



DAVID EVANS
AND ASSOCIATES INC.

November 17, 2023

Blackwell Subdivision

To: City of McCall Staff
From: David Evans and Associates
Subject: Project Narrative

City of McCall Staff,

Please accept this project narrative for the proposed Blackwell Subdivision project. The following information has been prepared in conjunction with the Preliminary Plat and Planned Unit Development (PUD) guidelines and checklist.

Legal Description/Application History

A portion of land located in the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$, Section 9, Township 18 North, Range 3 East, Boise Meridian, Valley County, Idaho.
Parcel # RPM00000096268
Zoned R-8

Previous Land Use Application: None

Pre-App at the City of McCall, Dated: September 12, 2023 @ 3:30 PM

Purpose/Existing Conditions

This project site is located at 520 1st St. in McCall, Idaho. The site totals approx. 0.83 acres and is currently zoned R-8. The site is currently undeveloped and fronts 1st street and fronts the intersection of 1st and Washington along the east boundary of our site. The west property line is bordered by a multi-use pedestrian pathway with existing multifamily units to the south. The project site to the south (proposed Wood Moor Crest Subdivision) is currently planned to be developed concurrent with this application. The purpose of this development is to provide much-needed single-family housing in the area. This single-family development will provide a "community" like environment where residents can raise their families and contribute to the neighborhood, boost local economy and encourage patronage to local shops, stores and restaurants. These units are intended for long-term homeowners who will provide a sense of pride and ownership within the surrounding areas.

Proposed Development/Criteria of Approval

The existing zoning conditions for this property allow for 8 units per acre, totaling 6 buildable lots for the 0.83-acre parcel. Our client intends to develop 6 single-family buildable lots with 1 common lot which is under the allowed use. Furthermore, Chapter 3 of the McCall Code of Ordinances indicates that the proposed residential use is a permitted use within the zoning designation of the property. The

client is also requesting a PUD for private streets, reduction in lot size and reduced front/street side setbacks from 20' down to 15'.

The development will be connected to the Payette Lakes Recreational Water and Sewer District (PLRWSD) for potable and non-potable services. Bowen Collins & Associates has performed a water study and has concluded that this development will not likely create a notable difference in water pressure for the existing residents in the area. We will also abide by their recommendation to loop the water mains to the west to increase fire flow to 2,000 gpm. PLRWSD has conducted their sewer review and has concluded that the development is eligible for up to 6 connections.

City staff have expressed their concern for public snow storage which we have accounted for along 1st street. Private snow storage is accounted for within the development for pedestrian pathways and interior private roadways. Building setbacks will be based off roof lines for each single-family home to help reduce side yard snow accumulation.

All stormwater runoff (lots and private streets) will be retained onsite via infiltration systems and/or yard swales excluding any calculated offsite pre-development discharge. Access to our site will be from 1st street and will align with Washington Street. Secondary access will come from the south through the adjoining subdivision (Wood Moor Crest Subdivision). Wood Moor Crest Subdivision is advancing independent of this project but both projects will be designed to provide an internal connection. Access to Wood Moor Crest will also come from 1st street and will be in line with Colorado Street.

A Traffic Impact Study (TIS) was not warranted by this project, however the adjacent subdivision (Wood Moor Crest) has conducted a TIS and the improvements along 1st Street will match that of the adjacent proposed subdivision. 1st street will be improved to provide a pedestrian sidewalk along our frontage which increases safety protocol for pedestrians walking down 1st Street.

This development's impact on air quality should be negligible and no safety hazards have been identified within the proposed subdivision. It is also anticipated the ambient noise pollution in the vicinity of the proposed subdivision will be consistent with the level of noise pollution normally associated with a subdivision neighborhood within the city of McCall, and much less than the neighboring school.

Exceptions Requests (PUD)/Amenities

As mentioned earlier, the client is also requesting a PUD for private streets, reduction in lot size and reduced front/street side setbacks from 20' down to 15'. All private streets will be built in accordance with Title 9, Chapter 6, Section 9.6.05, the international fire code, and the McCall Fire Protection District. The reduction in lot size will not impact the allowed use for the current zone (R-8) of 6 lots and will be in substantial conformity to the underlying zone with 6 buildable lots including 1 common lot.

Street frontage/street side setback reduction will not be detrimental to the health, safety and general welfare of the public. All physical features of the site, public facilities, and existing adjacent developments have been considered, which includes snow storage. The PUD will contain all public infrastructure improvements (except private road) for the proposed use. Amenities include large usable open space areas and detached sidewalk to provide connection to the multi-use pathway just outside the west property line.

Design Characteristics

The interior (private) roadway will be 24' in width, which will include two (2) 10' wide drive lanes with rolled curb & gutter on each side. Driveways for each lot will take access from the private road. 1st street will be improved with a 24' street section and detached sidewalk fronting our property. A 12' wide

easement from the back of sidewalk will be reserved for snow storage/utilities, along with additional overflow snow storage further south. Dedicated snow storage areas are reserved for the private streets. Water will be brought in from existing water mains along 1st street and routed internally where it will make a looped connection to the adjacent Wood Moor Crest. The existing sewer main will be reconstructed. Both sewer and water will be routed internally and in such a way to accommodate the adjoining Wood Moor Crest Subdivision to the south. All private stormwater runoff will be retained onsite (excluding predevelopment flows) which includes the private street, parking, and roof runoff. Private stormwater collection systems will consist of (but not limited to) catch basins, downspout collection systems, storm pipe networks, sand & grease traps, infiltration beds and possible yard swales. Stormwater runoff along 1st street will drain via sheet flow into roadside borrow ditches and be conveyed north to an existing public stormwater facility. Power will be provided by Idaho Power to serve the developments. Street lighting will be installed as required and will be designed to minimize light trespass onto adjacent properties and will follow the requirements of Title 3, chapter 14. Existing landscaping features which mainly include trees and native vegetation will be preserved to the maximum extent that our development allows, new landscaping will meet or exceed minimum city code requirements and that of Title 3, chapter 5.

Comprehensive Plan Compliance

The City's Comprehensive Plan future land use map (MAP 5.1: FUTURE LAND USE) designates this area as Medium Density Residential within a Concept Plan Area as a future land use which coincides with our proposed development under the R-8 zoning designation. The project site is also identified as *private property* (per MAP 5.5: POTENTIAL LOCAL HOUSING LOCATIONS), which per definition on page 21 of the Comprehensive Plan, "Private property rights encompass not only the right to develop a property, but the right to hold and enjoy property as well", which would identify our site as a developable property. Since the proposed development is meant for long term single-families, this will benefit the overall vision of McCall's economy to support public agencies, local businesses, entrepreneurship and a variety of housing types within the area. We understand that full development of existing park lands and preserving open space will be a high priority for the next 5-6 years, which means the amenities and open space (41% of entire site) provided within our development (along with connection to the multi-use pathway) falls right in line with McCall's vision for future developments of "neighborhoods", all existing trees & vegetation will be protected within the open space. All stormwater will be treated prior to being discharged into subsurface infiltration facilities, therefore will not impact the water quality of the aquifer, and potential subsurface tributaries (if any) to Payette Lake (crown jewel). Sewer connection is also present at our site. All 6 of the maximum sewer connections allowed will be used for single family residences. We also understand that Payette Lake supplies most of the potable water for the city of McCall, and the addition of 6 services that our development is proposing will have a negligible impact on the current city water supply. Our development will support McCall's envision on local housing programs and away from short-term (mutli-family) rentals that adversely impacts McCall's community. As previously stated, we plan to connect our development to the pedestrian pathway which adheres to McCall's trails and pathways policies. Based on McCall's (MAP 5.7: PLANNED WALKWAY AND BIKEWAY NETWORK) pathway map, our site will allow residents to walk/bike to nearby destinations such as the high school, skate park, disc golf course, and Park Street which leads to McCall's crown jewel. Overall, we think our development will meet the future needs of McCall's future, but managed in a way to preserve the beauty of what McCall has to offer.

Project Schedule

The horizontal construction is planned to be completed in one phase. Upon city approval of the pre-plat and as weather permits, tree removal will commence in early spring 2024. Trees to be preserved will be identified and grading activities will follow. Onsite utility work will be late spring. Frontage road closure is planned for early summer with utility tie-ins and reconstruction. Concrete work for both frontage and onsite is planned next with paving to be completed throughout the project site in late summer. Plat recording, building permits, and foundations for the first group of homes is planned for early fall 2024.



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