

City of McCall

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SUBDIVISION (PRELIMINARY PLAT) INFORMATION



WHAT IS A PRELIMINARY PLAT?

The Preliminary Plat application is the process and materials through which the City of McCall evaluates the merits of a proposed subdivision to determine whether it warrants approval or denial. The Preliminary Plat process consists of the submission of an application, review by City staff, and action by the McCall Area Planning and Zoning Commission and McCall City Council or Valley County Board of Commissioners.

WHAT REQUIRES A PRELIMINARY PLAT APPLICATION?

Any subdivision of land which divides a single parcel of land into more than four (4) parcels requires a Preliminary Plat application. See the next section for details.

WHAT DOES NOT REQUIRE A PRELIMINARY PLAT APPLICATION?

The following is a general list of exceptions to the Preliminary Plat application requirement (for the full, detailed list see MCC 9.1.05). These exceptions do not require a Preliminary Plat application, but they do require a Record of Survey application (anything not explicitly listed below requires a Preliminary Plat application). In order to be eligible for processing under a Record of Survey application, the applicant must submit a plat (signed by all of the owners) which meets one of the following criteria:

- No lot or parcel which would be created is less than forty (40) acres; OR
- A single, existing lot is being divided into four (4) or less lots (other than as part of an evident marketing program of greater extent) and each lot or parcel within the proposed plat or survey clearly meets:
 - The lot size regulations of the applicable zone; AND
 - The McCall area comprehensive plan
 - And each lot or parcel within the proposed survey either meets lot street frontage, width and depth requirements of the applicable zone or is no less conforming in each such regard than is the existing lot; OR
- Two (2) or more lots are being combined; OR
- The proposed plat or survey implements a judicial decision in a probate, partition, or quiet title action, which decision decrees the setting off of individual lots or parcels to individual parties to or beneficiaries of the action, and every lot or parcel within the proposed plat or survey meets applicable zoning and the applicable comprehensive plan; OR
- The proposed plat either re-establishes existing boundaries or combines lots; OR
- The proposal is an amended plat which amends an existing final plat of record so as to make one or more minor adjustments in lot boundaries reflecting final construction of roads or amenities, the number and configuration of lots is unchanged, and there are no significant land use planning considerations not addressed as of the time of such final plat; OR
- A lot line adjustment between two (2) or more existing adjacent parcels, provided:
 - No additional parcels or building sites have been created, AND
 - The adjustment does not create the potential to further divide either of the two (2) parcels into more parcels than would have been otherwise possible, AND
 - There are no resulting violations of this title or title III of this code.
- Land conveyed to or from a public utility, or for land conveyed to a subsidiary of a public utility for conveyance to such a public utility for right of way, unless a showing is made in individual cases, upon substantial evidence, that public policy necessitates a parcel map.

WHAT ARE THE CRITERIA FOR PRELIMINARY PLAT APPROVAL?

The McCall Area Planning and Zoning Commission must determine that the application does not meet any of the following conditions criteria (for a full, detailed list see McCall City Code Title 9, Chapter 2):

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

APPLICATION CHECKLIST

The applicant is required to provide the following number of complete application packets:

6 – Hard Copies in Color

Documents in 8 ½" x 11"

Drawings in 11" x 17"

Fee - \$2000 + \$75 per lot.

1 – CD-ROM with all submitted materials

PDF format for all documents

Exported PDF format for all written materials
and visual materials

Completed Application Document

- Complete and sign this form.

Owner Authorization

- A signed and dated letter from the owner(s) of the subject property, which confers authority upon the project's representative to pursue the application. The letter shall include the names, companies, addresses, phone numbers, and email addresses for all individuals or firms performing work on the project. A primary contact shall be determined.

Vicinity Map

- A map, showing the project's general location within McCall. This shall either be on a cover sheet for all plans or on a separate sheet.

Title Report

- A complete, title report, from a certified title officer licensed in Valley County. The title report must be signed by the certified title officer. The report must contain:
- The names and addresses of the owners of record
 - The record nature of the interest of each in the development
 - A copy of any existing easement or deed restriction of record applicable to the tract
 - A notation of the nature of any other lien or encumbrance of record
 - The zoning classification applicable to the tract, including existing and proposed land use
 - The total acreage of the tract and such adjacent lands under the same ownership
 - Any unrecorded matter known to the applicant that would have been disclosed under the previous bullet points if it had been of record

- On top of the formal title report and documentation, the applicant must prepare a one-page cover sheet for the title report, which indicates the following:
 - All property owners and/or individuals with interest in the property
 - Description of the specific interest of each individual/company (area, location, type of interest, etc.)
 - Liens (Yes/No?) If yes, a brief description of the lien as well as formal documentation as an attachment.
 - Existing easements (Yes/No?) If yes, a brief description, indication on “Existing Conditions” plan, and formal documentation as an attachment [MCC 9.2.03.C.8].
 - Zoning classification. If multiple zones, the location and acreage in each zone.
 - Total acreage of subject property and total acreage of contiguous property under same ownership (if different than subject property acreage).
 - Unrecorded matters affecting project (Yes/No?). If yes, a full written description of issue(s), including history, bearing on current application, and potential solutions.

Project Narrative

- Staff and Commissioners review many applications; to fully understand the proposed project a comprehensive written explanation of all aspects of the project is necessary. A thorough description provides sufficient detail so that potential questions are answered in advance; a Project Narrative lacking depth will invite more comments and concerns due to uncertainty. The Project Narrative provides the necessary background from which the specifics of the proposed project can be considered. A Project Narrative should include:
 - Subdivision Name** (see MCC 9.2.03.A for requirements)
 - Legal Description**
 - General Project Description**
 - General Description* – This description should provide a one paragraph overview of the project.
 - Data and Numbers*
 - Total Project Acreage
 - Overall Density (Proposed and Allowed)
 - Total Parcels, and
 - Total Parcels By Type (i.e. residential vs. common vs. commercial, 1.0 Acre vs. 2.0 Acres vs. 3.0 Acres, Single-Family vs. Multi-Family, Condominium vs. Townhouse, etc.) [MCC 9.2.03.D].
 - City Limits or Impact Area
 - PUD Required? (See MCC 9.1.02)
 - Phasing Plan* – An brief overview of the key dates, and associated improvements, detailed in the Phasing Plan.
 - Comprehensive Plan Compliance* – A description of how the application meets the intent of the Plan. This should include specific quotes and page references for both general concepts and specific sections relating to the proposed project.
 - Concurrent Applications**
 - List of Concurrent Applications* – Including an explanation of why those applications have been submitted.
 - List of Proposed Code Variations* - If certain applications (e.g. CUP or PUD) are being submitted concurrently to request any variation from the existing code those variations must be explicitly listed (description, references to visuals, and code sections). **Note: Any variation from the existing City Code that is not explicitly listed in this section shall not be considered nor granted.**
 - List of Past Application(s)* – Including detailed explanation (application numbers, specifics conditions of approval, and current code sections) of how other applications are affecting the requirements of the current application(s).

Comprehensive Plan Narrative

- The Comprehensive Plan is the publically-created document that provides guidance to all development in McCall. So that City of McCall staff and the McCall Area Planning and Zoning Commission can determine whether or not the proposed project is consistent with the Comprehensive Plan. The narrative should reference relevant text, Community Concerns, Goals, and Objectives from all applicable chapters.

Phasing Plan

- The timing of a project can be as important as the content. An applicant may request that a project, which is to be completed in phases, be granted Preliminary Plat approval that is valid for all phases of the project (thus requiring the applicant to submit only Final Plat applications for each phase). If the applicant elects to do so, the Phasing Plan requires that the applicant specifically state the timelines for all aspects of the project. The plan should include:
 - Written Description**
 - Description of the dates upon which phases will be started, completed, etc.*
 - Description of those improvements to be included in specific phases*
 - Visual Description**
 - Separate plans indicating (through different shading, coloring, or other symbology) which improvements (i.e. vertical construction and infrastructure) will occur in which section. The improvements indicated in each phase should amount to the total improvement for the completed project [MCC 9.2.04.P].*

Notes:

- A proposed subdivision may only be built in phases if it includes fifteen (15) or more parcels OR ten (10) or more multi-family dwelling units
- The phasing plan shall be drafted in the form of a legal agreement.
- The phasing plan must be executed before or with Preliminary Plat approval by Council.
- All items in each phase shall be completed, or financially assured for completion, before Commission approval will be given for any subsequent phases.

Site Photos

- From each side of the project (north, south, east, west) looking both at the property and from the property outwards, and from any prominent viewpoints on and off the property.
- Of significant features (e.g. steep slopes, water courses, etc.)
- From any remote location that may have a view of the project (to account for visual impacts on ridgelines, etc.)

Notes:

- All photos should provide ample evidence of the proposed project location. Photos shall be of high quality, from multiple angles, etc.

Plat & Engineering Plans

The following are requirements from the City Code regarding the content and required features of the Preliminary Plat and engineering documents. In order to provide as much clarity as possible, the requirements have been broken down into four (4) required sets of plans: existing conditions, preliminary plat, proposed improvements, and engineering. There is overlap in the required information for each set of plans, but there is also required content specific to each as well. The following are brief descriptions of content required by the four (4) sets of plans:

Existing Conditions

These maps will, generally, show physical features (e.g. contour lines, existing trees, wetlands, etc.), legal features (e.g. easements, zoning districts, etc.), and infrastructure (e.g. sewer, water, utilities, roads, etc.) so that the Commission may accurately assess the site as it exists prior to development.

Plat

The plats will, generally, outline legal boundaries and locations (e.g. lots, subdivision boundaries, easement, right-of-ways, protected spaces, areas of differing uses, etc.) so that Staff and the Commission may evaluate code requirements (e.g. number and location of lots, lot frontage, lot size, setbacks, etc.)

Proposed Improvements

These maps will, generally, show proposed improvements to the subject property (e.g. water, sewer, roads, etc.) and proposed legal features (e.g. easements, dedications, etc.) so that Staff, the Commission, and commenting agencies can review the details of the proposed project.

Engineering

The maps will, generally, show the details of proposed improvements (e.g. proposed grading, utility elevation profiles, stormwater management, etc.).

SEE THE FOLLOWING SECTION "PLAT & ENGINEERING CHECKLIST" FOR A MORE DETAILED CHECKLIST.

Additional Requirements

- Proof of **Stormwater Certification** – For all Subdivisions the individual submitting the application must have a valid Stormwater certification (see Stormwater Certification Information Sheet).
- Any **additional information** required by the administrator.

PLAT & ENGINEERING CHECKLIST

General

- All mapped information shall be prepared in a neat and legible manner in accordance with title 50, chapter 13 of the Idaho Code. All map data must be submitted to scale and exterior tract dimensions and boundaries must be based on a recorded survey made by a registered professional land surveyor.
- The preliminary plat shall show all contiguous land owned by the same owner or by a related owner; two (2) owners are "related" if one owner has an interest in land in which the other owner also has an interest. Lands which the owner does not wish to subdivide or resubdivide shall be depicted according to their existing platted configurations; if not platted, they shall either be shown by their description of record, or be denoted "unsubdivided tract" plus a letter, e.g., "unsubdivided tract A".

Required Documents

See the detailed requirements for each document in the following sections:

- Existing
- Plat
- Proposed
- Engineering

EXISTING

All existing conditions maps containing data shall contain:

- Name of the person or firm responsible for the drawing
- The date drawn
- A drawing number
- Scale
- True north point
- Section, township and range
- Drawn to a scale adequate to show detail in a clearly legible fashion, including all information required such as:
 - Street centerlines
 - Boundary lines
 - Ties to monuments
 - Etc.
- The location, width and names of:
 - All existing or platted streets
 - Other public ways within or adjacent to the proposed development
 - Other important features, such as the general outline of:
 - Power lines
 - Telephone lines
 - Municipal boundaries, including area of city impact
 - Section lines
- Existing topography of the proposed site and at least one hundred feet (100') beyond its boundary, including, but not limited to:
 - Existing contours at two foot (2') intervals if the existing ground slope is less than ten percent (10%) and five feet (5') intervals for existing ground slopes equal to or greater than ten percent (10%)
- Approximate location and outline of existing structures, identified by type

- Buildings to be removed (identified as such)
- Approximate location of all areas subject to inundation or storm water overflow
- Location, width and direction of flow of each watercourse (permanent and intermittent)
- Any significant natural features such as:
 - Rock outcroppings
 - Wetlands
 - Wooded areas
- Location of existing:
 - Sewers
 - Water mains
 - Culverts
 - Drain pipes
 - Electric conduits
 - Telephone lines
- Existing easements by use such as:
 - Roads
 - Driveways
 - Buried or overhead utilities
 - Drainage
 - Pedestrian

PLAT

The preliminary plat shall include:

- The name(s), address(es) and phone number(s) of the:
 - Applicant(s)
 - Land surveyor
- Name of the person or firm responsible for the drawing
- Date drawn
- Drawing number
- Name of the proposed plat, subdivision or dedication, including identification clearly stating that the map is a preliminary plat
- Easement(s) to be granted
- Drawing scale
- True north point
- Section, township and range shall be shown.
- Drawn to a scale adequate to show detail in a clearly legible fashion, including all information required such as:
 - Street centerlines
 - Boundary lines
 - Ties to monuments
 - Etc.
- Location, grade, centering radius and arc length of:
 - Curves
 - Pavement
 - Right of way width
- Names of all streets
- Approximate lot:
 - Layout
 - Dimensions
 - Numbering
- Proposed common areas to be dedicated to public open space
- Proposed street names
- Layout of proposed:
 - Street right of way lines
 - Lot lines
 - Alley lines
 - Easement lines

- Street extensions
- Location, dimensions, and description of all permanent or intermittent:
 - Wetlands
 - Watercourses
- Tract designation of the immediate adjacent plats, subdivisions, or dedications as shown in the files of the Valley County recorder
- Zone boundary lines, if any are interior to or abut the plat (if no lines are applicable, the zone in which the plat is located shall be shown in a note)
- Minimum setbacks shall be included as a note for all:
 - Front yards
 - Side yards
 - Side streets
 - Rear yards
- All parcels of land to be dedicated for public use or to be reserved in the deeds for the common use of property owners of the subdivision, including:
 - The purpose, condition, and limitations of such reservations shall be indicated.
- In residential plats, all parcels lawfully intended for other than residential use shall be indicated by hatching and appropriate labeling.
- If the applicant plans a phased development, the respective areas of development shall be designated and shown on the preliminary plat as to:
 - Area
 - Priority of development
 - Dates/Timing
- Elevations of all corner points on the boundaries of the proposed plat or subdivision
- Existing topography of the proposed site, including:
 - At least one hundred feet (100') beyond its boundary
 - Contours at two foot (2') intervals if the existing ground slope is less than ten percent (10%) and five feet (5') intervals for existing ground slopes equal to or greater than ten percent (10%)
 - Course, distance, and dimensions of the rerouting of:
 - Drainage courses
 - Irrigation facilities
 - Documentary evidence of consent to rerouting by all interested land owners affected and having rights to and in such facilities
- Approximate location of all areas subject to:
 - Inundation
 - Storm water overflow
- Location, width and direction of flow of each watercourse
- For review purposes only, proposed restrictive covenants, in outline form, including or indicating:
 - Continuing conformance with the standards set forth in the Code, specifically building setback lines
 - Other conditions or restrictions that shall be applied to the subdivision, including:
 - Architectural or design controls
 - Organization of a homeowners' association
 - Assessments
 - Various homeowners' committees
 - Draft articles of incorporation
 - Draft bylaws of the homeowners' association
 - Easements

PROPOSED IMPROVEMENTS

All maps containing data shall contain:

- Name of the person or firm responsible for the drawing
- Date drawn
- Drawing number
- Drawing scale
- True north point

- Section, township and range
- Drawn to a scale adequate to show detail in a clearly legible fashion, including all information required such as:
 - Street centerlines
 - Boundary lines
 - Ties to monuments
 - Etc.
- Proposed improvements to be shown shall include, but not be limited to:
 - Location, grade, centering radius and arc length of:
 - Curves
 - Pavement
 - Right of way width
 - Curb returns
 - Cul-de-sacs
 - Proposed street names (street names can not duplicate existing streets in Valley County)
 - Typical sections of all streets
 - Angle of intersecting streets (if such angle deviates from a right angle more than four degrees).
 - Approximate lot layout and dimensions of each lot
 - Proposed recreation sites, trails and parks for private or public use
 - Proposed common areas to be dedicated to public open space
- Location and size of:
 - Sanitary sewers, including:
 - General layout showing proposed location, approximate sizes, and grade of:
 - Sewer lines
 - Catch basins
 - Pumps
 - Other drainage and sewerage structures
 - Proposed slopes and approximate elevations
 - Water mains and Storm drains, including:
 - General layout showing the proposed location, approximate size, and grade of:
 - Water distribution systems
 - Pipes
 - Valves
 - Fire hydrants
- Lot numbers
- Layout of proposed:
 - Street right of way lines
 - Lot lines
 - Alley lines
 - Easement lines
 - Approximate dimensions and any and all proposed street extensions shall be shown.
- Minimum setbacks shall be noted for:
 - Front yards
 - Side yards
 - Side streets
 - Rear yards
- If the applicant plans a phased development, the respective areas of development shall be designated and shown on the preliminary plat as to area and priority of development
- Preliminary percolation test and water table data (if using septic)
- Elevations of all corner points on the boundaries of the proposed plat or subdivision
- Existing topography of the proposed site and at least one hundred feet (100') beyond its boundary, including, but not limited to:
 - Existing contours at two foot (2') intervals if the existing ground slope is less than ten percent (10%) and five feet (5') intervals for existing ground slopes equal to or greater than ten percent (10%)
 - Approximate location of all areas subject to:
 - Inundation
 - Storm water overflow

- Location, width and direction of flow of each watercourse
- Course, distance, and dimensions of:
 - o Rerouting of drainage courses
 - o Irrigation facilities
 - o Documentary evidence of consent to rerouting by all interested land owners affected and having rights to and in such facilities

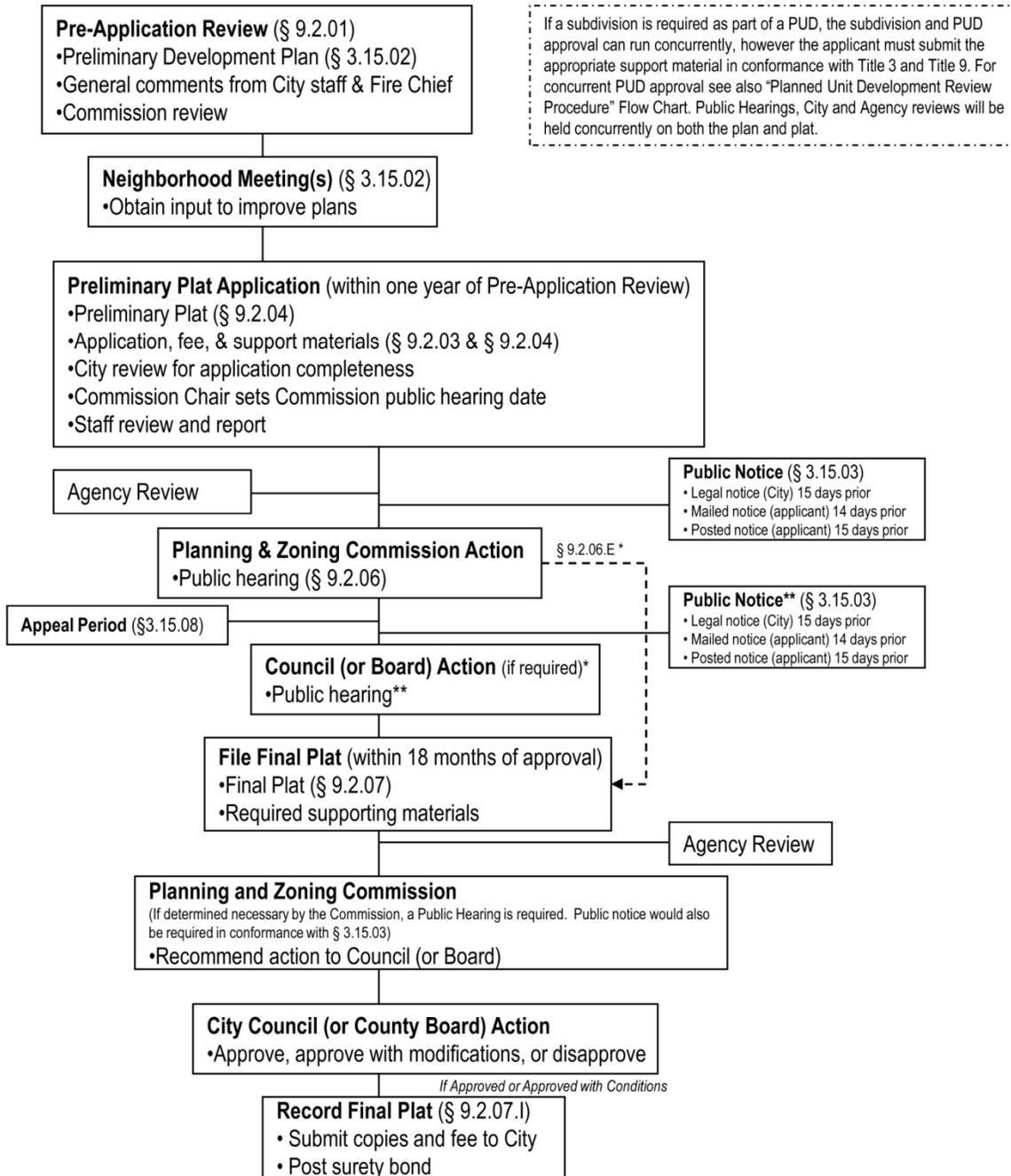
ENGINEERING

Engineering documents shall contain:

- Typical street sections (based on City standards)
- Approximate finished grading for each lot
- Preliminary design of all grading
- Elevation of proposed building pads
- Top and toe of cut and fill slopes
- Location and size of:
 - Sanitary sewers, including:
 - General layout showing proposed location, approximate sizes, and grade of:
 - o Sewer lines
 - o Catch basins
 - o Pumps
 - o Other drainage and sewerage structures
 - Proposed slopes and approximate elevations
 - Water mains and Storm drains, including:
 - General layout showing the proposed location, approximate size, and grade of:
 - o Water distribution systems
 - o Pipes
 - o Valves
 - o Fire hydrants.
- Preliminary percolation test and water table data (if using septic)
- Course, distance, and dimensions of:
 - Rerouting of drainage courses
 - Irrigation facilities
 - Documentary evidence of consent to rerouting by all interested land owners affected and having rights to and in such facilities

WHAT IS THE PRELIMINARY PLAT APPLICATION PROCESS?

Subdivision Review Procedure



*Council approval is required on preliminary plats if the Commission does not "approve" or "approve with conditions" or If the plat is accompanied with an application for annexation, re-zoning, or PUD, otherwise only Commission Approval necessary for Preliminary Plats (§ 9.2.06.E).

** When conditions of § 3.15.07.A are met the Council may act on recommendation without a second hearing, therefore no public notice would be required.

SUBDIVISION DEVELOPMENT STANDARDS

The following section provides a checklist of Development Standards articulated in McCall City Code, Title 9: Subdivisions. These are code requirements to which subdivisions need to adhere. This section is intended as a guide for developers. The checklist comes from the following chapters in Title 9:

- Chapter 3 – Subdivision Design Standards
- Chapter 6 – Subdivision Development Improvement Requirements
- Chapter 7 – Special Subdivision and Development Provisions

NOTE: THESE LISTED REQUIREMENTS ARE ABBREVIATIONS OF THE McCALL CITY CODE; PLEASE REFER TO THE RELEVANT SECTION FOR ANY DETAILS.

CHAPTER 3

Section 1

Subdivisions shall conform to:

- Comprehensive Plan
- Zoning Regulations
- Other Ordinances and Regulations (linkage to Title 9 ,Chapters 3, 6, & 7)

Note:

- Subdivisions may be prohibited or conditioned to promote safety, health, welfare, livability of the community for lands unsuitable for development.

Section 2

Blocks shall:

- Provide adequate building sites for contemplated uses and zoning requirements
- Be sufficiently wide to provide for two tiers of lots
- Provide for convenient access, circulation of pedestrians and vehicular traffic (the number of intersections with arterial roads shall be held to a minimum)
- Measure 500' in length, to promote connectivity, pedestrian circulation
- Limit 3-way intersections

Section 3

Lots shall:

- Conform to applicable zoning requirements
- Abut upon a street
- (Corner Lots) Have extra width to accommodate orientation to two streets
- Avoid double frontages (front and back)
- Have side lot lines within 20° of right angles to streets
- Only be platted at "lots" if they are buildable, otherwise shall be noted as a "parcel" and as "unbuildable"

Section 4

Streets shall:

- Have the following minimum public right-of-ways:
 - 60' – Minor Street
 - 70' – Collector Street
 - 80' – Arterial Street
 - 70' – Any Right-of-Way in County (or as determined by the County)
- Be dedicated for public use (not necessarily ownership/maintenance)
- Provide for the continuation or projection of existing streets
- Layout so as to provide for access from future subdivisions
- Contribute to the creation of a connected network of streets and circulation
- Intersect other streets at right angles
 - o Not be half-streets
 - o Named according to the Road Naming and Site Addressing Standards

- Not include cul-de-sacs, or other discontinuous streets
- Include street trees, of 2" caliper and spaced 40' to 60' apart
- Not jog with a centerline offset less than 125'

Section 5

Alleys shall:

- Be provided in Commercial and Industrial Zone
- Not be less than 20' wide

Section 6 (see MCC 9.3.08 for more detail)

Easements shall:

- Be provided for utilities within front lot lines (12' minimum)
- Be provided for all watercourse, drainageway, channel, or stream
- Be provided for snow storage (33% of total parking, sidewalk and driveways areas)
- Conform to the Drainage Management Guidelines (for drainage and snow easements)

Section 7

Pedestrian and Bicycle Pathways shall:

- Be no less than 15' in width (dedicated)
- Be no less than 10' in width (constructed), unless a different width is approved in accordance with the Master Plan
- Be required to connect dead-end streets to another street, right-of-way, or open space

Greenbelts shall:

- Be required along floodplains
- Be no less than 25' in width
- Include a 75' building setback along the North Fork of the Payette River
- Prohibit the removal of natural vegetation
- Be fenced off during construction

Section 9

Monuments shall:

- Be set and placed at all section and quarter corners

Section 10

Parks shall:

- Be contributed for each residential subdivision, or planned unit development of nine(9) or more units/lots
- Not include areas delineated as wetlands
- Include those amenities associated with either the standards for a Community Park or a Neighborhood Park
- Provide ADA accessibility
- Not be gated
- Be configured to create a perception of public space, and not the perception of intruding on private space
- Be configured to be functional for intended uses
- Be buffered from adjacent conflicting land uses
- Not place undue demands on City services
- Require low maintenance, provide a maintenance endowment, or be transferred to the City
- Connect to other recreation opportunities and existing or proposed green space (see MCC 9.3.013.J for details)
- Not include improvements required by other sections of the City code
- Be maintained by the applicant for a minimum of two (2) years.
- Not be occupied by non-recreational buildings
- Be adequately provided for in the Development Agreement

CHAPTER 6

Section 1

All plats, subdivisions, developments and dedications shall:

- Not be developed in certain locations if the City finds those locations to be unsuitable for development for reasons of flooding, steep slopes, rock formations.

- Be constructed to the latest edition of the Idaho Standards for Public Work Construction
- Allow density transfers and bonuses in accordance with Title 3, Chapter 10 (i.e. affordable housing, renewable energy, etc.)
- Not require the City to expend public funds not explicitly budgeted for a subdivision improvement

Section 2

Streets shall:

- Be platted and developed to accommodate existing and anticipated vehicular and pedestrian traffic
- Align so as to provide through access to adjacent developments and properties
- Be installed at the subdivider's expense (including streets, utility, on- and off-site improvements)
- Not be accepted by the City unless the streets meet current City standards
- Be paved
- Be dedicated for public use (including alleys)
- Receive approval from the City Engineer prior to construction. Each level of road construction must be approved before the next, including subgrade, subbase course, and base course
- Be clearly only to, and not beyond, the extent required by the City
- Conform to the latest standards of:
 - o American Association of State Highway and Transportation Officials – "Policy On Geometric Design of Highways and Streets"
 - o Federal Highways Administration – "Manual On Uniform Traffic Control Devices"
 - o Transportation Research Board – "Highway Capacity Management"
- Not exceed 6% grade over any distance, or 7% grade over 300', or 8% over 150'
- Include street name signs at all intersections
- Include street lights at all intersections with arterial and collector streets
- Include sidewalks, curbs, and gutters in the Commercial, CV and R16 zones (design shall include street trees where required by the Commission)
- Provide appropriate stormwater drainage

Developments shall:

- Connect to the City sewer system
- Construct paved pathways as shown on approved master plans
- Install all power, telephone, and cable underground
- Provide a landscaping plan depicting
 - o Ground cover
 - o Trees
 - o Shrubs
 - o Irrigation
- Provide a 5'-10' vegetative buffer in all residential zones at the boundaries of the development, with to minimum mature height of 10'
- Design drainage in adherence with the Drainage Management Guidelines
- Have 4" address number on each residence, of contrasting color
- Not be gated
- Have perimeter fencing that allows for the movement of animals (see MCC 9.6.02.T for details)

Section 3

Driveways shall:

- Have a grade of less than 15%, have a 3' wide, <6% graded landing between the street and the driveway
- Not access more than two (2) dwelling units (for lots <10,000 sq. ft.) or five (5) dwelling units (for lots >10,000 sq. ft.)
- Be constructed of an all-weather surface (asphalt, concrete, crushed gravel, pavers, etc.)
- Be >12' wide for access to one (1) dwelling unit or >16' for access to two (2) or more dwelling units
- Have a turnaround approved by the Fire Chief if longer than 150'
- Be shared where at all possible (see MCC 9.6.03.B for details)

Section 4

Drainage Plan Requirements

See Drainage Management Guidelines or contact City Engineer for details.

Section 5

Private Streets shall:

- Be discouraged
- Be dedicated to public use
- Be constructed to City standards
- Be maintained by the Homeowner's Association, and kept free of snow
- Be accompanied by a plan for the future repair and maintenance, including financial plans and assurances
- Be accompanied by a perpetual easement running by the land
- Be accompanied by restrictive covenants for the repair and maintenance of the private street, which cannot be altered by the owners or dissolved without express consent of the City of McCall
- Not include names ending in "road" "boulevard", "avenue", or "street"
- Require three (3) parking spaces for each dwelling unit on a given lot

CHAPTER 7

Section 3

The following natural features shall be protected:

- Skyline and ridge tops;
- Rolling grassy landforms, including knolls, ridges and meadows;
- Tree and shrub masses, grass, wildflowers and topsoil;
- Rock outcroppings;
- Streambeds, draws and drainage swales, especially where unique tree and plant forms occur; and
- Characteristic vistas and scenic panoramas.

Note:

- When necessary to protect the above natural features, the commission may require dedication of land or recordation of a conservation easement to protect such resources.

The Developer shall:

- Submit a slope stabilization and revegetation plan which shall including a complete description of the existing vegetation, vegetation to be removed, method of disposal, vegetation to be planted, and slope stabilization measures to be install
- Stabilize each stage of the project as it is completed
- Plant species that recover from fire damage and slow the spread of fire
- Be responsible for the destruction of any and all native vegetation proposed for retention.
- Subdivisions shall be carefully planned to be compatible with natural topography
- Subdivisions shall minimize cuts, fills alterations of topography, streams, drainage channels, and disruption of soils and vegetation
- A Preliminary Grading Plan, prepared by a civil engineer, may be required by the Commission

Subdivisions shall be designed so that:

- Grading blends naturally with land forms, to minimize the terracing of building sites
- Areas not well suited for development are allocated as open space
- Disturbed areas are revegetated, and protected against erosion until perennial vegetation is established

Where cuts, fills or excavation are necessary:

- Fill areas for structures shall be prepared by removing all organic material detrimental to proper compaction
- Fill areas for roads shall be compacted per ISPWCs
- Cut slopes shall be no steeper than 2:1 (H:V), and only this steep when revegetation requirements can be met and subsurface drainage is provided
- Fill slopes shall be no steeper than (3:1) (H:V)
- Tops and toes of cut and fill slopes shall be set back from property lines and structures to accommodate drainage features

Development proposals shall be judged and evaluated based on whether:

- Development is planned to fit the topography, slope, soils, hydrology, and other conditions
- Orientation of development minimizes grading and site preparation
- Shaping of essential grading blends with natural land forms, and minimizes terracing

- Construction can proceed in small segments, allowing minimal simultaneous ground disturbance
- Paving is planned to be completed as soon as possible after grading
- Land not well suited for development is properly allocated for open space or recreation
- Views of and from the development is considered

Section 4

Engineering Reports

See *McCall City Code 9.7.04* or contact *City Engineer* for details

Section 5

Any development requiring a Planned Unit Development application shall submit (with Preliminary Plat info):

- Identification of public services that would be provided to the development, including:
 - fire and police protection
 - water and sewer
 - road construction
 - parks
 - open space
 - recreation
 - maintenance
 - schools
 - trash collection
- Estimate of public service costs to service the development (including incremental cost of being part of existing services)
- Estimated tax revenues, including various taxing agencies
- Means for offsetting positive difference between public service cost and estimated tax revenues

Section 6

All development shall:

- Be designed to take advantage of natural settings, preserving natural features such as stream side environments and vegetation
- Have clustered parking where feasible, and minimize the number and width of driveways and access roads to avoid tree removal
- Locate parking along sides or in back of commercial or industrial buildings
- Have roofing of non-reflective materials and be fire resistant; use of wood shingles of any type is discouraged
- Not develop in wildfire prone areas. Site homes and arrange landscaping in a manner so as to maximize wildfire defensible space and allow access to firefighting equipment and personnel.

Section 9

Public Places shall:

- Provide and incorporate common areas within clusters of homes
- Create public places appropriately sized for the community and within walking distance of all citizens
- Reserve sufficient space within the core of each neighborhood for at least several public community facilities
- Concentrate community facilities around public "squares" at the intersection of community pathways or streets

Streets and Access shall:

- Orient streets in such a manner as to take advantage of the solar heat and light provided by the sun during winter months.
- For the long winters in McCall, provide adequate street rights of way for maximum sunlight penetration and to preserve distant views and create a sense of spaciousness.
- Establish a connected fabric of streets that respect topographical constraints without resorting to dead ends.
- Encourage planting of street trees to create shade canopies of sidewalks and public streets.
- Construct streets in such a manner so as to take advantage of distant views

The Public Realm shall:

- Create and intimate relationship between buildings and the street by placing buildings close to the public right of way
- Consider the orientation of buildings relative to public space to take advantage of the noontime sun

- Ensure appropriately scaled, quasi-public space between public streets and residential structures
- Encourage outdoor seating on sidewalks and courtyards

Development shall:

- Provide diverse housing opportunities
- Build neighborhoods, not just subdivisions, with street and pedestrian connections, common open space, and limitations upon gates and fencing

For the Environment, the applicant shall:

- Be responsible for the identification and the proper treatment or removal of noxious weed infestations before significant infrastructure work commences
- Maintain agricultural land in close proximity to city dwellers
- Collect and conserve water through simple and ingenious methods and incorporate them into the design of buildings and neighborhoods
- Provide native, draught resistant, trees, shrubs, ground cover, and grasses, or provide and maintain landscaping, so as to cover all areas not actually used for structures, drives, walks, usable yard, improved off street parking, or lawful open storage. All developments submitted for action by the commission shall provide a site plan which describes the intended landscaping, either retention of natural features or the placement of new materials, whether vegetation, rocks, gravel, etc
- Take into account applicable federal regulations and guidelines for development in wetland and riparian areas
- Placed all structures so as to have minimal impact, both visually and structurally on wetlands and riparian areas

Design shall:

- Identify and preserve unique views
- Minimize exotic landscaping, the size of building footprints, and the amount of impervious surface devoted to roadways
- Where vegetation of the natural landscape is sparse, limit additional landscape plantings, except for native plants
- Where natural vegetation or topography does not allow for "hiding" development, locate structures such that they are subordinate to the horizon and significant view sheds
- Cluster developments in a manner so as to maximize visually significant open space
- Nestle structures below ridgelines and with the folds of hills
- Avoid or mitigate ridge top "skylining" that alters the natural land profiles with built structures
- Minimize visual clutter within scenic corridors
- Place buildings on hillsides to follow the natural terrain in a manner that minimizes earth disturbance
- Preserve and protect significant foreground views along scenic corridors
- Avoid fencing altogether to allow the landscape to flow uninterrupted
- Mimic the profiles of the natural landscape
- Limit the majority of buildings to two (2) stories; taller buildings should be exceptional and reserved for cultural, civic or community housing purposes
- Avoid building large, monolithic structures. Buildings should comprise a complex of smaller buildings or sections
- Limit the size of residential buildings relative to lot size
- Arrange roofs so that each distinct roof corresponds to an identifiable entity in the building
- Build arcades at the edge of buildings to provide shelter from sun and rain
- Vary roof pitches, lines, shapes, etc.
- In designing a complex, leave room for organic future growth
- In pedestrian oriented areas, encourage narrow storefronts with large display windows
- Avoid large entryway signs and monumentation; allow the natural landscape to dominate

Site Design shall:

- Avoid nonnative vegetation and turf landscaping. Maintain existing vegetation and minimize land disturbance and lot grading
- Limit the size of secondary buildings, including garages