	.08	.17	.30	.46	.65	.89	1.18	1.53	1.96	2.37
3.0	.00	.02	.09	.19	.33	.51	.71	.96	1.25	1.59	1.98	2.46	2.77
3.5	.02	.08	.20	.35	.53	.75	1.01	1.30	1.61	2.02	2.45	2.91	3.27
4.0	.06	.18	.33	.53	.76	1.03	1.33	1.67	2.04	2.46	2.92	3.43	3.77
4.5	.14	.30	.50	.74	1.02	1.33	1.67	2.05	2.46	2.91	3.40	3.92	4.36
5.0	.24	.44	.69	.98	1.30	1.65	2.04	2.45	2.89	3.37	3.88	4.42	4.76
6.0	.50	.80	1.14	1.52	1.92	2.35	2.81	3.28	3.78	4.30	4.85	5.41	5.76
7.0	.84	1.24	1.68	2.12	2.60	3.10	3.62	4.15	4.69	5.25	5.82	6.41	6.76
8.0	1.25	1.74	2.25	2.78	3.33	3.89	4.46	5.04	5.63	6.21	6.81	7.40	7.76
9.0	1.71	2.29	2.88	3.49	4.10	4.72	5.33	5.95	6.57	7.18	7.79	8.40	8.76
10.0	2.23	2.89	3.56	4.23	4.90	5.56	6.22	6.88	7.52	8.16	8.78	9.40	9.76
11.0	2.78	3.52	4.26	5.00	5.72	6.43	7.13	7.81	8.48	9.13	9.77	10.39	10.76
12.0	3.38	4.19	5.00	5.79	6.56	7.32	8.05	8.76	9.45	10.11	10.76	11.39	11.76
13.0	4.00	4.89	5.76	6.61	7.42	8.21	8.98	9.71	10.42	11.10	11.76	12.39	12.76
14.0	4.65	5.62	6.55	7.44	8.30	9.12	9.91	10.67	11.39	12.08	12.75	13.39	13.76
15.0	5.33	6.36	7.35	8.29	9.19	10.04	10.85	11.63	12.37	13.07	13.74	14.39	14.76

¹ Interpolate the values shown to obtain runoff depths for CN's or rainfall amounts not shown.

Type	CN	Manning's n
Woods	73	0.202
Herbaceous/yard	81	0.07
Meadow	71	0.1
Bare Ground	91	0.011
Brush	70	0.07
Roofs/Buildings	98	0.011
Parking lots	98	0.011
Gravel road	89	0.011
Paved Road	98	0.011
Dirt Road/path	87	0.011
Lake	30	0.01
Open space/play field	79	0.07

Table 15-3 Equations and assumptions developed from figure 15-4

Flow type	Depth (ft)	Manning's n	Velocity equation (ft/s)
Pavement and small upland gullies	0.2	0.025	$V = 20.322(s)^{0.6}$
Grassed waterways	0.4	0.050	$V = 16.135(s)^{0.5}$
Nearly bare and unfilled (overland flow); and alluvial fans in western mountain regions	0.2	0.051	$V = 9.965(s)^{0.6}$
Cultivated straight row crops	0.2	0.058	$V = 8.762(s)^{0.5}$
Short-grass pasture	0.2	0.073	$V = 6.832(s)^{0.5}$
Minimum tillage cultivation, contour or strip-cropped, and woodlands	0.2	0.101	$V = 5.032(s)^{0.5}$
Forest with heavy ground litter and hay meadows	0.2	0.202	$V = 2.516(s)^{0.5}$

15-8

(210-VI-NEH, May 2010)

Figure 15-4 Velocity versus slope for shallow concentrated flow

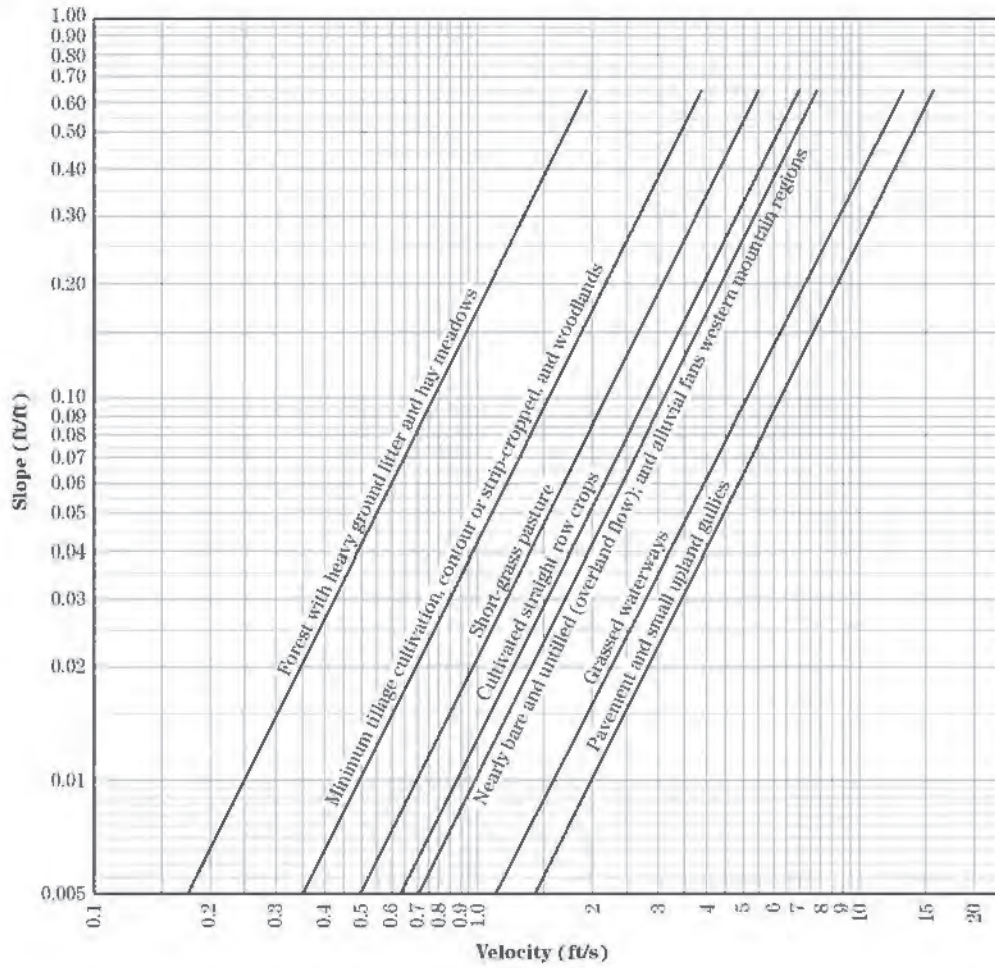
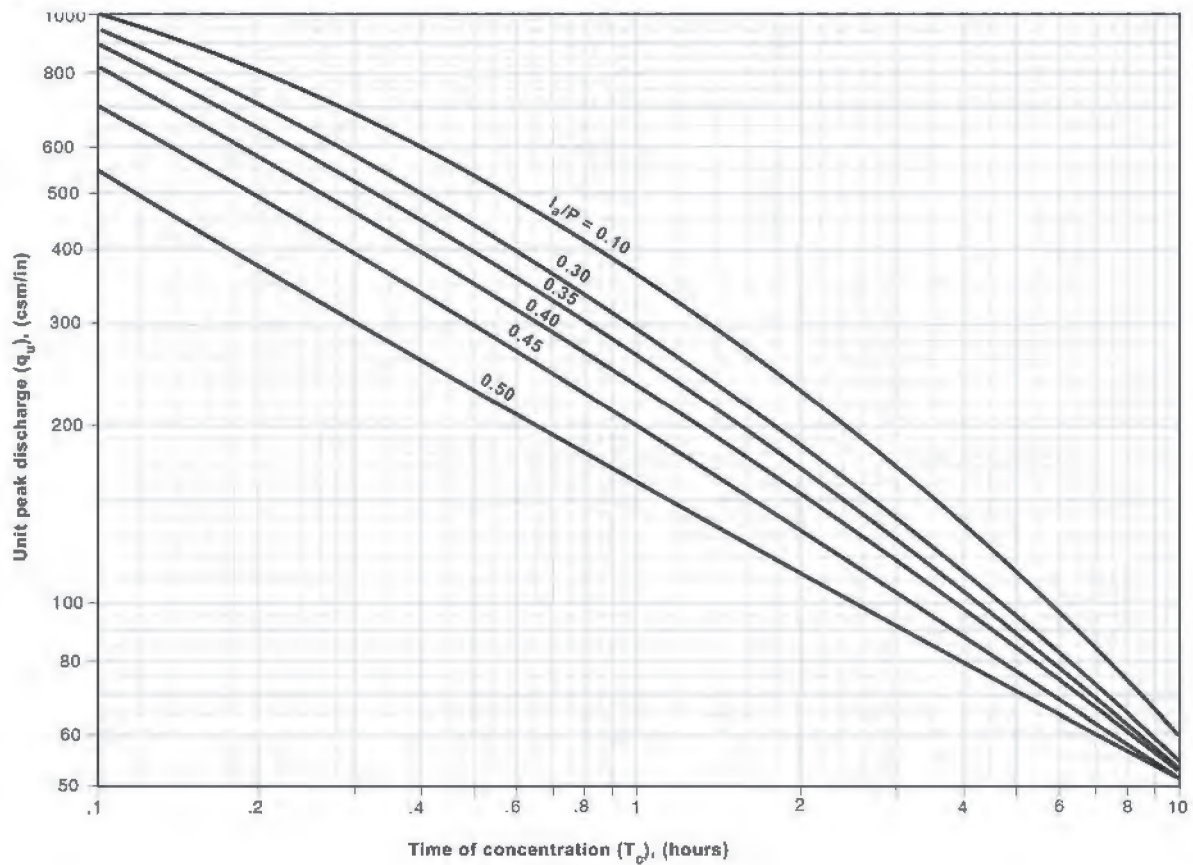


Exhibit 4-II Unit peak discharge (q_u) for NRCS (SCS) type II rainfall distribution



$$\log(q_u) = C_0 + C_1 \log(T_c) + C_2 [\log(T_c)]^2$$

where

q_u = unit peak discharge (csm/in)

T_c = time of concentration (hr)

(minimum, 0.1; maximum, 10.0)

C_0, C_1, C_2 = coefficients from table F-1

Rainfall type	I_a/P	C_0	C_1	C_2
II	0.10	2.56323	-0.61512	-0.16403
III	0.10	2.47317	-0.51848	-0.17083
	0.30	2.39628	-0.51202	-0.13245
	0.35	2.35477	-0.49735	-0.11985
	0.40	2.30726	-0.46541	-0.11094
	0.45	2.24876	-0.41314	-0.11508
	0.50	2.17772	-0.36803	-0.09525

Appendix - Potential BMPS (from IDEQ 2020)

1. Minimize land disturbance
2. Provide natural buffers
3. Minimize disturbance of steep slopes
4. Manage impervious surfaces—disconnect and reduce
8. Vegetation restoration
9. Vegetated (biofiltration) swale (< 6% slopes)
10. Bioinfiltration swale (with or without dry well, see BMP 17)
11. Vegetated filter strip (< 6% slopes)
12. Sand Filter (may be good alternative for oil removal)
15. Oil and water separators (Other alternatives available)
17. Infiltration trench (See BMP 10)
18. Bioretention basin (max 25% slopes)
23. Extended Detention Basin (slight modification to existing features)
24. Constructed wetlands (also natural wetlands further improves water when treated beforehand)
27. Rainwater Harvesting and Reuse (should be consider in some locations, can be expensive)
28. Conveyance furrows for roof runoff (15% slopes most appropriate)
29. Dispersal trench for roof runoff (Contributing roof area < 700 sf, could apply to most buildings)
30. Level Spreader (could be appropriate for perimeters of parking areas and fields)
34. Retaining walls (may be needed on some building where excessive leveling is needed and cannot be configured into building foundation design)
36. Construction timing
39. Clearing limits
40. Vehicle sediment control
46. Spill prevention and control
47. Construction equipment washing and maintenance
64. Fiber rolls
65. Silt fence
66. Sediment basins and traps
78. Fertilizer management
79. Pesticide management
80. Building and grounds maintenance
84. Vehicle and Equipment Cleaning, Maintenance, and Repair
85. Remote Access Roads and Rail Corridors Description
90. Building Repair, Remodeling, and Construction (common sense using products as labeled and good housekeeping)

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Appendix - About the Preparer

Karl Gebhardt, PE, PH is a Professional Engineer licensed in Idaho since 1982 and a Professional Hydrologist. Karl routinely volunteers his professional expertise to agencies and other organizations, which is the case for the Pilgrim Cove Church Camp. He is a life member of ASCE, AIH, and a past member of numerous water-related organizations. Karl was the State Hydrologist for the Bureau of Land Management (BLM) for 30+ years and a consulting engineer and wetland/riparian consultant through his company Resource Systems, Inc. from 1982 to the present. During his BLM career he was a research hydrologist with the Agricultural Research Service, Northwest Watershed Experiment Station from 1982 – 1992, and was an original member of the National Riparian Management Team with the BLM, USDA-Forest Service and USDA-NRCS. He has conducted field research on runoff, erosion, soil-water physics, and riparian restoration. Also, during his BLM career, he was a Senior Technical Specialist for the U.S. Department of Interior. He served on the original Idaho Department of Environmental Quality non-point source technical committee developing what is now the Storm Water Protection Program and was one of the original organizers of the Idaho Water Quality Workshop now in its 33rd year. He routinely provides hydrologic and hydraulic assistance to numerous engineering companies in Idaho. In recent years, he has been instrumental in helping Idaho engineers in using two-dimensional flood and runoff modeling and founded the Idaho floodplain technical committee that has now become the Northwest Regional Floodplain Management Association (NORFMA) Idaho Technical Committee. He has conducted numerous hydrologic and hydraulic studies including more than 50 FEMA full Letter of Map Revisions (LOMRs). He is a "C" licensed soccer coach with the U.S. Soccer Federation and served as Idaho State Referee Administrator for more that 10-years. A detailed curriculum vitae is available upon request.



United Church of Christ Pilgrim Cove Church Camp Established 1926

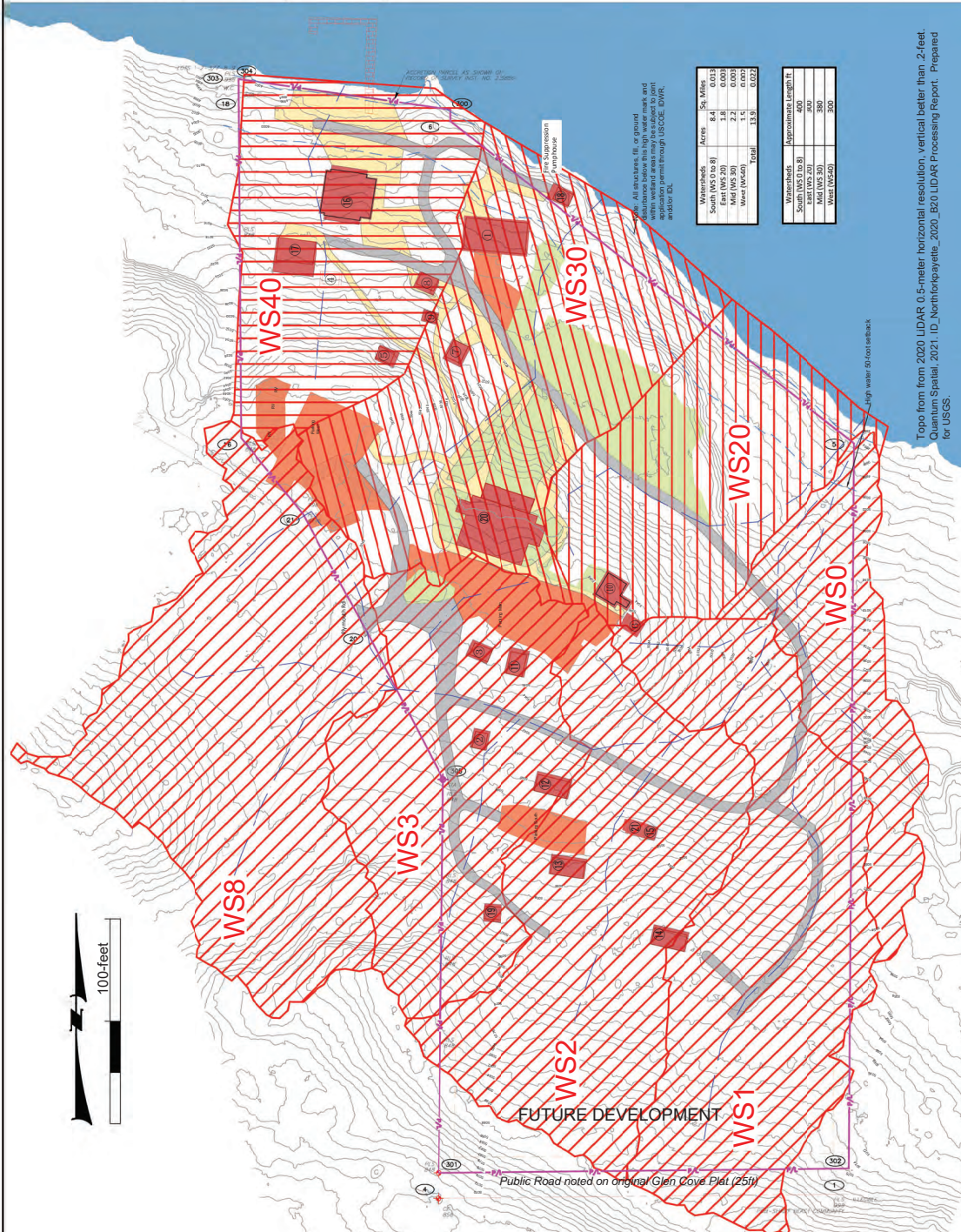
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Phone: (614) 885-1234
Design By:
Valentia Systems, Inc.
10308 W. HANOVER CR., BOON, OHIO 43004

Sheet:
Hydrology overview

H-1.0

LEGEND

- BOUNDARY**
 - Property Line (Black)
 - High Water (Blue Dashed)
 - Low Water (Blue Dotted)
 - Water (Blue)
- PROPERTY**
 - Adjacent to Other
 - Adjacent to Other (Dotted)
 - Adjacent to Other (Dashed)
 - Adjacent to Other (Solid)
 - Adjacent to Other (Thick Solid)
 - Adjacent to Other (Thin Solid)
 - Adjacent to Other (Thick Dotted)
 - Adjacent to Other (Thin Dotted)
 - Adjacent to Other (Thick Dashed)
 - Adjacent to Other (Thin Dashed)
 - Adjacent to Other (Thick Solid Dotted)
 - Adjacent to Other (Thin Solid Dotted)
 - Adjacent to Other (Thick Solid Dashed)
 - Adjacent to Other (Thin Solid Dashed)
- UTILITIES**
 - Electricity
 - Gas
 - Water
 - Sanitary Sewer
 - Storm Sewer
 - Telephone
 - Cable TV
 - Other
- OBSTACLES**
 - Tree
 - Rock
 - Structure
 - Other
- OTHER**
 - Spot Elevation
 - Contour
 - Spot Elevation (Spot)
 - Contour (Spot)
 - Spot Elevation (Spot) (Dotted)
 - Contour (Spot) (Dotted)
 - Spot Elevation (Spot) (Dashed)
 - Contour (Spot) (Dashed)
 - Spot Elevation (Spot) (Thin Solid)
 - Contour (Spot) (Thin Solid)
 - Spot Elevation (Spot) (Thin Dotted)
 - Contour (Spot) (Thin Dotted)
 - Spot Elevation (Spot) (Thin Dashed)
 - Contour (Spot) (Thin Dashed)
 - Spot Elevation (Spot) (Thin Solid Dotted)
 - Contour (Spot) (Thin Solid Dotted)
 - Spot Elevation (Spot) (Thin Solid Dashed)
 - Contour (Spot) (Thin Solid Dashed)
 - Spot Elevation (Spot) (Thin Solid Dotted Dashed)
 - Contour (Spot) (Thin Solid Dotted Dashed)



Watershed	Acres	Sq. Miles
South (WS 0 to 8)	8.4	0.019
East (WS 9 to 17)	1.8	0.004
Mid (WS 18 to 26)	7.2	0.015
West (WS 27 to 35)	1.2	0.003
Total	13.9	0.022

Watershed	Approximate Length (ft)
South (WS 0 to 8)	300
East (WS 9 to 17)	300
Mid (WS 18 to 26)	300
West (WS 27 to 35)	300

Topo from 2020, USGS 0.5-meter horizontal resolution, vertical better than 2.4 feet. Quantum Spatial, 2021. ID: Northforkpayette_2020_B20_LIDAR Processing Report. Prepared for USGS.

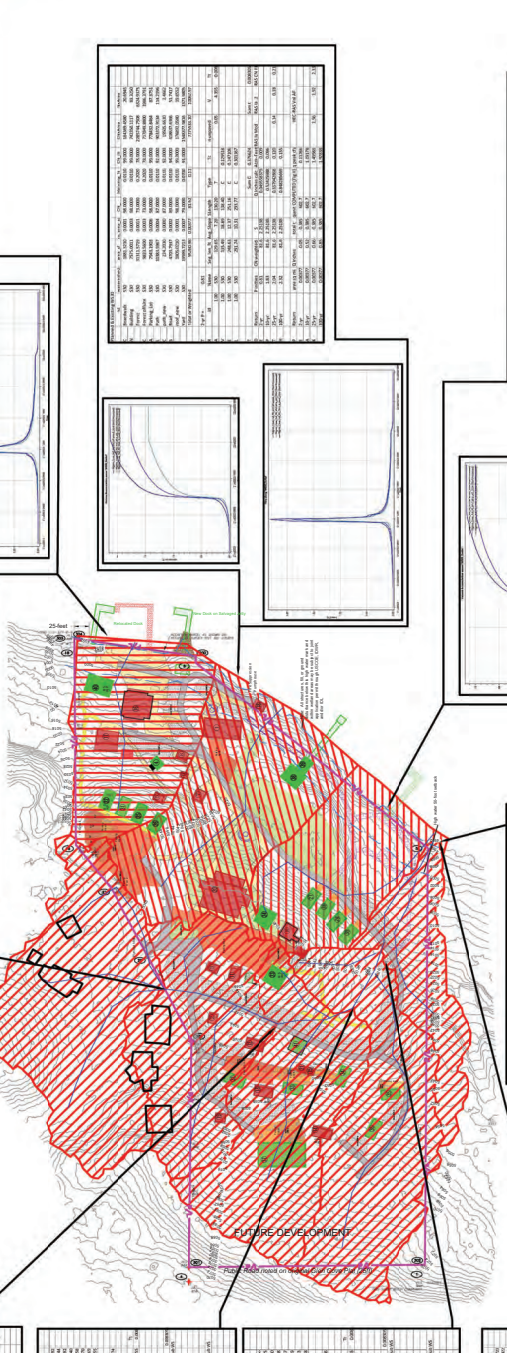
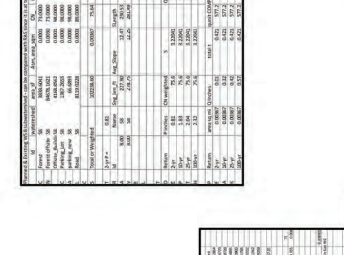
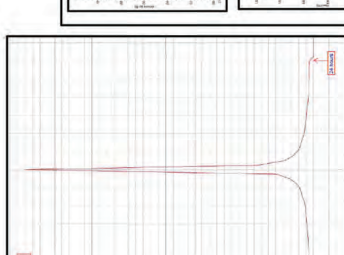
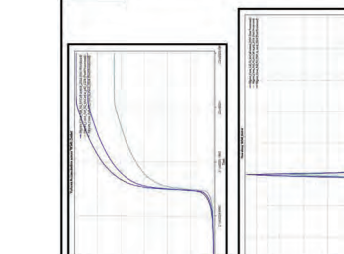


LEGEND

- PROPERTY LINES**
 - Property Line
 - Property Line (Dotted)
 - Property Line (Dashed)
 - Property Line (Dash-dot)
 - Property Line (Solid)
- ROADS**
 - Proposed Road
 - Existing Road
 - Proposed Road Right-of-Way
 - Existing Road Right-of-Way
- UTILITIES**
 - Proposed Utility
 - Existing Utility
 - Proposed Utility Right-of-Way
 - Existing Utility Right-of-Way
- PLANNED LAND USES**
 - Planned Land Use
 - Planned Land Use (Dotted)
 - Planned Land Use (Dashed)
 - Planned Land Use (Dash-dot)
 - Planned Land Use (Solid)
- BOUNDARIES**
 - County Boundary
 - City Boundary
 - Watershed Boundary
- OTHER**
 - Other
 - Other (Dotted)
 - Other (Dashed)
 - Other (Dash-dot)
 - Other (Solid)

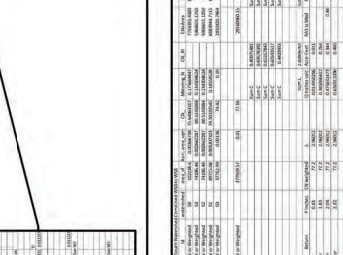
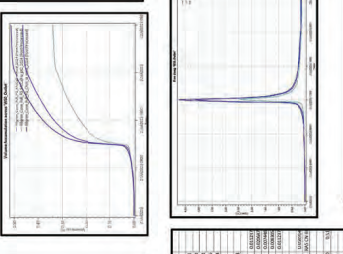
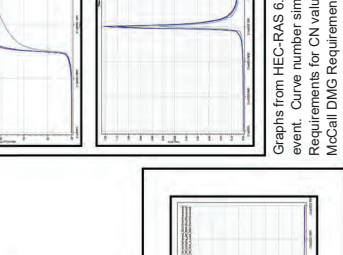
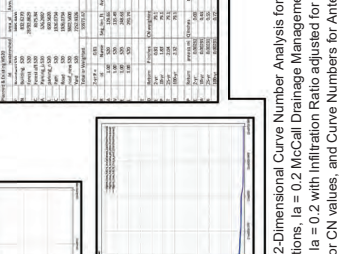
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 - Construction
 - Construction (Dotted)
 - Construction (Dashed)
 - Construction (Dash-dot)
 - Construction (Solid)
- EXISTING**
 - Existing
 - Existing (Dotted)
 - Existing (Dashed)
 - Existing (Dash-dot)
 - Existing (Solid)
- PLANNED**
 - Planned
 - Planned (Dotted)
 - Planned (Dashed)
 - Planned (Dash-dot)
 - Planned (Solid)
- BOUNDARIES**
 - Boundary
 - Boundary (Dotted)
 - Boundary (Dashed)
 - Boundary (Dash-dot)
 - Boundary (Solid)
- OTHER**
 - Other
 - Other (Dotted)
 - Other (Dashed)
 - Other (Dash-dot)
 - Other (Solid)

Station	Flow (cfs)	Depth (ft)	Velocity (ft/s)	Time (min)
1+00	100	1.5	1.5	1.0
1+20	200	2.0	2.0	1.5
1+40	300	2.5	2.5	2.0
1+60	400	3.0	3.0	2.5
1+80	500	3.5	3.5	3.0
2+00	600	4.0	4.0	3.5
2+20	700	4.5	4.5	4.0
2+40	800	5.0	4.5	4.5
2+60	900	5.5	4.0	5.0
2+80	1000	6.0	3.5	5.5
3+00	1100	6.5	3.0	6.0
3+20	1200	7.0	2.5	6.5
3+40	1300	7.5	2.0	7.0
3+60	1400	8.0	1.5	7.5
3+80	1500	8.5	1.0	8.0
4+00	1600	9.0	0.5	8.5
4+20	1700	9.5	0.0	9.0
4+40	1800	10.0	0.0	9.5
4+60	1900	10.5	0.0	10.0
4+80	2000	11.0	0.0	10.5
5+00	2100	11.5	0.0	11.0
5+20	2200	12.0	0.0	11.5
5+40	2300	12.5	0.0	12.0
5+60	2400	13.0	0.0	12.5
5+80	2500	13.5	0.0	13.0
6+00	2600	14.0	0.0	13.5
6+20	2700	14.5	0.0	14.0
6+40	2800	15.0	0.0	14.5
6+60	2900	15.5	0.0	15.0
6+80	3000	16.0	0.0	15.5
7+00	3100	16.5	0.0	16.0
7+20	3200	17.0	0.0	16.5
7+40	3300	17.5	0.0	17.0
7+60	3400	18.0	0.0	17.5
7+80	3500	18.5	0.0	18.0
8+00	3600	19.0	0.0	18.5
8+20	3700	19.5	0.0	19.0
8+40	3800	20.0	0.0	19.5
8+60	3900	20.5	0.0	20.0
8+80	4000	21.0	0.0	20.5
9+00	4100	21.5	0.0	21.0
9+20	4200	22.0	0.0	21.5
9+40	4300	22.5	0.0	22.0
9+60	4400	23.0	0.0	22.5
9+80	4500	23.5	0.0	23.0
10+00	4600	24.0	0.0	23.5



Station	Flow (cfs)	Depth (ft)	Velocity (ft/s)	Time (min)
1+00	100	1.5	1.5	1.0
1+20	200	2.0	2.0	1.5
1+40	300	2.5	2.5	2.0
1+60	400	3.0	3.0	2.5
1+80	500	3.5	3.5	3.0
2+00	600	4.0	4.0	3.5
2+20	700	4.5	4.5	4.0
2+40	800	5.0	4.5	4.5
2+60	900	5.5	4.0	5.0
2+80	1000	6.0	3.5	5.5
3+00	1100	6.5	3.0	6.0
3+20	1200	7.0	2.5	6.5
3+40	1300	7.5	2.0	7.0
3+60	1400	8.0	1.5	7.5
3+80	1500	8.5	1.0	8.0
4+00	1600	9.0	0.5	8.5
4+20	1700	9.5	0.0	9.0
4+40	1800	10.0	0.0	9.5
4+60	1900	10.5	0.0	10.0
4+80	2000	11.0	0.0	10.5
5+00	2100	11.5	0.0	11.0
5+20	2200	12.0	0.0	11.5
5+40	2300	12.5	0.0	12.0
5+60	2400	13.0	0.0	12.5
5+80	2500	13.5	0.0	13.0
6+00	2600	14.0	0.0	13.5
6+20	2700	14.5	0.0	14.0
6+40	2800	15.0	0.0	14.5
6+60	2900	15.5	0.0	15.0
6+80	3000	16.0	0.0	15.5
7+00	3100	16.5	0.0	16.0
7+20	3200	17.0	0.0	16.5
7+40	3300	17.5	0.0	17.0
7+60	3400	18.0	0.0	17.5
7+80	3500	18.5	0.0	18.0
8+00	3600	19.0	0.0	18.5
8+20	3700	19.5	0.0	19.0
8+40	3800	20.0	0.0	19.5
8+60	3900	20.5	0.0	20.0
8+80	4000	21.0	0.0	20.5
9+00	4100	21.5	0.0	21.0
9+20	4200	22.0	0.0	21.5
9+40	4300	22.5	0.0	22.0
9+60	4400	23.0	0.0	22.5
9+80	4500	23.5	0.0	23.0
10+00	4600	24.0	0.0	23.5

Station	Flow (cfs)	Depth (ft)	Velocity (ft/s)	Time (min)
1+00	100	1.5	1.5	1.0
1+20	200	2.0	2.0	1.5
1+40	300	2.5	2.5	2.0
1+60	400	3.0	3.0	2.5
1+80	500	3.5	3.5	3.0
2+00	600	4.0	4.0	3.5
2+20	700	4.5	4.5	4.0
2+40	800	5.0	4.5	4.5
2+60	900	5.5	4.0	5.0
2+80	1000	6.0	3.5	5.5
3+00	1100	6.5	3.0	6.0
3+20	1200	7.0	2.5	6.5
3+40	1300	7.5	2.0	7.0
3+60	1400	8.0	1.5	7.5
3+80	1500	8.5	1.0	8.0
4+00	1600	9.0	0.5	8.5
4+20	1700	9.5	0.0	9.0
4+40	1800	10.0	0.0	9.5
4+60	1900	10.5	0.0	10.0
4+80	2000	11.0	0.0	10.5
5+00	2100	11.5	0.0	11.0
5+20	2200	12.0	0.0	11.5
5+40	2300	12.5	0.0	12.0
5+60	2400	13.0	0.0	12.5
5+80	2500	13.5	0.0	13.0
6+00	2600	14.0	0.0	13.5
6+20	2700	14.5	0.0	14.0
6+40	2800	15.0	0.0	14.5
6+60	2900	15.5	0.0	15.0
6+80	3000	16.0	0.0	15.5
7+00	3100	16.5	0.0	16.0
7+20	3200	17.0	0.0	16.5
7+40	3300	17.5	0.0	17.0
7+60	3400	18.0	0.0	17.5
7+80	3500	18.5	0.0	18.0
8+00	3600	19.0	0.0	18.5
8+20	3700	19.5	0.0	19.0
8+40	3800	20.0	0.0	19.5
8+60	3900	20.5	0.0	20.0
8+80	4000	21.0	0.0	20.5
9+00	4100	21.5	0.0	21.0
9+20	4200	22.0	0.0	21.5
9+40	4300	22.5	0.0	22.0
9+60	4400	23.0	0.0	22.5
9+80	4500	23.5	0.0	23.0
10+00	4600	24.0	0.0	23.5



Graphs from HEC-RAS 6.41 2-Dimensional Curve Number Analysis for 25-year, 24-hour Type II precipitation event. Curve number simulations: $la = 0.2$ McCall Drainage Management Guidelines, 1987 (DMC) Requirements for CN values; $la = 0.2$ with Infiltration Ratio adjusted for infiltration rate = 0.2 inches (la_mod) McCall DMG Requirements for CN values; and Curve Numbers for Antecedent Moisture Condition (AMC) Class III recommended by IDECO 2020, Idaho Catalog of Storm Water Best Management Practices, Idaho Department of Environmental Quality, Water Quality Division. Tables with DMG weighted data and computations with RAS data included on isolated watersheds. Dates on graphs are relative and do not reflect actual dates.

United Church of Christ
Pilgrim Cove Church Camp
Established 1926

Survey Conducted By
CIVIL SURVEY CONSULTANTS, INC.
2999 S. BEND AVENUE, SUITE 100, BOISE, IDAHO 83725
Phone: (208) 333-7221 Fax: (208) 333-7222
Design By
Valderrama Engineering
10308 W. HARVEST DR., BOISE, IDAHO 83742

Hydrology, Planned & Existing
H-2













Exterior Lighting Discussion

Pilgrim Cove Camp

Pilgrim Cove Camp lighting is limited for safety, security and impacts to wildlife. Camp facility lighting supports group activities such as campfires, safe use of waterfront, limited evening sports, family activities such as reunion gatherings and weddings. Camp lighting after 10 pm does not trespass on neighboring properties nor does it adversely affect night sky viewing. Individual cabins have a porch light adjacent to each entrance, which are not kept on all night. The exterior lighting at Creech Lodge is automatically turned off at midnight daily. Four pole mounted yard lights exist, one between the Brown and Freund Cabins, one in front of the Managers Cabin, One above the electrical panels along the pathway to the beach from the Creech Lodge, and one more on the power pole between the Leahy Lodge and the New Rice Lodge.

No new exterior yard lights are planned at this time. Each new building will have an exterior light adjacent to the entrance. Future pavilions will have lighting from beneath the roof line.

Landscaping Plan Discussion

Pilgrim Cove Camp

The majority of Pilgrim Cove Camp is covered by a mature coniferous forest with Huckelberry undergrowth. The slope on the lake side of the Creech Lodge and the ballfield along the shoreline are both planted with mow able grasses, and total about 0.8 acres. A small landscaped island with small shrubs, less than .02 ac, was recently constructed in the parking lot on the south side of Creech Lodge. A few flowers were planted and continue to survive on the north side of the New Rice Lodge.

No additional areas are being considered for landscaping with other than native varieties of plants. Areas disturbed by construction will be planted with native seeds from the adjacent surroundings.

Future Years Work Program - Pilgrim Cove Camp

Five Year Work Program

2024

Add breezeway doors, queen beds and sitting areas to New Rice Bedrooms

Remodel Creech Lodge ADA bedroom, add queen bed and sitting area

Complete the donated Maintenance Building (23) project

Deep water to the 3 bunkhouses (Brown, Paddock, Freund) - Phase 1

Sewer connections to the three bunkhouses (Brown, Paddock, Freund) - Phase 1

Bury electric lines for Brown, Freund and Paddock

Remove trees for new RV lot sites

Deep Water to RV Lot and new cabin locations

Replace Creech Lodge kitchen flooring

Sewer connections to existing cabins in need of remodeling

Replace Creech Lodge dining room flooring

Trim vegetation for lakeshore pathway areas outside of any possible wetland

Remodel Brown or Freund – private party donation - Year 1

Winthrop Cabin Replacement – Insurance funded – COMPLETE THIS YEAR

Waterfront Pavilion – Donation from Laura Moore-Cunningham Foundation

* (contracted construction)

2025

Remodel Brown or Freund – Private Party Donation - Phase 2

Finish deep water and sewer connections as needed - Phase 2

Remodel Paddock including bathroom – For Staff

Install second lakeshore dock on existing jetty, move existing docks to west

Remodel Pilgrim's Port Cabin including bathroom

Bury Electric lines for new and old RV lot sites

Replace Creech Lodge kitchen flooring

Replace Creech Lodge dining room flooring

New cabin (not yet named) for lakeside of RV Lot

2026

Complete projects not finished in 2024 or 2025!

Replace Creech Lodge kitchen flooring

Install second lakeshore dock on existing jetty, move existing docks to west

2027

Turn two of the basement Creech Lodge bedrooms into a larger meeting room

Relocate and remodel Brewster's Brig

Finish Paddock bunkhouse remodel

Remodel Pilgrim's Port Cabin including bathroom

Upper Camp Pavilion (near Brown and Freund)

2028

Relocate and remodel Brewster's Brig

New Flooring for Creech Lodge cafeteria (better attached to outdoor deck project?)

Remodel Pilgrim's Port Cabin including bathroom

Install second lakeshore dock

Upper Camp Pavilion (near Brown and Freund)

New cabin (not yet named) at lakeside of RV Lot

Ten Year Work Program

Pilgrim Cove Camp

2029 to 2033 Major Projects

New Construction:

- Activity Center (24)
- New Cabin, (N. edge of RV Lot) (25)
- New Cabin, (N. edge of RV Lot) (26)
- Wedding Chapel (38)
- Wedding Dock Canopy (39)
- Creech Lodge Outside Deck

Remodeling:

- Leahy Lodge (needs 1 ADA bathroom) (17)

Fifteen Year Work Program

2034 to 2038 Major Projects

New Construction:

- New Cabin, (S. of S. edge of ballfield) (27)
- New Cabin, (S. of S. edge of ballfield) (28)
- New Family Quarters (2 bedroom w/ meeting room) (32)

Twenty Year Work Program

2039 to 2043 Major Projects

New Construction:

- New Maintenance Building (37)
- New Family Quarters (2 bedroom w/ meeting room) (33)

Twenty-Five Year Work Program

2044 to 2048

New Construction:

- New Family Quarters (2 bedroom w/ meeting room) (33)
- New Family Quarters (2 bedroom w/ meeting room) (34)
- New Family Quarters (2 bedroom w/ meeting room) (35)

Black text = Priority 1

Purple Text = Priority 3

Blue Text = Priority 2

Green Text = Contracted to others

If a Priority item doesn't get completed, it's on the next year's list, but up a Priority level!



Pilgrim Cove Church of Christ Established 1926

DATE: 09/07/2023 08:45:00
DRAWN BY: [Name]
CHECKED BY: [Name]

Existing Infrastructure C-01

LEGEND

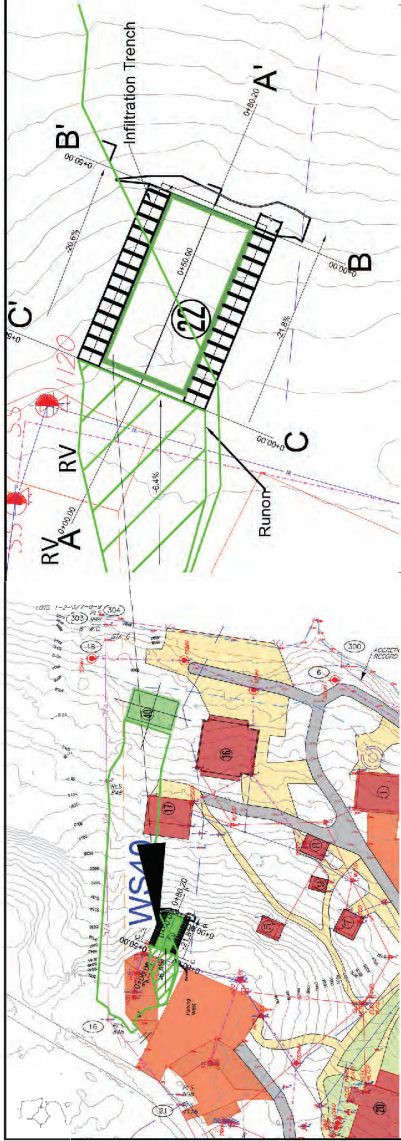
- Property Lines
- Proposed Buildings
- Proposed Paved Areas
- Proposed Driveways
- Proposed Parking
- Proposed Walkways
- Proposed Fences
- Proposed Utilities
- Proposed Stormwater Management
- Proposed Landscaping
- Proposed Site Elevation
- Proposed Site Grading
- Proposed Site Drainage
- Proposed Site Retention
- Proposed Site Erosion Control
- Proposed Site Security
- Proposed Site Access
- Proposed Site Circulation
- Proposed Site Orientation
- Proposed Site Context
- Proposed Site Integration
- Proposed Site Sustainability
- Proposed Site Resilience
- Proposed Site Adaptability
- Proposed Site Inclusivity
- Proposed Site Equity
- Proposed Site Justice
- Proposed Site Dignity
- Proposed Site Respect
- Proposed Site Compassion
- Proposed Site Kindness
- Proposed Site Patience
- Proposed Site Gentleness
- Proposed Site Self-control
- Proposed Site Faith
- Proposed Site Hope
- Proposed Site Love



FUTURE DEVELOPMENT

Public Road noted on original Glen Cove Plat (25ft)

High water 60-foot setback

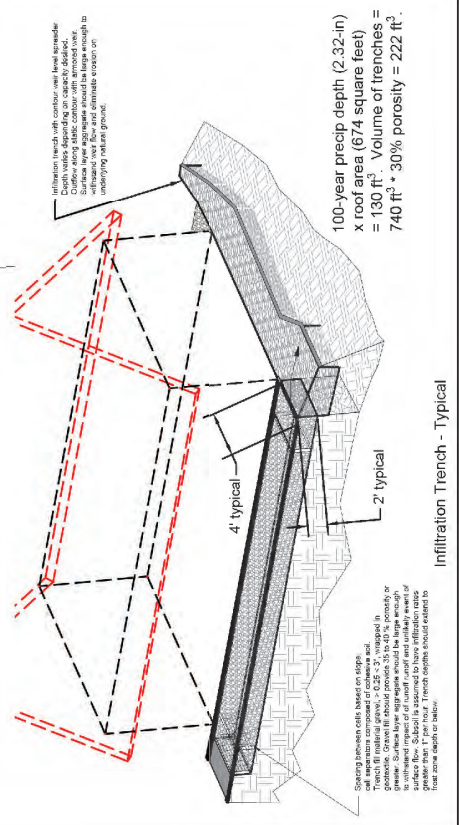
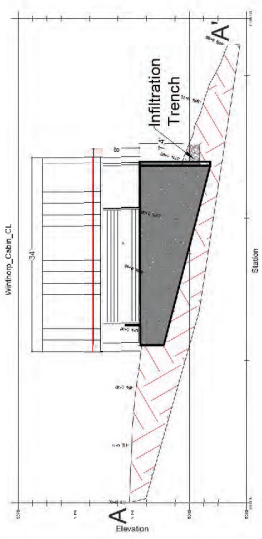
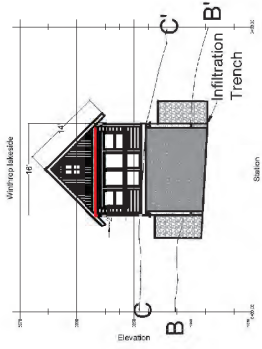


- Notes:**
1. Exact building location to be determined in field to avoid trees.
 2. Foundation requirements to be determined by geotechnical/structural engineer.
 3. Grading for entrance to cabin to drain to outside of infiltration trenches to direct small amount of existing runoff around cabin.
 4. Gravel, coarse sand, or mixture will provide the pore space needed for permeability and volume. No special requirement other than the substrate should be clean.
 5. The trench areas can be evaluated using simple percolation test

Cabin Winthrop roof runoff Area = 673.2 sf

Recurrence	P inches	Volume cu ft	Peak cfs (CIA) C=1
2-yr	0.81	45.4	0.013
10-yr	1.83	102.7	0.028
25-yr	2.04	114.4	0.032
100-yr	2.32	130.2	0.036

Infiltration BMPs designed for 100-year event



BMPs

Infiltration Trench	Value
Combined Volume, cu ft	740
Interstitial Volume (40%)	296
Required for 1% event	130.2
Contour level spreader	
Weir Length, ft	30
Exit Velocity, ft/sec	0.001
Exit Slope, %	38
Combined volume = 40% of excavated Trench	
Trench to be filled with gravel	

LEGEND

- EXISTING CONDITIONS**
- 1. Contour Lines
 - 2. Property Lines
 - 3. Easements
 - 4. Utility Lines
 - 5. Existing Buildings
 - 6. Existing Driveways
 - 7. Existing Fences
 - 8. Existing Paved Areas
 - 9. Existing Gravel Areas
 - 10. Existing Grassy Areas
 - 11. Existing Bare Soil Areas
 - 12. Existing Water Features
 - 13. Existing Trees
 - 14. Existing Shrubbery
 - 15. Existing Fences
 - 16. Existing Utility Poles
 - 17. Existing Utility Lines
 - 18. Existing Easements
 - 19. Existing Property Lines
 - 20. Existing Survey Points
 - 21. Existing Survey Lines
 - 22. Existing Survey Bearings
 - 23. Existing Survey Distances
 - 24. Existing Survey Area
 - 25. Existing Survey Station
 - 26. Existing Survey Reference
 - 27. Existing Survey Datum
 - 28. Existing Survey Method
 - 29. Existing Survey Date
 - 30. Existing Surveyor
 - 31. Existing Survey License
 - 32. Existing Survey Title
 - 33. Existing Survey File
 - 34. Existing Survey Folder
 - 35. Existing Survey Drive
 - 36. Existing Survey Path
 - 37. Existing Survey Location
 - 38. Existing Survey Project
 - 39. Existing Survey Client
 - 40. Existing Survey Contact
 - 41. Existing Survey Phone
 - 42. Existing Survey Email
 - 43. Existing Survey Website
 - 44. Existing Survey Social Media
 - 45. Existing Survey Other
- PROPOSED CONDITIONS**
- 1. Proposed Building
 - 2. Proposed Driveway
 - 3. Proposed Fence
 - 4. Proposed Paved Area
 - 5. Proposed Gravel Area
 - 6. Proposed Grassy Area
 - 7. Proposed Bare Soil Area
 - 8. Proposed Water Feature
 - 9. Proposed Tree
 - 10. Proposed Shrubbery
 - 11. Proposed Fence
 - 12. Proposed Utility Pole
 - 13. Proposed Utility Line
 - 14. Proposed Easement
 - 15. Proposed Property Line
 - 16. Proposed Survey Point
 - 17. Proposed Survey Line
 - 18. Proposed Survey Bearing
 - 19. Proposed Survey Distance
 - 20. Proposed Survey Area
 - 21. Proposed Survey Station
 - 22. Proposed Survey Reference
 - 23. Proposed Survey Datum
 - 24. Proposed Survey Method
 - 25. Proposed Survey Date
 - 26. Proposed Surveyor
 - 27. Proposed Survey License
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 - 38. Proposed Survey Email
 - 39. Proposed Survey Website
 - 40. Proposed Survey Social Media
 - 41. Proposed Survey Other

United Church of Christ
Pilgrim Cove Church Camp
Established 1926

Drawn by: [Name]
Checked by: [Name]
Date: [Date]
Scale: [Scale]

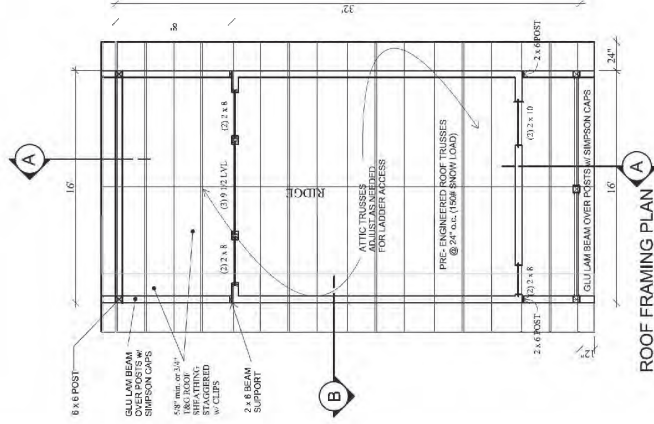
Winthrop
Replacement, Year 1
C-1.1

STRUCTURAL NOTES:

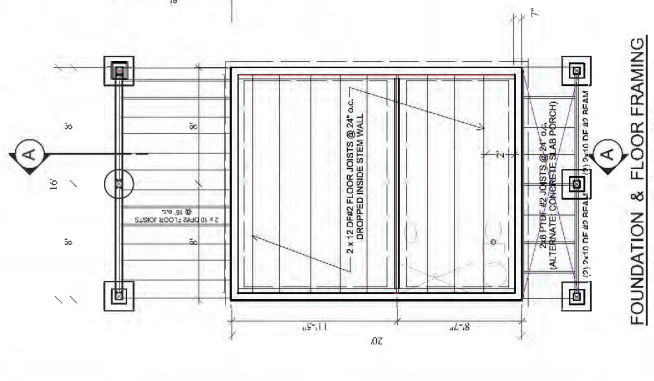
- ALL EXTERIOR WALLS SHALL BE SHEATHED W/ 7/16" OSB. ATTACH WITH MIN. 16 GA. X 2" LEG STAPLES AT 6" o.c. TO ALL SUPPORTED PANEL EDGES AND AT 12" o.c. IN THE FIELD. U.N.O.
- STAPLES SHALL NOT BE SUBSTITUTED FOR COMMON NAILS AT SHEAR PANELS. -8D NAILS CAN BE SUBSTITUTED FOR STAPLES.
- ALL SHEAR PANELS SHALL HAVE DOUBLE STUDS AT ENDS FOR EDGE NAILING AND ATTACHMENT OF STRAPS AND/OR HOLDINGS, TYP.
- PROVIDE SIMPSON I11 @ ALL TRUSS BEARING LOCATIONS.
- ALL HOLD DOWNS SHALL ALIGN AT DOUBLE STUDS AT ENDS OF SHEAR PANELS. TYP.
- ALL SHEATHING SHALL BE CONTINUOUS TO FLOOR/PLATE, ABOVE AND BELOW WINDOWS AS WELL, AND BEHIND ALL ATTACHED ROOF FRAMING INTO WALL.
- PROVIDE PANEL EDGE NAILING FULL HEIGHT OF KING STUD AT WINDOW AND DOOR OPENING FRAMING, AND ACROSS HEAD AND SILL.
- PROVIDE GALVANIZED NAILS INTO PRESERVATIVE TREATED SILL PLATES. NAIL SIZE AND SPACING TO MATCH SHEAR WALL SPECIFIED. PROVIDE 8d GALVANIZED NAILS AT SAME SPACING WHERE STAPLES USED.

SHEAR WALLS:

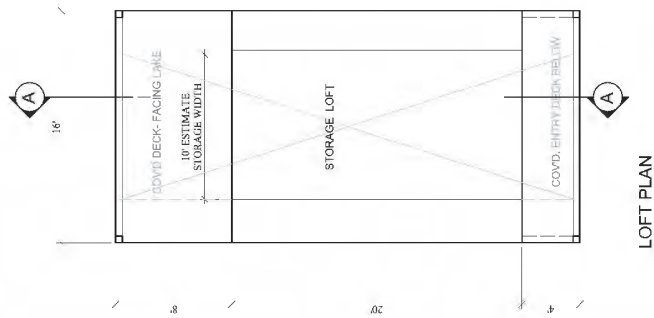
- 7/16" OSB, ONE SIDE, W/ 8d COMMON NAILS @ 6" o.c. EDGES, 12" o.c. FIELD. BLOCKED, ANCHOR BOLTS (A6) @ 48" o.c.
- 7/16" OSB, ONE SIDE, W/ 8d COMMON NAILS @ 6" o.c. EDGES, 12" o.c. FIELD. BLOCKED, PERFORATED WALL. APPLY SHEATHING ABOVE AND BELOW OPENINGS W/ SAME NAIL PATTERN. ANCHOR BOLTS (A6) @ 48" o.c.
- 7/16" OSB, ONE SIDE, W/ 8d COMMON NAILS @ 4" o.c. EDGES, 12" o.c. FIELD. BLOCKED, W/ (2) ANCHOR BOLTS (A6) PER SHEAR WALL.



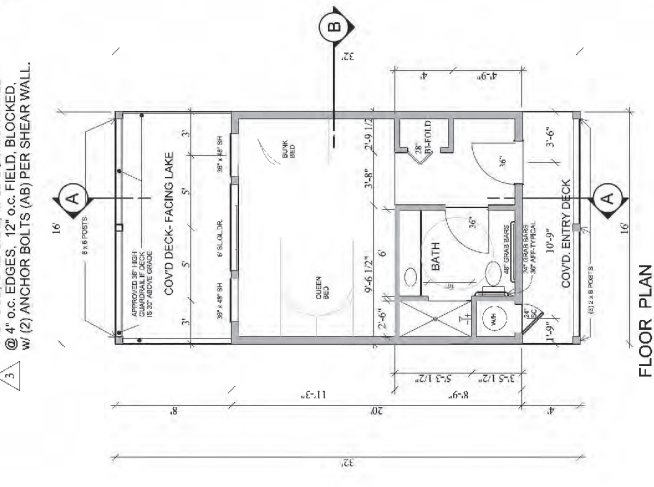
ROOF FRAMING PLAN



FOUNDATION & FLOOR FRAMING



LOFT PLAN



FLOOR PLAN



McCall Code 3.13.03

3.13.03: CONDITIONAL USE PERMIT STANDARDS:

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

(A) Public Hearing: The commission will set the date for and hold a public hearing and subsequently make recommendations to the council for approval or denial of the request in accordance with the provisions set forth in chapter 15, "Procedures, Appeals And Action", of this title. (Ord. 821, 2-23-2006, eff. 3-16-2006)

(B) 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.

Pilgrim Cove Camp has been in operation at its current location since 1927

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

Organizational group camping in the McCall impact zone is consistent with historic and natural land use, economic development and other comprehensive plan features. Master plan changes add to improved year-around use that provides existing opportunities for individuals and families to join the McCall community and be served by McCall business services.

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.

Pilgrim Cove camp has complemented the existing neighborhood since 1927. The proposed master plan improvements update habitability and safety for all ages and all physical abilities. The existing camp appearance would not change from the viewpoint of existing neighborhood or from Payette Lake. The proposed master plan improvements blend into existing topography, vegetation and lakefront appearance.

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

Continuation of organized camp activities will not increase population density, hazards, traffic, or risks.

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

Pilgrim Cove Camp group use activities will remain unchanged and have not harmed land or water for over 96 years. The camp property meets all Title 3, Title 9 and other environmental regulations and standards.

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

Electricity and telephone are available to the site and can be extended on the property at Pilgrim Cove Foundation expense. Sanitary sewer is available from the Payette Lake Water and Sewer District and can be extended on the property at Pilgrim Cove Foundation expense. A private well on Pilgrim Cove Camp property provides domestic water with capacity for extension into master plan improvements. Existing rustic roadways provide access within the camp boundaries and can be modified or extended on the camp property if needed at Pilgrim Cove Foundation expense. Continued maintenance of utilities and fair share of police, fire or other emergency services will be paid by fees, and service rates.

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.

Pilgrim Cove Camp will be served as it has been for many years. No new services are perceived needed.

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.

Pilgrim Cove Camp use does not currently cause adverse conditions. Master plan improvements will add no impact changes during warm-weather months and add only a small increase in occupancy in the neighborhood during cold weather months. Pilgrim Cove Camp provides the snow removal and summer maintenance for the south entrance to the neighborhood and camp. Guests are asked to use the south entrance only for access and egress. Individual and family practices at the camp are consistent with neighborhood norms.

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.

Camp user vehicle traffic will not change. User vehicles normally access the camp during group changeover days. Camp service vehicles have limited use to access McCall commercial businesses. Camp user pedestrian traffic will not change. Camp users walk or ride bicycles on neighborhood roadways only to access public lands such as Ponderosa State Park.

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

Pilgrim Cove Camp historic features remain unchanged. The camp has one registered historic building. There are no other known historic features elsewhere on camp property

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.

There will be no change to Pilgrim Cove Camp land use. Camp property has adequate snow storage, open space, parking and landscaping.

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

Pilgrim Cove Camp use will remain unchanged and a positive impact on suppliers, vendors, and employees in the greater McCall area. Extended camp use during colder weather months will give family and group users better access to McCall area recreation features on Payette Lake & River and nearby mountain areas such as skiing.

(C) Required Conditions: The commission may, after review of the application for a conditional use permit and public hearing, require the applicant to meet any specific conditions of approval deemed necessary by the commission to protect the health, safety, general welfare and environment of the community. Such conditions are not limited to, but may include:

1. Limitations on the hours of operation of the use;
2. Limitations on the length of time that the conditional use permit may be exercised before it will expire by its own terms;

Need 50 Years!

3. Additional landscaping and building beautification;
4. Additional or reduced off street parking or transportation improvements; and/or
5. Execution of a written agreement respecting construction of necessary improvements similar in form and content to a subdivision agreement, with its performance secured in the same fashion as performance of a subdivision agreement.

(D) Imposing More Restrictive Standards: Upon recommending approval of a conditional use permit, the commission may impose more restrictive standards than those generally required. (Ord. 821, 2-23-2006, eff. 3-16-2006)

McCall Code 3.13.031

3.13.031: ADDITIONAL CONDITIONAL USE PERMIT STANDARDS FOR CAMPS:

A conditional use for a camp may be approved only if the commission finds that the use, as applied for:

(A) Meets the general standards in section 3.13.03 of this chapter; and

(B) Will not have a permanent negative impact on those items listed below substantially greater than that anticipated from permitted development:

1. Pedestrian and vehicular traffic circulation and safety;

Camp user vehicle traffic will not change. User vehicles normally access the camp during group changeover days. Camp service vehicles have limited use to access McCall commercial businesses. Camp user pedestrian traffic will not change. Camp users walk or ride bicycles on neighborhood roadways only to access public lands such as Ponderosa State Park.

2. The demand for and availability of public services and facilities;

Electricity and telephone are available to the site and can be extended on the property at Pilgrim Cove Foundation expense. Sanitary sewer is available from the Payette Lake Water and Sewer District and can be extended on the property at Pilgrim Cove Foundation expense. A private well on Pilgrim Cove Camp property provides domestic water with capacity for extension into master plan improvements. Existing rustic roadways provide access within the camp boundaries and can be modified or extended on the camp property if needed at Pilgrim Cove Foundation expense. Continued maintenance of utilities and fair share of police, fire or other emergency services will be paid with fees, and service rates.

3. Disruption of enjoyment of neighboring properties by excessive noise;

Pilgrim Cove Camp use does not currently cause adverse conditions. Master plan improvements will add no impact changes during warm-weather months and an add only a very small increase in occupancy in the neighborhood during cold weather months. Individual and family activities at the camp are consistent with neighborhood norms. Local night time noise restrictions are strictly enforced.

4. Environmental pollution or contamination to air and water resources; or

Most of the camp uses electric space heat and hot water heaters except for Creech and Leahy Lodges which use propane. Campfires are allowed in two prepared areas. Camp equipment and guest vehicles use gasoline or diesel fuels. Cooking fumes are collected in filters in the camp's commercial kitchen. All waste water goes into the Payette Lakes Water and Sewer Districts' system

5. The maintenance of compatible and efficient development patterns and land use intensities. (Ord. 821, 2-23-2006, eff. 3-16-2006)

Pilgrim Cove Camp is not going to be developed. It is to remain as a non-profit camp. Buildings need to be updated and new ones need to be constructed to reduce bed densities, improve meeting space and provide storage space.

McCall Code 3.13.032

(B) Camps: The application for a conditional use for a camp shall include the following materials and information, in lieu of those set out in subsection (A) of this section:

1. Legal description of the property.

Glen Cove Subdivision Lots 1-32 & Common A&B / Pilgrim Cove Subdivision Lots 1-3 Block 1

2. A plan of the proposed development, including:

- (a) The location within the parcel of the activity areas, and, with respect to each such area:

See attached computer generated exhibit

- (1) The activities to occur in it, and the approximate hours during which such activities are projected to occur. "Activity", for these purposes, means any human activity or conduct during operation of the camp. Camp activities include hiking, bicycling, canoeing, kayaking, paddle boarding, swimming, skiing, singing, applauding, various types of ball games, weddings, family reunions, meetings, etc. Activities occur any time between 8 am and 10 pm.

- (2) The total amount of building floor area, if any, of the fixed facilities (classrooms, chapels, dining halls, health facilities, offices, commissary and shop buildings, shower and sanitary buildings, etc.) to be included within it, and what those facilities are; if such facilities will be visible from lands exterior to the parcel, either the design of such facilities is to be included in the application, or the application shall consent to mandatory design review for approval at such later time as design is accomplished, and prior to the issuance of any building permit for the same.

Existing floor area: 15,277 sf / Proposed New Floor Area: 13,484 sf / Total Proposed: 28,761 sf

- (3) The total number of projected occupants in each activity area at any one time.

Depends on the group. Soccer teams will use the ball field then go swimming, as a group. Family reunions will spread out with different activities ongoing at the same time. Our current allowed occupancy at night is 125 in the summer and 75 in the winter. We would like to adjust that to 125 guests in the summer and 100 guests in the winter.

- (4) Sanitary facilities, including showers and toilets; where interior to a fixed facility, so indicate and show the number of each.

See attached data compiled in an Excel file spreadsheet

- (a) Principal drainage systems or drainage requirements.

See the attached storm drainage report by Karl Gebhardt

- (b) Circulation elements; the arrangement of streets, utilities, and other easements and pedestrian ways.

Not Applicable

- (c) Open space, and maintenance of open space.

Lawn areas are fertilized, watered and mowed. The beach area is cleaned of flotsam as needed. Boats and other lake use equipment is stowed at the end of each day.

- (d) Such other items as may be planned, whether or not described in this section.

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

Historic use (97 years so far) not proposed to be changed

(g) The relationship of the property to the surrounding area; and proposed rules for the setback of activity area perimeters and fixed facilities from the exterior boundary of the parcel.

Pilgrim Cove Camp only has occasional contact with adjacent neighbors, as most of them are not full-time residents. The perimeter of the camp is mostly comprised of dense foliage, severely limiting visual access. All camp buildings are at least 25 feet from any of our property lines.

(h) The location of off-street parking spaces and loading or service areas.

All parking at Pilgrim Cove camp is off street. The majority of available parking locations are near the camp entrance at Creech Lodge, in the current RV lot, between the Brown and Freund cabins, and along the ball field.

(i) Plans for site grading and landscaping of areas visible from public roads.

No landscaping or site grading is planned in areas visible from Plymouth Road.

(j) Plans for water supply, sewage disposal, stormwater drainage and snow storage; if use of public facilities such as water or sewer is anticipated, the estimate volume of consumption or discharge, as the case may be, on peak days and at peak hours.

Water – domestic well, Sewage – Payette Lakes Sewer District, Stormwater – contained on-site, Snow Storage – lots and lots of room (see Snow Storage exhibit). Peak day sewer, 140 adults @ 30 gal/day = 4,200 gal/Day estimated. 700 gal/hour peak estimated.

(k) The peak number of persons projected to be on the parcel at any one time, and the average daily population, if different.

Maximum guests on site 140. Average guests on-site = 12.5

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

Pilgrim Cove Camp use does not currently cause adverse conditions. Master plan improvements will add no impact changes during warm-weather months and an add a small increase in occupancy in the neighborhood during cold weather months. Individual and family practices at the camp are consistent with neighborhood norms.

4. A narrative statement describing the activities of the camp. (Ord. 821, 2-23-2006, eff. 3-16-2006)

The mission of Pilgrim Cove Camp and Retreat Center is to glorify God by extravagantly welcoming and accommodating families, churches, youth, and community groups by offering all guests a venue in which they can create lasting memories, events and recreational experiences and revisit special traditions in the midst of a stunning, natural setting. We do this by offering a variety of day use, overnight, and week-long group camps to church users and others with similar goals who currently can reach a wider audience. Camp activities include waterfront swimming and boating, crafts, music,

sports, dance, storytelling, family and community relationship building including reunions and weddings, along with daily food service.

5. The applicant shall provide the data as required by the digital data submittal standards policy.

Submitted electronically only

6. A statement that no activity will be carried on where the generation of profit is a principal purpose; thus, a camp approved as a conditional use is not permitted to operate a de facto motel or tourist facility; nothing in this subsection is intended to limit a camp in operating a trading post for the sale of snacks, personal use items, uniforms, equipment, and the like, to campers.

Pilgrim Cove Camp and Conference Center was established by church people in 1927 as a place where families and youth can connect with natural beauty and with each other in community. The camp has never been profit oriented. The camp's business model is to price food, lodging and services at just enough to sustain operations and facilities, and to make needed improvements. The camp depends on donations to balance our budget. The camp Conditional Use Permit capacity of 120 overnight guests has been in place since 2002. Camp use is by advance reservation only and is not available for tourists. National and state trends show church membership in decline resulting in Pilgrim Cove Camp and Conference Center marketing the camp to groups that have values similar to an ecumenical church including service clubs like Rotary, school groups, military families, and for church-oriented activities like weddings and family reunions.

7. Fees shall be paid by the applicant at the time of filing an application which shall include application/filing fees, publication fees and postage. Fees shall be in accordance with a fee schedule established periodically by the council by resolution. (Ord. 899, 5-24-2012)

Will be completed as required



Valley County Transmittal
Division of Community and Environmental Health

- Return to:
- Cascade
 - Donnelly
 - McCall
 - McCall Impact
 - Valley County

Rezone # _____

Conditional Use # CUP 24-02

Preliminary / Final / Short Plat Lots 1-32 & Common Area A&B of Glen Cove Sub & Lots 1-3 Blk 1 Philippine Cove Sub
Philippine Cove Camp

- 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: Remodel of
 - food establishment
 - beverage establishment
 - swimming pools or spas
 - grocery store
 - child care center
- 14. Camp is already on a public water system well. Camp is connected to central sewer according to submitted documents.

Reviewed By: [Signature]
Date: 7 23 24



PAYETTE LAKES RECREATIONAL WATER AND SEWER DISTRICT

201 Jacob Street • McCall, Idaho 83638 • office 208-634-4111 • fax 208-634-7613

July 24, 2024

Brian Parker
City of McCall
216 East Park Street
McCall, Idaho 83638

RE: CUP-24-02, Pilgrim Cove camp Master Plan

Brian:

Payette Lakes Recreational Water and Sewer District (District) has reviewed the proposed project at the above-referenced address and has the following comments.

1. Pilgrim Cove Camp will need to set an appointment with PLRWSD to review the master plan if they plan to add additional connections to our sewer system.

Please contact me should you have any questions.

Best Regards,

A handwritten signature in black ink, appearing to read "Jeff Bateman".

Jeff Bateman
Manager, Payette Lakes Recreational Water and Sewer District
Email: jbateman@plrwsd.org

September 4, 2024

From: Judith Leister
1073 Plymouth Rd
McCall, Idaho
208-630-3037

mailing address
2774 N. Lakeharbor Lane
Boise, Idaho 83703

To: City of McCall
Brian Parker, City Planner
216 East Park Street
McCall, Idaho 83638

Dear Sir:

We just very recently received a letter from the City of McCall about a CUP hearing (CUP-24-02 set for Sept. 10 at 4:30 pm) regarding a proposed Master Plan for Pilgrim Cove Church Camp Update. Besides the short notice (right before Labor Day weekend), the letter was problematic in that it included a proposed site plan so small as to be almost totally unreadable.

We want to be good neighbors and see the camp be successful long term, but we also want to be informed and have an opportunity to be heard about future plans that will impact us. Among other things, we have questions about what appears to be "Pavilion" almost on the Camp's west property line as well as other proposed improvements.

We are also somewhat concerned that some neighbors were not notified about the hearing, that, however, may have been due to the timing of the notification and the Labor Day holiday.

For these reasons a postponement/extension of the hearing would be appreciated.

Very truly yours.

Judith Leister, 1073 Plymouth Rd, McCall

Tom Saldin, 1069 Plymouth Rd, McCall

From: [Meredith Todd](#)
To: [Rachel Santiago-Govier](#)
Cc: tomsaldin@aol.com
Subject: FW: Pilgrim Cove Camp CUP-24-02
Date: Tuesday, October 29, 2024 6:26:55 PM
Attachments: [image001.png](#)

Hi Rachel,

Please add this comment to the CUP-24-02 (Pilgrim Cove Camp) Section for the Packet, in the meantime I will forward along to Commissioners as well.

Thanks,

Meredith Todd, MNR | City & Sustainability Planner
216 E. Park Street | McCall | Idaho 83638
Direct: 208.634.4168 | Fax: 208.634.3038



Web: mccall.id.us
Blog: mccallcitysource.com
Social: [Facebook.com/cityofmccall](https://www.facebook.com/cityofmccall)

Upcoming Out of Office Schedule:

October 28-Nov 1: Personal Vacation – Unavailable/OOO

November 18-22: In State Floodplain Training – Limited Email Availability/OOO

From: Tom Saldin <tomsaldin@aol.com>
Sent: Tuesday, October 29, 2024 3:38 PM
To: Meredith Todd <mtodd@mccall.id.us>
Subject: Pilgrim Cove Camp CUP-24-02

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 Ms. Todd, City Staff and Commissioners:

In my email of September 7, 2024 regarding Pilgrim Cove Camp's CUP-24-02, I explained that my wife Sue and I are long-time neighbors of the camp (we've been at 1069 Plymouth Road for 30 years, just one lot removed from the camp's west boundary line). I also mentioned that over the years we've generally enjoyed good relations with the camp and wish them well. Unfortunately, we were not in town for the original hearing and will similarly be out of town for the upcoming hearing, so have had to resort to emails.

The main point expressed in my earlier email was about the heavy concentration of development on or near the west property line, and the accompanying noises,

activities and aesthetic concerns. Sadly, the revised CUP does nothing to significantly alleviate those concerns. Specifically, we are concerned about the proposed new "pavilion" and the proposed changes/additions to the "RV park" area.

During my visit to City Hall on October 25, I was disappointed to learn that the revised CUP includes only very modest and, frankly, very inconsequential changes with regard to the pavilion. Our primary request is simple -- namely that the pavilion be moved to the interior of the property and away from neighboring property lines. There is a great deal of available interior development space, much of it near the water. Alternative mitigation measures such as noise abatement wall(s), noise awareness devices, prohibitions against loudspeakers, strict rules about excessive noise and hours of use, etc. are fine as far as they go. But, in our opinion, such measures are no substitute for better site placement when alternative placement is so readily available. While it may be "more convenient" for the camp to place the pavilion where it's presently proposed, short term convenience should not outweigh long term planning and vision, and more thoughtful, balanced and accommodating placement -- placement that we will all live with for decades.

Regarding the "RV park" area (which is also right on the very edge of the western property line), it appears the latest proposal envisions both RV's AND cabins in that area. In a cordial discussion with Mr. Jeremy Force last May (shortly before the camp's hosted open house), my son and I got the impression that the camp hoped/intended to replace the RV's with small cabins (perhaps we misunderstood but, nevertheless, that's the impression we got). Such a replacement approach seemed fine to us because it sounded like there would be no increase in usage/density for that area and, aesthetically, tasteful cabins sounded at least as good as, if not an upgrade over, RV's. But the idea of adding cabins while continuing to allow RV's seems very different. Again, the main problem is increased density and development on the already overdeveloped western property line (with all the same accompanying issues of noise, activity, aesthetics, etc.) -- especially when there is so much available development space on the interior of the property. We have no objection if the camp desires to replace RV locations with a roughly equivalent number of small cabins. But if they want to retain space for RV's in addition to adding cabins, we would respectfully request that such RV locations be moved to the interior of the property.

As mentioned in my previous email, we and others in Pilgrim Cove wish to retain the "low density residential" character of our neighborhood and remain willing to discuss these matters with camp representatives in a spirit of neighborly cooperation if desired. Meanwhile, thank you for your continued consideration.

Respectfully,

Tom Saldin

October 31, 2024

To: Ms. Todd, commissioners and staff,

I own the property immediately west of Pilgrim Cove Camp and Retreat at 1073 Plymouth Road.

Once again I must express my deep concern regarding the plans of the Pilgrim Cove Camp and Retreat Center to place all, or almost all, of the new buildings anticipated in the first construction phase so close to the neighbors on the west side. Moving the pavilion building 20 or 25 feet further away from the property line, as the new proposal shows, is not going to solve any of the problems for the nearby neighbors, of which I am the closest. I am also the closest to the 4 new cabins and the 5 or 6 RV camping sites along the same west boundary. That's pretty intensive use for that little parking lot area.

I understand the Camp's wishes, maybe needs, to enhance their business and thus to expand the accommodations but they have a very large piece of ground to do so on and don't appear to have any need to focus a great deal of their expansion, and almost all of their immediate construction along the already heavily developed western side of their property.

I note that the new plans are to move the pavilion 47 feet off of the property line. An extra 20 to 27 feet is not going to solve the problem of people who are spending a summer weekend attending a social event, getting together, laughing and talking, after the entertainment shuts down, until 11pm, 12, 1 in the morning.

It will not matter one bit what terms and conditions the organizers of the event signed in a Use Agreement with the Camp.

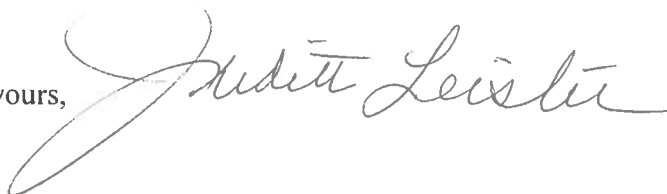
A "pavilion" is a place to gather together, It's an invitation for people to congregate, converse and have fun. A building of this nature, down by the water, cannot help but attract people, especially at night when other venues shut down; when people who are not quite ready for bed and the partiers in the crowd are looking for a spot to be. And it's a long way away from the manager's cabin (#10 on the plan) but as proposed, only a short distance from the neighbors.


The appropriate place for a pavilion is closer to the center of the Camp property; not right up against the existing neighborhood. Why not utilize some of the property around Old Rice Lodge (# 1 on the plan) for this building. That, I believe, is the building where the musical events, receptions and parties are generally held and pavilion could still have a nice lake view.

The other thing that concerns me is the placement of the four new cabins and what appears to be six RV hook up sites right up against the same west property lines. Surely 10 housing units in that area is stretching the limits of low density residential zoning.

Finally, I do appreciate your consideration and attention to my concerns. Thank you.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Judith Lewis". The signature is written in dark ink and is positioned to the right of the typed name "Judith Lewis".



SUB-24-02
INDI SKY SUBDIVISION
PRELIMINARY PLAT
TBD Fairway Loop

McCall Area Planning & Zoning Commission
Staff Report
November 5, 2024

Executive Summary

Description

An application for a Subdivision Preliminary Plat to split an existing remainder parcel into two (2) new lots. The existing remainder parcel totals approximately 13,500 square feet; the resulting parcels are proposed to total approximately 5,700 square feet and approximately 7,800 square feet, respectively

Discussion

- The applicant is proposing to subdivide a remainder parcel of a previous record of survey to allow for the construction of one (1) additional dwelling unit.

Conditions of Approval

	Prior to	Condition	Recommended Contact
1.	Submission of a Final Plat Application	The applicant shall receive final engineering approval	Staff Engineer
2.		The applicant shall provide a revised site plan with a cooler waterslide	City Planner
3.		The applicant shall provide proof of submission of a central sewage and central water application to Central District Health	Central District Health

Expirations

1. Pursuant to McCall City Code (MCC 9.2.06.H), preliminary subdivision plat approval shall lapse and become void whenever the applicant has not applied for final plat approval within eighteen (18) months from the date of preliminary plat approval by McCall City Council.

Project Location



Subject Property



Current Zoning



Future Land Use

Project Analysis

Description

An application for a Subdivision Preliminary Plat to split an existing remainder parcel into two (2) new lots. The existing remainder parcel totals approximately 13,500 square feet; the resulting parcels are proposed to total approximately 5,700 square feet and approximately 7,800 square feet, respectively.

Zoning District: R8 – Medium Density Residential
Comprehensive Plan Designation: Residential
Project Acreage: 0.31 acres
Proposed Use: Single-Family Residential
Jurisdiction: City Limits

Legal Description

Amended Tax No. 1-A, situated in the NE ¼ of the NE ¼ 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 10, 2024
Preliminary Plat	September 10, 2024
Comprehensive Plan Narrative	September 10, 2024
Project Narrative	September 10, 2024

Public Noticing

Notice Type	Notice Date
Publication in the <i>Star News</i>	October 17, 2024
Mailing to property owners within 300 feet	October 4, 2024
Posting of the subject property	October 3, 2024

Prior Hearings

Hearing	Date	Action	URL
Pre Application	N/A	Waived per Admin	N/A

Dimensional Standards:

	Proposed	Required
Maximum Density	2.48 dwelling units/acre	8 dwelling unit/acre
Minimum Property Size	5,700 acre	5,000 square-feet
Minimum Street Frontage	57-feet	50-feet

Required Findings Code Sections:

- McCall City Code Sections 9.2.06(E) through (G):

(E) Commission Action: The commission shall review and approve, approve conditionally, recommend approval to the city council (or board), recommend approval to the city council (or board) with conditions, disapprove or table the preliminary plat for additional information. An application for preliminary plat which is accompanied by an application for annexation, rezoning, and/or planned unit development of the same property or a portion thereof shall be subject to recommendation for approval to city council (or board), recommendation for approval to the city council (or board) with conditions, disapproval, or tabling. All other preliminary plat applications shall be reviewed and approved, approved conditionally, disapproved or tabled. Approval or conditional approval of the preliminary plat by the commission shall be approval by the city (or county). If tabled, the application shall come before the commission at a date set in the motion to table the application. The action to table may not be appealed. In approving, recommending approval, conditionally approving, or recommending conditional approval of the tentative map, the commission shall find that the proposed subdivision, together with provisions for its design and improvements, is consistent with applicable general or specific plans as specified in title III of this code, this title, and the comprehensive plan. Upon the commission's recommendation for approval or disapproval, the application and plat, together with a complete copy of the commission's findings and report of action, shall be delivered to the council (or board). The commission shall deny approval of the preliminary plat if it makes any of the following findings:

1. The proposed plat is not consistent with applicable general and specific plans as specified in title III of this code, or this title, or the comprehensive plan.
2. The design or improvement of the proposed subdivision is not consistent with applicable general and specific plans.
3. The site is not physically suitable for the type of development.
4. The site is not physically suitable for the proposed density of development.
5. The design of the subdivision or the proposed improvements is likely to cause substantial environmental damage or substantially and avoidably injure wildlife or their habitat.
6. The design of the subdivision or the type of improvement is likely to cause serious public health problems.
7. The design of the subdivision or the type of improvements will conflict with easements, acquired by the public at large, for access through or use of, property within the proposed subdivision. In this connection, the city (or county) may approve a plat if it finds that alternate

easements for access or for use will be provided, and that these will be substantially equivalent to ones previously acquired by the public. This subsection shall apply only to easements of record or to easements established by judgment of a court of competent jurisdiction, and no authority is hereby granted to a legislative body to determine that the public at large has acquired easements for access through or use of property within the proposed subdivision.

8. The proposed subdivision is not in compliance with all other ordinances or laws of the city and/or county.

(F) Commission Specifications: The action taken by the commission shall specify:

1. The comprehensive plan provisions, ordinances and standards used in evaluating the application.

2. The reasons for denial, or approval, including conditions of approval.

3. A recommendation of approval and/or a second public hearing before the council (or county board).

(G) Council (Or County Board) Action: The council (or county board) shall review any recommendation for approval or recommendation for approval with conditions received from the commission and either approve the action or recommend that the commission consider changes in the plat or conditions of approval. Such review, if any, shall occur within forty five (45) days (or 60 days if a second public hearing is recommended) following approval by the commission of findings and conclusions related to the commission recommendation. Otherwise, the council (or county board) will act only on appeal of the actions to the commission in accordance with title III, chapter 15, "Procedures, Appeals And Action", of this code. Approval of the preliminary plat by the council (or the board) is approval by the city (or county).

- McCall Code Sections 9.3.06: Easements

(A) Easements shall be provided for utilities inside the front lot line with a minimum width of twelve feet (12'), subject to the right of access, and elsewhere as and where considered necessary by the utility providers and approved by the council. Digital data shall be provided according to the digital data submittal standards policy. (Ord. 899, 5-24-2012)

(B) Where a subdivision is traversed by a watercourse, drainageway, channel or stream there shall be provided a stormwater easement or drainage right of way which substantially conforms to the lines of such watercourse, and such further width or construction, or both, as will be adequate for that purpose. The commission may require additional setbacks from watercourses, applicable not only to buildings, but also to any disturbance of the stream banks and edge habitats.

(C) Provisions for adequate snow storage and drainage shall be made by the applicant in accordance with the drainage management guidelines as adopted by the city of McCall, and amended.

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: R-4

Discussion

- The applicant is proposing to create a two (2) parcel subdivision. The subject property was previously modified by ROS-20-25, which was recorded on September 10, 2021. As such, the subject property no longer meets the definition of a “Lot of Record,” as defined in McCall Code Section 3.2.02, and is not eligible for the record of survey process.
- A note should be added to the plat regarding the properties’ access coming from an easement to the east.
-

Comments

Agency

- Central District Health:
See attached Letter dated September 11, 2024
- McCall City Engineer:
In an email dated September 24, 2024, the McCall City Engineer provided the following comments:

The Public Works Department has reviewed the documents submitted for review for **SUB 24-02** and have the following comments and concerns.

1. Similar to the properties south of this project, the project should work with the sewer district on encompassing the sewer main in an easement.
2. Please add a note onto the plat the notes that access to these lots will be from the shared access easement on the east side of the property.
3. Once the final ROS draft is complete, two digital CAD files, prepared in accordance with the City’s digital data submission standards (DDSS) shall be provided. The complete DDSS guidance document can be found here:
<https://evogov.s3.amazonaws.com/141/media/115532.pdf>

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

- None

Actions

Potential Motions Regarding SUB-24-02:

1. "I move to recommend approval of SUB-24-02 to the McCall City Council with the staff recommended conditions of approval."
2. "I move to recommend approval of SUB-24-02 to the McCall City Council with the staff recommended conditions of approval with the following modifications: _____."
3. "I move to continue SUB-24-02 to the _____ meeting to allow time for staff and the applicant to provide more information on the following: _____."
4. "I move to remand SUB-24-02 back to staff and more information on _____ prior to reschedule the application for a new public hearing."
5. "I move to continue SUB-24-02 to the XXXX, 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.	Submission of a Final Plat Application	The applicant shall receive final engineering approval	Staff Engineer
2.		The applicant shall provide a revised site plan with a cooler waterslide	City Planner
3.	The issuance of a certificate of occupancy	The applicant shall provide proof of submission of a central sewage and central water application to Central District Health	Central District Health

Expirations

1. Pursuant to McCall City Code (MCC 9.2.06.H), preliminary subdivision plat approval shall lapse and become void whenever the applicant has not applied for final plat approval within eighteen (18) months from the date of preliminary plat approval by McCall City Council.

Prepared by:



Meredith Todd, City & Sustainability Planner



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: September 10, 2024

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

SUB-24-02: 700 Fairway Dr – Indi Sky Subdivision Preliminary Plat – Vince Beer

An application for a Subdivision Preliminary Plat to split an existing remainder parcel into two (2) new lots. The existing remainder parcel totals approximately 13,500 square feet; the resulting parcels are proposed to total approximately 5,700 square feet and approximately 7,800 square feet, respectively. The property is zoned R8 – Medium Density Residential and is more particularly described as:

Amended Tax No. 1-A, situated in the NE ¼ of the NE ¼ of Section 9, T18N, R3E, B.M., City of McCall, Valley County, Idaho.

Planning and Zoning Meeting Date: October 1, 2024

Comments Deadline: **September 24, 2024**

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 - Preliminary Plat Application

Date: 04/26/2024

Applicant / Additional Billing Contact / Owner

Applicant Name: Vince Beer
Address:
City, State, Zip:
Phone:
Email:

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



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



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

Property

Site Address: 700 Fairway
Legal Desc.: AMENDED TAX NO. 1-A IN
THE NE1/4 OF THE NE1/4
SECTION 9 T.18N., R.3E.,
B.M., CITY OF McCALL
VALLEY COUNTY, IDAHO
Zoning District: R8

Area: City Limits
Sewer: Payette Lakes Recreational
Water and Sewer
Square Footage: 5199

Contractor

Contact Name: Vince Beer
Business Name:
McCall License #:
Mailing Address:

Email: denverproperties@live.com
Phone: 720-435-6043
Idaho #:

Annexation Information

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

Valley County:
Conditional Use:
Project Type: Residential
Water: City Water
Neighbor Meeting: 2024-04-26



Description: subdivide existing property to build an additional residential property to house local workers


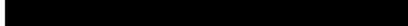

Companion Applications

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: 0
Proposed Cover: 2166
Open Space Sq.Ft.: 3033
of Parking: 8
Max Grade %: 1
Average Grade %: 1
Total Acreage: 0
Zoned Density: 1
Proposed Density: 1
Total Exist Lot: 0
Total Proposed Lot: 0
Min Lot Frontage: 52
Min Lot Size: 5199
Surveyor Name: Daniel Dunn
Surveyor Email: 
Surveyor Phone: 
Subdivision Name: Indisky
Existing Parcels: 1
Proposed Parcels: 2
New Construction 2400
Sq Ft:

Res Parcels: 2
Comm Parcels: 0
Engineer Name: 
Engineer Email: 
Engineer Phone: 
Pre-App Date: 04/26/2024
Condominiums: No
Townhomes: No
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

04/26/2024

Date

Subdivision Preliminary Plat Application

700 Fairway, McCall, ID 83638

Vince Beer, owner

7204356043

denverproperties@live.com

Re: Project Narrative

The property at 700 Fairway is 13500 square feet; we are proposing to subdivide the 5199 square feet on the north end of the property to build a new single family residence with the primary purpose of housing local workers.

The configuration of the new home will be similar to other homes in the area, where the main entrance is on the north and the garage entrance is on the east. This is a fairly simple project as it is not a multi-family subdivision; it consists of only subdividing a single lot into two, both of which comply with current regulations.

Subdivision Preliminary Plat Application

700 Fairway, McCall, ID 83638

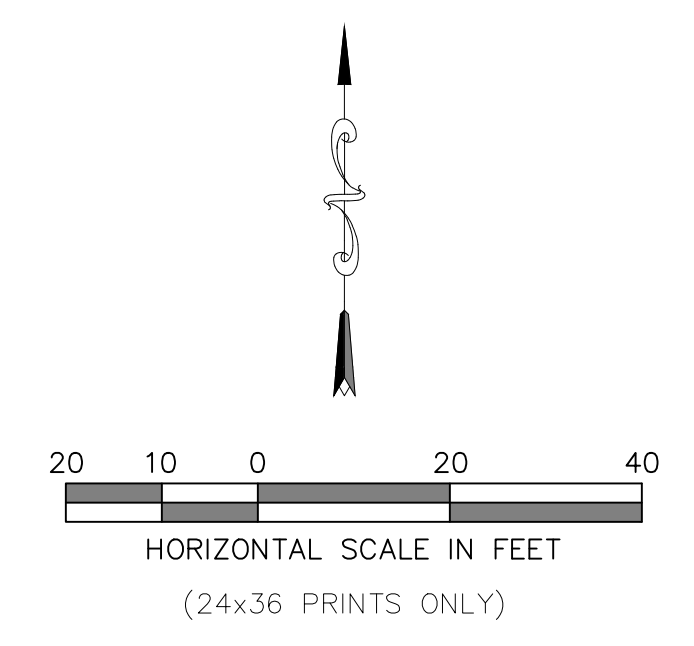
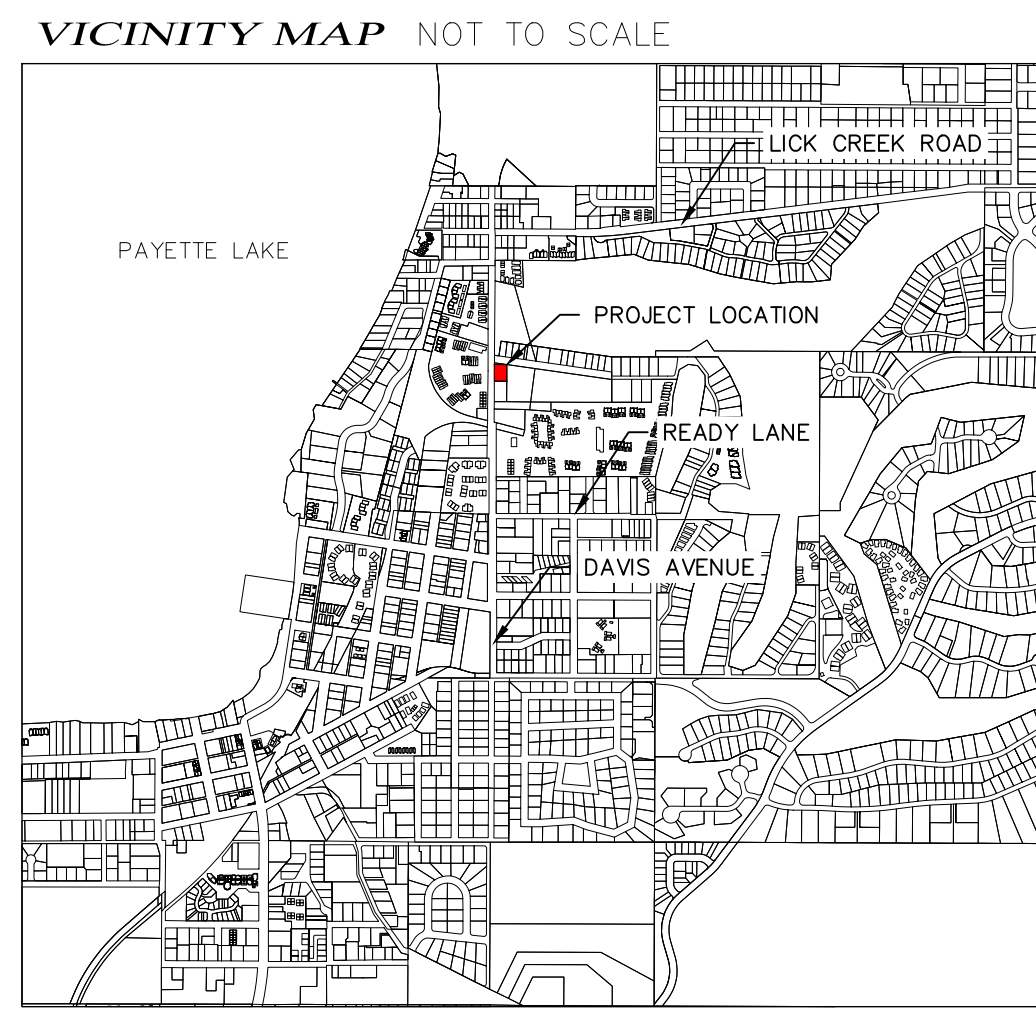
Vince Beer, owner

7204356043

denverproperties@live.com

Re: Comprehensive Plan Compliance Narrative

I consulted with Morgan Stroud, McCall City Engineer, regarding the nature of this project. She has informed me that because of the small square footage, many of the normal regulations regarding buildings with fewer than 5000 feet of open space around the building are not required for this project.



BASIS OF BEARINGS
 BEARINGS ARE BASED ON THE CITY OF MCCALL GRID (MODIFIED STATE PLANE COORDINATE SYSTEM), DISTANCES SHOWN ARE TRUE GROUND DISTANCES.

OWNER
 INDISKY, LTD.
 C/O VINCE BEER
 720-435-6043

WATER PROVIDER
 CITY OF MCCALL

SEWAGE DISPOSAL
 PAYETTE LAKES RECREATIONAL WATER AND SEWER DISTRICT

DWELLING UNITS
 ONE

- LEGEND**
- PROPOSED SUBDIVISION BOUNDARY LINE
 - PROPOSED LOT LINE
 - EXISTING LOT OR PARCEL LINE
 - EASEMENT LINE
 - EP --- EDGE OF PAVEMENT
 - EDGE OF TRAVEL WAY
 - OHP --- OVERHEAD POWER LINE
 - TV --- OVERHEAD TELEPHONE LINE
 - SS --- SANITARY SEWER LINE
 - X --- FENCE LINE
 - ⊗ --- SEWER MANHOLE
 - ⊙ --- SEWER CLEAN OUT
 - ⊕ --- POWER POLE
 - ⊗ --- WATER METER
 - ⊗ --- WATER VALVE
 - ⊗ --- CABLE TV BOX
 - ⊗ --- TELEPHONE RISER
 - ⊗ --- CATCH BASIN
 - ⊗ --- TRANSFORMER
 - ⊗ --- A.C. UNIT
 - ⊗ --- POWER METER
 - ⊗ --- SIGN
 - ⊗ --- UTILITY POLE
 - ⊗ --- FOUND 5/8" REBAR
 - ⊗ --- FOUND 1/2" REBAR
 - ⊗ --- CALCULATED POINT NO MONUMENT SET OR FOUND
 - ⊗ --- EVERGREEN TREE
 - ⊗ --- SHRUB
 - ⊗ --- SET SPIKE

PRELIMINARY PLAT
INDISKY SUBDIVISION

AMENDED TAX NO. 1-A
 IN THE NE1/4 OF THE NE1/4 SECTION 9
 T.18N., R.3E., B.M., CITY OF MCCALL
 VALLEY COUNTY, IDAHO



25 COYOTE TRAIL
 CASCADE, ID 83611
 PHONE: (208) 634-6896
 WWW.DUNNLANDSURVEYS.COM

Utility Warning
 The underground utilities shown have been located from field survey information and existing such drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

These drawings, or any portion thereof, shall not be used on any project or extensions of this project except by agreement in writing with Dunn Land Surveys, Inc.
 \\1s1200d916\share\Dunn Land Surveys\Projects\Vince Beer\VINCE_BEER_PLAT_06JUNE2023.dwg 6/10/2023 5:13 PM

NO.	REVISION	BY	DATE
5			
4			
3			
2			
1			

DRAWN BY: DTD	CHECKED: SRD	JOB NO. 1234	SHEET NO. 1 of 1
DATE: 22 FEB 2023	DATE: DATE		



Subdivision Preliminary Plat Application

700 Fairway, McCall, ID 83638

Vince Beer, owner

7204356043

denverproperties@live.com

Re: Required Documents for Preliminary Plat Application

Several of the documents required for the Preliminary Plat application do not apply due to the nature of this project. Please see the list below for the rationale of not including these documents.

Document	Rationale for Document Not Being Included in the Application
Owner Authorization Letter	The applicant is the current owner
Sewer District Capacity Letter	Forthcoming
Phasing Plan Legal Narrative	There is no phasing plan
Phasing Plan Visual	There is no phasing plan
List of Previous Land Use Application on Property	None
Existing Conditions Survey	Included in uploaded document titled VINCE_BEER_PRE_PLAT
Preliminary Plat	Included in uploaded document titled VINCE_BEER_PRE_PLAT
Improvements Plan	Included in uploaded document titled VINCE_BEER_PRE_PLAT
Proposed Restrictive Covenants	Not applicable
Neighborhood Meeting Presentation Materials	Waived, per Brian Parker
Neighborhood Meeting Mailing Minutes	Waived, per Brian Parker

From: [Jeff Bateman](#)
To: [Brian Parker](#)
Subject: SUB-24-02: 700 Fairway DR
Date: Monday, September 16, 2024 11:21:54 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.

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

From: [Ryan Garber](#)
To: [Brian Parker](#)
Subject: Re: City of McCall Request for Comment
Date: Monday, September 16, 2024 9:43:43 AM
Attachments: [image001.png](#)
[Outlook-34pbfuhh.png](#)
[Outlook-5n0syjow.png](#)

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Brian,

[FP-24-02 – 115-125 Commerce St - McCall Arts & Commerce Center Condos FINAL PLAT – Armstrong – CITY LIMITS](#)

Reviewed. No comments.

[SUB-24-02 – TBD Fairway Loop – Indi Sky Subdivision Preliminary Plat – Beer - CITY LIMITS](#)

Reviewed. No comments.

[SUB-24-05 – 330 Forest St & 315 Burns Rd – Forest St Subdivision Preliminary Plat – Fereday – CITY LIMITS](#)

Reviewed. No comments.

Captain Ryan Garber
Fire Prevention / Code Enforcement
McCall Fire & EMS
201 Deinhard Lane
McCall, ID 83638
www.mccallfire.com
PH: 208.634.4306

[Schedule a Short Term Rental Safety Inspection](#)

[Schedule a Phone Call with Ryan](#)

[Schedule a Firewise Safety Inspection](#)

[Schedule another type of inspection](#)



Sign up for Emergency Notifications



Keeping citizens informed.

[Please click to sign up for CodeRED!](#)

This message has been sent to you as official business of the McCall Fire Protection District. If you have a concern about the authenticity of this communication, including any attachments, please contact the sender directly for confirmation, either by telephone or separate e-mail. Unencrypted e-mail is inherently insecure and should be treated with caution.

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.

 [Book time to meet with me](#)

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

Sent: Tuesday, September 10, 2024 12:02 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 <dsimmonds50@gmail.com>; Delta James <djames@mccall.id.us>; Emily Hart <ehart@mccall.id.us>; Flack,Brandon <brandon.flack@idfg.idaho.gov>; Garrett de Jong <garrett@mccallfire.com>; IDL Jurisdictional Inbox <IDL_jurisdictional@idl.idaho.gov>; ITD Aeronautics <Airport.Planning@itd.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 (jmfadden@co.valley.id.us) <jmfadden@co.valley.id.us>; 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>; Kendra Conder <Kendra.Conder@itd.idaho.gov>; 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>; Mara Hlawatschek <MHLawatschek@co.valley.id.us>; 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>; Ryan Garber <ryan@mccallfire.com>; Sabrina Sims <ssims@mccall.id.us>; Saran Becker <Saran.Becker@itd.idaho.gov>; Scott Corkill, IDL <scorkill@idl.idaho.gov>; sstaley@idahopower.com

<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

All,

Please provide comment on the following items prior to the due date indicated on their respective cover memos:

[FP-24-02 – 115-125 Commerce St - McCall Arts & Commerce Center Condos FINAL PLAT – Armstrong – CITY LIMITS](#)

[SUB-24-02 – TBD Fairway Loop – Indi Sky Subdivision Preliminary Plat – Beer - CITY LIMITS](#)

[SUB-24-05 – 330 Forest St & 315 Burns Rd – Forest St Subdivision Preliminary Plat – Fereday – CITY LIMITS](#)

Thank you,

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



From: [Kendra Conder](#)
To: [Brian Parker](#)
Subject: RE: City of McCall Request for Comment
Date: Wednesday, September 11, 2024 11:09:36 AM
Attachments: [image002.png](#)
[image003.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.

Hi Brian,

ITD does not have any comments regarding the applications in this email.

Thanks,

Kendra Conder

District 3 | Development Services Coordinator
Idaho Transportation Department
Office: 208-334-8377
Cell: 208-972-3190



From: Brian Parker <barker@mccall.id.us>
Sent: Tuesday, September 10, 2024 12:02 PM
To: Brian Duran <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>; Flack, Brandon <brandon.flack@idfg.idaho.gov>; Garrett de Jong (garrett@mccallfire.com) <garrett@mccallfire.com>; IDL Jurisdictional Inbox <IDL_jurisdictional@idl.idaho.gov>; Airport Planning <Airport.Planning@itd.idaho.gov>; D3 Development Services <D3Development.Services@itd.idaho.gov>; ITDD3Permits <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>; 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>; Kendra Conder <Kendra.Conder@itd.idaho.gov>; 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>; Mara Hlawatschek <MHLawatschek@co.valley.id.us>; Mark Wasdahl <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>; Ryan Garber <ryan@mccallfire.com>; Sabrina Sims <ssims@mccall.id.us>; Saran Becker <Saran.Becker@itd.idaho.gov>; Scott Corkill, IDL <scorkill@idl.idaho.gov>; 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

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All,

Please provide comment on the following items prior to the due date indicated on their respective cover memos:

[FP-24-02 – 115-125 Commerce St - McCall Arts & Commerce Center Condos FINAL PLAT – Armstrong – CITY LIMITS](#)

[SUB-24-02 – TBD Fairway Loop – Indi Sky Subdivision Preliminary Plat – Beer - CITY LIMITS](#)

[SUB-24-05 – 330 Forest St & 315 Burns Rd – Forest St Subdivision Preliminary Plat – Fereday – CITY LIMITS](#)

Thank you,

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



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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 # _____

Preliminary / Final / Short Plat SUB 24-02

Indy Sky Subdivision

700 Farway 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
 - 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: 9/11/24

From: [Meredith Todd](#)
To: [Rachel Santiago-Govier](#)
Subject: Fw: SUB-24-02 November 5 meeting
Date: Friday, November 1, 2024 8:55:19 AM

Comment for packet

Thanks,

Meredith

From: Suzanne Webster <webster7789@gmail.com>
Sent: Friday, November 1, 2024 6:45:00 AM
To: Meredith Todd <mtodd@mccall.id.us>
Subject: SUB-24-02 November 5 meeting

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.

Meredith,

**Regarding SUB-24-02
TBD (700) Fairway Drive - Vince Beer**

I would like to make a public comment/request on the Vince Beer proposal to subdivide his existing lot at 700 Fairway Drive. It will be up for discussion at the November 5, 2024 meeting. Right now he describes the new home to be built on the subdivided lot as:

"The property at 700 Fairway is 13500 square feet; we are proposing to subdivide the 5199 square feet on the north end of the property to build a new single family residence with the **primary purpose of housing local workers.**"

"Configuration of the new home will be similar to other homes in the area, where the **main entrance is on the north** and the garage entrance is on the east."

I would like to ask that Mr. Beer consider reconfiguring the new home to have the **main entrance on the south** in order that those of us across the street don't see what eventually piles up by the front door and along the side of the house with front door access. Mr. Beer's homes are small and garages are small with several people living in each unit. The existing two green and one blue unit (patios on Davis street) have a smorgasbord of personal items; firewood, children's toys, lawn chairs, various odds and ends that "sit" next to the front door and along the north facing exterior wall all year long. Those of us across the street would rather not have to see that view, and would greatly appreciate it if the entrance to this new home faced the other units (by facing south), not ours (north). We are sympathetic to McCall's need for local worker housing, and appreciate that Mr. Beer is committed to doing something about that, but would appreciate some consideration for neighborhood appearance.

Respectfully,

Thad & Suzanne Webster
701 Fairway Drive McCall, ID 83638
208-861-2010
webster7789@gmail.com