



## **Narrative in Support of Echanis Storage**

September 26, 2023

City of McCall  
216 East Park St  
McCall, ID 83638

**RE: PUD application for Echanis Storage  
450 S. Samson Rd., McCall, ID 83638**

### **1. THE PROJECT:**

This proposed PUD would consist of approximately 2.81 acres. The applicant is proposing an approximately 41,208 storage condo facility in the CC zone. The storage units would be individually owned and the site managed by the condominium association.

The PUD proposes to construct an approximately 360-foot section of pedestrian pathway along the frontage.

The development will also fill the need for self-storage in the area. The facility will provide covered storage for boats, RV's, recreational equipment, along with spaces that could be used by local businesses to store their goods or equipment.

#### Description of the facility:

Echanis storage is proposing 38 units ranging in size from 24'x30' to 24'x50'.

#### Overall Site Amenities

- Landscape buffers, featuring native plantings and an extension of the greenbelt pathway system along S. Samson Trail.
- Large drive aisles for vehicle maneuvering
- Adequate open space for snow storage and stormwater retention.
- Restrooms

### **2. THE APPLICANT AND DEVELOPMENT TEAM:**

- Owner/Developer: Carmelo Echanis
- Architect: Hatch Design Architecture – Jeff Hatch
- Engineer: Civil Site Works LLC – Corinne Graham
- Surveyor: Accurate Surveying and Mapping – Nathan Dang
- Landscape Architect: Hatch Design Architecture – Jeff Hatch

### **3. APPLICATIONS:**

- Pre-Application – 07/11/2023
- PUD Preliminary Development Plan
- Conditional Use Permit
- Design Review
- Scenic Route Review
- Preliminary Plat



## **PUD PRELIMINARY DEVELOPMENT PLAN**

### **1. Planned Unit Development:**

The purpose of this PUD is to construct a 41,208 sq ft storage Condo facility in the CC zone. The use of the PUD is required for subdivision over 2 acres in the CC zone. The principal amenities of the PUD will be a publicly dedicated pedestrian pathway running along Eastern boundary of the property, which will be lined with native and suitable plantings. The internal road and easements within the site will be private and will be maintained by the Association. Subject to further discussions with the McCall Parks and Recreation Advisory Committee, the pedestrian pathway and related amenities will be publicly dedicated and maintained. Potable water will be provided by a private well. Sanitary sewage disposal will be provided by a private septic system.

- Property Size: 122,500 sq ft (2.81 acres)
- New building footprints: 41,208 sq ft
- Total Lot Coverage: 34%
- Road, driveway and common parking areas: 35% (43,110sq ft)
- Landscaping/Open Space: 22% (26,780 sq ft)
- Public right of way and pathway: 9% (11,402)

### **2. PUD Development Standards (MCC 3.10-08):**

- Residential Density: N/A
- Landscaping: Please see landscape plans.
- Off Street Parking: Adequate parking is provided within the storage facility.
- Signs: A sign is not proposed with this project.
- Storm Water Management: Please see engineering documents.
- Open Space: Generous landscaping and sufficient snow storage areas are located throughout the site.

### **3. Development Standards Being Alleviated**

Most structural standards, open space requirements, landscape plan requirements, grading and storm water management standards, existing street and utility standards, building height requirements, and scenic byway standards have been considered and do not require alleviations. This PUD preserves and maintains natural qualities, creates ample open space and adequate parking, provides amenities and works well within the existing neighborhood. The PUD meets the underlying zoning standards, except as noted below.

- Windowless walls on primary street facades are prohibited. (MCC 3.4.07(C)6b.) The self-storage use makes it challenge to avoid blank walls. We have proposed multiple materials and second floor glazing to engage the public along Samson Trail. Enhanced landscaping will also be proposed in this area to visually breakup the wall.

### **4. Development Schedule:**

- Phase 1 proposed for spring of 2024 – Pathway along Samson Trail, site improvements including: fencing, drive aisles, septic, well, water storage, and stormwater facilities, and the construction of buildings 2, 3, and 4.
- Phase 2 proposed for spring of 2026 – Building 1 and associated drive aisles.



## **CONDITIONAL USE PERMIT**

### 1. Criteria of Approval Responses

#### 1. Is the use a conditional use in the zone?

Yes

#### 2. Explain the relationship of the proposed used to the Comprehensive Plan.

The intention for this proposed expansion is to create an attractive project that will provide a much needed service to the community. The storage use will be cohesive with the surrounding neighborhood, providing users a safe and convenient place store their personal items and recreational vehicles. The size of the units will be attractive to local business owners and contractors to store, goods, equipment, and vehicles..

Having a place to store these types of vehicles and equipment will give the public more options in the types of housing they would require. The ability to store vehicles, RVs, boats, and other recreational equipment nearby has the potential to encourage more recreational tourism to the area.

#### 3. Explain how the application meets the general and specific objects of Title 3.

The storage use will work cohesively with the surrounding neighborhood. The proposed use would have very little impact to traffic within the area. This low-density development will provide the public a much needed service to the community along with a pedestrian pathway. The beautiful architecture and generous landscape buffer, featuring native plantings and an extension of pathway system will enhance the City's scenic byway.

#### 4. How is the proposed use harmonious with the character of the existing neighborhood?

This facility will be a cohesive fit with the neighborhood. Bringing a much need service to the neighboring businesses and residence. The proposed expansion of the pathway system along Samson Trail will enhance pedestrian connectivity from the south side of McCall.

#### 5. How is the proposed use harmonious with the appearance of the existing neighborhood?

The architecture, materials and landscaping would only complement and enhance the aesthetics of the surrounding neighborhood.

#### 6. How will the proposed use NOT be detrimental to the general welfare, health, and safety of the neighborhood?

Careful design considerations were taken into account to ensure general welfare, health and safety of the neighborhood. The design considered automobile and pedestrian traffic to ensure safety for pedestrians. Design considerations are being taken to preserve open space on the site and create more environmentally friendly buildings.

#### 7. How will the proposed use NOT harm the land or water of the subject property and adjacent properties?

The proposed use will retain all stormwater on site and will help preserve water on the adjacent properties.

#### 8. What public services and facilities will serve the proposed use? Police? School? Streets? Fire? Water? Sewer? Other?

The proposed design intends to utilize available municipal fire and police services. Water and sewer will be provided by private systems.

#### 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?

Private water and sewer systems are proposed. When city services do become available in the area, the cost for installation of these services will be compensated by the service fees for monthly use.



b. Explain how the proposed project will be served by the above services and facilities.

The proposed use will have little impact on the utilized public services.

9. How will the proposed use NOT cause unreasonable traffic, noise, glare, and other forms of pollution?

The storage use, by its nature is a very low impact use.

10. How will the proposed use NOT adversely affect the pedestrian environment?

The beautiful architecture and generous landscape buffers, featuring native plantings and an extension of pathway system will only add to the pedestrian experience.

11. How will the proposed use NOT be a detriment to traffic on surrounding streets?

The proposed use would have very little impact to traffic within the neighborhood.

12. How will the proposed use NOT affect scenic features?

The design uses landscaping to soften the architecture and blend in with the natural surroundings. The use of native plantings will enhance and restore the look of the scenic byway. The 15' pathway easement along Samson Trail and the enhanced native landscaping will provide and a natural buffer to the residence in the area.

13. How will the propose use NOT affect historic features?

The existing site is not classified as a historical site.

14. Explain how the subject property is of sufficient size to accommodate the proposed use in relation to snow storage, open space requirements, parking areas, landscaping, etc.

The subject property sufficiently accommodates the proposed use. Sufficient snow storage areas are located throughout the site. The site accommodates the building footprints with generous drive aisles, and landscape buffers.

15. Explain how the proposed use will NOT have a negative economic impact on the surrounding neighborhood or community?

Recreational vehicle storage within the McCall area of impact will help McCall reach its goal of becoming a major recreation hub. A more convenient way for the public to store their RVs, boats, and ATVs will only make it easier for recreational tourists to access and use the area.

## 2. Project Description

1. Explain, in detail, the proposed use.

The 2.81 acre parcel will consist of an approximately 41,208 sq ft storage condo facility. This facility will include a variety large self storage units, including units to accommodate, contractor equipment, business goods, boats, recreational vehicles and recreation equipment.

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

The most of the proposed development is surrounded by commercial properties. There are residential properties to the North and East of the development.

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

The proposed project takes advantage of natural settings. Vegetation will cover all areas that are not used for structures, drives, or pathways. Plants and trees are to be native or suitable plants according to appendix B. Parking areas, waste containers, transformers, and HVAC equipment will be screened by buildings or landscaping.



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

Exterior light fixtures are placed at all exits on the ground floor to provide sufficient lighting and promote safety and security. All light fixtures will be in conformance with Title 3, Chapter 14 according to the guidelines on brightness, glare, types of lighting, heights, and lighting design.

**DESIGN REVIEW**

Design review is required for the self-storage use within the CC zone. The proposed development is also located along the Scenic Route.

**SCENIC ROUTE REVIEW**

The proposed development is within the Scenic Route Zone due to its location on Samson Trail.

**Land Clearing:** The parcel is mostly clear. The PUD development plan will require the removal of the few trees on the property to accommodate the building foot prints, drive aisles, and other site improvements. To mitigate this land clearing the PUD landscape plan proposes 31 new trees. These trees along with other landscaping will be added to PUD area.

**Excavation:** Excavation will be required to bring all utilities to the PUD as well as prepping the private drive aisles, proposed pedestrian pathway, and preparation for building construction.

**Building Construction:** 4 building consisting of 38 units and 2 restrooms will be constructed within the PUD. The following site amenities will also be constructed: landscape buffer and pathway along Samson Trail. The existing self-storage facility on the western parcel will remain.

**PRELIMINARY PLAT**

A preliminary plat will be required to create the condominium plat. The application requests that the preliminary plat would be a condition of occupancy.

Please contact our office with any questions you may have in reviewing the application materials.

Sincerely,

Jeff Hatch, AIA LEED AP

**HATCH DESIGN ARCHITECTURE**