



March 25, 2024
Project No.: N1422023

City of McCall Planning and Zoning Department
216 East Park Street
McCall, ID 83638

**RE: Summit RV Storage – McCall, ID
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.
 - We feel this commercial use will provide a valuable service to the surrounding community. The proposed commercial use is located in the City of McCall Impact Area and located within an area zoned Rural Residential Estates (5.0 acres). The proposed project will require a conditional use permit.
 - The proposed project is located along Highway 55 transportation corridor. The project is adjacent to the Airport (west), commercial and community development to the north, east and south.
3. Explain how the application meets the general and specific objectives of Title 3.
 - We have worked closely with staff and McCall City Code to make sure we comply with all the general and specific objectives of Title 3. Conditional Use Permit application is allowed under Table 3.3.02 (storage facility).
4. How is the proposed use harmonious with the character of the existing neighborhood?
 - The existing neighborhood consist of the airport (west), commercial and community development to the north, east and south.
5. How is the proposed use harmonious with the appearance of the existing neighborhood?
 - We propose to comply with the scenic route plan, which specifies building characteristics for structures along Highway 55. Further, we will take notes from existing commercial buildings close to this development, as well as work closely with city staff and personnel to create a great product that meets city standards.

6. How will the proposed use NOT be detrimental to the general welfare, health, and safety of the neighborhood?
 - There will be no toxic fumes or runoff that is produced by the general day to day workings of this project. Septic tanks designed to meet the health department standards will be installed and deep-water wells will be utilized for any drinkable water needs as well as fire safety use.

7. How will the proposed use NOT harm the land or water of the subject property and adjacent properties?
 - All storm water will be kept onsite. Stormwater will be handled using the design guidelines provided by the City of McCall. There are no existing gravity irrigation ditches nor structures that enter/leave the site.

8. What public services and facilities will serve the proposed use? Police? School? Streets? Fire? Water? Sewer? Other?
 - Only Police & Fire are anticipated.

 - 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?
 - i. These costs could be mitigated by increased taxes revenue from the project.
The project to store Recreational Vehicle (RV) products only.
 - b. Explain how the proposed project will be served by the above services and facilities.
 - i. Via regular 911 emergency calls.

9. How will the proposed use NOT cause unreasonable traffic, noise, glare, and other forms of pollution?
 - These storage units will not be occupied, only visited. RV use to pick up and store will happen on a limited basis. The proposed project landscaping around the perimeter will mitigate traffic noise and glare from the project. No toxic fumes will be produced that are not already involved with general vehicle use.

10. How will the proposed use NOT adversely affect the pedestrian environment?
 - There are currently no pedestrian pathways abutting the site.

11. How will the proposed use NOT be a detriment to traffic on surrounding streets?
 - The project will take access from an existing private gravel driveway that will be built to the City's private drive standards. The RV storage use will be intermittent with minor access activity from entrance on Highway 55.

12. How will the proposed use NOT affect scenic features?
 - We are located directly off Highway 55 and we are proposing to comply with the requirements set forth in the scenic route application and documents.

13. How will the propose use NOT affect historic features?
 - There are currently no existing structures, features or gravity irrigation items that are in need of protection.

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.
 - We are able to provide all the necessary requirements for the Project, including buffers, prior to the onsite storage unit design.
15. Explain how the proposed use will NOT have a negative economic impact on the surrounding neighborhood or community?
 - This Project will serve a growing need for large storage units.