

Preliminary Plat approval explanation of compliance 9/28/2023

At acceptance of preliminary plat an outline of requirements were presented in conclusions of law from the findings and facts. Compliance is as follows:

The preliminary plat was approved on March 10, 2022 McCall City Council meeting upon the following conditions

1. Prior to any site work or disturbance, the applicant will receive final engineering approval.
2. Prior to issuance of building permit the applicant will consult with the city arborist and prove a tree protection plan and get approval of the trees to be eliminated.
3. Applicant has provided final civil plans with landscape plan showing curb, gutter and sidewalk adjacent to Thula Street. The revised plans are under revision with the City of McCall engineer.
4. The final building plans show soundproofing that ensure a maximum 60 DB interior noise level.
5. The final plat along with the CC&R's for Black Bear state the McCall airport exists, flight paths may be above the property, and that noise may be generated as a result of airport operations.
6. The applicant has filed and received approval from the FAA and is included in this packet.
7. Prior to issuance of a building permit the applicant will enter into an Avigaton Easement with the City of McCall as stated in the development agreement.
8. Final civil plans show pedestrian entrance on the east side of building A, revised plans will show an additional pedestrian entrance on east side of building B as well.
9. Revised set of CC&R's are included in this packet that state no trailer parking in the parking lot.
10. Final construction plans have been submitted for approval for an eight feet wide pathway from Thula Street to the existing bicycle and pedestrian pathway located within the abandoned railroad right-of-way to the west of the subject property.
11. Proof of sewer permit will be provided prior to issuance of any building permit.
12. Prior to issuance of certificate of occupancy of any unit, the applicant will deed restrict a minimum of four Local Housing Units in conformance with McCall City Council Resolution 19-02 as stated in the development agreement.
13. Prior to the issuance of any certificate of occupancy for any unit the applicant will deed restrict any units in the southern "B" building not restricted as local housing units not be available to utilize as short term rentals as stated in the development agreement.
14. Applicant has included a development agreement stating all required street and pathway improvements and underground/overhead utility lines and shall obtain final approval from the City of McCall.
15. Applicants deadline to submit final plat is September 30, 2023 applicant is submitting the final plat September 29, 2023 within the stated deadline.
16. Applicant has provided digital files with this application and will provide final digital files if any amendments are to me made to final plat before final approval.
17. All easements are shown on Final Plat.
18. A full set of as-built drawings will be furnished to the City of McCall within sixty days of completion of construction.