



**AGENDA**  
**Regular Meeting**  
**June 24, 2021, at 5:30 PM**  
**Legion Hall – Below City Hall**  
**216 East Park Street**  
**McCall, ID**  
**AND MS TEAMS Virtual**

**ANNOUNCEMENT:**

Due to McCall's commitment to stay healthy in response to the COVID-19 Emergency and ensuring that the City's Business continues, this will be both an in person and virtual meeting. The Legion Hall's 6-foot social distancing Occupancy Capacity is **15**. The Council Members and staff who are anticipated to be in attendance is **8**. The first **7** persons who appear will be allowed to be present in the meeting location. **Social distancing will be enforced.** All other persons may be in attendance virtually. Any member of the public can join and listen only to the meeting at 5:30 p.m. by calling in as follows: **Dial 208-634-8900 when asked for the Conference ID enter: 827 785 686#** Or you may watch live by clicking this link: <https://youtu.be/jJVIOD82kow>

**OPEN SESSION**

**PLEDGE OF ALLEGIANCE**

**APPROVE THE AGENDA**

**CONSENT AGENDA**

All matters which are listed within the consent section of the agenda have been distributed to each member of the McCall City Council for reading and study. Items listed are considered routine by the Council and will be enacted with one motion unless a Council Member specifically requests it to be removed from the Consent Agenda to be considered separately. Staff recommends approval of the following ACTION ITEMS:

1. Payroll Report for period ending June 11, 2021 (ACTION ITEM)
2. Warrant Register – GL (ACTION ITEM)
3. Warrant Register – Vendor (ACTION ITEM)
4. AB 21-166 City Licenses Report to Council Per McCall City Code (ACTION ITEM)
5. AB 21-167 Treasurer's Report as Required by IC 50-208 (ACTION ITEM)
6. AB 21-165 McCall Youth Football Club and Parks & Recreation MOU (ACTION ITEM)
7. AB 21-170 Request to Approve a New Lease for Hangar 523 with Richard A. Bush and Pamela S. Bush and Terminate the existing 523 Lease with SEICO, LLC (ACTION ITEM)

**GENERAL PUBLIC COMMENT – HOW TO SUBMIT COMMENTS**

Public comment will be accepted in writing prior to the meeting. To ensure that the Council receives all comments prior to the meeting, all comments must be submitted **prior to 3:00 pm on June 24, 2021**. There is a link to submit your written comment on the City's website at <https://www.mccall.id.us/packets> If a member of the public would like to make comment during the live meeting online or to call-in, please sign up at [www.mccall.id.us/packets](https://www.mccall.id.us/packets) **prior to 3:00 pm on June 24, 2021**. Once we receive your request to make public comment, a link will be sent to

you with instructions. Members of the public are also welcomed to attend the meeting in person; however, space is limited due to social distancing requirements and only 7 members of the public may attend. Again – **written comments are preferred.**

## **WORK SESSION**

AB-168 Request for Council to Review a Draft Ordinance Regarding Prohibiting the Feeding of Wildlife (ACTION ITEM)

## **BUSINESS AGENDA**

AB 21-164 Request to Approve the Woodstock Agreement with Heartland Hunger & Resource Center and Proclaim the 10th day of July 2021 as Humanitarian Woodwork Day (ACTION ITEM)

AB 21-169 Request to Approve National Endowment for the Arts Grants for Arts Project application for McCall Library public art (ACTION ITEM)

AB 21-171 Request to approve Artist Personal Property Lease Agreement for “Going to School” public artwork by Phil Wilcomb (ACTION ITEM)

AB 21-172 Request Approval of Resolution 21-24 Adopting a revised guidelines for setting recreation program fees and coaches’ discounts, account credit update and overall staff responsibilities (ACTION ITEM)

**AB-173** Request to Adopt Resolution 21-25 Designating Certain Properties as an “Area Of Critical Concern” (ACTION ITEM)

Covid-19 Update and Review of Mask Metrics Status

Upcoming Meeting Schedule Discussion

## **ADJOURN**

**McCALL CITY COUNCIL**  
**AGENDA BILL**

216 East Park Street  
McCall, Idaho 83638

**Number** **AB 21-173**  
**Meeting Date** **June 24, 2021**

<b>AGENDA ITEM INFORMATION</b>				
<b>SUBJECT:</b>  <i>Request to Adopt Resolution 21-25 Designating Certain Properties as an “Area Of Critical Concern”.</i>		<i>Department Approvals</i>	<i>Initials</i>	<i>Originator or Supporter</i>
		Mayor / Council		
		City Manager		
		Clerk		
		Treasurer		
		Community Development	DK	Originator
		Police Department		
		Public Works		
<b>COST IMPACT:</b>		Golf Course		
<b>FUNDING SOURCE:</b>		Parks and Recreation		
		Airport		
<b>TIMELINE:</b>		Library		
		Information Systems		
		Grant Coordinator		
<b>SUMMARY STATEMENT:</b>  Resolution 21-25 would designate properties east of the City boundaries within the area of city impact and owned by Pine Creek Ranch, LLC as an area of Critical Concern requiring the preparation of an environmental assessment. The attached memo gives a complete description of this requirement.				
<b>RECOMMENDED ACTION:</b>  Adopt Resolution 21-25 Designating Certain Properties owned by Pine Creek Ranch, LLC as an “Area Of Critical Concern” and authorize the Mayor to sign all necessary documents.				
<b>RECORD OF COUNCIL ACTION</b>				
<b>MEETING DATE</b>	<b>ACTION</b>			

# Memo

**To:** City Council

**From:** Michelle Groenevelt

**Date:** June 24, 2021

**Re:** Designation of Property as Area of Critical Concern

**Background:** In April, the City was approached by Pine Creek Ranch, LLC., about the development of two parcels of land in their ownership. The vacant parcels are located east of the city limits adjacent to the Fox Ridge, West Place, Woodlands No. 1 and Woodlands No. 2 subdivisions, within the Area of City Impact, and combined are 158 acres in size. The owner's intent is to develop the property in single-family residences. (see attached map of the property location)

**McCall Area Comprehensive Plan:** The Future Land Use Map included in the McCall in Motion, the 2018 McCall Area Comprehensive Plan, designates the area for low density residential use which is described in the plan as "intended to provide for the development of low density single-family residential neighborhoods. These neighborhoods consist of larger home sites.

The area is also identified in the plan as a "Cluster Overlay Area", which is described as being applied to lands that have a "clustering and/or village style design and to be used as a flexible designation to achieve multiple benefits in implementing the objectives of the Comprehensive Plan."

**MCC Title IX Subdivision Code:** Chapter 7 of the Subdivision Code sets Special Subdivision Development Standards. The purpose is to identify various types of developments that normally pose special concerns to the city when reviewing and acting upon subdivision requests. Section 9.7.08 specifically provides for the City Council to designate areas of critical concern, including areas within the area of city impact outside the city boundaries. Once designated, the code allows for the city to require an environmental assessment prepared by an interdisciplinary team of professionals.

This property fits the qualifications as an area of critical concern given its size, the natural environmental conditions existing on the site, potential impacts on existing nearby neighborhoods within the City, the special provisions of the Comprehensive Plan, and the transportation and infrastructure needed for the development of the property. Staff has been in discussions with the property owners about the need and scope of an environment assessment prior to submittal of a development application, and the property owners have been in contact with environmental and other specialized professionals to prepare the assessment.

**Development Applications Required:** This application will be reviewed at the time of submittal and, at a minimum, require approvals of an annexation, rezone, Planned Unit Development (PUD), and design review.

**Requested City Council Action:** In accordance with MCC 7.9.08, adopt Resolution 21-25 designating the parcels owned by Pine Creek Ranch, LLC, RPM00000150605 and RP18N03E154641 as an area of Critical Concern requiring the preparation of an environmental assessment as part of development application review process.

**ATTACHMENTS:**

Exhibit 1: Vicinity Map



**City of McCall**  
**RESOLUTION 21-25**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MCCALL, VALLEY COUNTY, STATE OF IDAHO DESIGNATING CERTAIN PROPERTIES AS AN “AREA OF CRITICAL CONCERN”.

**WHEREAS**, section 9.7 of the McCall City Code sets forth Special Subdivision Development Standards with the purpose to identify various types of developments that normally pose special concerns to the city when reviewing and acting upon subdivision requests; and

**WHEREAS**, section 9.7.08 of the McCall City Code specifically provides for the City Council to designate areas of critical concern with hazardous or unique characteristics, including areas within the area of city impact outside the city boundaries; and

**WHEREAS**, section 9.7.08 of the McCall City Code further provides for the preparation of an environmental assessment prepared by professionals for areas designated as an area of critical concern; and

**WHEREAS**, the City has been approached by the owner of property known as Pine Creek Ranch about the development of this property; and

**WHEREAS**, the Pine Creek Ranch property is located east of the city boundary and within the area of city impact; and

**WHEREAS**, the Pine Creek Ranch property correspondences with the purpose and intent for designation of an area of critical concern by its size, natural environmental site features, potential impacts on established neighborhoods within the City, the special provision of the Comprehensive Plan for this area and the transportation and infrastructure needed for development of the property.

**NOW THEREFORE BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF MCCALL, IDAHO THAT:**

**THE PROPERTY KNOWN AS PINE CREEK RANCH, OWNED BY PINE CREEK RANCH, LLC, AND OTHERWISE IDENTIFIED AS VALLEY COUNTY ASSESSOR PARCELS, RPM00000150605 AND RP18N03E154641, BE DESIGNATED AS AN AREA OF CRITICAL CONCERN REQUIRING THE PREPARATION OF AN ENVIRONMENTAL ASSESSMENT AS PART OF DEVELOPMENT APPLICATION REVIEW PROCESS.**

PASSED AND APPROVED BY THE MAYOR AND THE CITY COUNCIL of the City of McCall, Valley County, Idaho, this 24th day of June 2021.

CITY OF MCCALL  
Valley County, Idaho

ATTEST:

\_\_\_\_\_  
Robert S. Giles, Mayor

\_\_\_\_\_  
BessieJo Wagner, City Clerk

EXHIBIT A: Map of the Property Location