

McCall Area Planning and Zoning Commission

Staff Report

CUP-21-03, DR-21-33

Middle School Expansion

111 North Samson Trail

February 7, 2023

Applicant:	McCall Donnelly School District
Representative:	Bill Hamlin & Travis Burrows, Design West Architects
Application:	Conditional Use Permit and Design Review
Zoning District:	CV - Civic
Jurisdictional Area:	City Limits

Description

An application for a Conditional Use Permit and Design Review to expand the existing use permitted to the school district by constructing an addition of approximately 12,000 sq. feet of classroom space on the Payette Lakes Middle School, as well as level out the school campus playing field and update the traffic circulation between the Middle School and Barbara Morgan Elementary School.

Staff Analysis

Project Information

Zoning District: CV - Civic

Comprehensive Plan Designation: Civic

Project Acreage: 39.6-acres

Proposed Use: Expansion of Existing Middle School

Dimensional Standards:

	Proposed	Required
Front Setback	400-feet	0-feet
Rear Setback	Greater than 450-feet	0-feet
North Side Yard Setback	462-feet	0-feet
South Side Yard Setback	122-feet	0-feet
Lot Coverage	135,372 square-feet (9.8% of allowed)*	1,379,980 square-feet (80% of total)

*Includes Elementary School Building and other outbuildings

Code Sections of Interest

- McCall City Code Section 3.2.02: Meanings of Terms or Words:

SCHOOL: An institution providing full time day instruction which is accredited by and meets the requirements of the Idaho State Board of Education, including nursery schools or kindergartens whose annual session does not exceed the school sessions for full time day schools.

STREET: A right of way which provides vehicular and pedestrian access to adjacent properties. The term "street" also includes the terms highway, thoroughfare, parkway, road, avenue, boulevard, lane, place, and other such terms. Streets are classified as follows (where an existing street has less than the below indicated width of right of way, such fact shall not deprive it of the status of "street", but shall instead evidence city policy for lawful acquisition of right of way in the fullness of time). Streets are designated in title VIII, "Public Ways And Property", of this code.

Collector: A street designated in title VIII of this code for the purpose of carrying traffic from minor streets to other collector streets and/or arterial streets, of which the right of way shall be not less than seventy feet (70') in width.

- McCall City Code Section 3.6.02: Permitted and Conditionally Permitted Uses within Public Zones:
Table 3.6.02 identifies "School, public or private, including vocational" as a conditional use within the CV zoning district.
- McCall City Code Section 3.8.061(C): Parking and Internal Circulation Development Standards:
Landscaping And Screening:
 1. Parking lot landscaping shall meet the objectives of reducing the visual and noise impacts from vehicles, softening the expanse of hard surface areas, reinforcing circulation, and providing stormwater benefits.

2. For parking lots over fifty thousand square feet (50,000 sf) in size, a minimum of ten percent (10%) of the site shall be in interior parking lot landscaping. Public art, decorative paving, kiosks, green infrastructure or parking lot configurations that break-up the expanse of pavement may be substituted for interior landscaping.

3. Landscaped areas shall be consolidated to enhance tree and plant material growing conditions that reflect the natural growing patterns of the native landscape, and to provide locations for snow storage, natural drainage, light fixtures and other utilities.

4. Landscape materials shall consist of native trees, vegetation, including grasses, hardy shrubs, or evergreen ground cover, and maintained in good condition. (See City of McCall publication, "Native and Suitable Plants".)

5. Where parking areas adjoin or face any residential property, the parking lot shall be effectively screened by an acceptably designed wall, fence, hedge berm or planting screen.

a. Fence or wall screens shall be not less than four feet (4') or more than six feet (6') in height except in street setback areas where it shall not exceed four feet (4').

b. Planting screens shall not be less than four feet (4') in height.

c. In the event that terrain or other natural features are such that the erection of such fence, wall or planting screen will not serve the intended purpose, then with the approval of the Administrator, in writing, no such fence, wall or planting screen and landscaping shall be required.

d. The use of chain link fencing in any residential zone, CBD and CC zones is prohibited. In all other zones, approval by the Administrator is required.

- McCall City Code Section 3.8.061(F): Parking and Internal Circulation Development Standards:
Internal Circulation: The design of internal circulation shall be integrated with the overall site design and adjacent properties, including the location of structures, pedestrian walkways and landscaping.

1. Pedestrian circulation shall be clearly identifiable using continuous sidewalks, separated walkways within parking areas and well-designed pedestrian crossings.

2. Driveways, aisles and turnaround areas shall meet the standards for fire and refuse access.

3. Bus pullouts may be required when a development is adjacent to an existing or planned bus stop.

- McCall City Code Section 3.8.063: Bicycle Parking:
Table 3.8.063 requires two (2) long term bicycle parking spaces per classroom and four (4) short term bicycle parking spaces per school, both subject to modification through the conditional use permitting process.
- McCall City Code Section 3.8.16(B): Other Requirements:
Sidewalk, Curb And Gutter And/Or Pathways: Sidewalks or pathways shall be required improvements for projects requiring design review approval in the commercial zones, or other districts where existing sidewalks/pathways adjoin the subject property, or where the commission determines sidewalks/pathways are necessary for public safety or located on the McCall area pathways master plan. The requirement for sidewalks/pathways may be waived if the cost of the proposed construction is disproportional to the total construction costs and impact of the project. Sidewalks (and curb and gutter where required) shall meet the standards set forth in the city's improvement standard drawings, as adopted.
- McCall City Code Section 3.11.02(B): Applicability:
Any "special use" or variance granted prior to March 16, 2006, shall be permitted to continue in accordance with the terms and conditions of approval for such "special" (now known as "conditional") use or variance, subject to the provisions set forth in chapter 13 of this title. Such a use shall not be deemed a nonconforming use.
- McCall City Code Section 3.11.04: Nonconforming Use
(A) A nonconforming use that involves no individual structures other than small or minor accessory buildings, may be continued so long as it remains otherwise lawful, provided:
 1. No such nonconforming use shall be enlarged or increased.
 2. No nonconforming use may be moved in whole or in part to any portion of the lot or parcel other than the nonconforming use occupied at the time of the adoption of regulations prohibiting such use.
 3. If any nonconforming use ceases for any reason for more than twelve (12) months, any subsequent use of land shall conform to the regulations of this title; provided, however, that the owner of such land may, in writing, file with the Administrator during or before such twelve (12) month period expires, giving notice that the owner intends to suspend the use and intends to preserve the right, not exceeding three (3) years, to resume the use.
 4. No additional nonconforming structure(s) shall be erected in connection with such nonconforming use of land.
 (B) A nonconforming use that involves individual buildings or structures, or of structure and land in combination, may be continued, so long as it remains otherwise lawful, provided:

1. No existing structure devoted to a nonconforming use may be enlarged, extended, constructed, reconstructed, moved, or structurally altered unless the use of the structure is changed to a use permitted in the zone.

2. Any nonconforming use may be extended throughout any parts of a building which were manifestly arranged or designed expressly for such use on the effective date of the applicable regulations, but no such use shall be extended to occupy any land outside such buildings that existed at the time that the use became nonconforming.

3. Any structure and land, in or on which a nonconforming use is replaced by a permitted use, shall thereafter conform to the use regulations for the zone, and the nonconforming use may not be resumed.

4. If any nonconforming use of a structure and land is discontinued or abandoned for twelve (12) months, the structure and land shall not be used except in conformity with the regulations of this title; provided, however, that the owner of such use may, in writing, file with the Administrator during or before such twelve (12) month period expires, give notice that the owner intends to suspend the use and intends to preserve the right, not exceeding three (3) years, to resume the use.

5. Where nonconforming use status applies to a structure and premises, removal or destruction of the structure shall eliminate the nonconforming status. "Destruction" for purposes of this subsection is defined as damage to an extent of more than fifty percent (50%) of the replacement cost at time of destruction.

- McCall City Code Section 3.13.03(B): Findings for Granting Permit:

A conditional use permit shall be granted only if the commission finds that the use, as applied for, in fact will:

1. Constitute a conditional use authorized in the zone involved.

2. Be harmonious with and in accord with the general objectives and with any specific objectives of the comprehensive plan and/or this title.

3. Be designed, constructed, operated and maintained to be harmonious and appropriate in appearance with the existing or likely character of the neighborhood, and that such use will not change the essential character of the surrounding area.

4. Not be detrimental to the health, safety and general welfare of persons residing or working in the neighborhood of such proposed use.

5. Not cause any substantially harmful environmental consequences to any land or waters within the planning jurisdiction.

6. Not create excessive additional public cost for public facilities and services, and will not be detrimental to the economic welfare of the community.

7. Be served adequately by essential public facilities and services including highways, streets, police and fire protection, drainage structures, refuse disposal, water and sewer, and

schools. The applicant may be required, as a condition of approval, to mitigate any deficient public service.

8. Not involve uses, activities, processes, materials, equipment or conditions of operation that will cause unreasonable production of traffic, noise, smoke, fumes, glare, odors or other forms of pollution.

9. Have vehicular approaches to the property so designed as not to create a detrimental interference with traffic on surrounding public or private thoroughfares, or adversely affect the pedestrian environment.

10. Not result in the destruction, loss or damage of an important natural, scenic or historic feature.

11. Be on a site of sufficient size to accommodate the proposed use, including the yards, open spaces, snow storage, walls, fences, parking areas, loading zones and design standards applicable.

12. Have a minimal negative economic impact on the neighborhood or surrounding community.

- McCall City Code Section 3.13.03(C): Required Conditions:

The commission may, after review of the application for a conditional use permit and public hearing, require the applicant to meet any specific conditions of approval deemed necessary by the commission to protect the health, safety, general welfare and environment of the community. Such conditions are not limited to, but may include:

1. Limitations on the hours of operation of the use;
2. Limitations on the length of time that the conditional use permit may be exercised before it will expire by its own terms;
3. Additional landscaping and building beautification;
4. Additional or reduced off street parking or transportation improvements; and/or
5. Execution of a written agreement respecting construction of necessary improvements similar in form and content to a subdivision agreement, with its performance secured in the same fashion as performance of a subdivision agreement.

- McCall City Code Section 3.16.07: Design Review Criteria:

The commission or administrator shall determine the following before approval is given:

- (A) The project is in general conformance with the comprehensive plan.
- (B) The project does not jeopardize the health, safety or welfare of the public.
- (C) The project conforms to the applicable requirements of the zoning ordinance and subdivision ordinance as enumerated in section 3.16.01 of this chapter.
- (D) The project will have no substantial impact on adjacent properties or on the community at large.

(E) If applicable, a subdivision design review document has been reviewed and approved by the commission in lieu of the design guidelines.

(F) For projects in the shoreline and river environs zone, the project will not have an unreasonable and adverse impact on the visual quality of its setting or the water quality.

(G) For projects in the scenic route zone, the project will preserve and enhance the scenic quality of the street or highway.

- McCall City Code Section 9.3.04(G): Streets:

Street layout shall conform to the most advantageous development of adjoining areas and the entire neighborhood, and shall provide for the following:

1. Adequate access to adjoining lands to facilitate future subdivisions of such land.
2. Appropriate contribution to the incremental creation of a connected network of streets and circulation within the city and impact area.
3. Implementation of the comprehensive plan.
4. Streets intersecting at right angles, or as nearly as possible. Where possible, four-way intersections shall be used.
5. Half streets shall be prohibited, except where essential to the reasonable development of the subdivision in conformity with the other requirements of these regulations and where the council finds it will be practicable to require the dedication of the other half when the adjoining property is subdivided. In all other instances where a half street is adjacent to an undeveloped tract, the other half of the street shall be platted within such tract.
6. No street names shall be used which will duplicate or be confused with the names of existing streets in any town or county area. Street names shall be subject to the approval of the administrator. Street names, where the street continues across an intersection, shall normally be continuous.
7. If street trees are required by the commission to be installed, the minimum standard shall be of two inch (2") caliper, forty feet (40') to sixty feet (60') apart. Trees or shrubs placed within twenty five feet (25') of a street corner shall not obstruct clear vision of and across the corner between three feet (3') and eight feet (8') above the ground level of the traveled way. Tree species are subject to the approval of the city arborist.
8. Cul-de-sacs and other discontinuous streets shall generally be avoided in favor of a connected network.
9. Cul-de-sac streets, designed to be permanent, shall not be longer than nine hundred feet (900') when measured from the intersection line of the cross street to the center of the cul-de-sac, and shall be provided with a turnaround with a right of way diameter of at least one hundred twenty feet (120') and a paved roadway of at least ninety feet (90'). Cul-de-sac streets

shall be private streets, to be maintained by the owners of the subdivision. The city may require pedestrian accessways connecting cul-de-sac streets to adjacent streets, rights of way, or open space. (See section 9.6.05 of this title.)

10. Emergency access streets, which are designed to alleviate excessively long cul-de-sac streets (or other conditions), require the approval of the commission and shall be private streets. The minimum right of way shall be forty feet (40').

- Idaho Code Section 67-6519(3): Application Granting Process:

When considering an application which relates to a public school facility, the commission shall specifically review the application for the effect it will have on increased vehicular, bicycle and pedestrian volumes on adjacent roads and highways. To ensure that the state highway system or the local highway system can satisfactorily accommodate the proposed school project, the commission shall request the assistance of the Idaho transportation department if state highways are affected, or the local highway district with jurisdiction if the affected roads are not state highways. The Idaho transportation department, the appropriate local highway jurisdiction, or both as determined by the commission, shall review the application and shall report to the commission on the following issues as appropriate: the land use master plan; school bus plan; access safety; pedestrian plan; crossing guard plan; barriers between highways and school; location of school zone; need for flashing beacon; need for traffic control signal; anticipated future improvements; speed on adjacent highways; traffic volumes on adjacent highways; effect upon the highway's level of service; need for acceleration or deceleration lanes; internal traffic circulation; anticipated development on surrounding undeveloped parcels; zoning in the vicinity; access control on adjacent highways; required striping and signing modifications; funding of highway improvements to accommodate development; proposed highway projects in the vicinity; and any other issues as may be considered appropriate to the particular application.

Comprehensive Plan Sections of Interest

- Vision in Motion – Our Vision:

McCall is a diverse, small town united to maintain a safe, clean, healthy, and attractive environment. It is a friendly, progressive community that is affordable and sustainable.

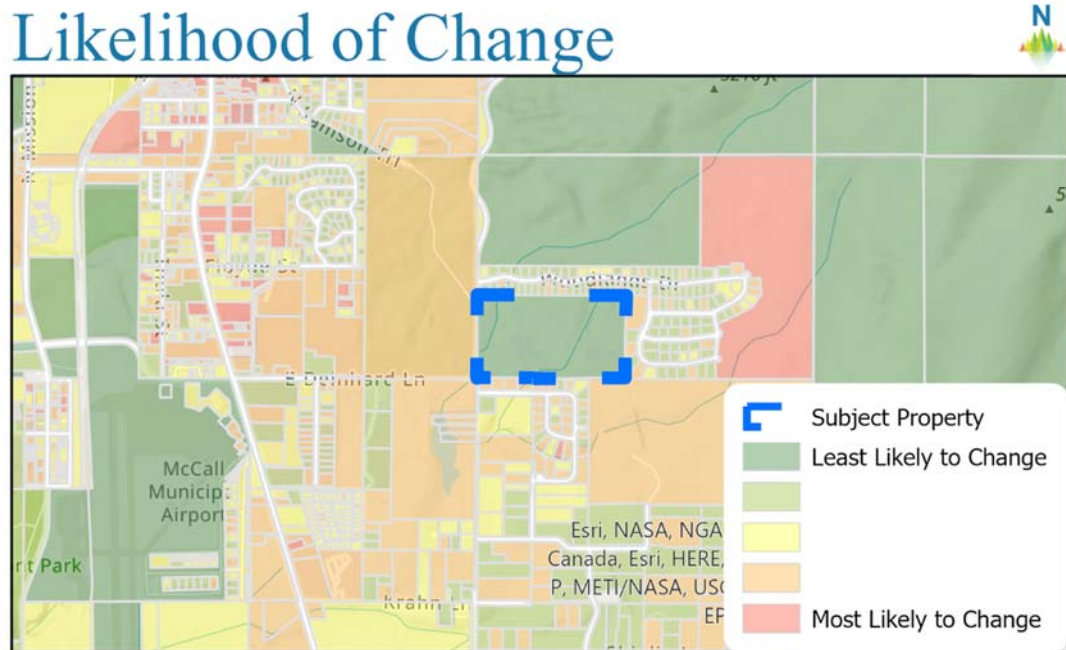
- Deep Dive – Future Land Use Designations – Civic:

This land use designation is intended to provide for governmental offices and other civic facilities including governmental, cultural, and recreational facilities. Mixed use is allowed in combination with public uses. On the Future Land Use Map, it is applied to schools, parks, the hospital, and other selected public properties.

- Deep Dive – Transportation – Policy 2.4:

Encourage a connected street network and do not approve new development of permanent dead-end streets.

- Deep Dive – Environment and Natural Resources – Policy 3.4:
Promote reductions in air pollution to minimize impact to human health, sustain or improve the local economy, improve air quality, and reduce the impact of greenhouse gases.
- Deep Dive – Map 5.6 – Likelihood of Change:



Other Long-Range Plan Sections of Interest

- McCall Area Pathways Master Plan: Pathways Facility Classification 4.5.5 – Separated Paved Pathways:
Separated paved pathways are multi-use pathways that are physically separated from motor vehicle traffic and typically accommodate two-way travel. They can be located within the right-of-way of the adjacent roadway or within an independent right-of-way or easement, and they are intended for a variety of users including bicyclists, skaters, pedestrians, joggers, and other nonmotorized users. Separated paved pathways can serve to provide shortcuts through neighborhoods and parks, safe alternatives to busy roadways, recreational opportunities, and access to areas not reachable by motor vehicle. The minimum width of a paved multi-use pathway should be 10-feet. Greater widths of 12-feet or more are desirable where expected user volumes are high, in areas of sharp curves, or where high speed cycling is anticipated such as on steeper hills. Wider pathways or separated pedestrian paths are sometimes needed when use is very heavy although this condition is not anticipated in the McCall Area in the foreseeable future. Paved pathways should be paved with a hard, all weather surface, typically asphalt or concrete. The thickness of the pavement section should be determined based on the loading capacity and characteristics of the existing soils and should be capable of sustaining loads from

emergency and maintenance vehicles. The guidelines given in the AASHTO Guide for the Planning, Design, and Operation of Bicycle 40 McCall Area Pathways Master Plan Facilities should be followed in the design of any new or reconstructed separated paved pathways. This document gives further guidance on appropriate pavement widths, shoulders, pavement markings, signage, alignments, street crossings, grades, etc. The McCall Area Pathways Master Plan Map shows existing and desired locations for separated paved pathways.

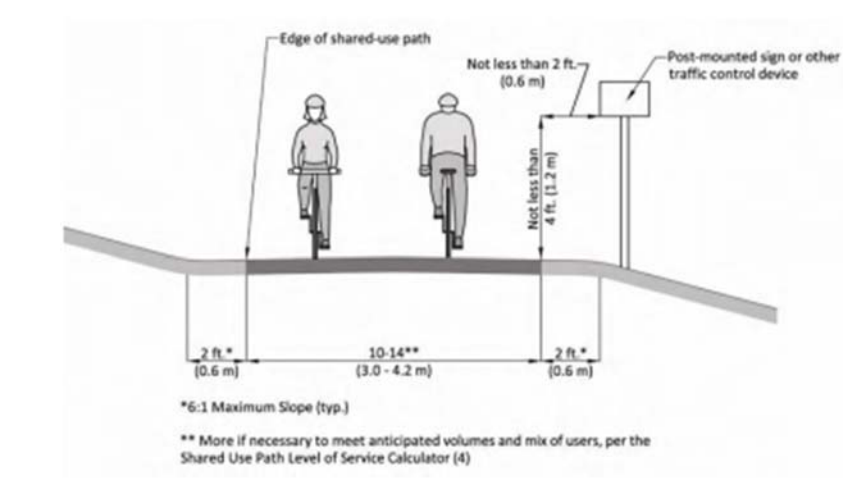


Figure 16 – Example Separate Pathway Cross Section from AASHTO Guidelines

Staff Discussion

- The applicant is proposing the following:
 - An addition of approximately 12,000 square feet of classroom space, adding 125 students to the total capacity of Payette Lakes Middle School. The total capacity at the site would be 975 students (525 students at Payette Lakes Middle School, 400 students at Barbara Morgan Elementary School).
 - Updated grading and landscaping of the playground area between the south and east wings of Payette Lakes Middle School.
 - Proposed modifications to the vehicular circulation plan for the campus including:
 - Re-aligning the access driveway to Barbara Morgan Elementary School and the northern parking lot access driveway to improve traffic flow into the elementary school.
 - Expanding the pick-up/drop-off area at Payette Lakes Middle School and relocating the existing accessible parking stalls to the interior of the parking lot.
 - Redesigning the bicycle and pedestrian pathway network to create more direct connections from the intersection of Deinhard Lane and Samson Trail to Payette Lakes Middle School and Barbara Morgan Elementary School.
 - Generally reconfiguring traffic circulation within the school site to remove left turn movements from the south access point into the Payette Lakes Middle

School parking lot, moving all bus service to the north entry point, and creating a two-way entrance/exit at the north entry point.

- The subject property has been subject to several conditional use permits and encumbrances in its history. Below is a brief history of relevant actions on the site:
 - On September 27, 1973, an easement created along the southernmost seventy-feet (70') of the SW ¼ of the NW ¼ of Section 15, T18NR3E. The easement was granted for "road right of way purposes" to provide access to the SE ¼ of the NW ¼ of Section 15, which is generally the current Barbara Morgan Elementary site and a portion of the Woodlands Subdivision No. 2. The southern property boundary of the current school property is roughly centered within this easement area.
 - On December 21, 1978, the current school property was sold to the McCall Donnelly School District. The 70' easement was not reserved in the transaction.
 - On July 14, 1994, the McCall City Council approved a conditional use permit for the construction of the Payette Lakes Middle School. This application did not consider the possibility of siting a future elementary school on the same parcel. The following condition of approval was included within the Finding and Conclusions document:
 - "The applicant shall contract to dedicate the southernmost 35 feet of the tract to the public for Deinhard Lane at such time as Deinhard Lane is proposed to be extended to the east of the subject property, but is not precluded thereby from using the same for access road construction; no City snow plowing of this or any other on-the-site road should be anticipated."
 - The condition of approval included in the staff report stated "That the District dedicate a 35' wide road and utility easement along the entire Southern border of the property for a future extension of Deinhard Lane. This would be half of the 70' standard for arterial streets." The language requiring the easement be dedicated was modified in the motion to approve the conditional use permit to not be required until a proposal for Deinhard Lane occurs.
 - In a review letter dated January 7, 2004, the McCall City Engineer recommended to the applicant of SUB-04-16/ZON-04-7, Fox Ridge Subdivision (located directly to the south of the school site), to extend Deinhard Lane, utilizing the required 35-foot easement on the school site and 35-feet of the site of Fox Ridge Subdivision.
 - On December 7, 2004, the City of McCall Planning & Zoning Commission hears and continues SUB-04-16/ZON-04-7. The extension of Deinhard Lane was discussed at that time.
 - On January 5, 2005, the McCall Transportation Advisory Committee reviews SUB-04-16/ZON-04-7 and recommends extension of Deinhard.
 - On January 10, 2005, the McCall Transportation Advisory Committee reviews SUB-04-16/ZON-04-7 again and determines that an extension of Deinhard Lane is not feasible. The minutes of this meeting state "Mr. Hopkins (SUB-04-16/ZON-04-7 applicant) stated that in their correspondence with the Middle School, they were not interested in a major road being built on school property."

- On January 11, 2005, McCall Area Planning & Zoning Commission approved SUB-04-16. A condition of approval is included explicitly requiring the developer to comply with all engineering recommendations except for the extension of Deinhard Lane.
- On March 22, 2007, the McCall City Council approved CUP-07-01, which facilitated the construction of Barbara Morgan Elementary School. The following condition of approval was included within the Finding and Conclusions document:
 - “If the entranceway into the school, located at the intersection of Deinhard Lane and South Samson Trail, poses a traffic conflict, then staff has the right to review the intersection every 5 years and take remedial action as necessary.”

Based on the site history described above, it is staff’s opinion that the School District actively avoided the requirement to dedicate a future roadway easement from the 1994 Conditional Use Permit for the construction of Payette Lakes Middle School and is therefore in violation of the 1994 Conditional Use Permit. McCall City Code Section 3.11.02(B) allows for the continuance of any conditional or special use permit granted prior to March 16, 2006, in accordance with the terms and conditions of the approval. As the applicant is in violation of the terms and conditions of their CUP approvals, they are considered a nonconforming use and cannot be enlarged without remedying the nonconformity.

- The school site has developed its circulation patterns in a relatively ad-hoc manner that hinders the ability to walk or bike to the school and has led to circulation and queuing problems at the middle and elementary schools, which has in turn led to occasional queuing problems at the intersection of Deinhard Lane and Samson Trail (see Public Works review letter, attached).

In addition to the existing pedestrian, bicycle, and automotive transportation issues related to the school site, large parcels to the east and southeast of the school site have been designated an Area of Critical Concern (AOCC) by McCall City Council Resolution 21-25 in anticipation of a large-scale development. The existing roadway network would push traffic from the AOCC site to utilize Samson Trail to get to the school site or to travel west on Deinhard Lane. The construction of a collector street along the southern property boundary of the school site would relieve pressure on the Samson Trail legs of the Samson Trail/Deinhard Lane intersection, allow for alternative routes into the school site to alleviate queuing issues, and allow for the construction of improved bicycle and pedestrian pathways to the elementary and middle schools.

As currently proposed, the expansion of the middle school would exacerbate the existing problems with the traffic circulation and hinder the future ability of the neighboring properties to develop in a manner consistent with McCall City Code Section 9.3.04(G) and the Comprehensive Plan Policies 2.4 and 3.4, in conflict with Conditional Use Permit Standards 2, 3, 7, and 9. As such, staff is recommending that the applicant dedicate an additional 35 feet to the existing required 35 foot wide easement along the southern property boundary. Prior to the issuance of a certificate of occupancy, the applicant should be required to record a 70 foot wide easement along the entirety of the southern property boundary. The easement should be dedicated to the public for the construction of a future public roadway and pedestrian pathways and associated snow storage and drainage.

- The traffic impact study, date stamped by the City on November 18, 2021, asserts that the intersection of Deinhard Lane and Samson Trail will fall below at a level of service (LOS) D or

better after the first phase of the Payette Lakes Middle School Expansion. The applicant is proposing the following traffic mitigation measures:

- Convert the southbound Samson Trail to westbound Deinhard Lane right-turn lane from a stop-controlled lane to a free-running turn lane
- Extend the three-lane portion of Samson Trail to the northern entrance to the school site to facilitate longer queuing for southbound to southbound and southbound to eastbound traffic on Samson Trail.
- Internal circulation changes to the site as described above.
- The street design of the potential subdivision to the east and south of the school site should include a cul-de-sac or parking area with a connection to the future bicycle and pedestrian pathway connection within the school site.

Staff has the following concerns regarding the following components of the traffic impact study:

- Section 5.16 of the traffic impact study does not identify the parcels on the northwest and southwest corners of the intersection of Samson Trail and Deinhard Lane as potential future development sites. Both are identified as having a high likelihood of change in Map 5.6 of the Comprehensive Plan. Development of either or both of these properties would have substantial impacts on the intersection of Deinhard Lane and Samson Trail as well as the school site.
- The traffic counts for existing conditions occurred on September 22, 2021. Roadway construction between on Highway 55 between Donnelly and the intersection of Highway 55 and Deinhard Lane was likely skewing the ratio of northbound users from Highway 55 to South Samson Trail. This does not appear to be factored into the traffic impact study.
- The proposed mitigation measures are dependent upon implementing the modified internal circulation plan, but no timeline on completing the required improvements is identified. Prior to the issuance of a certificate of occupancy for the expansion of Payette Lakes Middle School, the applicant should construct all necessary internal improvements and implement the modifications to internal circulation proposed within the 2019 traffic impact study.
- The proposed free-running turn lane would create higher speed conflict areas with the existing bicycle and pedestrian pathway adjacent to Deinhard Lane. While moving conflict points between motorized and non-motorized roadway users are not as safe as stop controlled conflict points in any context, this intersection's proximity to the school and the high snow berms that develop around the pathway would likely lead to a substantial visibility issue at the intersection. Additionally, the channelization curbing would likely increase the existing intersection offset between Deinhard Lane and the southern drive aisle to the school site.
- The site design prescribed for the potential subdivision to the south and east of the school site is very similar to the existing condition at the Woodlands community pool. The neighborhood meeting notes, dated September 1, 2021, identified the informal use of the Woodlands community pool parking area as a school drop off zone as an existing issue. As stated above, it is staff's recommendation that a seventy-foot (70') easement

be dedicated to facilitate a public roadway connecting Deinhard Lane to the potential subdivision to the south and east of the school site, which would avoid creating the same neighborhood problem as currently exists within the Woodlands.

- The traffic impact study, date stamped by the City on November 18, 2021, includes an updated bicycle and pedestrian showing the construction of additional pathways along the existing drive aisle along the southern property boundary, which connect to Payette Lakes Middle School and the existing pedestrian pathway connecting to Barbara Morgan Elementary School. The new pathway is proposed to be eight-feet (8') in width. The existing pathways along the northern drive aisle and the drive aisle to the elementary school are five-feet (5') in width. McCall City Code Section 3.8.16(B) requires separated pathways to be in conformance with the McCall Area Pathways Master Plan, which requires all separated pathways to be a minimum of ten-feet (10') in width. Prior to the issuance of a building permit, the applicant should provide a revised bicycle and pedestrian plan showing all bicycle and pedestrian pathways located on-site to be a minimum of ten-feet (10') in width and constructed to the standards identified in the McCall Area Pathways Master Plan. The existing substandard pathways may remain until they are required to be reconstructed.
- The landscape plan, dated September 21, 2021, does not identify any bicycle parking located on site. McCall City Code 3.8.063 requires two (2) long term bicycle parking spaces per classroom and four (4) short term bicycle parking spaces per school. The proposed expansion of the school would bring the total number of classrooms up to 21, meaning that 42 long term bicycle parking spaces would be required. Prior to the issuance of a building permit, the applicant should be required to provide a revised landscape plan showing 42 long term and four (4) short term bicycle parking spaces. The required bicycle parking should be in conformance with McCall City Code Section 3.8.063(A)-(F) and the Association of Pedestrian and Bicycle Professionals' *Essentials of Bike Parking*.
- The site plan, date stamped by the City on September 25, 2021, identifies a future expansion area at the southern end of the south wing of Payette Lakes Middle School. As the impacts of that expansion are partially being addressed by this application, and the remaining impacts could be addressed through a future design review application, it is staff's opinion that an expansion of an equivalent square footage to what is shown on the site plan may be approved through a design review application and that an additional conditional use permit should not be required.
- The landscape plan, dated September 21, 2021, shows the use of moonbeam tickseed and sunny days ruby coneflower, which are not identified on the Native and Suitable Plants List, and are more suited to less cold and snowy climates. Prior to the issuance of a building permit, the applicant should provide a revised landscape plan utilizing plants from the Native and Suitable Plants List.
- McCall City Code Section 3.8.061(C) requires parking lots greater than 50,000 square feet to have interior landscaping on at least 10% of the parking lot area. The existing parking lot for Payette Lakes Middle School is approximately 60,000 square-feet. Prior to the issuance of a building permit, the applicant should provide a revised landscape plan showing at least 10% of the parking lot area replaced with landscaping, or a minimum of 48 native trees (minimum 24 evergreen) and 144 native shrubs to be planted along the western and southern edges of the parking lot to provide screening from Samson Trail.

Comments

Agency –

McCall Public Works

See attached letter dated December 2, 2021.

McCall Fire and EMS

In an email dated October 8, 2021, the Fire Chief had the following comments:

Fire sprinkler and alarm system plans will need to be submitted to the Idaho State Fire Marshal's Office for plan review.

The traffic plan, including any gates, will need to be approved by the fire district.

Public –

Email received on November 30, 2021, from Tom & Kathy Kilgore, expressing support for a future roadway easement and pedestrian pathway.

Email received on November 30, 2021, from Wade & Debra Schwark, expressing support for a future roadway easement and pedestrian pathway.

Email received on December 3, 2021, from Margie & Bill Elliott, expressing support for a future roadway easement and pedestrian pathway.

Email received on December 6, 2021, from Phil & Sandra Brug, expressing support for a future roadway easement and pedestrian pathway.

Email received on December 7, 2021, from Joy Murphy, expressing opposition.

Letter received on September 29, 2022, from Matthew Parks on behalf of Pine Creek Ranch, LLC, expressing support for a future roadway easement and pedestrian pathway.

Letter received on October 15, 2022, from Pete Kozisek & Julia Robinson, expressing support for a future roadway easement and pedestrian pathway.

Email received on October 31, 2022, from Robert Bechaud, expressing support for a future roadway easement and pedestrian pathway.

Email received on October 31, 2022, from Debra Schwark, expressing support for a future roadway easement and pedestrian pathway.

Email received on November 1, 2022, from Dawn Matus, expressing support for a future roadway easement and pedestrian pathway.

Letter received on November 1, 2022, from Marcia Witte, expressing support for a future roadway easement and pedestrian pathway.

Email received on November 1, 2022, from Sheree Sonfield, expressing support for a future roadway easement and pedestrian pathway.

Email received on November 1, 2022, from Thaddeus and Theresa Hoffman, expressing concern regarding traffic impacts.

Letter received on December 14, 2022, from Matthew C. Parks on behalf of Pine Creek Ranch, LLC, analyzing the title history of the subject property in relation to the potential existence of a future roadway easement along the southern boundary of the subject property.

Email received on December 20, 2022, from Sheree Sonfield, expressing support for a future roadway easement and pedestrian pathway.

Staff Recommendation

Potential Motions Regarding DR-21-33:

1. "I move to approve DR-21-33 with the staff recommended conditions of approval."
2. "I move to approve DR-21-33 with the staff recommended conditions of approval with the following modifications: _____."
3. "I move to continue DR-21-33 to the _____ meeting to allow time for staff and the applicant to provide more information on the following: _____."
4. "I move to remand DR-21-33 back to staff and more information on _____ prior to rescheduling the application for a new public hearing."
5. "I move to continue DR-21-33 to the March 7, 2023 meeting and direct staff to prepare findings of fact and conclusions of law documents denying the subject application for the reasons identified in the Commission's deliberations."

Potential Motions Regarding CUP-21-03:

1. "I move to recommend approval of CUP-21-03 with the staff recommended conditions of approval."
2. "I move to recommend approval of CUP-21-03 with the staff recommended conditions of approval with the following modifications: _____."
3. "I move to continue CUP-21-03 to the _____ meeting to allow time for staff and the applicant to provide more information on the following: _____."
4. "I move to remand CUP-21-03 back to staff and more information on _____ prior to reschedule the application for a new public hearing."
5. "I move to continue CUP-21-03 to the March 7, 2023 meeting and direct staff to prepare findings of fact and conclusions of law documents recommending denial the subject application for the reasons identified in the Commission's deliberations."

Conditions of Approval

1. Prior to the issuance of a building permit, the applicant shall receive final engineering approval.
2. Prior to the issuance of a certificate of occupancy, the applicant shall record a 70-foot-wide easement along the entirety of the southern property boundary. The easement shall be dedicated to the public for the construction of a future public roadway, pedestrian pathways and associated snow storage and drainage.

3. Prior to the issuance of a building permit, the applicant shall provide a revised bicycle and pedestrian plan showing all bicycle and pedestrian pathways located on-site to be a minimum of ten-feet (10') in width and constructed to the standards identified in the McCall Area Pathways Master Plan, unless the pathways shown are within the 70-foot wide easement required in Condition of Approval #2. The existing substandard pathways may remain until they are required to be reconstructed.
4. Prior to the issuance of a building permit, the applicant shall provide a revised site plan identifying a minimum of forty-two (42) long-term and four (4) short-term bicycle parking spaces. The required bicycle parking shall be in conformance with McCall City Code Section 3.8.063(A)-(F) and the Association of Pedestrian and Bicycle Professionals' *Essentials of Bike Parking*.
5. Prior to the issuance of a building permit, the applicant shall provide a revised landscape plan utilizing plants from the Native and Suitable Plants List.
6. Prior to the issuance of a building permit, the applicant shall provide a revised landscape plan showing at least 10% of the parking lot area replaced with landscaping, or a minimum of 48 native trees (minimum 24 evergreen) and 144 native shrubs to be planted along the western and southern edges of the parking lot to provide screening from Samson Trail.
7. The applicant shall construct all necessary internal improvements and implement the modifications to internal circulation proposed within the 2019 traffic impact study, unless the need for specific improvements is negated by the construction of a roadway along the southern property boundary. The initial phase of modifications shall commence prior to the issuance of a certificate of occupancy for the expansion of the Payette Lakes Middle School. Completion of improvements shall be completed in the timeframe proposed within the 2019 traffic impact study.
8. Prior to the issuance of a certificate of occupancy, the applicant shall reseed all disturbed areas with native grasses or wildflowers. Sod may be utilized for play areas.
9. Pursuant to McCall City Code Section 3.13.034(B), conditional use permit approval shall lapse and become void whenever the applicant has not applied for a building permit within one year from the date of initial approval.
10. Pursuant to McCall City Code Section 3.16.08, design review approval shall lapse and become void whenever the applicant has not applied for a building permit within one year from the date of initial approval.
11. An expansion of an equivalent square footage to what is shown on the site plan associated with this application may be approved through a design review application and that an additional conditional use permit shall not be required. Additional transportation or other improvements may be conditioned within future applications.