

City of McCall Conditional Use Permit Criteria for Approval

1. Is the use a conditional use in the zone?
 - a. *1030 Bitterroot Drive is zoned R4. As such a CUP is allowed and required for STR with more than 10 occupants - per MCC 3.13.09.*

2. Explain the relationship of the proposed used to the [Comprehensive Plan](#).
 - a. *Our proposed use supports the VISION by supporting the small town feel of McCall. The use of existing housing in support of the tourism economy contributes to the healthy, attractive, affordable and sustainable vision for the city. The mountain CHARACTER of McCall has been preserved by our construction. Utilizing STR for visitors to McCall minimizes the need for large hotels which would alter the existing small town mountain character. The local ECONOMY has been supported and will continue to be supported year-round by this project. Many services that support our proposed STR are provided by locals.*

The Comprehensive Plan (page 50) reads under OUR VALUES that McCall is “A Family-Friendly Place. Residents and visitors think of McCall as a place for families, and value that quality for the future”. *Hotels struggle to provide good accommodations for large families. Our STR has the capacity to support large families and enable gatherings of people who desire to experience the beauty and charm of McCall. The visitors to our STR will contribute to McCall as they engage with local businesses who are part of the recreation, tourism and restaurant economy and the city will reap tax revenues as a result. During the ‘shoulder seasons’ when tourism is slower this property will be utilized by the owners of the property, thus providing continued economic benefit to the city during these slower times. It is our plan to help drive healthy CONNECTIONS in the City of McCall by encouraging the use of walking trails, bikes, carpooling, etc. to better experience this wonderful city and drive curiosity to find the hidden gems that McCall has to offer.*

3. Explain how the application meets the general and specific [objectives of Title 3](#). This property is zoned R4.
 - a. *There is no permanent standing water on the property. The lot size is 27,644 sf. The plans and construction of the home at 1030 Bitterroot Drive is in compliance with a guidelines and recommendations pertaining to height (34’ 2 5/16” heights within requirement of 35’), and built well within the allowed envelope of set backs (front at 61’ 6”, requirement = 20’) (rear at 26’, requirement = 25’) (side at 16’ and 65’ 3”, requirement = 15’ and 30’) , lot coverage (4922 sf calculated of 27,644 sf total = 17.8% coverage), and preservation of natural beauty. We worked closely with the HOA and city officials to ensure compliance and support of the scenic surroundings.*

4. How is the proposed use harmonious with the character of the existing neighborhood?
 - a. *The Spring Mountain Ranch neighborhood is a beautiful location with many amenities that make it attractive to residents and visitors alike. Our home was constructed with the mountain aesthetic in mind. The design, colors and construction was approved by HOA and city officials with neighborhood beauty among topics at the forefront of consideration. Currently there are many STR properties within the neighborhood. Of those that are of higher capacity (10+ people) there are currently 20+ properties. Our STR will not change what is currently a common home style or use.*

5. How is the proposed use harmonious with the appearance of the existing neighborhood?
 - a. *The home has a Mountain Modern appearance. It has a mixture of earth-tone colors and natural wood on the exterior. Extra effort was taken to preserve existing large trees and groves of small conifers, aspens, plants and shrubbery. The preservation of the natural beauty will also serve to shield public view of allowed vehicles that may be parked in designated areas.*

6. How will the proposed use NOT be detrimental to the general welfare, health, and safety of the neighborhood?
 - a. *The target renters for this property are large families and small families/friends who wish to come to the city of McCall to enjoy the natural beauties in the area. These groups will align with the City of McCall Comprehensive Plan and the appreciation for and preservation of a beautiful, scenic, small mountain town. The target renters (large families or small family reunions and gatherings) will fit in with the current neighborhood of people and groups who stay there. Additionally, the property will be managed to prevent issues through critical evaluation/selection of renters and a local manager in case a need arises. Any problems will be dealt with promptly.*

7. How will the proposed use NOT harm the land or water of the subject property and adjacent properties?
 - a. *All construction to date has been completed with this in mind. Preservation of the natural slope and the installation of a culvert will ensure that seasonal water will continue in its established course. No additional construction is anticipated.*

8. What public services and facilities will serve the proposed use? Police? School? Streets? Fire? Water? Sewer? Other?
- a. *The home is part of the Spring Mountain Ranch development. It is well served by public services. This STR (if approved) will utilize the same public services that the home currently uses: Police, School, Streets, Fire, Water and Sewer.*
 - b. 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?
 - i. *Police. Strict renter qualification/acceptance and self-policing of any concerns before they become a public issue will limit/eliminate any need for police involvement.*
 - ii. *School. There will be no children attending the school system but appropriate taxes will be paid into that system.*
 - iii. *Streets. Parking is limited in number and location. No parking on streets will be allowed. The number of total vehicles will be limited per City of McCall regulations. The impact to local traffic will be minimal.*
 - iv. *Fire. Existing fire hydrants are present nearby. The goal of preventing fire is supported by clearing dead brush near the home. Additionally, we have passed the fire inspection for safety and have provided fire safety beyond what is required for our property (egress ladders, though not required due to lower height of second story windows).*
 - v. *Water. Water meter sizing was approved by Water Department on 05/05/2022. Any increase in use will be billed by the Water Department and paid.*
 - vi. *Sewer. Payette Lakes Recreational Water & Sewer District was contacted for input regarding our application. The response was that there was no comment. Sewer use will be paid as required.*
 - c. Explain how the proposed project will be served by the above services and facilities.
 - i. *All utilities that will be utilized by this property are already connected and in use. No new connections will be needed. The use of public services is in place and functional.*
9. How will the proposed use NOT cause unreasonable traffic, noise, glare, and other forms of pollution?
- a. *Traffic. Renters will be encouraged to carpool to the property. They will further be informed of and invited to take advantage of pedestrian trails, bike paths, and other alternate means of getting around McCall. Any vehicles that do come to the property will be limited in number as directed by City of McCall regulations.*

- b. Noise. Though we do not expect this to be a common issue for this property, addressing the potential for noise is warranted. There are strict and clear rules that will be communicated to and agreed upon by the renter prior to any rental being accepted. We will view reviews of potential renters and reject those that raise concern. We are also intending to install noise monitors to alert in the event that excessive noise exists (especially during the nightly quiet period). Any alerts will be promptly dealt with via phone call, text, and if necessary, a visit from our local manager.*
- c. Glare. The March 2006 Dark Sky ordinance has been followed in the selection, installation and limiting of all external light sources.*
- d. Other. The handling of trash is accomplished with the assistance of a local provider who is very familiar with the nuisance of bears and other wildlife and how to prevent issues. The local provider will handle the putting out and retrieval of cans each week. This will prevent the cans from being in public view at the roadside for extended periods.*

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

- a. The vehicle access to the property is via a driveway. This driveway crosses no sidewalks or designated pedestrian walkways (there are none at the intersection of Bitterroot Drive and the driveway). However pedestrian traffic is common in the area during warm weather. The driveway apron is appropriately wide and clear of trees/brush that could limit visibility.*

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

- a. Traffic will be limited in accordance with city ordinance by limiting the number of vehicles allowed at the property. Additionally, the users of the STR will be encouraged to carpool and to use alternate means of transportation when enjoying the beauties of McCall. Location of and how to access nearby walking paths, hiking trails, bike paths, etc. will be shared with users. Furthermore the anticipated traffic from the STR will be asynchronous to that of other users. Because those staying in the STR are 'vacationing' it is expected that most days will start later than a typical work or school day. It is expected that well after others have travelled to work those on vacation will begin to venture out. Because this traffic is not all at the same time the impact on traffic and infrastructure is greatly reduced.*

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

- a. Construction is complete at 1030 Bitterroot Drive. Construction was done in a way to preserve large trees and groves of small conifers, aspens, plants and shrubbery. Approval of this CUP will have no impact on scenic features.*

13. How will the proposed use NOT affect historic features?
- a. *There are no historic features at 1030 Bitterroot Drive.*
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.
- a. *Snow storage. The east end of the driveway spur is a space for snow storage. The south and west sides of the parking area/driveway will be the primary storage area. Parking spots #5, 6 and 7 have ample space to shift to the north as the storage area fills in.*
 - b. *Open space. Calculated lot coverage is 17.8%. This is well within the limit of 20%.*
 - c. *Parking areas. With 7 bedrooms we can have a maximum of 7 parking spaces. We currently have a total of 7 spaces. The parking areas are located in areas that are behind trees and vegetation to limit the visibility of the vehicles.*
 - d. *Landscaping. Most effort for landscaping has been done with the intent of preserving the existing natural trees, bushes, grasses, etc. Where desirable we have added a few trees (types that are local to the McCall area) to increase screening and privacy for 1030 Bitterroot Drive and neighbors.*
15. Explain how the proposed use will NOT have a negative economic impact on the surrounding neighborhood or community?
- a. *This CUP approval will allow for continued and sustained positive impact to the local economy. These impacts will come in the form of providing work to local service providers and contractors employed by 1030 Bitterroot Drive LLC. There will also be positive impact by renters at the property. The renters will be regular customers of local restaurants, recreation providers and shops. Finally, the property will be providing tax revenues to the City of McCall. A negative economic impact is not anticipated. Providing support for tourism and paying taxes into the city will have a positive economic impact. As noted in the Comprehensive Plan, benefits of the STR market include increased tourism and its related economic and fiscal benefits as well as increasing the benefits of the tourism through increased sales, etc.*