

AGENDA
McCall City Council
Regular Meeting
July 28, 2011, 5:30 p.m.
McCall City Hall (Lower Level)
Legion Hall
216 East Park Street

The times listed are estimated times only. The Council reserves the right to alter the times as necessary.

5:30 p.m. OPEN SESSION ROLL CALL

APPROVE THE AGENDA

WORK SESSION

AB 11-140 Horrocks Engineers Council Presentation

6:00 p.m. PLEDGE OF ALLEGIANCE

6:05 p.m. PUBLIC COMMENT

At this time, the Mayor will call for any comments from the public on any subject whether or not it is on the agenda for any item(s) the public may wish to bring forward and discuss. **Please limit comments to three (3) minutes. The City Council does not take any action or make any decisions during public comment.** To request Council action during the Business portion of a Council meeting, contact the City Manager at least one week in advance of a meeting.

BUSINESS AGENDA

6:10 p.m. AB 11-137 McCall Area Planning and Zoning Commission Annual Report to Council

6:30 p.m. AB 11-136 Review of the McCall Area Comprehensive Plan Goals and Objectives/Implementation

7:00 p.m. AB 11-138 2011 Update to the Comprehensive Economic Development Strategy (CEDs)

7:10 p.m. AB 11-139 Technical Advisory Group (TAG) Deadline Extension

7:30 p.m. 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 items:

1. Minutes - City Council Regular 04.28.11
2. Minutes - City Council Regular 05.12.11
3. Minutes - City Council Regular 05.26.11
4. Minutes - City Council Regular 05.27.11
5. Warrant Registers Dated July 21, 2011
6. Payroll Report for Period Ending July 8, 2011
7. Alcohol and Catering Licenses Activity Report

7:35 p.m. ADJOURNMENT

Americans with Disabilities Act Notice: The City Council Meeting room is accessible to persons with disabilities. If you need assistance, contact City Hall at 634-7142.

**McCALL CITY COUNCIL
AGENDA BILL**

216 East Park Street
McCall, Idaho 83638

**Number AB 11-140
Meeting Date July 28, 2011**

AGENDA ITEM INFORMATION

SUBJECT: <i>Horrocks Engineers Council Presentation</i>	<i>Department Approvals</i>	<i>Initials</i>	<i>Originator or Supporter</i>
	Mayor / Council		
	City Manager		
	Clerk		
	Treasurer		
	Community Development		
	Police department		
	Public Works	PB	originator
	Golf Course		
	Parks and Recreation		
COST IMPACT: None	Airport		
FUNDING SOURCE: N/A	Library		
TIMELINE: ASAP	Information Systems		
	Grant Coordinator		

SUMMARY STATEMENT:

On July 14, 2011 City Council approved a one and one-half (1-1/2) year general engineering services contract with Horrocks Engineers. The selection committee has had ample time during the evaluation process to review Horrocks Engineers’ qualifications in their proposal, then in the interview process, and finally in checking their references. PW staff realizes that City Council did not have this opportunity.

Horrocks Engineers will prepare and give a short presentation to Council about their firm and on one or two upcoming task orders. There will be time for a short question and answer period after their presentation

RECOMMENDED ACTION:
None – Information only

RECORD OF COUNCIL ACTION

MEETING DATE	ACTION
July 14, 2011	City Council approved AB11-128: Contract with Horrocks Engineers for General Engineering Services

**McCALL CITY COUNCIL
AGENDA BILL**

216 East Park Street
McCall, Idaho 83638

**Number AB 11-137
Meeting Date July 28, 2011**

AGENDA ITEM INFORMATION				
SUBJECT: <i>McCall Area Planning and Zoning Commission Annual Report to Council</i>		<i>Department Approvals</i>	<i>Initials</i>	<i>Originator or Supporter</i>
		Mayor / Council		
		City Manager		
		Clerk		Originator
		Treasurer		
		Community Development	MG	
		Police department		
		Public Works		
		Golf Course		
		Parks and Recreation		
COST IMPACT:	n/a	Airport		
FUNDING SOURCE:	n/a	Library		
TIMELINE:	n/a	Information Systems		
		Grant Coordinator		
SUMMARY STATEMENT:				
<p>Phil Feinberg, Commission Chair, will present the McCall Area Planning and Zoning Commission's annual report to Council.</p>				
RECOMMENDED ACTION:				
None – information only.				
RECORD OF COUNCIL ACTION				
MEETING DATE	ACTION			

**McCALL CITY COUNCIL
AGENDA BILL**

216 East Park Street
McCall, Idaho 83638

**Number AB 11-136
Meeting Date July 28, 2011**

AGENDA ITEM INFORMATION

SUBJECT: <i>Review of the McCall Area Comprehensive Plan Goals and Objectives/Implementation</i>		<i>Department Approvals</i>	<i>Initials</i>	<i>Originator or Supporter</i>
		Mayor / Council		
		City Manager		
		Clerk		
		Treasurer		
		Community Development	MG	
		Police department		
		Public Works		
		Golf Course		
			Parks and Recreation	
COST IMPACT:	N/A			
FUNDING SOURCE:	N/A	Airport		
		Library		
TIMELINE:	N/A	Information Systems		
		Grant Coordinator		

SUMMARY STATEMENT:
 The McCall Area Comprehensive Plan was adopted in December 2007 by the City of McCall and in January 2008 by the Valley County. The Comprehensive Plan was adopted after an 18 month extensive public involvement process to engage the McCall community in the development of the McCall Area Comprehensive Plan amendment. This Plan included significant revisions to the Goals and Objectives, Chapters, and Future Land Use Plan Map.

The purpose of the City of McCall Area Comprehensive Plan is to integrate the concerns and expressions of the community into a document that recommends how the City should grow and develop. The planning horizon used in this Plan update is 2032. This date was selected for two reasons: (1) to provide a long range vision and plan; and, (2) to promote consistency with infrastructure planning, particularly the updated Wastewater Master Plan.

It is important to review the McCall Area Comprehensive Plan to assess how the City has been meeting the goals and objectives as defined by the plan. This document is also a valuable resource for evaluating and making decisions about City projects and policies.

A hardcopy of the McCall Area Comprehensive Plan is provided.

RECOMMENDED ACTION:
 Informational only- no action necessary.

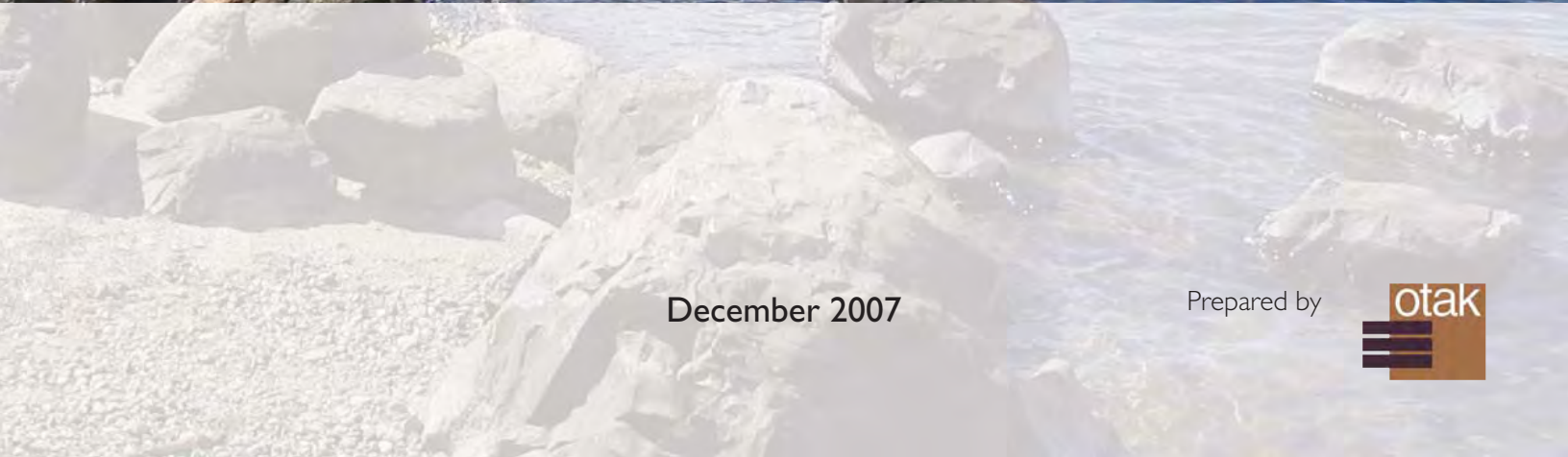
RECORD OF COUNCIL ACTION

MEETING DATE	ACTION



City of McCall

McCall Area Comprehensive Plan



December 2007

Prepared by

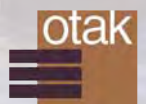


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Acknowledgements

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Brian Duffany, Economic Planner

The McCall Comprehensive Plan Steering Committee

The Plan update was guided by a broad-based Steering Committee appointed by the McCall City Council. The Committee met nine times between August, 2006 and October, 2007. The membership included:

Bill Robertson, Mayor
Frank Eld, County Commissioner
Bob Youde, Chair, McCall Area Planning & Zoning Commission
Sarah Jessup, McCall Area Planning and Zoning Commission
Ed Allen, Chair, Valley County Planning and Zoning Commission
Mike Anderson, Airport Planning Advisory Committee
Steve Gleason, Chair, Local Option Tax Committee
John Milliner, Co-Chair, McCall Improvement Committee
Judy Maguire, Co-Chair, McCall Improvement Committee
Pat Eames, Chair, Historic Preservation Commission

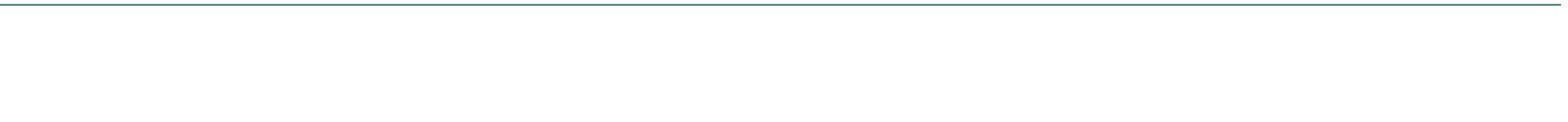
Kevin Briem, Chair, Parks and Recreation Advisory Committee
Robert Giles, Chair, Golf Course Advisory Committee
Robyn Armstrong, Chair, Library Board
Richard Coonts, Chair, Transportation Advisory Committee
Rick Fereday, Chair, McCall Redevelopment Agency
Doug MacNichol, Board Member, McCall Donnelly School District
Andrew Laidlaw, Board Member, McCall Memorial Hospital
Jenny Ruummele, McCall Arts & Humanities Council
Brian O'Morrow, Area of Impact at Large
Ed Elliott, Area of Impact at Large
Don Parker, President, McCall Chamber of Commerce
Shane Jeffries, United States Forest Service

Photo credits:

Mike Huston - www.picturesofcascade.com

Idaho Governor's Office of Species Conservation

McCall Public Library



McCall, Idaho

The City of McCall is located in the north end of the “Long Valley” in Valley County, Idaho, on the south shore of Payette Lake. With 2,415 residents (2005), McCall is the largest community in Valley County and serves as the economic hub for a large area, including parts of Adams and Idaho Counties. It is located approximately 100 miles north of Boise, the State Capitol (Figure 1).

McCall is part of a magnificent landscape. The combination of Payette Lake, the mountain and ridgeline horizons, forested hillsides, glacial moraines, Payette River and other landscape features provide both a beautiful setting and strong identity to the area. McCall’s beauty lies at the core of the community’s local values, economic vitality, and aspirations for the future.

Capturing much of the key landscape features of the area, the McCall Area of Impact extends beyond the city limits and encompasses 22,780 acres. It is characterized by rolling hills and steep gradients covered by coniferous forests. These same hills and mountains surround the approximately 6.2-mile length of Payette Lake. The North Fork of the Payette River enters the planning Area of Impact at its north border and flows into Payette Lake. The river exits the lake in McCall at Lardo Bridge and continues to flow south, passing through a deep canyon and out into a floodplain, meandering through grasslands. The river has sculpted the land below Payette Lake into a succession of terraces covered with a blend of conifer and deciduous vegetation.

The Payette River and Payette Lake were named after Francois Payette, a trapper with the McKenzie expedition (1818-1834) for the Pacific Fur Company (U.S. Forest Service [USFS] 1968). After that he was in charge of The Hudson Bay Company’s Fort Boise. Little economic activity was recorded in the region until the early 1860s when gold was discovered in the Warren and Florence areas. Long Valley, including the area around Payette Lake, served as a transportation route and supply source for the Warren mines, approximately 50 miles to the north. The road from Meadows to the west side of Payette Lake and over to Warren served as the main transportation route and supply source for the Warren mines approximately 50 miles to the north. There was not a settlement on the south shore of the lake at that time.



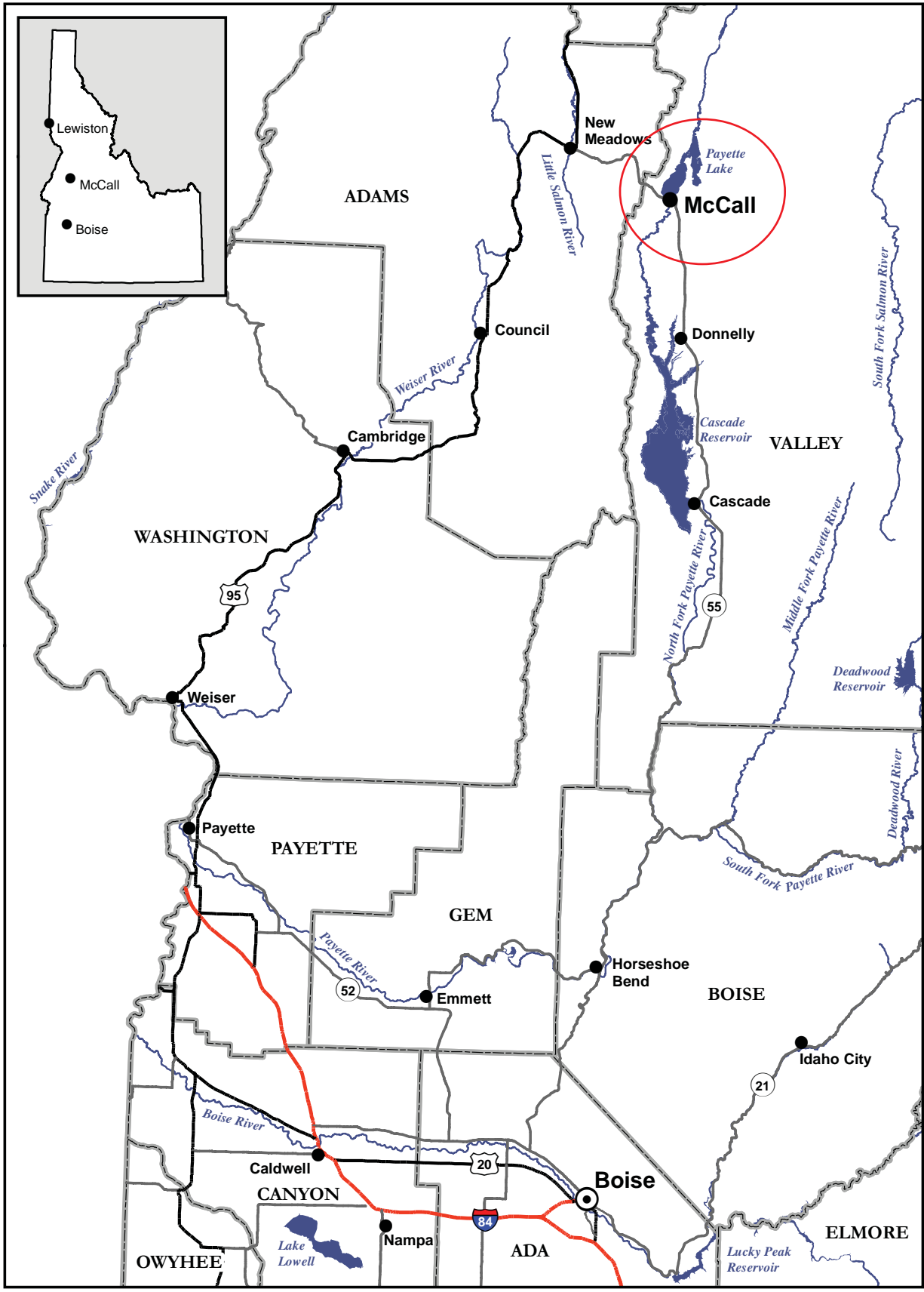


Figure I - Vicinity Map



History of McCall

The history of McCall is entwined in the ebb and flow of four overlapping elements: recreation, mining, forestry and commerce. Mining had an early and direct influence on the development of the area for settlement. With the discovery of gold in the Salmon River mountains, miners hurried along the hazardous Packer John and Warren trails that followed the west side of Payette Lake two miles north of the river outlet. At that time there was no permanent settlement on the south shore of the lake, however the area near the outlet of the river had long been a communal fishing and hunting ground for Native American tribes in the summer months. For them the lake was a sacred and spiritual place where they could peacefully rendezvous with others.

In 1874, N.B. Willey, correspondent with the Warren Times, created broad interest in the area when he wrote: "This piece of country is worth looking after. The lakes and streams abound with fish at this time of the year and the game is plentiful.... The Payette Lake, a beautiful sheet of water 12 miles long, in places is dotted with richly wooded inlets set like emerald gems on the bosom of the liquid mirror." (Mr. Willey later became Idaho's second governor.)

Four years later the only cabin was at the north end of the lake where the mail carrier could stop overnight. However the Chinook red and white fish were so abundant that several commercial fisheries operated above the lake at the time, sending fresh, salted and dried fish to the mining camps and south to the Boise-Weiser areas.

This Meadows-to-Warren trail connection to the promising mining areas prompted the construction of the Warren Wagon Road. At the time, officials were anticipating a future highway linking southern and northern Idaho, and in 1891 the road was completed to Warren. This may have prompted Charles Clifford to build the Statehouse Hotel, complete with a U.S. Post Office "Eugene" at the junction of the road with the lakeshore, (current site of the home of Mugs Davies,) to accommodate freight wagons and stage coaches. Providing a southwest approach from Meadows to Payette Lake and the Salmon River mining communities set the stage for the role of the southern lakeshore as a vital commercial, recreational, forestry and agricultural center for central Idaho. These four elements became the basis for the creation and continuing development and expansion of the unique community that is McCall.



Today's McCall, (East Lake Street)

Following in the tradition of the tribal rendezvous, the lake has been a recreational destination from the beginning. Several families, the first tourist campers on record, came to the southwest shore in 1883 from Emmett and the nearby Marsh-Ireton Ranch. Fourteen people in all, they came in several covered wagons with four horse teams and saddle horses. One lady insisted on having her "buggy" and driver along also.

According to Nettie Ireton Mills in her book, *All Along the River*, "They followed the first road into Long Valley, made by the tie contractors. It went up the five-mile hill above Ola, across High Valley, down Tripod Creek to the river's ford, thence over the steep hill beyond, to the Round Valley. When too steep for brakes, trees dragged behind the wagons held them back. Through Long Valley they followed the route of a company of Cavalry sent out from Fort. Boise. Camp was made on the west side of the lake near the present Hays' property (The current site of "Elevation 5000" condominiums). They had no boats, but built a raft from which to fish - a great sport for the young people. All enjoyed many red fish from the upper lake." They returned home by way of Meadows Valley, crossing the Weiser River 36 times, stopping in Meadows for a dance and in Salubria for a chicken dinner with friends.

In the following two decades, several commercial camps, hotels, private clubs, and church camps provided recreational opportunities for visitors, enhanced by scenic tours of the lake on "Jewsharp" Jack Wyatt's 30-foot steamboat. The Club Division (500 building sites), Ontario Club, Sylvan Beach, Pilgrim's Cove, Shady Beach, Lakeview and Newcomb's beaches all had their beginnings then, along with the construction of individual cabins along the lakeshore. The recreational aspect of McCall has since ballooned into the four-season resort community of today.

The catalyst for creating the town of McCall was an emigrant family from Ohio and Missouri. Tom and Louisa McCall were nearing their 50s when they decided to strike out West for a new life. They knew farm life in all its hardships and harvests and were looking forward to beginning again. Louisa had borne nine children, three of whom had died. Their son Homer had been in ill health most of his life and the western climate seemed to hold hope for improvement. Arriving in Boise in 1888 they stopped for several months at the Marsh-Ireton Ranch near Emmet to gather equipment and supplies for the trek to Long Valley. Homer died at the ranch during

this time and Tom and Louisa and three sons, Ben, Dawson, and Ted set off in the spring of 1889 for Long Valley with two wagons and teams plus 25 head of cattle, numerous chickens, and household supplies for their new home. Pulling in at the south end of Payette Lake in June they discovered a single resident, Sam Devers, who had squatter's rights to 160 acres of prime shoreline property. He was eager to move on and agreed to trade his rights and cabin to Tom for a wagon, team and harness. (The current site is the Hotel McCall.) Other settlers soon proved up their land hugging the south shore and Tom plotted a town site of four blocks out of his original homestead.

In the early days Tom McCall appropriated the abandoned Lardo U.S. Post Office, originally located ten miles south of the lake, and the area was briefly known as "Lardo." W.B. Boydston acquired the Lardo Post Office in 1903, and moved it and the name to his homestead west of the river. Honoring Tom as the father of the town, citizens changed the name to "McCall." The Town of McCall was officially incorporated on July 19, 1911.

The 40 years following 1890 were a time of rapid growth and the McCalls and their colleagues established a firm basis for the town's character. Tom bought the Warren Gold Dredging Company sawmill and established his lumber business a block west of his home on the lakeshore. This and subsequent mills supplied lumber for the burgeoning homes, hotels and business buildings.

According to the Idaho Magazine, *"The shore of the lake...is thickly gemmed with the grandest spots for building purposes around the entire lakes - sites equally adapted for the use of a summer cottage - or business enterprise, and the Messrs*



McCall ca. 1914 - Courtesy McCall Public Library



McCall will hold out exceptional inducements to those who will build on their lake sites next spring and summer. The Idaho Magazine suggests that all prospective builders confer with these gentlemen before building, as it would probably be to their decided advantage so to do."

Tom was a landowner, realtor, hotel owner, postmaster, sawmill owner, merchant, and councilman as well as the respected "father" of the town. With the coming of the railroad in 1914 McCall was established as a commercial center for the surrounding area.

Forestry became an important influence in McCall when Tom recognized the value of the new Payette Forest Reserve created in 1905 by President Theodore Roosevelt. The headquarters were then at Meadows, but Tom managed to have it moved to McCall in 1908 by providing office space in his new building (current site Lake Street Station) and paying the \$80 moving expenses for the supervisor and his family. Tom's son Daws became the ranger for what is now the McCall Ranger District. Daw's younger brother Ted was appointed deputy ranger for the Chamberlain Ranger District. The Forest Service and its Smokejumper Base has maintained a prominent place throughout the history of McCall and continues to be a major contributor to its life. The addition of an airport in 1930 not only served the smokejumper program but also provided easier access to backcountry landing strips.

The McCalls experienced more sadness when Ted passed away in 1911 at the age of 28. When Louisa was asked whether she was discouraged by the hard life, she replied: "Why no, of course not. I had my family with me. Besides, there was always the lake and the mountains, the grand trees and the sunshine. And when I got a little discouraged, I used to walk out to a place just above the lake and look across that glorious beauty - that was all I needed."

Tom and Louisa laid the foundation for the next generation of leadership. Carl and Ida Brown and their family managed to build the sawmill industry into a major contributor to the economy of the town and central Idaho. Originally from New England where his family owned an important sawmill and lumber business, and armed with a degree in business, Carl extended his reach beyond the community to serve as state senator for Valley County in the Idaho Legislature and later as an Idaho Democratic National Committeeman.

The Boise-Cascade Company acquired the mill in 1964 and closed operations in 1977, removing the "backbone" of McCall's economy. The lumber business ceased to exist in McCall, and the sawmill burned to the ground in 1984.

In 1905 several private lumber companies started a cooperative venture to protect the forests from fire and disease. Over the next ten years this developed into a formal organization, The Southern Idaho Timber Protective Association (SITPA). Members included private timber companies, the State of Idaho, the U.S. Forest Service, and the U.S. Department of Agriculture. In the 1930s SITPA managed some of the Civilian Conservation Corps (CCC) camps in the McCall area. Among many building projects by the CCC was the headquarters compound for SITPA on State Street in McCall. Finn craftsmen from the valley supervised the construction of these log buildings following the Finnish techniques for construction. These buildings are on the National Historic Register and currently house the Central Idaho Historical Museum.

The ebb and flow of events in McCall until now have all been leveling influences on the growth and development of the area. It has maintained its village charm through the good times of progress, the excitement of MGM filming "Northwest Passage", the addition of the Shore Lodge and the Yacht Club to an already interesting town center, the discovery of a deep water creature in the lake named "Sharlie", and a magic that touches all who come to its forests and shores. If a positive spin can be attributed to fire, many of the hotels, stores, and businesses were leveled only to be rebuilt or replaced by modern facilities. After decades of fairly moderate growth, McCall has been "discovered" as a desirable resort destination by



Payette Lake ca. 1910 - Courtesy McCall Public Library



private investors and the development industry. The increasing growth rate of Boise's Treasure Valley, 100-miles to the south, has also resulted in more focus on McCall for resort and vacation home developments in recent years. Tamarack has added a new scale of visitor-oriented development. Along with economic prosperity, McCall has experienced many challenges related to growth: housing costs, provision of infrastructure provision, and changing demographics to name a few.

The 2008 update of the McCall Area Comprehensive Plan identifies and addresses these issues with a focus on balancing McCall's new economy with livability and providing for the needs of the community's full time residents.

Plan Purpose and Scope

The purpose of the City of McCall Area Comprehensive Plan is to integrate the concerns and expressions of the community into a document that recommends how the City should grow and develop. All legislative requirements, specifically the Idaho Local Planning Act, are also addressed in the plan. This plan includes goals, and objectives and action items developed by interested citizens to guide future development. The plan uses maps and narrative to describe the city, provides a vision of a desired future, and recommends specific measures to reach that future. Section 67-6508 of the Idaho Code (the Local Planning Act) provides for a planning process as follows:

Prepare, implement, and review and update a Comprehensive Plan, hereafter referred to as the plan. The plan shall include all land within the jurisdiction of the governing board. The plan shall consider previous and existing conditions, trends, desirable goals and objectives, or desirable future situations for each planning component. The plan with maps, charts, and reports shall be based on the following components unless the plan specifies reasons why a particular component is unneeded.

The components specified in the Idaho Code include private property rights; population; economic development; school facilities and transportation; land use; natural resources; hazardous areas; public services, facilities, and utilities; transportation; recreation; housing; community design; special areas or sites; implementation; and any other component that may be necessary.

The Comprehensive Plan provides direction for land

use regulations, including zoning, as well as other implementation actions. Idaho Code section 67-6511 specifies as follows:

Each governing board shall, by ordinance adopted, amended, or repealed in accordance with the notice and hearing procedures provided under section 67-6509, Idaho Code, establish within its jurisdiction one or more zones or zoning districts where appropriate. The zoning districts shall be in accordance with the adopted plans.

The planning horizon used in this Plan update is 2032. This date was selected for two reasons: (1) to provide a long range vision and plan; and, (2) to promote consistency with infrastructure planning, particularly the updated Wastewater Master Plan. This plan applies to all geographic areas within McCall's jurisdiction, including its surrounding Area of Impact.

Plan Structure

This plan is organized into 13 chapters. The first two chapters address introductory provisions and the McCall Vision. The subsequent 11 chapters encompass the 13 components required by state law. The 11 topical chapters allow for the grouping of similar components and provide some ease to the reader in following the City's key issues. As allowed by Idaho Code, some components of the plan have been merged. Private Property Rights is discussed in this chapter.

The plan chapters are as follows:

- Chapter 1, Introduction, provides a brief description of McCall and its history, the purpose, scope of the plan, the plan structure, the process used to develop the plan, and the rights of private-property owners, and the plan structure.
- Chapter 2, McCall Vision, describes the long range vision for the community.
- Chapter 3, Population, describes the dynamics of McCall's citizens and presents future population figures and scenarios.
- Chapter 4, Environment, explains the city and surrounding Area of Impact's environment, encompassing the natural resources, including Payette Lake and surrounding mountains. Hazardous areas are also described.



- Chapter 5, Land Use, identifies existing land uses, alternative future scenarios, illustrative plans for McCall and the downtown, and the updated Future Land Use Plan.
- Chapter 6, Community Character, describes the City's existing special character and opportunities for mixed use districts, employment areas and villages/ clustering. An inventory of McCall's special sites and historic attributes is included.
- Chapter 7, Housing, describes housing trends, needs, and projections.
- Chapter 8, Schools, summarizes the existing school system, including facilities and transportation, and discusses the community's schooling needs for the future.
- Chapter 9, Public Facilities, Utilities and Services, classifies existing public services, facilities, and utilities and providers. This component also identifies the city's future needs.
- Chapter 10, Transportation, describes the existing and future transportation system, including transit, bike and pedestrian facilities.
- Chapter 11, Recreation, characterizes the existing recreational opportunities and facilities and identifies prospective developments.
- Chapter 12, Economic Development, describes current and future economics and employment, and, strategies for economic diversification.
- Chapter 13, Implementation, describes the tools and follow-up actions needed to implement the plan.

Chapters 3 through 13 are generally organized as follows:

- *Introduction* This section introduces the component by defining the resource area and the purpose and content of the chapter. These definitions are largely derived from the Idaho Code.
- *Existing Conditions and Trends* This section describes the resources within the city and surrounding Area of Impact as they exist today. For selected topics, trends are evaluated and projected into the future, with descriptions of future conditions.
- *Community Concerns* A summary of community issues and concerns regarding the resource are provided in this section. These concerns were identified by stakeholders, Steering Committee

members and the public during the process. Ultimately, these concerns formed the foundation for development of the goals and objectives.

- *Goals and Objectives* The goals and objectives provide the policy basis for the plan. The goals describe broad aspirations, i.e. "where we are going?" The objectives describe more specific statements of "how we will get there?"

Process Summary

The 2007 Comprehensive Plan Update employed a five-step process, as illustrated in Figure 2. Each step addressed a fundamental question, as listed below:

- Step 1 - Community Outlook: What do we value?
- Step 2 - Trends: Where are we now? Where are we going?
- Step 3 - Scenarios: What are our choices?
- Step 4 - Vision and Plan: What is our preferred future?
- Step 5 - Policies and Action Plan: How do we get there?

The Plan update process was guided by a broad-based Steering Committee (see Acknowledgements page) through regular meetings, reviews and comments on products developed during the planning process. The process also included extensive citizen outreach, organized around community "Design Dialogues." The four Design Dialogues occurred during the initial phases of the Plan update (Community Outlook, Trends, Scenarios, Vision and Plan). They involved three to four day sessions that included small group meetings/workshops with stakeholder groups, the Planning and Zoning Commission and City Council.



McCall Area Comprehensive Plan Update

Work Plan Summary

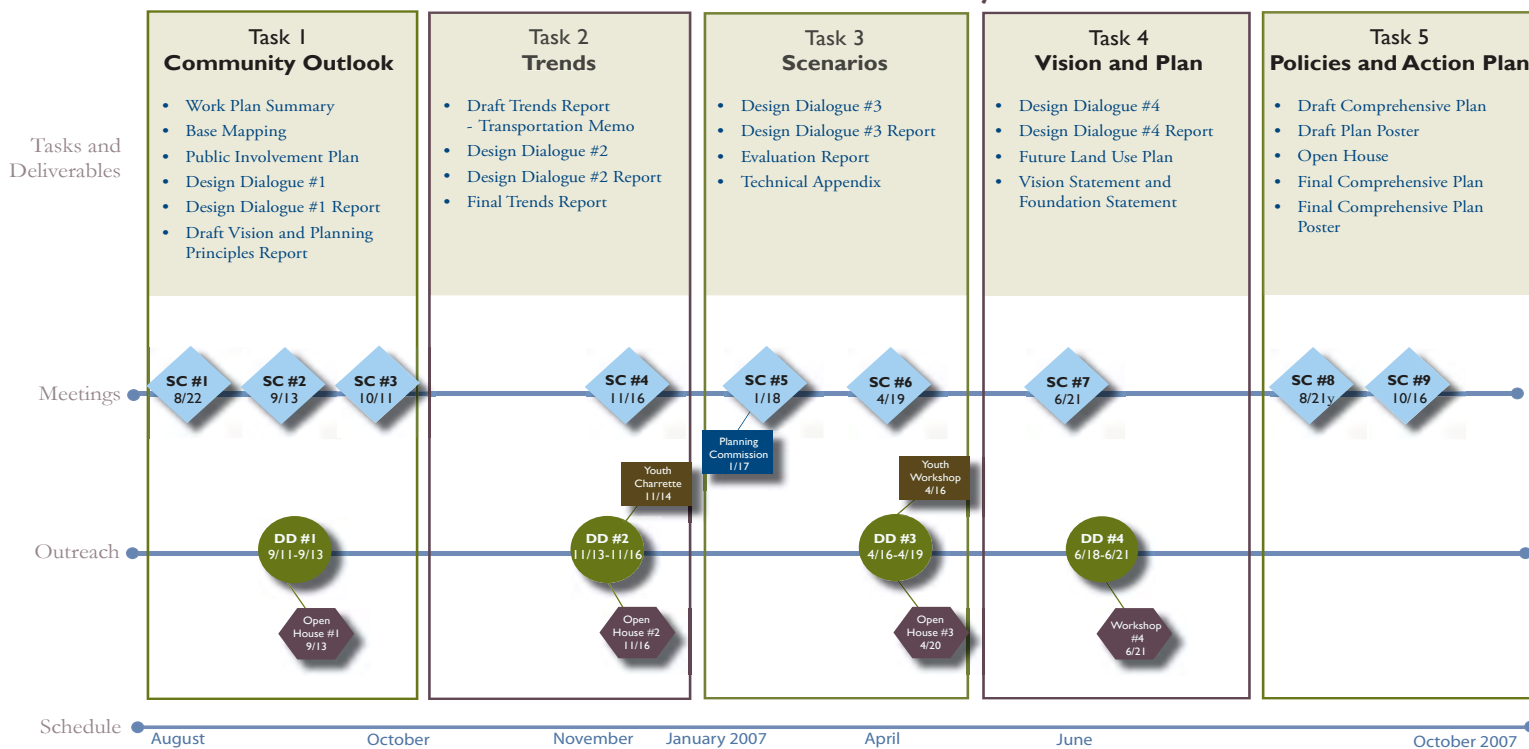


Figure 2 - Work Plan Summary

SC = Steering Committee
DD = Design Dialogue

The stakeholder groups included representation from the following:

- Airport Advisory Committee
- Chamber of Commerce
- City of McCall Police Department
- Community Voice
- Developers/Property Owners
- Airport Area
- Design and Development – General
- Lardo Area
- South Corridor area
- West Valley Area
- Faith Based Interests
- Golf Advisory Committee
- Historic Preservation Commission
- Idaho Department of Lands
- Idaho Power
- Idaho Department of Parks and Recreation
- Idaho Transportation Department
- Library Board
- Local Option Tax Committee
- McCall Area Planning and Zoning Commission
- McCall Arts and Humanities Council/Arts Community
- McCall Business Representatives
- McCall City Council
- McCall Fire Protection District
- McCall Improvement Committee
- McCall Memorial Hospital
- McCall Redevelopment Agency (Urban Renewal)
- Parks and Recreation Advisory Committee
- Payette Lakes Protective League
- Payette Lakes Watershed Advisory Group
- Payette Lakes Recreational Water and Sewer District
- Realtors
- Recycling Representatives
- School District Representatives/Education Interests
- Theater Representatives
- Transportation Advisory Committee
- Tree Committee
- U.S. Forest Service
- Utility Providers
- Valley County Roads Department



The last day of each Design Dialogue included a meeting with the Steering Committee to report and discuss what was heard, followed by a community workshop. The workshops were formatted for presentation of Design Dialogue results and small group discussion. All together, the Design Dialogue process resulted in 65 stakeholder meetings and participation by hundreds of citizens at the four community workshops.

In addition to the process described above, community outreach included a project website, flyers, newspaper announcements and an interested parties e-mail list. Three special outreach meetings were held: student input by a McCall Elementary 5th grade class during Design Dialogue No. 1; a meeting with seniors at the McCall Senior Center during Design Dialogue No. 2; and, input by McCall High School students during Design Dialogue No. 3. The goals and policies, Plan Map and updated Comprehensive Plan were reviewed by the Steering Committee in August and October, 2007.

Private Property Rights

Private property rights encompass not only the right to develop, invest, and profit from property, but the right to hold and enjoy property as well. As population increases and a greater number of people live nearer to each other, the opportunities for land use conflicts become greater. The City of McCall must balance each individual's rights with a respect for the property rights of neighboring owners.

The Fifth Amendment of the United States Constitution, as well as Article 1§14 of the Idaho Constitution ensure that private property, whether it be land or intangible property rights, not be taken by the government absent just compensation. In addition, the Idaho State Legislature has, in Chapter 80, Title 67, Idaho Code, enacted statutory provisions requiring state and local governments to ensure land use policies do not result in a taking of private property without just compensation by utilizing, among other things, a takings checklist generated and amended from time to time by the Idaho Attorney General in reviewing the potential impact of regulatory or administrative actions on private property.

Land use policies, restrictions, conditions, and fees of the City of McCall should not violate private property rights or create unnecessary technical limitations on the use of property as prescribed under the declarations of the purpose in Chapter 80, Title 67, Idaho Code and its subsequent amendments. Accordingly, the following goal and objectives are adopted regarding property rights:

Goals and Objectives

Goal:

Protect fundamental private property rights through all land use decisions made by the City of McCall pursuant to this plan.

Objectives:

- a. Protect private property from being taken for public use without just compensation.
- b. Design land use regulations to protect the health, safety, and welfare of the community, avoiding any unnecessary conditions, delays, and costs.
- c. Protect property rights of landowners from arbitrary and discriminatory actions.
- d. Consider the protection and preservation of private property rights in the development of land use policies and implementation standards and regulations and as required by law.
- e. Protect all persons from being deprived of private property without due process of law.
- f. Strive for stable and consistent policies regarding development densities and requirements in the plan and implementing ordinances.





The following Vision Statement was developed during the first Comprehensive Plan Update workshop series in September, 2006. Through stakeholder groups, Steering Committee discussion, and outreach to youth, over 100 McCall citizens contributed. They were asked two fundamental questions:

- Imagine that you leave McCall in 2006 and return 20 years later. The Comprehensive Plan has been successfully implemented. You really like what you see. What do you see?
- What are the key issues facing McCall that should be addressed by the Plan update?

The responses to the above formed the basis for the Vision Statement. The input was very comprehensive, covering all elements of the community. For this reason, the Vision Statement was written to capture the full depth of the input rather than generalizing it into a single statement or paragraph.

Vision Statement

McCall will be a diverse, small town united to maintain a safe, clean, healthy and attractive environment. It will be a friendly, progressive community that is affordable and sustainable. McCall's unique character is defined by its environment, history, culture, and people. Preserving and enhancing the character and exceptional environment of the McCall Area, in concert with providing guidance for growth, is a fundamental purpose of the Comprehensive Plan.

Land and Natural Resources

- Payette Lake is celebrated as the area's "Crown Jewel."
- Public access to the lake is convenient, it is a community priority and it is managed.
- The community embraces environmental sustainability by managing its footprint on the environment, including water and air quality, soundscape, the natural landscape and trees.

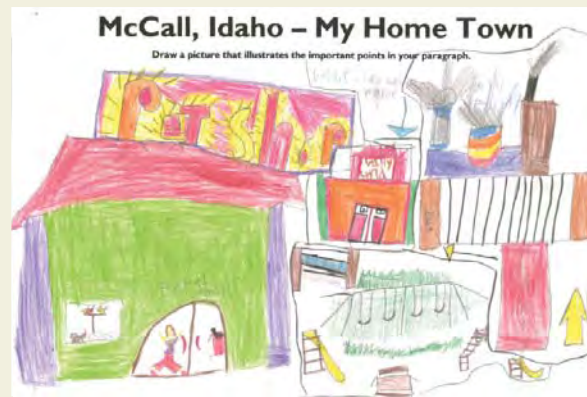
Economic and Demographic Framework

- A strong, diverse, year-round economy that provides quality living-wage employment opportunities that attracts residents to McCall.

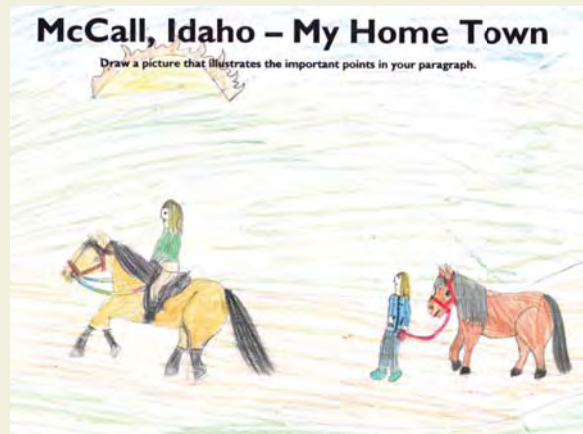
Students' Visions for McCall



We should not cut down so many trees - please try to save the animals!



I think McCall needs a pet shop and a candy factory!



I would like to see McCall stay mostly the same. I like McCall the way it is, not too big but not too small. I would like to see more horse-riding trails.



Public Services and Facilities

- Infrastructure (water, sewer, storm water, transportation and parks) and public safety services (emergency medical services, fire, law enforcement, etc.) are planned, provided, and maintained to match growth and meet the needs of the community.
- McCall's community - sponsored medical system serves this region and coordinates with Boise.
- Transportation mode and route choices (for moving goods and services) and a compact town form are integrated to support a vital community and make efficient use of land and urban services.
- McCall's system of bicycling and walking paths is highly connected throughout the community and supports transportation and recreation needs for both residents and visitors.
- There is excellence in education and opportunities for lifelong learning.

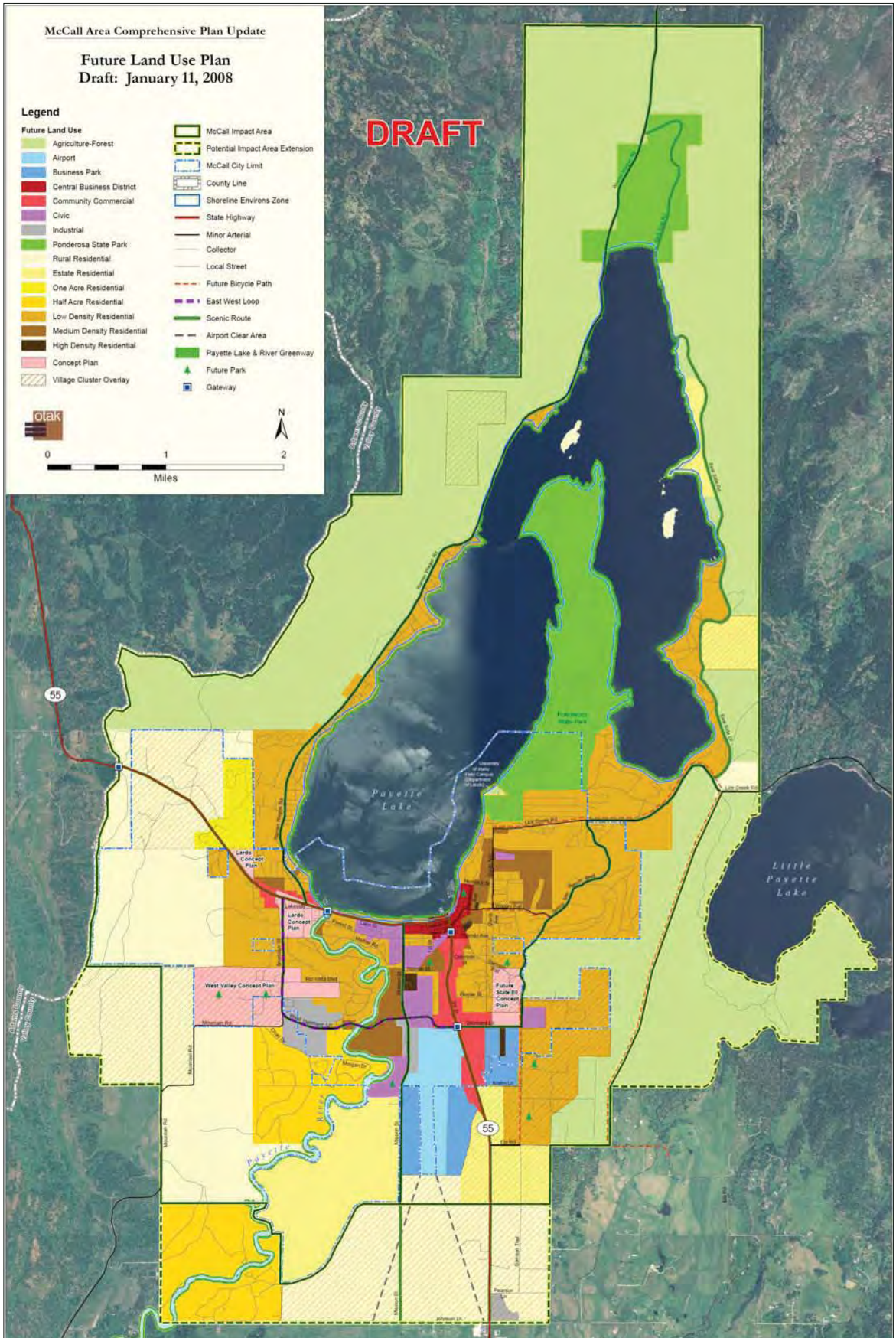
Community Character and Design

- Downtown is a vital pedestrian-friendly core with diverse shopping and dining attractions, and key community gathering places.
- Buildings, streets, and public places exhibit design excellence that is appropriately scaled to McCall's small, mountain town setting.
- Children and youth are served by a diversity of facilities and activities.
- Housing is affordable, available, and well-integrated into the community.
- McCall's art community and cultural assets thrive and are nationally recognized.
- McCall is a "real community" with friendly full-time residents that are diverse in their income, race, religion, age, and views.
- There is a clear rural edge that preserves the area's history and environment as well as announces to visitors that they have arrived somewhere special.



View of Payette Lake





Future Land Use Plan (See also Figure 14)



The purpose of the Comprehensive Plan's population component is to identify past trends in population change, analyze and assess current conditions, and forecast total population and age distribution in the future. An analysis of an area's population and population characteristics is important to the rest of the comprehensive planning process because different levels of population determine the need for current and future public facilities and services. Population inventories and forecasts also are used by the private sector in making location and investment decisions.

Community Conditions and Trends

Population growth in McCall has been stable in recent decades, but recently has increased from an annual average growth rate of 0.4 percent in the 1990s to three percent during the 2000-2005 period as shown in Table 1. In addition to the population increase, the second home market has also increased significantly resulting in changes to area demographics. A key trend is the widening of the gap between permanent and non-permanent residents as indicated in Table 2.

Population Trends

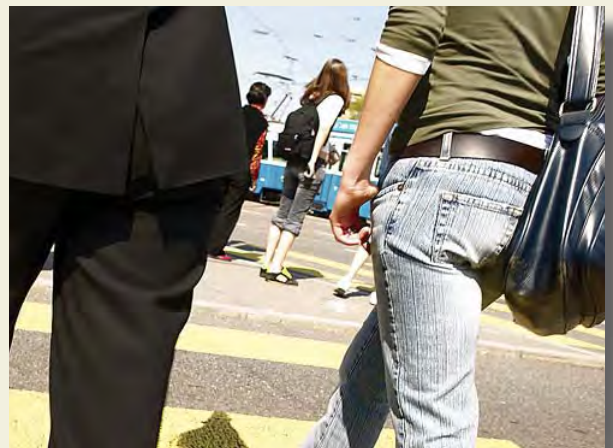
As illustrated in Table 1, the City of McCall experienced only modest growth in its permanent population until the last few years. In the period from 1990-2000, McCall's population grew by only 79 residents, which represents an average annual growth rate of only 0.4 percent. In the period from 2000-2005, the permanent population grew by 331 residents or an annual average growth rate of 3.0 percent.

However, unincorporated Valley County (which includes the McCall Area of Impact) witnessed much higher population growth in the 1990-2000 period with an increase of 1,340 residents (3.7 percent growth). This high growth rate did not continue into the 2000-2005 period, but remained steady at 1.5 percent growth, or an increase of 331 residents.

Forecast Methodology

Valley County Growth

The land use forecasting process for McCall starts with a regional housing forecast for Valley County. McCall is part of the larger Valley County and Long Valley region. Valley County is growing rapidly, and McCall will be impacted by growth outside of its incorporated limits. The Regional Housing Forecast Method shows that there is a certain amount of



Population and Households, Valley County, 1990-2005
McCall Comprehensive Plan

Description	Change 1990-2000			Change 1990-2000			Change 2000-2005		
	1990	2000	2005	Total #	Ann. #	Ann. %	Total #	Ann. #	Ann. %
Population									
Cascade	877	997	1,005	120	24	1.3%	8	2	0.2%
Donnelly	135	138	149	3	1	0.2%	11	2	1.5%
McCall	2,005	2,084	2,415	79	16	0.4%	331	66	3.0%
Unincorporated	3,092	4,432	4,763	1,340	268	3.7%	331	66	1.5%
Valley County	6,109	7,651	8,332	1,542	308	2.3%	681	136	1.7%

Households									
Description	1990	2000	2005	Total #	Ann. #	Ann. %	Total #	Ann. #	Ann. %
Cascade	353	421	424	68	14	1.8%	3	1	0.2%
Donnelly	52	55	59	3	1	0.6%	4	1	1.5%
McCall	824	902	1,045	78	16	0.9%	143	29	3.0%
Unincorporated	1,175	1,830	1,967	655	131	4.5%	137	27	1.5%
Valley County	2,404	3,208	3,494	804	161	2.9%	286	57	1.7%

Note: 2005 households estimated using a constant household size from 2000.
 Source: US Census, 2005, Economic and Planning Systems

Table 1 - Population and Households

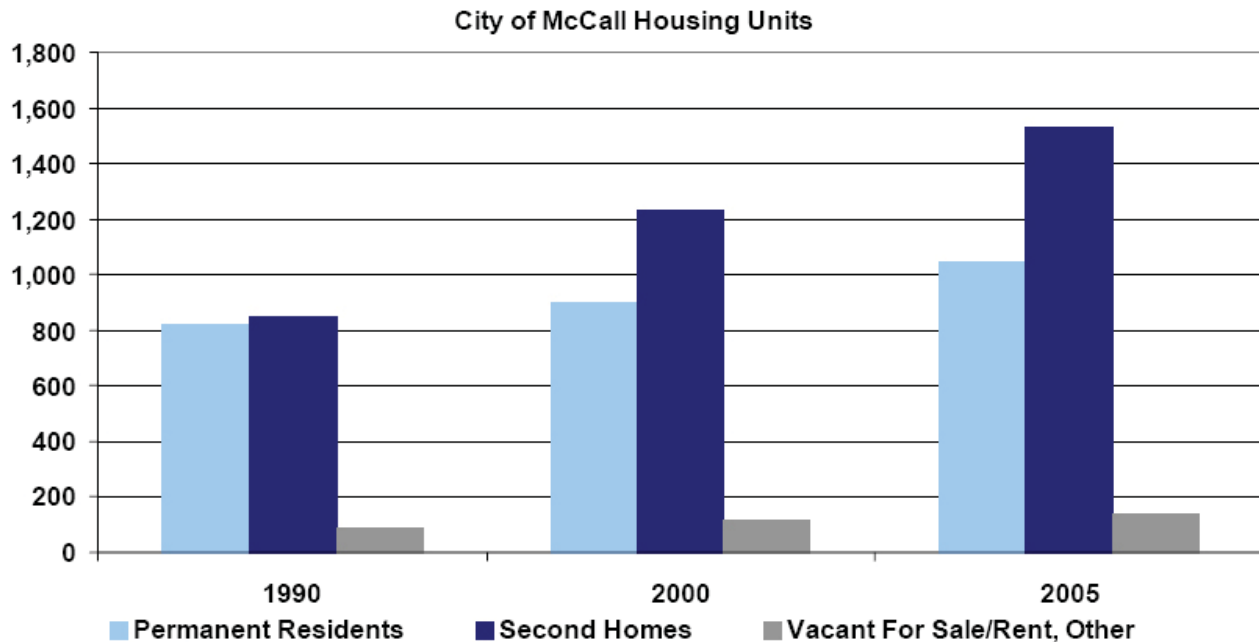


Table 2 - Housing Units



regional growth expected and while growth policies and choices can affect how growth occurs in McCall, growth in the County will continue to have an impact on McCall. This reinforces the need for valley-wide or regional planning to protect and preserve critical resources and quality of life.

The Valley County housing forecast is based on the past 15 year trend of housing construction in the county (including McCall), and the expectation that the recent rapid housing growth will be sustained for the next five to ten years at six to nine percent per year, and then slowing to a more moderate pace of two to 3.5 percent per year. The average annual housing growth rate for 2006 to 2032 is forecasted at 3.6% per year. The 2006 base year population (2,634 persons, 1,140 households) is for the area within the City of McCall city limits. This area was used because data was available from the Bureau of Census (2005 inter-censal data), supplemented by building permit data from the City of McCall. The 2032 forecast is the City of McCall assumed to be expanded into the current Area of Impact.

McCall Growth Forecast

The amount of growth forecast for McCall is estimated using the city's historic capture of county-wide growth as a starting point. From 1995 to 2000, 46 percent of Valley County housing construction occurred in McCall. From 2000 to 2006, unincorporated county growth accelerated more than growth accelerated in McCall, and McCall's capture decreased to 34 percent. McCall's capture rate in the forecasts ranges from 34 to 60 percent of total Valley County growth, depending on the forecast scenario.

The growth forecast uses housing unit growth to derive permanent population and second homes based on the recent and expected future distribution of homes occupied by permanent residents and second home owners.

After review of the scenarios, it was determined that "Scenario C" was the most appropriate scenario to use for the Comprehensive Plan. Scenario C is a community-centered scenario that is more consistent with the Vision Statement than the other scenarios. Scenario C assumes selected use of more compact and clustered development policies. This scenario also assumes that economic barriers can be overcome to decrease the community's reliance on the tourism and second home economy and create a more diverse economy that provides year-round high paying employment. There is assumed to be a strong

focus on attracting clean and environmentally sustainable businesses and industries, a high priority on alternative mode transportation, and open space and natural resource preservation.

Under Scenario C, housing growth is forecasted at an average of 3.9 percent per year from 2006 to 2032 (approximately 200 homes per year). Permanent resident population and household growth occurs at 4.9 percent per year. Second homes grow at a slower rate of 3.3 percent per year, resulting in a decrease from 63 percent of the total in 2006 to 54 percent of the total in 2032. (See Table 3.) The strong focus on the local economy results in faster population growth in this scenario.

The following tables summarize key findings from Table 3.

2006 Base Year (City of McCall)
Housing Units Population

Permanent	1,140	2,634*
Second Home	1,940	4,412**
Total	3,045	7,096

*Based on 2005 Census, plus City data

**Estimate based on 2.3 persons/household

Housing Units Population

Permanent	3,912	9,038*
Second Home	4,595	10,568*
Total	8,507	19,606

*Estimate based on 2.3 persons/household

Forecast

The McCall area has substantial capacity for additional growth, both within the city limits (infill) and in the Area of Impact, including the possibility of development on state lands, with an estimated zoned capacity of 17,000 dwelling units.

This forecast reaches 8,500 total dwelling units and 9,000 permanent people by 2032 indicating that full build-out will not be reached in this planning horizon. This is a scenario for planning purposes, and not an adopted policy. There are a variety of growth management tools that can be used to manage the rate and type of growth. The demand will continue to be dominated by the second home market; however, the pace of new construction is expected to slow.

The local economy will demand more modestly priced homes that are not supplied by the current market. In order to attract additional permanent population to build the labor force, which supports the local economy, affordable, modestly priced housing will be essential.

Subsequent to the forecast work, the City Council adopted goals that reference a 3.5% growth rate and guidelines of 40 percent for full time residents. See Goals and Objectives.

Age Composition

According to the 2000 U.S. Census, the median age in McCall is 42 years. Those aged 35-55 make up the largest portion of residents (34 percent). Children are 27 percent of the population, and those 55 and older are 26 percent of the population. Those 20 to 24 make up 14 percent of the population.

Race and Gender

Approximately 96 percent of McCall's population was classified as white by 2004 estimates. Hispanics are the largest minority at three percent of the City's population. The population is split between females and males, 51

percent and 49 percent respectively. According to the 2000 Census, 55 percent of the city's population is married, 25 percent have never been married, and 12 percent are divorced.

Community Concerns

During the Comprehensive Plan process, the public identified three key population issues: growth rate, resident to non-resident ratio, and build-out population. Some community members promoted the view that in order for McCall to effectively manage growth, it must first clearly identify population goals; otherwise it is not clear what McCall will be managing. There was intent in having McCall employ population growth management tools to maintain a one to 3.5 percent annual population growth rate, and "maintain" a full-time to part-time resident ratio of no less than 40/60. Some participants were supportive of using population projections as guidelines and benchmarks for planning, and focusing growth management on infrastructure management, particularly wastewater facilities. The public also demonstrated an interest in maintaining population that has age, economic, and ethnic variation in McCall.

Land Use Scenario Forecast, Scenario C: Population and Housing Units - City of McCall

Description	2006	2007	2012	2017	2022	2027	2032	Change 2006-2032		
								Total #	Ann. #	Ann. %
Scenario C										
<u>Assumptions & Factors</u>										
Capture of County Growth	37%	13%	21%	35%	45%	45%	45%			
Annual Housing Construction (DUs per Year)	316	119	156	196	255	243	218			
% Permanent Resident Homes	30%	30%	35%	45%	50%	60%	60%			
% Second Homes ¹	70%	70%	65%	55%	50%	40%	40%			
<u>Housing Units (City)</u>										
Permanent Residents	1,140	1,176	1,449	1,891	2,527	3,257	3,912	2,736	105	4.7%
Second Homes	<u>1,905</u>	<u>1,988</u>	<u>2,495</u>	<u>3,035</u>	<u>3,672</u>	<u>4,159</u>	<u>4,595</u>	<u>2,607</u>	<u>100</u>	<u>3.3%</u>
Total Housing Units	3,045	3,164	3,944	4,926	6,199	7,416	8,507	5,343	205	3.9%
<u>Permanent Population (City)</u>										
Population	2,634	2,717	3,347	4,368	5,838	7,526	9,038	6,404	246	4.9%
Households	1,140	1,176	1,449	1,891	2,527	3,257	3,912	2,772	107	4.9%

¹ Split of new construction added to existing total.

Source: Economic & Planning Systems

Table 3 - Land Use Scenario Forecast





Goals and Objectives

Goals:

- I. Promote and encourage managed population increase, avoiding peaks and valleys in population change.
- II. Develop and employ population growth management tools to maintain a healthy but manageable 3.5 percent average annual population growth rate.
- III. Promote opportunities for full-time residents. Utilize a guideline of 40 percent full time residents to monitor population trends.
- IV. Incorporate long-term planning to manage a build-out population of 25,000-35,000 within the Area of Impact.

Objectives:

- a. Preserve and enhance the existing community natural setting, culture, lifestyle, and quality of life.
- b. Ensure that the needs of full-time residents are provided for in balance with providing for part-time residents and visitors.
- c. Promote and develop an age-diverse and culturally diverse population.
- d. Community facilities, amenities, infrastructure, pathways, parks and similar improvements will be developed for both residents and visitors.
- e. Monitor and manage changes and anticipated changes in the City's population to avoid the unforeseen support and development costs of annual peaks and valleys in population change.
- f. Monitor and manage growth in line with McCall's population goals.
- g. Encourage in-fill development and redevelopment within City limits.
- h. Manage utilization of infrastructure capacity to align it with long-term population growth rate goals, including within the Area of City Impact.



Natural resources within this plan consist of geology, biology, and associated areas of concern, such as floodplains. The combination of these components form the surrounding landscape of McCall. Hazardous areas are also discussed under this section. While not considered a natural resource, hazardous areas can influence or impact natural resources.

Existing Conditions & Trends

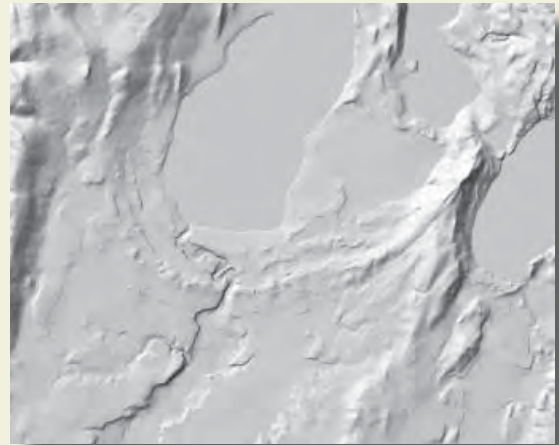
Overview

McCall's primary surface water features include Payette Lake, Little Payette Lake, and the North Fork of the Payette River. Payette Lake is the largest water feature, the city's sole drinking water source, and is used extensively for recreation during the summer. Little Payette Lake is used for fishing and paddling. Additionally, relatively extensive wetland and riparian areas are associated with each of these features. Other wetland and riparian habitats exist in Ponderosa State Park and near Lake Fork Creek, with the largest area of upland wildlife habitat existing in the Payette National Forest.

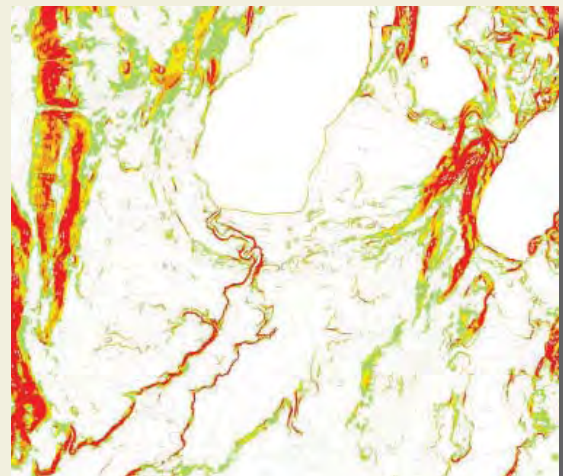
The U.S. Forest Service is the largest single land owner within a 20-mile radius of McCall. State lands include Ponderosa State Park, state endowment lands, and areas managed by the Idaho Department of Fish and Game (IDFG). Most of the land in the McCall Area of Impact is privately owned. Trends and constraints include a general decrease in wetland quality and quantity and an increase in privately owned open spaces as development occurs. Wetlands, floodplains, and state and federal ownership limit development options in some areas. However, special use permits and rights-of-ways can be obtained for certain activities on state and federal lands. State endowment lands may also be sold for private development if deemed to be in the best interest of the state.

Topography, Geology, and Soils

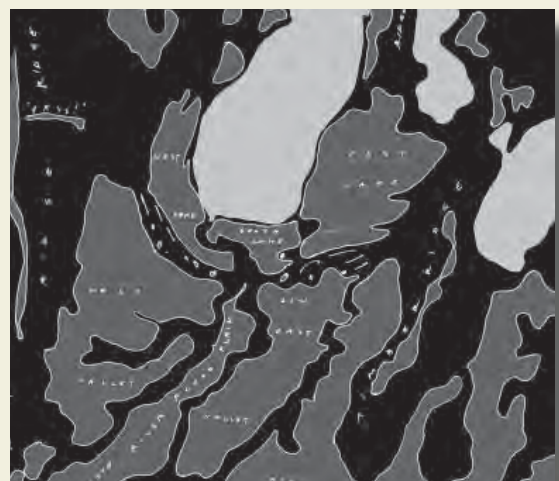
The entire McCall Area of Impact lies within the upper Payette River drainage area. The mountains trend north or northwest, and the topography is characterized by deep, inter-montane valleys (JUB, 1996). Elevations in and around McCall are highly variable due to the mountainous terrain. In general, elevations range from 4,900 feet along the Payette River south of McCall up to 5,600 feet on Timber Ridge, east of McCall. Elevations in the City of McCall are typically between 5,000 and 5,100 feet. Slopes in the vicinity are planar along mountainsides and outwash plains to hummocky in the glacial till deposits. Slopes in the immediate vicinity of McCall



Land Form Map of a portion of the planning area



Steep Slopes



Land Form Analysis

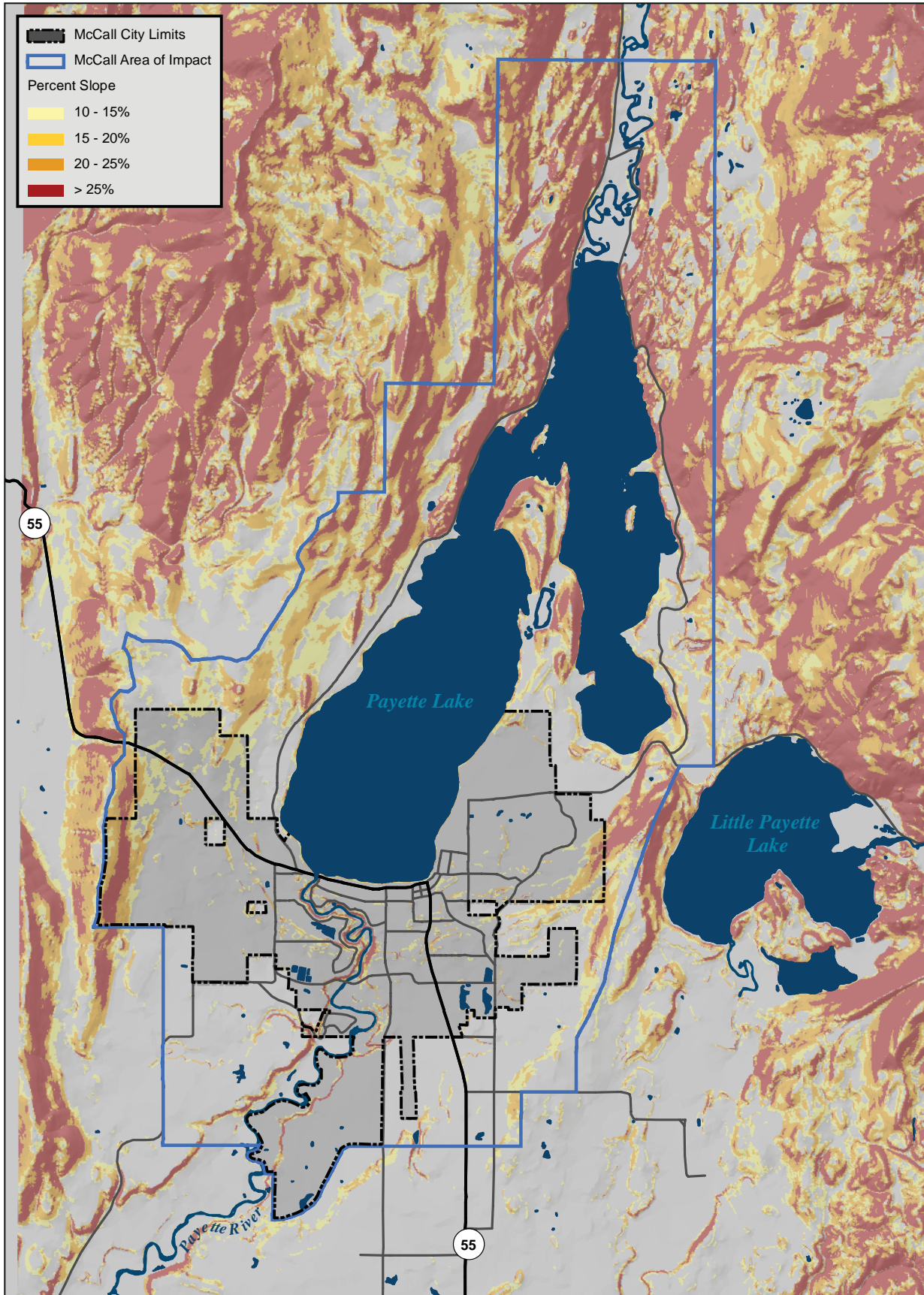


Figure 3 - Slope

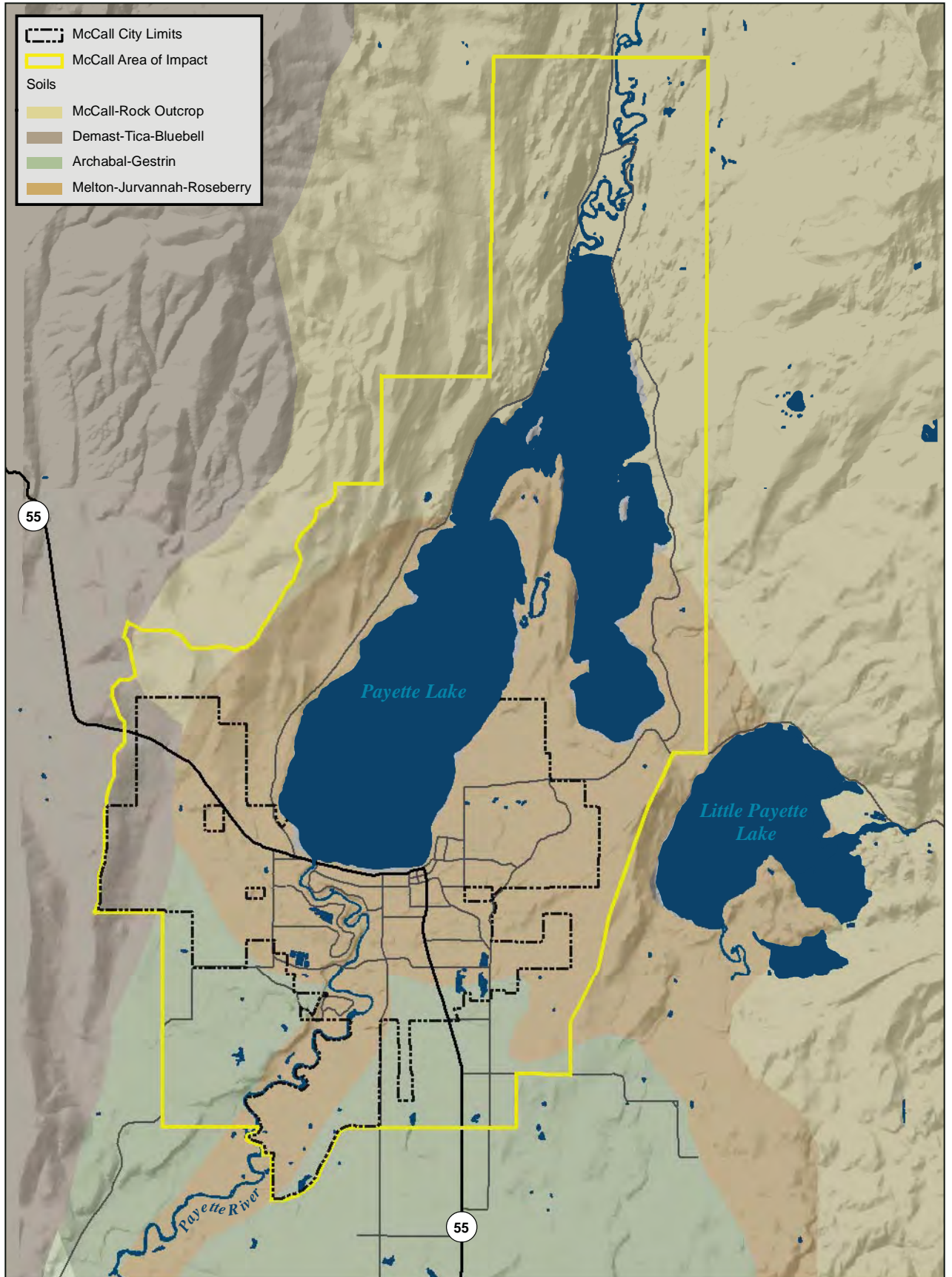


Figure 4 - Soil Map



range from less than two percent to approximately ten percent. Slopes on the valley floor are flat in many areas. Slopes on the mountainsides and steep glacial moraines east and west of Payette Lake range from 15 to 35 percent, with locally steeper areas. Slopes along the Payette River are up to 35 percent, where the river has downcut through the glacial outwash deposits and left steep scarps bordering the modern stream valley.

McCall is situated at the north end of Long Valley, which is a major tectonic and structural feature of west central Idaho. Long Valley and the surrounding mountains are part of a group of linear north-south valleys formed by block faulting during the late Tertiary and Quaternary. As the valley dropped, glacial and alluvial deposits filled the valley to considerable depth (Breckenridge and Othberg, 2005).

Geologically, Valley County lies within the Idaho Batholith—a large and highly erosive geologic formation. Through uplift, faulting, and subsequent dissection by stream cutting action, a mountainous landscape has developed. Glacial activity influenced the surrounding region and soil formation in the area. Payette Lake is a glacial lake formed as a result of glacial moraines. The movement of glacial ice grooved and polished large areas of granite bedrock. Soils found around the McCall area are a result of this glacial movement.

The largest and most potentially active fault mapped in the vicinity is the northern Long Valley fault. This fault extends from the west side of Payette Lake to south of Donnelly, and forms the eastern side of West Mountain. This fault is approximately 20-miles long and based on offset of young geologic deposits, and is considered to be potentially active (Knudsen et al., 1996).

The McCall soil series found in the northern area of town are a prime example of soils that formed in glacial till (Soil Conservation Service, 1981). These soils are very deep and excessively drained. While this soil complex supports a variety of uses, it is somewhat limiting for urban use as sites for roads, or for recreation facilities because of the large stones and boulders on the surface. Most of the soils in the McCall Area of Impact are not hydric, meaning they are not saturated during the growing season and typically do not support wetlands, except for the Melton-Jurvannah-Roseberry.

Soil types within and near the McCall Area of Impact (See Figure 5) include:

- McCall-Rock Outcrop
- Demast-Tica-Bluebell
- Archbal-Gestrin
- Melton-Jurvannah-Roseberry

Climate and Air Quality

The climate of McCall is typical for central Idaho's high mountain valleys. Over the period of record from year 1930 through year 2005, the average precipitation at McCall has been 26.75 inches per year. The average annual snowfall for McCall over the same period was 136.6 inches. The mean January temperature was 20.8 degrees Fahrenheit (°F), and the mean July temperature was 62.5°F. Temperature extremes have ranged from -35°F to 99°F over the period of record. The period of potential frost begins around the end of August and ends around mid-June. Average wind speeds in McCall are characterized by the National Weather Service as "light winds" less than 10 knots (12 miles per hour [mph]), and usually between 4 and 8 knots (5 to 10 mph).


While the State of Idaho does not have an air quality monitoring station in McCall, air quality in the McCall area can generally be considered good. With a limited population base, pollution levels are lower than for highly urbanized areas such as Boise. During the winter, McCall gets air inversions due to its location within the mountain range. Warm air that includes emissions from wood stoves and fireplaces is trapped by a top layer of cold air. These inversions are dispersed by prevailing winds. Severe air quality events also occur in association with major forest fires in the area.

Water Resources

Surface and Ground Water Hydrology

The dominant surface water features in the McCall area are Payette Lake and the North Fork of the Payette River. Figure 7 shows the wetlands and surface water features in the area. The nearly seven mile long Payette Lake has a 22-mile shoreline and contains about 157 billion gallons of water. It covers an area of 7.6 square miles (4,800 acres). Other surface water features in the area include Little Payette Lake, Cruickshank Reservoir, and a series of small streams. The North Fork of the Payette River drains into a large area to the north of McCall and flows into





Payette Lake; it continues to flow generally to the south, downstream of Payette Lake. Lake Fork Creek flows into Little Payette Lake from the east and flows out of the lake toward the southwest. Figure 7 shows the watersheds that exist in the greater McCall Area.

Groundwater in the McCall area is found primarily in surficial, unconsolidated deposits including primarily alluvial and glacial sands and gravels. These deposits fill the valley floor and based on well drillers' logs are up to 200 feet deep. Groundwater is also found in fractured basalt bedrock, and sedimentary interbeds between basalt flows. The basalt bedrock is buried by surficial materials in the McCall area; therefore, deep wells are required to extract groundwater from the basalt bedrock. In the valley lowlands, several sources may recharge aquifers, including infiltration from rivers, streams, irrigation canals, reservoirs, applied irrigation water, or precipitation; movement between aquifers; and leakage from septic tank drainfields (JUB, 1996). When the consumptive uses (withdrawal) of groundwater exceed the amount of recharge in an aquifer, the aquifer will become depleted and, consequently, water levels will decline, well yields will decrease, and water quality can diminish.

Payette Lake provides a triple purpose of being a major recreation resource, an irrigation storage reservoir, and the source of McCall's potable water supply. As a triple purpose lake, water quality is of supreme importance. The Big Payette Lake Water Quality Act (Chapter 66, Title 39 of the Idaho Code) was enacted because the water quality of the lake and its watershed was threatened with deterioration due to expanding residential development, greater public use, and growing land use activities. The legislature created a program "to protect, preserve and, where necessary, improve the water quality of the lake while accommodating private, public and commercial activities to the extent prudent and practicable."

Results of a study performed on Big Payette Lake showed that the water quality in the lake has deteriorated over the years as more and more nutrients from multiple sources have entered the lake (Big Payette Lake Water Quality Council and Department of Environmental Quality 1998). The threat of Big Payette Lake's eutrophication derives from the cumulative effect of many non-point sources, most of which have been contributing nutrients for years. To reduce the overall nutrient loads to the lake, water quality objectives were set and an implementation program developed.

While the overall water quality remains high, this program is intended to enhance the quality of the lake and protect it for future generations or to trigger further regulatory action if objectives are not met.

Little Payette Lake, within the Big Payette Lake Watershed, is a natural lake of approximately 400 acres; however, in the mid-1900s it was dammed to increase its spring season size of 1,400 acres. During the fall, the lake returns to its original size. The center of the lake is very deep, while the remainder is quite shallow. In 1987, the Idaho Department of Fish and Game poisoned the lake to remove the fish populations and reintroduce new species. With the new species, the lake is quickly becoming a popular recreation destination among fishermen. Motorized boating is allowed on Little Payette Lake; however, there is only one boat ramp. There are no developed campgrounds on the lake.

The North Fork of the Payette River that traverses the city is also a part of the Big Payette Lake watershed. Flowing from Big Payette Lake to Cascade Lake, the North Fork Payette water quality directly impacts neighboring water quality. The Big Payette Lake Management Plan also applies management practices that affect the lake.

Watersheds

There are two major watersheds and several sub-watersheds in and near the McCall Area of Impact (Figure 7). The two major watersheds include the North Fork of the Payette River and the Little Salmon River / Lower Goose Creek. The North Fork of the Payette River watershed includes the immediate McCall Area of Impact, lands around Payette Lake, and lands to the north, east, and south. The Little Salmon River / Lower Goose Creek watershed lies to the west and northwest of the McCall Area of Impact and drains to the north to the Salmon River. The North Fork of the Payette River watershed includes the following sub-watersheds: North Fork of the Payette River/Box Creek, Payette Lake, Little Payette Lake, Lower Lake Fork Creek, Boulder Creek, Mud Creek, and North Fork of the Payette River /Hartsell Creek.

Floodplains/Wetlands

Floodplain locations for the community have been identified by the Federal Emergency Management Agency (FEMA); they include: Payette Lake, the Payette River, and Williams Creek. Areas immediately adjacent to Payette Lake are within floodplains. The Payette Lake vicinity has a Zone A

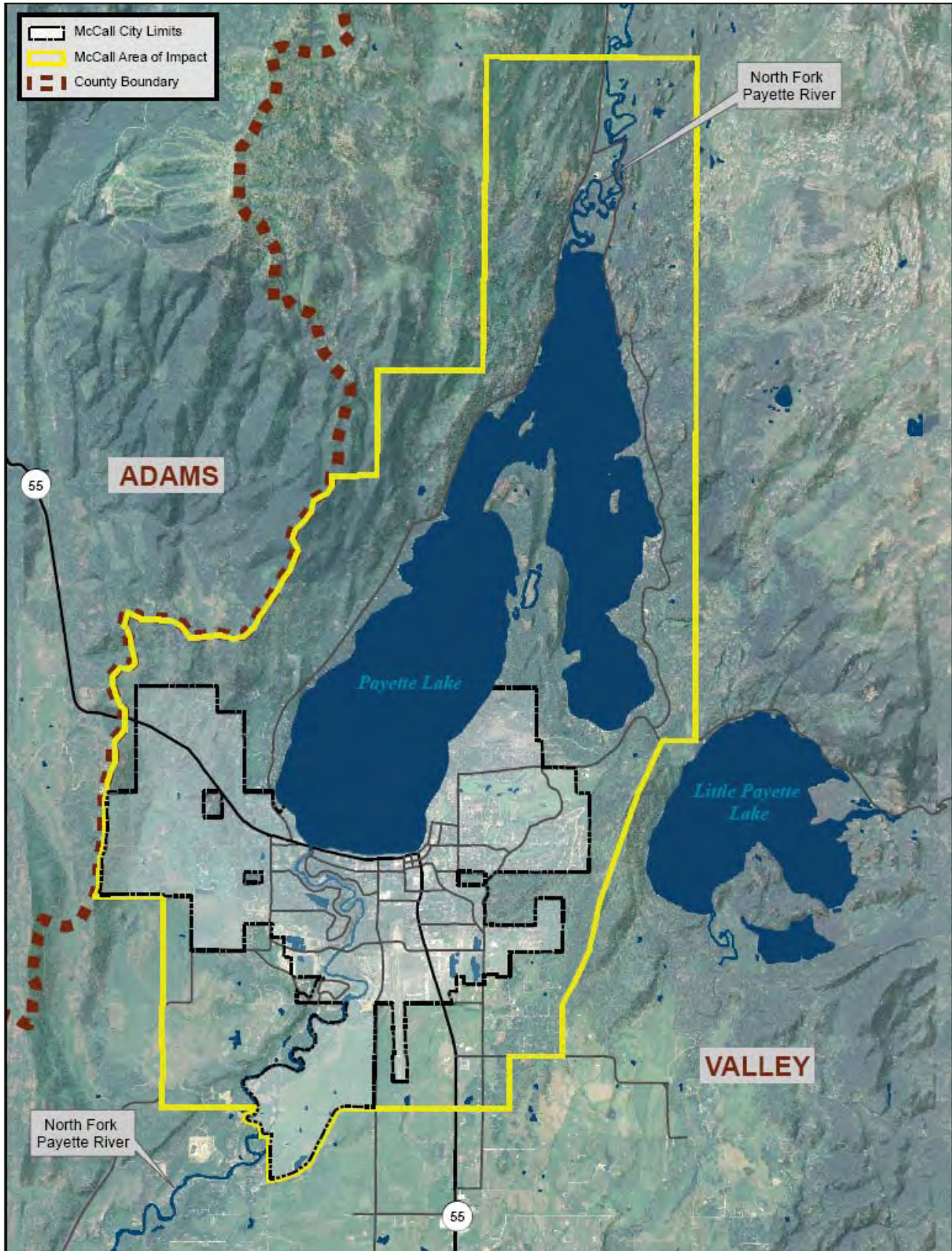


Figure 5 - Area of Impact Map

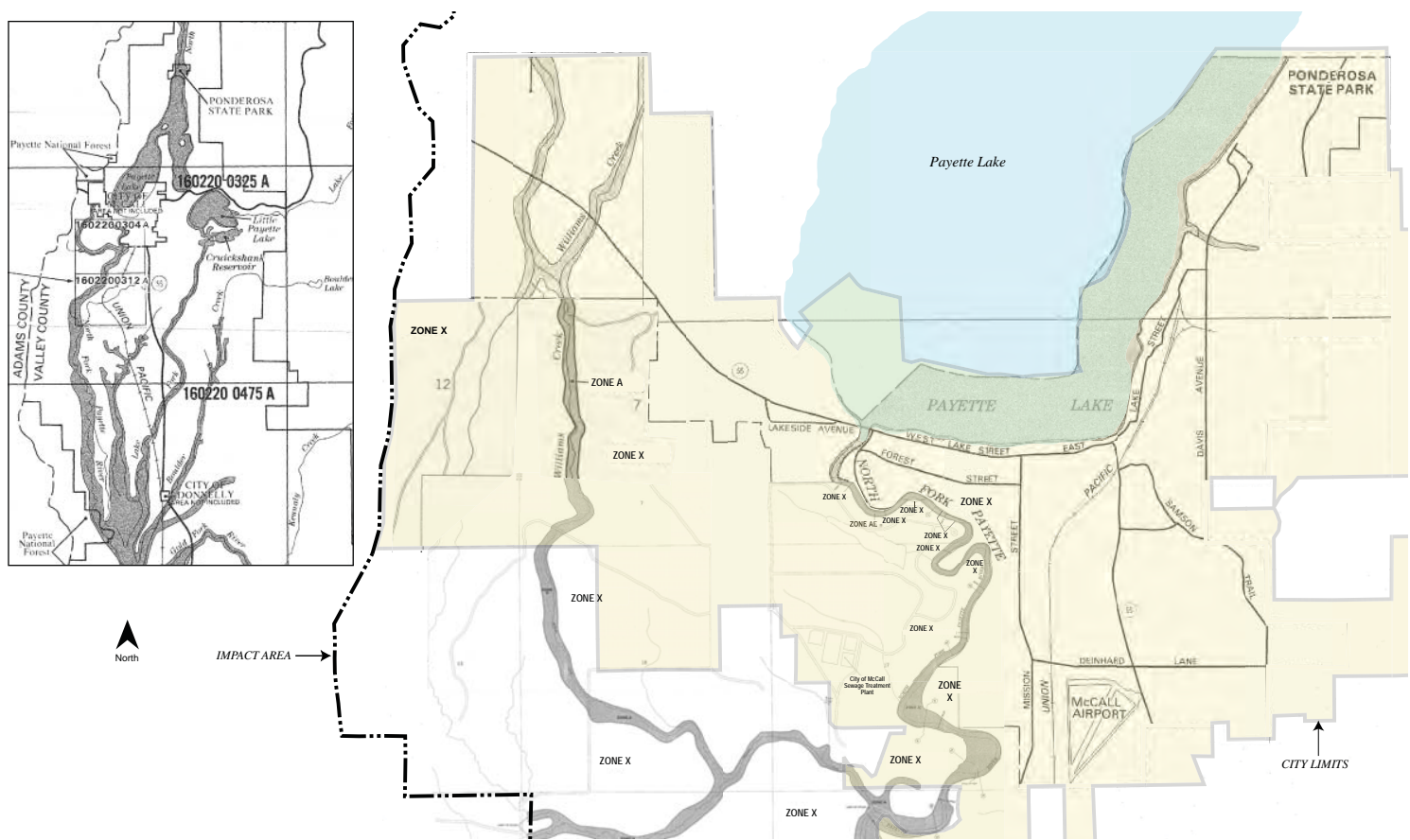


Figure 6 - Flood Zones

(100-year) floodplain defined as an area subject to inundation by the one percent annual chance flood event. These floodplains would be subject to the lake water levels as well as adjacent unnamed minor tributaries are also affected by Payette Lake. Figure 6 illustrates the 100-year floodplain area.

Based on preliminary wetland mapping prepared by the National Wetlands Agency, many areas around McCall support wetlands (see Figure 7). The largest concentrations of wetlands in the McCall Area of Impact are associated with the North Fork of the Payette River both upstream and downstream of Payette Lake, and to the east and west of the river downstream of Payette Lake. A large concentration of wetlands associated with Lake Fork Creek lie immediately to the southeast of the McCall Area of Impact. Based on the presence of hydric soils, there are an estimated 150 acres of palustrine wetlands around Payette Lake (JUB, 1996).

Generally, the extent and quality of wetlands are declining both nationally and within Idaho. In Idaho, this wetlands decline is primarily due to development in and around wetlands. These declines have adversely affected a variety of wetland

functions and values, including, but not limited to, flood flow attenuation, groundwater recharge, water quality improvement through wetland infiltration and plant uptake, and wildlife habitat.

Fauna, Flora, and Natural Communities

Plant Communities

Within the McCall Area of Impact, vegetation varies from heavily forested areas to open grasslands, pastures, shrub hollows, and wetlands. Existing vegetation includes a mix of conifer forest species such as ponderosa pine (*Pinus ponderosa*), Douglas-fir (*Pseudotsuga menziesii*), grand fir (*Abies grandis*), Englemann spruce (*Picea engelmannii*), western larch (*Larix occidentalis*) and lodgepole pine (*Pinus contorta*). Open lands consist of cropland, pasture, grasses, herbs, shrubs, and vines.

These different types of vegetation provide for a variety of habitats for wildlife. Forested regions and grasslands support wildlife species such as grouse, squirrel, snowshoe hare, songbirds, hawk, fox, coyote, skunk, weasel, bear, deer, and elk.

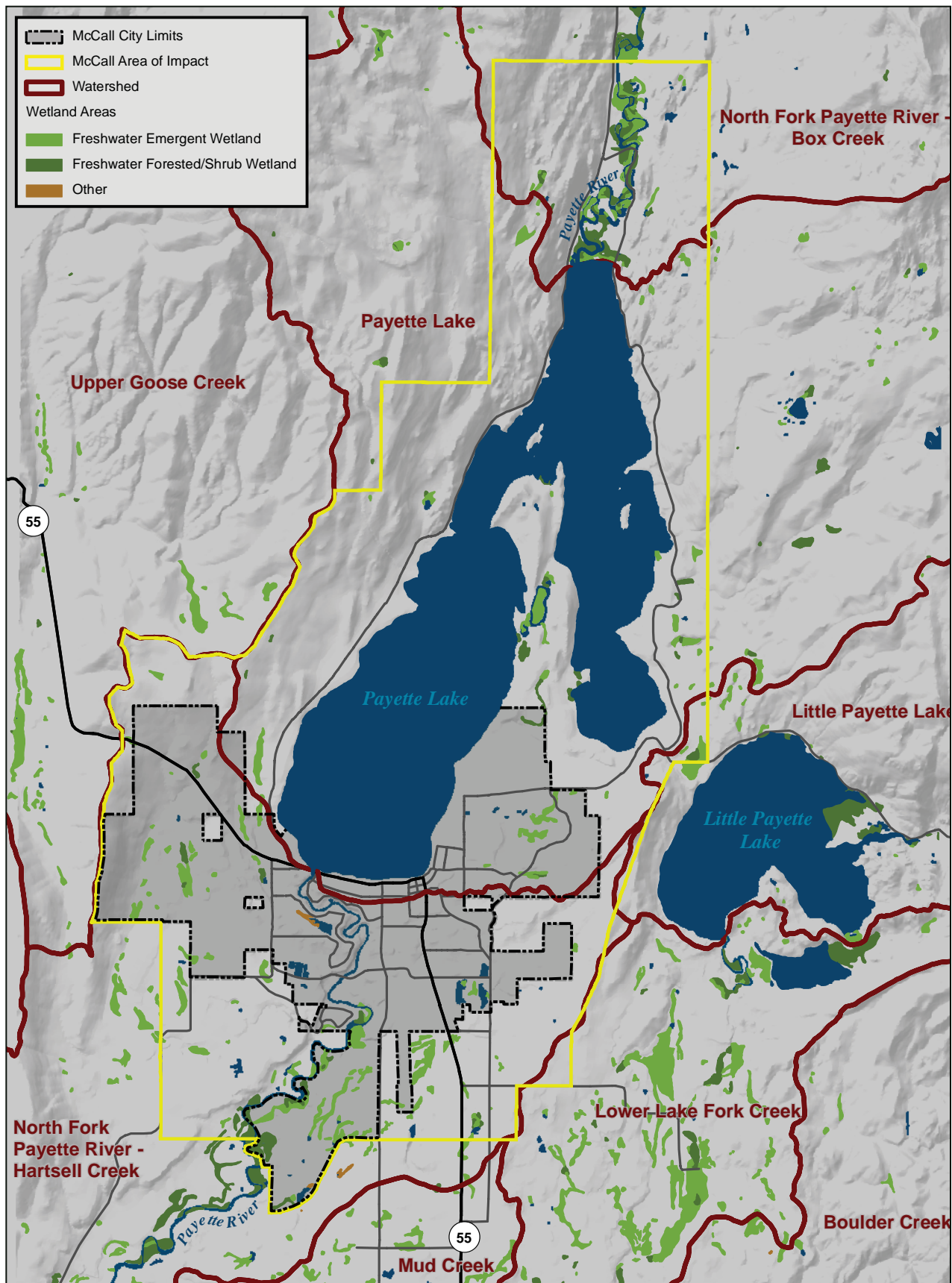


Figure 7 - Watersheds





The region's wetlands provide habitat for several species including snowshoe hare, squirrel, songbirds, fisher, mink, muskrat, beaver, hawk, fox, skunk, and weasel.

Wildlife and Wildlife Habitat

Major wildlife migration corridors within the McCall Area of Impact have not been identified. However, the North Fork of the Payette River is a travel corridor for migratory birds and a variety of mammals. Ponderosa State Park also provides a relatively undisturbed travel corridor for a variety of wildlife species and is probably the single most important area of wildlife habitat within the McCall Area of Impact.

In the Payette National Forest, wildlife species of concern include species listed or proposed for listing under the Endangered Species Act (ESA) and those on the Regional Forester's Sensitive Species List. Other species or groups of species of concern include Management Indicator Species, migratory birds (due to the Migratory Bird Treaty Act and Executive Order), and elk (species of special interest). Table 4 shows the listed, proposed, and candidate species that occur in Valley County and the likelihood of their occurrence within or immediately adjacent to the McCall Area of Impact. Only those species that may occur in the vicinity of McCall area are discussed further:

Bald eagles (*Haliaeetus leucocephalus*) have nested at two locations in the vicinity of McCall in the past and use larger water bodies and the North Fork of the Payette River for foraging. The 2005 Bald Eagle Nest Monitoring Report (Sallabanks 2006) indicates that the former territory near or within Ponderosa State park is no longer active. However, the nest on the North Fork of the Payette River near the McCall airport (called the McCall airport nest) was active in 2005 and produced two young.

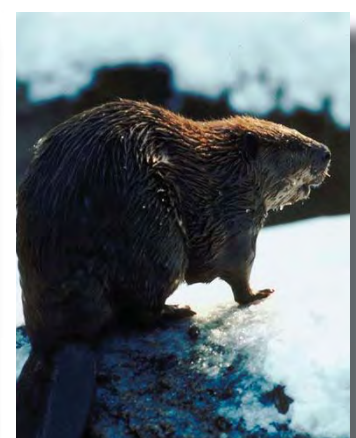
Canada lynx (*Lynx canadensis*) are associated with boreal subalpine fir (*Abies lasiocarpa*) and lodgepole pine with thick undergrowth above 5,000 feet, and are also closely associated with snowshoe hare (*Lepus americanus*) occurrence. Lynx may occur in forested areas to the north and east of Payette Lake. Gray wolves (*Canis lupus*) reintroduced into central Idaho in the mid-1990s have expanded their range throughout the mountainous parts of Idaho, including forested areas in the vicinity of McCall. At the end of 2005, documented wolf packs occupied areas to the north and east of McCall and within ten miles of the

McCall Area of Impact. There were also numerous sightings of individual and multiple wolves in the immediate area around McCall (<http://fishandgame.idaho.gov/cms/wildlife/wolves/>).

The yellow-billed cuckoo (*Coccyzus americanus*) is a secretive, robin-sized songbird that lives in willow and cottonwood forests along rivers and streams. Areas along the North Fork of the Payette River upstream and downstream of Payette Lake may support suitable cuckoo habitat.

A review of the Idaho Department of Fish and Game (IDFG) Fisheries Management Plan 2001–2006 (IDFG 2001) and the State of Idaho Bull Trout Conservation Plan (IDFG 1998) indicate that the North Fork of the Payette River drainage is not listed as a key watershed for the bull trout (*Salvelinus confluentus*). However, bull trout are listed as occurring in the North Fork of the Payette River from Payette Lake to the headwaters, and in the Lake Fork Creek drainage from Brown's Pond to the headwaters. Brown's Pond is located about four miles to the east of Little Payette Lake. Sensitive species that are known to occur in the Forest, and which may occur within or immediately adjacent to the McCall Area of Impact include Columbia spotted frog (*Rana lutieiventris*), boreal owl (*Aegolius funereus*), flammulated owl (*Otus flammeolus*), great gray owl (*Strix ebulosa*), northern goshawk (*Accipiter gentilis*), northern three-toed woodpecker (*Picoides tridactylus*), and white-headed woodpecker (*Dendrocopos albobarvatus*).

Management Indicator Species (MIS) are representative species whose habitat conditions or populations are used to assess the impacts of management activities on similar





species in a particular area. Wildlife MIS for the Payette National Forest are the pileated woodpecker (*Dryocopus pileatus*) and the white-headed woodpecker (USDA Forest Service 2006). Areas within the McCall Area of Impact with the best chance of supporting these species on a seasonal basis include Ponderosa State Park and lands to the north and east of Payette Lake.

Land Management

The four primary land owners within the McCall Area of Impact are the City of McCall, the State of Idaho, the U.S. Forest Service (to the east, north, and west of Payette Lake), and private owners (Figure 11). State lands include state endowment lands, Ponderosa State Park, and a few small unnamed sites managed by IDFG. Ponderosa State Park includes numerous 150-foot-tall ponderosa pine trees, among many other species. The park includes sagebrush flats, extensive forested areas, marshes, and rocky cliffs. There are 14.3 miles of groomed Nordic ski trails ranging in difficulty from recreational to competitive and 3.4 miles of designated snowshoe trails. All of these trails are open for hiking during the rest of the year. The North fork of the Payette River meanders through a forested valley and provides excellent canoeing in the North Beach Unit of the park (<http://www.idahoparks.org/parks/ponderosa.aspx>). The IDFG manages wildlife within the State of Idaho. The lands managed by IDFG are located on the North fork of the Payette River north of Payette Lake.

Hazardous Areas

Hazardous areas may result from faults, landslides, snow slides, and floodplains. Within the City of McCall Area of Impact, a hazardous area could be a parcel of land adjacent to a river that floods or a hillside with unstable soil conditions. Without large industrial complexes, petroleum tank farms, and other uses which generate safety and pollution concerns, the community of McCall is relatively free of man-made hazardous areas which plague larger metropolitan areas.

The Federal Emergency Management Agency (FEMA) has identified floodplain locations for the community, and the Natural Resources Conservation District (NRCD) has identified areas with potentially hazardous soil conditions. Transportation of hazardous materials by truck represents the primary exposure to hazardous situations for the residents of McCall. The transportation of hazardous

materials is controlled by the Idaho Transportation Department (ITD). Special placarding identifies the contents of the tanker truck. State Highway 55 represents a high exposure area as this highway provides the only access north through the city. Increasing traffic congestion, particularly at the corner of Third Street and East Lake Street, raises the likelihood of tanker truck accidents.

Gravel pits are also considered a hazardous area. From old mining operations in the area, these pits often fill with water and form uneven terrain. Gravel pits can also be viewed as a resource for rehabilitation. For example, a city park complex is being proposed south of the airport that was once used as a gravel pit. Unregulated dumps and landfills can also be hazardous areas.

Community Concerns

The 2007 Comprehensive Plan Update community discussions reinforced many of the concerns expressed during the 2000 Plan process. The following text is an updated version of that published in 2000.

Linkage between the environment and McCall's identity:

Many stakeholders described the close link between environmental qualities and the community's identity and economy. The following quote from a stakeholder captures this theme: "Our natural environment defines McCall and the surrounding area's uniqueness and value. It is McCall's most important and valued natural amenity, and is central to its sustainable future and quality of life. Growth and development decisions must recognize and respect this basic tenet."

Preserving and protecting lake water quality: From the beginning of the Plan update process, Payette Lake as the area's "crown jewel" was a key theme. The lake is a priority for obvious reasons: it provides a wide variety of recreation opportunities, aesthetic values, and drinking water. Preserving and protecting these uses continues as a balancing act and a focus for agencies and residents alike. Discussion of lake and water quality issues occurs at the Payette Lake Watershed Advisory Group, and, advocacy for the lake occurs through the Payette Lake Protection League. During the Design Dialogue workshops, stakeholders identified a need for more coordination of efforts, stronger ordinances, and an updated Lake Management Plan. It was



advocated that the City establish a standing committee to address water quality issues.

Noise: Noise resulting from recreational activities was seen as a concern. While many agreed that noise was a concern, others emphasized that the economy of McCall relies heavily on visitors with boats and personal watercraft. Noise from aircraft was also mentioned frequently in the process.

Wetlands, open space, and air quality: Other environmental issues discussed included wetlands and open space preservation, noxious weeds, and air quality concerns. The natural scenery of McCall, free of large metropolitan buildings, with tracts of tree-lined open space contribute to McCall's quality of life. Preserving open spaces that support animal habitats, clean air, and wetlands were all concerns of the citizens. The opportunity to cluster development and link open spaces was a strongly supported planning tool. Another opportunity was the establishment of a Payette River Greenway.

Sustainability: Many stakeholders were interested in the broad topic of sustainability. One stakeholder summarized it by saying: "McCall should become a model green community and consider water and air quality, and noise and light pollution. McCall should consider creating a sustainable community that integrates innovations in green building materials and architecture, environmentally sensitive villages, stormwater management, and recycling." The discussion led to the inclusion of McCall's first-ever sustainability goals and objectives.

Goals and Objectives

Goals:

- I. Preserve and enhance the area's natural beauty; recognize that McCall's natural amenities and scenic mountain setting provide our identity and are key to our future economy, vitality, and livability.
- II. Promote, encourage, and maintain the highest standards for air and water quality.
- III. Promote, encourage, and maintain McCall's scenic beauty, including green and forested character and open, scenic views.
- IV. Minimize noise, air, water, and light pollution.
- V. Encourage and promote McCall as a green community.
- VI. Preserve, enhance, and celebrate Payette Lake and surrounding adjacent property as the area's crown jewel.
- VII. Embrace and practice sustainable government and community development. For this goal, sustainability refers to meeting the needs of the present without compromising the ability of future generations to meet their needs.

Objectives:

- a. Create a system, promoting connectivity, of natural and wildlife areas, open spaces, pathways, and greenways that are easily accessible and can be used to enhance private or public development and/or non-development.
- b. Promote a community sense of environmental stewardship.
- c. Protect and enhance environmentally sensitive areas, important wildlife areas, and areas of natural beauty.
- d. Support recycling and conservation activities.
- e. Monitor air and water quality standards, and address air and water quality issues.
- f. Protect the community from natural and man-made hazards.
- g. Establish and enforce noise ordinances and decrease noise impacts from motorized vehicles.
- h. Preserve the night sky. Support and enforce night sky ordinance.
- i. Manage and minimize the community's impact on the natural environment, including water and air quality, sound- and viewscape, the natural environment, and trees.
- j. Work with governmental and community partners to coordinate the management of Payette Lake through an updated and expanded comprehensive Lake Management Plan that addresses:
 - Drinking water protection
 - Recreational safety management
 - Coordination of State and County regulations, including coordinated regulation of the lake

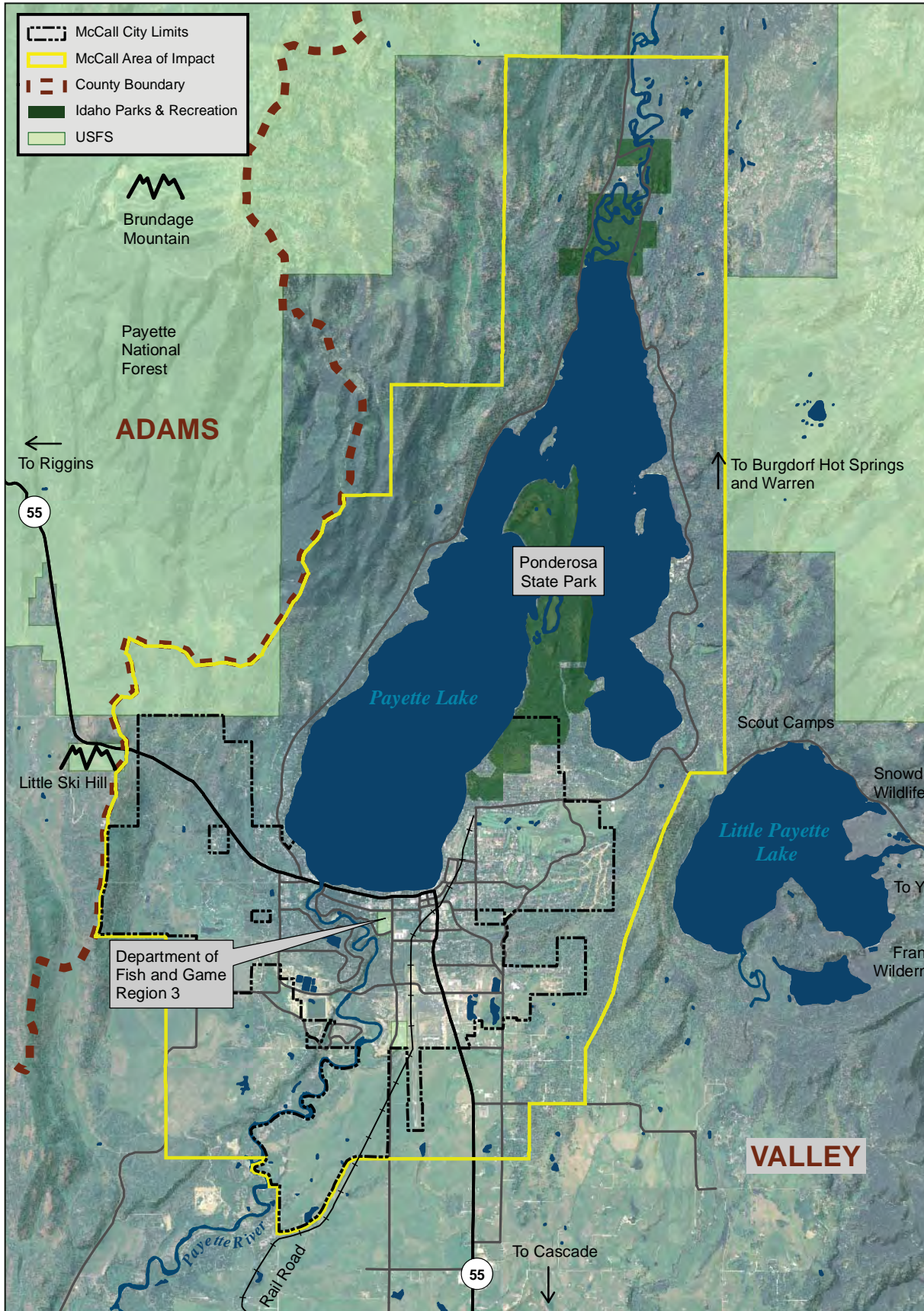


Figure 8 - Recreational Land Ownership



Listed Species	Status	Occurrence in McCall Area of Impact
Canada Lynx (<i>Lynx canadensis</i>)	LT	Yes
Northern Idaho Ground Squirrel (<i>Spermophilus brunneus brunneus</i>)	LT	No
Steelhead (<i>Oncorhynchus mykiss</i>)	LT- NOAA Fisheries Jurisdiction	No
Spring/Summer Chinook Salmon (<i>Oncorhynchus tshawytscha</i>)	LT- NOAA Fisheries Jurisdiction	No
Bull Trout (<i>Salvelinus confluentus</i>)	LT	Yes
Proposed Species		
Steelhead Trout	Critical Habitat - LT- NOAA Fisheries Jurisdiction	No
Spring/Summer Chinook Salmon (<i>Oncorhynchus tshawytscha</i>)	LT- NOAA Fisheries Jurisdiction	No
Steelhead (<i>Oncorhynchus mykiss</i>)	LT- NOAA Fisheries Jurisdiction	No
Candidate Species		
Yellow-billed cuckoo (<i>Coccyzus americanus</i>)	C	Yes
LT - Listed Threatened C - Candidate Source - http://www.fws.gov/idaho/agencies/COlists/Valley Compiled by CH2M-Hill		

Table 4 - Threatened and Endangered Species

- Back-up information for grant requests
 - Public education
 - Monitoring and quantitative benchmarks
 - Citizen input focused exclusively on lake and river management.
- k. Protect and balance the recreational experience of Payette Lake for the full diversity of users.
 - l. Maintain and enhance public access to the lake.
 - m. Preserve public access and spaces around the lake for public uses.
 - n. Adopt ordinances to protect McCall's green and forested character and viewscapes.
 - o. Provide incentives for green development and green businesses.
 - p. Promote native and suitable landscape materials.
 - q. Communicate economic, environmental, and social sustainability as a City and public value.
 - r. Support economic, environmental, and social sustainability as a core business value to save money and promote efficiencies in City operations.
 - s. Balance economic, social and environmental considerations into City policy and program decisions.
 - t. Set realistic measures for progress on sustainability.
 - u. Lead sustainability efforts by example.



This chapter identifies the existing land uses in McCall and surrounding Area of Impact, and trends in land use. Public land ownerships are also discussed. The land use categories associated with the 2007 update of the Future Land Use Plan (FLUP) are described.

Existing Conditions & Trends

Summary

The availability of vast areas of developable land is one of the major trend factors that will affect McCall's growth, economy, character and livability. There is a large supply of developable land in the city and county. McCall and its Area of Impact have a large supply of vacant residential land, estimated at approximately 3,300 acres. Within the city and Area of Impact, the major limitation to short term (urban density) development is the availability of sanitary sewerage service. Valley County has significant amounts of available land due to County's "no zoning" approach to land use. During the Design Dialogue process, representatives from Payette National Forest and Idaho Department of Lands noted that their lands could be subject to development proposals as well. Taken together, the substantial amount of land in McCall, Valley County and public lands will be a key factor in how McCall can implement its Comprehensive Plan Vision.

Existing Land Use

Within the McCall city limits, the primary land use is low density residential, with the remaining land divided between other residential uses, the Central Business District, commercial and industrial uses, and public lands. In recent years, the city has begun to see mixed use and higher density residential projects, principally in the downtown and along the Third Street Corridor. The Area of Impact is primarily comprised of rural and estate residential, master planned resort communities, and agricultural lands. As of December 2007, the City is compiling GIS-based data on existing land use. Total land areas are summarized in Table 6. A generalized map of existing neighborhoods, districts and corridors is displayed in Figure 9.

The McCall area has substantial capacity for additional growth both within the city limits and in the Area of Impact including the possibility of development on adjacent state lands. Figure 10 is a map of "areas of potential change". These include vacant, undeveloped, or redevelopable residential lands within the City of McCall and the Area of Impact. These areas of



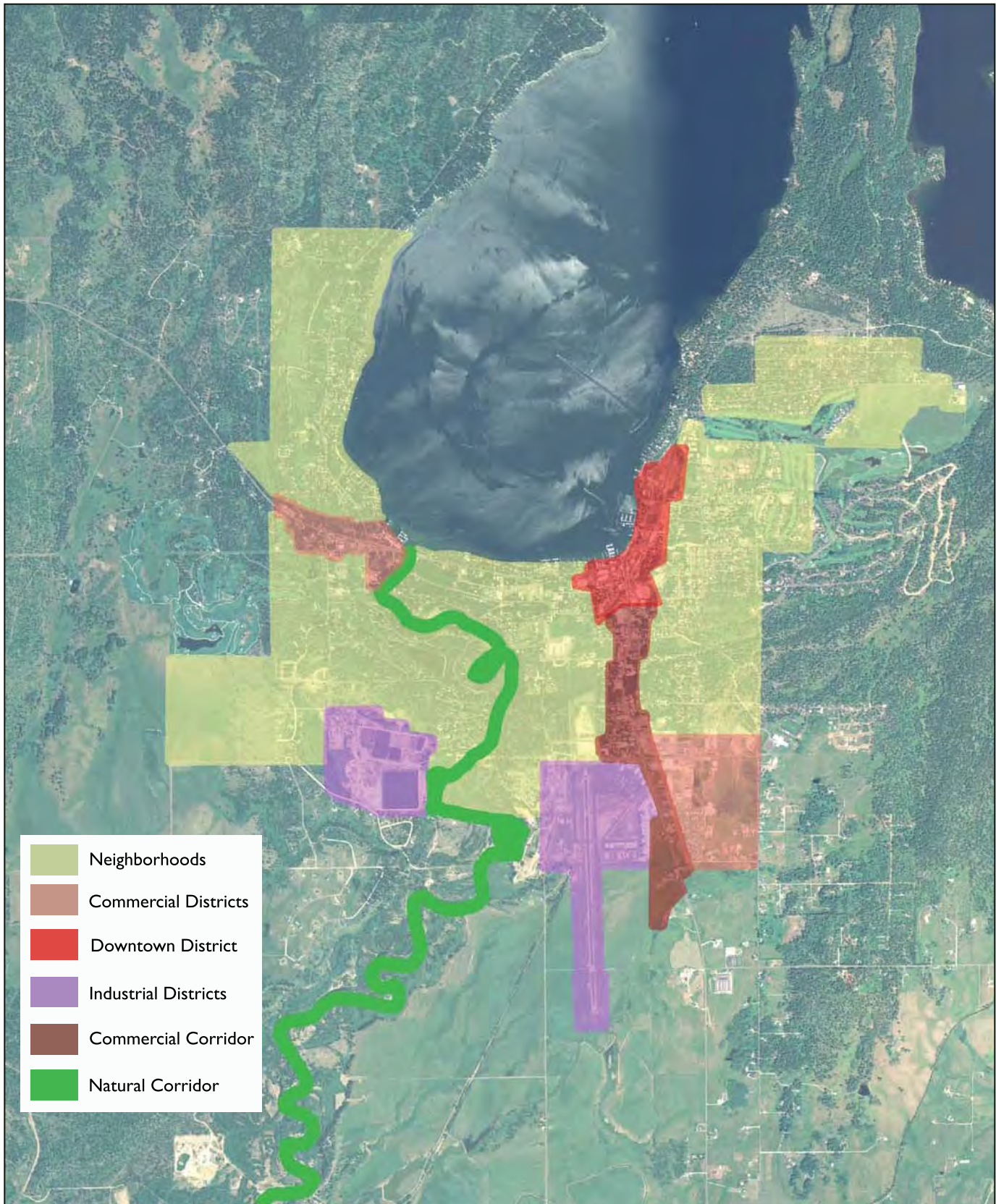


Figure 9 - Neighborhoods & Districts



Figure 10 - Areas of Potential Change (New Development)

change fall into one of the following three categories:

- 1) Properties that are zoned Rural Residential (RR) or Rural Estate (RE) that are larger than twice the minimum required lot size. (i.e. parcels in the RR zone (which require a minimum of ten acres to build a single family home)
- 2) Properties zoned residential (all residential zones except the RR and RE zones) that are a minimum of five acres.
- 3) Environmental Protection Agency Smart Growth Study Areas. In 2005, the U.S. Environmental Protection Agency Smart Growth Implementation Assistance Program sponsored a workshop series in McCall focused on visioning for two key areas: Lardo and West Valley. The vision plans focused on creating village and neighborhood centers in Lardo and West Valley.

According to the demographic analysis prepared for the City's Wastewater Treatment Plan, there is capacity within the Area of Impact for an estimated 17,000 dwelling units (CH2M-Hill, 2006). This estimate is considered on the high side, as it includes approximately 7,800 dwellings attributed to the Central Business District and Third Street corridor. But even if these areas are factored down, the trend is clear—there is a significant capacity for housing within the existing Area of Impact.

Land Ownership

The four primary land owners within the McCall Area of Impact include the City of McCall, the State of Idaho (primarily Ponderosa State Park and endowment lands), the U. S. Forest Service (to the east, north, and west of Payette Lake), and private owners (see Figure 11 for land management). The IDFG manages wildlife within the State of Idaho. The McCall Area of Impact is within IDFG big game Management Unit 24. Management Unit 23 lies just to the east of the McCall Area of Impact.

Figure 11 shows the distribution of state lands in the vicinity of the McCall Area of Impact. The McCall Area of Impact contains three parcels of state land: two of these are within or adjacent to Ponderosa State Park and the third parcel, known as the State 80, is located southeast of downtown McCall. There are also several large areas of state land to the east, north, and west of Payette Lake; outside of the McCall city limits. Endowment lands in the McCall area are used for livestock grazing and timber production.

Lands within Ponderosa State Park and U.S. Forest Service lands are not available for any type of private development. However, rights-of-way may be developed across U.S. Forest Service lands if the appropriate permits are obtained. State endowment lands are managed to provide the highest financial return to the state. This may include the sale of state lands for private development. If this occurs in the McCall area, these grazing and forest lands would likely be developed and result in a reduction in open space.

Land Use Scenarios

Scenario Descriptions

Three scenarios and three site studies were prepared for Design Dialogue No. 3 as a tool to start the week's discussions about the growth choices facing McCall. Each scenario included a conceptual description/ illustration of land use and transportation patterns, and assumptions about residential density, and economic development. The scenarios were not predictions, but were a way of asking, "What if?"

The theme of each scenario is outlined below and described in the Scenarios matrix (see Table 5). All three of the scenarios implement the Comprehensive Plan Update Vision. The socioeconomic projections for each scenario were forecasted to the year 2032, in coordination with the Wastewater Facilities Master Plan.

Scenario A: Baseline

- Continues existing trends currently witnessed in the city
- Maintains current zoning and densities
- 5,462 new housing units
- 1,638 new permanent residents (30%)
- 3,823 new second homes (70%)
- 4% average annual growth rate
- 3.5% permanent residents
- 4.3% second homes
- 9,822 gross acres of new residential areas
- Average 0.56 units/acre
- 6.3 acres of new commercial areas
- 111 acres of new business park/employment areas



Scenario B: Visitor Villages

- Retains existing zoning, but also increases densities in some areas
- Manages outward expansion of the City, with “clusters” of development
- 6,513 new housing units
- 1,954 new permanent residents (30%)
- 4,559 new second homes (70%)
- 4.6% average annual growth rate
- 3.9% permanent residents
- 4.8% second homes
- 10,299 gross acres of new residential areas
- Average. 0.63 units/acre
- 7.4 acres of new commercial areas
- 129 acres of new business park/employment areas

Scenario C: Neighborhood Villages

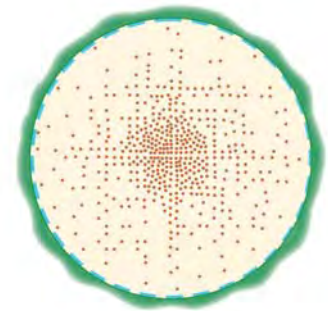
- Increases residential densities
- Focus on economic diversification
- 5,343 new housing units
- 2,736 new permanent residents (51%)
- 2,607 new second homes (49%)
- 3.9% average annual growth rate
- 4.7% permanent residents
- 3.3% second homes
- 5,775 gross acres of new residential areas
- Average. 0.93 units/acre
- 6.7 acres of new commercial areas
- 179 acres of new business park/employment areas

The Design Dialogue workshop focused on engaging the community to refine the three growth scenarios as a precursor to development of the Preliminary Draft Town Plan Map. Based on the feedback heard during Design Dialogue No. 3, good elements of each of the scenarios were included in the Preliminary Draft Illustrative Town Plan Map and supporting site studies.

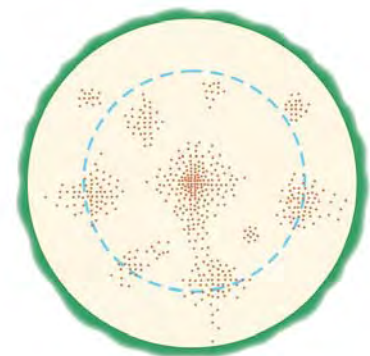
Illustrative Town Plan and Downtown Plan

The community discussed a landform analysis, the scenarios, and ideas about clustering and village, the downtown, trail connections and many other related town planning topics. The community input was captured in two illustrative maps: an Illustrative Town Plan and an Illustrative Downtown Plan. The two design studies were used, along with community input, as the basis for the Future Land Use Plan and Comprehensive Plan Goals and Objectives.

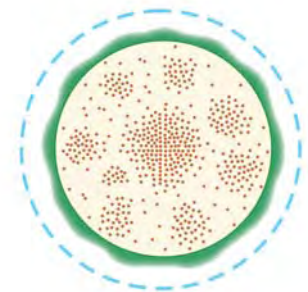
Scenario A



Scenario B



Scenario C



Town Plan Summary

The Preliminary Draft Town Plan Map (Figure 12) represents a vision for McCall based on community input received during Design Dialogue No. 3. It integrates key physical elements of the town:

- Land Use Sub-Areas
- Circulation (streets, paths, bikeways, transit)
- Parks
- Natural Areas and Open Space
- Design Elements (gateways)

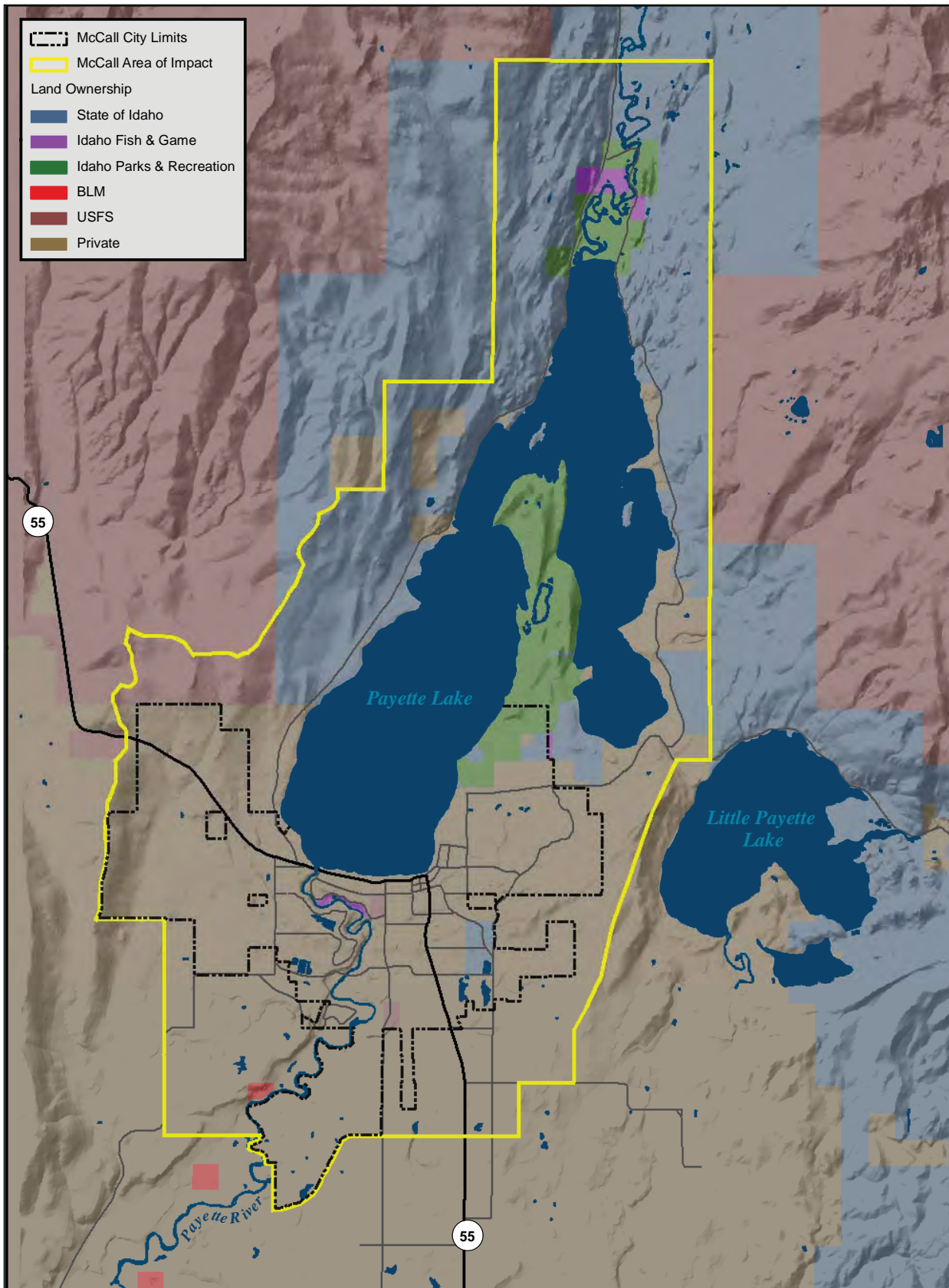


Figure 11 - Land Management



Scenario	Variables								
	Vision/ Goals & Quality of Life	Boundary & Edge Conditions	Urban Form/ Focus	Density of Residential Development	Focus of Economic Development	Function & Scale of the Downtown	Focus of Public Investment	Investment in multi-modal transportation	Investment in Conventional Roads and Streets
A - Baseline (comparison only)	See Attached Goals/Vision Matrix	Maintain current policy allowing urban expansion and buildout of existing large lots, with ad hoc greenbelt strategies.	Current form repeated throughout impact area	Retain existing zoning and densities. Managed outward expansion of the City.	Continued second home focus, modest expansion of non-tourist economy. "Hands-off" Laissez-Faire approach.	Intensify downtown to meet multiple purposes: commercial center, resort functions, and community facilities.	Infrastructure improvements to support growing demands of residents and businesses.	Lowest	Highest
B	See Attached Goals/Vision Matrix	Maintain current policy with ad hoc greenbelt strategies, and, improve linkages to Tamarack, Brundage, and Payette Lake	Linked "Villages." Downtown as one core with multiple smaller cores (neighborhood centers) throughout McCall Area	Retain existing zoning and densities. Managed outward expansion of the City.(Same as baseline)	Attraction of additional resort/recreation/entertainment operations; attracting commercial air service. Attract more events and visitors in Fall, Winter, and Spring.	Coordinated effort to develop specialty retail, restaurant, lodging, and entertainment sectors to support & attract visitors. Strengthen role as community focal point.	Emphasis is on visitor-oriented amenities and investments for education, affordable housing, business incubators and community amenities.	Medium	Medium
C	See Attached Goals/Vision Matrix	Establish permanent "green" boundary with land acquisitions and transfer of development potential techniques.	Same as "B" but more areas of clustered village form.	Increase densities in selected area; emphasize "affordability by design."	Expanding local jobs by focusing upon talent and skill of local labor force.	Strengthen role as center and focal point of community life by adding community facilities and events. Less focused effort on visitor facilities than in "B".	Emphasis is on education facilities, affordable housing, business incubators, and community serving recreation amenities (trails, etc).	Highest	Lowest

Tangible Decisions:

How big is the City? (Determine boundaries for McCall Area of Impact and purpose of Impact Area)

How much commercial is appropriate?

Where should commercial lands be located?

How much industrial/employment land is appropriate?

Where should industrial/employment lands be located?

Should transit focus on needs of the residents? Or needs of the visitors? (i.e. route choice)

Define where the rural edge is and how it is protected/maintained?

How do we achieve affordable housing goals/need? Are there different approaches for each scenario?

Table 5 - Proposed Land Use Scenario Matrix

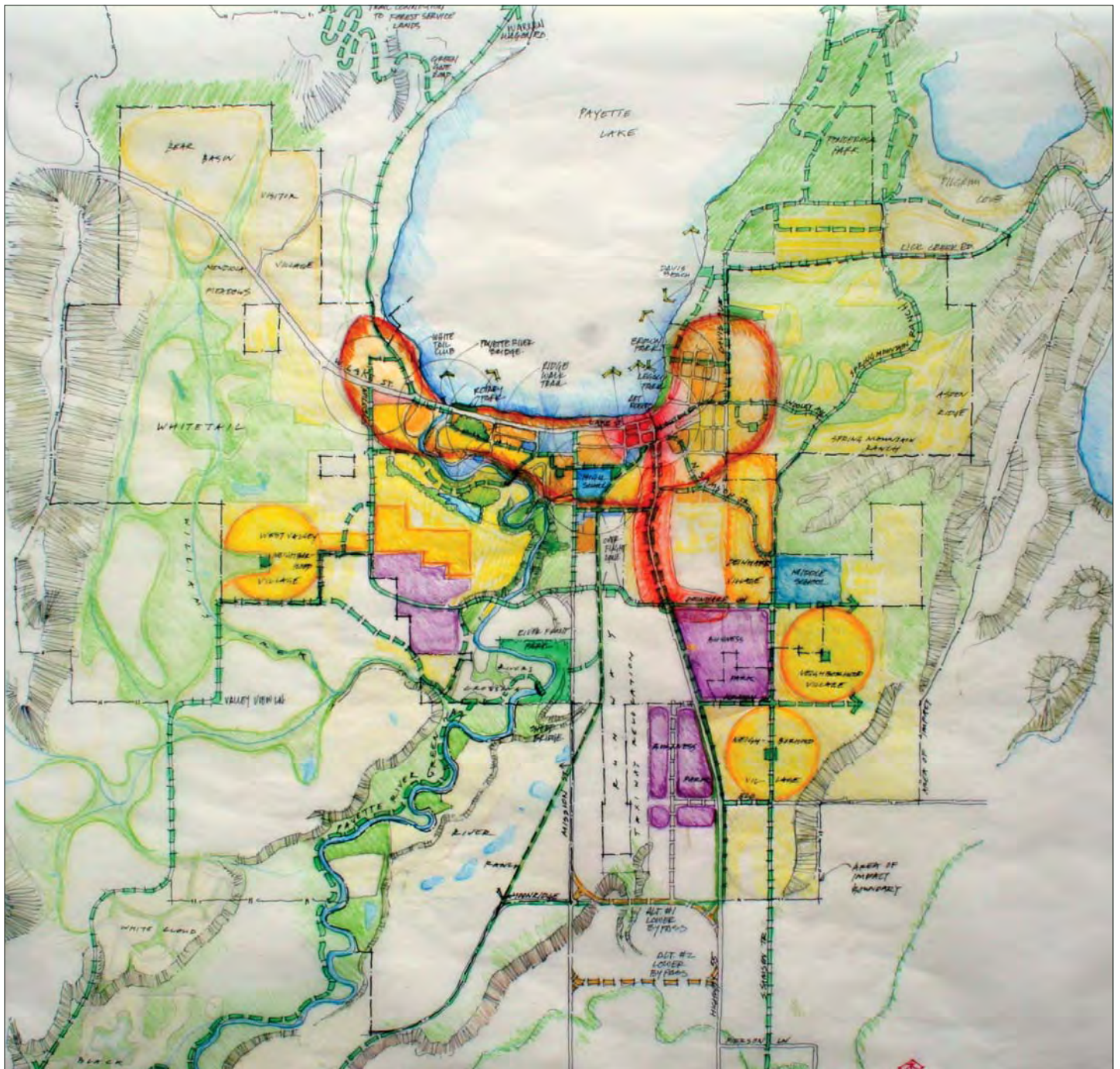


Figure 12 - Illustrative Town Plan





Figure 13 - Illustrative Downtown Plan



Each of the key elements of the Preliminary Draft Town Plan Map is highlighted below.

Payette Lake

- Crown Jewel of McCall

Downtown

- Heart of the Community
- Center for Civic, Commercial, and Residential
- Three Sub-Areas
 - Lake Front
 - Downtown Core
 - South Shore

Residential

- Existing residential areas close to downtown, Third Street, and Mission Street
- Neighborhood Village – Opportunities for walkable neighborhoods:
- Deinhard Neighborhood Village
- South Samson Trail Neighborhood Villages
- West Valley Neighborhood Village
- Visitor Village – Existing or Opportunities for Master Planning

Planned second-home communities:

- Existing Visitor Villages
 - Whitetail
 - River Ranch
 - Spring Mountain Ranch
 - Aspen Ridge
 - White Cloud
 - Blackhawk
- Potential Visitor Villages
 - Bear Basin
 - Pilgrim Cove
 - Mendiola Meadows
 - Southwest Area Villages

Commercial

- Downtown – See notes above
- Third Street Corridor
 - Mixed-Use
 - Improved Streetscape
 - Sidewalks
 - Street Trees
 - Pedestrian Crossings
- Gateways at:
 - Four Corners
 - Railroad Avenue

- Four Corners/ East Deinhard Lane
- Lardo Neighborhood Center
- West Valley Neighborhood Center

Business Park

Areas for new small businesses to start-up and grow, as well as opportunities for economic diversification:

- Krahn Road Area
- Adjacent to Airport - Mission Street (Riverside Industrial Subdivision)
- Boydston Industrial Area

Parks, Open Space, and Trails

Integrated network – Connects villages, employment, commercial, and civic:

- Public and private golf courses
- Public and private natural areas
- Future and existing public parks
- Potential Payette River Greenway
- Connection of open spaces along west side of Area of Impact

Civic

- McCall Civic Center – City Hall/Library/ Police Department
- Schools
- Forest Service and City Museum properties
- Community gathering places

Transportation

- Functional classification of streets – A planned network of arterial and collector streets
- East/West Loop – Two options
 - Improve existing Deinhard Lane to Boydston Loop
 - Create new connection south of Moonridge to loop traffic via Moonridge/Mission Street to Deinhard/ Boydston Loop
- Trails as part of transportation system (off-street system of trails/ pathways)
- On-street pedestrian circulation (sidewalks)
- Transit to connect villages to centers (mixed-use areas)



Future Land Use Plan

The updated Future Land Use Plan (FLUP) is displayed in Figure 14. It includes many revisions to the FLUP adopted in 2000. Overall the FLUP update is intended to:

- Reflect the input from the Steering Committee and community received during the process - particularly responses to the Draft Illustrative Town Plan, Illustrative Downtown Plan, and Comprehensive Plan goals and objectives.
- Bring the FLUP into closer alignment with the current zoning map and zoning code.

The Future Land Use Plan is not a zoning map. The areas identified for development or preservation along with the various classification, are for planning purposes only. Any change in zoning or land use requires that the process in

Title 3, Zoning Ordinance, be followed.

The following section describes the purpose of each land use designation on the FLUP and summarizes the major land use elements of it, including key updates and new recommendations:

Agriculture-Forest (AF) - The AF land use designation is intended to provide a designation for agricultural areas, including forest lands, within the city. Some of these lands may be held in public ownership. AF is an existing zone district. On the 2007 FLUP, it is applied to the sloped and forested areas on the west, north and east side of the lake, generally encompassing the State endowment lands. It is also applied to the eastern conservation easement area. [Nokes property]

<i>Acres by Zoning</i>			
McCall City Limits			
Zoning Code	Description	Acres	Percent
CC	Community Commercial	311.23	5.4%
CBD	Central Business	98.23	1.7%
I	Industrial	316.17	5.5%
R-8	R-8, Medium Density Residential	445.69	7.7%
R-4	R-4, Low Density Residential	1,855.06	32.1%
R-1	R-1	408.96	7.1%
R-5	RE (Residential Estate, 5 acre lots)	400.20	6.9%
R-10	RR (Rural Residential, 10 acre lots)	1,942.66	33.6%
Total		5,778.21	100.0%
<i>Acres by Zoning</i>			
McCall Impact Area			
Zoning Code	Description	Acres	Percent
CC	Community Commercial	249.51	1.4%
GC	General Commercial	107.51	0.6%
CB	Central Business	98.23	0.6%
I	Industrial	360.09	2.0%
R-8	R-8, Medium Density Residential	486.03	2.7%
R-4	R-4, Low Density Residential	2,966.64	16.7%
R-1	R-1	1,206.94	6.8%
R-5	RE (Residential Estate, 5 acre lots)	1,674.27	9.5%
R-10	RR (Rural Residential, 10 acre lots)	10,564.74	59.6%
Total		17,713.95	100.0%

Table 6 - Area of Impact Acres by Zoning

Airport (AP) - The AP land use designation is intended for use by the McCall municipal airport and the surrounding related facilities and properties. AP is an existing zone district. On the 2007 FLUP, it is applied to the current airport property and a strip of land on the east side identified for airport related facilities in the Airport Master Plan.

Business Park (BP) - The BP land use designation is intended to provide for office, light industrial and other employment facilities. Mixed use is allowed. BP is a new designation that will require the creation of a new zoning map designation and code text. On the 2007 FLUP, it is applied to properties with land characteristics suitable for business parks (e.g. good access, flat, can be buffered from adjacent uses). The business park area on the east side of the airport is intended to be screened from Highway 55 by topography, vegetation, and other elements.

Central Business District (CBD) - The CBD land use designation is intended to preserve and enhance the McCall downtown area as the historic heart of McCall, and the primary tourist and pedestrian activity area of the community. A variety of retail, service, and mixed use establishments associated with the traditional main street environment are permitted. This zone allows residential uses at a maximum of 60 dwellings per acre. CBD is an existing zone. On the 2007 FLUP, it follows the existing zoning, except for an expansion to extend the CBD to Mission Street and a reduction to the zone north of Hemlock Street where it is already developed as a residential area.

Community Commercial (CC) - The CC land use designation supports general commercial uses that serve the greater community of McCall. These retail, service, and mixed use establishments may be automobile-oriented and require a larger lot area than typical in the downtown, provided that they are designed to safely and comfortably accommodate those arriving by foot, bicycle, or transit. This zone allows residential uses at a maximum of 40 dwelling units per acre. CC is an existing zone. On the 2007 FLUP, the CC lands follow existing CC zoning, except for the lands re-designated to Business Park, south of East Deinhard Lane.

Civic Use (CV) - The CV 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. CV is

an existing zone district. On the 2007 FLUP, it is applied to schools, parks, hospital, and other selected public properties.

Industrial (I) - The Industrial land use designation is intended to provide for general industrial uses that will support a growing economy and yet are not detrimental to any abutting uses. Furthermore, industrial activities shall not interfere with the operation of the airport or any transportation facility. Industrial is an existing zone. On the 2007 FLUP, it follows existing Industrial zoning with some slight modifications.

Ponderosa State Park (PS) - The PS land use designation is intended for the lands within Ponderosa State Park. Ponderosa State Park is not an existing zone. The land is currently zoned Residential Estate. On the 2007 FLUP, it follows the park boundaries.

Rural Residential (RR) - The RR land use designation is the least intense residential designation in the city, and is intended to guide development away from unsuitable areas, to preserve ecologically sensitive and important recreation areas. This zone allows for the development of single-family homes on significant acreage at a maximum density of one dwelling unit per ten acres. RR is an existing zone. On the 2007 FLUP, RR is applied to properties at the outer edges of the Area of Impact.

Estate Residential (RE) - The RE land use designation permits the development of large lot, single-family residential areas, and is intended to provide for a rural setting and encourage preservation of open space and recreation areas. This zone allows a maximum density of one dwelling unit per five acres. RE is an existing zone. On the 2007 FLUP, RE is applied to areas with existing five acre lots (e.g. River Ranch), and future areas where low density and cluster zoning is planned.

One-Acre Residential (R-1) - The R-1 land use designation permits the development of large lot single-family residential areas and is intended to allow larger lot residential subdivisions. The zone allows a maximum density of one dwelling unit per acre. R-1 is an existing zone, but a new Comprehensive Plan designation. On the 2007 FLUP, it is mapped north of Highway 55 in the Bear Basin area.



Half-Acre Residential (R-2) - The R-2 land use designation permits the development of large lot single-family residential areas that is at a density in between R-1 and R-4. The zone allows a maximum density of two dwelling units per acre. R-2 is a new designation. It will require adoption of a new zone. On the 2007 FLUP, it is applied to two areas where the lotting patterns are generally one-half acre lots.

Low Density Residential (R-4) - The R-4 land use designation permits the development of low-density single-family residential neighborhoods. These neighborhoods would consist of larger home sites. The zone allows a maximum density of four dwelling units per acre. R-4 is an existing zone. On the 2007 FLUP, it includes areas currently zoned R-4. New areas designated R-4 include the State 80 property (north of its commercial frontage) and the residential areas east of Samson Trail Road and south of the Middle School. These areas are planned as future, affordable neighborhood villages.

Medium Density Residential (R-8) - The R-8 land use designation permits the development of medium density single-family housing and is intended to maintain traditional residential neighborhoods. The zone allows a maximum density of eight dwelling units per acre. R-8 is an existing designation. The 2007 FLUP follows existing R-8 zoning.

High Density Residential (R-16) - The R-16 land use designation permits the development of neighborhoods with multiple-family dwelling units and is intended to encourage a variety of housing opportunities. The zone allows a maximum density of 16 dwelling units per acre. R-16 is an existing zone. The 2007 FLUP designates a limited number of properties R-16, using the criteria established in the Community Character objectives (see Chapter 6).

USFS Rural Residential (FSRR) – This designation is applied to land that is part of the Payette National Forest and also within the Area of Impact. It is located north and west of the City.

Concept Plan (CP) – This designation is applied to lands which have undergone a special planning study for a sub-area of McCall. Concept Plans have been prepared for Lardo and West Valley. They were adopted as amendments to the Comprehensive Plan in 2006. Once adopted, Concept Plans will be used as the basis for land use reviews. These plans provide the conceptual “zoning” for an area, as well as requirements for transportation, public amenities, urban design, and other elements.

Village Cluster Overlay (VCO) – This designation is applied to lands that have clustering and/or village-style design which will implement the objectives of the Comprehensive Plan. The VCO is a new designation. On the 2007 FLUP, it is used as a flexible designation to achieve multiple benefits. It is applied to achieve the following:

- Village style design – (e.g. State 80 property and the future neighborhoods east of Samson Trail Road, south of the high school)
- Scenic area protection – (e.g. Along the south and west entries into McCall)
- Natural resource protection – (e.g. In the West Valley area)

Figure 14 illustrates the location of the land use designations.

Community Concerns

The McCall Future Land Use Plan is an important planning and management tool to address growth issues and implement the Vision Statement. It locates diverse land uses in appropriate places, improves efficiency and functionality, helps maintain the scenic and mountain character of McCall, and addresses appropriate zoning densities to address desired build-out population goals.

During the Comprehensive Plan Update process, participants advocated for land use goals that emphasize respecting and protecting the environment and natural beauty of McCall, protecting and preserving natural open landscapes and rural settings surrounding McCall, discouraging and limiting upzoning, and ensuring public access to the network of pathways and open public spaces. Citizens were particularly concerned about the use of the R-16 zone and felt that the opportunities for the R-16 zone should be limited to the appropriate scale and location. Participants were also very concerned about the draft Airport Master Plan and consistency between the Comprehensive Plan and Airport Master Plan.

During each of the Design Dialogue workshop series, stakeholders and community members identified many issues, opportunities and concerns for McCall's future. The following is a summary list of these items that were translated into land use goals and objectives. Many of these issues also relate to Community Character:

- Preserving, enhancing and building a great community for McCall's full time residents
- Providing a variety of housing and residential zones
- Downtown as a priority area
- A civic campus and public gathering place in the downtown
- Completion of sidewalks downtown and along Third Street, as priority areas
- A lakefront path or boardwalk
- Need for appropriately zoned land (e.g. business parks) that will support economic diversification
- Concern about impacts related to the airport, potential airport expansion, and consistency between the Comprehensive Plan and Airport Master Plan
- The need for design standards for business parks

and potential visual impacts along Highway 55, south of McCall

- Expansion of the Area of Impact so the City can guide land use adjacent to McCall
- Creation of "heritage landscapes" in the Farm-to-Market area and West Valley
- Support for clustering and village style design
- Creation of scenic corridors for the south entrance (Johnson Lane to Four Corners) and the west entrance into McCall ("Big Pine" area – Warren Wagon Road to west Area of Impact boundary)
- Concern for development of state endowment Lands, and desire to promote clustering concepts and environmental stewardship when endowment lands around the lake are considered for development
- Linking of land uses in McCall with an excellent bike and trail system

Goals and Objectives

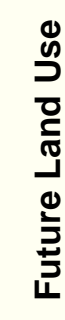

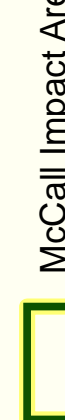


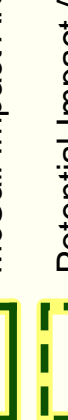





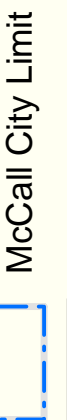

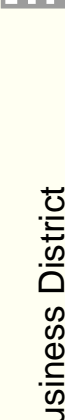
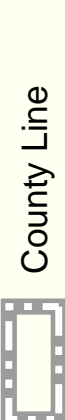

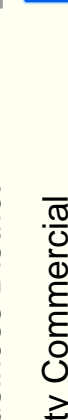


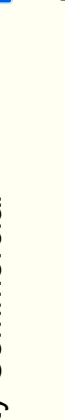
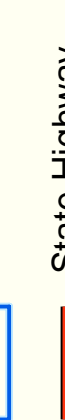
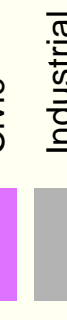

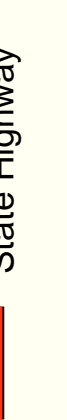



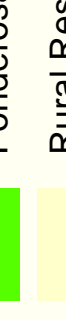
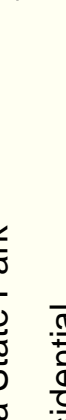

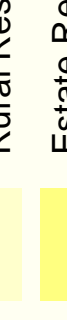

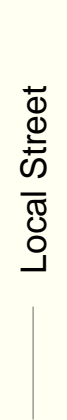
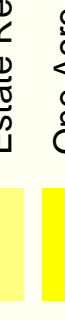


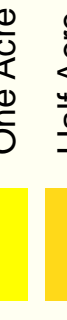

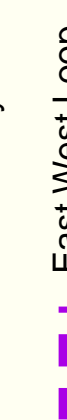
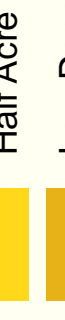
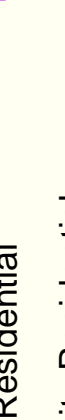
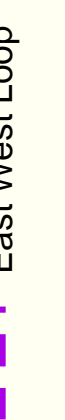

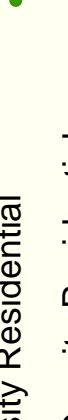


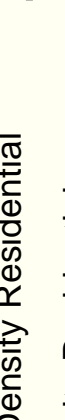


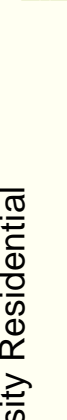

Goals:

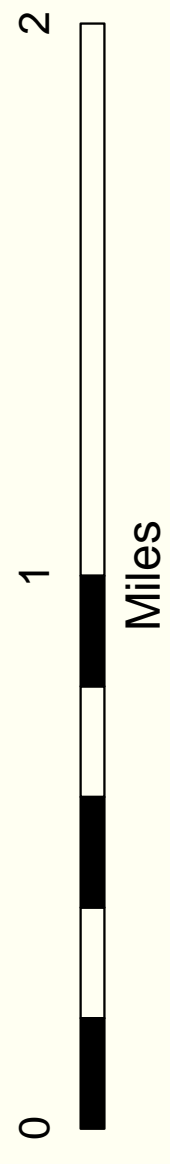
- I. Preserve and enhance the area's natural, social, and physical environments.
- II. Emphasize and promote public parks and open spaces in land use planning.
- III. Emphasize and promote a variety of recreational and civic facilities in land use planning.
- IV. Plan for a variety of appropriate land uses, minimizing negative environmental impacts from growth.
- V. Retain rural character and natural undeveloped landscapes of the area surrounding the developed portions of McCall.
- VI. Plan and develop the Central Business District in McCall as the heart of the community.
- VII. Plan for a variety of residential areas in McCall.
- VIII. Plan for commercial areas that create mixed use centers and/or mixed use transportation corridors.
- IX. Plan for business parks and light industry to support economic diversification and local jobs in McCall.

McCall Area Comprehensive Plan Update

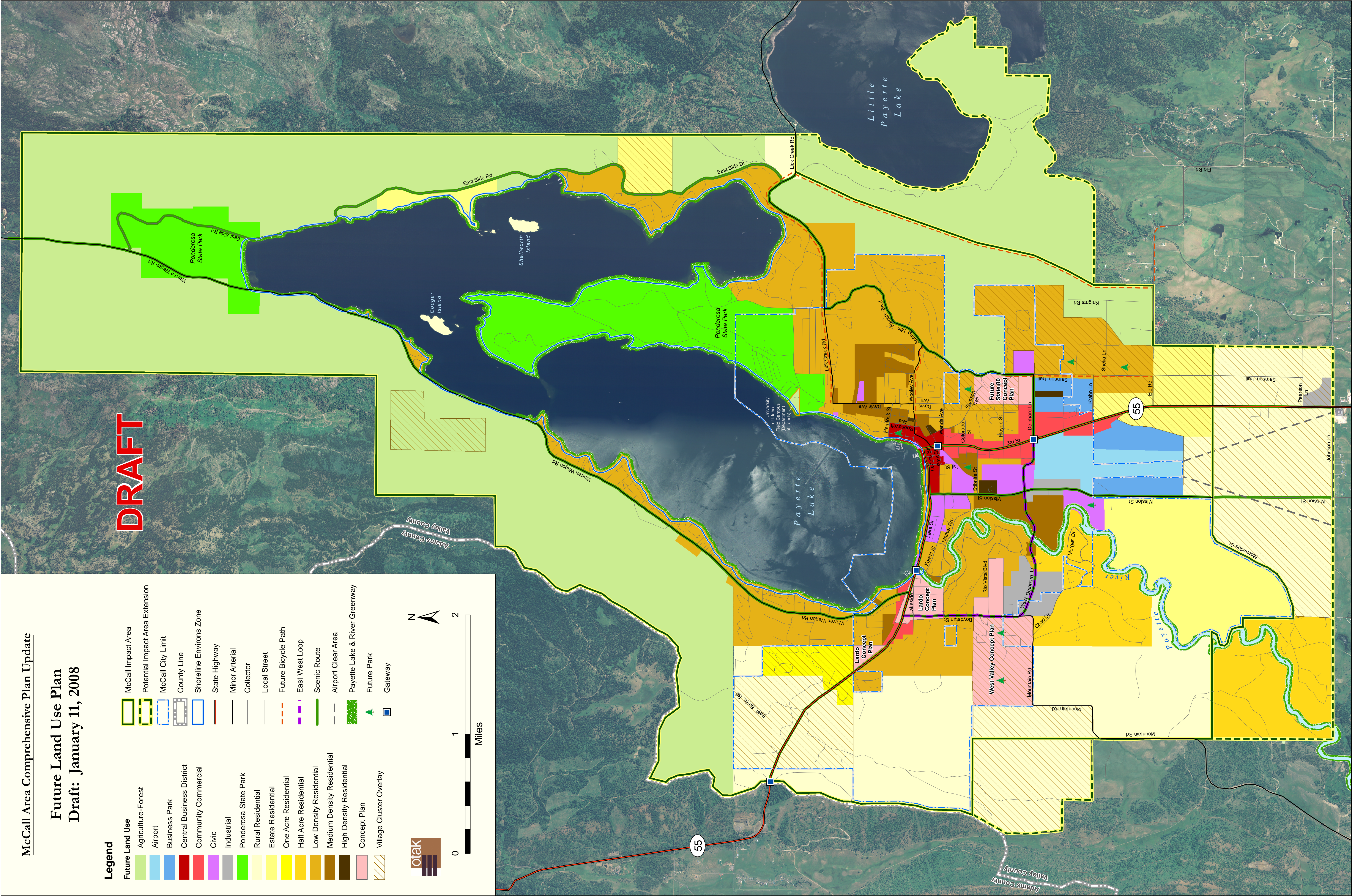
Future Land Use Plan
Draft: January 11, 2008

Legend

 Future Land Use	 Agriculture-Forest	 McCall Impact Area
 Airport	 Business Park	 Potential Impact Area Extension
 Central Business District	 Community Commercial	 McCall City Limit
 Civic	 Industrial	 County Line
 Ponderosa State Park	 Rural Residential	 Shoreline Environs Zone
 Estate Residential	 One Acre Residential	 State Highway
 Half Acre Residential	 Low Density Residential	 Minor Arterial
 Medium Density Residential	 High Density Residential	 Collector
 Concept Plan	 Village Cluster Overlay	 Local Street
 Payette Lake & River Greenway	 Future Park	 Future Bicycle Path
 Gateway	 Airport Clear Area	 East West Loop
 Gateway	 Scenic Route	 Scenic Route
 Gateway	 Future Park	 Airport Clear Area
 Gateway	 Future Park	 Payette Lake & River Greenway
 Gateway	 Future Park	 Future Park
 Gateway	 Future Park	 Gateway
 Gateway	 Future Park	 Gateway



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Objectives:

- a. Promote and ensure that proposed projects and developments benefit the local year-round community and increase or maintain the community's quality of life.
- b. Provide for a variety of housing types and lot sizes within City limits to serve all economic segments of the community.
- c. Update and implement the downtown Master Plan.
- d. Enhance design standards and landscaping of existing commercial areas and required new commercial areas to meet development standards. Develop design standards for industrial areas.
- e. Establish appropriate areas for light industrial use, (e.g. business parks.)
- f. Establish parks and open space areas as well as other historic structures.
- g. Establish areas for recreational facilities.
- h. Work to expand the Area of Impact to encompass the existing and proposed approaches into the City as well as the area in which City services can be reasonably provided in the foreseeable future, including the West Mountain area, Farm to Market area, and south along Highway 55 and Mission Street. One important purpose of expanding the Area of Impact is to promote protection of open space and natural landscapes to maintain rural scenic beauty of McCall's surroundings.
- i. Establish a Farm-to-Market Heritage Landscape incorporating development standards to protect the rural scenic character of the area.
- j. Establish a West Mountain Heritage Landscape incorporating development standards to protect the rural scenic character of the area.
- k. Civic uses will be retained and expanded in the downtown. A civic campus will be developed.
- l. The preferred commercial use pattern is vertical mixed use with active ground floor uses.
- m. Lodging and conference facilities are encouraged in downtown. They should be designed with orientation to streets, distinctive architecture, and uses open to the public so that they are a positive addition to the overall quality of the downtown for both local residents and visitors.
- n. A public plaza, pedestrian street or similar

community gathering place will be developed. This signature public space will be designed to serve both local and visitor needs and uses.

- o. The downtown sidewalk network is a priority area for new sidewalks.
- p. Off-street pathways will be developed to supplement the sidewalk network.
- q. Work towards and coordinate with property owners to create a lakefront pathway or boardwalk that connects First Street to Brown Park and provide a publicly accessible edge to the lake.
- r. Designate areas, as indicated on the McCall Land Use Map, for high density residential (R-16 and mixed use buildings) adjacent to commercial centers, near R-8 properties, and along transportation corridors and as part of cluster development. R-16 areas will be no larger than approximately six acres so there is not too much density at any one project. This area may be expanded through demonstration of excellent design, environmental protection, and compatibility with adjacent areas.
- s. Designate areas, as indicated on the McCall Land Use Map, for medium and low density residential to preserve McCall's existing neighborhoods.
- t. Designate areas for estate residential (R-1) as transitional areas between higher density uses and the rural fringe of McCall. Encourage cluster development into neighborhood villages to preserve open space.
- u. Designate areas for rural residential (RR and RE) at the outer edges of the community. Encourage cluster development into visitor villages to preserve open space.





- v. Support cluster development patterns in order to retain open space, protect environmentally sensitive areas, encourage more affordable housing options, and create walkable residential areas.
- w. When open space is retained through cluster development or other land use approvals, require conservation easements or similar mechanisms to ensure they are permanently protected.
- x. Downtown will be the heart of the community and a highly pedestrian oriented commercial center.
- y. The Third Street corridor, from downtown to Four Corners will evolve into a mixed use corridor well-served by streets, pathways and/or sidewalks, bike routes and transit.
- z. The Four Corners/East Deinhard area will be a mixed use center serving the community and adjacent neighborhoods and business areas.
- aa. The Lardo neighborhood center will be a focus of local commercial services and mixed use.
- bb. A Big Pine scenic overlay will be created along the Highway 55 corridor from Warren Wagon Road to the western Area of Impact boundary. The purpose of this overlay is to protect this unique and scenic corridor as a signature entrance to McCall, provide a transition to the Lardo's neighborhood, provide and maintain a visual screen of structures and developments from the highway, and protect the large Ponderosa pines in this area.
- cc. The West Valley neighborhood center will be a focus of local commercial services and mixed use.
- dd. New neighborhood and visitor villages may have small scale mixed use centers in order to provide local goods and services.
- ee. Additional retail and highway oriented commercial will be limited south of Krahn Lane along Highway 55, to small locally serving commercial nodes at major intersections. This objective is intended to protect the vitality of other commercial areas and the scenic quality of the entry into McCall.
- ff. Designate a scenic overlay along Highway 55 from the southern edge of the Area of Impact to Four Corners at Deinhard Lane. Establish setback, building height, and other development standards within this scenic overlay to protect rural character and mountain viewsapes by revising the Design Guidelines and Chapter 7 of Title 3 Zoning Ordinance.
- gg. Designate areas for business parks south of Four Corners and adjacent to the airport.
- hh. Develop design standards, in concert with Scenic Route designations, to ensure that business parks are attractive and the south entry into McCall remains a green gateway into the community.
- ii. Designate industrial land in the Boydston Industrial Area. Ensure development reviews protect the compatibility of this area with adjacent land uses.
- jj. Coordinate with Idaho Department of Lands on planning for endowment lands. The forested lands and open space surrounding Payette Lake and the North Fork of the Payette River are highly valued by the McCall community and should receive maximum protection.
- kk. Promote cluster development and environmental stewardship in rural and estate residential areas.
- ll. Coordinate with IDL on zoning and design for the creation of the Deinhard Neighborhood Village on the "State 80" property.
- mm. Prohibit "gated communities."
- nn. Retain public access to network of planned bike and pedestrian pathways and open spaces and parks.
- oo. Recognize the importance of urban wildlife interface fire prevention and defensible communities.
- pp. Revise the City of McCall Design Guidelines with special attention to the Central Business District and adjacent residential and commercial areas; review the Downtown Master Plan for possible additions or changes to the Guidelines.





This chapter includes a discussion of community design, and historic resources. Community design includes a discussion of McCall's special landscape, commercial and employment districts, cluster developments, gateways and entrances, and other special places.

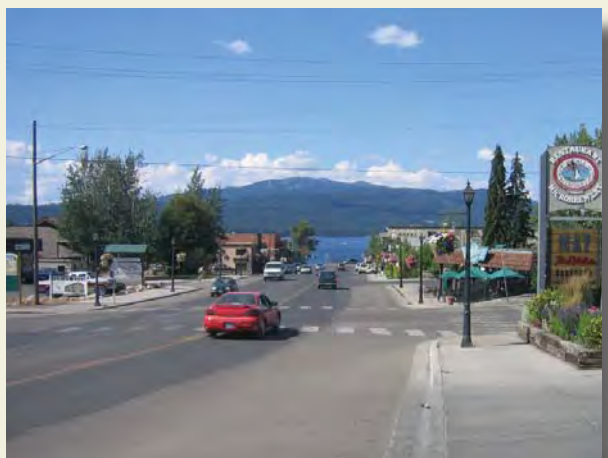
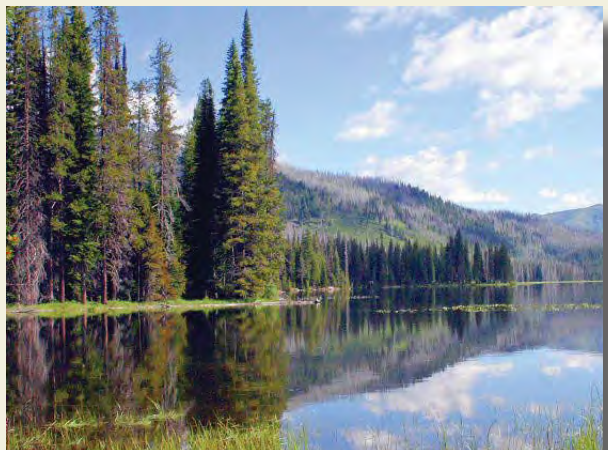
Community Conditions & Trends

McCall is a unique and beautiful mountain town. Historically, its strong identity and reputation have been attributable as much to its spectacular setting as to its built form. However, growth has found McCall and this places a new priority on ensuring that new development is quality development. The vitality of the downtown, quality of design in key districts and corridors, creation of great community gathering spaces, design and connectivity of streets and trails, and protection of open spaces will all be increasingly important to protecting the quality of life in McCall and ensuring its competitiveness in the Intermountain West.

McCall has embraced many smart growth policies that set the stage for improving community character and design. The City's codes and design guidelines promote a vital downtown, mixed use, compact development in selected places, building orientation to streets, compatibility with adjacent uses, and protection of resource areas. These documents provide for extensive design review and community comment opportunities. During the Design Dialogue process, many people expressed support for these policies; however, some cautioned that while the codes are good, the approval process needs streamlining and priorities need to be set.

What Makes McCall, McCall?

As a unique mountain community cherished by generations of year-round citizens for its scenic beauty and the small-town quality of life, McCall also has long been a destination for seasonal residents and visitors. In recent years, the development of vacation homes, tourist accommodations and resort facilities has sharply increased. Longtime residents are concerned about this trend and how it will affect their rural lifestyles and the qualities they love about McCall.





The dramatic landforms in and around McCall have shaped its settlement pattern. They also provide a key part of the special quality and positive visual experience. Some of the key features include:

- The terraced topography, stepping up from the lake and highlighted by the moraines
- The expanse of the lake, contrasted by the sharp rise of the mountains
- Views in the form of “terminated” vistas such as the lake, and, broad vistas of the surrounding landscape
- Mature stands of native trees throughout the community

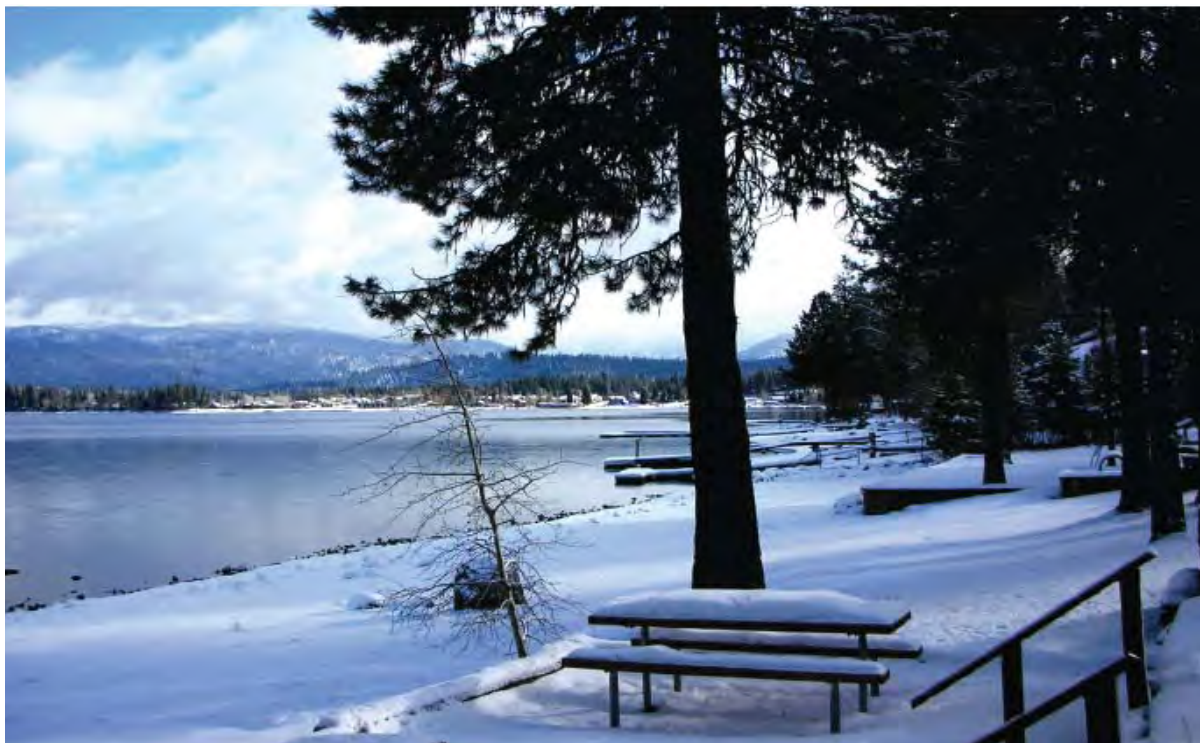
When asked about the characteristics that make McCall, “McCall” citizens and visitors alike frequently mention the following attributes:

- The region’s seasonal qualities allow the enjoyment of a diversity of year-round recreational activities and the ability to enjoy a lifelong active lifestyle.
- Wilderness at the back door; living in harmony with the wilderness and nature is important.
- Maintaining a sense of small town scale, in balance with accommodating infill and new forms of housing.

- Structures that convey a sense of rustic mountain architecture that should continue to be the design standard for the town.
- Views to the lake and mountains beyond and public access to the lake are important qualities of the community that need to be preserved and protected.
- The mature stands of native trees throughout the community are an important aspect of its character, including several species of conifers that contribute to the scenic beauty of the mountain town setting.
- Parks, green open spaces, natural preserves, as well as active public spaces (both existing and future) are an important part of the mix of what makes McCall a great place to live.
- Preserving a strong sense of community.

Mixed Use Districts

McCall’s existing commercial areas are in transition. While retaining their important core function of providing shopping and services, they are also being planned and/or redeveloped for a greater mix of uses and higher level of pedestrian-orientation. Each district is briefly discussed on the next page.





Downtown – Downtown McCall is the heart of the community. Elements that are important to its success include:

- *Storefront character* – Storefront character includes buildings built to the sidewalk or street-side pedestrian areas, large windows along the street-level facades, active retailing at ground level, and architecture that conveys “human” scale.
- *Civic uses and public spaces* – McCall’s City Hall, the library, Legacy Park and other public uses and spaces are essential elements of the downtown to be retained and improved.
- *A new civic gathering area* – A key civic gathering area is needed. During the Comprehensive Plan process, many participants favored the redevelopment of Second Street and the City Hall-Library area as the best location for this gathering area.
- *Continuous pedestrian connections* – The sidewalks and other pedestrian routes in the downtown are the key platform for pedestrian activity. They need to be as wide as possible, continuous, and well maintained. Alleys and off-street connections, and parking areas, are important to the pedestrian network.
- *Convenient parking* – Parking should be located on-street, to the rear of buildings, and in municipal lots. Good signage is needed to direct visitors to parking areas.
- *Lake views* – The views of the lake along all of the streets leading to the lake should be preserved.
- *Housing* – Upper floor housing in the downtown, and R-8 and R-16 density near the downtown, will broaden the customer base, activate the area more hours of the day, support transit, and reinforce downtown as McCall’s center for both full time residents as well as visitors.

Third Street – The Third Street Corridor will continue as McCall’s main artery, but it will evolve toward more pedestrian quality and more mixed use. Essential design elements include:

- *Improved streetscape* – One of the most-often cited community needs during the Plan update process was the need for an improved streetscape and continuous sidewalks along Third Street. See Chapter 10 for illustrative cross-sections.
- *Transit* – Transit is an important alternative mode to help reduce congestion along Third Street. To promote transit use, the walking routes from land uses along and near Third Street should be safe, pleasant and convenient. At bus stops, buildings should be built relatively close to the sidewalk (with parking areas to the side or rear,) so that there is shelter, lighting and “eyes on the bus stop.”
- *Housing* – As with the downtown, housing along Third Street will support retailing and transit use. It is an appropriate location for McCall’s higher density housing choices.
- *Access management* – As redevelopment occurs, driveways should be consolidated to minimize and focus the locations for left turn movements. Drive isles and parking areas should be connected so that vehicles can traverse land uses to intersections and adjacent areas without having to enter onto Third Street.
- *Parking* – Parking areas should be located to the side or rear of new development. Third Street does not need to have as continuous of a building line as downtown, but it should have buildings oriented to streets to improve the streetscape aesthetics and the walking experience along Third Street.
- *Landscaping* – Street trees and landscaping between the sidewalk and front facades/ front entries, will help break down the scale of the street.



Figure 15 - Third Street Corridor Site Study

Four Corners and East Deinhard Lane – Four Corners is an important retail and services district that anchors the south end of the Third Street corridor. Larger retail outlets are appropriate to this area, incorporating good design and landscaping in order to improve the aesthetics of the larger buildings and parking areas. The commercial area fronting on East Deinhard Lane at the south end of the “State 80” property is a key opportunity; it should be developed similar to the Lardo Village Center, with smaller shops, mixed uses and community amenities. A large, auto-oriented shopping center would be inappropriate next to the Deinhard neighborhood village envisioned for the remainder of the property. Also, the safety and visual character across the street from the school property are important to consider.

Lardo – The Lardo Concept Plan calls for the establishment of a village center of shops, neighborhood amenities and mixed use across from Whitetail Club. The concept is to



Figure 17 - Deinhard Neighborhood Village Site Study

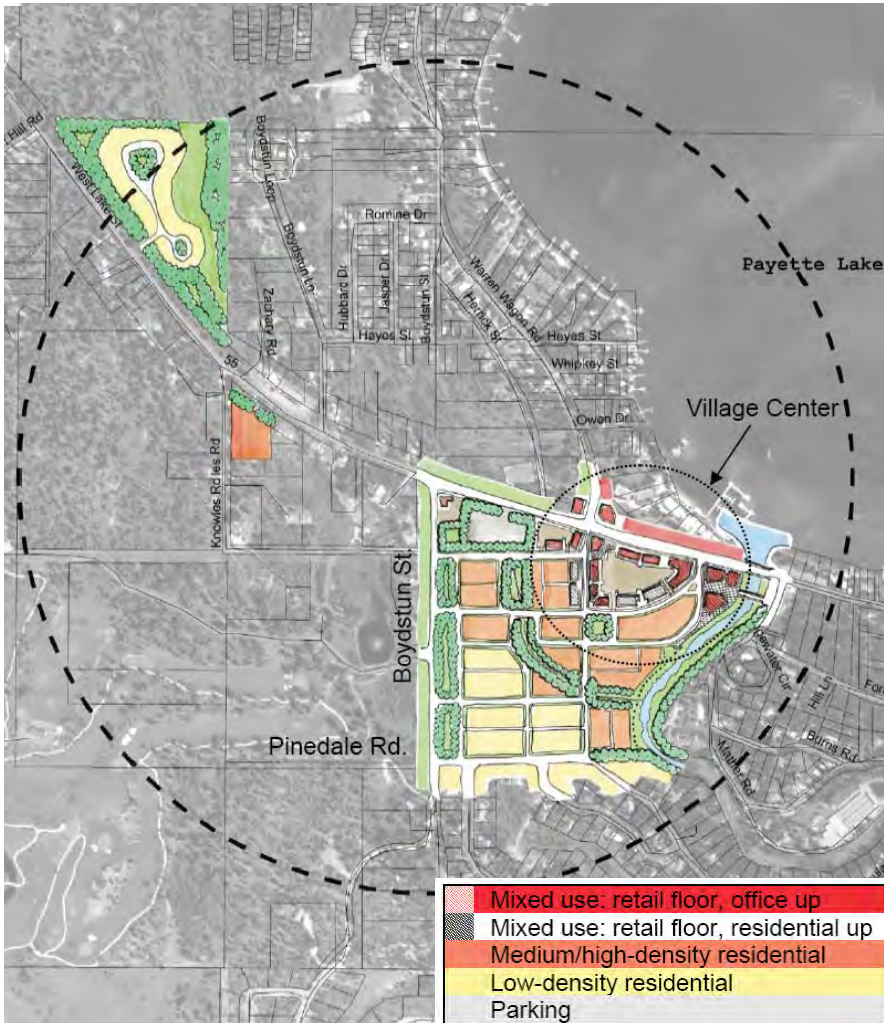


Figure 16 - Lardo Concept Plan

establish an energized place, with shops on the ground floor and residences or offices above. A tenant mix of mostly one-of-a-kind stores or second locations for stores that already exist in McCall will help make the Lardo Village Center unique so it will not compete with the downtown.

Future Neighborhood Centers – A small neighborhood and village center is included as part of the West Valley Concept Plan. Others may be proposed as part of future village developments. Such small centers are appropriate if they are small in scale, pedestrian oriented, and easily accessible by foot or bike by their surrounding area.

Employment Districts

As described in the Land Use Chapter 5, two types of employment land use designations are planned: Industrial and Business Park. The Boydston industrial area is McCall’s general industrial district. The narrow industrial area adjacent to the airport provides small scale sites for light industry. The key design elements for these areas are those that promote compatibility with adjacent uses, setbacks, landscaping, and management of off-site impacts.



Two new districts are planned for the Business Park designation: south of East Deinhard Lane and on the west and east sides of the airport. Design standards will need to be developed for the new Business Park zone, to define quality buildings, site planning, and landscaping standards. On the east side of the airport, the area designated Business Park has been specifically located to minimize visibility from Highway 55. For the business park area south of East Deinhard Lane, quality design and buffering of residential uses to the east and south will be important to ensure compatibility.

Villages and Clustering

During the Plan update process, there was much discussion regarding McCall's need for: more affordable housing, housing variety in larger developments, open space and linked natural areas, and the minimization of McCall's urban "footprint." In addition, participants were favorable toward the smart growth concept plans for Lardo and West Valley, where the designs included walkable villages.

A plan scenario was created from ideas from the public process, for the creation of village-style development and clustering in many parts of McCall was created. Three initial diagrams were prepared: Figure 18 - Dispersed Development; Figure 19 - Neighborhood Villages where clustering occurs for R-1 and greater densities; and Figure 20 - Visitor Villages where clustering occurs for R-5 and R-10 densities. In addition, a site study of a potential neighborhood village for the "State 80" property was prepared. The village cluster concept was strongly favored by the community. The key elements of this concept include:

- a variety of housing
- a small mixed use center or community focal point located at either the center or edge of the area
- one or more parks
- clustered development form that provides open space as a community amenity
- connected street and path network
- clustering should consider topography and natural resources
- open space provided as part of villages or other land use reviews will be located so that significant resources are protected, and, continuity with larger open space systems (e.g. Payette River Greenway) is provided



Figures 18- Dispersed Development Scenario



Figures 19- Neighborhood Village Concept Scenario

In addition to guiding the creation of villages in specific locations and for projects of significant scale, the cluster development tool has other applications. It can be used to



Figures 20 - Visitor Village Concept Scenario

protect scenic corridors, such as the south entrance into McCall along Highway 55. Another example is the Area of Impact south of the airport. Cluster development in that area can be used to ensure development does not occur within the approach zones. This application of clustering has a dual benefit of ensuring a broad area of open space north of Johnson Lane.

Linking open spaces and important resource areas is an important objective of cluster development; Figure 21 illustrates this concept, as applied to the West Valley area. The area between the West Valley neighborhood village and the ridge to the west is open space that contains wetlands. As described in the West Valley Concept Plan, this area should remain undeveloped with low density residential uses placed carefully on the ridge. As illustrated in Figure 21, the preserved lowland will provide a link to Williams Creek and ultimately to the Payette River greenway.

Gateways

Two types of gateways are proposed to announce McCall and mark important milestones: specific gateways and corridor gateways. Four site specific gateways are proposed: Four Corners; Park Street/Highway 55; Lardo/Payette outlet;

and the western city limits. Each gateway will be unique, but have a similar palette of materials and design themes that tie them together. Potential improvements include signage, monuments, special paving, landscaping, public art, and other features.

Two corridor gateways are proposed to protect the scenic qualities of the west and south entries to the City along Highway 55. The western corridor gateway is the “Big Pine” Corridor along Highway 55 from Warren Wagon Road to the western Area of Impact Boundary. The purpose of this overlay is to protect this unique and scenic corridor as a signature entrance to McCall, provide a transition to the Lardo neighborhood, provide and maintain a visual screen of structures and developments from the highway, and protect the large ponderosa pines in this area. The southern gateway is along Highway 55 from the southern edge of the Area of Impact to Four Corners at Deinhard Lane. Clustering, setbacks, building height, and other development standards are needed to protect rural character and mountain vistas.

Special Sites

Citizens of McCall truly prize the natural areas that surround them. The shores of Big Payette Lake offer views of the surrounding mountains; other local landmarks provide scenic vistas. Natural areas also offer opportunities for viewing wildlife and vegetation and enjoying peace and solitude. Table 7 identifies specific sites of interest, however, it is not a comprehensive list.

Historic Resources

The City of McCall’s Historic Preservation Commission has been actively engaged in identifying the historic properties within the city and Area of Impacts. One of these is the Old McCall Jail on the southern edge of Veteran’s Memorial Park. The jail is being rehabilitated to a useful building with both an identifying sign and the first interpretive sign within the city. The text will be a capsule version of McCall’s history placed to be read by pedestrians. It is planned that the jail will serve as the beginning of a signed historic walking tour in the downtown district and as an information kiosk for special times, such as Winter Carnival and 4th of July celebrations.

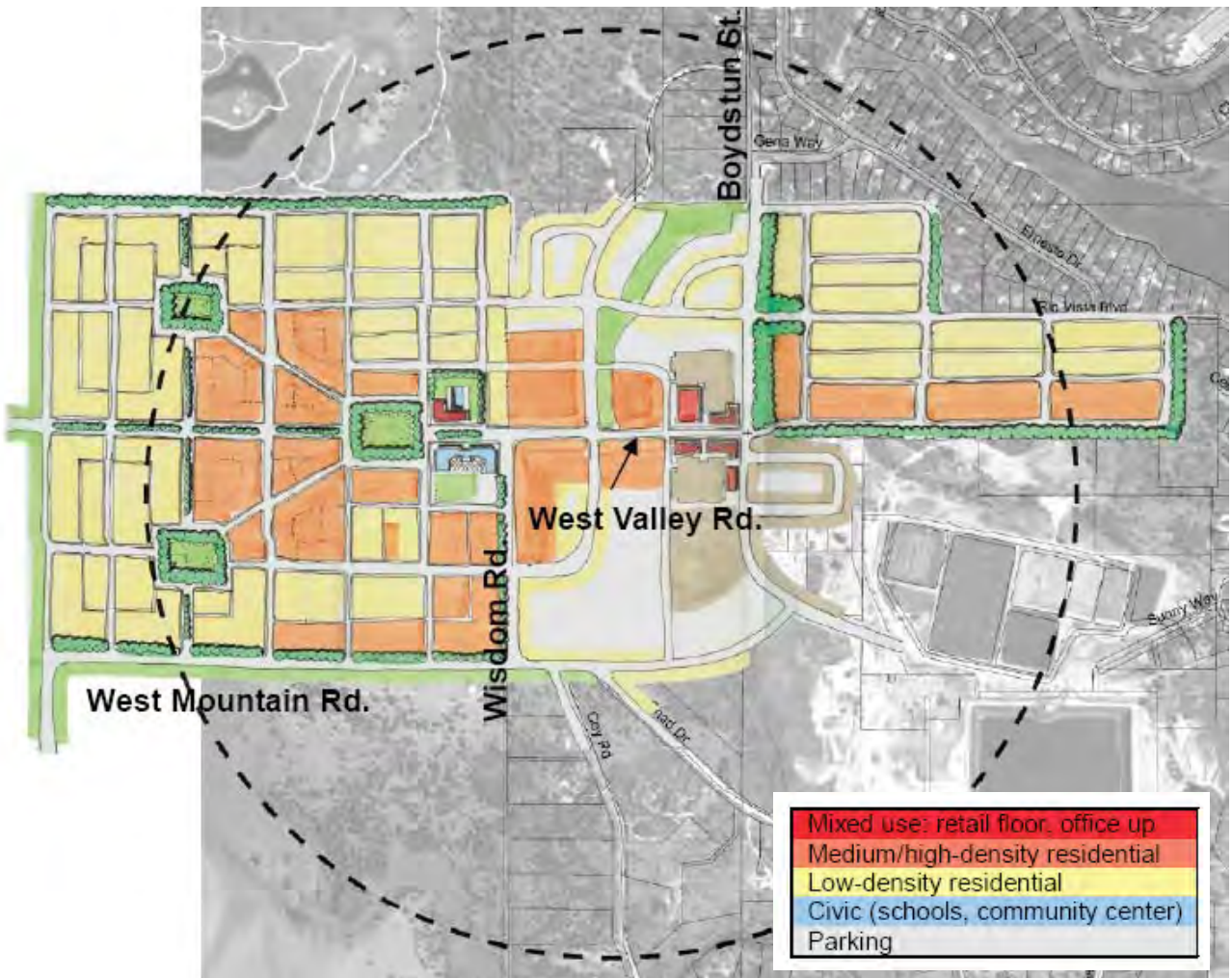


Figure 21 - West Valley Concept Plan

In 2005, the Commission retained an architectural historian, who provided a cursory survey of historically significant properties in the City and Area of Impact. He concluded that there are individual properties in the downtown area that could be designated Local Landmarks. Among these is the Lake Street Station, which, having been built by Tom and Daws McCall for the Forest Service in 1909, is the oldest commercial building in McCall. Others could be the Newt Williams House (Selectable Collectables) from 1911, the Carl Brown House (Cornerstone Dentistry) of 1920, and the current Yacht Club of 1945.

He noted that several areas might qualify as Local Historic Districts: the neighborhood north of Forest Street between First Street and Mission or the recreation related properties of Davis Beach, and Sylvan Beach, with its unique architecture and history, or the older properties of Luck's Point. The Payette Lakes Inn, which has a significant place

in McCall's history, would merit recognition despite its condition. More intense surveys of these properties leading to nominations as Local Landmarks or Local Historic Districts have been initiated by Commission members.

The Commission has achieved Certified Local Government status which allows it to receive grants from the State Historic Preservation Office. It used such a grant in 2007 to retain ZGA Architects and Planners, Chartered, to prepare an update of the Central Idaho Historical Museum Development Plan in concert with the Museum Board. This planning is essential as volunteer curators receive valuable historic photographs for scanning and archiving and irreplaceable historic items from long-time residents for careful preservation. Increased appropriate space for archiving, display and community education is of paramount importance.

Sites of Interest	Location	Amenities
Ponderosa State Park	Two miles northeast of McCall on Miles Standish Road	forested, natural campground on Payette Lake. Camping sites with RV hook-ups, water, electricity, RV dumping station, restrooms with showers, swim area, boat docks, nature trails, groomed cross country ski trails.
Payette Lake	Northern boundary of McCall	water skiing, fishing, boating, sailing, swimming, etc.
Little Payette Lake	Northeast of McCall	fishing, boat dock, swimming
Upper Payette Lake	Off Warren Wagon Road	fishing, boating, sailing, etc
Payette River	Traversing through McCall	fishing, river floating
Hiking Trailheads	Valley County	hiking, nature viewing, cross-country skiing
Snowmobile Trailheads	Valley County	snowmobiling
Hot Springs	Valley County	hot springs, swimming
Scout and Church Camps: Camp Ida Haven Girl Scout Camp Nazarene Camp	Off of Eastside Road Off of Lick Creek Road Near Ponderosa State Park	picnicking, nature viewing, day recreation
Central Idaho Interpretive Museum and Visitor Center	Lake Street	information on accommodations and activities, interpretive center, cultural activities, Corliss Steam Engine
Little Ski Hill	Hwy 55	beginner ski area
Brundage Mountain	Off Hwy 55	ski resort area
Fish Hatchery	Mather Road	interpretive
North Beach	Warren Wagon Road	swimming, picnicking
Lake Cascade	Valley County	fishing, boating, swimming
University of Idaho McCall Field Campus	University Lane and Davis Avenue	offering from intensive five-day courses for academic credit to one-day field trips
USFS Smoke Jumper's Base	McCall Airport	tours

Table 7 - Sites of Interest

The McCall Public Library holds a McCall history collection in its Idaho Room. Complementing the resource books is a collection of McCall's oral histories, many of which were made during Idaho's Bicentennial celebration. The State Oral History Library has replaced the histories lost over the years from McCall's collection. Volunteers are again taking and transcribing oral histories for State and McCall Libraries.

The Payette Lakes Progressive Club's historic news-clippings files, maintained by volunteers, are another important resource in the Idaho Room as are the bound issues of the Star News from 1929 forward. Increased space for these collections is becoming a goal.

The Commission arranges and hosts the City of McCall's birthday party annually on the anniversary of the City's incorporation on July 19, 1911. This celebration is for the public and government officials to continue to recognize the City's history with displays of historic photographs and other activities. Long-time residents are special guests. McCall's Commission will apply before April of 2008 to the

Association of Idaho Cities to be part of the Idaho Heritage City Program. It will also design signage to be placed along the path of the historic walking tour in recognition of historically significant buildings and sites. In addition to interpretive text, a logo representing the Commission will be designed for this recognition. A brochure or guide will be prepared to promote the educational aspect of the walking tour. Commission members will serve as volunteer docents for the tour.

Table 8, identifies McCall historic structures and places and those being considered for listing.

	Location	Historic Theme	Construction Date	National Register Status
Old McCall Jail	900 N. Third	Government	1930	Historical Significance
Conifer Cabins, Brundage Bungalows	308 Lake Street	Recreation/ Tourism	1940s -1950s	Historical Significance
Rice Meeting House	NE of McCall at	Religion/ Architecture	1928	Listed
McCall District USFS Administrative Site	102 W. Lake Street	Government	1933 -1941	Listed
SITPA Storage Shed	1001 State St.	Conservation/ Architecture	1937	Listed
SITPA Pump House	1001 State St.	Conservation/ Architecture	1937	Listed
SITPA Long Garage	1001 State St.	Conservation/ Architecture	1937	Listed
SITPA Machine Shop	1001 State St.	Conservation / Architecture	1937	Listed
SITPA Garage	1001 State St.	Conservation /	1937	Listed
SITPA House	1001 State St.	Conservation /	1937	Listed
SITPA Fire Warden's House	1001 State St.	Conservation / Architecture	1937	Listed
Lake Street Station	310 E. Lake Street	Government/Commerce	1909	Historical Significance
Edgewater Cabins	336 - 356 Mather Rd.	Recreation / Tourism	1938 -1939 / 1950s	Historical significance
North Fork Payette River Bridge	Payette Lake outlet	Transportation	1931	Listed
Newt Williams House	133 E. Lake Street	Residence/Commerce	1910	Historical Significance
John R. Berry House	112 Park Street	Residence	1911	Historical Significance
Warren E. Cook House	501 Pine Street	Residence/Commerce	1919	Historical Significance
Carl E. Brown House	143 E. Lake Street	Residence/Commerce	1920	Historical Significance

Table 8 - Previously Listed McCall Historic Structures

Joseph W. Kasper House	116 Park Street	Residence	1920	Historical Significance
Yacht Club	203 E. Lake Street	Recreation/Commerce	1945	Historical Significance
Theodore Hoff House	509 E. Pine Street	Residence/Commercial	1914	Historical Significance
Lakeport RR Depot	411 Lenora Street	Commerce	1914	Historical Significance
Lakeport RR Depot Stationmaster's House	409 Lenora Street	Residence/Commerce	1914	Historical Significance
Payette Lakes Inn	Warren Wagon Road	Recreation/Commerce	1916	Historical Significance
Dr. Pflug's Clinic	801 Third Street	Health Care/Commerce	1936	Historical Significance

Source: McCall Historical Preservation Commission, 2007

Community Concerns

The following concerns and ideas were discussed by the community regarding the topic of community character:

- People generally agreed that McCall's built environment should be consistent in scale, design, and character with its natural environment and scenic mountain setting.
- The public emphasized a strong interest in promoting a sense of local community and support for local arts and culture. Specific ideas included a community amphitheater, performing arts auditorium, museum complex, downtown galleries, and a conference center. Human-scale buildings with historic character, pedestrian oriented streetscapes, and views of the lake and mountains were also important interests.
- Protection of the scenic qualities along Highway 55 along the south and west entries into McCall.
- Downtown is clearly the strongest existing district and the priority for continued improvements.
- The Third Street Corridor needs to be improved to reach its potential as a walkable connection to the downtown and multi-modal corridor. Specific improvements include drainage, sidewalks, curbs and the elimination of the "continuous driveway" character.
- The Four Corners District has the potential to transform into a greater mix of uses with much

more pedestrian-friendly design.

- McCall has many quality residential settings, but does not have "neighborhoods" as most city planners and urban designers define them. The Comprehensive Plan must recognize this uniqueness and plan for McCall-specific neighborhoods.
- The importance of strong rural edges.

Goals and Objectives

Goals:

- Preserve, protect, and enhance McCall's natural environment and community character.
- Preserve, protect, and enhance areas of special interest, environmental importance, and/or scenic beauty.
- Promote an urban to rural transition in community design.
- Promote McCall's built environment as one that is appropriate in scale, design, and character to McCall's natural environment, scenic mountain setting, and small town size and character. The city's built character should blend into, be complementary of, and emphasize McCall's natural environment and small mountain town setting.
- Require clustering and village-style design in appropriate locations.



- VI. Preserve and maintain a community character dominated by the surrounding natural environment.
 - a. Promote a strong sense of community, encouraging local arts and cultural and civic activities.
 - b. Promote and maintain a friendly town atmosphere
 - c. Promote a pedestrian and bike friendly city.
- VII. Provide and promote a profile of the historic McCall town site by creating a voluntary local historic district that includes the original village town site and the First and Second additions.
 - k. Designate areas on the Comprehensive Plan map for villages. Such areas will be where village style development is required. The City may also require village-style planning as part of land use reviews. Neighborhood villages are appropriate where there is undeveloped or re-developable land with a base zone of R-1 or denser. For less dense areas (e.g. RE and RR), villages will be of lower density and emphasize open space and natural resource preservation.
 - l. Villages will be developed as planned unit developments with the following characteristics:
 - A variety of housing
 - A small mixed use center or community focal point located at either the center or edge of the area
 - One or more parks
 - Clustered development form that provides open space as a community amenity
 - Connected street and pathway network
 - Clustering should consider topography and natural resources
 - Open space provided as part of villages or other land use reviews will be located so that significant resources are protected and continuity with larger open space systems (e.g. Payette River Greenway) is provided.
 - m. Strive to include public art in appropriate park, street and community improvement projects.
 - n. In the downtown, view corridors should be encouraged during design review for the northerly views along Third, Second and First Streets.
 - o. Promote and encourage developments that blend into and incorporate the natural environment in their design.
 - p. Promote, provide incentives, and require developments that use environmentally sound and green design, and building materials, and are appropriate in scale and character to McCall's natural environment and mountain town setting.
 - q. Support continued development of the Central Idaho Museum site including collection site.
 - r. Define the unique character of McCall by creating connections (links/bridges) between the past present and future.

Objectives:

- a. Encourage central growth as opposed to sprawl.
- b. Improve corridors throughout the community.
- c. Encourage the identification, preservation, and protections of special places.
- d. Gateways will include elements such as signage, landscaping, monuments, special paving, and similar features. A consistent palette of materials and design themes should be developed while allowing for uniqueness at each location.
- e. Site specific gateways will be developed at:
 - Four Corners
 - Park Street and 3rd Street
 - Payette Lake Outlet /Lardo
- f. Corridor gateways will be provided with welcome signs at:
 - Western gateway to the city with a forested corridor
 - Southern gateway to the city with a rural landscape corridor
- g. The town's most urban character should be located in the downtown.
- h. After the downtown, the Third Street Corridor and neighborhood mixed use centers (e.g. Lardo) should have the most urban character.
- i. Density and associated design and development standards should generally decrease from highest in centers and the Third Street corridor to lowest at the edge of community.
- j. Cluster development may be used to create more localized transition of density and form and provide open space.



The housing component of the Comprehensive Plan is intended to provide an analysis of housing conditions and needs. The housing component also discusses future demand for housing units, and the need for workforce (community) housing.

Community Conditions & Trends

Household Trends

A household is defined by the U.S. Census as “all the persons who occupy a housing unit.” Comparing the growth in year-round resident households to the growth in total housing units allows an estimate in the number of second homes. If the increase in housing units (construction) is larger than the increase in year-round households, the balance of housing units are largely second homes or investment properties. Tables 2 and 3, in the Population chapter, illustrate the widening gap between permanent residents and total households. Between 1990-2000, McCall saw an increase of 78 households (0.9 percent growth) as compared to an increase of only 79 permanent residents. Between 2000-2005 McCall witnessed an increase of 143 new households (three percent growth), with a population increase of 331 residents. Unincorporated Valley County saw an increase of 655 households (4.5 percent growth) between 1990-2000 with a population increase of 1,340 residents. Unincorporated Valley County saw an increase of 137 households between 2000-2005 (1.5 percent growth). During the same time period the permanent population of unincorporated Valley County only increased by 331 residents. These statistics indicate an increase of second homes or investment properties in McCall.

Housing Trends

According to the 2000 Census:

- 60 percent of housing units in McCall are detached single family homes;
- Buildings with more than five units, account for approximately 26 percent of housing options;
- The majority of homes were built after 1970 (84 percent; 1899 units);
- The majority of dwelling units have four to six rooms (67 percent); and
- Most households have lived in their current dwelling unit since 1990 (72 percent), and another 15 percent have lived there since 1980.





Although both population and the number of households have increased in McCall and Valley County, total housing development has increased more dramatically. In McCall 50 housing units per year were constructed on average between 1990-2000 (2.5 percent average annual growth in housing units) and 100 housing units per year (3.8 percent average annual growth in housing units) were constructed on average between 2000-2005. Of the new homes being built, 65 percent of new homes in McCall are second homes and approximately 80 percent of new homes in unincorporated Valley County are second homes. It is important to note that only 25 percent of the total Valley County housing growth occurred in McCall, showing that there is regional demand for homes.

Forecast

The McCall area has substantial capacity for additional growth both within the city limits (infill) and in the Area of Impact including the possibility of development on State lands, with an estimated zoned capacity of 17,000 dwelling units. Environmental and utility capacity constraints will limit the development capacity of these lands. Demand will continue to be dominated by the second home market; however, the pace of new construction is expected to slow. The local economy demand will be for more modestly priced homes that are not supplied by the current market. In order to attract additional permanent population, to build the labor force, that supports the local economy, affordable, modestly priced housing will be essential.

There are two frames of reference to measure “population.” The first is “persons at one time” (PAOT) which is the combined total of full time residents, part time residents and visitors. The second is resident population. PAOT will continue growing in the McCall area and could increase 1.5 to six times within the 25-year planning horizon. Permanent residents could grow by 1.3 to four times within the planning horizon. Growth in visitors and resident population will create opportunities for an expanded commercial sector (i.e. full service grocer; additional specialty retail, etc.)

Housing and Market Needs Assessment

A comprehensive assessment of housing and market needs for Valley and Adams Counties was completed in 2005. It was prepared by Rees Consulting for the Upper Payette River Economic Development Council, with participation by Valley County, McCall, Donnelly, Cascade, Adams County, Council and New Meadows. The report provides “information needed to prepare a plan of action for providing affordable community housing in adequate amounts to support a sustainable economy in the two-county region” (Rees, 2005). Following the completion of the report, the McCall City Council adopted two housing-related ordinances: Ordinance 819 addressing requirements for community housing in all new subdivisions; and, Ordinance 820, establishing a community housing fee for all new dwelling units.

The key findings from this report are very relevant to the Comprehensive Plan and are cited below. The recommendations from the report have been incorporated into the Goals and Objectives.

“There is clearly a shortage of both rental housing and homes available for purchase in Valley and Adams counties at prices affordable for housing for low- to moderate-income households and an inadequate supply of units available for middle-income families. This deficiency is resulting in a labor shortage that reduces the economic benefits the region is receiving from growth. The lack of housing will be an impediment to economic sustainability unless development of affordable units catches up and keeps up with job-generating growth.”



Evidence of the housing shortage includes:

- Rapidly increasing housing prices. Rents have increased roughly 35 percent to 50 percent since 2000. The median prices of homes currently listed for sale are 48 percent to 116 percent higher than the median prices of homes sold in 2004.
- Limited availability. Rental vacancies are negligible. All apartment projects are maintaining wait lists for units as they become available. The inventory of homes available for purchase is small; it is a seller's market where purchase prices are close to, equal or even exceed list prices.
- Unfilled jobs. Most of the employers that were interviewed report that they have been unable to fill jobs directly as a result of housing. Employers are finding it necessary to provide housing for employees in order to attract and retain employees.
- Housing is not affordable for many residents. Approximately 1,470 households in the two-county region spend more than 30 percent of their gross income on their housing payment.
- Housing costs that are higher than affordable for the typical household. Purchase prices are generally above \$150,000, which is the most that households with incomes at 100 percent of the median (AMI) can afford. The median price in 2004 was close to \$200,000 in McCall and New Meadows and over \$150,000 in all areas except Cascade and Council. While rents are now generally affordable for households with incomes at or below 80 percent AMI, they are too high for renters with incomes at 50 percent AMI.
- Mobile home parks are disappearing and RV parks are being used to house employees. Changing demographic characteristics will impact housing needs in the future.
- There will be an increase in unrelated roommate households.
- The Hispanic population will grow creating a need for rental housing with three or more bedrooms priced to be affordable for families with extremely low incomes.
- The relatively large senior population will also grow in the future generating high levels of demand for services and housing for employees that provide those services. At the same time, seniors will compete with employees for housing.
- Incomes will increase but the percentage of households with low incomes (approximately 40% of all households in 2000 or an estimated 2,080 households in 2005) will probably not decrease.
- The home ownership rate will likely decrease as proportionately more households are unable to purchase and therefore must rent. Job-generating development, both residential and commercial, that started in early 2004 is fueling the demand for housing yet the private market has not responded by producing a sufficient supply of units priced to be affordable for employees.
- Building permits were issued for nearly 1,800 new residential units between 2000 and May 2005. This equates to an increase in housing units of approximately 18 percent since the 2000 Census was conducted.

Geography	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	1995-2000		2000-2005		
	US Census C-40						County Bldg. Dept						Ann. Avg.	Total	Ann. Avg.	Total
Valley County																
Cascade	3	5	1	0	2	8	1	2	3	10	2	3	19	4	26	
Donnelly	0	0	1	0	0	0	0	1	0	6	0	0	1	1	7	
McCall	84	80	73	64	78	33	36	75	103	220	0	65	392	78	487	
Unincorporated	78	73	58	62	62	113	107	124	149	298	543	74	446	222	1,334	
Total	165	138	133	126	142	154	144	202	255	534	545	143	858	306	1,834	
Adams County																
Council	0	0	0	0	0	0	0	0	0	0	21	0	0	4	21	
New Meadows	0	1	3	2	6	0	2	1	1	3	0	2	12	1	7	
Unincorporated	27	30	95	66	50	51	73	57	55	70	85	53	319	65	391	
Total	27	31	98	68	56	51	75	58	56	73	106	55	331	70	419	

Source: Valley County Building Department, US Census, Economic & Planning Systems

Table 9 - Residential Construction



- In 2004, permits were issued for 531 new residential units in Valley County, which is more than three times the number issued in 2000.
- The labor shortage is impacting all sectors, from restaurants and retail to education and medical care. Employers report that all types of employees at all levels are having difficulty finding housing.
- The greatest increase in employment has been in the construction industry with roughly 700 to 1,000 construction workers in the region during the peak summer season. Roughly 80 percent to 90 percent are from outside of the region and compete with lower-wage employees for housing.
- Growth and construction will not end when Tamarack is fully built out. Ample land is available in the rest of the region for development to continue into the foreseeable future. The total number of lots approved but vacant and available for development in Valley County could easily exceed 10,000 before the end of the year. In order to address the housing shortage, construction of new units specifically targeting low- to middle-income households will be required.
- Based on development that has occurred since 2003, new permanent jobs have generated demand for approximately 210 housing units. Of these, 145 units or 69 percent should be affordable for low- and moderate-income households and 65 units or 31 percent should be target households with incomes at or above the median. These estimates do not include permanent or temporary housing needed for construction workers.
- If growth continues at the same level as in 2004 and the first five months of 2005, approximately 200 additional units will be needed in the next two years.
- Based solely on the number of applications on wait lists the number of seniors occupying low-income family apartments, 35 to 40 additional rental units for low income seniors are needed at this time.
- At least 45 percent of the new residential units in Valley County and 60 percent of the homes that will be constructed in Adams County should be occupied by residents rather than used as seasonal/vacation homes.
- Of these primary homes, 40 percent of new units should be affordable for low-income households (80 percent AMI) and 21 percent should be affordable for moderate- to middle income households (80 percent to 120 percent AMI). Barriers to the development of community housing will be encountered including:
 - Zoning that does not allow densities greater than four units per acre on most land served by central water and sewer systems and makes construction of housing other than single-family homes difficult;

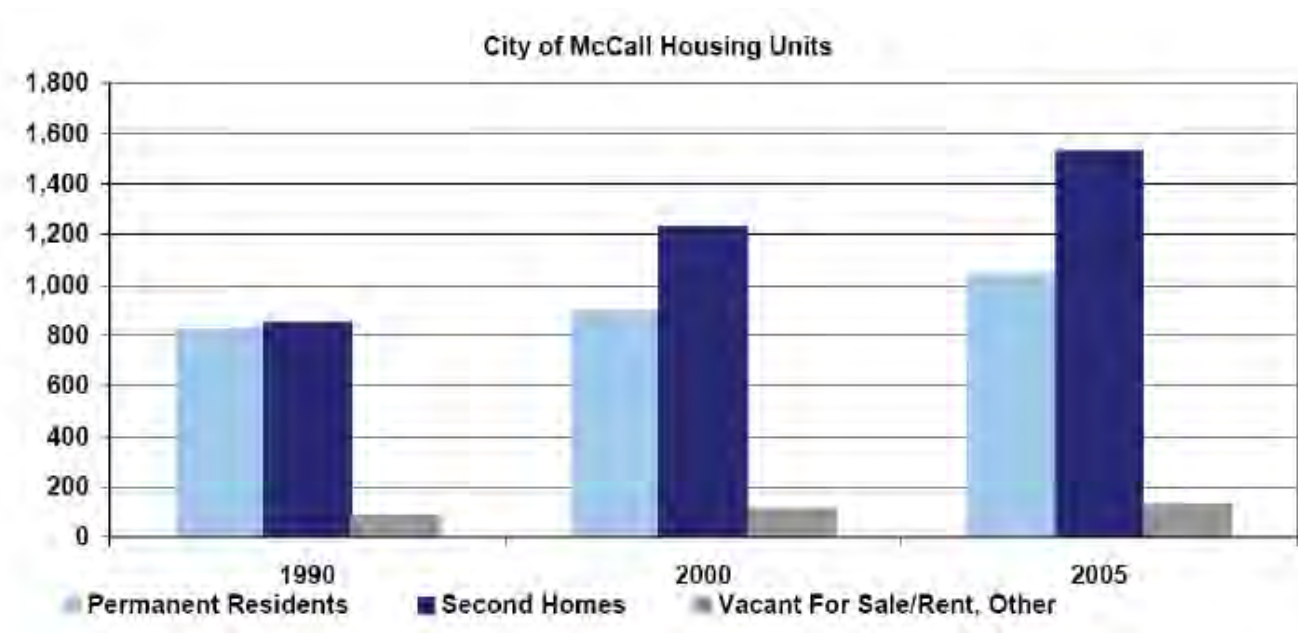


Table 10 - McCall Housing Units 1999, 2000 & 2005

- Public perceptions that government should not be involved in housing and that community housing will have negative impacts on property values and neighborhoods;
- Limited sewage treatment capacity; and,
- Lack of local funding, expertise and capacity to coordinate and implement community housing efforts.

Community Concerns

Participants in the Plan update process were acutely aware of housing needs in McCall. They identified many concerns related to the rising cost of housing; unfilled local jobs; impediments to attracting new employees; difficulties providing housing for school teachers; more commuting; and challenges to maintaining a strong base of full-time residents.

- In order to provide a variety of housing opportunities affordable for low- to middle-income employees and persons with special needs including seniors, a combination of tools and techniques will be required. A multi-faceted strategy is needed to address affordable housing comprehensively and equitably in a manner that is both legally defensible and acceptable to the community. Highly effective, affordable housing strategies depend upon the involvement and cooperation of the private sector, local and county governments, employers, non-profit agencies, a local housing authority and residents themselves. The responsibility and burden for providing affordable housing should be widely shared." (Rees, 2005).

While most participants supported the need for more housing variety and choices, they were cautious about the question of where to apply R-16 zoning. Key concerns included compatibility with adjacent uses, and, the potential for higher density housing to be oriented to higher end condominiums rather than affordable units. Most agreed with the value of adopting R-16 location criteria in the Comprehensive Plan.

During the Comprehensive Plan process, participants noted the importance of maintaining a variety of housing choices throughout the community to include all segments of the community. The public was particularly concerned about the provision of affordable and workforce housing so that those who work in McCall can also live, recreate, and raise a family in McCall. However, the public emphasized their interest in creating neighborhoods with housing for mixed income levels; interspersing affordable housing for families throughout the city. The housing should provide a balance between ownership and rental units.

The report continues with specific recommendations. See Goals and Objectives for inclusion of the recommendations.

Description	Factor	Existing		Forecast					Change 2006-2032			
		2004-2005	2005-2006	2007	2008-2012	2013-2017	2018-2022	2023-2027	2028-2032	Total #	Ann. #	Ann. %
McCall Annual Construction			316	119	156	196	255	243	218			
Permanent Resident Homes (%)			30%	30%	35%	45%	50%	60%	60%			
Second Homes (%)			70%	70%	65%	55%	50%	40%	40%			
Annual Permanent Resident DUs ¹	30%		95	36	55	88	127	146	131			
Annual Second Home DUs	70%		221	83	101	108	127	97	87			
McCall Total Housing Units												
Permanent Residents (Households)		1,045	1,140	1,176	1,449	1,891	2,527	3,257	3,912	2,772	107	4.9%
Second Homes and Vacant		1,684	1,905	1,988	2,495	3,035	3,672	4,159	4,595	2,690	103	3.4%
Total Housing Units		2,729	3,045	3,164	3,944	4,926	6,199	7,416	8,507	5,462	210	4.0%
Permanent Residents												
Population per Household Ratio		2.31	2.31	2.31	2.31	2.31	2.31	2.31	2.31			
Population		2,415	2,634	2,717	3,347	4,368	5,838	7,526	9,038	6,404	246	4.9%
Households		1,045	1,140	1,176	1,449	1,891	2,527	3,257	3,912	2,772	107	4.9%
Overnight Visitors												
Lodging Inventory		382	382	382	422	489	567	657	762	380	15	2.7%
Annual Occupancy		38%	38%	38%	40%	42%	42%	42%	42%			
Persons per Unit		2.2	2.2	2.2	2.2	2.2	2.2	2.2	2.2			
Visitor Days (x 365 days)		116,563	116,563	116,563	135,469	164,898	191,162	221,609	256,906	140,342	5,398	3.1%

¹ An occupied housing unit is equivalent to one household.

Source: Economic & Planning Systems
H:\11073-McCall_ID_Comprehensive_Plan\Models\11073-Forecast.xls\C_Allocation

Table 11 - Scenario C Forecast Population and Occupancy Allocations


Goals and Objectives

Goals:

- I. Provide a variety of quality housing types for current and future residents.
- II. Work with Valley and Adams counties to provide a coordinated and comprehensive approach to addressing housing needs.
- III. Support community housing efforts as part of the vision for a diverse and year-round economy.
- IV. Support a variety of housing opportunities affordable for low- to middle-income employees and persons with special needs including seniors.
- V. Support multi-faceted strategies to address affordable housing comprehensively and equitably in a manner that is acceptable to the community.

Objectives:

- a. Encourage geographic diversity of housing types within the residential areas of McCall.
- b. Manage the impact of major development proposals and expansions of the Area of Impact.
- c. Require, and/or, provide incentives for community housing.
- d. Analyze the potential demand for second homes in the city and Area of Impact.
- e. Through economic diversification efforts, strive to maintain the mix of housing at approximately 60 percent second home and 40 percent primary home.
- f. Preserve older homes and established neighborhoods.
- g. Ensure that all new residential developments comply with the Americans with Disabilities Act (ADA).
- h. Encourage housing and neighborhood design standard development which preserves and protects the high-quality natural environment.
- i. Support the recommendations of the 2005. Housing and Market Needs Assessment. Within the resources of the City, select priority recommendations for implementation in a multi-faceted approach. The recommendations, in summary form, are cited below. They have been edited for inclusion as Comprehensive Plan objectives:
 1. Support local capacity possibly through a housing authority to address current and ongoing housing needs.
 2. Implement inclusionary zoning requirements requiring new subdivisions to provide for a range of housing types and prices (e.g. Ordinance 819 and 820).
 3. Implement commercial and residential linkage programs that make new development responsible for at least partially addressing the need for housing directly generated by it.
 4. Facilitate/encourage the development of permanently-affordable, mixed-income rental housing for year-round residents in small projects, first in Donnelly and McCall then in other communities as growth continues.

- 
5. Work with Tamarack and construction contractors to provide housing that is designed specifically for seasonal employees including resort and construction workers.
 6. Facilitate/encourage the development of entry-level home ownership opportunities in both Adams and Valley counties that is deed restricted for permanent affordability.
 7. Encourage non-profit housing organizations to develop housing and expand housing programs in the area.
 8. Provide city and county general funds for housing or establish a local source of revenue specifically for community housing since new development can not be required to address existing housing deficiencies.
 9. Provide publicly-owned land for community housing projects.
 10. Improve local record keeping systems to monitor development activity, calculate the housing demand generated by this development, assess changes in the housing supply, identify trends and evaluate progress toward meeting housing related goals.
 11. Consider establishing quantitative objectives for community housing. Evaluate zoning and development codes amendments to remove barriers to, and provide incentives for community housing development.
 12. Address public perceptions about community housing in a proactive manner.
 13. Consider adopting a requirement that community housing be provided as part of all annexations.
 14. Encourage/facilitate the provision of permanent housing for construction workers and their families to more fully reap the economic benefits of the construction boom.
 15. Evaluate provisions and appropriate locations for mobile home parks.
 16. Support homebuyer education/counseling program so that employees can qualify to purchase homes that are developed.
 17. Encourage/facilitate non-profits to provide emergency shelter and transitional housing for victims of domestic violence, and encourage units targeted for persons with special needs in all community housing projects.
 18. Encourage/facilitate rental housing for low-income seniors and explore other housing options for retirees that will reduce the extent to which they compete with employees for housing.



The school facilities component of the Comprehensive Plan includes a discussion of public school capacity according to the Idaho Land Use Planning Act. The Comprehensive Plan school facilities component also provides background information about educational attainment, school facilities, student capacity, and student enrollment trends.

Current Conditions & Trends

Summary

The McCall-Donnelly School District has a current enrollment of approximately 1,100 students in different schools. Although this is an increase in student enrollment over the past few years, it does not exceed the enrollment of the early to mid 1990s. The District's current facilities or those in the planning stages will meet the facility needs until at least 2012. Additional facility planning will need to occur in conjunction with projected enrollment.

Teacher recruitment and retention is a difficulty faced by the District, complicated by the scarcity of affordable housing. The District is committed to creating strategies to attract and retain teachers, which may include the development of affordable housing. The District currently shares their facilities with the community for sports and recreation sites as well as for community education space. The District may also consider expanding this shared use of District facilities with other compatible or complementary to the District mission.

Enrollment

The McCall-Donnelly School District is currently comprised of seven schools:

- Donnelly Elementary
- McCall-Donnelly High School
- Heartland High School (Alt)
- McCall Elementary School
- Payette Lakes Middle School
- Valley County Juvenile Detention
- Yellowpine Elementary-Junior High School (currently not in operation because there are not any students located within vicinity of this school.)



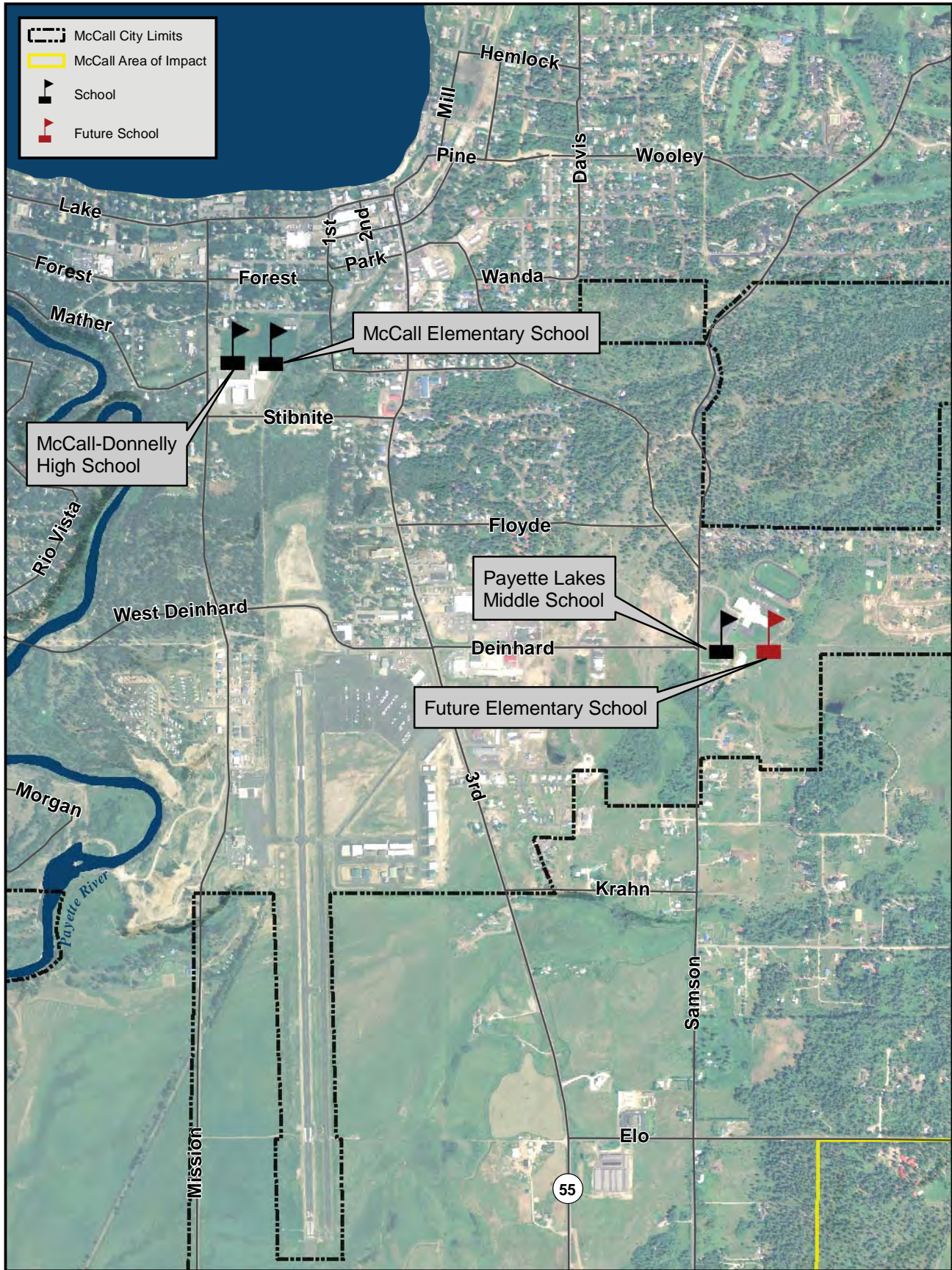


Figure 22 - McCall Schools



The current district-wide enrollment is approximately 1,100 students. Although this is an increase in enrollment over the last several years, it is still below the enrollment numbers witnessed during the early-mid 1990s of approximately 1,200 students (see Figure 23). Figure 23 also illustrates that the district-wide school enrollment has been marked by increases and decreases over the last 15 years.

The school district forecasts a range for future enrollment numbers. On the low end of the range they forecast a three percent growth rate and a six percent growth rate for the high end of the range. This forecast range allows the school district to understand implications of both “steady” growth (three percent) and rapid growth (six percent). However, even at a six percent growth rate for school enrollment, the school district feels that current facilities or facilities under construction, meet facility needs until at least 2012. Table 12 on the next page displays recent McCall school enrollment as being well below available capacity. Projecting the school district enrollment through 2033 (McCall Comprehensive Plan Update planning period) the enrollment range is approximately 2,500 students on the low end (3.5 percent growth) and approximately 5,500 students on the high end (6.5 percent growth) (Figure 24). The district will continue to monitor enrollment and re-evaluate projections to ensure adequate facilities over time.

Facilities

Facility renovations currently in their planning phases include:

- A new McCall elementary school. The current elementary school would be moved from the McCall-Donnelly High School into a new building (adjacent to the middle school) and the entire existing building will be occupied by the High School. The new elementary school will provide space for approximately 400-500 students. The High School will then be able to accommodate 700 students.
- The Donnelly elementary school will also be remodeled with current bond issues funds. This will bring its capacity to 300 students; double the current student population.
- A six room addition to the Payette Lakes Middle School would accommodate a total of 450 middle school students at this location. This renovation

will allow the District to accommodate 2,000 total students. This addition is not currently scheduled for construction, but can be constructed when necessitated by enrollment numbers/forecasts. Additionally, if funds remain available after the construction of the new McCall Elementary and High School renovation, construction may begin on the Middle School addition.

These renovations will meet district needs until at least 2012. The district will continue to evaluate facility needs in coordination with enrollment projections to determine additional facilities needed in the future. These facilities and/or facility reorganization may include a new high school (approximately 20-25 years in the future) and/or the conversion of the existing high school facility into a K-8 school. Both of these ideas are concepts only and are not included in the district’s long-term plans.

Staff

Staff recruitment and retention remain a district concern. Continued growth in McCall, specifically the second home market, is creating a shortage of affordable housing for district staff. The school district currently has a program to help teachers find and afford appropriate housing; however this program has a three term limit, after which teachers are expected to find alternative living arrangements. This program is expected to last through fiscal year 2011-2012.





	<i>Capacity</i>	<i>Students</i>	<i>Difference</i>	<i>Percentage Capacity</i>
McCall High School	480	339	141	71%
Payette Middle School	450	257	193	57%
McCall Elementary School	406	246	160	61%

Source: <http://schools.publicschoolsreport.com/>

Table 12 - School Enrollment Data, 2005

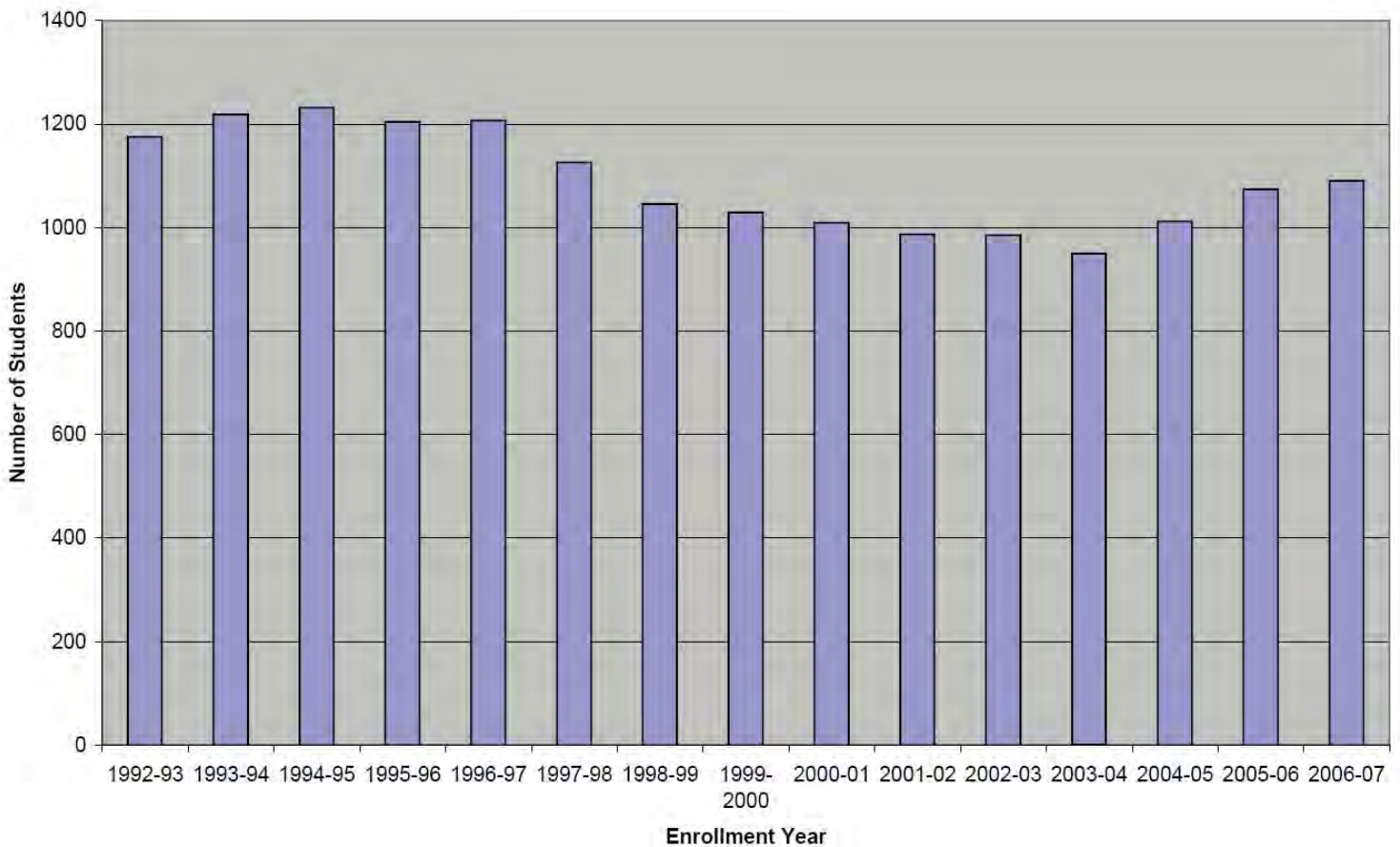


Figure 23 - School Enrollment Year Student Tally



SCHOOL ENROLLMENT	number	percent of total
Population 3 years and older enrolled in school	525	100%
Nursery School, preschool	24	4.6%
Kindergarten	18	3.4%
Elementary School (grades 1 through 8)	228	43.4%
High School (grades 9 through 12)	216	41.1%
College or Graduate School	39	7.4%

EDUCATIONAL ATTAINMENT	number	percent of total
Population 25 years and older	1,490	100%
Less than 9th grade	34	2.3%
9th to 12th grade, no diploma	85	5.7%
High school graduate (includes equivalency)	363	24.4%
Some college, no degree	455	30.5%
Associate's degree	84	5.6%
Bachelor's degree	324	21.7%
Graduate or professional degree	145	9.7%

Percent high school graduate or higher - 92%
Percent bachelor's degree or higher - 31.5%

Table 13 - School Enrollment and Educational Attainment

The school district is focused on finding solutions to ensure teachers can afford housing in the McCall area, including the possibility of partnerships with the City, development community, or others to create additional affordable housing stock or creative housing solutions. The school district views affordable housing as a primary factor for recruitment and retention of teachers, which is necessary for the long-term viability of the McCall-Donnelly School District and a quality education for area youth.

Complementary Uses

As discussed in the small group workshop with the school district during Design Dialogue No. 2, the School District recognizes the value of their facilities to the community. Facilities include sports and recreation sites and community education space. The district would consider partnering with others (City, non-profits, etc) to

continue and possibly expand the shared use of district facilities. Shared uses, which are considered compatible or complementary to the district mission, include a community college use, daycare, or preschool, although there are others not listed.

Educational Attainment

According to the 2000 Census, 55 percent of McCall residents have obtained a high school degree or some college (55 percent). An additional 28 percent have obtained a bachelor's degree and ten percent have a professional or graduate degree (Table 13).

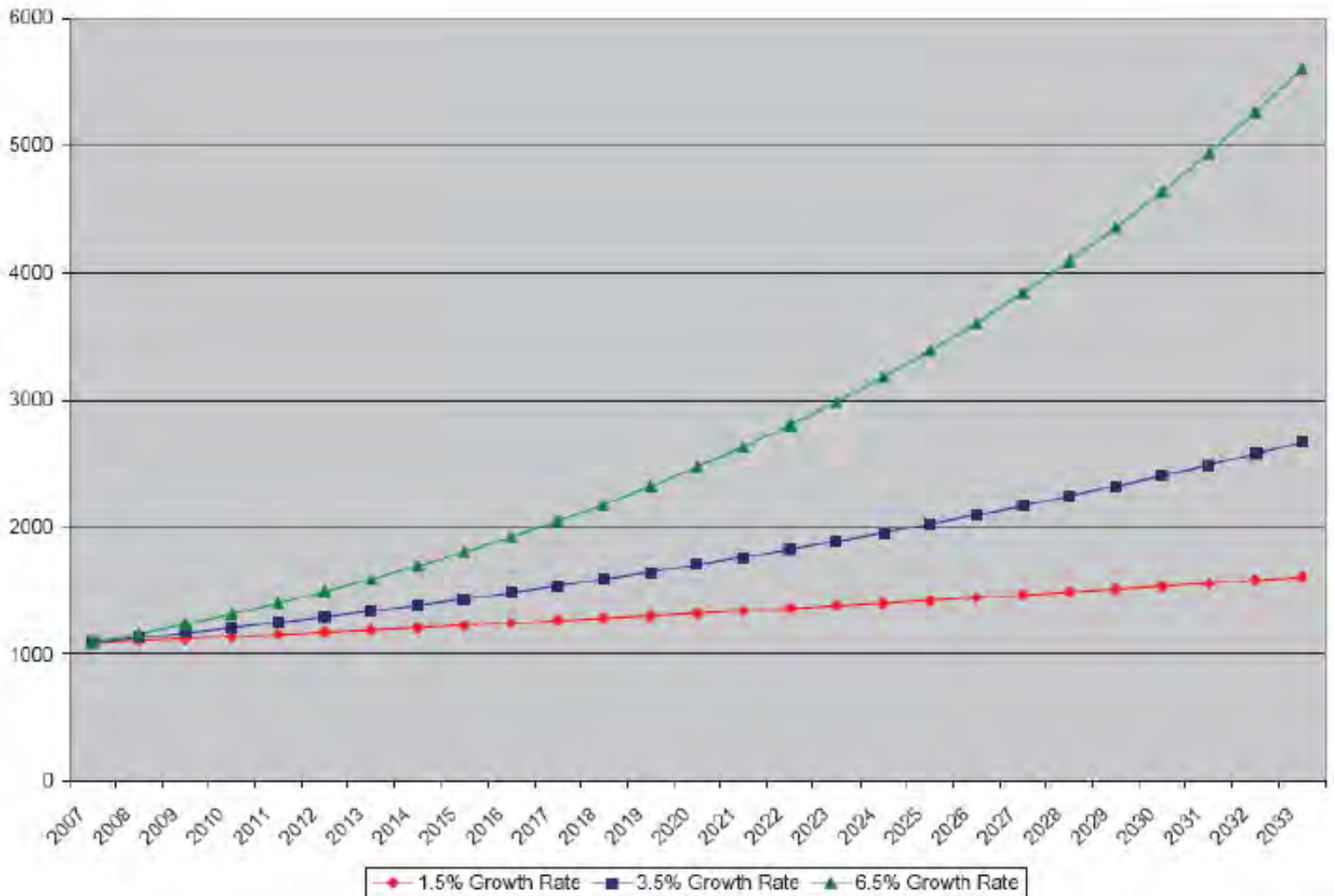


Figure 24 - School Enrollment Projected at Various Growth Rates

Community Concerns

Residents, school staff, and school administrators commented on the school system during the Comprehensive Plan process. Recruiting high-quality teachers is of high priority. This includes providing affordable housing for teachers. The community also noted strong interest in obtaining post-secondary education facilities. This could include community college, extension of Boise State University continuing education, vocational or professional training, and/or a secondary institute focused on the discipline strengths of McCall. These might include watershed management, recreation and/or resort planning.

Citizens also support enhanced childhood education, continued recreational facilities, and a great library system. A concern was also raised regarding the location of the elementary and high school relative to the approach zone to the airport.



Goals and Objectives

Goal:

I. Increase the scope and quality of education for McCall residents.

Objectives:

- a. Assist in establishing long-range funding for schools.
- b. Support continuing education through the McCall Recreation Department.
- c. Support higher education, including vocational, community college, and technical education in high school and beyond.
- d. Recreation facilities and playing fields are needed to supplement those provided by the school system. Continue to coordinate and partner with the school district on management and maintenance of shared recreation facilities.
- e. Assist in the recruitment of a branch college campus, arts or cultural institution and/or vocational college.
- f. Continue to coordinate facilities and materials between the public library and the school libraries. Continue to provide educational programming for all ages at the public library.
- g. Encourage and utilize year-round use of the public library as an educational entity, especially in the summer when the school libraries are not open. Continue to provide access to materials and programming from the public library for those who are home-bound or otherwise unable to move freely about the community.
- h. Assist students in school, home-schooled students, and adults who need proctoring with a proctoring program from the public library to encourage continuing education.
- i. Continue to provide educational programming for all ages at the public library.
- j. Continue to provide access to materials and programming from the public library for those who are home-bound or otherwise unable to move freely about the community.



Chapter Nine - Public Facilities, Utilities, and Services

Included in this chapter is a description of McCall's public facilities, utilities, and services. Locations, service providers, and current levels of services are presented. Public facilities such as fire and police stations, libraries and other government buildings, and public utilities, such as water, sewer, natural gas, electricity, and cable television are identified. Future levels of service are compared to population forecasts to identify prospective needs.

Community Conditions & Trends

Fire

The McCall Fire Protection District (MFPD) serves a 100 square mile district in which the City of McCall is located in the northern half. The MFPD currently employs ten full-time staff and 30 on-call volunteers, and works to maintain staffing adequate to meet the standards set by the National Fire Protection Authority. Trends indicate that as growth continues in Valley County, the MFPD will need to grow in response. This will be evident in its attempts to hire and maintain a competent pool of workers, and to expand its facility at both East Deinhard Lane and elsewhere in the valley to maintain adequate response time. Additionally, the MFPD will need to expand its capabilities as a care provider as well as respond to the increasing requirements of the airport as that use expands and grows to its next level of service.

Police

The City of McCall Police Department employs ten sworn officers and two administrative staff, and has maintained this staffing level for the last nine years. Maintaining and recruiting staff is difficult given the cost of living and housing in the area, but the Department has established a dual career ladder and pay scale to address the situation. The Department works with other services and jurisdictions to respond to the volume of calls, but as crime in the area has become increasingly more violent, additional staff is needed. In addition, the Department's physical location in City Hall is considered to be grossly inadequate now (2,000 square feet while 10,000 square feet is needed), thus trends indicate an immediate need for expansion or relocation.



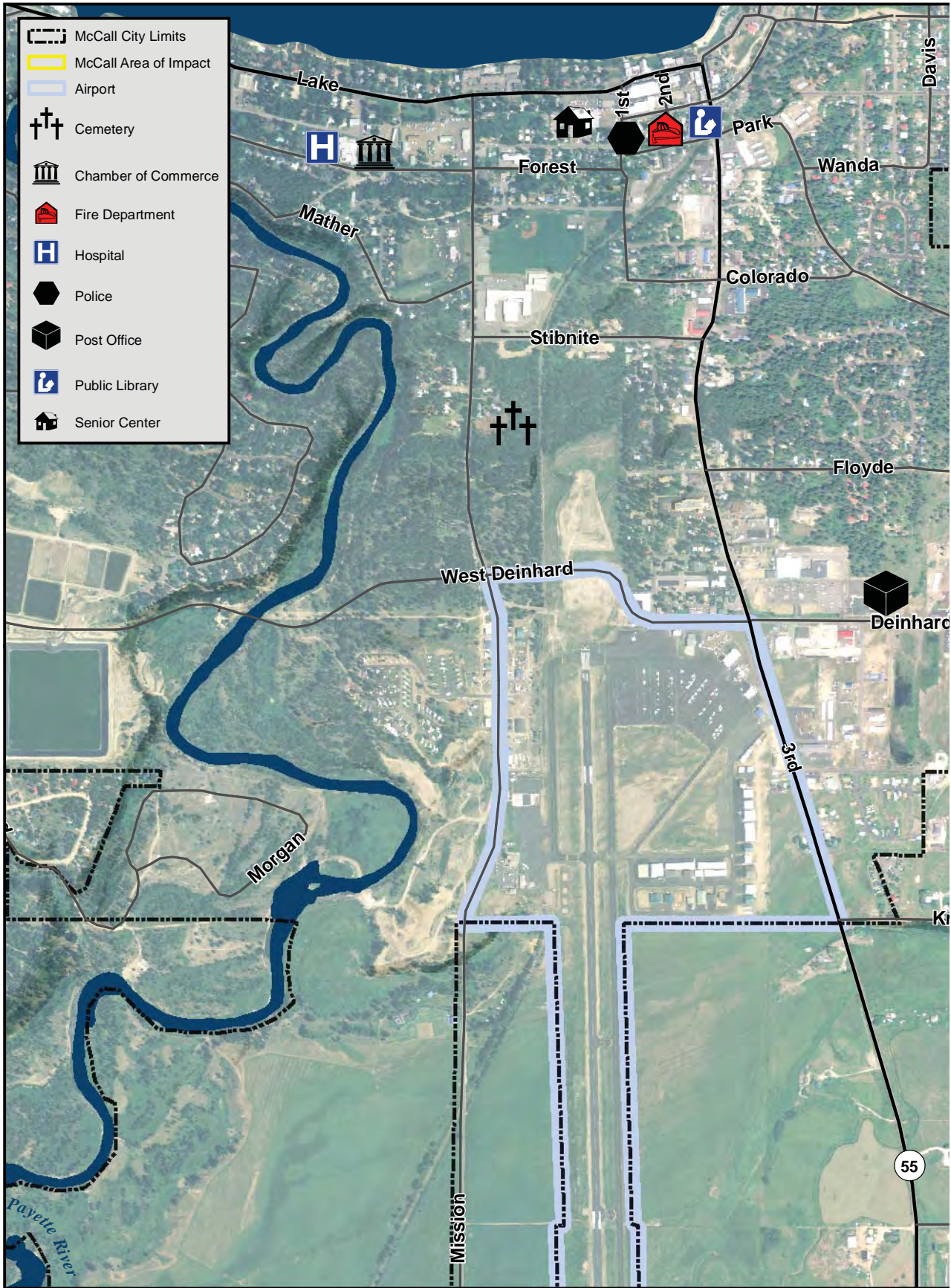


Figure 25 - Infrastructure



Stormwater

A 1997 Regional Stormwater Plan indicates that there are at least 13 stormwater drainage basins, six with priority needs, in the McCall area. In addition to identifying basins, the plan shows previously existing stormwater conveyance systems and existing ponds; recommends pipes and pipe sizes; and identifies potential areas for regional stormwater improvement sites. However, area development in the last decade and improvements to technology have created a need for a more in-depth review and update to this document.

Third Street, continuing on to Lake Street, is the main arterial through town, and is also State Highway 55. This right of way bisecting the city is a major trunk that could be used for conveying stormwater. However, a general lack of funding at both the City and the Idaho Transportation Department, the two main right-of-way owners within the city, has prevented the further planning and development of a master stormwater system. The consequence of this is that recommendations from the Plan typically only occur during new development. This results in a system being pieced together over time that focuses on the immediate problem and not a future overall solution.

The City developed and uses the Drainage Management Guidelines (DMG) as the guiding document for handling stormwater in new development. A copy of this document can be found on the City's website. City staff requires implementation of best management practices (BMPs) identified in the Plan, the DMG, and other sources in new developments.

The Payette Lake Watershed Advisory Group is an advisory group working on a watershed and water quality issues. The Payette Lake Protective League is an advocacy group focused on Payette Lake and water quality. Stormwater runoff is a concern to McCall citizens because of its potential to erode land and carry sediment and other pollutants to natural water systems, thus degrading the quality of those systems. Planning on a city-wide scale, updating and improving the DMG and City Code (as necessary), and implementing system connections and BMPs identified in the updated plan, are all important ways to improve the management of stormwater in the city.

Wastewater

The City of McCall's wastewater collection system is supported by two different entities: the City of McCall and the Payette Lakes Recreational Water and Sewer District. The City's collection system has some deficiencies, but overall is functioning adequately with a few system repairs defined. However, the City is facing an immediate wastewater disposal shortfall (within the next five to ten years at most).

The City is dealing with this issue by metering the release of building permits, allowing for the calculated use of the remaining capacity of the City's wastewater disposal system. The City's effluent disposal system consists of blending treated wastewater with irrigation water and disposing of the mix through agricultural land irrigation. This system is based on landowner agreements that generally extend through the 2016 growing season, and that may be extended or terminated after that time. Additionally, it is land intensive—a quality that may not be feasible as land prices continue to rise. To solve this issue, the City has begun the process of developing a Wastewater Facilities Plan (WWFP) to develop the long term solution for wastewater management for the community.

The WWFP was approved by the Idaho Department of Environmental Quality (DEQ) in September of 2007. The WWFP supports a schedule showing a new treatment regime in place by 2013. Other work to conduct standard improvements and upgrades within the collection system will be ongoing on a yearly basis as budget allows. Upsizing will occur during new development or redevelopment as determined necessary, generally based on the proposed build-out needs upstream of the developing area.

Information from the development of the WWFP has been used by the team developing the Comprehensive Plan. The updating of the two plans in the future will continue to go forward together in a coordinated manner.

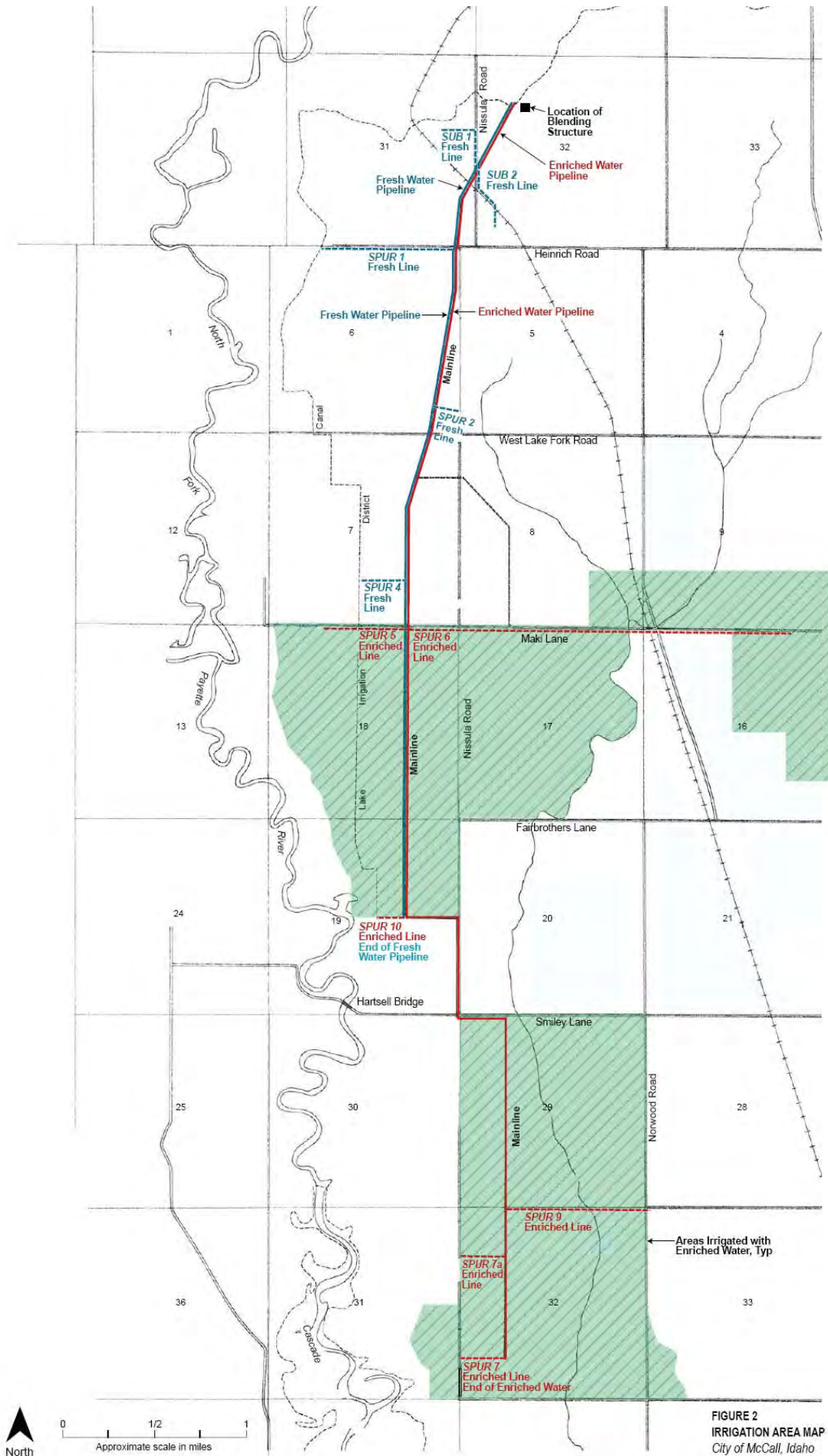


FIGURE 2
IRRIGATION AREA MAP
City of McCall, Idaho

CH2MHILL

Figure 26 - Irrigated Areas



Water Supply

Big Payette Lake provides good quality drinking water for the City of McCall. The city has a six million gallon per day treatment plant with a 750,000 gallon clear well to provide storage. In addition, the City has recently brought online a new one million gallon tank on the east side of town. During the summer of 2007, a new 400,000 gallon storage tank will be brought online on the west side of town. These two tanks, in conjunction with the Treatment Plant, provide adequate storage and pressure for the existing community.

A new tank and possibly a new pressure zone will be required when development begins in the southwestern corner of the city limits. Additionally, based on recent modifications to the DEQ's Rules for drinking water, the City is required to make an immediate improvement to the water system that was previously unanticipated. This improvement will include the increase in pumping capacity to the city's intake system. To fully understand the impact of the modified rules to the city's system, the City is evaluating the system and preparing an amendment to the existing Water Master Plan. Based on a preliminary review of these new rules, it appears that several improvements will be required within the next couple of years, assuming a continued growth rate of between three and six percent. Booster pump stations will be developed as needed to provide adequate pressure to developments in higher zones.

Figure 27 shows the location of critical features of the water system and shows the boundaries of the pressure zones.

Health Care Facilities

Located at 1000 State Street, the McCall Memorial Hospital is a 15 bed care facility with 24-hour emergency services. The hospital's service area covers a 75-mile radius that includes the communities of Cascade, Council, Donnelly, Lake Fork, McCall, New Meadows, and Riggins. Visiting staff and surgeons include urologists, gastroenterologists, a neurosurgeon, mental health specialists, and a general surgeon. On-site staff includes an internist, radiologist, physician assistants, CRNAs, and four family physicians. Radiology services at the hospital include a CAT scanner; ultrasound, mammography, 32 multi-slice

CT scanner, and a mobile MRI machine. A 2002 remodel of the Allen-Nokes Center allowed space for a sleep lab, mental health facilities, audiology, and St. Luke's Homecare and Hospice. The hospital also offers pharmacy services, laboratory services, social services, physical therapy, obstetrical and newborn care, senior programs, educational programs, and various support groups.

Utilities

Cable

Cable One provides cable service to the City of McCall. There are three package types offered: cable TV, digital cable, and internet. These can also be bundled together to help cut costs to the consumer.

Telephone

The basic telephone service in the McCall area is provided by Frontier Communication. Frontier provides both local and long distance services as well as internet access and they currently have over 2.4 million access lines. Several national cellular phone service providers can be used in the McCall area. These include Verizon, Sprint, and AT&T/Cingular. Monthly plans with these providers often depend on a number of options. There is also one local cellular company named Altel Communications, which provides service in the McCall area.



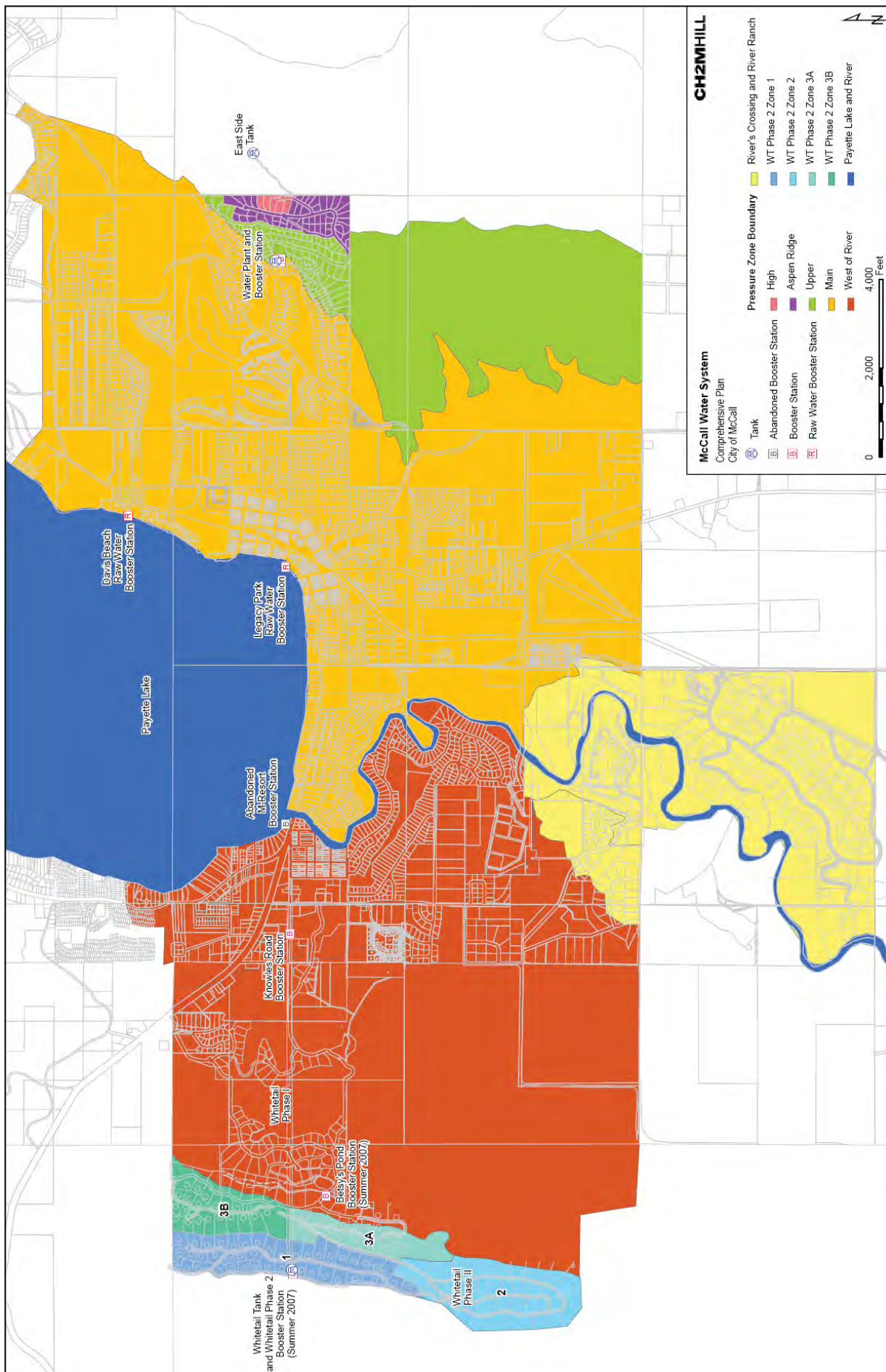


Figure 27 - Water System



Natural Gas

While the City of McCall does not have access to natural gas, there are four propane companies that supply residential and business services to the area. Rates depend upon usage levels and thus are contingent upon the size of the dwelling or building. Since business buildings tend to have higher usage levels, corporate rates for propane are generally less than residential rates. Gas is stored in the area and supplied to the citizens and businesses through tanks that exist on site.

Electrical

McCall's electricity is provided by the Idaho Power Company from hydroelectric facilities located at Brownlee, Oxbow, and Hells Canyon reservoirs along the Snake River. Idaho Power has multiple rate categories based on usage: residential, small general use, and large general use.

Irrigation

Outside of McCall, the Lake Irrigation District supplies water to just under 7,000 acres for agricultural purposes. Each acre has a stored water right of "one miner's inch" which is equivalent to 9 gpm. Little Payette Lake and Brown's Pond supply irrigation water to these agricultural areas.

Currently, there is a 20-year agreement to supply treated effluent water to farmers for irrigation purposes for 2,100 acres through the J-Ditch Pipeline, located south of McCall. The long-term goal is to supply 2,400 to 2,500 acres with the estimated amount of effluent water. At present, there is a mixed ratio of irrigation water to effluent water being distributed. The City plans to acquire land application permits so that full-strength effluent can be applied at 100 percent during the growing season, rather than the mixed ratio.

Solid Waste Management

Lakeshore Disposal, located at 200 Industrial Loop, contracts with Valley County to provide solid waste disposal service for McCall and Valley County. Subscription for solid waste service is optional, and some residents choose to haul their waste to the Valley County Transfer Station, located at 240 Spink Lane near Donnelly. Annually, approximately 12,480 tons of material is collected throughout Valley County.

Valley County owns and maintains recycling facilities in McCall and the surrounding communities, and Lakeshore Disposal contracts to manage the recycled materials. McCall's recycling facility is located on Jacob Street. Glass is crushed and used locally in road mix, wood products are chipped and used locally, and other recyclable materials are transferred to recycling centers in Boise. Due to the recent efforts of Lakeshore Disposal and Recycle Partners, a local grass roots group dedicated to expanding recycling facilities and services, more types of materials are able to be recycled. Currently, glass, plastic, cardboard, newspaper, magazines, office paper, tin, and aluminum are collected. Recycle Partners is also working with the Valley County Commissioners and the City of McCall to find a suitable location for a larger collection facility which would include a baler on site.



Community Concerns

During the Plan update process, stakeholders and the community emphasized the following public facilities issues:

- Development projects should contribute appropriate public amenities such as open spaces and parks, public access, and infrastructure.
 - Stormwater management is an essential part of managing water quality in the lake.
 - Snow removal techniques needs to preserve walking routes.
 - The hospital is not only an important community facility, but also an important employer in McCall.
 - Increasing opportunities for recycling is important.
 - There is strong community support for community gathering spaces in the downtown.
- Civic uses, particularly the library, are highly valued community assets and important uses within the downtown.
 - The City's public works property functions well in its central location in the downtown. However, if a suitable alternative location could be found, it would open up a key property for housing or mixed use that is supportive of downtown objectives.





Goals and Objectives

Goals:

- I. Ensure that public facilities, utilities, services and municipal buildings are managed to last their intended life, provide for the requirements of the community, implement the Comprehensive Plan vision and be responsive to identified social, physical, economic and environmental constraints.
 - II. Maintain outstanding public safety facilities and services.
 - III. Assure growth and development impacts on the community are mitigated and developments share in the responsibility for providing needed infrastructure and public facilities, utilities, housing, and services.
- k. Develop and implement development impact fees and other mitigative measures to assure adequate infrastructure and public services.
 - l. Provide for the expansion of the public library within the civic campus area, including enlarged children's and young adult areas, meeting rooms, public restrooms, special collection areas, and expanded areas for computers, leisure reading, work rooms, and general collection development.
 - m. Revise and update Drainage Management Guidelines (DMG) and improve regional stormwater issues throughout the city, especially along Highway 55.
 - n. Support continued development of the Central Idaho Historical Museum, including a facility for museum collections.

Objectives:

- a. Ensure that the city's civic campus is a key anchor of the downtown.
- b. Provide a multi-purpose community center.
- c. Advocate development of performing arts center.
- d. Furnish adequate and accessible parking to support the economic and pedestrian vitality of the downtown and other key public areas.
- e. Manage sewer and water rates.
- f. Improve and uphold the water quality of Payette Lake (See Environment Goal for the objective regarding a Lake Management Plan).
- g. Ensure efficient solid waste management, and support enhanced recycling service and opportunities. Coordinate with Valley County in solid waste management.
- h. Support fire, safety, and police services.
- i. Update the Design Guidelines and Chapter 14 Outdoor Lighting of Title 3 to incorporate a specific street lighting plan for Third Street (Highway 55) and the Central Business District.
- j. Evaluate the relocation of the existing city public works facility to a suitable alternative location. Consider the use of the existing property for housing, mixed use and other uses supportive of the downtown.



This chapter of the Comprehensive Plan addresses all modes of transportation using the public rights-of-way in McCall and the surrounding vicinity, including motor vehicles, pedestrians, bicyclists, and transit/public transport patrons. Due to the City's desire for improved circulation and mobility for all modes, the Plan addresses the potential for additions to the road network, as well as improvements to other means of transportation (including bicycle, pedestrian, and transit modes).

Community Conditions & Trends (current)

General

The City of McCall's current transportation system is serviced by roadways, bicycle and pedestrian facilities, and bus transit service. The majority of travelers to McCall arrive by private vehicles on Highway 55, but access via the municipal McCall airport is also available through chartered and private flights. Commercial bus service to and from the Treasure Valley and Lewiston also delivers some travelers to the area.

The majority of the existing roadway system is focused to serve the Central Business District (CBD) and land uses within the southern portion of the McCall Area of Impact (surrounding the southern segment of Big Payette Lake). Roadway facilities in the northern portion of the Area of Impact are generally sparse due to predominately undeveloped State lands.

During the period between 2000 and 2005, the resident population of McCall increased 21 percent. In addition, Tamarack, a multi-season resort located 15 miles south of McCall has been developing in recent years, which has increased transportation demand in the region. These effects have added demand on the transportation system in the form of increased vehicular, multi-modal, and inter-modal trips.

Traffic data indicates that congestion on the roadway system increases significantly during peak season summer and winter periods, and particularly during holiday weekends and special events when more visitors and second home residents are traveling throughout town. The existing transportation system adequately accommodates off peak demand. However, the influence of recreational travelers and tourism during the summer and winter months creates congestion, particularly along Highway 55. If growth trends



continue at recent rates, system impacts can be expected unless other transportation opportunities are enhanced (such as increased bicycle, pedestrian, and transit facilities) or capacity related improvements are made through development of additional vehicular routes or increased capacity on existing routes.

Roadway Classifications

There are approximately 32 miles of paved roads and seven miles of unpaved roads within the City of McCall. The functional classification of these roads is generally defined by the areas served and associated traffic volumes. Within McCall, three primary functional classes are evident:

- **Arterials** - Major arterials serve the centers of activity of a metropolitan area, the higher traffic volume corridors, and longer trips. Minor arterials interconnect with and augment the major arterial system and provide service to trips of shorter length at a lower mobility than major arterials. This classification places more emphasis on land access than those identified by the higher systems.
- **Collectors** - Collectors are roads providing traffic circulation within residential, commercial and industrial areas. Collectors carry trips to and from arterials.
- **Local Streets** - Local/residential streets provide direct access to abutting properties and do not facilitate extended travel or heavy volumes.

Third Street/Lake Street (Highway 55) functions as a principal arterial through the CBD of McCall. South of McCall, the highway provides service to Donnelly, Cascade, and Boise. Highway 55 terminates northwest of McCall in the vicinity of New Meadows at US 95. An important ongoing challenge the community faces will be balancing the needs of through travelers on the highway with those of pedestrians, bicyclists, and motorists traveling along and across the highway in the CBD and between various community origins and destinations. The highway is the town's "main street" as it traverses through McCall, and special attention will need to be made to enhance pedestrian crossings and retain community character while at the same time preserving the highway's function as a through route.

Although not a designated truck route, the Deinhard Lane/Boydstun Street connection (loop road), developed and opened in 2005 likely, will serve to relieve some of the congestion on the highway related to through travel. The loop road serves as a minor arterial within the Area of Impact, as do West Valley/Wisdom/West Mountain, Warren Wagon Road, Davis Avenue, Spring Mountain Road, Lick Creek Road, Elo Road, Mission Street, and Railroad Avenue/Pine Street/Wooley Avenue.

McCall's major collectors include East Side Road, Samson Trail, Krahn Lane, and Stibnite Street. Minor collectors include Forest Street, Mather Road, Rio Vista Boulevard, Chad Drive, Coy Road, Rowland Street, Lakeside Avenue, Meadows Road, Colorado Street, Park Street, East Lake Street, and Floyde Street.

Traffic Operations and Level of Service

Daily traffic volumes were recorded over Labor Day Weekend 2006 in an effort to capture a peak seasonal traffic demand. Counts were recorded along Highway 55 (Third Street/Lake Street), Warren Wagon Road, Lick Creek Road, and Eastside Drive. Although seasonal traffic variations are usually normalized to reflect average day conditions, it is important to review impacts during these heavy use periods. This is especially true in McCall as seasonal variations can extend over a period of many winter, or summer months.

Because detailed turning movement data was not available, a generalized planning approach to roadway capacity based upon Average Daily Traffic (ADT) was used. These calculations were based on planning applications of the





Highway Capacity Manual (HCM). An assessment was conducted using the recorded traffic volumes and the current roadway lane configuration. Operationally, transportation facilities are measured in terms of Level-of-Service (LOS). Generally, LOS is a qualitative measure of performance based upon conditions such as speed, travel time, freedom to maneuver, traffic interruptions (delay), comfort and convenience. Letters designate each LOS from A to F, where A represents the best operating conditions and F denotes the worst condition—or system breakdown.

An urban street LOS is generally characterized by the operations of its respective intersections. Typically, a 20-year planning horizon is used in analysis of transportation systems and new improvements should be designed to operate at LOS C or better within this horizon.

Generally, all existing facilities in McCall currently operate at LOS C or better except Highway 55 (north of Deinhard Lane), which operates at LOS D. For current conditions, many communities have adopted LOS D as “acceptable” with LOS E as a measure of where mitigation is required. If traffic volumes on Third Street/ Lake Street (Highway 55) continue to escalate at the same rate as the recent growth trend of approximately 3.5 percent annually as projected by the Wastewater Facilities Plan June 2006 (CH2M HILL, 2006), impacts in the Year 2030 could be significant, unless various options for managing congestion and increasing the system capacity can be implemented (i.e. strengthened roadway network and cross connectivity throughout town, alternative routes to the highway, and increased facilities and services for transit, pedestrian and bicycle travel). Table 14 provides a summary of LOS at key locations in McCall. Figure 28 depicts existing volume on major streets (2006).

Traffic Safety

The Idaho Transportation Department (ITD) maintains accident statistics on State maintained facilities. ITD data was gathered for Highway 55, the only state route within McCall. From January 1, 2003 to December 31, 2005, a total of 120 accidents occurred from Mile Post (MP) 140.0 (Knob Hill Drive) to MP 150.0 (west of Warren Wagon Road). 87 of these accidents occurred along the mainline segments of Highway 55, while 33 occurred at

intersections along Highway 55. There were no fatalities during this period, however 58 percent of these crashes resulted in property damage and 42 percent involved injuries. Further review of the ITD accident database reveals that no high accident locations (HAL) have been identified for the section of Highway 55 in the McCall Area of Impact.

The City of McCall and ITD accident records were also secured for review of the local arterial system. The following arterial segments in the McCall were analyzed:

- Lick Creek Road from Davis Street to Eastside Drive (128.6)*
- Deinhard Lane from Boydston Street to Samson Trail (123.4)
- Mission Street from Moonridge Drive to W. Lake Street (168.1)
- Samson Trail from 3rd Street to Elo Road (55.6)
- Spring Mountain Boulevard from Samson Trail to Lick Creek Road (173.5)
- Warren Wagon Road from W. Lake Street to Eastside Drive (42.6)
- Eastside Drive from Lick Creek Road to Warren Wagon Road (27.8)
- Davis Street from Samson Trail to Lick Creek Road (103.2)

*Accident rates per 100 million vehicle miles are noted in parenthesis.

A total of 54 accidents occurred on local arterials between January 1, 2003 to December 31, 2005. Of these 54 accidents, 11 involved injuries (20 percent), while the remaining 43 (80 percent) were property damage only accidents. The most common type of accidents reported on local roadways during this time period was an angle type of accident. There were no fatalities reported during this three year period. Accident rates per 100 million vehicle-miles (100MVM) are noted in the above bulleted list in parentheses. The ITD Office of Highway Safety publishes Idaho Traffic Collisions. This report tabulates, analyzes and summarizes the various aspects of traffic collisions. This report indicates that rates for local roadways averaged 239.8 for the most recent five year period (2002-2006). Comparing this rate to the computed rates indicates that all facilities fall well below this average.

	Warren Wagon Rd N of Lake St	Eastside Drive N of Lick Creek	Highway 55 S of Dienhard	Highway 55 N of Dienhard	Highway 55 S of Colorado	Highway 55 N of Colorado	Highway 55 N of Park	W Lake Street E of 1st St
Existing 2006 (Recorded)								
Classification	Arterial - Non-Business	Collector	Arterial - Business District	Arterial - Business District	Arterial - Business District	Arterial - Business District	Arterial - Business District	Arterial - Business District
AADT	4,512	918	NR	12,371	NR	NR	NR	NR
Lanes	2	2	2	2	2	2	2	2
Left turn lane?	No	No	Yes	Yes	No	No	Yes	Yes
LOS	A	A		C				
Model - Existing 2006								
AADT	4,035	1,040	13,525	11,950	12,355	5,160	3,530	3,840
LOS	A	A	C/D	C	D	B	A	A
Model - 2030 No Build								
AADT	7,435	1,870	32,225	22,795	22,100	10,200	7,350	8,140
LOS	B	A	F	F	F	C	B	B
Model - Future 2030 Build								
AADT	5,450	2,250	33,320	23,060	13,915	11,130	6,430	4,510
Lanes	2	2	2	2	2	2	2	2
Left turn lane?	No	No	Yes	Yes	Yes	Yes	Yes	Yes
LOS	A	A	F	F	D	C	B	A
2 Lane Undivided								
LOS C	12,500	8,500	11,000	11,000	11,000	11,000	11,000	11,000
LOS D	14,000	9,500	12,500	12,500	12,500	12,500	12,500	12,500
LOS E	15,500	10,500	14,000	14,000	14,000	14,000	14,000	14,000
LOS C with/left	15,000	10,000	13,500	13,500	13,500	13,500	13,500	13,500
LOS D with/left	17,000	11,000	15,000	15,000	15,000	15,000	15,000	15,000
LOS E w/left	18,500	12,500	16,500	16,500	16,500	16,500	16,500	16,500

Source: Compass - 2002 Travel Demand Forecast Model Calibration Report for Ada and Canyon Counties

AADT = Annual Average Daily Traffic Volume

NR = Not Recorded

Location	W Lake Street E of Mission St	W Lake Street W of Mission St	Lick Creek Road E of Davis	Dienhard Lane E of Mission St	Colorado St W of Hwy 55	1st St N of Colorado	Forest St W of 1st St	Mission St N of Dienhard Ln	Mission St N of Stibnite
Classification	Arterial - Business District	Arterial - Business District	Arterial - Non-Business	Arterial - Non-Business	Collector	Collector	Collector	Arterial - Non-Business	Arterial - Non-Business
AADT	NR	9,174	3,240	NR	NR	NR	NR	NR	NR
Lanes	2	2	2	2	2	2	2	2	2
Left turn lane?	No	No	No	No	No	No	No	No	No
LOS		C	A						
AADT	9,890	10,685	4,125	3,380	7,325	6,255	3,315	4,620	3,650
LOS	C	C	A	A	B	C	A	A	A
AADT	17,060	18,585	8,040	13,190	11,500	9,230	8,010	13,555	11,335
LOS	F	F	B	D	E	D	C	D	C
AADT	14,350	15,300	5,840	11,400	4,750	11,500	8,770	10,750	7,250
Lanes	2	2	2	2	2	2	2	2	2
Left turn lane?	Yes	Yes	No	Yes	No	Yes	No	No	No
LOS	D	D/E	A	C/D	A	D/E	C/D	C	B
Thresholds (AADT)									
11,000	11,000	12,500	12,500	8,500	8,500	8,500	12,500	12,500	
12,500	12,500	14,000	14,000	9,500	9,500	9,500	14,000	14,000	
14,000	14,000	15,500	15,500	10,500	10,500	10,500	15,500	15,500	
13,500	13,500	15,000	15,000	10,000	10,000	10,000	15,000	15,000	
15,000	15,000	17,000	17,000	11,000	11,000	11,000	17,000	17,000	
16,500	16,500	18,500	18,500	12,500	12,500	12,500	18,500	18,500	

Table 14 - Summary of LOS Results at Key Locations Within McCall



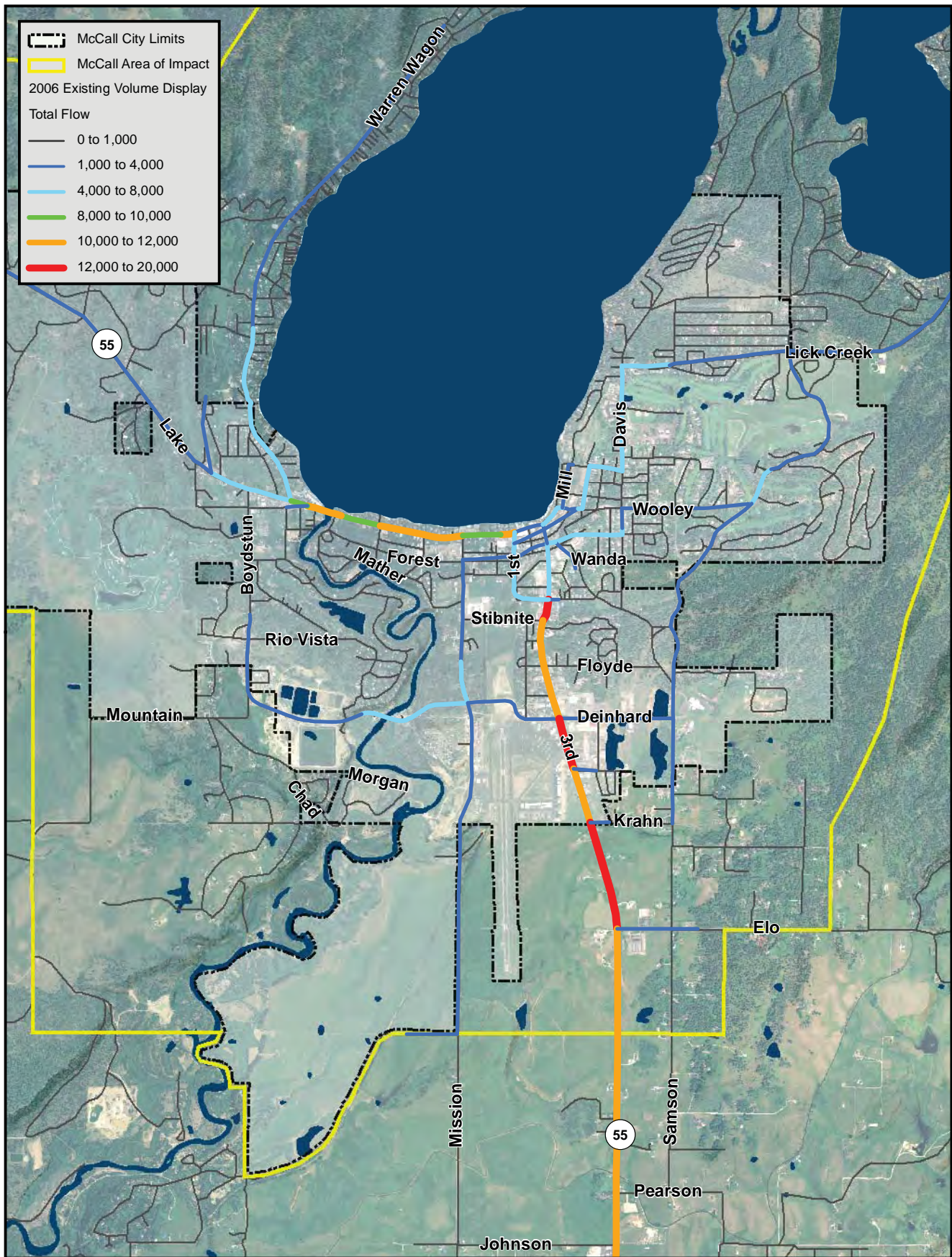


Figure 28 - 2006 Existing Volume Display

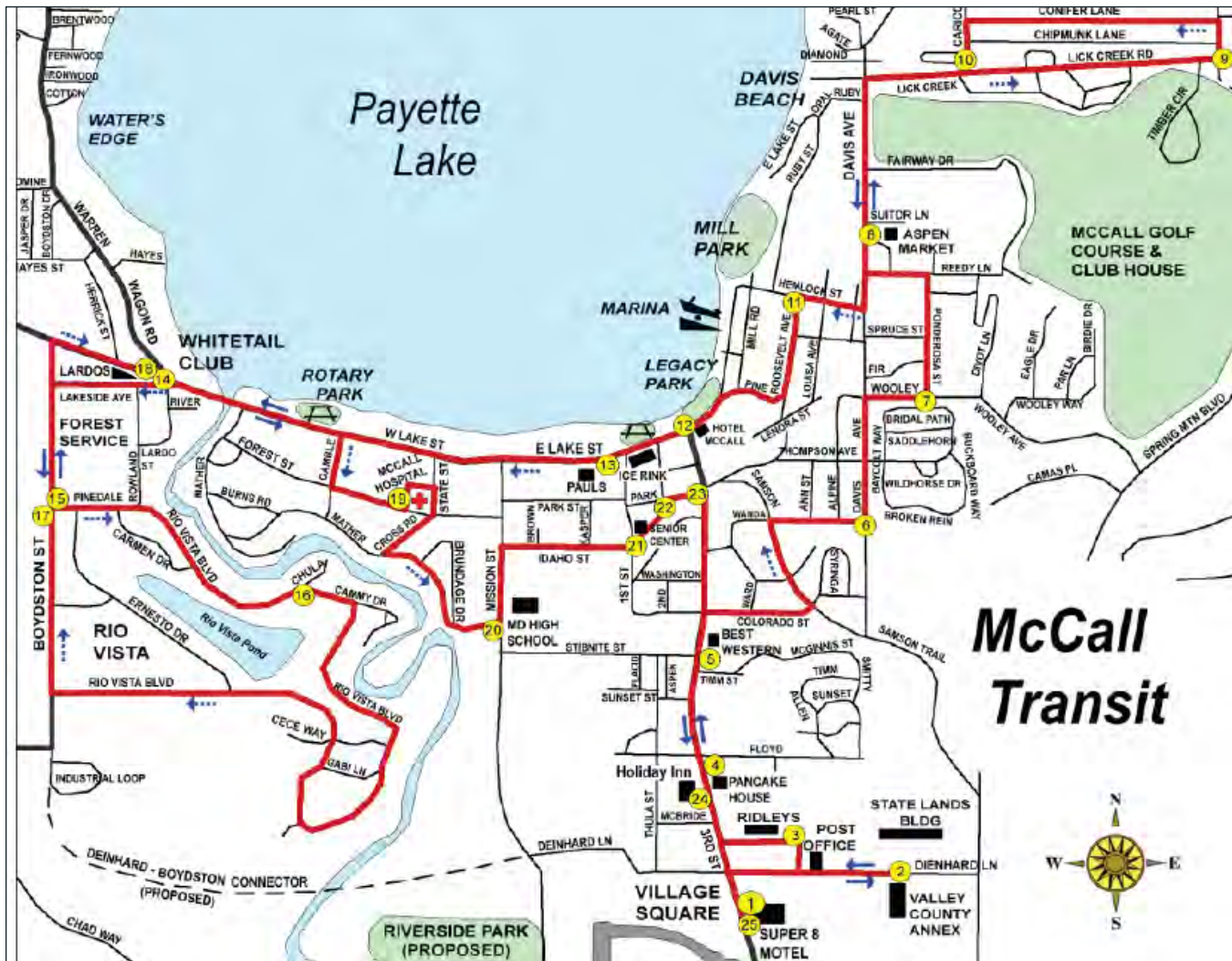


Figure 29 - Existing Transit Service Routes and Stops

Transit Service

McCall Transit, operated by Treasure Valley Transit (TVT) based in Nampa, provides free public transportation for the City of McCall from 7:00 am to 7:00 pm seven days a week. The service is open to the public and free to anyone. The fixed line route is a flag stop system, and anyone who needs to use the service may flag the bus anywhere along the route where it is safe to do so. Figure 29 depicts the current routing of the bus service and stop locations. Several private-sector transit services are operated in the region, including Tamarack Resort, Brundage Mountain Resort, Harlow Bus Sales/Charter Services, A+ Specialty Transportation, and Northwest Stage Lines. Also, on-demand transit service is provided by the senior centers in McCall, New Meadows, Cascade, and Council.

The Valley/Adams Transit Expansion Study final report by Ostrander Consulting, Inc., sponsored by the ITD Division of Public Transportation and published in March 2006, reported that ridership of the McCall Transit system increased from 16,100 in 2004 to 25,000 in 2005 – a 56 percent increase. The 2006 report also indicated that the potential for developing transit alternatives for residents, workers, and visitors to Valley and Adams counties is excellent and ITD estimated the demand or need within the area to be 30,900 annual transit trips by the general public, and 62,100 annual trips by workers, for a total annual demand of 93,000 passengers per year. Current service accommodates approximately 36 percent of the total demand. The potential for successfully expanding transit service in the study area is supported by two factors: the strong growth in ridership experienced on McCall Transit and Tamarack Resort transit, as well as the identified need/demand for work-related transit trips.



Pedestrian and Bicycle Facilities

The existing on-street network of pedestrian and bicycle facilities are extremely limited in McCall. Much of the existing roadway network has been constructed to a rural standard, without curb and gutter, striping, sidewalks, or pathways. Even the Highway 55 (Third Street/Lake Street) corridor that transects the community and functions as the town's "main street" currently does not include bike lanes, curbs, gutters and sidewalks in much of the downtown. Pedestrian and bicycle crossing opportunities and improvements are minimal. One exception is the recently improved Four Corners project area, at the corner of Highway 55 and Deinhard Lane, where separated pedestrian and bicycle pathways were constructed adjacent to the highway improvements. Unfortunately these improvements currently do not extend beyond the limits of the project area.

Some public sidewalk segments exist in downtown, but the majority of these are in need of repair and are too narrow to serve the intensity of pedestrian travel typically associated with a pedestrian-friendly district, as downtown is envisioned. Sidewalks, crosswalks, curb ramps, and pedestrian-related signs are needed throughout McCall, with a particular emphasis on enhancing safety along walking routes between neighborhoods, schools, parks and other popular destinations. As public and private projects are completed throughout the community, every opportunity should be made to expand the sidewalk network and enhance connectivity to the maximum extent possible.

In 2005, McCall adopted a Bike Path Master Plan, that provides guidance for the ongoing planning and development of bicycle facilities throughout the community; including, facilities in on-street public rights-of-way and off-street facilities in open space corridors, the old railroad right-of-way, and other locations. The mission of the McCall Pathway Committee in creating the Bike Path Master Plan was "to promote and develop a non-motorized pathway system in McCall and surrounding areas to enhance recreation, tourism, safety, fitness, pedestrian transportation, enjoyment, and quality of life for all users." The plan called for various pathway projects to be constructed throughout the community, and some of these have been implemented since the plan was adopted (including a portion of the W. Deinhard Lane/Boydston Street Loop pathway).

Several on-street or shared roadway bicycle routes are signed throughout McCall. However, minimal bike lane striping and marking is provided throughout the community. A detailed assessment at the on-street bicycling network is needed to confirm priority routes for striping and marking of bike lanes.

Community Conditions & Trends (Forecasted)

Various methods can be utilized to forecast future traffic conditions. Straight-line growth projections are the simplest of these options, while sophisticated traffic models can be developed for metropolitan areas. Forecasting for future travel demand in the McCall vicinity relied on a combination of tools. A TransCAD model was developed and used to forecast design year 2030 traffic conditions. This software package combines modeling and GIS capabilities to predict future regional traffic trends (see Transportation Modeling Methods and Assumptions).

Three model alternatives were evaluated and are generally described as follows:

1. 2006 Existing (Figure 28) consists of existing street network and current land uses. Socioeconomic input into the demand model was developed from the City of McCall's Wastewater Facilities Plan, June 2006. The 2006 Existing scenario was used for model calibration purposes.
2. 2030 No Build (Figure 30) consists of the 2006 Existing Scenario Street Network and extrapolated socioeconomic data based on current growth trends and planned future developments. The Wastewater Facilities Plan growth rate of approximately 3.5 percent annual population growth was used for this scenario. It was assumed that the growth will follow existing trends, with an emphasis on growth in less developed/sparsely populated areas east and west of the city, specifically where communities are currently planned. The remainder of growth is assumed to occur around the core downtown area as well as in the more populated zones identified through the current distribution of homes.
3. 2030 Build (Figure 31) consists of the existing street network with new connections on 1st Street from Colorado Street to Stibnite Street and Floyd Street from Smitty Avenue to Samson

Trail, and an additional Payette River bridge. The 2030 Build scenario assumes the same population growth rate as the 2030 No Build scenario, but assumes development will be centered around Third Street (Highway 55) and locations where communities are currently planned, reflecting the 'Community Centered' growth scenario discussed in Chapter 3.

In review of the 2030 No Build scenario, significant traffic volume increases would be realized. Traffic volumes on several arterials would be expected to double in traffic volume. Such an increase would have the most significant impact on Third Street/Lake Street (Highway 55) where current conditions are already compromised. Additionally, Mission Street and Colorado Street exhibit heavy traffic volumes under this scenario.

The 2030 Build scenario also results in significant traffic volume increases as compared to the 2006 existing scenario condition. However, this scenario successfully reduces traffic volumes on Third Street/Lake Street (Highway 55) as alternative routes are developed and improved. With these improved connections traffic volumes can be expected to increase on First Street, Forest Street, Rio Vista Boulevard and North Mission Street. If an additional bridge was placed at approximately Mather, modeling indicated it would carry approximately 8,500 vehicles per day.

Utilizing general capacity guidelines as published by the Community Planning Association of Southwest Idaho (COMPASS), traffic volumes have been correlated to Level-of-Service (LOS) conditions. Under the 2006 Existing scenario, all system linkages perform at LOS C or better except those associated with Third Street/Lake Street (Highway 55) in the vicinity of Deinhard Lane. LOS D conditions are prevalent in this area consistent with evaluation of recorded data as presented in the previous section.

The 2030 No Build scenario indicates that traffic operations on Third Street/Lake Street (Highway 55) will continue to deteriorate especially in the vicinity of Deinhard Lane to Colorado Street and at Mission Street where LOS F is anticipated. Additionally, LOS E conditions are noted on Colorado Street west of Highway 55.

The 2030 Build scenario significantly improves conditions on Third Street/Lake Street (Highway 55). Traffic operations are still expected to be problematic in the area of Deinhard

Lane, but improved conditions are noted in the vicinity of Colorado Street and Mission Street. All other segments would be expected to operate acceptably under this scenario. Table 14 provides a LOS summary of key locations within the city and further indicates that traffic volumes are effectively reduced at most of these locations (from the 2030 No Build scenario) as a result of improvements associated with the 2030 Build scenario.

The 2030 Build scenario, with the exception of the Third Street/Lake Street (Highway 55) traffic corridor and segment of Deinhard Lane First Street, could likely accommodate traffic demand adequately with the existing roadway infrastructure and the planned road segment extensions on First Street and Floyde Street. Sections of Deinhard Lane and First Street would likely require development road expansion to 3-lanes. Current construction of Boydston Road from Highway 55 to West Valley Road accommodates a basic two-lane section with expansion to three lanes at major intersections.

A one-way couplet was also considered in the downtown core but was not modeled. This scenario would utilize Third Street/Lake Street (Highway 55) along with a parallel facility (such as Park and First Streets,) to route traffic through the CBD. Although this idea does have merit in some instances, it does not appear to align with the intended objective of the many citizens and stakeholders that provided input throughout the process. Specifically, it is the desire of the community to create a walkable, pedestrian-friendly downtown core that is not vehicle focused. A one-way couplet is focused on moving traffic and creates advantages related to enhanced capacity, reduced vehicular conflicts, and additional width for alternate modes.

However, it has inherent disadvantages including the likelihood of increased travel speeds, circuitous travel, confusion to unfamiliar motorists, and perceived impacts to businesses. In review of the 2030 Build scenario, Third Street/Lake Street (Highway 55) traffic volumes are expected to decline substantially north of Colorado Street and east of First Street as alternate routes are improved, specifically with the connection of First Street from Colorado to Stibnite Streets. Forecasted 2030 traffic volumes on Third Street/Lake Street (Highway 55) within these limits are approximately 10,000 to 11,000 VPD, which is reasonably accommodated by the proposed three-lane section and suggests a one-way couplet in this vicinity is not warranted if other system improvements are completed.



Transportation System Vision and Recommendations

With the potential for consistent growth in McCall over the next 20 years, there is a strong likelihood that the city's transportation network will experience significant congestion along specific arterial routes if appropriate strategies and improvements are not implemented. Alternative vehicular routes to the Third Street/Lake Street (Highway 55) corridor should be explored and emphasized to enhance the corridor's capacity and reduce congestion over the long term. Doing so could allow the corridor to function with minimal widening as is a desire of the community. The overall transportation network and cross connectivity throughout town should be strengthened in an effort to reduce congestion along specific routes. Also, the use of transit, bicycling, and walking as viable transportation modes between the Third Street corridor, downtown, the lakefront, and other important origins and destinations should be encouraged and supported as another means of reducing vehicular demand. Development of safe walking and bicycling routes between neighborhoods, schools, and parks should be a top priority.

As a compromise between maintaining a pedestrian-friendly downtown core and reducing traffic congestion, Third Street/Lake Street (Highway 55) should ultimately be widened to 3-lanes from the south entrance of McCall, through the downtown core, to Mission Street. Accomplishing this objective would generally meet the required capacity needed to accommodate 2030 forecast travel demand, enhance safety conditions, and retain a pedestrian-friendly environment. Additional capacity measures may be required to accommodate traffic demand from Deinhard Lane to the south. Projected traffic volumes in this vicinity suggest the need for at least a four-lane facility.

Public and stakeholder comments have consistently noted the need to divert truck traffic around the downtown core to enhance traffic operations and reduce congestion. The East/West loop via Deinhard Lane and Boydston Street provides one opportunity to accomplish this objective, however, a current property owner agreement prohibits declaring this as an official designated truck route. The City is working with this property owner to formally declare the use of the W. Deinhard/Boydston Loop as an alternative route/truck route around downtown. This route also provides substantial relief to

Third Street/Lake Street (Highway 55). Enhancements to intersection radii are also needed at these intersection locations to better facilitate truck turning maneuvers and accommodate turn volumes to/from the Third Street/Lake Street (Highway 55) corridor.

Other improvements should also be considered to enhance other potentially viable alternate routes. This should include consideration of extending First Street between Colorado Street and Stibnite Avenue, extending Floyd Street to Samson Trail, and an additional Payette River bridge off Mather Road. Again, these improvements are desirable as they would enhance existing facilities and create options to traveling along Third Street/Lake Street (Highway 55).

Another opportunity for improved level of service along the Third Street/Lake Street (Highway 55) corridor would be to create a coordinated traffic control system. Currently, only the intersections of Third Street and Deinhard Lane and Lake Street and Mission Street are signalized. If the East/West Loop becomes formally designated as an alternative/truck route, it is likely that a traffic signal could also be warranted at Lake Street and Boydston Street. Current construction of Boydston Street includes conduit facilities at Lake Street (Highway 55) in anticipation of this future need. Another traffic signal in the downtown core could also be expected in the vicinity of Third Street and Railroad Avenue. This would create a system of four traffic signals along the Third Street/Lake Street (Highway 55) corridor, which could enhance vehicle platoons and progression while improving operations. These locations should be monitored in the future to confirm when traffic signal warrants are met. It is important not to arbitrarily construct traffic signals without meeting standard traffic signal warrants as published in the Manual on Uniform Traffic Control Devices (MUTCD) and conducting a formal engineering study.

The functional classification of the McCall street system would remain largely intact in the future. First Street, Forest Street, and Mather Road would become more heavily traveled major collector roads if recommended system improvements are implemented. The proposed functional street classification for McCall is identified in Figure 32. For each facility type identified, a corresponding typical roadway section has been developed. Figures 33, 34 and 35 illustrate recommended street cross sections

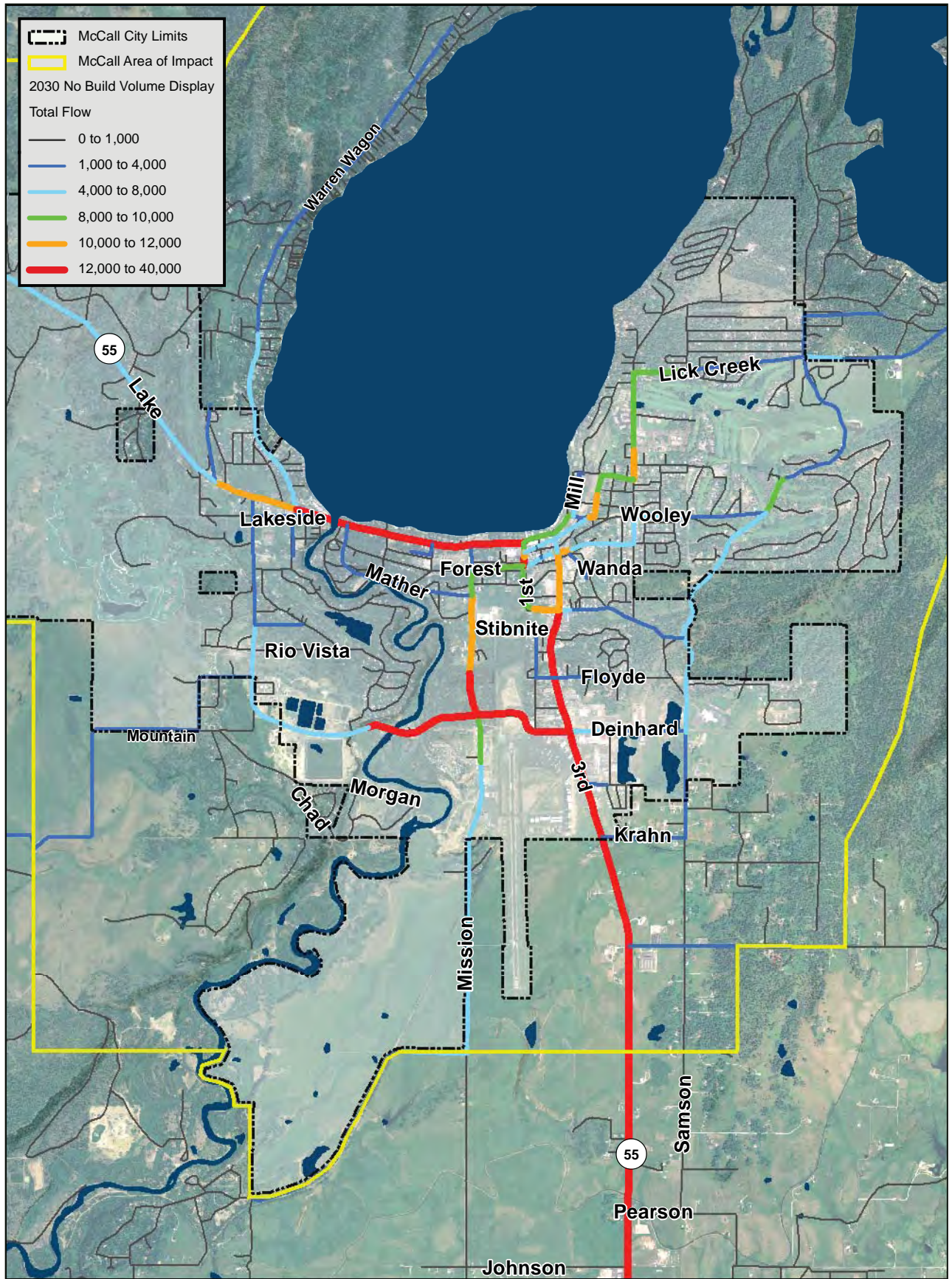


Figure 30 - 2030 No Build Volume Display

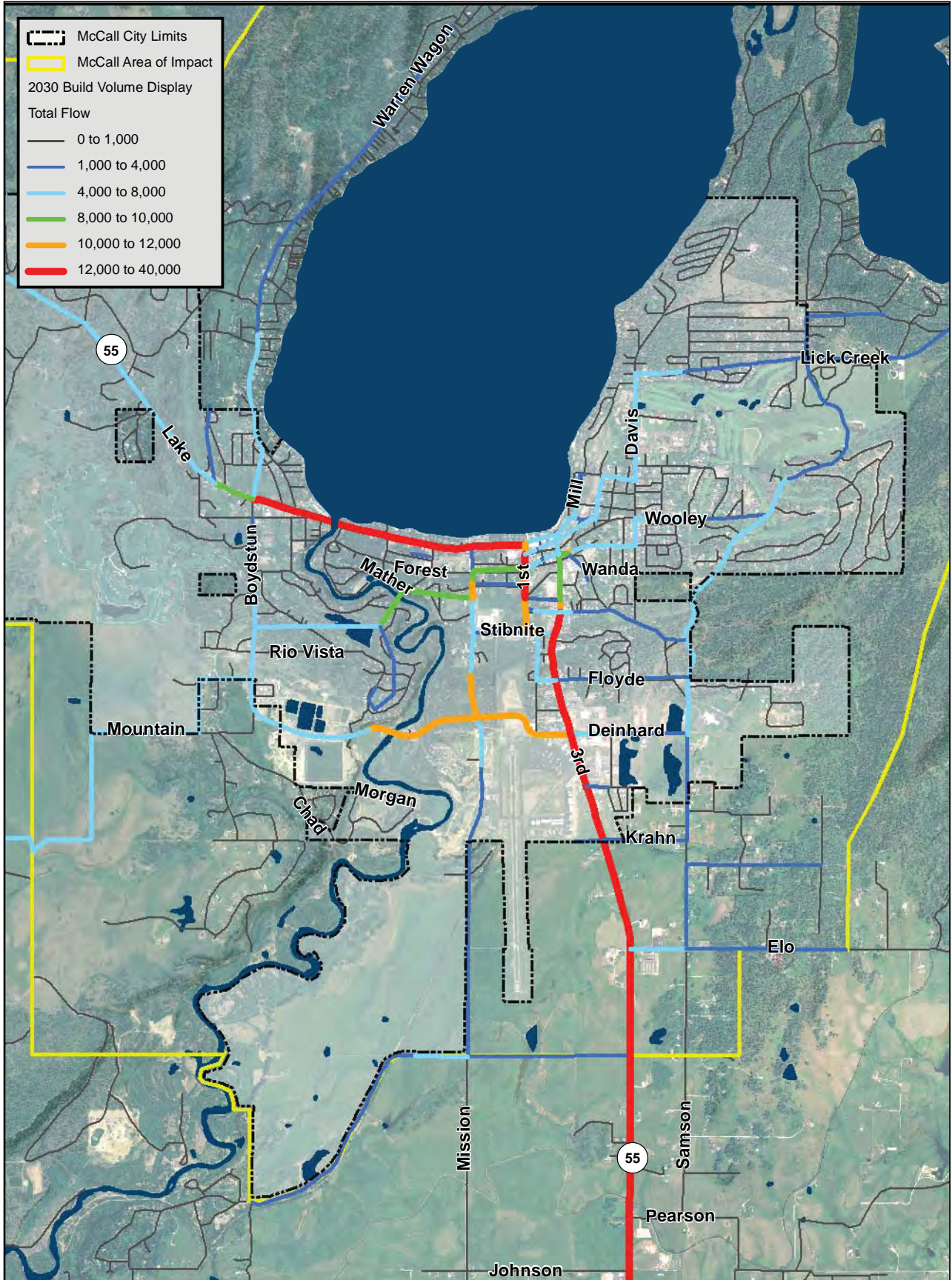


Figure 31 - 2030 Build Volume Display



of the Third Street/Lake Street (Highway 55) corridor; and Figures 36, 37 and 38 illustrate the recommended street cross sections in the CBD and downtown. Figure 39 depicts a typical section for rural arterials; Figure 40 conveys a typical section for rural collectors. Pedestrian and bicycle facilities should be accommodated throughout all street corridors throughout McCall to the maximum extent feasible, reinforcing the adopted Bike Path Master Plan, as well as the Green Network plan with identified bicycle and pedestrian routes that has been developed as part of this Comprehensive Plan Update.

Access management is critical to traffic operations and safety. Third Street/Lake Street (Highway 55) is governed by ITD's Access Management Standards and Procedures which identifies five access types, as shown in Table 15, depending upon the roadway functional classification. Under the state functional classification system Third Street/Lake Street (Highway 55) is classified as a principal arterial requiring Type III access control.

In urban conditions, Type III access control restricts intersection spacing to 0.25-mile and subsequent approaches to 300 feet. Under this scenario, traffic signals are permitted at 0.5-mile intervals. Any entity desiring to encroach on State right-of-way for purposes of a public or private approach is required to complete an encroachment permit application with ITD.

Other facilities also require some level of access management. For minor arterials, similar spacing guidelines as that recommended above should be utilized. On collectors and local streets, public intersections are generally permitted at a spacing of 300 feet. Spacing between private approaches on collectors is generally allowed at a minimum interval of 50 to 75 feet while access to each lot is allowed on local streets.

As indicated in the typical cross sections for CBD and downtown streets, specific bike lane striping and marking should not be necessary, if motorists can be encouraged to travel at slower speeds compatible for shared vehicle and bicycle traffic within the street prism, like in many other downtowns of both small and large cities. "Mixed use" streets, where motorists and bicyclists travel cohesively, along with pedestrians on adjacent sidewalks, are encouraged to maximize the livability and vitality of the CBD and downtown. Some street widths may need to be expanded to allow for shared bicycle/vehicle travel even if no striping

or marking is provided. In areas where bicycles are sharing the road with traffic, additional, updated "Share the Road" signing may be needed. Bicycle facilities such as bike racks and secure parking areas should continue to be required as part of all new developments, public and private.

It will be important to continue to monitor growth in traffic and to analyze potential opportunities to manage the transportation demand in McCall, and particularly that on the Third Street/Lake Street (Highway 55) corridor. Increased transit service focused on the Third Street/Lake Street corridor; provided at a reliable frequency could reduce single occupancy vehicle traffic, transferring some of these trips to transit. The construction of continuous bike lanes and sidewalks on the Third Street/Lake Street corridor would enable people to walk and bicycle between business, hotels, restaurants and other destinations along the street and downtown, further reducing reliance on motor vehicle travel. There is a wide range of transportation demand and commute trip reduction strategies that can be implemented as traffic congestion in the corridor increases in the future.

The recommendations of the 2006 Transit Expansion Study should be implemented. The study identified three short-term opportunities to expand transit service in the Valley/Adams study area:

- First, to coordinate current services between Cascade/Tamarack/McCall and the local service provided by TVT in McCall;
- Second, to continue coordinated services in Valley County and partner with TVT to expand service to Adams County; and
- Third, to increase service within the City of McCall.

The recommendation for expanding service within McCall would involve adding a second vehicle to the hour loop connecting the west and east sides of town, crossing through the main downtown shopping and business community twice per hour. By expanding to two vehicles, the ride time would be shortened with the frequency between vehicles reduced to the east and west sides to thirty minutes. The addition of the second vehicle would extend opportunities to provide transit service to accommodate local cultural centers and events. Existing transit stop facilities are minimal throughout town. In order to encourage transit ridership, additional facilities such as transit stop signs, benches, covered waiting areas, and other features should be considered, particularly for key stop locations.

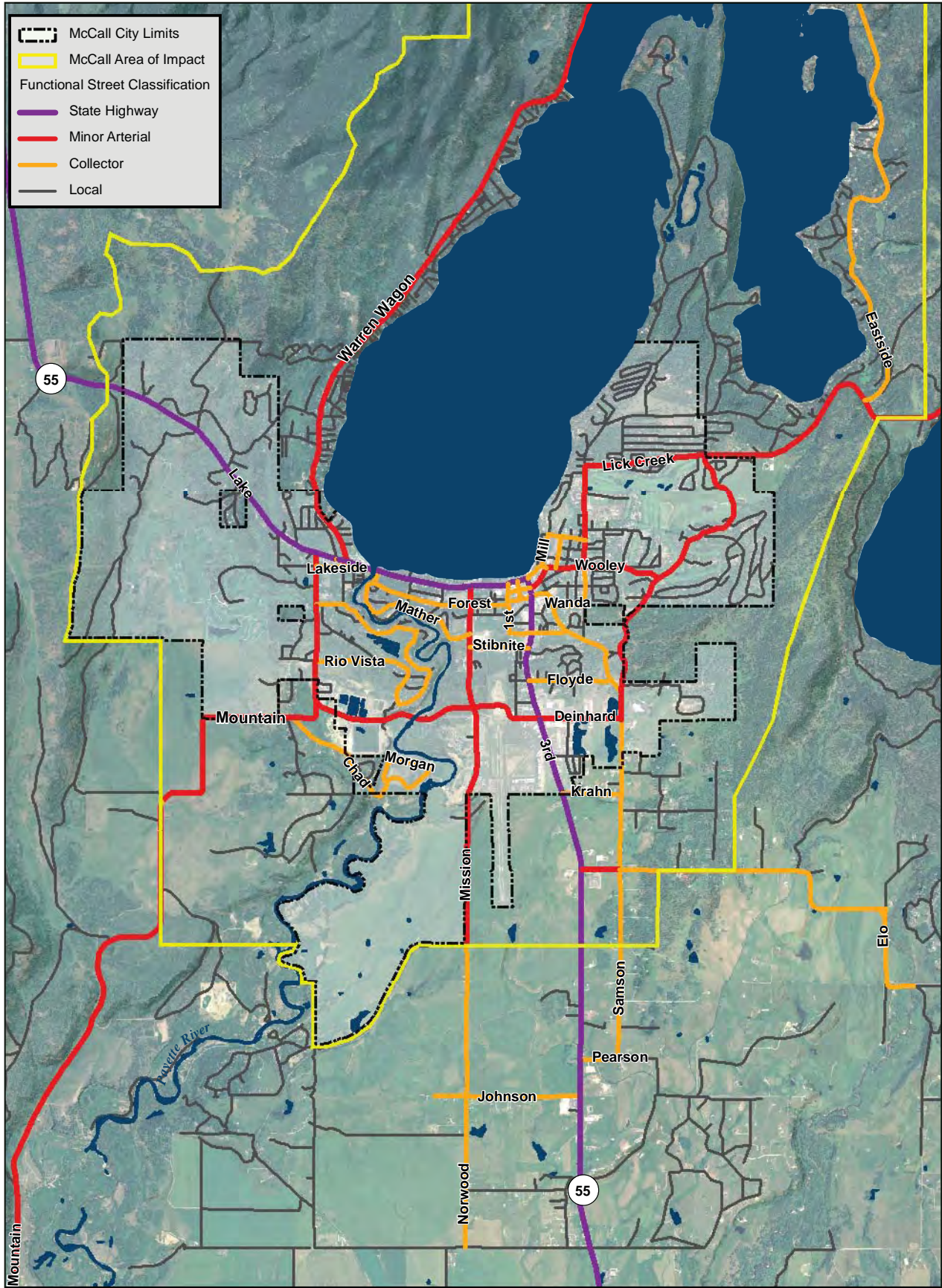


Figure 32 - Functional Street Classification Map

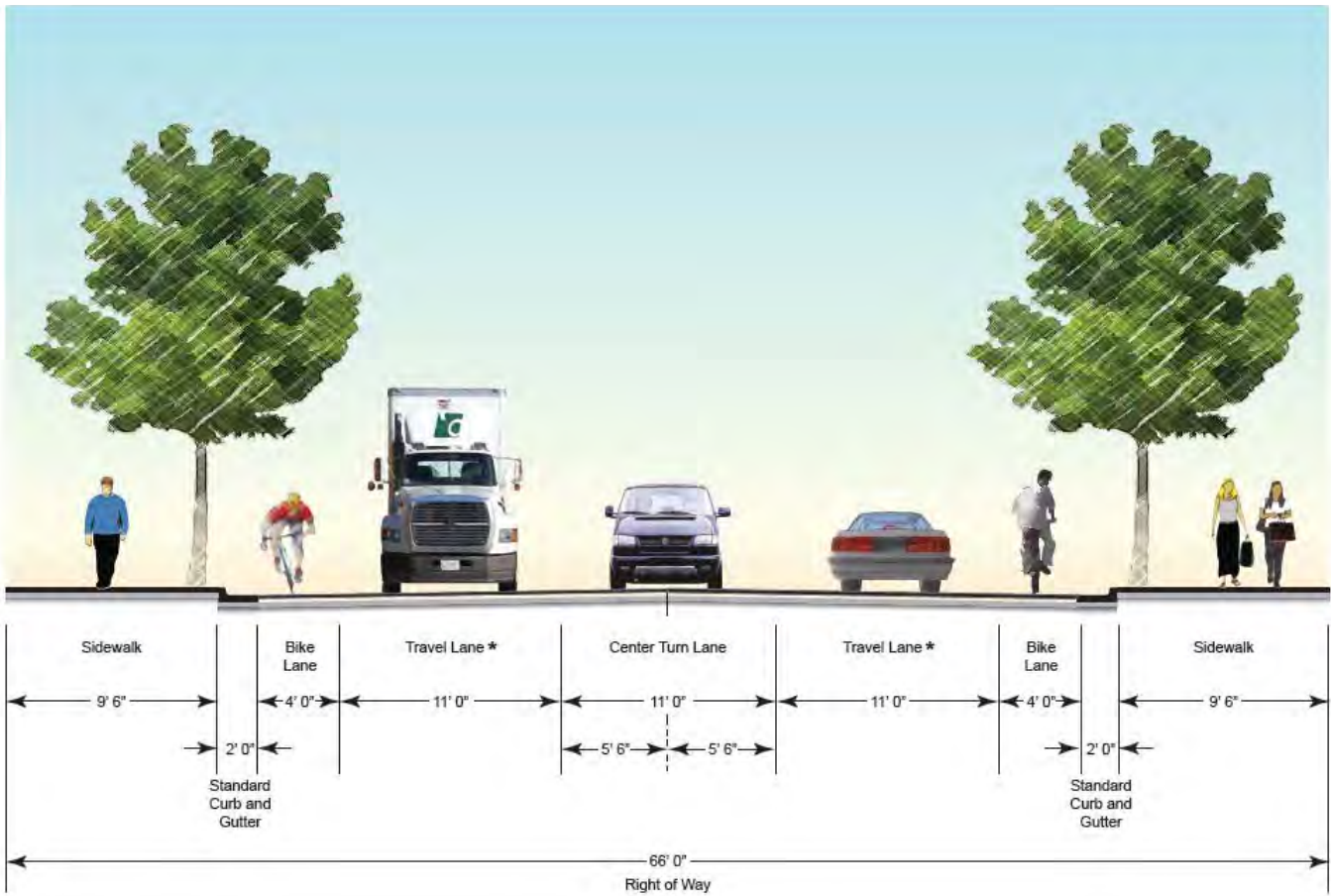


Figure 33 - Third Street with No On-Street Parking

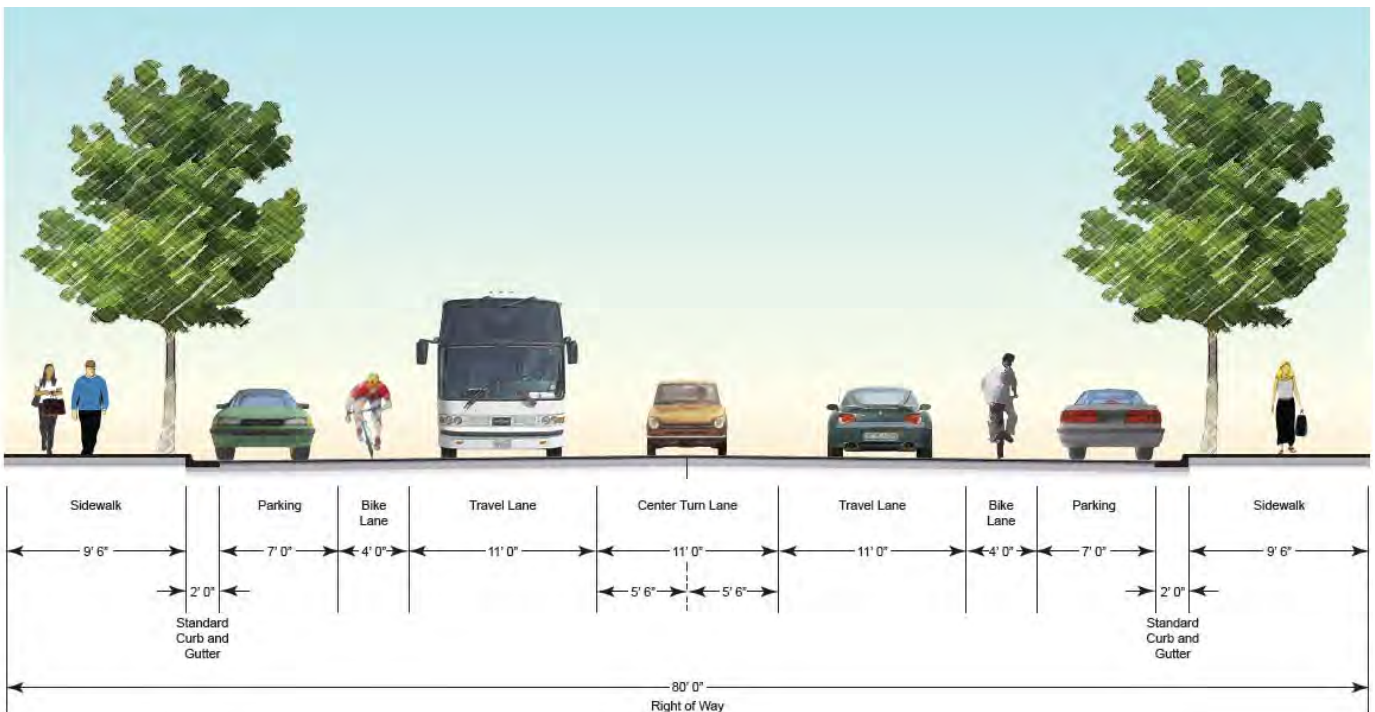


Figure 34 - Third Street with On-Street Parking

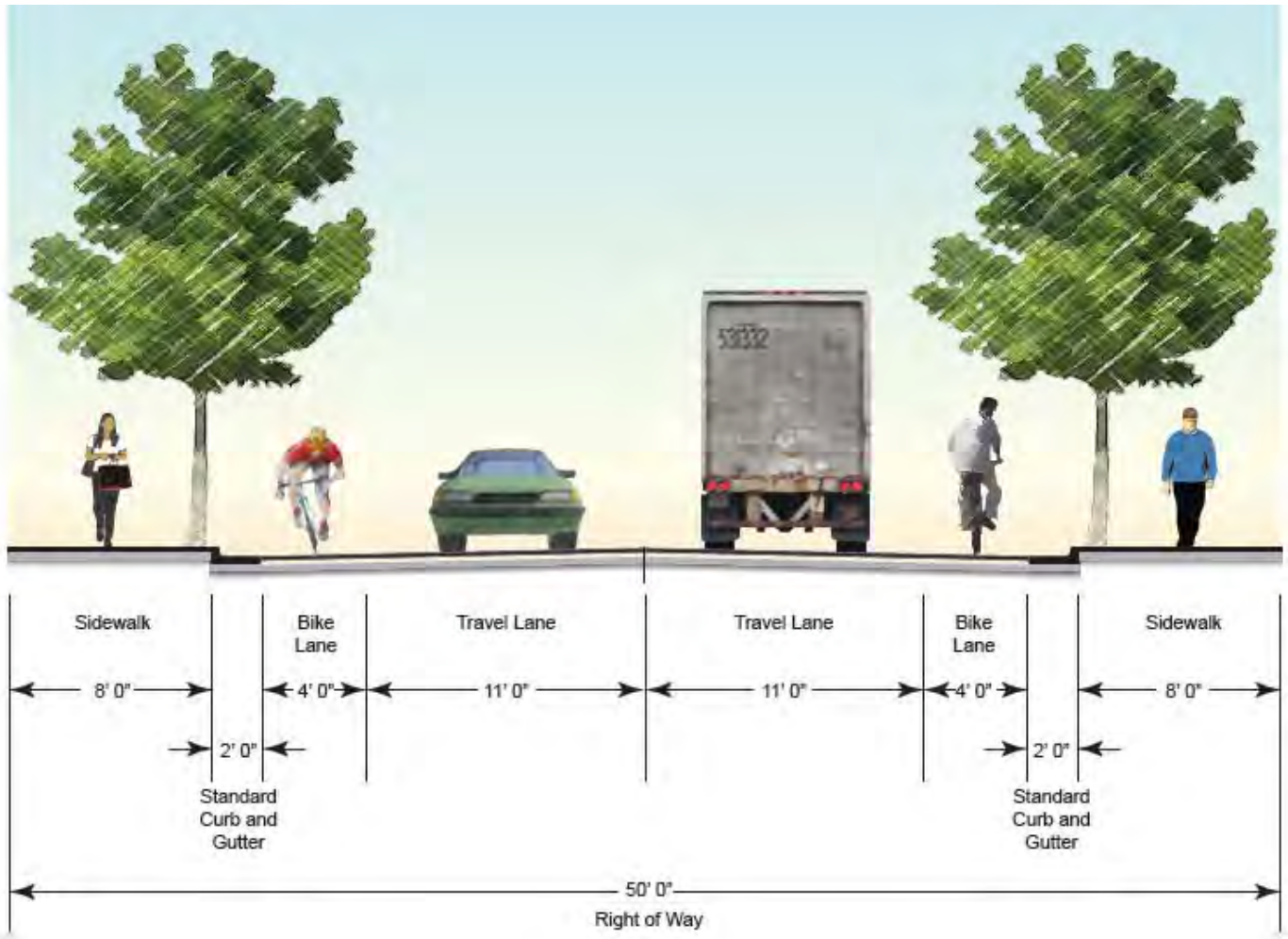


Figure 35 - West Lake Street

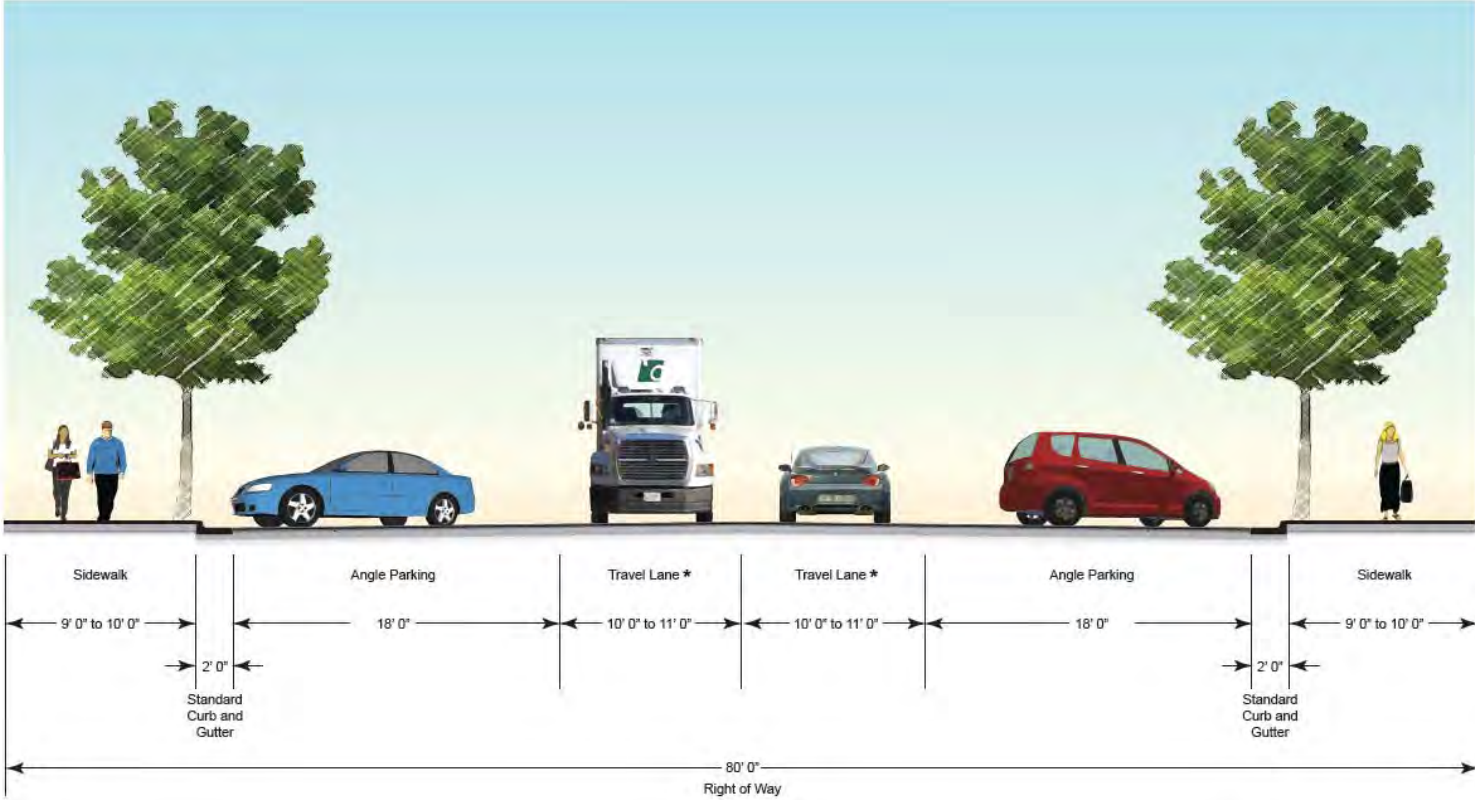
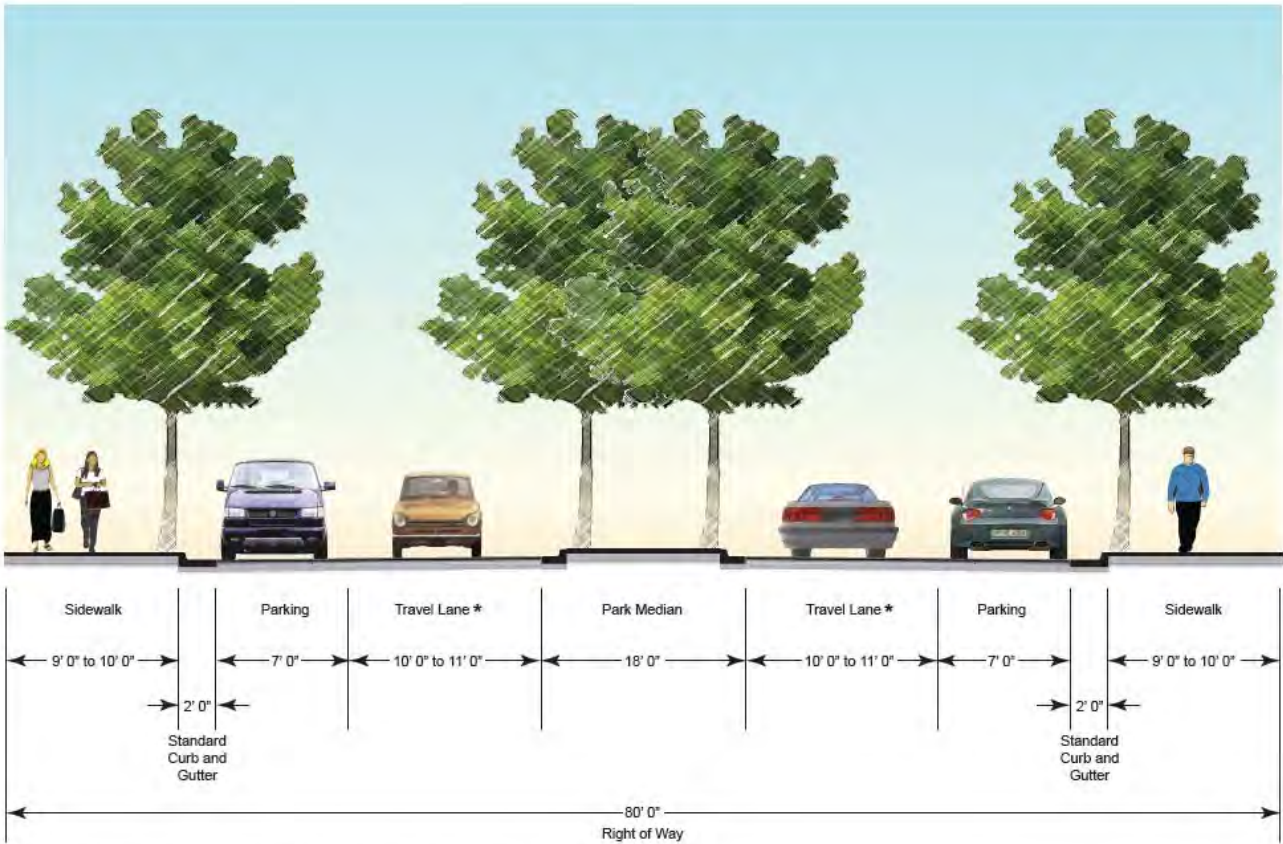


Figure 36 - Core CBD Typical Street Section A



* Vehicles and bicyclists share travel lanes on CBD streets, unless otherwise required by City of McCall.

Figure 37 - Core Typical Street Section B

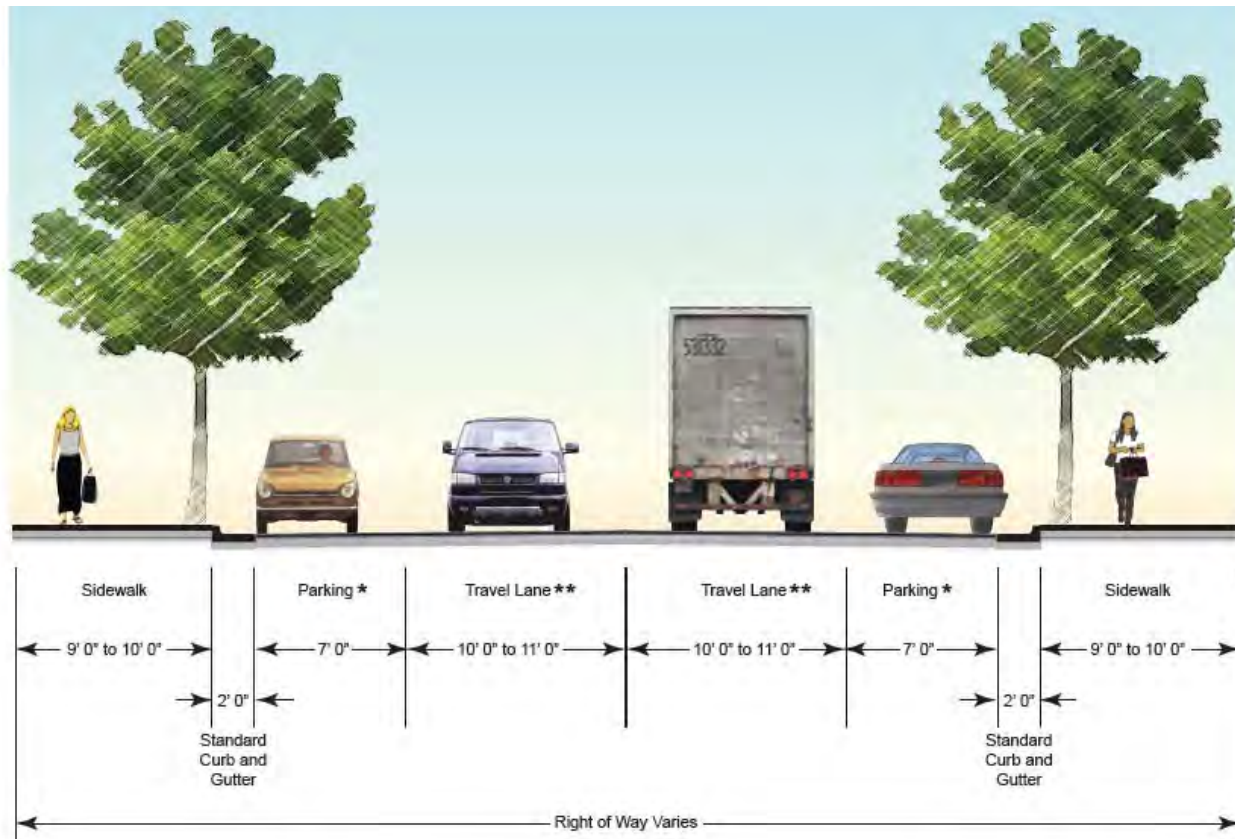
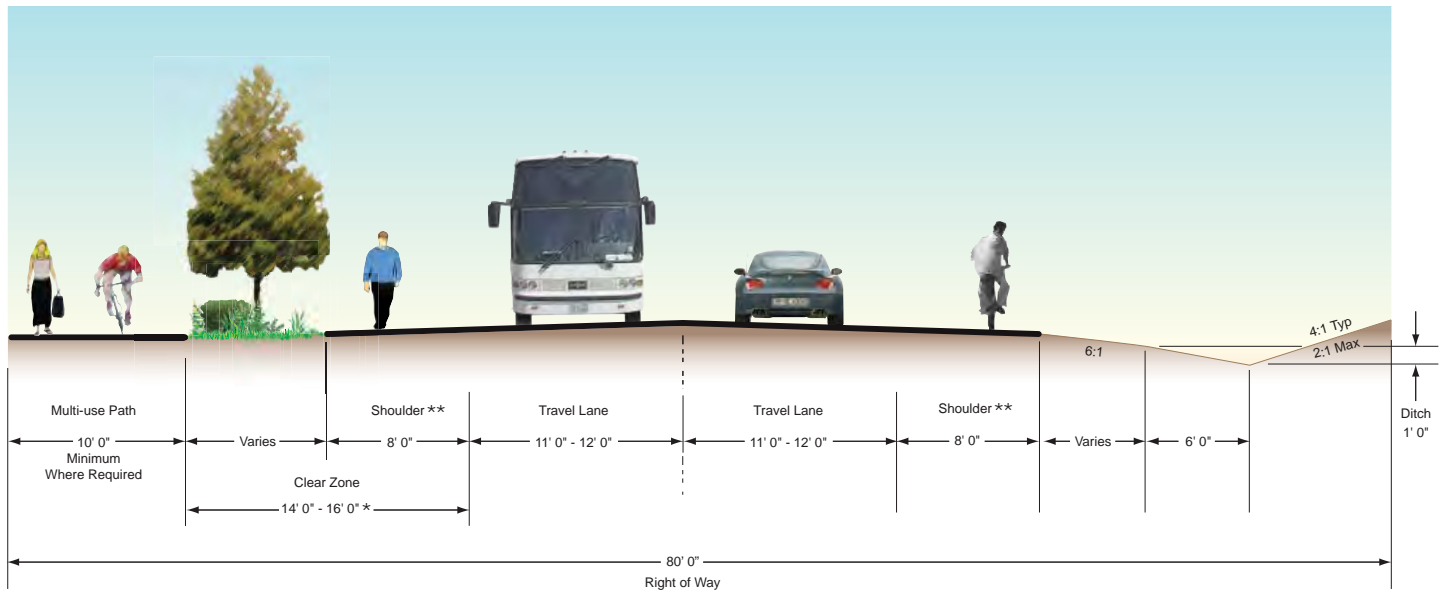


Figure 38 - CBD Core Typical Street Section C

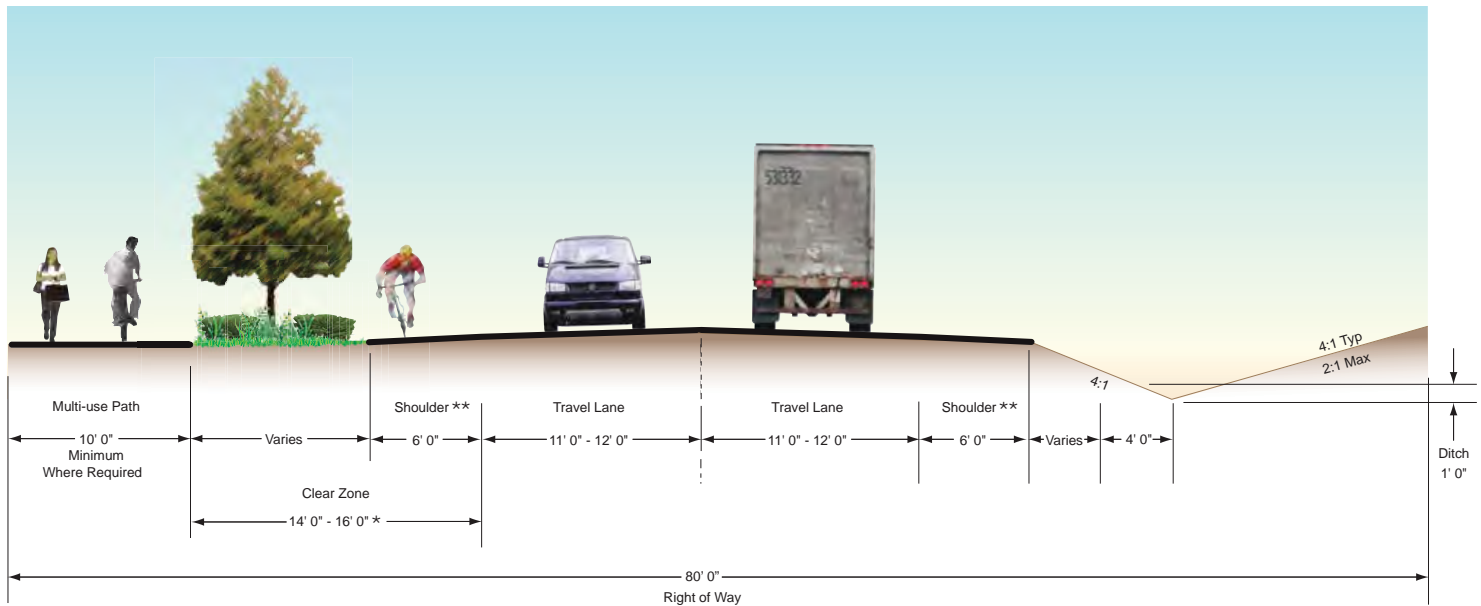


* ≤ 40 MPH
 > 6000 ADT

** Check with City of McCall – bike lanes and/or bicycle route signs and sidewalks and/or paths may be required on some rural roadways.

RURAL ARTERIAL

Figure 39 - Rural Arterial



* ≤ 40 MPH
 > 6000 ADT

** Check with City of McCall – bike lanes and/or bicycle route signs and sidewalks and/or paths may be required on some rural roadways.

RURAL COLLECTOR

Figure 40 - Rural Collector

It is the desire of the community to create a balanced multi-modal transportation system that targets connectivity of neighborhoods, employment centers, and the commercial core through a system consisting of trails, bicycle paths, pedestrian facilities, and transit corridors. Arterials, collectors, and local streets will remain as an element of this system. However, improvements to these facilities should not focus merely on accommodating additional vehicular capacity, but instead improve linkages and available facilities for alternate modes.

The Third Street/Lake Street (Highway 55) corridor serves as a vital link to the CBD and for travel through McCall. The community has expressed a desire to make this corridor a "complete street" that is well designed for use by all modes of travel, including motorists, transit vehicles, bicyclists, and pedestrians. The Third Street corridor is envisioned as a multi-modal street encompassing three traffic lanes (including a center two-way-left-turn lane), bicycle lanes, sidewalks, landscaping, and on-street parallel parking as right-of-way permits. Public sentiment is largely opposed to developing this corridor with any more traffic capacity than the three lanes. Under these circumstances it is critical that a range of options for reducing long-term congestion in the corridor be implemented, including increased use of the W. Deinhard/Boydston Loop, the potential for a major Alternate Route around McCall, increased transit service,

increased bicycling and walking, and other strategies for reducing single occupancy vehicle trips (carpooling, shuttling, and ridesharing).

McCall envisions a balanced transportation system with multiple mode (vehicular, transit, pedestrian, and bicycle travel) and route choices available to serve its citizens and visitors. Within this balanced transportation network, the downtown core should be a vital, pedestrian-friendly district with a strong sidewalk network, safe crossings, community gathering places, and strong connectivity to adjacent neighborhoods, lakefront parks, and the community pathway system. Several recent planning initiatives have unveiled a strong public interest in creating a more walkable, bikeable community through a developed network of pathways and corridors and associated open spaces that provide access to public spaces and popular destinations.

The streets throughout McCall provide important opportunities for linking public spaces. As the street network continues to develop and improve, it will be important to ensure that adequate bicycle and pedestrian facilities are provided, along with motorized traffic improvements. Priorities for on-street bicycle and pedestrian improvements should focus on routes that link neighborhoods, downtown, schools, parks, and other popular community destinations.

ACCESS TYPE	RURAL FUNCTIONAL CLASS	URBAN FUNCTIONAL CLASS
I →	Minor Collector, Major Collector	
II →	Minor Arterial	Collector, Minor Arterial
III →	Principal Arterial	Principal Arterial
IV →	Principal Arterial (multiple-lane)*	Principal Arterial (multiple-lane)*
V →	Interstate	Interstate

* Multiple-lane implies a highway with two or more through lanes in the same direction of travel. The highway may or may not be divided.

Source: Idaho Transportation Department, Figure 2.3.1, Access Management: Standards and Procedures for Highway Right-of-Way Encroachments, March 2002

Table 15 - ITD Access Types and Their Relationship to Functional Classification



Along with development of a strong multi-modal transportation network throughout the community, transit- and pedestrian-oriented land use patterns and integrated “smart growth” transportation and land use strategies that encourage compact urban form will help to reduce traffic and related environmental impacts and contain sprawl as the town continues to grow.

McCall’s system of bicycling and walking paths should be highly connected and easily accessible throughout the community. Given the active lifestyles of McCall’s citizens, who support an array of outdoor recreation opportunities, ongoing development and expansion of this pathway system will be critical. Connecting to regional trails and expanding access for not only bicycling and walking, but also cross-country skiing, snowshoeing and other means of travel for both transportation and recreation purposes will be an important consideration. Along with the expansion of the off-street pathway network, McCall’s on-street network of pedestrian and bicycle facilities should be expanded and enhanced to increase walkability and bikeability throughout the community. An important component of this enhancement will be winter maintenance to keep pedestrian facilities open and usable when there is snow on the ground.

In general, McCall should seek opportunities to create an inter-connected system of complete streets throughout town that serve multiple modes of travel and enhance the quality of life in the community. The street system network is one of the most extensive public resources available to the community, and as such public rights-of-way should serve multiple functions, not just as transportation routes for motorists, transit, pedestrians and bicyclists, but also as enhancements to the character of the town, where possible providing “green” corridors with landscaping, pocket parks, public art, outdoor cafes and plazas in association with adjacent private developments, and other amenities and facilities.

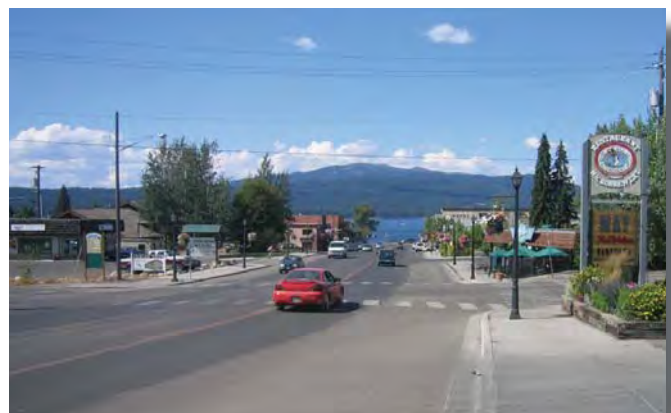
Short-Term Improvement Program

To initiate efforts in meeting future transportation, a short-term (5-10 years) program has been developed based upon the preceding discussion. A preliminary opinion of probable cost has also been included with these items, as noted. Some of the projects identified are located in ITD right-of-way. As such, federal funding opportunities may be

available. Further coordination is encouraged. Additionally, a pavement management element is in progress and planned to be appended to this document.

Community Concerns

Throughout the Comprehensive Plan process, participants communicated concerns regarding transportation issues in the McCall area. Participants expressed the greatest concerns and disagreement about the airport expansion plan, but they also expressed concerns about traffic congestion during certain times of the year. The lack of adequate bicycling and walking facilities in McCall, and the need for expanded transit service as the city grows was also a big concern for the participants. Inherent in the discussions related to the airport were residents’ concerns about the economy, the natural beauty of McCall, the rapid growth in population, the full-time to part-time resident ratio, and the effects of tourism. In addition, residents disagreed about the need for a major Alternate Route around McCall. Many participants in the planning process had concerns about traffic, especially truck traffic, in downtown and advocated for encouraging a higher level of travel on the East/West Loop. The community found consensus in the importance of opportunities for multi-modal transportation, including the need for better facilities for pedestrians (sidewalks), bicycles, and transit. Participants also noted the importance of paved roads and snow removal, as well as improved trails and paths that can be maintained for year-round non-motorized use.



Goals and Objectives

Goals:

- I. Provide safe and efficient transit within McCall, the Area of Impact, and between other major cities and towns.
- II. Increase mode choices (bike, walking, transit, Nordic) and route choices (connectivity of routes) to increase travel options and reduce reliance on automobile travel.
- III. Establish McCall as a community known for its excellent bike and trail system.

Objectives:

- a. Alleviate congestion in downtown McCall.
- b. Enhance safety and efficiency of roadways and transportation systems.
- c. Implement McCall's bicycle lanes, multi-purpose pathways, priority sidewalks, and trails plan shown in this Comprehensive Plan (Green Network), the Pathways Master Plan, and the Parks and Recreation Master Plan.
- d. Plan and allow for accessibility of wheelchair bound persons on pedestrian and bicycle pathways.
- e. Develop and implement pedestrian-friendly and functional sidewalk design standards for downtown and the Third Street corridor.
- f. Working with property owners, designate the W. Deinhard/Boydston Loop (W Deinhard/ Boydston) as a local alternative route to the downtown/Third Street Corridor.
- g. Support exploration of alternatives to use of the Third Street/Lake Street (Highway 55) corridor by trucks and through traffic.
- h. Require new development to be consistent with this Comprehensive Plan and the proposed functional classification of streets and related street cross sections herein.
- i. Provide expanded, reliable transit service to mixed use areas, business parks, medium and high density housing, educational facilities (and similar institutions), and other transit supportive land uses.
- j. Plan for transit-oriented land use along transit routes.
- k. Monitor the need for a new regional airport facility that might serve the McCall area (Source: 2000 Comprehensive Plan, page 98).
- l. Provide public participation in the planning and monitoring of improvements at the airport.





Short-Term Capital Improvement Program		
Project	Preliminary Engineering and Design Cost	Construction Cost
1. Extend First St from Colorado to Stibnite	\$45,000	\$225,000
2. Extend Floyde St to Samson Trail	\$100,000	\$500,000
3. Conduct Traffic Signal Warrant Review at Third St/Railroad Ave	\$3,000	See Item 4
4. Construct Traffic Signal at Third St/Railroad Ave	\$40,000	\$200,000
5. Conduct Traffic Signal Warrant Review at Lake St/Boydston	\$3,000	See Item 6
6. Construct Traffic Signal at Lake St/Boydston	\$40,000	\$200,000
7. Construct sidewalk improvements in CBD	\$45,000	\$300,000
8. Pavement Maintenance	*Varies	*Varies
Subtotal	\$275,000	\$1,425,000

Table 16 - Short-Term Capital Improvement Program

- m. Airport planning and decision-making will be consistent with the vision, goals and objectives of the Comprehensive Plan.
- n. Improvements at the airport will be consistent with the Airport Master Plan and comply with the National Environmental Policy Act (NEPA), where applicable. This includes public involvement, environmental impact analysis, and alternatives review.
- o. Plan land uses near the airport so that they are compatible with airport functions, compliant with FAA regulations, and do not negatively impact the safety and operations of the airport. Require aviation easements where needed.
- p. Coordinate demographic and other data so they are consistent between the Comprehensive Plan and Airport Master Plan.
- q. Plan transportation facilities to ensure adequate access to the airport and support the airport as an inter-modal hub, consistent with the Transportation Master Plan.
- r. Develop design guidelines to ensure airport facilities and buildings enhance the entryway into McCall.
- s. Involve Valley County, Idaho Dept. of Transportation, the McCall Donnelly School District, McCall Fire and EMS, and transportation providers in transportation planning efforts.



Chapter Eleven - Parks, Recreation, and Open Space

11

The Parks, Recreation, and Open Space component of the Comprehensive Plan addresses current conditions, community issues and concerns, and goals, objectives, and action items related to Parks, Recreation and Open Space in McCall, along with future conditions analysis. Refer to the City of McCall Parks and Recreation Master Plan, adopted by City Council in 2006 for additional information and more specific plan recommendations.

Community Conditions & Trends

Introduction

McCall's location on Payette Lake and the abundance of year-round recreational opportunities in the region have resulted in the town becoming a major destination for visitors and tourists. At the same time, permanent and seasonal residents in the community seek a variety of parks, recreation, and open space opportunities to serve their diverse needs. McCall assessed its existing parks and recreation system and developed a Master Plan for keeping pace with growth, change and community needs for the next 20 years, which was adopted by City Council in 2006. The community remains committed to developing a balanced system of parks and recreation opportunities to serve:

- The ongoing needs of the permanent resident population;
- The seasonal and intermittent needs of second home and overnight visitors; and
- The often intensified needs of the influx of day-use visitors during peak seasons, holiday weekends, and special events.

It is recognized that this system will not only enhance the quality of life for year-round McCall residents, but also preserve critical open space, trees and other natural resources and strengthen economic vitality by expanding tourism opportunities.

Preserving access to and the quality of Payette Lake, and enhancing the quality of life for youths and adults are among the important goals, objectives and actions identified for parks and recreation resources in McCall. Connectivity through enhanced bicycle and pedestrian facilities is another often-stated and important need in the community. Increasing bicycle and pedestrian safety and encouraging a walkable, bikeable community through improvements of both the on-street transportation system and off-street pathways and trails remains a high priority.



An emerging trend in the community is the vision to create a “Green Network” of parks, schools, public lands, and civic spaces, publicly accessible and tied together through an interconnected system of off-street and on-street bicycle and pedestrian facilities and pathways.

The city’s current local land base of public parks and open spaces available for community and neighborhood uses is approximately 55 acres, more than sufficient in size to meet the city’s current year-round permanent resident needs based on a typical standard of 14 acres of land per 1,000 people. However, only one third of the total existing parks land base is fully developed. Full development of existing park lands will be a high priority for the next five to six years in McCall to ensure that the level of facilities available keeps pace with the community’s growing needs.

In addition to development of existing park lands, ongoing acquisition and development of neighborhood parks, pocket parks and mini-parks will be important to serve new development areas. Ongoing development of on-street and off-street bicycling and pedestrian facilities and pathways will also be a high priority.

Looking beyond the next six years and up to 20 years into the future, there will likely be a need for at least two new community parks in McCall. (Note: community parks typically range between 15 and 50 acres in size depending on the facilities offered.)

A wide variety of funding and implementation options are available for parks and recreation facilities, as identified in the Parks and Recreation Master Plan adopted in 2006. The City and Parks and Recreation Advisory Committee will need to work aggressively to acquire the needed funding to develop the existing parks and facilities to meet the growing needs of the community.

Existing McCall Parks and Recreation Land Base and Facilities

McCall’s current parks and recreation facilities offer a variety of experiences for residents and visitors, including passive activities such as picnicking, as well as active uses such as sports fields. Table 18 lists existing parks and recreation sites in McCall and their associated sizes and characteristics, including facilities offered at each location. As Table 18 shows, approximately 55 acres of parks land base exists in the City of McCall. Table 18 lists other

existing parks and recreation facilities in McCall that are part of the recreation land base. More detailed descriptions of each park site can be found in the Parks and Recreation Master Plan adopted by the City of McCall in 2006.

In addition to the parks and facilities listed in Table 17, the following regional recreational resources are available to McCall residents and visitors:

- Big Payette Lake, Little Payette Lake, and Payette River.
- Cascade Lake/Reservoir.
- Payette National Forest (2.4 million-acre national forest with extensive opportunities for hiking, snowmobiling, mountain biking, fishing, camping, rafting, rock climbing, hunting, wildlife viewing, and other activities).
- Ponderosa State Park (1,630-acre park with campsites, cross-country ski trails, hiking, mountain biking, boat launching, water sports, and other activities).
- Activity Barn (privately operated facility two miles south of McCall with lift for snow tubing, sleigh rides, and cross-country skiing).
- Destination Resorts and Developments (including but not limited to Brundage Mountain, Tamarack Ski Area, and Whitetail Club, all privately operated offering a variety of year-round activities including skiing, golf, hiking, tennis, and other activities.)
- Bear Basin (Nordic skiing, snowshoeing)
- Jug Mountain Ranch (Nordic skiing)

Connectivity and “Green Network” Opportunities

McCall’s public parklands, open space areas, civic properties (i.e. city hall campus, fire station, etc.) schools, and other public sites should become a connected system accessible by pedestrians and bicyclists from throughout the town and surrounding area. Citizens have expressed much interest in creating a connected “Green Network” in McCall. Several recent planning initiatives have unveiled the strong public interest in creating a more walkable, bikeable community through a developed network of pathways and corridors and associated open spaces that provide access to public spaces and popular destinations. This Green Network can also become a framework for preservation of ecosystems, trees, natural resource areas, and passive open space

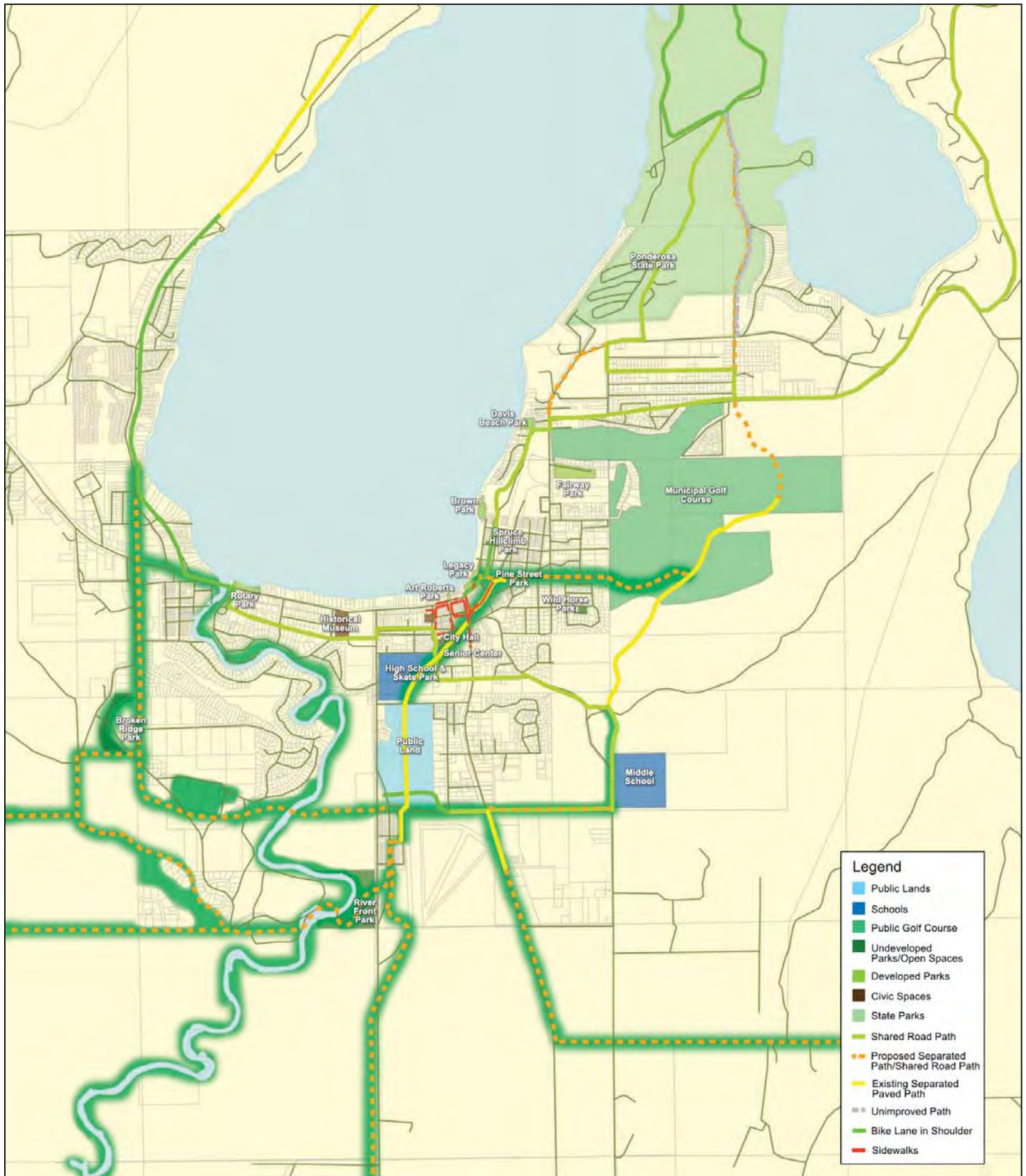


Figure 41 - Proposed Green Network and City Park Locations



Classification:	Description:	Typical Facilities Offered:	Typical Size:	Typical Location/ Distribution in Community:
Community Park	Focused on meeting overall community recreation needs; serves a broader purpose than other parks; can serve entire city or area of city; provides opportunity to preserve landscapes	Multi-purpose or specific purpose playfields (softball, soccer, etc.), tennis courts, basketball, restrooms, parking and multi-modal access, group and individual picnic areas, large shelters, play structures, amphitheaters, docks, swimming beaches, parks maintenance and operations facilities, paths/trails, nature areas, interpretives, jogging trails, dog areas, skate facilities, horseshoe pits, gardens, cultural activities, volleyball, and others (combination of some of the above typically)	Larger than 15 acres; often between 30 and 50 acres	Within 2 to 5 miles
Neighborhood Park	Focused on serving specific needs of surrounding neighborhood; park is considered an extension of the surrounding neighborhood; recreational and social focus of neighborhood; family activities close to home	Multi-purpose playfields, basketball courts, play structures (for various ages of youth), restrooms, open play areas, tennis, volleyball, horseshoe pits, trails/paths, docks, swimming beaches, gardens, nature areas, interpretives, seating areas/ pavilions, individual and group picnic areas, water features, dog areas, gardens, typically walk-in access but can provide parking (combination of some of the above typically)	Between 2 and 7 acres optimally, but can be smaller or larger	1/2 to 1 mile maximum throughout residential areas

Table 17 - Classifications and Typical Characteristics of Parks



Mini-park/ Pocket Park	Small public spaces, plazas, memorials, tot lots, gardens; used to address limited or unique recreational needs or special sites	Landscaping, special paving, benches, picnic tables, monuments, historical markers, interpretives, pathways, water features, public art, horseshoe pits, scenic overlooks, themed gardens, play structures, volleyball, other elements (one or more of above features)	Typically less than 2 acres; can be very small	Varies; could be located in residential or commercial areas
Special Use Parks and Facilities	Typically created for specific recreation needs and commercial purposes; often privately operated	Water features, pools, swimming beaches, amphitheaters, marinas, gardens, arboretums, performance areas, farmers' market, golf facilities, skateboard parks, fitness centers, community recreation centers, fishing, senior centers, restrooms, parking and access, and others (one or more of above features)	Varies	Varies
School Parks	Playfields, playgrounds, and other sports and recreation facilities at schools; allows for expanded resources to serve community	Ball fields, basketball courts, tennis courts, playgrounds, soccer fields, swimming pools, volleyball courts, running tracks, gym facilities, handball courts and others	School grounds	At schools; typically in and/or within walking distance of residential areas
Sports Complexes and Regional Athletic Parks	Consolidated programmed athletic fields to fewer sites; often serve regional needs	Typically softball, baseball and/or soccer oriented; can provide facilities for multiple sports, parking and access, concessions, practice areas and other facilities	Varies depending on demand and sports offered	Varies; typically accessible to region; strategically located

Regional Parks	Serve the needs of the broader region; generally destination recreation sites	Camping, hiking, walking and bicycling paths and trails, restrooms, boat access and water recreation, large natural area preserves, multi-sports complexes, group picnicking, open fields/play areas, and others	Typically very large – 50 to 200 acres or larger	Varies, typically accessible to region; strategically located
Off-Leash Areas for Dogs/ Dog Parks	Areas set aside for off-leash dog use; dog runs; dog beaches	Parking, but can be walk-in; open grassy fields, walking trails/paths, restrooms, dog waste bags/drop boxes, water	Varies; 1 acre or more recommended linear arrangements work best	Varies, typically located separately from other active uses; desire for lakefront area in McCall
Natural Resource Areas, Open Spaces, Forest Preserves and Greenways	Areas set aside for preservation of natural resources, unique landscapes, forests, green spaces, viewsheds, and visual/aesthetic buffering	Typically passive recreation uses; walking and hiking paths, nature trails, interpretives and nature education, picnic areas, parking and access at trailheads, bicycling paths, and other elements	Varies depending on resource area being preserved	Based on resource availability and opportunity
Paths, Trails, Pedestrian and Bicycle Ways	Linear travel ways for pedestrians and bicyclists; can serve both recreational and transportation functions in the community	Paved paths, unpaved/soft surface trails (many types of paths and trails that serve multiple functions), sidewalks, pedestrian promenades, boardwalks, docks, bike lanes, and the linear public spaces adjacent to these facilities; can include trailheads with parking and restrooms, signing, trail mileage markers and other features	Varies, see AASHTO standards and City's Bike Path Master Plan	Throughout community – connective threads; includes both off-street, separated paths and on-street bike lanes and sidewalks



Name of Park/Facility	Size (in acres)	Recreation Facilities Available	Type of Park
<i>Local Parks Maintained by the City</i>			
Veterans' Memorial/Community Park	0.20	Benches, landscaping, Veterans' Memorial, historic jail interpretive site	Mini-park/Pocket Park
Art Roberts Park	0.50	Docks, grassy area, picnic benches, beach access (small sandy beach)	Mini-park/Pocket Park
Pine Street Park	0.50	None - not yet developed; play structure and parking needed	Mini-park/Pocket Park
Wild Horse Neighborhood Park	0.76	None - not yet developed; play structure planned	Neighborhood Park
Davis Beach Park	1.20	Beach access, swimming; boat mooring and docks are privately held but public for pedestrian use; portable restrooms in season	Neighborhood Park
Rotary Park	1.65	Grassy area, picnic tables, swimming beach, and parking lot	Neighborhood Park
Brown Park (Formerly Mill Park)	1.76	Swimming beach, playground, restrooms, fish pen docks (proposed to be relocated/rebuilt this fall, already permitted and funded)	Neighborhood Park
Legacy Park	3.20	Volleyball court, restrooms, picnic tables, pathways, swimming beach, public boat launch	Community Park
Fairway Park	5.00	Softball fields, portable restrooms; play structure planned	Neighborhood and Special Use Park/Sports Fields
River Front Park	40.00	Current uses include passive hiking/walking; development is planned to include paths, nature viewing, sports fields, river-oriented uses, an amphitheater, and other types of uses	Community Park
Total Parks and Open Space Area	54.77		

Table 18 - Existing Parks and Recreation Land Base and Facilities



Name of Park/Facility	Size	Recreation Facilities Available	
<i>Other Facilities Operated and Maintained by the City</i>			
Municipal Golf Course	166 acres	27-hole golf course, club house	Special Use
Multi-use Paths and Bike Paths	5 miles	Signed pathways, paved and unpaved trails	Paths and Trails
Central Idaho Historical Museum/Grounds	4 acres (approx.)	Historical museum building and other historical buildings, interpretation, trees and landscaped grounds	Special Use; Not counted in acreage above because the site does not function as an official city park
Broken Ridge Park	6.69 acres	None - not yet developed; may be able to develop for passive use such as nature trails, and possibly a small tot lot; further study needed	Natural Area Preserve; May be able to develop some passive recreation and Neighborhood park type uses; further study is needed; not included in acreage because park use is tentative
Skateboard Park	NA	Skate bowl, ramps, half pipe, quarter pipes, rails, fun box, benches, viewing area, restrooms (under development)	Special Use
Farmers Market	NA		Special Use
<i>Facilities Operated and Maintained by Private Entities</i>			
Manchester Ice and Event Center	NA	Year-round indoor ice skating rink and programs	Special Use

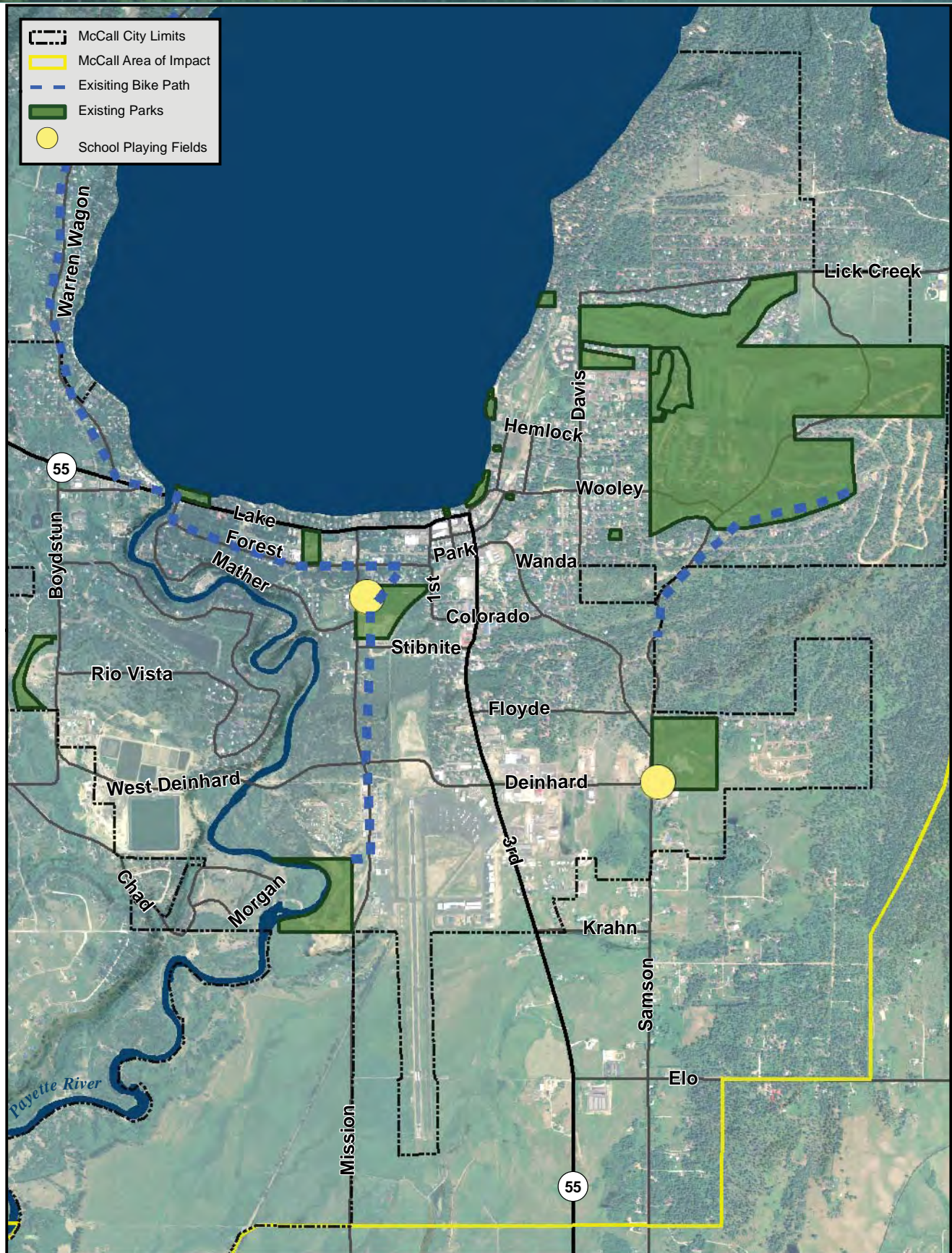



Figure 42 - Existing Parks



areas, such as the airport flyway. Figure 41, the “Green Network” map, illustrates existing park lands and Green Network opportunities for connecting parks, schools, civic spaces, and other facilities by open space and trail/pathway corridors. Existing conditions and trends related to the community pathways and trails network are described in more detail in the Transportation chapter.

The public multi-use pathway system currently in place throughout town is a key component of the Green Network vision, including the pathway that extends through the old railroad right-of-way from downtown to the smoke jumpers headquarters. This pathway is proposed to be extended through private property to the south, eventually connecting to the local roadway system, providing a bikeway connection all the way to Donnelly and Tamarack (see Figure 41 Proposed Green Network Map). Other pathways recognized in the city’s Bike Path Master Plan (2005 Revision) would also be part of the Green Network.

The Payette River corridor is another important element of the Green Network vision for McCall, providing a water-based connection between the lakefront at Rotary Park to the proposed River Front Park south of the town center. In some areas, rustic pathway segments along the river could also be developed. Improvements are proposed for the area south of Highway 55, across from Rotary Park, for development of a kayak and canoe launch area.

In 2005, the U.S. Environmental Protection Agency Smart Growth Implementation Assistance Program sponsored a workshop series in McCall focused on visioning for two key areas: Lardo and West Valley. An over-arching need identified in this visioning process was community connectivity through development of an expanded non-motorized pathway system in McCall. The smart growth vision plans focused on creating and linking village and neighborhood centers in Lardo and West Valley and also identified potential open space corridors and buffer areas, as well as neighborhood park and pocket park opportunities. These elements as envisioned also provide important opportunities for creating a Green Network throughout McCall.

The streets throughout McCall also provide important opportunities for linking public spaces. Although some bike routes have been identified and signed on the local

street system, there are very few formal on-street facilities such as bike lanes and sidewalks throughout town. As the street network continues to develop and improve, it will be important to ensure that adequate bicycle and pedestrian facilities are provided, along with motorized traffic improvements. Priorities for on-street bicycle and pedestrian improvements should focus on routes that link neighborhoods, downtown, schools, parks, and other popular community destinations.

Current and Projected Needs

The McCall Parks and Recreation Master Plan, adopted by the City in 2006, assessed the existing available land base for parks and recreational resources available to the community and compared these to both the current and projected needs of the community. Unique characteristics of the active mountain town setting, and interests and concerns expressed by community residents were strongly considered in this needs assessment.

The Master Plan analysis confirmed that in general, a baseline standard of 14 acres of developed parkland per 1,000 people for the year-round permanent resident population is appropriate for McCall. In addition, given the McCall’s character and citizens’ interests, specific types of recreation opportunities such as recreational pathways and trails, winter sports facilities, and both outdoor and indoor recreation facilities are needed in abundance to serve the community, as well as the visiting population. Year-round and seasonal residents, as well as day-use visitors and the tourism population, also have specific needs such as small-scale event and performance venues, year-round indoor and outdoor recreational opportunities, access to the lake and lakefront, and public gathering spaces and pocket parks throughout downtown and along the Third Street (Highway 55) corridor. The growing permanent residential population will need adequate neighborhood park facilities within walking distance of their homes and schools.

The city currently has an existing park land base of approximately 55 acres. However, only 14 acres of this land base is currently developed to serve the existing Area of Impact population of 3,570. Given the recommended standard of 14 acres per 1,000 people, approximately 49 acres of developed park area should be available to serve the permanent year-round resident population. As such, the level of developed park facilities in McCall currently

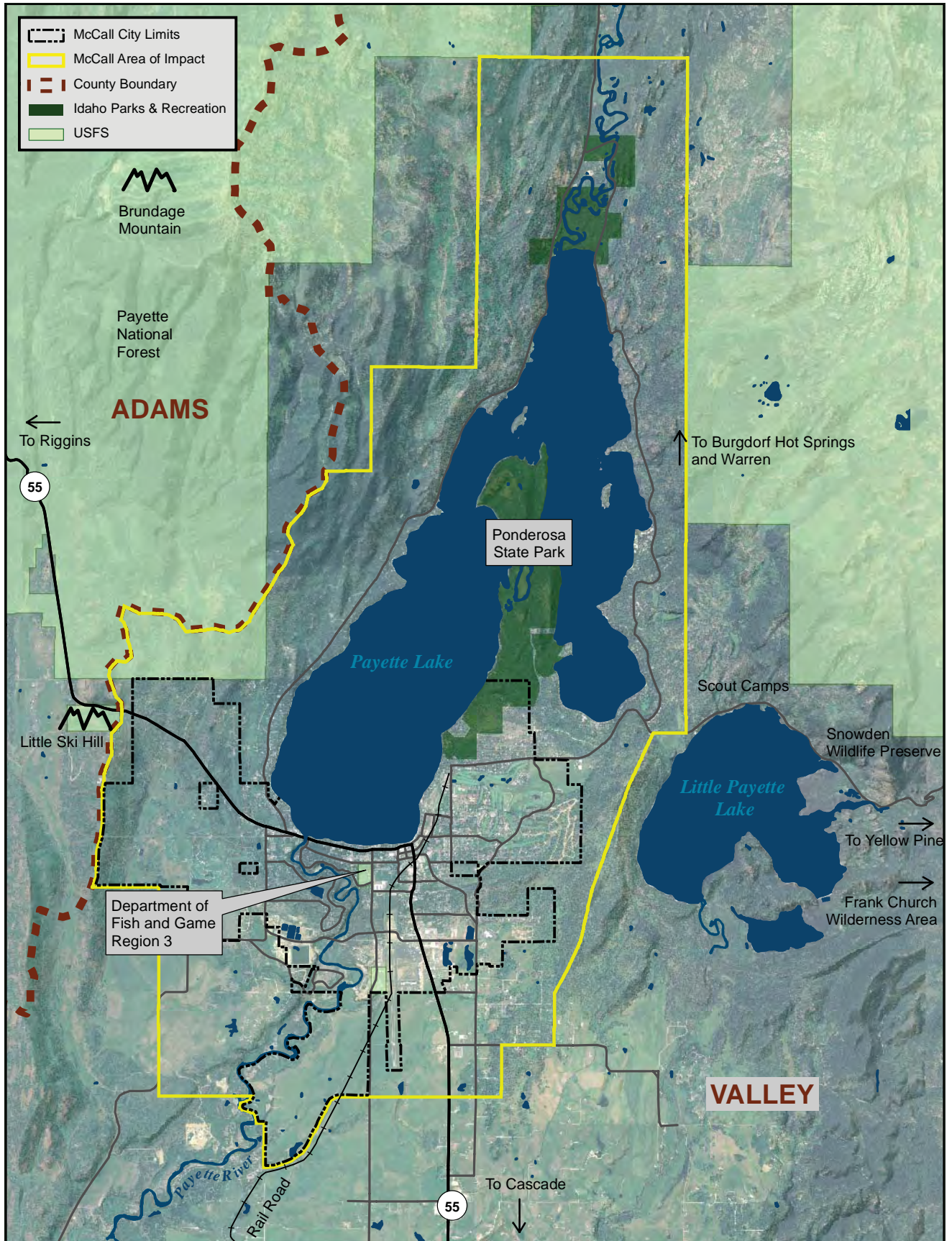


Figure 43 - Regional Recreation Opportunities



does not adequately meet the prescribed standard for the McCall Area of Impact. This places an immediate priority on full development of park improvements in the city, with the highest priority on completing the improvements at River Front Park which is the city's only community park at present. It is also important to consider the needs of the additional 6,200 second home residents and overnight visitors in McCall. Likely, these visitors seek recreational opportunities at the resorts where they are living or staying, ski areas, and other private facilities, as well as Ponderosa State Park. However, they also will have some similar needs to the year-round resident population for neighborhood and community park opportunities.

If an estimated average annual growth rate of 3.5 percent is assumed for McCall, by 2025 there will be a need for at least 100 acres of developed park land at the community and neighborhood level to serve the year-round permanent resident population. Significant additional open space and recreational opportunities to serve seasonal residents and visitors also will be needed.

Typical Parks and Recreation Facilities Defined

Classifications of parks can aid land acquisition, planning, and design decisions for parks and recreation facilities. Comparing the needs and interests of the community to the existing types of parks available was a key focus of the Parks and Recreation Master Plan. Each park classification typically has a distinctive size and set of land uses and functions, as listed in Table 17.

McCall Parks and Recreation Needs Assessment

The Parks and Recreation Master Plan provides an extensive list of recommended park improvements to serve the growing needs of McCall through the next 20 years. The recommendations of the Master Plan have been reviewed and updated as part of development of the current city-wide Comprehensive Plan. A summary of specific needs identified in the Master Plan follows below. These actions could be implemented through public, private, non-profit, or partnership initiatives. For more information, refer to the Parks and Recreation Master Plan.

2006-2011 Needs and Priorities

- Full development of River Front Park (as a true community park, with a mix of active and passive uses)
- New neighborhood parks as residential development occurs
- Further development of existing neighborhood parks
- Mini-parks and pocket parks as opportunities arise with private and public projects
- Dog park/dog facilities
- Ongoing pathway and trail improvements
- Development of a Funding Action Plan to implement the recommendations of the Parks and Recreation Master Plan adopted by the City in 2006
- Coordinated signage and wayfinding Plan for the McCall parks system and Green Network, downtown, and the lakefront
- Broken Ridge park improvements
- Spruce Street Hillclimb development (if applicable)
- Multi-Generational Recreation Center Feasibility Study
- Potential Park Lands Inventory Study
- Park Operations Facility and Needs Analysis

2012-2016 Needs and Priorities

- Continue to monitor the community's parks and recreation needs through public outreach programs, surveys, and other means
- Parks and Recreation Master Plan update
- Completion of recommendations listed for 2006-2011 not yet completed
- Existing and new neighborhood parks as





opportunities arise

- Mini-parks and pocket parks as opportunities arise
- Ongoing pathway and trail improvements
- Acquisition of a new community park site (in addition to River Front Park)
- Enhancement of parks operations and maintenance staff and resources to keep pace with park development and city responsibilities

2017-2021 Needs and Priorities

- Continue to monitor the community's parks and recreation needs through public outreach programs, surveys, and other means
- Plan update
- Completion of recommendations listed for 2012-2016 not yet completed
- Existing and new neighborhood parks as opportunities arise
- Mini-parks and pocket parks as opportunities arise
- Ongoing pathway and trail improvements
- Development of a new community park (second community park in addition to River Front Park)
- Enhancement of parks operations and maintenance staff and resources to keep pace with park development and City responsibilities

2022-2026 Needs and Priorities

- Continue to monitor the community's parks and recreation needs through public outreach programs, surveys, and other means
- Plan update
- Completion of recommendations listed for 2017-2021 not yet completed
- Existing and new neighborhood parks as opportunities arise
- Mini-parks and pocket parks as opportunities arise
- Ongoing pathway and trail improvements
- Acquisition of a new community park (third community park in addition to River Front Park and second park acquired and develop in the preceding ten years)
- Enhancement of parks operations and maintenance staff and resources to keep pace with park development and City responsibilities

Other General Needs

The Master Plan also identified several other important ongoing needs for the community.

- Develop and promote a range of transportation opportunities to get people to and from parks and recreation sites and facilities, including bike and pedestrian facilities, as well as transit.
- Support and promote year-round tourism.
- Enhance availability of visitor information to help visitors find their way to parks and facilities that have the capacity to serve them (through signing, brochures, web-based information, and other tools).
- Continue a balanced approach to parks and recreation planning and development – continuing to place an important focus on serving the needs of the permanent local population, as well as finding ways to better serve and manage visitors and tourists.

Improvement Plan Priorities

A Parks Improvement Plan to guide the City's investments in specific park development projects for the next five years was developed as part of the Parks and Recreation Master Plan adopted in 2006. The Parks Improvement Plan included conceptual design plans for specific needed park improvements and estimated the potential costs of development of these improvements. The plan estimated approximately \$8,000,000 in park development project needs for the next five years (through 2011). This includes approximately \$6,000,000 for full development of improvements at River Front Park, as well as nearly \$1,000,000 for improvements at Legacy Park. The plan also calls for establishing an annual budget set aside of \$250,000 if possible to support ongoing needs related to acquisition and development of parks.

Potential Funding and Implementation Opportunities

The Parks and Recreation Master Plan identified a full range of potential funding and implementation opportunities for parks and recreation development to address community needs. Implementation of development requirements as part of the City's code update has helped to ensure that ongoing needs for neighborhood parks and open spaces, as well as pathways and trails are addressed as part of mitigation for private development projects. Additional funding



and implementation opportunities identified included municipal bonds, and park levy opportunities, creation of improvement districts, use of urban renewal agency funds, local option tax, and recreation and culture tax programs for park improvements. User fees were also noted as a potential revenue source, as well as various grant programs at the state and federal levels. The important potential for partnerships and combined funding efforts between the City, private individuals, corporations, and organizations, non-profit groups, as well as other agencies such as the county, various state departments, Forest Service, and others was also noted in the plan. Near term, mid-term, and long term funding strategies and recommendations were suggested.

An important implementation action currently underway is the impending development of improvements to Legacy Park and the connective system of pedestrian promenade and boardwalk between downtown/ Legacy Park, the Marina, and Brown Park planned to be developed along the lakefront in the near term. This project is being sponsored and funded through the McCall Redevelopment Agency.

Another key implementation action envisioned for the near future will be the acquisition of sufficient funds to develop River Front Park. This is one of the important action items that the city and the Parks and Recreation Advisory Committee remain focused on. The City of McCall, the Parks and Recreation Advisory Committee, and other partners will need to work actively and aggressively to secure the funding needed to ensure that the park system can be fully developed, operated and maintained to meet the community's growing needs.

Summary

In keeping with the community's commitment to develop a balanced system of parks and recreation facilities to serve year-round permanent residents, as well as seasonal residents and visitors, implementation of the provisions of the adopted Parks and Recreation Master Plan will address the full range of parks and recreation needs in McCall. It is recognized that improvements to the parks, open space, and recreation system will not only enhance the quality of life for year-round McCall residents, but also preserve critical open space, trees and other natural resources and strengthen economic vitality by expanding tourism opportunities.

Connectivity through enhanced bicycle and pedestrian facilities will also be addressed as a critical need in the community. Planning scenarios will look at specific options for increasing bicycle and pedestrian safety and encouraging a walkable, bikeable community through improvements of both the on-street transportation system and off-street pathways and trails, as part of the envisioned Green Network of McCall. With the assumed population growth rates for each scenario developed, the projected needs for the overall parks land base as well as the types of parks and facilities will be defined and conceptually represented.

Community Concerns

During the Comprehensive Plan process, the community expressed support for implementing the recommendations in the Parks and Recreation Master Plan, adopted in 2006. Participants in the planning process expressed the desire for expanded public access to open space, wildlife natural areas, trails and a variety of other recreational facilities, and parks. In particular, participants would like significant public open space required as development occurs and an integrated network of open spaces. The public noted important open space networks and trails to be developed along Payette River, around Payette Lake, and throughout the town connecting important destinations like schools, parks, community areas, and residential neighborhoods. Residents noted the wide array of year-round recreation possibilities and needs, including, but not limited to golfing, kayaking, fishing, mountain biking, walking, hiking, backpacking, swimming, boating, Nordic skiing, and bicycling.

There was broad support for expanding and improving





the regional trail network (both within McCall and in the surrounding region) to serve a wide variety of year-round recreational needs. Residents noted the desire for a multi-generational community center with an indoor swimming pool, as well as the need for a movie theater, bowling alley, and other activities for youth. The public expressed that recreational programs in the community need to be more geared toward the needs of children and students.

Goals and Objectives

Goals:

- I. Preserve access to and the quality of Payette Lake.
- II. Enhance quality of life for youth and adults (residents and visitors) through recreation programs, and acquiring public parks, open space and facilities.
- III. Plan, design, and develop a Green Network of that includes pedestrian trails and pathways interconnected throughout McCall and surrounding areas.
- IV. Plan, design, and develop a Green Network of public parks, wildlife natural areas, and open spaces interconnected with paths and trails throughout McCall and surrounding areas.

Objectives:

- a. Create partnerships between the State, Valley County, the City of McCall, other groups to develop guidelines for uses of Payette Lake and the surrounding lands including state lands around the lake.
- b. Create recreation programs and facilities for all ages and abilities.
- c. Maintain a safe city for youths and adult residents.
- d. Enhance quality of life through the acquisition, development, and improvement of public open space, wildlife natural areas, and parks, as outlined in the City of McCall Parks and Recreation Master Plan, adopted in 2006. Implement the proposed projects and other recommendations of the Parks and Recreation Master Plan, adopted in 2006.
- e. Continue to explore a range of funding opportunities for parks and recreation improvements and programs.

- f. Develop a strategy to create the Payette River Greenway.
- g. Complete a Waterfront and downtown Circulation and Connections Study.
- h. Develop a coordinated Sign Plan/Program for Parks and City Wayfinding.
- i. Conduct a Multi-Generational Recreation Center Feasibility Study.
- j. Conduct a "Potential" Park Lands Inventory and Study, which includes recreation facilities such as playgrounds and play fields.
- k. Conduct a Park Operations Facility and Needs Analysis.
- l. Partner with the public library to identify joint library-park programs.





The purpose of the economic development chapter is to analyze past trends and current conditions in order to assess strengths and weaknesses and strategies for McCall's economy.

Community Conditions & Trends

McCall is part of the larger Valley County region and has a strong economic link to the Boise metro area market. The area economy has transitioned from a resource-based to visitor-based economy, which is a common transition in the Mountain West. The city is a gateway to multiple activities and attractions (a "dispersed activity center") in the surrounding mountain region, as opposed to a single, dominant attraction. In addition to the natural attractions and traditional recreational attractions of the Lake and Brundage Mountain, Tamarack has added a new scale of visitor-oriented development. The seasonal variation in visitors creates a substantial "peak and valley" pattern in economic activity. McCall's visitor and population peak is in the summer, although local business owners commented that the winters are getting stronger.

Home construction, which is dominated by the second home market, is driving the area economy. Real estate and construction are historically very cyclical and a downturn of the recent construction and housing growth is expected. The McCall area economic base is currently dominated by tourism, government, and transfer payments (retirement pensions, investments, and other non-wage income). There appears to be significant retail leakage out of the area.

McCall's vision for economic diversification faces several challenges. The relative isolation from interstate transportation corridors is limiting for many economic activities, particularly light manufacturing. Also, McCall has a relatively small labor pool of workers. The high cost of housing is a negative factor for retaining and attracting workers for new businesses. Economic diversification will depend on supporting niche economic activities that are less dependant on transportation access, continuing to implement strategies to keep, maintain, and expand affordable housing opportunities, stabilizing the permanent workforce, and protecting the natural and community assets that have always made McCall attractive.



Employment and Wages/Economic Base

The local employment pattern is very typical of resort communities around the Mountain West. The recent rapid housing growth has driven the growth of related sector employment such as construction, real estate, recreation, and retail. Government employment, even with relatively flat growth, remains the largest employment sector. Over the last five years, for every 100 new jobs added to the McCall area economy:

- 23 are in construction;
- 11 are in retail;
- 16 are in real estate; and
- 21 are in lodging and restaurants.

Tables 19 and 20 demonstrate the rate over the last 16 years that the employment sectors have been growing. These graphs demonstrate the rapid increase in employment in sectors that are most related to the boom in housing growth witnessed in the McCall area and also the relative stability of the number of government employees.

The key factors influencing McCall area growth are:

- The growth of the Boise metro area;
- National economic trends (structural and cyclical);
- Strengthening “off season” attractions (skiing/year-round destination);
- Improving visitor/resident access (land, airport);
- Success at expanding overnight lodging sector;
- Success at branding/marketing McCall as an attractive destination;
- Success at providing housing and services for the local labor force;
- Managing growth-related impacts; and
- The evolution of a diversified economy (regional services, manufacturing, etc.).

Visitation

Although McCall can be considered a visitor-oriented community, the inventory of overnight lodging opportunities is very limited. In the fall of 2006, the bed base inventory was 382 hotel/motel rooms and 300 home, cabin, and condo rentals for a total of approximately 700 units in overnight accommodations inventory. This number does

not include available campsites in the surrounding State and Federal lands.

Visitation and occupancy in McCall is highly seasonal with the majority of visitation occurring in the summer. Table 24 demonstrates the seasonality of visitors in McCall. The peak of the summer season is the July 4th weekend. Brundage Mountain serves the local and regional market and typically caters to day skiers, although this resort attracts winter destination visitors, the impact to overall winter visitation is limited.

Trends

The McCall area has substantial capacity for additional growth both within the city limits and in the Area of Impact including the possibility of development on State lands. The estimated zoned capacity within this combined area is 17,000 dwelling units. Environmental and utility capacity constraints will limit the capacity of these lands. The demand will continue to be dominated by the second home market; however, the pace of new construction is expected to slow. The local demand will be for more modestly priced homes that are not supplied by the current market. In order to attract additional permanent population to build the labor force and diversify the local economy, modestly priced housing will be essential.

Increasing the amount of overnight visitors depends upon availability of rooms. New lodging will be needed to support an increase in overnight visitors. Additionally, access to McCall by air (and land) remains an important element for increasing tourism and diversifying the economy. Many community members are very concerned with improvements to air service at McCall Airport.

Future population and economic growth is directly linked to the second home market and visitors. An increase in second home owners and visitation will result in additional jobs/employment opportunities and will therefore increase local permanent households. Economic diversification will depend, in part, upon permanent population growth and the quality of the labor force.

Economic Diversification

The Vision Statement states that McCall envisions “A strong, diverse, year-round economy that provides quality living-wage employment opportunities that attract residents to

Year	Wage and Salary Employment			Total Employment			Wage & Salary : Total
	Jobs	Ann. # Change	Ann. % Change	Jobs	Ann. # Change	Ann. % Change	
1990	2,718	—	—	3,993	—	—	68%
1995	3,409	138	4.6%	5,187	239	5.4%	66%
2000	3,535	25	0.7%	5,402	43	0.8%	65%
2001	3,446	-89	-2.5%	5,429	27	0.5%	63%
2002	3,432	-14	-0.4%	5,465	36	0.7%	63%
2003	3,538	106	3.1%	5,635	170	3.1%	63%
2004	3,742	204	5.8%	5,999	364	6.5%	62%
2005	4,363	621	16.6%	—	—	—	—
1990-2004/5	1,645	110	3.2%	2,006	143	3.0%	

Source: US Bureau of Labor Statistics, US Bureau of Economic Analysis, Economic & Planning Systems

Table 19 - Employment Trends, Valley County, 1990 -2005

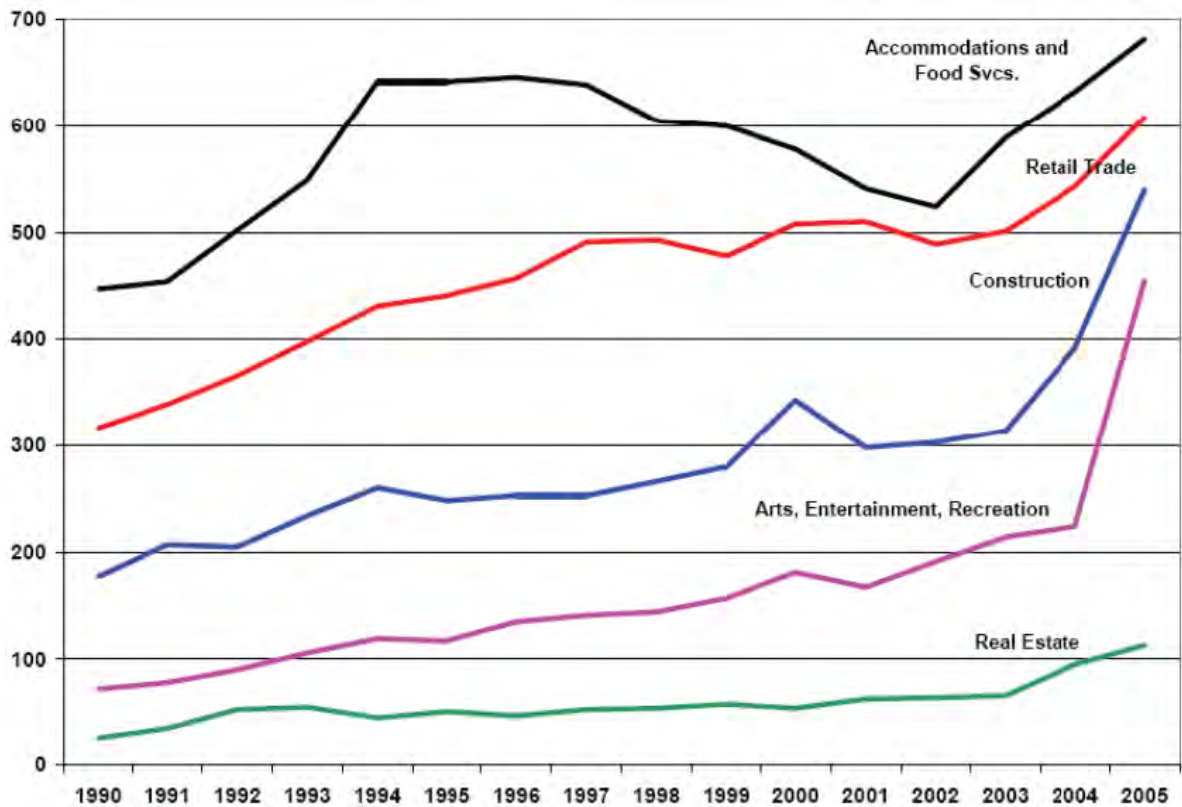


Table 20 - Employment Growth by Sector 1990 - 2005

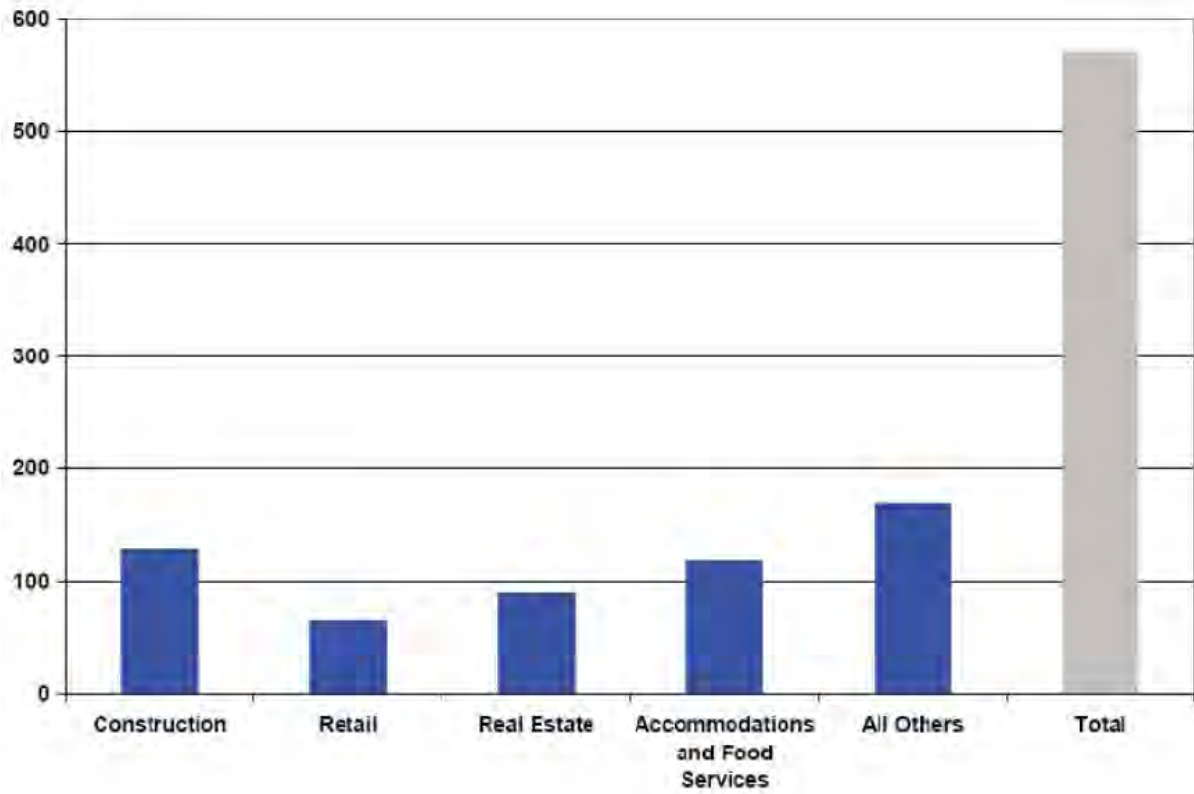


Table 21 - New Jobs 2001 to 2004

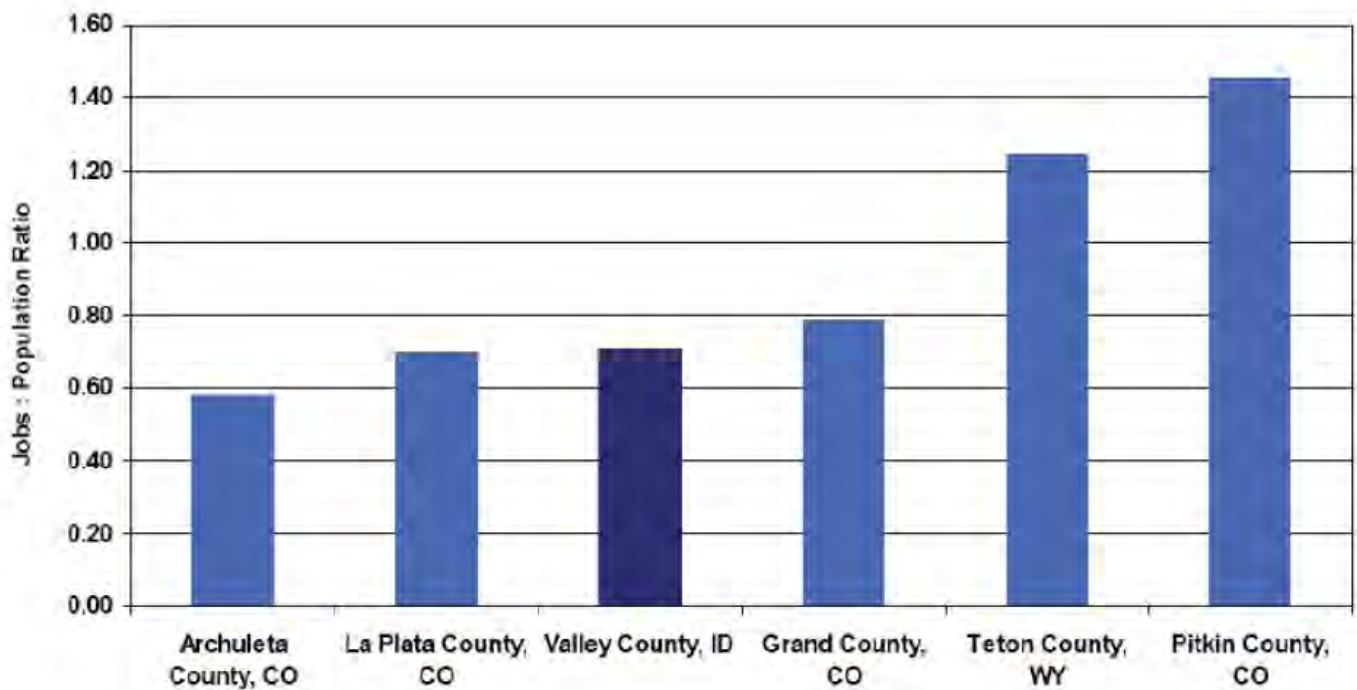


Table 22 - Job to Population Ratios of Comparable Counties



Employment by Industry	2001	2002	2003	2004	Change			Total Change	% of New Jobs by Sector
					Total #	Ann. #	Ann. %		
Agricultural, forestry, fishing	211	(D)	165	(D)	---	---	---	---	---
Mining	16	(D)	14	(D)	---	---	---	---	---
Utilities	(D)	(D)	(D)	(L)	---	---	---	---	---
Construction	652	662	694	781	129	43	6.2%	129	23%
Manufacturing	206	207	118	125	-81	-27	-15.3%	-81	-14%
Wholesale trade	(D)	(D)	(D)	35	---	---	---	---	---
Retail trade	718	711	729	783	65	22	2.9%	65	11%
Transportation and warehousing	146	138	128	87	-59	-20	-15.8%	-59	-10%
Information	80	70	64	69	-11	-4	-4.8%	-11	-2%
Finance and insurance	111	103	114	140	29	10	8.0%	29	5%
Real estate and rental and leasing	359	373	398	449	90	30	7.7%	90	16%
Professional and technical services	(D)	(D)	227	(D)	---	---	---	---	---
Management of companies and enterprises	(D)	(D)	(D)	(D)	---	---	---	---	---
Administrative and waste services	196	199	(D)	259	63	21	9.7%	63	11%
Educational services	(D)	(D)	(D)	58	---	---	---	---	---
Health care and social assistance	(D)	(D)	(D)	235	---	---	---	---	---
Arts, entertainment, and recreation	252	280	(D)	(D)	---	---	---	---	---
Accommodation and food services	633	623	701	751	118	39	5.9%	118	21%
Other services, except public administration	242	254	265	272	30	10	4.0%	30	5%
Government and government enterprises	1,069	1,105	1,108	1,078	9	3	0.3%	9	2%
Total	5,429	5,465	5,635	5,999	570	190	3.4%	570	100%

Source: Bureau of Economic Analysis; Economic & Planning Systems

Table 23 - Valley County Employment by Industry 2001 - 2004

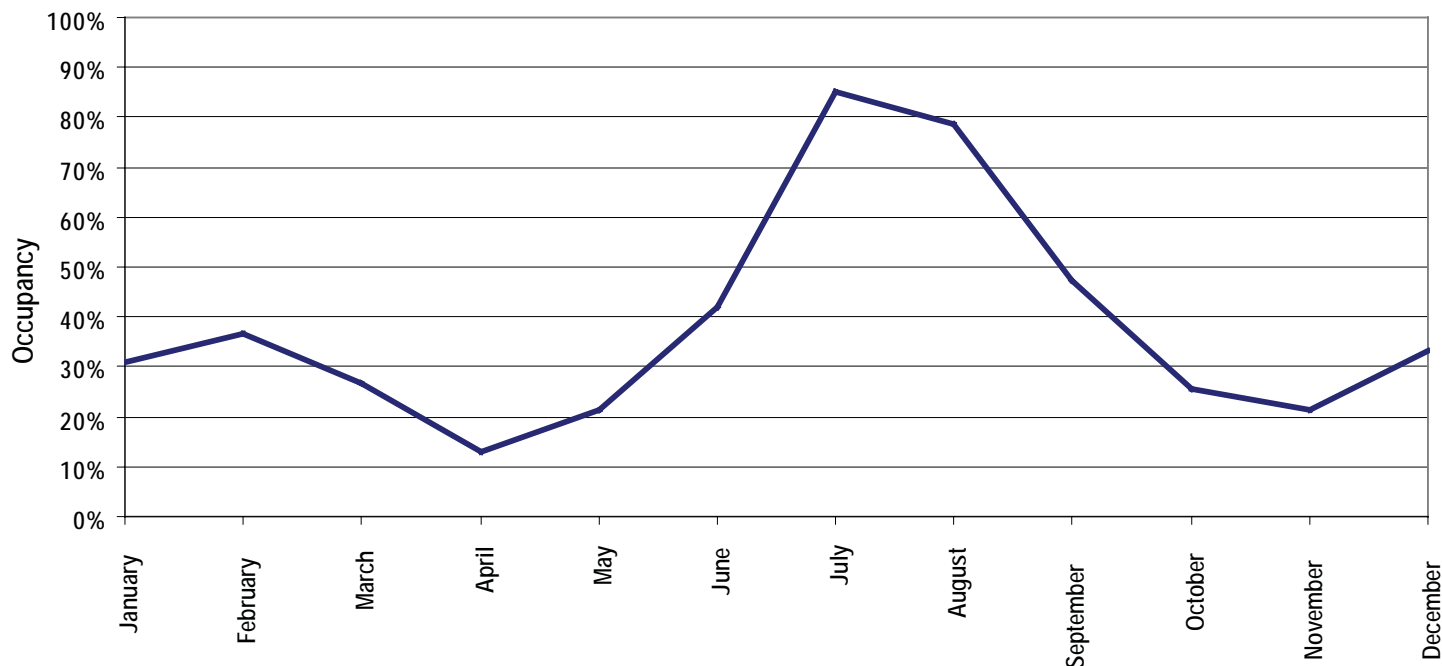


Table 24 - Occupancy

McCall.” There is no question regarding the community’s desire and need to diversify economically, but the question is how to do that? There is no single answer or “silver bullet”, rather, a combination of strategies that must be employed.

The challenges cited above are substantial—a relatively small labor pool, distance from major markets and transportation routes, and increasingly unaffordable housing. However, the McCall community is resolute in overcoming these challenges and building a diverse and sustainable economy. During the Plan update process, the following strategies were discussed and then included as objectives for the Comprehensive Plan.

1. Providing zoned and serviced land for business parks and light industry – The 2007 Plan update includes a new plan designation called Business Park. Located south of Deinhard and adjacent to the airport, this land is intended to support the start-up and expansion of small businesses.
2. Recruitment of educational, cultural and arts facilities, programs and institutions – McCall’s cultural infrastructure is as important as its utility infrastructure. Continued support and growth of arts and culture in McCall will help attract and retain the entrepreneurs who will be at the center of future job growth.
3. Business retention and small business start-up assistance – Assistance to existing and new local businesses is one of the highest priority actions the City can take to protect and nurture the economic base.
4. Making improvements to the Central Business District and Third Street corridor – After the lake and other iconic elements of McCall’s beautiful landscape, these two districts are McCall’s most visible statements of the physical quality of the community. The City’s investments in transportation, beautification, and public spaces in these areas will enhance McCall’s reputation as a beautiful place.
5. Addressing affordable housing needs – This challenge is one of the highest priority economic strategies the City can undertake. Implementation of the recommendations from the 2005 Housing Market and Needs Assessment, and continued collaboration with the City’s housing partners, is vital to economic diversification over the long term.
6. Protecting McCall’s scenic beauty and livability— McCall’s quality of life is not only its calling card, it is also a core community value. Above all, the community must preserve, protect and enhance the qualities that have made McCall, McCall.
7. Promoting and providing incentives for green businesses and clean light industry, and promoting McCall as a green community. There is a strong interest in sustainability by the McCall community.

Inherent in the above strategies is a focus on setting the stage for job growth, and supporting the local businesses and business owners that will likely generate that growth. This focus is on building the economy from the inside and relying primarily on entrepreneurs, as opposed to recruiting businesses from other places. The City of Littleton, Colorado has developed this approach into an internationally recognized economic development strategy called “Economic Gardening”. The name stems from the focus on creating an environment that helps local businesses to grow. Littleton’s approach has three elements: providing information needed by local businesses; improving the city’s physical and cultural infrastructure; and building connections between businesses and institutions. At 36,000 residents, Littleton is much bigger than McCall, and their program is tailored to their economy and community. However, the concept has a strong potential for application in McCall.

Community Concerns

During the Comprehensive Plan process, the community articulated the desire for a healthy, diverse economy. Participants advocated for year-round, professional employment opportunities and the support of cottage industries and a convention center. Participants were keenly aware of the need to address increasing housing costs and community livability as part of a long term economic diversification strategy. Another concern was the location of the proposed Business Park areas. Community members expressed the desire to protect the scenic entrance south of McCall and adopt design standards for business park development.



Goals and Objectives

Goals:

- I. Stabilize the economy with year-round employment and high paying jobs.
- II. Increase balance and diversity in the local economy while maintaining environmental compatibility.

Objectives:

- a. Encourage professional, telecommunications, light industrial, recreational, and retail jobs.
 - b. Encourage city-wide development and redevelopment.
 - c. Increase vocational, technological, and entrepreneurial opportunities.
 - d. Re-create loyalty to local businesses.
 - e. Encourage diversification of the economy by:
 - Providing zoned and serviced land for business parks and light industry.
 - f. Promote and provide incentives for small locally-owned businesses.
 - g. Promote and utilize the airport as an economic asset and incentive for business development.
- Recruitment of educational, cultural and arts facilities, programs and institutions.
 - Business retention and small business start-up assistance.
 - Making improvements to the downtown and Third Street corridor.
 - Addressing affordable housing needs.
 - Protecting McCall's scenic beauty and livability.
 - Promoting and providing incentives for green businesses and clean light industry.
 - Promoting McCall as a green community.



The 2007 update of the Comprehensive Plan reflects a long range horizon of 25 years. This planning period is aligned with the time frame of the Wastewater Master Plan and allows adequate time to implement both short and long range aspects of the Vision Statement and goals and objectives. Capital improvement funding strategies, funding sources, planning techniques, and plan review are important facets to the plan's implementation and ultimate success.

Implementation Tools

Citizen involvement and support is an important implementation tool and it has been strongly affirmed throughout the Comprehensive Plan Update. The public should be aware of, and be involved in, all of the City's planning decisions. McCall is well known for its community spirit and citizen involvement policies. All McCall citizens are encouraged to contact City leaders at any time to review the Comprehensive Plan and implementation policies.

Periodic Plan Review. The Comprehensive Plan should be reviewed and updated periodically. It is recommended that a five-year review of the plan be scheduled to update and/or reaffirm the Plan to fit changing needs, as well as unforeseen planning problems and opportunities. This five-year review does not preclude interim review of specific elements of the plan.

Zoning Ordinance and Map. The policies of the Comprehensive Plan establish a framework for the zoning and development ordinances and zoning map. The text of the ordinances establishes the conditions under which land may be used to create a stable future land use development pattern of the City of McCall. Existing uses of land and buildings are permitted to continue, even if they are not in conformance with the plan policies and the associated land use ordinances. The zoning map shows the location of districts in which various residential, commercial, and industrial uses may be located to form a compatible arrangement of land uses.

The Planning and Zoning Commission reviews all new development proposals to insure compatibility with the zoning and development ordinances and the Comprehensive Plan. The City Council conducts

the same review, accompanied by the Commission's recommendations, and makes the final decision on a particular development issue.

Subdivision regulations are contained within the McCall Municipal Code. Subdivision regulations establish various standards for the subdivision of property to ensure an adequate lot size; street access built to adequate specifications; that urban services have been installed; and public parks, schools, and pathways are given consideration.

The 2007 Future Land Use Plan (FLUP) includes an update and revision of the Comprehensive Plan designations for many properties in McCall. In most cases, the Plan designations have been updated to match current zoning. In other cases, new designations have been applied that will require an update to the McCall zoning map. It is recommended that the zoning map be amended so that the two maps are consistent. This city-wide update should be accomplished as a city-initiated legislative update.

Several new zone districts and overlays will be needed, based on the updated Future Land Use Plan, goals and objectives. They include:

- Business Park
- Half-acre Residential
- Payette River Greenway
- Village Cluster Overlay
- Big Pine and South Hwy. 55 Scenic Overlays

Other potential code amendments that were identified during the Plan update process include:

- Design standards for the Airport Zone
- R-16 design standards
- Update to the Downtown Master Plan

Future Acquisition Map. A City may designate appropriate sites for streets, schools, parks, and other public purposes on a future acquisition map. These sites can be reserved for a public purpose for no more than a 20-year period (see Idaho Code, Section 67-6561). At this time, McCall does not have a formal future acquisition map or land reservation procedure.

Future Concept Plans. The Lardo and West Valley Concept Plans provide integrated planning for sub-areas of McCall. This is an effective tool to “get out ahead” of development, and guide it to address both public and private objectives through collaborative planning and design. The City should identify other areas that will benefit from Concept Plans and seek property owner support and grants to undertake them.

Comprehensive Plan Amendments. From time to time, changing conditions will result in a need for Comprehensive Plan amendments which should be carefully considered. Review is desirable on an as-needed basis by the Planning and Zoning Commission and a Comprehensive Plan Oversight Committee that encourage public comment. The Idaho Code provides for amendment to the Comprehensive Plan. The City Council or any group or person may petition the City Planning and Zoning Commission for a plan amendment at any time. The City Planning and Zoning Commission may recommend amendments to the Comprehensive Plan to the government board (City Council) not more frequently than every six months.

Goals and Objectives

Goal:

The Comprehensive Plan and related ordinances will be used by citizens and City leaders to shape the future of the City of McCall and surrounding Area of Impact.

- a. Update the zoning ordinance and map to be in conformance with the adopted Comprehensive Plan and map.
- b. Require that the Community Development Department budget include a comprehensive review of the adopted Comprehensive Plan at least once every five years.
- c. Conduct work sessions with area cities and counties as needed to better coordinate planning policies regionally.
- d. Organize and fund committees or special commissions consistent with the provisions of this plan.
- e. Require that zoning and all other ordinances are enforced.
- f. Educate the public and advisory boards so that they understand the Comprehensive Plan’s legal elements and content.

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**McCALL CITY COUNCIL
AGENDA BILL**

216 East Park Street
McCall, Idaho 83638

Number AB 11-139
Meeting Date July 28, 2011

AGENDA ITEM INFORMATION			
SUBJECT: <i>Technical Advisory Group (TAG) Deadline Extension</i>	<i>Department Approvals</i>	<i>Initials</i>	<i>Originator or Supporter</i>
	Mayor / Council		
	City Manager		
	Clerk		
	Treasurer		
	Community Development		
	Police department		
	Public Works	PB	originator
	Golf Course		
	Parks and Recreation		
COST IMPACT: None	Airport		
FUNDING SOURCE: N/A	Library		
TIMELINE: ASAP	Information Systems		
	Grant Coordinator		
SUMMARY STATEMENT: As part of the Settlement Agreement with the Payette Lakes Recreational Water and Sewer District a Technical Advisory Group (TAG) was formed. At the present time the TAG has so far determined that land application is the best course to pursue if 1) the IDEQ was in support of such a plan, 2) undiluted effluent could be land applied, 3) the farmers were willing to become licensed operators, and 4) enough land could be secured with long-term lease. The Technical Advisory Group is currently in the process of preparing the written recommendation to be presented both to the City Council and the PLRWSD Board. At this time however, questions have arisen concerning the legality of the land application process with regard to the City of McCall's water rights and possible conflicts with other water right holders on the North Fork of the Payette River and eventually the Payette River itself. The TAG was to prepare and submit its written recommendations to City Council and the District Board by July 29, 2011 (Section 4.f) and City Council had until December 31, 2011 to approve a recommendation by the TAG (Section 4.g). Due to the additional questions surrounding the land application process, water rights and DEQ permitting requirements, the TAG is asking for an extension of the July 29, 2011 written recommendation deadline to October 14, 2011. The TAG is also asking that the deadline for City Council action on the written recommendation be extended from December 31, 2011 to March 8, 2012.			
RECOMMENDED ACTION: Approve the extension of the deadline for the written recommendation from the TAG to October 14, 2011 and the deadline for City Council action on the TAG plan to March 8, 2012.			
RECORD OF COUNCIL ACTION			
MEETING DATE	ACTION		
Feb. 10, 2011	City Council approved AB11-29: Settlement Agreement with the Sewer District		

MINUTES

**McCall City Council
Regular Meeting
Legion Hall (McCall City Hall - Lower Level)
April 28, 2011**

Agenda

Call to Order and Roll Call
Approve the Agenda
Work Session
Pledge of Allegiance
Public Comment
Business Agenda
Consent Agenda
Executive Session (cancelled)
Adjournment

CALL TO ORDER AND ROLL CALL

Mayor Bailey called the regular meeting of the McCall City Council to order at 5:30 p.m. Council Member Aymon, Mayor Bailey, and Council Member Swanson all answered roll call. Council Member Scott and Council Member Witte were absent.

City staff present was Lindley Kirkpatrick, City Manager; Bill Nichols, City Attorney; Dennis Coyle, Parks and Recreation Director; Monika Trapp, Parks Supervisor; Joni Noble, Parks Lead; Linda Stokes, City Treasurer; Michelle Groenevelt, Community Development Director; Peter Borner, Public Works Director; Jerry Summers, Police Chief; and BessieJo Wagner, City Clerk.

APPROVE THE AGENDA

Mayor Bailey approved the agenda with the cancellation of the Executive Session.

WORK SESSION

Council Member Scott joined the meeting at 5:36 p.m.

Council Member Witte Joined the meeting at 5:39 p.m.

AB 11-69 Noxious Weed Plan

Dennis Coyle, Parks and Recreation Director, reviewed the City of McCall's Noxious Weed Management Plan with Council.

Mayor Bailey led the audience in the Pledge of Allegiance at 5:59 p.m.

PUBLIC COMMENT

Mayor Bailey called for public comment at 6:00 p.m.

Hearing no comments, Mayor Bailey closed the public comment.

BUSINESS AGENDA

AB 11-70 Parks and Recreation Advisory Committee Member Appointment

Dennis Coyle, Parks and Recreation Director, stated that the Parks and Recreation Advisory Committee members supported the appointment of Gusti Laidlaw to the committee.

Mayor Bailey moved to approve the appointment of Gusti Laidlaw to the Parks and Recreation Advisory Board with the term to expire in December of 2012. Council Member Witte seconded the motion. In a voice vote all members voted aye and the motion carried.

AB 11-71 Tree Committee Member Appointment - Richard Rehberg

Dennis Coyle, Parks and Recreation Director, presented the appointment of Richard Rehberg to the Tree Advisory Committee.

Council Member Witte moved to appoint Richard Rehberg to the Tree Committee to a term to expire April 2014. Council Member Aymon seconded the motion. In a voice vote all members voted aye and the motion carried.

AB 11-66 CUP-11-01 Solace Natural Medicine

Michelle Groenevelt, Community Development Director, presented the Solace Natural Medicine Conditional Use Permit (CUP) Application to Council. Ms. Groenevelt stated that there had been two public comments submitted by neighbors which inquired as to the possibility of access off of Wooley Way. Peter Borner, Public Works Director, stated that it was not feasible to have access off of Wooley Way due to the classification of the street and the configuration of the applicant's lot. There was no attendance from the community at the public hearing held by the Planning and Zoning Commission for this application.

There was a brief discussion on the signage that the applicant would be requesting and the process.

Council Member Aymon asked how the Planning and Zoning Commission addressed the concerns of the neighbors. Ms. Groenevelt stated that the Planning and Zoning Commission considered the concerns and concluded that the applicant met the criteria for a CUP therefore granted the application.

Brandi Solace, 301 Colorado Street, applicant stated that a neighbor had requested that some shrubbery to create a boundary. Ms Solace stated that she was working with the neighbors to come to amenable solutions.

Council Member Witte stated that she was sensitive to the neighbors' concerns because when someone buys a house in a neighborhood, there is some expectation that the zoning code would protect the area from commercial activities to maintain the character of the neighborhood.

Ms. Groenevelt clarified that the business is three days a week by appointment only during the times of 9:30 am and 5:00 pm. Ms. Solace clarified further by stating that her operating hours would be 9:30 am to 5:00 pm on Tuesdays and then 9:30 am to 1:00 pm on Thursdays. Ms. Solace stated that she has experienced very little to no drive by interest.

In the conditions of approval Mayor Bailey suggested that #8 under decision, requiring the applicant to place a "slow" sign in the neighborhood should be the City's responsibility, be eliminated. Mayor Bailey also suggested that the applicant should be required to add house numbers to the exterior of the building.

Mayor Bailey also inquired as to condition #6 which references an email, stating that the email should be attached to the conditions. Ms. Solace stated that the City Engineer suggested that a culvert be placed under the drive way to address some drainage issues; however since the snow had melted it had been confirmed that a culvert was already in place.

Council Member Witte wanted to know if there were any limits to the CUP. Mayor Bailey explained that the terms of the CUP had to be followed and if there were any complaints then it was up to the City to follow-up. The applicant is obligated to follow the conditions of the agreement.

Lindley Kirkpatrick gave explanation of a CUP, stating that the purpose of the conditions is to impose restrictions on the use.

Council Member Scott thought that the neighbors' concerns were valid; however the proposal shows minimal traffic.

Council Member Swanson moved to approve CUP-11-01 subject to the presented Findings and Conclusions and authorize the Mayor to sign all necessary documents. Council Member Aymon seconded the motion. In a roll call vote Council Member Swanson, Council Member Aymon, Mayor Bailey, Council Member Scott, and Council Member Witte all voted aye and the motion passed.

Council Member Scott was recused for the next item.

AB 11-67 SUB-06-07 and PUD-06-03: Alpine Village Fifth Amendment to the Development Agreement

Michelle Groenevelt, Community Development Director, introduced the Alpine Village Fifth Amendment to the Development Agreement to Council. There was no discussion.

Council Member Witte moved to adopt the Fifth Amendment to Development Agreement Alpine Village Planned Unit Development and authorize the Mayor to sign. Council Member Swanson seconded the motion. In a roll call vote Council Member Witte, Council Member Swanson, Council Member Aymon, and Mayor Bailey all voted aye and the motion passed.

Council Member Scott returned to the Council.

AB 11-68 SUB-08-05 Spring Mountain Ranch #5 - Plat Recordation Deadline Extension Request

Michelle Groenevelt, Community Development Director, introduced the Spring Mountain Ranch #5 - Plat Recordation Deadline Extension Request. Mayor Bailey stated that once the final plat is recorded then the applicant will be able to sell the lots. The applicant will also be required to pay taxes on each lot and pay the Home Owners Association \$400 a year. Mayor Bailey indicated that due to the current economy it was in the best interest of the applicant to wait a year prior to recording the final plat.

Council Member Witte moved to approve the plat recordation extension request. Council Member Scott seconded the motion. In a roll call vote Council Member Witte, Council Member Scott, Council Member Aymon, Mayor Bailey, and Council Member Swanson all voted aye and the motion passed.

AB 11-73 Water System Policy - Resolution 11-07

Peter Borner, Public Works Director, introduced the annual Water System Policy and resolution to Council.

Mayor Bailey inquires as to the plan for the Westside storage location. Mr. Borner stated that there was not a specific location determined at that time.

Council Member Witte questioned the validity of the tables as they relate to one another and to the resolution. Mr. Borner stated that he would get clarification and a correction to section 3 of the resolution and bring this item back to Council.

No Council Action

AB 11-72 Wastewater Policy and Resolution 11-06

Peter Borner, Public Works Director, introduced the annual Wastewater Policy and resolution to Council.

Council Member Witte questioned Section 9 of the resolution as to whether the Council was actually directing staff to continue to direct its energy at finding additional sources of land for

land application and to evaluate those pieces of land in accordance with Consent Order requirements once they are identified. Mayor Bailey stated that as part of the Technical Advisory Group (TAG) plan there should be one possible alternative to request additional land.

Council Member Witte requested a report from the TAG Committee periodically.

Council Member Scott suggested adding “as needed” or “as appropriate” to section 9 after “Council directs staff.”

Council Member Scott moved to adopt Resolution 11-06 as amended and authorize the Mayor to sign all necessary documents. Council Member Aymon seconded the motion. In a roll call vote Council Member Scott, Council Member Aymon, Mayor Bailey, Council Member Swanson, and Council Member Witte all voted aye and the motion passed.

AB 11-78 FY10 Fund Balance

Linda Stokes, City Treasurer, presented the FY10 Fund Balance to the Council.

Mayor Bailey asked if it made sense to have a required minimum balance in the Golf Fund since they would never be able to obtain it. Lindley Kirkpatrick, City Manager, stated that it was not the staff’s position that the Golf Fund would never have the required minimum balance.

Mayor Bailey asked staff to find out when and why the sewer loan of \$150,000 from the general fund was made and what the plan was to repay it.

Council Member Witte asked if the City of McCall minimum fund balances were standard for cities. Bill Nichols, City Attorney, clarified that there is no standard and that it is dependent on the community. The idea behind having a fund balance policy was to make it so that smaller cities or counties would not need to borrow money to account for the time when the cash flow was less prior to receiving revenue.

Council Member Scott moved to forgive the short-term internal balance owed by Golf Fund to the General Fund. Council Member Swanson seconded the motion. In a roll call vote Council Member Scott, Council Member Swanson, Council Member Aymon, Mayor Bailey, and Council Member Witte all voted aye and the motion passed.

AB 11-74 Re-assignment of Council Liaison Duties

Mayor Bailey suggested that Council Member Swanson be designated Council Liaison to the Urban Redevelopment Agency and to the Sage Community Resources to replace former Council Member Delaney. There was no objection from the Council.

CONSENT AGENDA

Staff recommended approval of the following items:

- Special Minutes February 25, 2011

- Regular Minutes March 24, 2011
- Special Minutes April 5, 2011
- Warrant Registers Dated April 22, 2011
- Payroll Report for Period ending April 15, 2011
- Alcohol and Catering Licenses Activity Report
- AB 11-76 Shred-it Agreement renewal
- AB 11-77 Bike Fest 2011
- AB 11-75 Authorize the City Treasurer to pay for payroll generated benefits as provided by the City's comprehensive benefit package - Resolution 11-08

A brief discussion took place regarding the Warrant Register and to correct the minutes.

Council Member Witte moved to approve the Consent Agenda with the minutes corrected. Council Member Aymon seconded the motion. In a roll call vote Council Member Witte, Council Member Aymon, Mayor Bailey, Council Member Scott, and Council Member Swanson, all voted aye and the motion passed.

ADJOURNMENT

Without further business, the Mayor adjourned the meeting at 7:25 p.m.

Donald C. Bailey, Mayor

ATTEST:

BessieJo Wagner, City Clerk

MINUTES

**McCall City Council
Regular Meeting
Legion Hall (McCall City Hall - Lower Level)
May 12, 2011**

Agenda

Call to Order and Roll Call
Approve the Agenda
Reports
Pledge of Allegiance
Public Hearing
Public Comment
Business Agenda
Consent Agenda
Adjournment

CALL TO ORDER AND ROLL CALL

Mayor Bailey called the regular meeting of the McCall City Council to order at 5:32 p.m. Mayor Bailey, Council Member Swanson, and Council Member Witte all answered roll call. Council Member Aymon and Council Member Scott were absent.

City staff present was Lindley Kirkpatrick, City Manager; Bill Nichols, City Attorney; Dennis Coyle, Parks and Recreation Director; John Anderson, Airport Manager; Jerry Summers, Police Chief; Carol Coyle, Grant Coordinator; Peter Borner, Public Works Director; Eric McCormick, Golf Course Superintendent; Michelle Groenevelt, Community Development Director; and BessieJo Wagner, City Clerk.

APPROVE THE AGENDA

Mayor Bailey approved the agenda as submitted.

REPORTS

Department Reports

Lindley Kirkpatrick, City Manager, updated the Council on some upcoming events, stating that the AIC Annual conference was coming up June 22-24, 2011; the Council Parks Tour was scheduled on May 25, 2011; and the Joint Meeting with the Valley County Commissioners was scheduled for June 13, 2011. Mr. Kirkpatrick updated the Council on personnel stating that a new officer was starting next week leaving one vacancy, which had an offer out. Mr. Kirkpatrick stated that Michelle Groenevelt, Community Development Director, had been chosen as

Accomplished Under 40. Mr. Kirkpatrick also stated that there would be Construction Contracts coming to future meetings for approval.

Eric McCormick; Golf Superintendent gave a status of Golf Course stating that the greens were all cleared and they planned to open Memorial weekend.

There was general discussion regarding the Consolidated Department report.

Council Member Witte congratulated Michelle Groenevelt, Community Development Director, on her being chosen as Accomplished Under 40.

Committee Minutes

The Council received copies of the following committee minutes:

- McCall Centennial Planning Committee – April 19, 2011
- McCall Golf Course Advisory Committee – March 16, 2011
- McCall Golf Course Advisory Committee – April 13, 2011
- McCall Improvement Committee – April 14, 2011
- Parks and Recreation Advisory Committee – March 16, 2011
- Technical Advisory Group – February 9, 2011
- Technical Advisory Group – February 17, 2011
- Tree Advisory Committee – January 11, 2011

Due to the timing of the public hearings, the Council chose to consider the Consent Agenda prior to the public hearings.

CONSENT AGENDA

Staff recommended approval of the following items:

- Regular Minutes April 14, 2011
- Special Minutes April 15, 2011
- Special Minutes April 19, 2011
- Special Minutes April 21, 2011
- Warrant Registers Dated May 6, 2011
- Payroll Report for Period Ending April 29, 2011
- AB 11-83 USFS Industrial User Agreement
- AB 11-79 Idaho Heritage City application
- AB 11-86 Resolution 11-10 Establishing Library Copy fees

A brief discussion took place regarding the Warrant Register and to correct the minutes.

Council Member Witte moved to approve the Consent Agenda with the minutes corrected. Council Member Swanson seconded the motion. In a roll call vote Council Member Witte, Council Member Swanson, and Mayor Bailey all voted aye and the motion passed.

Mayor Bailey led the audience in the Pledge of Allegiance at 6:02 p.m.

PUBLIC HEARING

AB 11-85 Rate Hearing Aeronautical Land Inside Building Restriction Line – Resolution 11-09

John Anderson, Airport Manger, presented the Rate Hearing Aeronautical Land inside Building Restriction Line – Resolution 11-09 to the Council. Council Member Witte wanted to know how the rate was arrived at. Mr. Anderson explained that the process and that the rate needed to be fair and reasonable.

Mayor Bailey opened public hearing for Aeronautical Land Inside Building Restriction Line –Resolution 11-09 at 6:07 p.m.

Hearing no comments, Mayor Bailey closed the public comment.

Council Member Swanson moved to adopt Resolution 11-09 to approve a new land lease category for land which is inside the Building Restriction Line of \$0.0534 per square foot per annum and authorize the Mayor to sign all necessary documents. Council Member Witte seconded the motion. In a roll call vote Council Member Swanson, Council Member Witte, and Mayor Bailey all voted aye and the motion passed.

AB 11-65 CUP-10-07 Shore Lodge Beach Club

Dan Scott, General Manager of Shore Lodge, presented the application to Council. Mr. Scott walked through the plans for the beach club parking and occupancy.

Lindley Kirkpatrick, City Manager, discovered that the recorder was not recording and stated that Mr. Scott's introduction had not been recorded. Mr. Kirkpatrick stated that Mr. Scott would need to give his introduction again, since it had not been recorded.

Mr. Scott replied that if the Council would say they had read the materials, then he would be willing to stand with the written record that was submitted. He indicated that he had not introduced anything new that was not already in the written application.

Bill Nichols, City Attorney clarified that if the applicant chose to stand on the written record it was the applicant's choice. Mr. Nichols continued, stating that the applicant has the burden of persuasion with regard to the application and it certainly was a complete supplemental that covered all the things that Mr. Scott covered.

Mayor Bailey asked clarification of Owen Road, was it an actual recorded easement, a private road, a public street, or a driveway. Mr. Scott responded stating that it was not a private road or a public road. Mr. Scott indicated that Owen Road was an easement. There was further clarification that the easement was recorded and owned by the applicant.

Council Member Witte asked for clarification regarding the dock and how many boats would be allowed to be at the dock. Mr. Scott stated that the original application stated that it would allow

for eight boats; however after some discussion and meeting with the Planning and Zoning Commission it was reduced to five boats.

Council Member Witte asked if there would be a full time parking attendant. Mr. Scott clarified that there would only be a parking attendant for events.

Dave Peugh, Planner with Epikos, and Wayne Ruemmele, Architect with Epikos introduced themselves to Council. Mr. Peugh and Mr. Ruemmele went through the plans for the project that were presented to Council.

There was a brief discussion as to how many events would be allowed and it was clarified that two events per month property wide would be allowed. So if there are two events at the Fish and Swim Club that take place during July that means nothing can take place at the proposed Club House. So, if there's two at the Fish and Swim Club and one at the golf course, then only one event could happen that month at the Club house.

Dan Scott clarified further stating that their club rules and regulations were subject to amendment. So currently the restriction on events was no more than two events per all of the applicant's facilities. As an example, Mr. Scott stated that if the Council were to approve the CUP today there could be only one event this season in August because they already had two events planned in June, and two in July at other outlets, and one in August that have closed those facilities.

Council Member Witte asked who amends the rules and regulations, and if the Whitetail members got to vote or was it ownership. Mr. Scott responded that currently the way they're written it would be done by ownership.

Stephanie Bonney, Council for Shore Lodge, introduced herself to Council stating that most of what she does professionally is for Cities and not for developers. She stated that the applicants wanted to be sure they understood the process. Ms. Bonney stated that she had reviewed the project and the zoning code and determined that this particular piece of property is both R4 and community commercial. Ms. Bonney commented on the purpose of a CUP and whether or not a project would be appropriate for a certain zone. Ms. Bonney opined that it was important to recognize that the property was owned by a business and when the property was purchased, the applicant certainly did purchase it for the use of the clubhouse. She stated that it was the applicant's belief that the Club House was the best use for the property and due to the inherent limitations on the property; the Club House is the use that would best fit into the neighborhood.

Ms. Bonney continued stating that she wanted the Council to understand the different options the applicant is looking at for other possible uses. She stated that a small 11-unit hotel, two to three bedroom suites could be supported on the commercial property. Ms. Bonney stated that a small hotel was a permitted use and that the applicant could meet the setback requirements. Ms. Bonney also stated that even with the small hotel it would still leave room for a couple of additional homes to be built on the residential piece. She stated that it was not the applicant's first choice in a project, and felt that the clubhouse would be better suited for the property and would provide a better transition for the property. Ms. Bonney stated that she was "not trying to try to scare you into anything at all." Ms. Bonney opined that at some point the property would develop. Ms. Bonney went on to say that with a conditional use permit, the Council would have

more control than they would with a permitted use, stating that the City could decide what conditions to put on a conditional use permit and the conditions would be enforceable.

Ms. Bonney concluded stating that she would address any legal issues that come up in rebuttal. She also stated that she had a few legal issues concerning the Planning and Zoning recommendation, but did not feel it necessary to get into at that time.

Michelle Groenevelt, Community Development Director, stated that the applicant and the applicant's representative had done a good job of explaining the project. Ms. Groenevelt the process that was taken when considering the CUP. The first public hearing for the project was on December 7, 2010 in front of the Planning and Zoning Commission. Then at the February 8, 2011 Planning and Zoning Commission meeting the project came back once the applicant provided more information. Ms. Groenevelt stated that after the Planning and Zoning Commission meeting on February 8, 2011, the Commission decided to recommend denial of the project to the Council. However, it was discovered that the recording had failed at the February 8 meeting so the public hearing at the Planning and Zoning Commission had to be heard again. A redo of that public hearing occurred on the April 5, 2011 Planning and Zoning Commission meeting.

Ms. Groenevelt continued stating that staff and the Commission asked everyone to submit new information. She stated that the Council packets had extensive public comment on both meetings. Ms. Groenevelt stated that the staff recommended that the Council withdraw the decision document at that time and direct staff to draw up a new decision document based on the outcome of the Council Meeting.

Ms. Groenevelt also stated that the zoning map needed to be verified. There was some question as to whether the northern portion of the southern parcel was actually zoned R8 or community commercial.

Mayor Bailey opened the public hearing for CUP-10-07 Shore Lodge Beach Club at 7:03 p.m.

The Mayor called for Joe Scott to speak. Mr. Scott stated that he would like to speak at the end, in rebuttal, as a representative of the applicant.

Mayor Bailey called for Brian Naeve to speak. Mr. Naeve stated that he, too, would like to speak in rebuttal.

Seth McDowell – 1619 East Roanoke Drive, Boise, Idaho – Mr. McDowell stated that his family owned property adjacent to the applicant property and additional property in the neighborhood. Mr. McDowell was opposed to the CUP. He and his family have owned the property for a long time and consider it a special place to come and relax. If the CUP goes through, he wondered when residents would get a break from people to relax. The Shore Lodge patio was only 15-20 feet from their patio. Personal experience proved that the large events would be very disruptive. Mr. McDowell was also concerned with use of pesticides by the applicant, and the possibility of an accident with that many people using the boat dock in a residential swimming area.

Dennis McDowell – 1178 East Brightwater Lane, Boise, Idaho. Mr. McDowell stated that his family owned property adjacent to the applicant property and additional property in the neighborhood. Mr. D McDowell was opposed to the CUP. They bought their property based on the neighbors and zoning. There was a strong sense of community and a lot of ‘neighborhood’ interaction. He felt that there would always be people (as many as 50) rotating onto and off of the beach area, all going home to their gated community and getting away from the crowds, while the people that lived there could not get away. He was also concerned about 38 chairs and 50 people on a beach area of 1/8 of an acre, and the potential for significant watercraft traffic based on five boats and four personal watercrafts allowed at the dock at any given time. Additionally, Mr. D. McDowell had a local appraiser value their properties, and that appraiser predicted as much as a 38% drop in property values, if this CUP were to be approved. He felt that this CUP would dramatically affect the character and economic value of the neighborhood.

Jodee McDowell – 1178 East Brightwater Lane, Boise, Idaho. Ms. McDowell stated that her family owned property adjacent to the applicant property and additional property in the neighborhood. Ms. McDowell was opposed to the CUP. She believed this would set a precedent for other developers and have a significant impact on the currently quiet environment. She also pointed out that not one Whitetail member had been present to support their amenity, and she felt this showed that they understood this would not be good for the neighborhood. Ms. McDowell also believed there would be significantly more events (barbeques, homeowner’s association meetings, and birthday parties) than indicated.

Jeremie Goodwin – 402 Eld, Donnelly, Idaho. Was opposed to the CUP, and requested that Council consider the precedent this could set.

Hethe Clark – 251 East Front Street, Boise, Idaho. Mr. Clark represented a number of neighbors. He felt, for several reasons, that P& Z was correct in recommending denial. (1) City Code required one parking space for every 100 square feet of floor area. That would require this project have 73 parking spaces to satisfy code. A parking lot of that size would seriously change the character of the neighborhood. He believed shuttling would be difficult, because Shore Lodge currently didn’t have adequate parking, either, and the Herrick property hadn’t been committed to just parking. Mr. Hethe believed additional information should be required regarding the other facilities in the CUP, as well. (2) Mr. Clark did not feel this CUP was harmonious with the character of the existing neighborhood, which was a requirement in order to receive a CUP, particularly based on maximum permitted use. He believed a traffic study should be required, when considering impact to the neighborhood. (3) Mr. Hethe believed the applicant had not done a thorough job in researching the impact of this project or in providing specifics to the Council.

Allan O’Conner – Opposed to the CUP. Mr. O’Conner was part of family that owned the adjacent property. He believed the CUP would change the experience of living in that neighborhood.

Tim Armstrong – 206 Ernesto, McCall, Idaho. Mr. Armstrong was opposed to the CUP. Mr. Armstrong indicated he had spoken to members of Whitetail, who indicated they had lake access and a boat dock through Shore Lodge. He wanted Council to be aware that of the twelve issues a CUP was required to meet, Whitetail only complied with six (50%). In Mr. Armstrong’s

opinion, this CUP request was not harmonious with the community or the neighborhood. Encouraged Council to consider the impact, particularly parking and pollution

Trish Armstrong – 206 Ernesto, McCall, Idaho. Ms. Armstrong was opposed to the CUP. She read a letter from her niece, who had worked at Shore Lodge several summers, and was opposed to the CUP, as well. The letter discussed what the writer believed to be a similar situation in California, and cited that “impact to the neighbors and those of us in the community who use the roads has been disastrous.” Ms. Armstrong strongly felt the usage was not harmonious, and encouraged Council to protect the shoreline of Payette Lake, by upholding the zoning laws.

Dallas Young – 609 Whipkey Street, McCall, Idaho. Ms. Young was opposed to the CUP. He indicated the neighborhood was very close and quiet, and felt this CUP would drastically change the neighborhood

Donna Darling – 608 Owen Drive, McCall, Idaho. Ms. Darling was opposed to the CUP. She wanted to be sure Council was aware of the incline from Owen Drive to Warren Wagon Road and the bike path. Ms. Darling also felt that the CUP was not harmonious to the area or to the entire southwest corner of Payette Lake.

Keith Darling – 608 Owen Drive, McCall, Idaho. Mr. Darling was opposed to the CUP. He stated that the last event at the Whitetail cabin, which was 25 feet from their residence, involved a significant amount of truck traffic, and Mr. Darling believed this caused significant hazards and safety issues on the shared easement, which was not wide enough for two-way traffic. Mr. Darling was also concerned with “self-governing” of alcohol, boats, bands and jet skis at events, but especially during non-event times.

Kelsie Medel – 1713 Wooley Avenue, McCall, Idaho. Ms. Medel was a former employee of Whitetail and was opposed to the CUP. Ms. Medel felt the project was not harmonious with the neighborhood, and that the water channel would be extremely busy in a residential zone. She also addressed the issue of parking.

Johnnie Beaver – 3300 Elk Ridge Road, New Meadows, Idaho. Ms. Beaver was opposed to the CUP. She felt that she could be objective about this CUP request, because she did not live in the area. Ms. Beaver did not believe this change would be best for the City of McCall.

Melanie Hickie – 30 McGinnis Drive, Weiser, Idaho. Ms. Hickie was opposed to the CUP, and believed that “beach club visitors would not have the same respect for the neighborhood and the water space of those nearby.” Also concerned that the only monitoring would be of events and not day-to-day.

Tara O’Conner – Whipkey Community. Ms. O’Conner was opposed to the CUP, and concerned that this development did not contribute to the harmony and character of the neighboring community. She was concerned about excessive noise with no respite for the residents. Ms. O’Conner did not feel that users of the beach club would respect the neighborhood.

Cary Hattabaugh – 800 Ranch Road, Boise and 606 Hayes Street, McCall, Idaho. Mr. Hattabaugh’s McCall property was about 300 feet away from the applicant property. Mr. Hattabaugh was opposed to the CUP. His biggest concern was the increased boat traffic. Mr.

Hattabaugh also did not feel that this CUP was harmonious with the neighborhood, as well as monitoring events and attendance.

Joe Scott – Mr. Scott was in favor of the CUP. He pointed out that his family had been part of much of the development in McCall. Mr. Scott stated that Shore Lodge was not a money maker, and that selling of Whitetail lots would be a very good economic reason for the City to approve the CUP. He felt that much of the testimony was incorrect.

Brian Naeve – Mr. Naeve was in favor of the CUP. He agreed with Mr. Scott's comments, and felt that the economic development would benefit the City and create employment opportunities.

Stephanie Bonney - Ms. Bonney stated the concern of control was not warranted, because not only did the City have control through the CUP; but Whitetail also had control through the rules of membership. By not following the rules, Whitetail could lose the CUP and members could be fined or their membership revoked. Ms. Bonney believed those to be huge incentives to follow the rules and regulate the property. Ms. Bonney also rebutted the zoning concerns, indicating that the property was zoned both residential and commercial, and so a commercial use should be allowed, as well. Ms. Bonney didn't believe that approving this CUP would set a precedent, nor did she feel that an appraisal on property that did not exist could be adequately performed. Ms. Bonney indicated that the Planning & Zoning Commission had no negative comments regarding parking, and she believed they had misstated City code. She requested the City give the applicant direction as to what levels would be adequate for this particular property.

Some discussion occurred regarding availability of membership regulations to the Council, clarification of zoning, maximum numbers of people allowed and regulating those numbers and traffic issues and turning on Owen Drive. Further discussion occurred to clarify buildings and access, at which time Mayor Bailey indicated Council would take the decision under advisement and make a decision at a later date. Mr. Nichols reminded Council that all deliberations must occur in a public, properly noticed meeting.

Additional discussion occurred regarding keeping the public hearing open, parking requirements and a timeframe for staff recommendations. Mr. Nichols stated that it would be beneficial to Council to request Staff information quickly, to allow time to deliberate. Mr. Nichols also cautioned that deliberations needed to occur in an open noticed meeting

Mayor Bailey moved to continue the Public Hearing to May 26, 2011. Council Member Witte seconded the motion. In a voice vote, all members voted aye and the motion carried.

Council took a short recess and reconvened at 8:48 p.m.

PUBLIC COMMENT

Mayor Bailey called for public comment at 8:48 p.m.

Hearing no comments, Mayor Bailey closed the public comment.

BUSINESS AGENDA

AB 11-84 USFS McCall Helipad Land Lease

John Anderson, Airport Manager, introduced the USFS McCall Helipad Land Lease to Council. There was a brief discussion as to other possible uses and that it would be locked in for ten years.

Council Member Swanson moved to approve the 20 year lease agreement between USDA Forest Service and City of McCall Municipal Airport and authorize the Mayor to sign any and all documents. Council Member Witte seconded the motion. In a roll call vote Council Member Swanson, Council Member Witte, and Mayor Bailey all voted aye and the motion passed.

AB 11-81 Hangar 207 Lease Renewal

Council Member Witte moved to approve the lease renewal for Tom Wooten, Hangar 207 and authorize the Mayor to sign all necessary documents. Council Member Swanson seconded the motion. In a roll call vote Council Member Witte, Council Member Swanson, and Mayor Bailey all voted aye and the motion passed.

AB 11-80 Historic Preservation Commission reappointment

Carol Coyle, Grant Coordinator and Staff liaison to the Historical Preservation Commission, presented the reappointment of Jennifer Theisen to the Historical Preservation Commission to Council

Council Member Swanson moved to reappoint Jennifer Theisen to the Historic Preservation Commission for a term ending February, 2014. Council Member Swanson seconded the motion. In a voice vote all member voted aye and the motion carried.

AB 11-82 Solar Energy Project Contract partner agreements for Renewable Energy Enterprise Zone (REEZ) project

Michelle Groenevelt, Community Development Director, presented the Solar Energy Project Contract partner agreements for Renewable Energy Enterprise Zone (REEZ) project to Council.

It was stated that a correction to the numbering from #7 was needed.

Council Member Swanson moved to approve the Solar Energy Project Contract as a form, as corrected, authorize the Community Development Director to finalize the agreement with each private partner, and authorize the Mayor to sign all necessary documents. Council Member Swanson seconded the motion. In a roll call vote Council Member Swanson, Council Member Witte, and Mayor Bailey all voted aye and the motion passed.

ADJOURNMENT

Without further business, the Mayor adjourned the meeting at 9:13 p.m.

Donald C. Bailey, Mayor

ATTEST:

BessieJo Wagner, City Clerk

DRAFT

MINUTES

**McCall City Council
Regular Meeting
Legion Hall (McCall City Hall - Lower Level)
May 26, 2011**

Agenda

Call to Order and Roll Call
Approve the Agenda
Work Session
Pledge of Allegiance
Public Comment
Business Agenda
Consent Agenda
Executive Session
Adjournment

CALL TO ORDER AND ROLL CALL

Mayor Bailey called the regular meeting of the McCall City Council to order at 5:31 p.m. Council Member Aymon, Mayor Bailey, Council Member Scott, Council Member Swanson, and Council Member Witte all answered roll call.

City staff present was Lindley Kirkpatrick, City Manager; Bill Nichols, City Attorney; Dennis Coyle, Parks and Recreation Director; Linda Stokes, City Treasurer; Michelle Groenevelt, Community Development Director; Peter Borner, Public Works Director; Carol Coyle, Grant Coordinator; Nathan Stewart, Staff Engineer; and BessieJo Wagner, City Clerk.

APPROVE THE AGENDA

Mayor Bailey approved the agenda as submitted.

WORK SESSION

AB 11-90 Community Development Block Grant Application for Downtown Redevelopment

Carol Coyle, Grant Coordinator; and Michelle Groenevelt, Community Development Director, presented the information for the Community Development Block Grant to Council. The Council had general discussion concerning the possible costs to build the sidewalks and the amount of

City Staff time to put the grant application together. There was general consensus from the Council to move forward with the project.

Mayor Bailey led the audience in the Pledge of Allegiance at 5:59 p.m.

PUBLIC HEARING

AB 11-92 FY11 First Budget Amendment

Linda Stokes, Treasurer, presented the budget amendment to Council stating that the funds come from surplus fund balances, franchise fees, Local Option Taxes, state grant funds, and Federal ARRA Stimulus grant funds. There was a brief discussion to clarify the amendment.

Council Member Witte pointed out that the information in the memo did not agree with the information in the proposed ordinance.

Lindley Kirkpatrick, City Manager, suggested that due to the confusion of the memo, the Council could open the Public Hearing, but not act on the ordinance until the next regular Council Meeting. Staff would then clarify the information in the memo.

Mayor Bailey opened the public hearing for the FY11 First Budget Amendment at 6:10 p.m.

Mayor Bailey moved to continue the public hearing for the FY11 First Budget amendment to June 9, 2011. Council Member Witte seconded the motion. In a voice vote all members voted aye and the motion carried.

AB 11-96 CUP-10-07 Shore Lodge Beach Club Continued

Council Member Scott recused herself from this Public Hearing.

Mayor Bailey opened the public hearing for CUP-10-07 Shore Lodge Beach Club at 6:22 p.m.

Mayor Bailey indicated that since Council had heard significant testimony at the previous hearing and received numerous letters, e-mails and reports, he would request anyone wishing to speak keep their comments salient and not repeat information already provided to Council. He then asked Michelle Groenevelt, Community Development Director, for an update on additional information received.

Bill Nichols, City Attorney, made a point of order, indicating that Council Member Aymon was not at the last meeting, and asked if she had listened to the transcript. Council Member Aymon indicated she had not, but that she had read all of the documents including the transcript. Mr. Nichols indicated he wanted the record to reflect that Council Member Aymon had, in fact, read the transcript.

Michelle Groenevelt, Community Development Director, addressed the issue of zoning. She indicated that although extensive research had been done on zoning of the southern parcel, the parcel that would be a proposed parking, whether it was actually partially zoned commercial or totally zoned commercial, the parcel is actually zoned residential. Ms. Groenevelt stated that with the whole issue of zoning, it would be important to clarify with the applicant. So staff will be working with the applicant and providing documentation. Ms Groenevelt stated that in terms of this application the CUP being requested was for all the parcels, and so the issue of zoning was not that important in the sense of the other parcels were currently zone residential before R4, therefore a Conditional Use Permit was required.

Ms. Groenevelt commented that while the question of access was interesting and her department did significant research regarding easement and platting, it wasn't something that needed to be discussed at this time.

Ms. Groenevelt continued stating that there was new public comment information in the Council packets. She also indicated that the parking issue could not be addressed by staff until additional information regarding beach club use and event parking was provided by the applicant. The inference that the Herrick Street property would be used for parking would also require more staff research, regarding zoning and the original Whitetail PUD.

Ms. Groenevelt then addressed the issue of restrooms, and indicated that additional information needed to be submitted. Ms. Groenevelt also addressed the concern regarding access for fire trucks, stating that the Fire District had provided a preliminary review letter that indicated there would be room on the Owen Drive access to turn a fire truck around or back one in.

Mayor Bailey clarified the restroom issue, indicating that current restrooms were adequate for what was currently there, but what was being proposed would need additional restrooms.

Some discussion occurred regarding lake access, right-of-ways and easements. Significant research had been done, and it appeared that they did have access; however, staff would want to confirm that.

Kelsie Medel, 713 Wooley Avenue, McCall, Idaho, introduced herself to Council and presented a photograph of the beach and deck area (Exhibit A) that had been photo-shopped to show the proposed property and give a visual of what 75 people on the property would look like. She also wanted to reaffirm her concern that the proposed use was not harmonious with the neighborhood and it would not be a similar use as the other single-family residences. She also raised concern regarding what would constitute an event and what the daily use could potentially be.

Dennis McDowell, 1178 Brightwater, Boise, Idaho, introduced himself to Council and presented photographs of his property adjacent to Whitetail, as well as 6 additional photos (Exhibit B). He stated he believed this request was not harmonious and did not fit in a residential neighborhood. Mr. McDowell also stated that he was President of the Whipkey Lane Property Association and they unanimously opposed the project, as well. He stated he believed the development would be detrimental to the lake, the neighborhood and the City of McCall.

Bill Bryant, Warren Wagon Road, McCall, Idaho, also presented a photograph (Exhibit C), and indicated that the majority of his concerns were regarding Owen Road: the fact that parking along Owen Road would be significant, and would disrupt local traffic; the headlights would be very intrusive; the increase in noise would be significant; there could be a safety issue with the increase in vehicle traffic due to the considerable amount of bike and pedestrian (including maintenance crews) traffic already on Owen Road and on the bike path along Warren Wagon road. Mr. Bryant indicated he would be saddened, also, by the impact on local wildlife. Additionally, he felt the traffic trying to get from Owen Road back to Warren Wagon would be a real problem, as the access was steep and often required significant acceleration.

Hethe Clark, 251 East Front Street, spoke with concerns regarding the parking issue. Mr. Clark stated that the amount of parking spaces required for this CUP, particularly special events, would clearly require a parking lot, which would not be harmonious with the area. Mr. Clark handed out a copy of the McCall City Code § 3.8062 (Exhibit D). He believed it was the responsibility of the applicant to do a traffic study, because the proposal was not harmonious and would create significant traffic and parking issues.

Judy Leister, 1073 Plymouth Road, McCall, Idaho, indicated she was a local appraiser (she handed out her resume to Council – Exhibit E) and that appraisers frequently and routinely do appraisals subject to hypothetical conditions (such as “completion per plans” or “zoning changes”), things that are not done, but are proposed in the future. She indicated that it was her opinion that enough information was known about the proposed beach club to render an opinion of value/appraisal.

Ms. Leister expressed concern regarding homogeneity. She felt the beach club would affect values of nearby homes, causing depreciation. She stated that the closer you are to an adverse element (the proposed club), the greater the loss. Ms. Leister performed a survey of local brokers in 2009, and the survey indicated a loss of 45% in value for property located next to a “noisy enterprise” (i.e. gravel pit, dog boarding or kennel service, recreational camp or heavily trafficked road). She felt this survey was indicative of what property owners around Shore Lodge could expect if the CUP was approved.

Bridgid Lawrence, 129 Cedar Drive, McCall, Idaho, expressed concern over agreements in the original Development Agreement signed in 2006 that had not been honored to date. She stated that specifically, the developer agreed to install a series of pathways and a turn lane. Ms. Lawrence indicated that if the developer had money to do a new endeavor, previous agreements should have been completed first. Ms. Lawrence also wanted Council to know that the sales brochures and topographical map at Shore Lodge sales office did not reflect any of the agreed to paths.

Mayor Bailey asked the applicant if they wished to rebut any of the comments made.

Stephanie Bonney, for the Shore Lodge, stated that she had some legal issues that needed to be put on the record. First, she indicated that her statement regarding the appraisal was that “the appraisal that was done was not the project as proposed.” Secondly, she felt the pictures presented by Ms. Medel were not relevant, because they were photo shopped and because the

proposed CUP would allow 50 people outside not 75. Finally, Ms. Bonney pointed out that “if the City was going to make a determination that the zoning was in fact different as it had been set forth by the City previously that was extremely serious” (Exhibit F) and needed to be fully vetted and discussed. She believed that was a due process violation and would be something they would have to address.

Mayor Bailey, Mr. Nichols and Ms. Bonney discussed the zoning issue, and Ms. Bonney clarified that the applicant was requesting a conditional use permit regardless of what the underlying zoning was, so she would like the City to hold off on making a determination or allow them to participate in the discussion. Mayor Bailey and Mr. Nichols indicated they understood Ms. Bonney’s concern regarding the zoning issue.

Dan Scott, 501 West Lake Street, McCall, Idaho, General Manager of the Shore Lodge, Whitetail, indicated he had no additional testimony but would like to address any questions. He indicated he was not aware of any conditions of the Whitetail PUD that the current owners had not complied with, but if there were any, they would comply.

Some discussion occurred regarding the turn lane, traffic studies on the highways and the need for more research on the pathways. There was also discussion regarding the Herrick Street property being used for parking, as well as what zone it was under and whether it was part of the original PUD. Ms. Groenevelt indicated that the Herrick Street parcel was currently zoned Community Commercial.

Council Member Witte asked Mr. Scott to clarify the number of dogs/size of the kennel. Mr. Scott recommended making that a condition of approval. Council Member Witte also raised the question of where the information came from that half of the people would drive to the facility but half would walk or cycle. Mr. Scott indicated the estimate came from looking at existing amenities and included walking, biking and golf carts. A brief discussion occurred regarding the routes used by pedestrians, bikers and golf carts.

Council Member Aymon then initiated a discussion regarding residences on Owen Street/Owen Drive, their access and easements/parking spaces, as well as the width of pavement. Mr. Scott indicated the fire chief had no problem taking fire trucks down and turning them around. The process of shuttling was also part of that discussion. Council Member Aymon also asked for clarification on membership eligibility, membership numbers and allowable guests.

Mayor Bailey presented a summary handout (Exhibit G) of what he believed to be four key areas (economic impact, the issue of commercial use and harmony, the access and parking) that were mentioned the most frequently, his comments on each, a photograph of the Herrick property, a schematic of the proposed parking lot and a picture of four photographs of the area. Mayor Bailey indicated the Owen access onto Warren Wagon Road came up steeply to the edge of the pavement, and the City would probably want to make correcting that a condition of approval. There was also a telephone communication box that needed to be off the right-of-way of the street. Mayor Bailey believed the issue of incomplete agreements also needed to be investigated further. He felt the overall issue was whether it was possible to satisfy and overcome any/all of the conditions that had been raised. If it was not possible, than he believed Council was

warranted in denying the application. If it was reasonably possible, then he would recommend writing a set of conditions that would direct the applicant to do that. Mayor Bailey felt the most difficult issue to determine was “harmonious with the use and character of the neighborhood.”

Council Member Aymon indicated she was also concerned with maintenance, such as hours of mower operation and impact of any chemicals used to maintain landscaping. Mr. Scott felt the City would be reasonable in establishing hours and guidelines for maintenance, landscaping and clean-up after events. They discussed numbers of people at private events and open events and how Whitetail/Shore Lodge would monitor and limit attendance numbers. Council Member Aymon also asked Mr. Scott for clarification on whether members “needed” their own beachfront clubhouse. Mr. Scott said they believed it was an important amenity for the success of Whitetail.

Mayor Bailey then asked Mr. Scott if he believed an issue regarding easements raised in a recent letter (possibly from Manchester) was a problem. A discussion again ensued regarding easements, access and parking.

Council Member Aymon asked Mr. Scott if the property would be taxed as commercial or residential. Mr. Scott indicated he did not know, and Ms. Aymon indicated she was hoping to use the tax issue to define the type of property. The definition of commercial was discussed, as well as resident verses non-resident and member.

Council Member Aymon was concerned about a parking lot on the Scenic Byway. Mayor Bailey indicated there were many trees screening the proposed lot from Highway 55. He also indicated that it may be a good idea to make access from the Herrick Street property to Owen Drive (across Warren Wagon Road) a condition. Mayor Bailey also indicated that parking along Warren Wagon Road would probably need to be prohibited. Council Member Aymon and Mayor Bailey continued to discuss issues, including enforcement of rules by the applicant, parking, traffic, character and harmony of the project for its neighborhood, testimony from neighbors, boat traffic and dock parking.

Mayor Bailey indicated he felt the decision needed to be made on whether to write up a set of conditions that would direct the applicant to amend his application sufficiently to satisfy those conditions or to not proceed any further. Mr. Nichols recommended Council point out any problems to the applicant and to indicate the goal or objective that had to be met to take care of that problem. Council Member Aymon stated she read the code to be that if Council denied the CUP, Council could tell the applicant that there were certain conditions that they felt would never be compatible with the requested Conditional Use Permit. Mr. Nichols indicated that was accurate, but it was a more common practice for a Council to state the problems/issues with a desired outcome and allow the applicant to come back to Council with possible solutions; however, if Council felt, based on the evidence, that there was no way to make it work, it was better to state that and save everyone time and money.

Council Member Witte indicated that, in her opinion, most of the issues could be worked through; however, she was uncertain about the condition of being harmonious with the character of the neighborhood. Council Members Swanson and Aymon concurred.

Mayor Bailey indicated that the lake frontage was actually about 216 feet, which was more than what was originally thought.

Mr. Nichols requested a brief recess to discuss possible options with other counsel present.

Mayor Bailey reconvened the Public Hearing at 8:10 PM.

Mr. Nichols provided direction to the Council, and based on that direction, Mayor Bailey closed the public hearing at 8:16 pm.

Council Member Aymon made a motion to deny Conditional Use Permit 10-07 for the Shore Lodge Beach Club based on non-compliance with condition number 3. Council Member Witte seconded the motion.

After a brief discussion, Mayor Bailey amended the motion to include non-compliance with conditions 4, 5, 6, 8, 9, 11 and 12, in addition to condition 3.

In a roll call vote to amend the motion, Mayor Bailey, Council Member Witte, Council Member Aymon and Council Member Swanson all voted aye, and the motion passed.

In a second roll call vote to deny Conditional Use Permit 10-07 for the Shore Lodge Beach Club based on non-compliance with conditions 3, 4, 5, 6, 8, 9, 11 and 12, Council Member Aymon, Council Member Witte, Mayor Bailey and Council Member Swanson all voted aye, and the motion passed.

Mr. Nichols requested Council provide any information possible to the applicant regarding specifically how they could obtain approval. Mayor Bailey stated a possible way to meet condition number 3, being harmonious with a neighborhood, would be to reduce the usage on the facility and/or to provide it with some experience over a specified period of time, like a trial period. Mayor Bailey also recommended providing proposed rules and security information to Council, if the applicant decided to proceed. Other suggestions for the applicant included: provide specific information on utilizing Owen Drive; provide more information on accessing the property from the Herrick Street lot, if additional parking was proposed there; limit the number to fewer than 75 people; and possibly eliminate or restrict the kennel, boats and/or events. Council Member Swanson recommended the applicant hold a neighborhood meeting, with the intention to reach a compromise with the neighbors before beginning the process again.

Lindley Kirkpatrick, City Manager, stated that staff would prepare Findings of Fact and Conclusions of Law for submission to the City Council.

Council Member Scott returned to the meeting.

PUBLIC COMMENT

Mayor Bailey called for public comment at 8:30 p.m.

Hearing no comments, Mayor Bailey closed the public comment.

BUSINESS AGENDA

AB 11-87 Historic Preservation Commission Annual Report to Council

Brian Corcoran, Chairperson of the McCall Historic Preservation Commission, presented a report to Council.

AB 11-97 Local Option Tax (LOT) Funding Priorities

Council had some general discussion on the various City projects. Mayor Bailey suggested that the Parks department request assistance from the McCall Urban Redevelopment Agency (MURA) for the gazebo project at Brown's Park. It was clarified by Lindley Kirkpatrick, City Manager, that the amount requested for the gazebo from LOT was not the entire cost of the project. He stated that the Park's Department was planning to request funding from MURA and the LOT Commission for the gazebo project.

Council Member Aymon requested clarification of the location of sidewalks in the Public Works LOT Application. It was clarified that it was for the downtown area.

Mayor Bailey stated that funding for many of the City projects is an ongoing issue.

Council Member Witte stated that it was her understanding that the Council needed to give the LOT Commission general direction and not prioritize the entire list of projects. She stated that her priorities were infrastructure projects as everyone including the tourists and the local community would benefit, this would include the downtown sidewalk project. Council Member Witte's other priorities were projects that if not funded by LOT would be funded by tax payers such as the Golf Course; and projects that would benefit the greatest number of people rather than separate organizations were few benefit.

Steve Gleason, LOT Chair, asked about the Golf Course, stating that the LOT Commission had funded the McCall Golf Course pretty heavily with the idea that they would be retiring a large debt and that the debt had been fulfilled in 2011. He stated that it was his understanding that once the debt had been fulfilled that the McCall Golf Course would not need assistance. Mr. Gleason asked if that was what it was looking like for the Golf Course. Mayor Bailey stated that what the McCall Golf Course is looking for is that the Golf Course would not lose as much money as in the past but would still have deficit.

Steve Gleason stated that he had received comments from other golf course owners that collect LOT funds that feel they are contributing to a fund that competes directly with their own business. Mr. Gleason indicated that the owners of these golf courses could possibly understand the need for equipment and LOT funds used for such but not for labor expenses. Mr. Gleason asked direction from Council on how much to budget for the golf course.

Council Member Aymon stated that, based on comments that the City needs to have amenities that tourists come and enjoy and benefit the community, there are many tourists that enjoy the McCall Golf Course. She stated that it would be worth keeping the Golf Course in shape so that people would continue to enjoy the golf course which in turn benefits the community.

Mayor Bailey stated that the LOT Commission should be as generous as they can be and consider the top priority project for the golf course and that the Material Handler/top Dresser piece of equipment would be beneficial in that it could assist with reducing some of the labor costs.

Mayor Bailey stated that he was concerned with the Treasure Valley Transit's request of \$45,000. He stated that he plans for some tough questions for Treasure Valley Transit during the budget process. Council Member Scott commented that the Council had asked for a more detailed budget from Treasure Valley Transit. Mr. Kirkpatrick replied that the Council would have Treasure Valley's budget for the June 17, 2011 budget meeting. Mayor Bailey stated that at the budget meeting there should be more clarity to Treasure Valley Transit's LOT request. Mr. Gleason commented that the \$45,000 request was standard for Treasure Valley Transit.

Mayor Bailey inquired as to how MCPAWS was doing financially. Council Member Scott stated that MCPAWS was still trending down financially compared to the prior years. Council Member Scott also commented that she had received comments that the low cost spay and neuter clinics that MCPAWS is requesting money for affects local veterinarians' ability to do business as their clients are choosing the lower cost option.

Council Member Scott commented that about half of the LOT requests are from City entities and she realizes that it improves the experience of coming to McCall, and that the projects may not get done otherwise; however it is a lot of money being requested. She stated that she did not think that half of the funding should go to the City if they have an alternative source of funding, especially if for some of the other organizations it is a "make or break" sort of situation.

Council Member Witte stated that it is nice to fund those projects that have difficulty finding funding and if funding those small projects a little money that would make a big difference then those projects should be considered. However, Council Member Witte also stated that one of the purposes of the LOT is to mitigate the effects of tourists on City services and infrastructure, so having a large portion of the funds go to City projects would be appropriate.

Council Member Scott asked the questions as to whether a good portion was half of the funds. Council Member Witte responded that it would depend on the projects. Council Member Scott stated that she had always been impressed with the way the LOT Commission has analyzed and prioritized the applicants and feels that the Commission will come up with the correct amount for City projects.

Lindley Kirkpatrick, City Manager, asked the Council how much emphasis they would have the LOT Commission put on marketing and promotions. Mayor Bailey stated that he supported all of the Chambers applications and that the Chamber brings positive results with the funding they receive. Council Member Witte stated that the only other marketing request was for the brochure for the Nordic team.

Mayor Bailey commented on the request from the Manchester Ice Rink stating that their request of nearly \$60,000 was a lot to ask for. He stated that there was not much information provided on their current cash flow and that may be something to request from Manchester Ice Rink. Mr. Gleason stated that he thought that the LOT Commission should look at providing some assistance to the Ice Rink. Mayor Bailey stated that he would be willing to support a reasonable percentage of what the Manchester Ice Rink had requested.

Council Member Aymon supports funding MCPAWS and public transit. Council Member Aymon also suggested that the LOT Commission consider the Centennial project.

Council Member Scott added that she supports events that draw people to McCall such as the Smithsonian Exhibition and the Centennial.

Mr. Kirkpatrick asked the Council to consider that through the process of narrowing down the applicants for funding, that some projects need 100% of their request in order for the project or piece of equipment to be funded. There may be other projects that can do with partially funding a project. Mr. Kirkpatrick asked that the Council to encourage the Commission to fund those projects 100% or not at all. He also asked that the Council direct the Commission to prioritize the projects and fully fund them and not fund the less important projects at all as opposed to giving a little funding to many projects.

Council Member Witte stated that asking the applicants if they can do with less is a way to find out if the Commission would fund less. Mayor Bailey agreed stating that it should be an applicant by applicant question; however he also agreed with Mr. Kirkpatrick that it would not be favorable to fund an applicant with partial funding and then they are unable to either purchase their equipment or fund their project.

AB 11-88 Economic Development Activities Request for Funding

Carol Coyle, Grant Coordinator, presented the Economic Development Activities Request for Funding to Council. Mrs. Coyle stated that the Council designated \$30,000 in the FY11 budget for economic development activities. On March 10, 2011, the Council approved \$18,325 of that funding to be applied toward the consultant cost for the development of the Pathways Master Plan, leaving \$11,675 unobligated for specific economic development activities in FY11. Larry Shake indicated that he was available and willing to attend the second year of NWCDI. The estimated cost of attendance (registration, lodging, mileage, meals) was \$1200. Scholarship funds were being requested from the Idaho Dept. of Commerce, which may reduce that cost.

Mrs. Coyle stated that McCall would again participating in America in Bloom this FY, and funding of \$1000 was requested to provide lodging and meals for visiting judges and general program support (publicity, local contest materials), in conjunction with funding provided by the McCall Improvement Committee.

Mayor Bailey moved to approve the funding request of \$1200 for NWCDI attendance for Larry Shake, and \$1000 for the America in Bloom program, and authorize the Mayor to sign any and all necessary documents. Council Member Aymon seconded the motion. In a

roll call vote Mayor Bailey, Council Member Aymon, Council Member Scott, Council Member Swanson, and Council Member Witte all voted aye and the motion passed.

CONSENT AGENDA

Staff recommended approval of the following items:

- Warrant Registers Dated May 18, 2011
- Payroll Report for Period Ending May 13, 2011
- Alcohol and Catering Licenses Activity Report
- AB 11-91 Transportation, Community and System Preservation Program (TCSP) Grant for Planning Highway Corridor
- AB 11-95 Approval of the Contract/MOU with Idaho Power
- AB 11-89 Consultant Agreement for Historic Preservation Plan

A brief discussion took place regarding the Warrant Register and to correct the minutes.

Council Member Scott moved to approve the Consent Agenda Council Member Swanson seconded the motion. In a roll call vote Council Member Aymon, Mayor Bailey, Council Member Scott, Council Member Swanson, and Council Member Witte all voted aye and the motion passed.

EXECUTIVE SESSION

At 9:15 p.m. Mayor Bailey moved to go into Executive Session for:

- **Litigation – Pursuant to Idaho Code §67-2345(1)(f) To communicate with legal counsel for the public agency to discuss the legal ramifications of and legal options for pending litigation, or controversies not yet being litigated but imminently likely to be litigated**

Council Member Witte seconded the motion. In a roll call vote Mayor Bailey, Council Member Scott, Council Member Aymon, Council Member Swanson, and Council Member Witte all voted aye and the motion passed.

Council discussed the Buxton/McCurdy litigation.

OPEN SESSION

At 9:41 p.m. Mayor Bailey moved to return to open session. Council Member Scott seconded the motion. In a voice vote all members voted aye and the motion carried.

ADJOURNMENT

Without further business, the Mayor adjourned the meeting at 9:41 p.m.

Donald C. Bailey, Mayor

ATTEST:

BessieJo Wagner, City Clerk

DRAFT

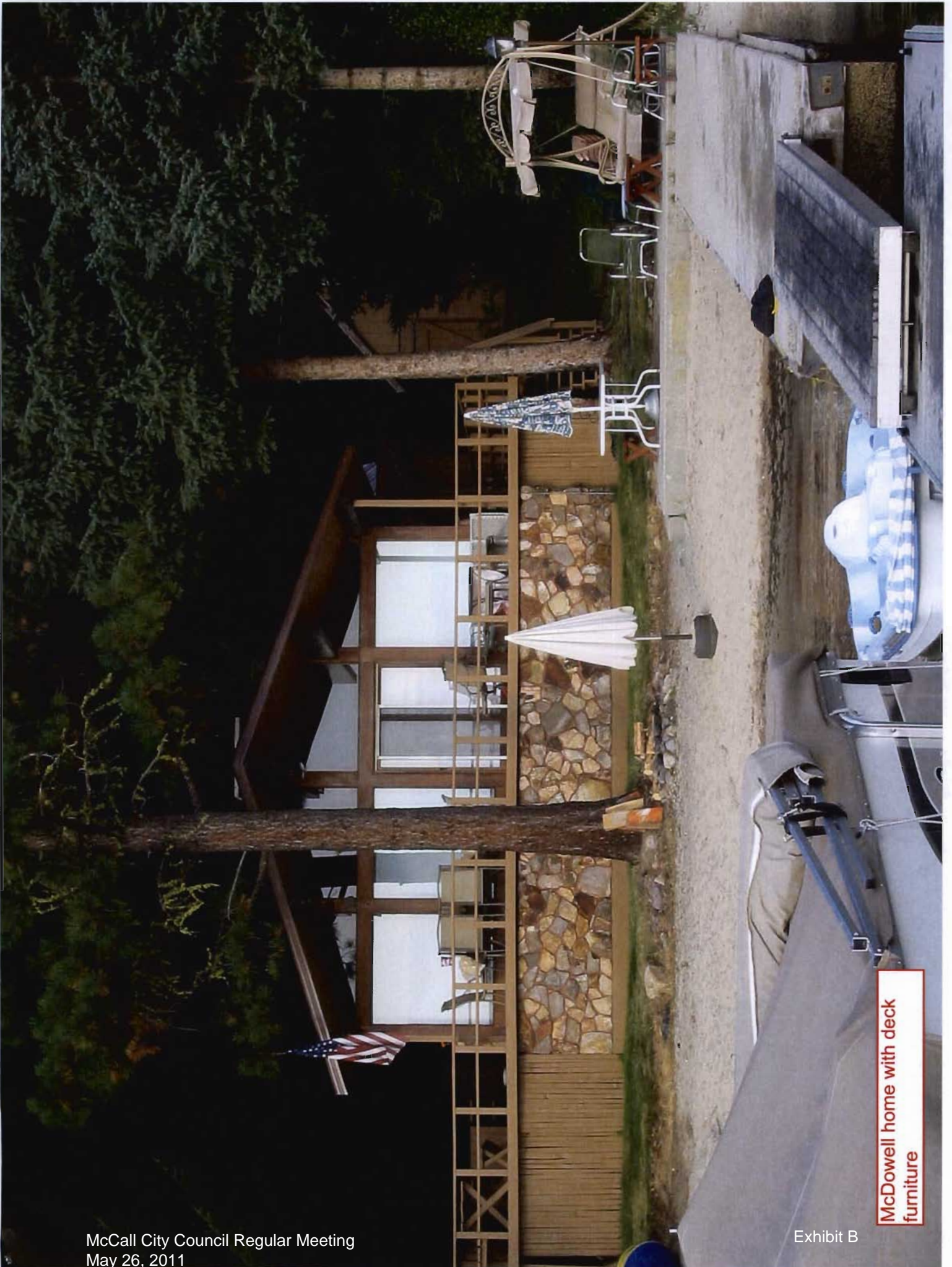




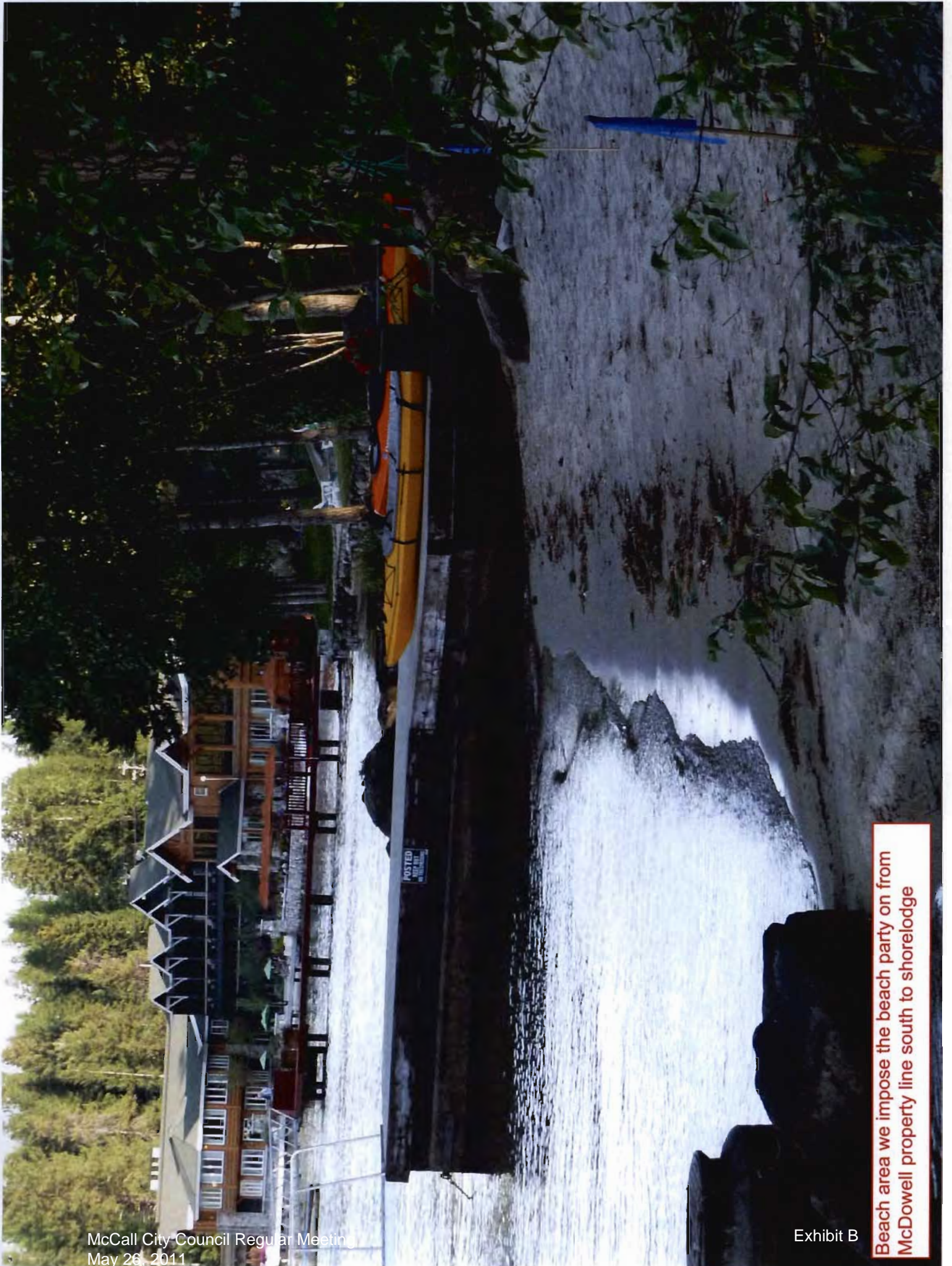
McDowell boat dock







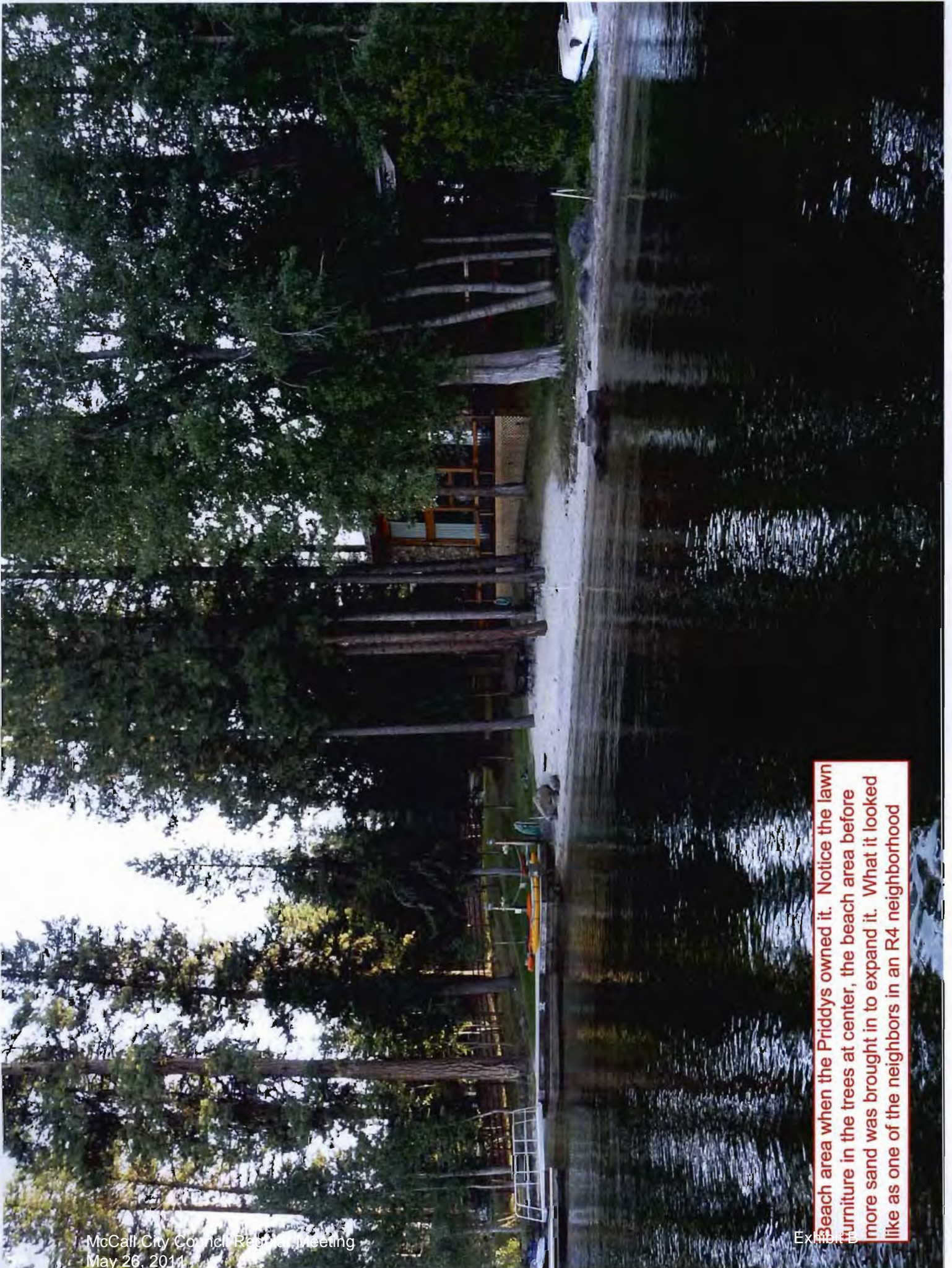
McDowell home with deck furniture



McCall City Council Regular Meeting
May 26, 2011

Exhibit B

Beach area we impose the beach party on from McDowell property line south to shorelodge



Beach area when the Priddys owned it. Notice the lawn furniture in the trees at center, the beach area before more sand was brought in to expand it. What it looked like as one of the neighbors in an R4 neighborhood

McCall City Code Section 3.8.062 (Off-Street Parking Requirements)

Type Of Use	Parking Spaces Required
	* * *
Commercial	
	* * *
Hotels, motels	1 per each sleeping room and 1 space for each 2 employees; in addition, 10 percent of the parking spaces shall be oversized spaces (equivalent of 2 compact spaces situated front to back)
	* * *
Marinas	1 per 4 boat mooring spaces within 300 feet of the marina; 1 per 2 boat mooring spaces, or a sufficient size for boat trailers within 1/2 mile from the marina
	* * *
Recreational Or Entertainment	
Dining rooms, restaurants, taverns, nightclubs, clubhouses, etc.	1 for each 100 square feet of floor area
Bowling alleys	4 for each alley or lane, plus 1 additional space for each 100 square feet of the area used for restaurant, cocktail lounge or similar use
Dance floors, skating rinks	1 for each 100 square feet of floor area used for the activity
Outdoor swimming pools (public)	1 for each 5 persons capacity, plus public or community or club; 1 for each 4 seats or 1 for each 30 square feet of floor area used for seating purposes, whichever is greater
Auditoriums, sports arenas, theaters and similar uses	1 for each 4 seats
	* * *

Resume

Judith Leister

Certified Residential Appraiser

Idaho Certification #26

Practicing Appraiser Valley County, 1986-present

Manager/Partner Northwest Appraisal, LLC 1988-2009

Northwest Appraisal LLC, McCall 1994-2010

Northwest Appraisal LLC, Eagle 2005-2009

Blue Mountain Appraisal LLC, Oregon 2000-2009

Pointe Appraisal LLC, Salt Lake City, Utah 2005-2008

Certified Appraisal Instructor, Society of Real Estate Appraisers 1989-1992

Certified Real Estate Course Instructor, Idaho Real Estate Commission 1979-2004

Designated Real Estate Broker 1978-present

Broker/Manager Century 21 AA Realtors 1980-1986

Century 21 McCall Real Estate 1979-1986

Licensed Real Estate Agent 1975-1978

Education:

Bachelor Science University of Rhode Island, 1964

Various Post Graduate Courses

Numerous real estate courses

Numerous appraisal courses

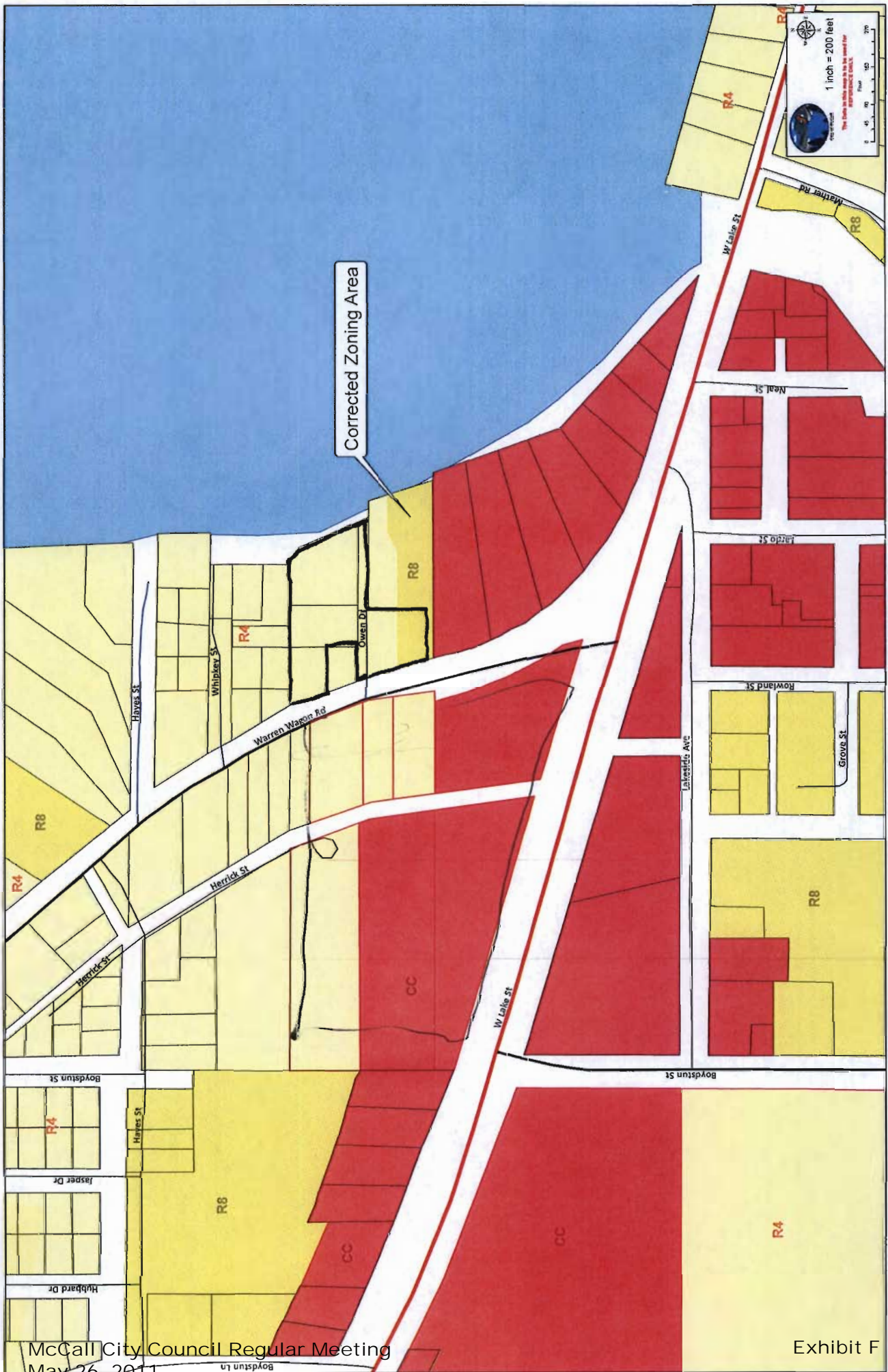
Appraisal experience/Residential

Banks, Mortgage Lenders, FHA, VA, Conventional lending,
Condominiums, PUD assignments, small income properties, higher value
properties, vacation properties. Property tax hearings, county and state, various
consulting assignments

Appraisal experience/Non Residential

Idaho Dept. of Transportation

MAP 1



22 May 2011

To: City Council

From: Don Bailey, Mayor



cc. Lindley Kirkpatrick, Michelle Groenevelt, William Nichols

Subject: Whittail Application for a Private Beach Club in a Residential Zone;
CUP 10-07

As you know, for a CUP to be acceptable, each of the 12 conditions listed in Title 3 (Section 3.15.05 F) must be met. So, perhaps another way to approach the debate would be to agree on which one, or more, of these conditions, if any, cannot possibly be met.

From testimony of neighboring property owners, the primary objections noted are:

1. The potential for disrupting the peace and harmony of a long-established residential neighborhood (Condition 4).
2. The problem of access to the proposed facility (insufficient parking on site; no formerly proposed offsite parking; risky bicycle and/or pedestrian access; questionable access via van or minibus; etc. See Conditions 9 and 11).
3. Approval of the proposed use creates a "commercial use" in a residential zone (Condition 1).
4. The proposed use will not be detrimental to the economic welfare of the community or will have a minimal negative economic impact on the neighborhood (Conditions 6 and 11).

Addressing each of these (in reverse order):

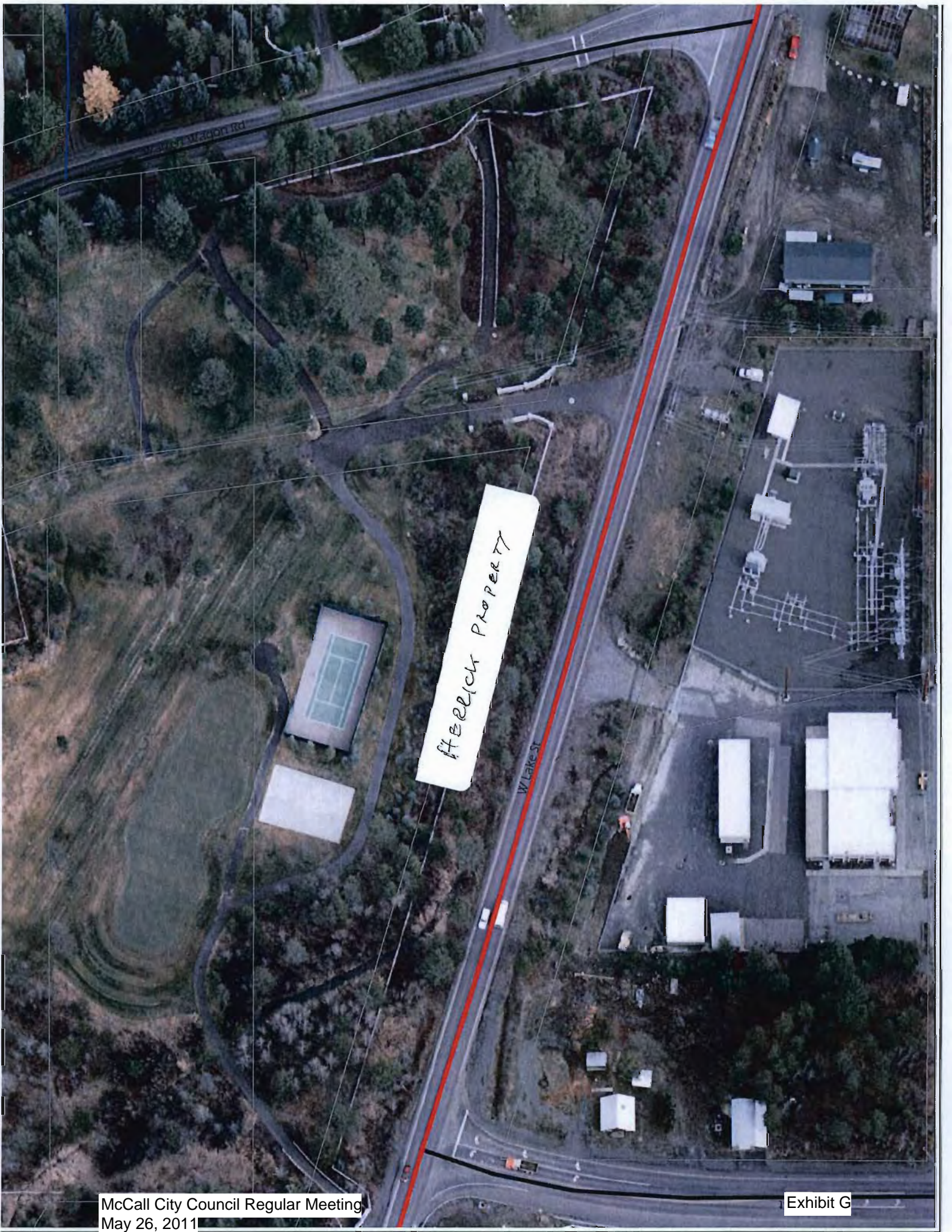
1. Economic impact: One of the written submittals received was an estimate of the reduction in property value of a neighborhood parcel. It is not obvious that this will be the actual result if, assuming the conditional use is approved, the applicant adheres to sufficient conditions which will not directly impact neighborhood values. Perhaps comparison with other similar types of privately owned beach club or clubhouse facilities intended for private use. Additionally, the applicant could obtain appraisals from several qualified experts to support their contention that values will not be negatively impacted.
2. Commercial Use: The applicants, as described in their submittals, have not proposed a "commercial use", but a strictly "private use". The proposed use is no more commercial than the clubhouse use in, say, the Woodlands, River's Crossing, or Spring Mountain Ranch.

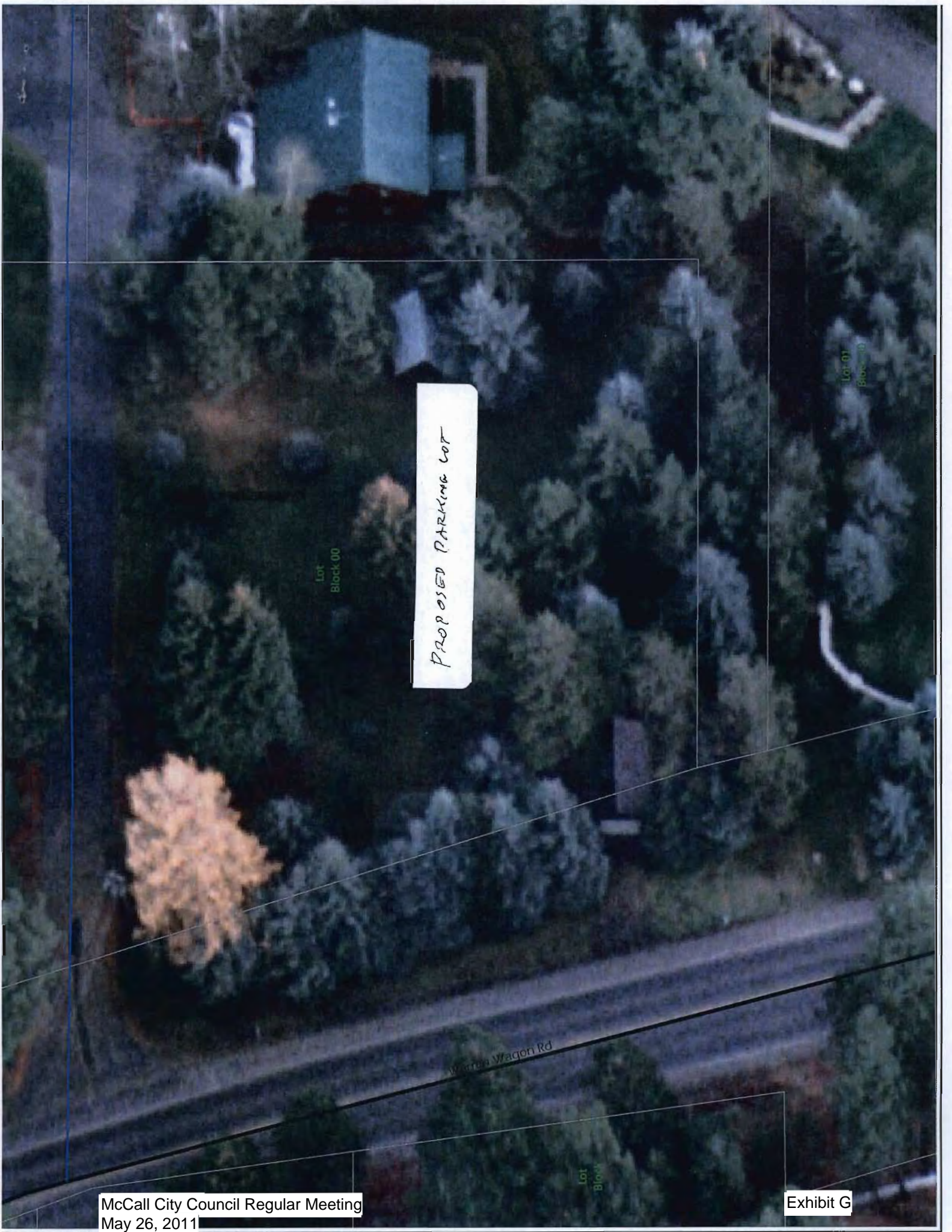
3. Access to the property and parking: As one can see (reference the attached photos), access is problematic and the proposed on-site parking will likely be inadequate for larger groups. The applicant has proposed (verbally) the future use of the "Herrick Street" property, which is currently largely undeveloped, but there is an approved plat for development, as an area for overflow parking. People who use this area for parking could then be shuttled to the beach house property, use bicycles, or walk. The applicant must show clearly how these means could safely and reasonably be accomplished, including a proposed amended plat of the Herrick Street property. The applicant must also show that the project, if approved, "will not create excessive public cost for public facilities or services" (Condition 6).

4. Disruption of the peace and harmony of the existing neighborhood. This issue, in my opinion, is very difficult to show compliance in advance of actual use; approval or not is therefore very subjective and dependent on opinions, promises, and predictions of future conditions. The applicant has suggested that the City could impose rules of operation and then enforce these; this approach is completely unreasonable, however. Or the applicant could set in place their own rules of operation and then monitor compliance. This is the method used by most other private "clubhouse" types of facilities. Perhaps one way forward would be to approve the CUP for a limited period of time (say two years) to see if, in fact, the applicant can demonstrate adequate control of the use of the facility so as to not be disruptive to the peace and harmony of the neighborhood. The City would then have to determine whether or not compliance has been achieved (a potentially difficult and subjective task).

Summarizing, I think it is possible for the applicant to amend the application with additional materials and plans, including proposed operating rules for managing the beach club operations, to gain conditional approval. If they should choose to do so, the Council will have to very carefully consider any new materials in light of the problems expressed by neighboring property owners. Is it possible to satisfactorily overcome the issues noted above? Or, if the Council decides that it is not reasonably possible for the applicant to do so, then denial of the CUP is warranted.

Another, indirect, concern: Will approval of this application establish a precedent (political, not legal) for some future similar project? For example, as you may know, the State has decided to sell, rather than continue existing leases, all of the state owned residential properties around the Lake; most, or all, of these are located in the Area of City Impact. One can imagine a wealthy individual, or conglomerate, purchasing several adjacent properties and then creating a "beach club" similar to what's being proposed here. And, if another project is located in the Impact Area, the County Commissioners would have the final decision to approve or not.





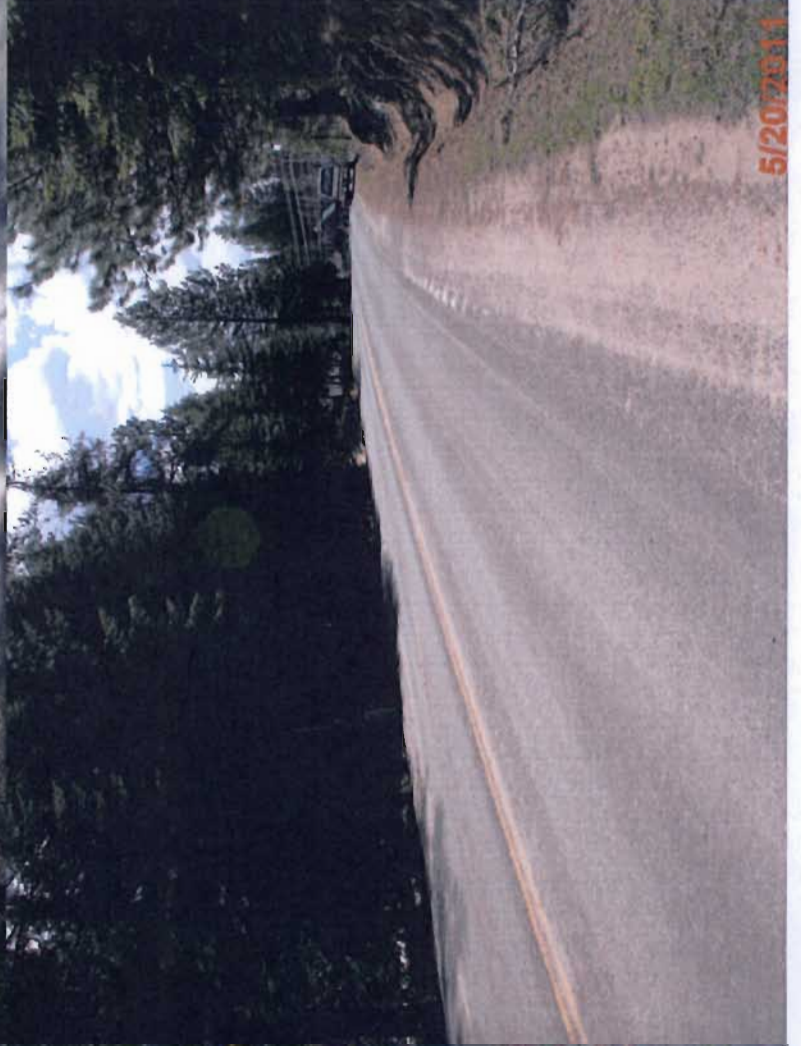
PROPOSED PARKING LOT

Lot
Block 00

Lot 01
Block 00

Warren Wagon Rd

Lot
Block 00



MINUTES

McCall City Council
Special Meeting
Legion Hall - McCall City Hall (Lower Level)
May 27, 2011

Agenda

Call to Order and Roll Call
Work Session
Adjournment

CALL TO ORDER AND ROLL CALL

Mayor Bailey called the special meeting of the McCall City Council to order at 11:04 a.m. Council Member Aymon, Mayor Bailey, Council Member Scott (via phone), and Council Member Swanson answered roll call. Council Member Witte was absent.

City staff present was Lindley Kirkpatrick, City Manager; Peter Borner, Public Works Director; Dennis Coyle, Parks and Recreation Director; Linda Stokes, City Treasurer; Rick Scherette, Streets Superintendent; and BessieJo Wagner City Clerk.

APPROVE THE AGENDA

Mayor Bailey moved to amend the agenda to add the Settlement Agreement with Susan E. Buxton and William A. McCurdy Case No CV OC 0608079 which was not received by the Council until May 26, 2011. Council Member Aymon seconded the motion. In a voice vote all members voted aye and the motion carried.

WORK SESSION

Approval of the Settlement Agreement with Susan E. Buxton and William A. McCurdy Case No CV OC 0608079 (added 5.27.11)

There was no Council Discussion.

Mayor Bailey moved to approve the Settlement Agreement with Susan E. Buxton and William A. McCurdy Case No CV OC 0608079 and authorize the City Attorneys and Mayor to sign all necessary documents. Council Member Swanson seconded the motion. In a roll call vote Mayor Bailey, Council Member Swanson, Council Member Aymon and Council Member Scott all voted aye and the motion passed.

Council Member Witte joined the meeting at 11:54 a.m.

AB 11-98 McCall Parasail Concession Agreement

Dennis Coyle, Parks and Recreation Director, presented the McCall Parasail Concession proposal to Council. Mr. Coyle stated that Mac Mackaben, McCall Parasail, was requesting overnight moorage within his proposal, and it was staff's and the Parks and Recreation Advisory Committee's recommendation to deny moorage. There was a brief discussion as to the use of the pump out dock which the applicant was requesting to use.

There was a brief discussion concerning the operations of McCall Parasailing. Mr. Mackaben appealed to the Council to consider overnight moorage. He stated that it would be difficult to pull the boat out every night. Mr. Mackaben also requested that the fee be \$200 a week as opposed to \$250 and wanted to pay bi-weekly.

The Council discussed various options for overnight moorage for McCall Parasail. Council directed staff to look at the possibility of using the public dock which was currently being used by the Sherriff's office. There was also general consensus to allow overnight moorage for two weeks at the pump out dock after which time the applicant would come back to Council, and staff would report on the viability of providing overnight moorage for McCall Parasail.

Mayor Bailey moved to approve the concessional use permit agreement at \$400 paid in advance, with a provision that the vendor can use the City's pump out dock for overnight moorage for two weeks, and then re-visit the fee if it is decided that a City dock will be used for overnight moorage for the season, and authorize the Mayor to sign all necessary documents. Council Member Swanson seconded the motion. In a roll call vote Mayor Bailey, Council Member Swanson, Council Member Aymon and Council Member Scott all voted aye, Council Member Witte abstained and the motion passed.

AB 11-94 Snow Removal Work Session

Peter Borner, Public Works Director; and Rick Scherette, Street Superintendent, presented the Snow Removal report to Council. The report included information on how the City was currently being plowed and a plan that would change the process to save the City money and resources. The report also included the need for new equipment and the option of leasing equipment. There was a brief discussion regarding the pros and cons of leasing equipment as opposed to purchasing equipment.

Council Member Witte left the meeting at 1:19 p.m.

There was general consensus from the Council to move forward with a proposal to lease equipment and change the snow plowing process.

Council Member Scott left the meeting.

AB 11-99 McCall Avenue Land Lease Transfer Waiver Request

There was no Council Discussion.

Mayor Bailey moved to direct staff to draft a letter approving the waiver of the \$2500 transfer fee and authorize the Mayor to sign all necessary documents. Council Member Aymon seconded the motion. In a roll call vote Mayor Bailey, Council Member Aymon, and Council Member Swanson all voted aye and the motion passed.

ADJOURNMENT

Without further business, Mayor Bailey adjourned the meeting at 1:42p.m.

Donald C. Bailey, Mayor

ATTEST:

BessieJo Wagner, City Clerk

GL Acct No	Vendor	Vendor Name	Description	Invoice No	Inv Date	Amount	
03-22313	PAYROLL PAYABLES CLEARING - AFLAC 1680 AFLAC		PREMIUMS - A/C #OLF52	925238	06/25/11	365.66	PD
03-22314	PAYROLL PAYABLES CLEARING - DENTAL 8860 DELTA DENTAL PLAN OF IDAHO		PREMIUMS - #2667-0000	201107	07/01/11	2,604.75	PD
03-22320	PAYROLL PAYABLES CLEARING - FSA PAYABLE 4130 BENEFIT MANAGERS COMPANY INC.		FSA - EMPLOYEE WITHHOLDING	201106	06/10/11	2,583.30	PD
03-22321	PAYROLL PAYABLES CLEARING - FSA ADMIN FEE 4130 BENEFIT MANAGERS COMPANY INC.		FSA - ADMIN FEE	201106	06/10/11	105.00	PD
03-22322	PAYROLL PAYABLES CLEARING - HRA PAYABLE 4130 BENEFIT MANAGERS COMPANY INC.		HRA DISBURSEMENTS	201106	06/10/11	8,387.16	PD
03-22323	PAYROLL PAYABLES CLEARING - HRA ADMIN FEE 4130 BENEFIT MANAGERS COMPANY INC.		HRA - ADMIN FEE	201106	06/10/11	148.00	PD
03-22325	PAYROLL PAYABLES CLEARING - COBRA SERVICE FEE 4130 BENEFIT MANAGERS COMPANY INC.		COBRA ADMINISTRATION MONTHLY FEE	6080	06/10/11	75.00	PD
03-22330	PAYROLL PAYABLES CLEARING - WILLAMETTE DENTAL 33095 WILLAMETTE DENTAL INSURANCE		PREMIUMS - GROUP #Z1759	201107	07/01/11	1,299.40	PD
03-22332	PAYROLL PAYABLES CLEARING - ARRA COBRA PREMIUM 4130 BENEFIT MANAGERS COMPANY INC.		COBRA ARRA PREMIUMS	6080	06/10/11	507.57	PD
03-22333	PAYROLL PAYABLES CLEARING - UNUM LIFE INSURANCE 31410 UNUM LIFE INS. CO. OF AMERICA		LIFE INS. #0094659-001 2	201107-LIFE	07/01/11	989.51	PD
	31410 UNUM LIFE INS. CO. OF AMERICA		LIFE INS. #0094658-001 5	201107-VLIFE	07/01/11	560.88	PD
						1,550.39	*
03-22375	PAYROLL PAYABLES CLEARING - CHILD SUPPORT 10530 FAMILY SUPPORT REGISTRY		CHILD SUPPORT - 07250723	20110715-4	07/15/11	507.23	PD
	14860 IDAHO CHILD SUPPORT RECEIPTING		CHILD SUPPORT - 254924	20110715-1	07/15/11	184.68	PD
	14860 IDAHO CHILD SUPPORT RECEIPTING		CHILD SUPPORT - 019782	20110715-2	07/15/11	183.00	PD
	14860 IDAHO CHILD SUPPORT RECEIPTING		CHILD SUPPORT - 158708	20110715-5	07/15/11	320.76	PD
						1,195.67	*
Total PAYROLL PAYABLES CLEARING						18,821.90	
10-22540	GENERAL FUND - DEPOSITS/EVIDENCE PROPERTY 20930 McCORMICK, ERIC		REFUND - PARKS DEPOSIT	20110714	07/14/11	150.00	
	99448 NEWCOMB, JoANN		REFUND - PARKS DEPOSIT	20110713	07/13/11	50.00	
	99449 McKARCHER, MIKE		REFUND - PARKS DEPOSIT	20110713	07/13/11	50.00	
						250.00	*
10-41-150-300.0	GENERAL FUND - MAYOR & COUNCIL - OPERATING EXPENSE - 10-41-150-300 - PROFESSIONAL SERVICES 23585 ORBIT SCREEN PRINTING		SET UP CHARGES	CENTENNIAL001	07/19/11	105.00	
	23585 ORBIT SCREEN PRINTING		SHIPPING	CENTENNIAL001	07/19/11	120.00	
	23585 ORBIT SCREEN PRINTING		DEPOSIT PAID BY VISA	CENTENNIAL001	07/19/11	450.00	-
	23585 ORBIT SCREEN PRINTING		#CW656 BUBBLES	CENTENNIAL001	07/19/11	265.00	
	23585 ORBIT SCREEN PRINTING		#55096 PENCIL BUDGETEER	CENTENNIAL001	07/19/11	250.00	
	23585 ORBIT SCREEN PRINTING		#SB BALLOONS 11" STANDARD	CENTENNIAL001	07/19/11	120.00	
	26280 ROCKY MOUNTAIN SIGNS & APPAREL		CENTENNIAL STICKERS	8277	06/27/11	175.00	
	26280 ROCKY MOUNTAIN SIGNS & APPAREL		CENTENNIAL HIGHWAY BANNER	8278	06/27/11	850.00	
	31280 UNITED PARCEL SERVICE		SHIPPING	8459E3281	07/09/11	37.60	

GL Acct No	Vendor	Vendor Name	Description	Invoice No	Inv Date	Amount
						1,472.60 *
10-41-150-325.0	GENERAL FUND - MAYOR & COUNCIL - OPERATING EXPENSE - 10-41-150-325 - ECONOMIC DEVELOPMENT SUPPOR					
	12990	HARMONY DESIGN & ENGINEERING	PATHWAYS MASTER PLAN BILLABLE TIME	11073	07/08/11	6,885.00
	26280	ROCKY MOUNTAIN SIGNS & APPAREL	MCCALL IN BLOOM YARD SIGNS	8329	07/01/11	388.50
						7,273.50 *
	Total MAYOR & COUNCIL					8,746.10
10-42-150-210.0	GENERAL FUND - INFORMATION SYSTEMS - OPERATING EXPENSE - 10-42-150-210 - DEPARTMENT SUPPLIES					
	7720	CONSOLIDATED ELECTRICAL DIST	WALLPLATES, 4SQ 1/2D 16 SW RNG	4438-444321	06/23/11	18.63
10-42-150-240.0	GENERAL FUND - INFORMATION SYSTEMS - OPERATING EXPENSE - 10-42-150-240 - MINOR EQUIPMENT					
	32020	VERIZON WIRELESS	EQUIPMENT	990894844	07/01/11	149.99
10-42-150-460.0	GENERAL FUND - INFORMATION SYSTEMS - OPERATING EXPENSE - 10-42-150-460 - TELEPHONE					
	32020	VERIZON WIRELESS	CELL SERVICE - 315-4377	990894844	07/01/11	53.32
	Total INFORMATION SYSTEMS					221.94
10-43-150-420.0	GENERAL FUND - CITY MANAGER - OPERATING EXPENSE - 10-43-150-420 - TRAVEL AND MEETINGS					
	30580	TREASURE VALLEY COFFEE INC.	TEA	2160-02500543	07/11/11	12.15
10-43-150-460.0	GENERAL FUND - CITY MANAGER - OPERATING EXPENSE - 10-43-150-460 - TELEPHONE					
	32020	VERIZON WIRELESS	CELL SERVICE - 634-8099	990894844	07/01/11	53.82
	Total CITY MANAGER					65.97
10-44-150-200.0	GENERAL FUND - ADMINISTRATIVE COSTS - OPERATING EXPENSE - 10-44-150-200 - OFFICE SUPPLIES					
	22363	OFFICE SAVERS ONLINE	SUPPLIES	752-001	07/08/11	128.30
	22363	OFFICE SAVERS ONLINE	SUPPLIES	752-002	07/11/11	34.99
						163.29 *
10-44-150-310.0	GENERAL FUND - ADMINISTRATIVE COSTS - OPERATING EXPENSE - 10-44-150-310 - ATTORNEY - CIVIL NON-REIMB					
	32910	WHITE PETERSON P.A.	GENERAL CITY ADMIN	93908	06/30/11	5,600.00
	32910	WHITE PETERSON P.A.	OUT OF RETAINER	93915	06/30/11	3,492.25
	32910	WHITE PETERSON P.A.	V. R. HEHR/GREYSTONE VILLAGE	93918	06/30/11	78.75
	32910	WHITE PETERSON P.A.	V. ALPINE VILLAGE COMPANY	93919	06/30/11	288.75
						9,459.75 *
10-44-150-450.0	GENERAL FUND - ADMINISTRATIVE COSTS - OPERATING EXPENSE - 10-44-150-450 - CLEANING AND CUSTODIAL					
	2715	AMERIPRIDE LINEN & APPAREL	RUG/LAUNDRY SERVICES	2400057934	07/11/11	55.96
	11940	GEM STATE PAPER & SUPPLY	PAPER TOWELS	571533-00	07/12/11	29.04
	20160	MAY HARDWARE INC.	DISHWASHER SOAP	698181	07/07/11	4.94
	20160	MAY HARDWARE INC.	SOS PADS, CLEANER, BRUSH, SPONGE	698980	07/14/11	18.05
						107.99 *
10-44-150-490.0	GENERAL FUND - ADMINISTRATIVE COSTS - OPERATING EXPENSE - 10-44-150-490 - HEAT, LIGHTS, AND UTILITIES					
	6960	MCCALL, CITY OF	WATER AND SEWER	0711-182601	07/13/11	342.20
	6960	MCCALL, CITY OF	WATER AND SEWER	0711-182702	07/13/11	88.70
						430.90 *
10-44-150-500.0	GENERAL FUND - ADMINISTRATIVE COSTS - OPERATING EXPENSE - 10-44-150-500 - RENTAL - OFFICE EQUIPMENT					
	15760	IKON OFFICE SOLUTIONS	RICOH MPC5501 COPIER LEASE	85170111	07/13/11	343.78
10-44-150-500.1	GENERAL FUND - ADMINISTRATIVE COSTS - OPERATING EXPENSE - 10-44-150-500 - RENTAL - EQUIPMENT MAINTENANCE					
	15760	IKON OFFICE SOLUTIONS	RICOH MPC5501 MAINT. AGREEMENT	5019124326	06/29/11	1,201.45

GL Acct No	Vendor	Vendor Name	Description	Invoice No	Inv Date	Amount
10-44-150-570.0	GENERAL FUND - ADMINISTRATIVE COSTS - OPERATING EXPENSE - 10-44-150-570 - REPAIRS - BUILDING AND GRO					
	20160	MAY HARDWARE INC.	PAINT, PUTTY KNIFE	698181	07/07/11	3.58
	20160	MAY HARDWARE INC.	PAINT	698980	07/14/11	10.79
	32180	GRAINGER	RETURN - FILTERS	9565016442	06/17/11	41.64 -
	32180	GRAINGER	FILTERS	9571929570	06/27/11	95.34
						68.07 *
	Total ADMINISTRATIVE COSTS					11,775.23
10-45-150-300.0	GENERAL FUND - FINANCE - OPERATING EXPENSE - 10-45-150-300 - PROFESSIONAL SERVICES					
	10920	FIRST AMERICAN TITLE COMPANY	CANCELLATION FEE - 1010 FIREWEED DR.	181003056	06/09/11	200.00
10-45-150-305.0	GENERAL FUND - FINANCE - OPERATING EXPENSE - 10-45-150-305 - SOFTWARE SUPPORT - CASELLE					
	6420	CASELLE INC.	SOFTWARE SUPPORT CONTRACT	38937	07/05/11	2,805.00
	6420	CASELLE INC.	CREDIT - SOFTWARE SUPPORT CONTRACT	39064	07/13/11	2,805.00 -
	6420	CASELLE INC.	SOFTWARE SUPPORT CONTRACT	39065	07/13/11	935.00
	6420	CASELLE INC.	SOFTWARE SUPPORT CONTRACT	39066	10/01/11	2,805.00
						3,740.00 *
	Total FINANCE					3,940.00
10-46-150-210.0	GENERAL FUND - CITY CLERK - OPERATING EXPENSE - 10-46-150-210 - DEPARTMENT SUPPLIES					
	22363	OFFICE SAVERS ONLINE	SUPPLIES	752-001	07/08/11	150.31
10-46-150-400.0	GENERAL FUND - CITY CLERK - OPERATING EXPENSE - 10-46-150-400 - ADVERTISING/LEGAL PUBLICATIONS					
	28980	STAR NEWS, THE	DISPLAY AD - ORD. 888, JUDICIAL CONFIRM.	28903	06/30/11	817.00
	Total CITY CLERK					967.31
10-48-100-154.0	GENERAL FUND - COMMUNITY DEVELOPMENT - PERSONNEL EXPENSE - 10-48-100-154 - UNEMPLOYMENT					
	15020	IDAHO DEPT. OF LABOR	UNEMPLOYMENT - 0007002912	20110630	06/30/11	1,344.00
10-48-150-210.0	GENERAL FUND - COMMUNITY DEVELOPMENT - OPERATING EXPENSE - 10-48-150-210 - DEPARTMENT SUPPLIES					
	22363	OFFICE SAVERS ONLINE	SUPPLIES	752-001	07/08/11	7.49
10-48-150-400.0	GENERAL FUND - COMMUNITY DEVELOPMENT - OPERATING EXPENSE - 10-48-150-400 - ADVERTISING/LEGAL PUBL					
	28980	STAR NEWS, THE	DISPLAY AD - PATHWAYS WORKSHOP	28903	06/30/11	95.00
	28980	STAR NEWS, THE	LEGAL AD - WHITETAIL DR., SUNSET ST., W	28994	07/14/11	55.20
						150.20 *
10-48-150-460.0	GENERAL FUND - COMMUNITY DEVELOPMENT - OPERATING EXPENSE - 10-48-150-460 - TELEPHONE					
	32020	VERIZON WIRELESS	CELL SERVICE - 315-0714	990894844	07/01/11	33.55
	32020	VERIZON WIRELESS	CELL SERVICE - 315-2268	990894844	07/01/11	53.32
	32020	VERIZON WIRELESS	CELL SERVICE - 315-1662	990894844	07/01/11	53.32
						140.19 *
	Total COMMUNITY DEVELOPMENT					1,641.88
10-50-100-153.0	GENERAL FUND - POLICE DEPARTMENT - PERSONNEL EXPENSE - 10-50-100-153 - PHYSICAL EXAMS					
	6370	CASCADE MEDICAL CENTER	POST EXAM	24573	06/23/11	105.00
	17950	KVITTEM, SCOTT	REIMB. - HEARING EXAM	20110720	07/20/11	30.00

GL Acct No	Vendor	Vendor Name	Description	Invoice No	Inv Date	Amount
						135.00 *
10-50-100-154.0	GENERAL FUND - POLICE DEPARTMENT - PERSONNEL EXPENSE - 10-50-100-154 - UNEMPLOYMENT					
	15020 IDAHO DEPT. OF LABOR		UNEMPLOYMENT - 0007002912	20110630	06/30/11	336.00
10-50-100-156.0	GENERAL FUND - POLICE DEPARTMENT - PERSONNEL EXPENSE - 10-50-100-156 - CLOTHING/UNIFORMS					
	7840 TCS		UNIFORM & DUTY EQUIPMENT - KVITTEM	OE00101063	07/07/11	29.00
	7840 TCS		UNIFORMS & DUTY EQUIPMENT - KOCH	OE00101162	07/13/11	858.00
						887.00 *
10-50-150-210.0	GENERAL FUND - POLICE DEPARTMENT - OPERATING EXPENSE - 10-50-150-210 - DEPARTMENT SUPPLIES					
	1825 AIRGAS SAFETY INC.		GLOVES	9001677620	06/29/11	199.68
	22363 OFFICE SAVERS ONLINE		SUPPLIES	752-001	07/08/11	602.34
						802.02 *
10-50-150-240.0	GENERAL FUND - POLICE DEPARTMENT - OPERATING EXPENSE - 10-50-150-240 - MINOR EQUIPMENT					
	19400 PROBUILD COMPANY LLC		HANDHELD SCANNER	809772	07/07/11	99.99
10-50-150-250.0	GENERAL FUND - POLICE DEPARTMENT - OPERATING EXPENSE - 10-50-150-250 - MOTOR FUELS AND LUBRICANTS					
	28110 SINCLAIR OIL CORP		FUEL	26461571	06/30/11	136.31
	29960 SHELL		FUEL - 8000247745	8000247745107	07/06/11	224.16
						360.47 *
10-50-150-260.0	GENERAL FUND - POLICE DEPARTMENT - OPERATING EXPENSE - 10-50-150-260 - POSTAGE					
	31280 UNITED PARCEL SERVICE		SHIPPING	8459E3281	07/09/11	11.82
10-50-150-420.0	GENERAL FUND - POLICE DEPARTMENT - OPERATING EXPENSE - 10-50-150-420 - TRAVEL AND MEETINGS					
	15530 IDAHO STATE POLICE		LODGING - ISP OFFICERS/JULY 4TH WEEKE	S1202189	07/08/11	800.00
10-50-150-440.0	GENERAL FUND - POLICE DEPARTMENT - OPERATING EXPENSE - 10-50-150-440 - PROFESSIONAL DEVELOPMENT					
	16200 INTERNAT'L ASSOC FOR PROPERTY		TRAINING SEMINAR - S. RYSKA	85059	07/07/11	275.00
	16200 INTERNAT'L ASSOC FOR PROPERTY		TRAINING SEMINAR - L. BRUSH	85060	07/07/11	275.00
	399820 JOHN E. REID AND ASSOCIATES		INTERVIEW AND INTERROGATION	124615	07/12/11	840.00
						1,390.00 *
10-50-150-460.0	GENERAL FUND - POLICE DEPARTMENT - OPERATING EXPENSE - 10-50-150-460 - TELEPHONE					
	11500 FRONTIER		PHONE SERVICE	0711-7144	07/07/11	34.82
10-50-150-580.0	GENERAL FUND - POLICE DEPARTMENT - OPERATING EXPENSE - 10-50-150-580 - REPAIRS - AUTOMOTIVE EQUIPMI					
	5680 BRUNEEL TIRE - MCCALL		TIRE CHANGE	133483	07/14/11	57.90
	Total POLICE DEPARTMENT					4,915.02
10-59-100-154.0	GENERAL FUND - PARKS DEPARTMENT - PERSONNEL EXPENSE - 10-59-100-154 - UNEMPLOYMENT					
	15020 IDAHO DEPT. OF LABOR		UNEMPLOYMENT - 0007002912	20110630	06/30/11	1,540.00 -
10-59-100-160.0	GENERAL FUND - PARKS DEPARTMENT - PERSONNEL EXPENSE - 10-59-100-160 - EMPLOYEE RECOGNITION					
	24060 PAUL'S MARKETS		EMPLOYEE RECOGNITION DESSERT	8091321209	07/11/11	50.10
10-59-150-210.0	GENERAL FUND - PARKS DEPARTMENT - OPERATING EXPENSE - 10-59-150-210 - DEPARTMENT SUPPLIES					
	19400 PROBUILD COMPANY LLC		CALCULATORS	809070	06/30/11	19.98
	20160 MAY HARDWARE INC.		MOISTURE METERS	697492	06/30/11	59.35
	20160 MAY HARDWARE INC.		INSECT REPELLENT	698040	07/06/11	38.20
	20160 MAY HARDWARE INC.		MOUNTING TAPE	698562	07/10/11	4.49
	20160 MAY HARDWARE INC.		ANT SPRAY	698614	07/11/11	14.36
	20160 MAY HARDWARE INC.		HARDWARE	698660	07/11/11	4.02
	20160 MAY HARDWARE INC.		TRASH CANS	698734	07/12/11	39.96
	20160 MAY HARDWARE INC.		TRASH CANS	698890	07/13/11	59.94
	20160 MAY HARDWARE INC.		KEYS	699318	07/18/11	6.00
	20160 MAY HARDWARE INC.		PAINT, SCISSORS, DUCT TAPE, LINE REEL	699387	07/18/11	20.93
	20160 MAY HARDWARE INC.		SHOVELS	699502	07/19/11	61.18

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	20160	MAY HARDWARE INC.	HARDWARE	699520	07/19/11	3.82
	24060	PAUL'S MARKETS	SUNBLOCK, DOG BISCUITS-BOAT AMBASSA	4080701237	06/24/11	14.41
	24060	PAUL'S MARKETS	SUN BLOCK	8070330946	07/06/11	35.64
						382.28 *
10-59-150-211.0			GENERAL FUND - PARKS DEPARTMENT - OPERATING EXPENSE - 10-59-150-211 - BATHROOM SUPPLIES			
	11940	GEM STATE PAPER & SUPPLY	CANLNRS, BATH TISSUE, CLEANER, PAPER	570047-00	07/06/11	486.67
	20160	MAY HARDWARE INC.	TRASH BAGS, CLEANER, WASTEBASKETS	698727	07/12/11	45.86
	20160	MAY HARDWARE INC.	CLEANER	698736	07/12/11	10.78
						543.31 *
10-59-150-216.0			GENERAL FUND - PARKS DEPARTMENT - OPERATING EXPENSE - 10-59-150-216 - SUPPLIES - SEED, SOD			
	13720	HIGH MOUNTAIN NURSERY, INC.	SOD	18181	07/01/11	20.00
10-59-150-218.0			GENERAL FUND - PARKS DEPARTMENT - OPERATING EXPENSE - 10-59-150-218 - SUPPLIES - FERTILIZER			
	2850	ANDREW AG. INC.	APPLIED FOLIAR SPRAY	F1103	07/12/11	200.00
10-59-150-222.0			GENERAL FUND - PARKS DEPARTMENT - OPERATING EXPENSE - 10-59-150-222 - CHEMICALS			
	15890	INDUSTRIAL CHEM. LABS &	TRI-LETE	90272	06/22/11	186.51
10-59-150-223.0			GENERAL FUND - PARKS DEPARTMENT - OPERATING EXPENSE - 10-59-150-223 - FLOWERS			
	13720	HIGH MOUNTAIN NURSERY, INC.	MOCK ORANGE SHRUBS	18088	06/08/11	63.00
	13720	HIGH MOUNTAIN NURSERY, INC.	MATERIALS DISCOUNT	18103	06/15/11	122.10 -
	13720	HIGH MOUNTAIN NURSERY, INC.	FERTILIZER	18103	06/15/11	17.00
	13720	HIGH MOUNTAIN NURSERY, INC.	PETUNIA - RED GRADIFLORA FLAT PAK	18103	06/15/11	42.00
	13720	HIGH MOUNTAIN NURSERY, INC.	PETUNIA - WHITE GRADIFLORA FLAT PAK	18103	06/15/11	42.00
	13720	HIGH MOUNTAIN NURSERY, INC.	PETUNA - EASY WAVE FLAGS MIX	18103	06/15/11	1,120.00
						1,161.90 *
10-59-150-226.0			GENERAL FUND - PARKS DEPARTMENT - OPERATING EXPENSE - 10-59-150-226 - IRRIGATION-CTRL ID HIST MUSEU			
	6960	MCCALL, CITY OF	CENTRAL IDAHO HISTORICAL MUSEUM	0711-152751	07/13/11	45.95
	6960	MCCALL, CITY OF	CENTRAL IDAHO HISTORICAL MUSEUM	0711-152931	07/13/11	89.60
						135.55 *
10-59-150-227.0			GENERAL FUND - PARKS DEPARTMENT - OPERATING EXPENSE - 10-59-150-227 - IRRIGATION MAINTENANCE			
	20160	MAY HARDWARE INC.	SPRINKLERS	698202	07/07/11	17.95
	20160	MAY HARDWARE INC.	HOSE, IRRIG TUBING, STAKES, DRIPPER	698346	07/08/11	77.86
	20160	MAY HARDWARE INC.	COUPLINGS, BUSHINGS, ELBOW	698376	07/08/11	43.24
	20160	MAY HARDWARE INC.	INSERT COUPLINGS	698401	07/08/11	8.53
	20160	MAY HARDWARE INC.	WIRE CONNECTORS, WIRE NUTS	698757	07/12/11	19.86
	20160	MAY HARDWARE INC.	PVC PIPE, ELBOWS, ADAPTERS, TEES	699326	07/18/11	81.84
	20160	MAY HARDWARE INC.	CIRC VALV BOX W/LID	699328	07/18/11	21.58
	20160	MAY HARDWARE INC.	PVC TEES, ADAPTERS, COUPLINGS	699338	07/18/11	16.33
						287.19 *
10-59-150-300.0			GENERAL FUND - PARKS DEPARTMENT - OPERATING EXPENSE - 10-59-150-300 - PROFESSIONAL SERVICES			
	27505	SHADOW TRACKERS INVESTIGATIVE	BACKGROUND CHECKS	COMC0611	06/30/11	278.00
10-59-150-400.0			GENERAL FUND - PARKS DEPARTMENT - OPERATING EXPENSE - 10-59-150-400 - ADVERTISING/LEGAL PUBLICATIO			
	4645	BILLING DOCUMENT SPECIALISTS	FOLDING/STUFFING PARKS INSERT	93970	06/20/11	64.09
	28980	STAR NEWS, THE	DISPLAY AD - ARBOR DAY	28903	06/30/11	114.00
						178.09 *
10-59-150-460.0			GENERAL FUND - PARKS DEPARTMENT - OPERATING EXPENSE - 10-59-150-460 - TELEPHONE			
	32020	VERIZON WIRELESS	CELL SERVICE - 634-6594	990894844	07/01/11	33.55
	32020	VERIZON WIRELESS	CELL SERVICE - 634-9695	990894844	07/01/11	33.55
	32020	VERIZON WIRELESS	EQUIPMENT CREDIT - 208-634-9695	990894844	07/01/11	129.99 -
						62.89 -*
10-59-150-490.0			GENERAL FUND - PARKS DEPARTMENT - OPERATING EXPENSE - 10-59-150-490 - HEAT, LIGHTS, AND UTILITIES			
	6960	MCCALL, CITY OF	WATER	0711-125691	07/13/11	98.12
	6960	MCCALL, CITY OF	WATER	0711-125771	07/13/11	114.45
	6960	MCCALL, CITY OF	WATER	0711-130781	07/13/11	226.77
	6960	MCCALL, CITY OF	WATER	0711-131111	07/13/11	212.57
	6960	MCCALL, CITY OF	WATER	0711-138211	07/13/11	68.32

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	6960	MCCALL, CITY OF	WATER AND SEWER	0711-149661	07/13/11	83.10
	6960	MCCALL, CITY OF	WATER	0711-149711	07/13/11	95.28
	6960	MCCALL, CITY OF	WATER	0711-149721	07/13/11	75.40
	6960	MCCALL, CITY OF	WATER AND SEWER	0711-150561	07/13/11	335.20
	6960	MCCALL, CITY OF	WATER	0711-151031	07/13/11	68.32
	6960	MCCALL, CITY OF	WATER	0711-152101	07/13/11	332.13
	6960	MCCALL, CITY OF	WATER AND SEWER	0711-152111	07/13/11	164.80
	6960	MCCALL, CITY OF	WATER	0711-156191	07/13/11	43.38
	6960	MCCALL, CITY OF	WATER AND SEWER	0711-156201	07/13/11	115.30
	6960	MCCALL, CITY OF	WATER	0711-158841	07/13/11	90.31
	6960	MCCALL, CITY OF	WATER	0711-180901	07/13/11	56.87
	6960	MCCALL, CITY OF	WATER	0711-181061	07/13/11	75.40
	6960	MCCALL, CITY OF	WATER AND SEWER	0711-204671	07/13/11	96.61
	6960	MCCALL, CITY OF	WATER	0711-218391	07/13/11	152.22
	6960	MCCALL, CITY OF	WATER	0711-218691	07/13/11	155.06
						2,659.61 *
10-59-150-491.0	GENERAL FUND - PARKS DEPARTMENT - OPERATING EXPENSE - 10-59-150-491 - TRASH, PORTA POTTIE RENTAL					
	14100	HONEY DIPPERS INC.	PORTABLE RENTAL/SVC - BASEBALL FIELD	52954	06/20/11	200.00
	14100	HONEY DIPPERS INC.	PORTABLE RENTAL/SVC - DAVIS BEACH	52954	06/20/11	100.00
	14100	HONEY DIPPERS INC.	PORTABLE RENTAL/SVC - MARINA	52954	06/20/11	200.00
	14100	HONEY DIPPERS INC.	PORTABLE RENTAL /SVC- TENNIS COURTS	52961	06/09/11	40.00
						540.00 *
10-59-150-570.0	GENERAL FUND - PARKS DEPARTMENT - OPERATING EXPENSE - 10-59-150-570 - REPAIRS - BUILDING AND GROUN					
	7910	CORNERSTONE CONSTRUCTION	ADDITIONAL LABOR	1379	07/11/11	1,250.00
	7910	CORNERSTONE CONSTRUCTION	HARSHMAN SKATE PARK REPAIRS	1379	07/11/11	1,250.00
	15960	INLAND MARINE CONSTRUCTION INC	DRUG ANCHORS AT ART ROBERTS PARK	5010	07/11/11	165.00
	19400	PROBUILD COMPANY LLC	STEP STONES	810268	07/12/11	30.15
	19400	PROBUILD COMPANY LLC	TOILET CONNECTORS, WAX RING, TOILET	810866	07/16/11	131.84
	20158	MAY SECURITY	REPAIR VIDEO CAMERA	1939	06/30/11	126.00
	22640	NELSON PLUMBING INC.	REPAIR PLUMBING - BROWNS PARK	20110628-BP	07/08/11	416.29
	22640	NELSON PLUMBING INC.	REPLACE MOTOR PUMP @ PUMP STATION	20110628-DP	07/08/11	817.94
						4,187.22 *
10-59-150-590.0	GENERAL FUND - PARKS DEPARTMENT - OPERATING EXPENSE - 10-59-150-590 - REPAIRS - OTHER EQUIPMENT					
	13240	HEADY'S POWER PRODUCTS	REAR WHEELS - SNAPPER	65224	07/13/11	57.72
	20160	MAY HARDWARE INC.	BUMP/FEED TRIMHEADS	698183	07/07/11	32.38
	20160	MAY HARDWARE INC.	RETURN - BUMP/FEED TRIMHEADS	698191	07/07/11	32.38 -
						57.72 *
	Total PARKS DEPARTMENT					9,264.59
	Total GENERAL FUND					41,788.04
24-55-150-210.0	PUBLIC WORKS & STREETS FUND - PUBLIC WORKS & STREETS - OPERATING EXPENSE - 24-55-150-210 - DEPARTM					
	1390	ACTION MEDICAL INC.	FIRST AID SUPPLIES	510308	07/13/11	35.70
	19400	PROBUILD COMPANY LLC	CHALK LINED POWER TOOL	809045	07/05/11	32.99
	22363	OFFICE SAVERS ONLINE	SUPPLIES	752-001	07/08/11	19.99
	22363	OFFICE SAVERS ONLINE	RUBBER STAMP-APPR FOR CONST	777-001	07/11/11	82.89
						171.57 *
24-55-150-211.0	PUBLIC WORKS & STREETS FUND - PUBLIC WORKS & STREETS - OPERATING EXPENSE - 24-55-150-211 - MECHANIC					
	16890	JERRY'S AUTO PARTS	STRAP	691361	06/30/11	10.26
	16890	JERRY'S AUTO PARTS	SPRAY GREASE	692056	07/05/11	18.58
	16890	JERRY'S AUTO PARTS	WIRE	693271	07/12/11	12.73
	22940	NORCO INC.	K OXYGEN	8274422	06/30/11	51.39
	22940	NORCO INC.	BLACK ASTRO-OTG CLEAR LENS/OTG 5.0 IIC	8274423	06/30/11	53.97
	22940	NORCO INC.	BLACK ASTROSPEC CLR LENS DUOFLEX TE	8274424	06/30/11	21.65

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	22940	NORCO INC.	20#, 50#, K/J/T	8281517	06/30/11	26.97
	28465	SNAP - ON TOOLS	CHRY ADPT'S	168604	07/12/11	72.34
						267.89 *
24-55-150-400.0	PUBLIC WORKS & STREETS FUND - PUBLIC WORKS & STREETS - OPERATING EXPENSE - 24-55-150-400 - ADVERTIS					
	20445	McCALL COMMUNITY IMPROVEMENT	McCALL IN BLOOM ENTRY - PUBLIC WORKS	20110720	07/20/11	25.00
24-55-150-440.0	PUBLIC WORKS & STREETS FUND - PUBLIC WORKS & STREETS - OPERATING EXPENSE - 24-55-150-440 - PROFESS					
	26810	SAFARI INN DOWNTOWN	LODGING - P. BORNER (2 NIGHTS)	36434	06/23/11	158.00
24-55-150-460.0	PUBLIC WORKS & STREETS FUND - PUBLIC WORKS & STREETS - OPERATING EXPENSE - 24-55-150-460 - TELEPHO					
	11500	FRONTIER	PHONE SERVICE	0711-4170	07/07/11	27.72
	32020	VERIZON WIRELESS	CELL SERVICE - 315-3082	990894844	07/01/11	76.06
	32020	VERIZON WIRELESS	CELL SERVICE - 634-9303	990894844	07/01/11	43.55
	32020	VERIZON WIRELESS	CELL SERVICE - 315-3304	990894844	07/01/11	53.57
	32020	VERIZON WIRELESS	CELL SERVICE - 634-9264	990894844	07/01/11	33.55
	32020	VERIZON WIRELESS	CELL SERVICE - 634-9228	990894844	07/01/11	33.55
						268.00 *
24-55-150-490.0	PUBLIC WORKS & STREETS FUND - PUBLIC WORKS & STREETS - OPERATING EXPENSE - 24-55-150-490 - HEAT, LIG					
	6960	MCCALL, CITY OF	WATER AND SEWER	0711-183351	07/13/11	88.70
	18140	LAKE SHORE DISPOSAL INC.	WASTE REMOVAL	1335768-PW	07/01/11	82.88
						171.58 *
24-55-150-491.0	PUBLIC WORKS & STREETS FUND - PUBLIC WORKS & STREETS - OPERATING EXPENSE - 24-55-150-491 - STREET L					
	15340	IDAHO POWER	SPG MTN-WOODLANDS STREET LIGHTS	0711-0484248820	07/08/11	119.30
	15340	IDAHO POWER	TRAFFIC SIGNAL-HWY 55/DEINHARD LANE	0711-8066184240	07/08/11	62.06
	15340	IDAHO POWER	STREET LIGHTS	0711-9586295833	07/11/11	1,062.39
						1,243.75 *
24-55-150-543.0	PUBLIC WORKS & STREETS FUND - PUBLIC WORKS & STREETS - OPERATING EXPENSE - 24-55-150-543 - STREET F					
	23000	NORTH AMERICAN DUST CONTROL	CALCIUM CHLORIDE 38%	2767	07/08/11	2,260.48
	23000	NORTH AMERICAN DUST CONTROL	CALCIUM CHLORIDE 38%	2768	07/08/11	1,002.35
						3,262.83 *
24-55-150-547.0	PUBLIC WORKS & STREETS FUND - PUBLIC WORKS & STREETS - OPERATING EXPENSE - 24-55-150-547 - SIGNS & F					
	28660	SPECIALTY CONSTRUCTION SUPPLY	SHIPPING	109385-IN	07/07/11	55.00
	28660	SPECIALTY CONSTRUCTION SUPPLY	PEDESTRIAN CROSSWALK FLAGS	109385-IN	07/07/11	420.00
						475.00 *
24-55-150-560.0	PUBLIC WORKS & STREETS FUND - PUBLIC WORKS & STREETS - OPERATING EXPENSE - 24-55-150-560 - REPAIRS					
	15760	IKON OFFICE SOLUTIONS	RICOH 2020D MAINT. AGREEMENT	5019180875	07/01/11	12.94
24-55-150-570.0	PUBLIC WORKS & STREETS FUND - PUBLIC WORKS & STREETS - OPERATING EXPENSE - 24-55-150-570 - REPAIRS					
	1990	ALL AMERICAN ELECTRIC CASCADE	REMODEL ELECTRICAL	355	07/12/11	1,000.00
	1990	ALL AMERICAN ELECTRIC CASCADE	ADDITIONAL LABOR - DESIGN CHANGES	355	07/12/11	1,000.00
	5980	C & M LUMBER CO. INC.	OAK HALF BARRELS, TOP SOIL	119304	07/18/11	187.36
	20160	MAY HARDWARE INC.	COP ADAPTER, ELBOWS, TEE, TUBE, HYDR	698986	07/14/11	41.58
	20720	McCALL RENTALS INC.	RENTAL - ROTARY HAMMER	62599	07/15/11	12.10
						2,241.04 *
24-55-150-580.0	PUBLIC WORKS & STREETS FUND - PUBLIC WORKS & STREETS - OPERATING EXPENSE - 24-55-150-580 - REPAIRS					
	8360	CUMMINS ROCKY MOUNTAIN LLC	RECTIFIER-SILICON	027-27816	07/13/11	28.80
	8360	CUMMINS ROCKY MOUNTAIN LLC	RECTIFIER-SILICON	027-27904	07/14/11	11.30
	16890	JERRY'S AUTO PARTS	BOLT	691480	06/30/11	7.46
	16890	JERRY'S AUTO PARTS	BATTERY TERMINALS, CABLE LUGS, WIRE,	692212	07/06/11	26.54
	16890	JERRY'S AUTO PARTS	OIL FILTERS	692213	07/06/11	17.88
	16890	JERRY'S AUTO PARTS	MC LAMPS ARMORED	693153	07/11/11	14.80
	16890	JERRY'S AUTO PARTS	3-STUD PETERBILT	693265	07/12/11	32.98
	16890	JERRY'S AUTO PARTS	JUNCTION BLOCKS	693269	07/12/11	8.74
	16890	JERRY'S AUTO PARTS	OIL FILTER, BATTERY CABLE LUGS	693537	07/14/11	8.32
	21220	METROQUIP INC.	SPRINGS	13125	07/14/11	60.08
	30640	TREBAR KENWORTH SALES	DEFROSTER FAN	668776	07/07/11	36.99
	32820	WESTERN STATES EQUIPMENT CO.	SPRING	PC000365577	07/10/11	19.00
	32820	WESTERN STATES EQUIPMENT CO.	SWITCH ASSM	PC000365797	07/13/11	62.01

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						334.90 *	
24-55-150-590.0		PUBLIC WORKS & STREETS FUND - PUBLIC WORKS & STREETS - OPERATING EXPENSE - 24-55-150-590 - REPAIRS					
	16890	JERRY'S AUTO PARTS	SPARK PLUGS	692326	07/06/11	6.76	
	20160	MAY HARDWARE INC.	CLOTHESLINE	698619	07/11/11	3.41	
						10.17 *	
24-55-200-702.0		PUBLIC WORKS & STREETS FUND - PUBLIC WORKS & STREETS - CAPITAL EXPENSE - 24-55-200-702 - CAPITAL PUR					
	28660	SPECIALTY CONSTRUCTION SUPPLY	CREDIT - FREIGHT	102029-CM	07/15/11	50.00 -	
		Total PUBLIC WORKS & STREETS					8,592.67
		Total PUBLIC WORKS & STREETS FUND					8,592.67
25-57-150-210.0		LIBRARY FUND - LIBRARY DEPARTMENT - OPERATING EXPENSE - 25-57-150-210 - DEPARTMENT SUPPLIES					
	22363	OFFICE SAVERS ONLINE	SUPPLIES	752-001	07/08/11	135.59	
25-57-150-300.0		LIBRARY FUND - LIBRARY DEPARTMENT - OPERATING EXPENSE - 25-57-150-300 - PROFESSIONAL SERVICES					
	27505	SHADOW TRACKERS INVESTIGATIVE	BACKGROUND CHECKS	COMC0611	06/30/11	45.00	
25-57-150-435.0		LIBRARY FUND - LIBRARY DEPARTMENT - OPERATING EXPENSE - 25-57-150-435 - BOOKS/PUBLICATIONS/SUBSCRIF					
	3700	BAKER & TAYLOR BOOKS	BOOKS	4009863174	06/23/11	473.31	
	3700	BAKER & TAYLOR BOOKS	BOOKS	4009863175	06/23/11	321.51	
	3700	BAKER & TAYLOR BOOKS	BOOKS	4009871132	07/05/11	83.87	
						878.69 *	
25-57-150-450.0		LIBRARY FUND - LIBRARY DEPARTMENT - OPERATING EXPENSE - 25-57-150-450 - CLEANING AND CUSTODIAL					
	11940	GEM STATE PAPER & SUPPLY	PAPER TOWELS	571533-00	07/12/11	29.04	
25-57-150-461.0		LIBRARY FUND - LIBRARY DEPARTMENT - OPERATING EXPENSE - 25-57-150-461 - CABLEONE INTERNET SERVICES					
	5995	CABLE ONE INC.	PAID BY VISA	262943021-0611	06/08/11	56.95 - PB	
	5995	CABLE ONE INC.	CABLE INTERNET-#23460262943021	262943021-0711	07/08/11	61.68	
						4.73 *	
25-57-150-469.0		LIBRARY FUND - LIBRARY DEPARTMENT - OPERATING EXPENSE - 25-57-150-469 - PROGRAMMING SUPPLIES					
	5760	BUFFALO-BERRY FARM	FLOWERS, SHRUBS, COMPOST	4968	06/28/11	100.00	
	20445	McCALL COMMUNITY IMPROVEMENT	McCALL IN BLOOM T-SHIRTS	20110706	07/06/11	165.00	
						265.00 *	
25-57-150-490.0		LIBRARY FUND - LIBRARY DEPARTMENT - OPERATING EXPENSE - 25-57-150-490 - HEAT, LIGHTS, AND UTILITIES					
	6960	MCCALL, CITY OF	WATER AND SEWER	0511-182651	05/12/11	85.90	
	6960	MCCALL, CITY OF	WATER AND SEWER	0611-182651	06/14/11	92.90	
	6960	MCCALL, CITY OF	WATER AND SEWER	0711-182651	07/13/11	111.10	
						289.90 *	
25-57-150-570.0		LIBRARY FUND - LIBRARY DEPARTMENT - OPERATING EXPENSE - 25-57-150-570 - REPAIRS - BUILDING AND GROUND					
	20160	MAY HARDWARE INC.	SWAMP COOLER REPAIR PARTS	697471	06/30/11	27.94	
		Total LIBRARY DEPARTMENT					1,675.89
		Total LIBRARY FUND					1,675.89
28-58-150-210.0		RECREATION FUND - RECREATION - PROGRAMS - OPERATING EXPENSE - 28-58-150-210 - DEPARTMENT SUPPLIES					
	20160	MAY HARDWARE INC.	ATHLETIC FIELD SPRAY	698653	07/11/11	114.26	
	20160	MAY HARDWARE INC.	FIREMAN NOZZLE	698732	07/12/11	12.59	
	20160	MAY HARDWARE INC.	PADLOCK	699120	07/15/11	19.79	

GL Acct No	Vendor	Vendor Name	Description	Invoice No	Inv Date	Amount
	24060	PAUL'S MARKETS	TIC TACS FOR DRILLS	3067441727	07/12/11	2.78
	24060	PAUL'S MARKETS	WACKY NOODLES - SWIMMING	4035341249	07/11/11	13.92
	99629	HAMILTON, CORY J.	BASEBALL CAPS	151	07/13/11	202.50
	99629	HAMILTON, CORY J.	BASEBALL CAPS	153	07/14/11	36.00
						401.84 *
28-58-150-300.0			RECREATION FUND - RECREATION - PROGRAMS - OPERATING EXPENSE - 28-58-150-300 - PROFESSIONAL SERVICE			
	6892	CHRISTIAN BLACKMAN GRAPHIC	PATHWAYS NEWSLETTER S/S 2011	MPR0609	07/07/11	75.00
	9045	DeVRIES, MICHAEL J.	UMPIRE ADULT SOFTBALL	20110720	07/20/11	300.00
	11485	FRONK, JAMES MATTHEW	SOCCER CAMP INSTRUCTOR	20110701	07/01/11	300.00
	13690	HIETALA, LARRY	UMPIRE	20110719	07/19/11	275.00
	24595	POOL, AMIE	SWIMMING INSTRUCTOR	20110720	07/20/11	277.50
	24596	POOL, MICHELLE	SWIMMING INSTRUCTOR	20110720	07/20/11	475.00
	28445	SMITH, M. GREG	UMPIRE ADULT SOFTBALL	20110717	07/17/11	100.00
	28980	STAR NEWS, THE	AD - SWIMMING INSTRUCTOR	28843	06/30/11	19.00
	99629	HAMILTON, CORY J.	SKATEBOARD INSTRUCTOR	20110714	07/14/11	145.00
						1,966.50 *
28-58-150-460.0			RECREATION FUND - RECREATION - PROGRAMS - OPERATING EXPENSE - 28-58-150-460 - TELEPHONE			
	32020	VERIZON WIRELESS	CELL SERVICE - 315-0063	990894844	07/01/11	33.55
	32020	VERIZON WIRELESS	CELL SERVICE - 634-6609	990894844	07/01/11	56.07
						89.62 *
28-58-150-490.0			RECREATION FUND - RECREATION - PROGRAMS - OPERATING EXPENSE - 28-58-150-490 - HEAT, LIGHTS, AND UTILI			
	6960	MCCALL, CITY OF	WATER AND SEWER	0711-125601	07/13/11	43.65
		Total RECREATION - PROGRAMS				2,501.61
		Total RECREATION FUND				2,501.61
29-56-150-210.0			AIRPORT FUND - AIRPORT DEPARTMENT - OPERATING EXPENSE - 29-56-150-210 - DEPARTMENT SUPPLIES			
	16310	INTERSTATE ELECTRIC SUPPLY	BERKO TSAT TAMPER COVER	S100009983.001	07/14/11	43.01
	16890	JERRY'S AUTO PARTS	HOSE END, BRAKE CLEANER	693216	07/12/11	44.77
						87.78 *
29-56-150-250.0			AIRPORT FUND - AIRPORT DEPARTMENT - OPERATING EXPENSE - 29-56-150-250 - MOTOR FUELS AND LUBRICANTS			
	16890	JERRY'S AUTO PARTS	TRACTOR FLUID	692591	07/08/11	116.42
29-56-150-350.0			AIRPORT FUND - AIRPORT DEPARTMENT - OPERATING EXPENSE - 29-56-150-350 - ENGINEER SERVICES			
	30340	T-O ENGINEERS INC.	AIRPORT GENERAL SERVICES	05113-431	07/06/11	1,000.00
29-56-150-460.0			AIRPORT FUND - AIRPORT DEPARTMENT - OPERATING EXPENSE - 29-56-150-460 - TELEPHONE			
	11500	FRONTIER	PHONE SERVICE	0711-0267	07/01/11	70.79
	11500	FRONTIER	PHONE SERVICE	0711-2437	07/07/11	49.64
	32020	VERIZON WIRELESS	CELL SERVICE - 630-4659	990894844	07/01/11	37.44
	32020	VERIZON WIRELESS	CELL SERVICE - 630-3441	990894844	07/01/11	53.32
						211.19 *
29-56-150-490.0			AIRPORT FUND - AIRPORT DEPARTMENT - OPERATING EXPENSE - 29-56-150-490 - HEAT, LIGHTS, AND UTILITIES			
	6960	MCCALL, CITY OF	WATER AND SEWER	0711-125601	07/13/11	43.65
	6960	MCCALL, CITY OF	WATER	0711-131591	07/13/11	37.70
	6960	MCCALL, CITY OF	WATER AND SEWER	0711-131601	07/13/11	101.30
						182.65 *
		Total AIRPORT DEPARTMENT				1,598.04
29-60-250-730.0			AIRPORT FUND - GRANT EXPENSES - GRANTS - 29-60-250-730 - FEDERAL - AIP PROJECT			
	30340	T-O ENGINEERS INC.	AIP-019 REHAB RUNWAY 16-34	09021-446	07/07/11	41,091.65

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	31900	VALLEY PAVING & ASPHALT INC.	REHAB 16-34/SEWER FAA/AIP 3-16-0023-019	09021-4	07/02/11	312,506.22
						353,597.87 *
29-60-250-731.0	AIRPORT FUND - GRANT EXPENSES - GRANTS - 29-60-250-731 - FEDERAL - CITY MATCH (AIP)					
	30340	T-O ENGINEERS INC.	AIP-019 REHAB RUNWAY 16-34	09021-446	07/07/11	2,162.72
	31900	VALLEY PAVING & ASPHALT INC.	REHAB 16-34/SEWER FAA/AIP 3-16-0023-019	09021-4	07/02/11	16,447.70
						18,610.42 *
Total GRANT EXPENSES						372,208.29
Total AIRPORT FUND						373,806.33
54-85-100-154.0	GOLF FUND - GOLF OPERATIONS DEPARTMENT - PERSONNEL EXPENSE - 54-85-100-154 - UNEMPLOYMENT					
	15020	IDAHO DEPT. OF LABOR	UNEMPLOYMENT - 0007002912	20110630	06/30/11	450.00
54-85-150-210.0	GOLF FUND - GOLF OPERATIONS DEPARTMENT - OPERATING EXPENSE - 54-85-150-210 - DEPARTMENT SUPPLIES					
	2300	ALSCO	LAUNDRY SERVICE	811980	07/05/11	14.76
	2300	ALSCO	LAUNDRY SERVICE	814352	07/12/11	14.76
	2300	ALSCO	LAUNDRY SERVICE	816718	07/19/11	14.76
	16890	JERRY'S AUTO PARTS	TR BALL	692791	07/09/11	8.49
	16890	JERRY'S AUTO PARTS	CABLE TIES	693206	07/12/11	7.35
	20160	MAY HARDWARE INC.	ERASER, JOBE'S TREE SPIKE	698347	07/08/11	7.18
	26300	RMT EQUIPMENT	MARKING POLES, CUPS	W19939	07/12/11	481.41
	33500	ZEE MEDICAL SERVICES	EARPLUGS, INSECT REPELLENT	161382563	07/07/11	58.95
						607.66 *
54-85-150-216.0	GOLF FUND - GOLF OPERATIONS DEPARTMENT - OPERATING EXPENSE - 54-85-150-216 - SUPPLIES - SEED, SOD					
	13720	HIGH MOUNTAIN NURSERY, INC.	PANSIES	18321	06/17/11	15.92
	33060	WILBUR-ELLIS CO.	RPR RYEGRASS SEED	5608821	07/08/11	250.00
						265.92 *
54-85-150-218.0	GOLF FUND - GOLF OPERATIONS DEPARTMENT - OPERATING EXPENSE - 54-85-150-218 - SUPPLIES - FERTILIZER					
	33060	WILBUR-ELLIS CO.	DG PRO 18-9-18	5608821	07/08/11	693.00
54-85-150-222.0	GOLF FUND - GOLF OPERATIONS DEPARTMENT - OPERATING EXPENSE - 54-85-150-222 - CHEMICALS					
	33060	WILBUR-ELLIS CO.	WETTING TABS	5608821	07/08/11	125.00
	33060	WILBUR-ELLIS CO.	HERITAGE FUNGICIDE	5626054	07/14/11	1,236.00
						1,361.00 *
54-85-150-227.0	GOLF FUND - GOLF OPERATIONS DEPARTMENT - OPERATING EXPENSE - 54-85-150-227 - IRRIGATION MAINTENANC					
	20160	MAY HARDWARE INC.	PVC BUSHINGS	698742	07/12/11	4.29
	20160	MAY HARDWARE INC.	PVC BUSHING, ADAPTERS	699003	07/14/11	3.66
	20160	MAY HARDWARE INC.	PVC THREADED CAPS	699013	07/14/11	2.68
	20160	MAY HARDWARE INC.	PVC TEES	699317	07/18/11	8.88
	27965	SILVER CREEK SUPPLY LLC	ADAPTERS	S1121362.002	07/07/11	26.25
	27965	SILVER CREEK SUPPLY LLC	OTTERBINE REPAIR	S1123413.001	07/11/11	93.34
	27965	SILVER CREEK SUPPLY LLC	REPAIR - CONTROLLER FACE PLATES	S1127116.001	07/11/11	1,890.78
	27965	SILVER CREEK SUPPLY LLC	VALVE SPLITTER	S1129441.001	07/07/11	125.00
	27965	SILVER CREEK SUPPLY LLC	VALVE	S1130806.001	07/11/11	72.13
						2,227.01 *
54-85-150-228.0	GOLF FUND - GOLF OPERATIONS DEPARTMENT - OPERATING EXPENSE - 54-85-150-228 - DRAINAGE MAINTENANCE					
	26140	ROBERTSON SUPPLY INC.	PVC CEMENT, PRIMER, GRATES, END CAPS	3644174	07/15/11	52.49
54-85-150-250.0	GOLF FUND - GOLF OPERATIONS DEPARTMENT - OPERATING EXPENSE - 54-85-150-250 - MOTOR FUELS AND LUBR					
	16890	JERRY'S AUTO PARTS	HYDRAULIC FLUID	692314	07/06/11	49.13
	16890	JERRY'S AUTO PARTS	TRACTOR FLUID	693018	07/11/11	58.21
	16890	JERRY'S AUTO PARTS	HYDRAULIC FLUID	693232	07/12/11	49.13
	17395	KENNEDY FUEL & FEED SUPPLY	UNLEADED FUEL	26824	07/13/11	962.53
	17395	KENNEDY FUEL & FEED SUPPLY	DIESEL	26825	07/13/11	1,219.19

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						2,338.19 *
54-85-150-260.0	GOLF FUND - GOLF OPERATIONS DEPARTMENT - OPERATING EXPENSE - 54-85-150-260 - POSTAGE					
	31280 UNITED PARCEL SERVICE		SHIPPING	8459E3281	07/09/11	61.94
54-85-150-460.0	GOLF FUND - GOLF OPERATIONS DEPARTMENT - OPERATING EXPENSE - 54-85-150-460 - TELEPHONE					
	11500 FRONTIER		PHONE SERVICE	0711-7160	07/07/11	63.82
	32020 VERIZON WIRELESS		EQUIPMENT	990894844	07/01/11	99.99
	32020 VERIZON WIRELESS		CELL SERVICE - 634-6740	990894844	07/01/11	53.32
						217.13 *
54-85-150-490.0	GOLF FUND - GOLF OPERATIONS DEPARTMENT - OPERATING EXPENSE - 54-85-150-490 - HEAT, LIGHTS, AND UTILIT					
	6960 MCCALL, CITY OF		WATER AND SEWER	0711-176451	07/13/11	91.50
	15340 IDAHO POWER		888 FAIRWAY DR.-165 HP	0711-8725860660	07/13/11	2,559.19
	20158 MAY SECURITY		MONTHLY ALARM SERVICE	2045988	07/01/11	30.00
						2,680.69 *
54-85-150-575.0	GOLF FUND - GOLF OPERATIONS DEPARTMENT - OPERATING EXPENSE - 54-85-150-575 - REPAIRS - CLUBHOUSE					
	33500 ZEE MEDICAL SERVICES		OXYGEN CYLINDER	D1685601	07/08/11	195.78
54-85-150-590.0	GOLF FUND - GOLF OPERATIONS DEPARTMENT - OPERATING EXPENSE - 54-85-150-590 - REPAIRS - OTHER EQUIP					
	13240 HEADY'S POWER PRODUCTS		STARTER DRIVES	65192	07/11/11	45.96
	16890 JERRY'S AUTO PARTS		WELDER	690835	06/27/11	330.59
	16890 JERRY'S AUTO PARTS		RETURN - IND V-BELT	691970	07/05/11	7.08 -
	16890 JERRY'S AUTO PARTS		ALUSEAL, BARS LKS	692314	07/06/11	7.17
	16890 JERRY'S AUTO PARTS		V-BELT	692315	07/06/11	11.02
	16890 JERRY'S AUTO PARTS		RETURN - IND V-BELT	692386	07/07/11	7.08 -
	16890 JERRY'S AUTO PARTS		COMP SPRING	692473	07/07/11	163.11
	16890 JERRY'S AUTO PARTS		FREIGHT - SPRINGS	692474	07/07/11	13.00
	16890 JERRY'S AUTO PARTS		FITTINGS, HOSE, BATTERY NUTS, CABLE TI	693018	07/11/11	136.49
	16890 JERRY'S AUTO PARTS		HOSE ENDS	693045	07/11/11	32.80
	16890 JERRY'S AUTO PARTS		HOSE ENDS	693232	07/12/11	106.04
	16890 JERRY'S AUTO PARTS		IMPACT ACCESS	693361	07/13/11	12.55
	16890 JERRY'S AUTO PARTS		BATTERY, CORE DEPOSIT	694069	07/16/11	87.26
	16890 JERRY'S AUTO PARTS		U-NUTS	694199	07/18/11	3.37
	16890 JERRY'S AUTO PARTS		U-NUTS	694269	07/18/11	4.49
	18700 LES SCHWAB TIRE CENTERS		DISMOUNT & MOUNT TIRE	269715	07/13/11	12.25
	25320 R & R PRODUCTS INC.		HYDRAULIC CYLINDER, LIFT ARM ASSY	CD1467331	07/05/11	216.29
	25320 R & R PRODUCTS INC.		TIRE - 20X8.00-10 TURF SAVER	CD1471914	07/15/11	63.62
	27965 SILVER CREEK SUPPLY LLC		VALVE	S1132252.001	07/14/11	51.87
	30880 TURF EQUIPMENT & IRRIGATION		BEARINGS-SELF ALIGNING	323747-00	07/11/11	78.19
						1,361.91 *
	Total GOLF OPERATIONS DEPARTMENT					12,512.72
	Total GOLF FUND					12,512.72
60-64-100-154.0	WATER FUND - WATER DEPARTMENT - PERSONNEL EXPENSE - 60-64-100-154 - UNEMPLOYMENT					
	15020 IDAHO DEPT. OF LABOR		UNEMPLOYMENT - 0007002912	20110630	06/30/11	1,446.09
60-64-150-210.0	WATER FUND - WATER DEPARTMENT - OPERATING EXPENSE - 60-64-150-210 - DEPARTMENT SUPPLIES					
	1390 ACTION MEDICAL INC.		FIRST AID SUPPLIES	510309	07/13/11	28.10
	11940 GEM STATE PAPER & SUPPLY		HAND CLEANER, TRASH BAGS	566964-00	07/06/11	110.15
	31300 UNITED PIPE & SUPPLY		STANDPIPE GASKET, STEP CPLGS	8696806	06/28/11	56.54
	31300 UNITED PIPE & SUPPLY		ROM REPAIR CLAMP, CURB STOPS, MTR C	8702348	06/28/11	166.76
	31300 UNITED PIPE & SUPPLY		RETURN - FORD CORP STOPS	8708227	06/29/11	87.61 -
	31300 UNITED PIPE & SUPPLY		FREIGHT IN	8716831	07/12/11	19.79
	31300 UNITED PIPE & SUPPLY		FORD B/CURB STOPS	8718178	07/13/11	340.31

GL Acct No	Vendor	Vendor Name	Description	Invoice No	Inv Date	Amount
						634.04 *
60-64-150-222.0	WATER FUND - WATER DEPARTMENT - OPERATING EXPENSE - 60-64-150-222 - CHEMICALS					
	4480 BHS MARKETING LLC		RETURN - CYLINDER DEPOSIT	04774-CM	06/30/11	1,800.00
60-64-150-260.0	WATER FUND - WATER DEPARTMENT - OPERATING EXPENSE - 60-64-150-260 - POSTAGE					
	4645 BILLING DOCUMENT SPECIALISTS		UTILITY BILLING POSTAGE	93970	06/20/11	449.71
60-64-150-300.0	WATER FUND - WATER DEPARTMENT - OPERATING EXPENSE - 60-64-150-300 - PROFESSIONAL SERVICES					
	1880 ALCHEM LABORATORIES INC.		LAB TESTS FOR WTP	47025	06/30/11	146.50
	9140 DIGLINE INC.		A/C #200 - 09 CALLS	41698-IN	06/30/11	13.14
	10900 MOUNTAIN ALARM		SECURITY MONITORING	617871	07/01/11	84.00
	14100 HONEY DIPPERS INC.		CLEAN WATERPLANT WASTE BASIN	52901	06/07/11	1,080.00
	20460 McCALL DELIVERY SERVICE		DELIVERY - UNITED PIPE	20110615	06/15/11	25.00
						1,348.64 *
60-64-150-301.0	WATER FUND - WATER DEPARTMENT - OPERATING EXPENSE - 60-64-150-301 - PROFESSIONAL SERVICES - BILLS					
	4645 BILLING DOCUMENT SPECIALISTS		UTILITY BILLING PROCESSING	93970	06/20/11	286.63
60-64-150-440.0	WATER FUND - WATER DEPARTMENT - OPERATING EXPENSE - 60-64-150-440 - PROFESSIONAL DEVELOPMENT					
	14830 IDAHO BUREAU OF OCCUPATIONAL		ANNUAL CERT. RENEWAL - DWT1	17341-2011	07/19/11	35.00
	15460 IDAHO RURAL WATER ASSOCIATION		ANNUAL IRWA MEMBERSHIP	585	07/01/11	242.00
						277.00 *
60-64-150-460.0	WATER FUND - WATER DEPARTMENT - OPERATING EXPENSE - 60-64-150-460 - TELEPHONE					
	11500 FRONTIER		PHONE SERVICE	0711-1853	07/07/11	414.90
	32020 VERIZON WIRELESS		CELL SERVICE - 630-3240	990894844	07/01/11	33.55
	32020 VERIZON WIRELESS		CELL SERVICE - 315-4250	990894844	07/01/11	33.55
	32020 VERIZON WIRELESS		CELL SERVICE - 315-0289	990894844	07/01/11	33.55
						515.55 *
60-64-150-461.0	WATER FUND - WATER DEPARTMENT - OPERATING EXPENSE - 60-64-150-461 - DSL					
	11500 FRONTIER		DSL SERVICE	0711-1853	07/07/11	70.00
60-64-150-490.0	WATER FUND - WATER DEPARTMENT - OPERATING EXPENSE - 60-64-150-490 - HEAT, LIGHTS, AND UTILITIES					
	15340 IDAHO POWER		WATERPLANT	0711-3463626543	07/13/11	4,468.11
	15340 IDAHO POWER		WHITETAIL WLS #1	0711-4499934696	07/07/11	178.76
	15340 IDAHO POWER		OSPREY VIEW DR WLS #2	0711-5838790271	07/07/11	28.32
	15340 IDAHO POWER		MIGRATORY RIDGE WLS	0711-7007815671	07/07/11	253.18
	18140 LAKE SHORE DISPOSAL INC.		WASTE REMOVAL	1338025-WT	07/01/11	58.45
						4,986.82 *
60-64-150-560.0	WATER FUND - WATER DEPARTMENT - OPERATING EXPENSE - 60-64-150-560 - REPAIRS - OFFICE EQUIPMENT					
	15760 IKON OFFICE SOLUTIONS		RICOH 2020D MAINT. AGREEMENT	5019180875	07/01/11	12.93
60-64-150-570.0	WATER FUND - WATER DEPARTMENT - OPERATING EXPENSE - 60-64-150-570 - REPAIRS - BUILDING AND GROUND					
	24025 PATRICK'S RELIABLE HOME PREP		FLOOR MAINTENANCE	75	07/05/11	95.00
60-64-150-590.0	WATER FUND - WATER DEPARTMENT - OPERATING EXPENSE - 60-64-150-590 - REPAIRS - OTHER EQUIPMENT					
	20160 MAY HARDWARE INC.		TOILET TANK FLOAT	699186	07/15/11	2.06
	20160 MAY HARDWARE INC.		RETURN - TOILET TANK FLOAT	699193	07/15/11	2.06 -
	31300 UNITED PIPE & SUPPLY		ROMAC SADDLE, FORD CORP STOPS, HVY	8700797	06/28/11	377.86
						377.86 *
60-64-200-717.0	WATER FUND - WATER DEPARTMENT - CAPITAL EXPENSE - 60-64-200-717 - SCADA					
	7785 CONTROL ENGINEERS PA		RADIO TELEMETRY SYSTEM REVIEW	22283	07/05/11	571.87
60-64-350-802.0	WATER FUND - WATER DEPARTMENT - DEBT RELATED EXPENSE - 60-64-350-802 - SERIES '03 REF. BOND PRINCIP					
	31060 U.S. BANK TRUST N.A.		'03 WATER REVENUE REFUND BOND-PRINC	98559800-201108	08/01/11	30,833.33
60-64-350-803.0	WATER FUND - WATER DEPARTMENT - DEBT RELATED EXPENSE - 60-64-350-803 - SERIES '03 REF. BOND INTERES					
	31060 U.S. BANK TRUST N.A.		'03 WATER REVENUE REFUND BOND-INT	98559800-201108	08/01/11	9,369.59

GL Acct No	Vendor	Vendor Name	Description	Invoice No	Inv Date	Amount
Total WATER DEPARTMENT						53,075.06
Total WATER FUND						53,075.06
70-74-100-156.0	SEWER FUND - SEWER - COLLECTION - PERSONNEL EXPENSE - 70-74-100-156 - CLOTHING/UNIFORMS					
25800	RIDLEY'S FAMILY MARKETS	PANTS		9068580907	07/12/11	71.98
70-74-150-210.0	SEWER FUND - SEWER - COLLECTION - OPERATING EXPENSE - 70-74-150-210 - DEPARTMENT SUPPLIES					
22363	OFFICE SAVERS ONLINE	SUPPLIES		752-001	07/08/11	25.98
70-74-150-260.0	SEWER FUND - SEWER - COLLECTION - OPERATING EXPENSE - 70-74-150-260 - POSTAGE					
4645	BILLING DOCUMENT SPECIALISTS	UTILITY BILLING POSTAGE		93970	06/20/11	487.20
70-74-150-301.0	SEWER FUND - SEWER - COLLECTION - OPERATING EXPENSE - 70-74-150-301 - PROFESSIONAL SERVICES - BILLS					
4645	BILLING DOCUMENT SPECIALISTS	UTILITY BILLING PROCESSING		93970	06/20/11	310.53
70-74-150-460.0	SEWER FUND - SEWER - COLLECTION - OPERATING EXPENSE - 70-74-150-460 - TELEPHONE					
11500	FRONTIER	PHONE SERVICE		0711-1335	07/07/11	105.64
11500	FRONTIER	PHONE SERVICE		0711-7919	07/07/11	280.24
32020	VERIZON WIRELESS	CELL SERVICE - 630-4721		990894844	07/01/11	33.55
32020	VERIZON WIRELESS	CELL SERVICE - 634-9852		990894844	07/01/11	33.55
						452.98 *
70-74-150-590.0	SEWER FUND - SEWER - COLLECTION - OPERATING EXPENSE - 70-74-150-590 - REPAIRS - OTHER EQUIPMENT					
7720	CONSOLIDATED ELECTRICAL DIST	UNDERGROUND SPLICE KIT		4438-444330	06/28/11	17.16
20160	MAY HARDWARE INC.	4" CAP S&D		698867	07/13/11	4.12
21220	METROQUIP INC.	WARTHOG INSERTS, REAR INSERTS		13088	07/12/11	101.41
						122.69 *
70-74-200-712.0	SEWER FUND - SEWER - COLLECTION - CAPITAL EXPENSE - 70-74-200-712 - SCADA PROJECT (NEW LS)					
7785	CONTROL ENGINEERS PA	RADIO TELEMTRY SYSTEM REVIEW		22283	07/05/11	571.88
Total SEWER - COLLECTION						2,043.24
70-75-150-210.0	SEWER FUND - SEWER - TREATMENT - OPERATING EXPENSE - 70-75-150-210 - DEPARTMENT SUPPLIES					
19500	M & M CONTROL SERVICE INC.	CHARTS, PENS-RED, PENS-GREEN		INV127431	07/06/11	239.89
20160	MAY HARDWARE INC.	TEFLON TAPE, THREAD SEAL, PRIMER, CEM		698934	07/13/11	28.75
20160	MAY HARDWARE INC.	PERC DRILL BITS		699397	07/18/11	18.88
20160	MAY HARDWARE INC.	FILES, HANDLE		699471	07/19/11	13.47
						300.99 *
70-75-150-222.0	SEWER FUND - SEWER - TREATMENT - OPERATING EXPENSE - 70-75-150-222 - CHEMICALS					
29996	THATCHER COMPANY	SUPER SACKS OF COARSE SALT		1260739	07/05/11	1,890.00
70-75-150-260.0	SEWER FUND - SEWER - TREATMENT - OPERATING EXPENSE - 70-75-150-260 - POSTAGE					
31280	UNITED PARCEL SERVICE	SHIPPING		8459E3281	07/09/11	32.78
70-75-150-300.0	SEWER FUND - SEWER - TREATMENT - OPERATING EXPENSE - 70-75-150-300 - PROFESSIONAL SERVICES					
1880	ALCHEM LABORATORIES INC.	LAB TESTS FOR WWTP		47025	06/30/11	106.00
14100	HONEY DIPPERS INC.	CLEAN WASTEWATER PLANT CHLORINE B/		52902	06/07/11	440.00
						546.00 *
70-75-150-310.0	SEWER FUND - SEWER - TREATMENT - OPERATING EXPENSE - 70-75-150-310 - ATTORNEY SERVICES					
30750	TROUT JONES GLEDHILL FUHRMAN	SEWER DISTRICT FILE #4092-004		19940	07/14/11	2,916.00
32910	WHITE PETERSON P.A.	PLRWSD		93914	06/30/11	166.25

GL Acct No	Vendor	Vendor Name	Description	Invoice No	Inv Date	Amount
						3,082.25 *
70-75-150-440.0	SEWER FUND - SEWER - TREATMENT - OPERATING EXPENSE - 70-75-150-440 - PROFESSIONAL DEVELOPMENT					
	14830 IDAHO BUREAU OF OCCUPATIONAL	ANNUAL CERT. RENEWAL - WWT1		17011-2011	07/19/11	35.00
	15460 IDAHO RURAL WATER ASSOCIATION	ANNUAL IRWA MEMBERSHIP		585	07/01/11	243.00
						278.00 *
70-75-150-460.0	SEWER FUND - SEWER - TREATMENT - OPERATING EXPENSE - 70-75-150-460 - TELEPHONE					
	32020 VERIZON WIRELESS	CELL SERVICE - 630-3028		990894844	07/01/11	43.55
70-75-150-490.0	SEWER FUND - SEWER - TREATMENT - OPERATING EXPENSE - 70-75-150-490 - HEAT, LIGHTS, AND UTILITIES					
	6960 MCCALL, CITY OF	WATER AND SEWER		0711-121051	07/13/11	83.10
	18140 LAKE SHORE DISPOSAL INC.	WASTE REMOVAL		1335766-SL	07/01/11	62.06
						145.16 *
70-75-150-570.0	SEWER FUND - SEWER - TREATMENT - OPERATING EXPENSE - 70-75-150-570 - REPAIRS - BUILDING AND GROUNDS					
	20160 MAY HARDWARE INC.	PVC BUSHINGS, ELBOW, ADAPTER		698720	07/12/11	8.20
70-75-150-590.0	SEWER FUND - SEWER - TREATMENT - OPERATING EXPENSE - 70-75-150-590 - REPAIRS - OTHER EQUIPMENT					
	26140 ROBERTSON SUPPLY INC.	BRASS NIPPLE, ELBOW, FOOT VALVE		3643102	07/13/11	42.77
	26140 ROBERTSON SUPPLY INC.	HOSE CPLRS, HOSE, CLAMPS, NIPPLE		3643110	07/14/11	110.27
	28970 STAR CONSTRUCTION LLC	TEST BALL RENTAL		1517	07/05/11	230.00
						383.04 *
70-75-350-824.0	SEWER FUND - SEWER - TREATMENT - DEBT RELATED EXPENSE - 70-75-350-824 - SERIES '08 REV BOND PRINCIPAL					
	4763 BNY MELLON TRUST COMPANY N.A.	SEWER SYSTEM REVENUES 2008B		123299000-201108	07/20/11	14,583.33
70-75-350-825.0	SEWER FUND - SEWER - TREATMENT - DEBT RELATED EXPENSE - 70-75-350-825 - SERIES '08 REV BOND INTEREST					
	4763 BNY MELLON TRUST COMPANY N.A.	SEWER SYSTEM REVENUES 2008B		123299000-201108	07/20/11	26,155.21
	Total SEWER - TREATMENT					47,448.51
70-76-150-310.0	SEWER FUND - J DITCH PROJECT - PHASE II - OPERATING EXPENSE - 70-76-150-310 - WAUSAU V. CITY OF MCCALL					
	30750 TROUT JONES GLEDHILL FUHRMAN	GENERAL		19941	07/14/11	67.50
	32910 WHITE PETERSON P.A.	V. LAWYERS MALPRACTICE		93917	06/30/11	227.50
						295.00 *
	Total J DITCH PROJECT - PHASE II					295.00
	Total SEWER FUND					49,786.75
90-40-150-300.0	URBAN RENEWAL AGENCY FUND - URBAN RENEWAL AGENCY EXPENSES - OPERATING EXPENSE - 90-40-150-300 -					
	6960 MCCALL, CITY OF	WATER		0711-150711	07/13/11	50.48
	23735 P & M EXCAVATION II INC.	CATCH BASIN/PIPE WORK-RAILROAD AVE.		20110708	07/08/11	4,800.00
	24070 PAVEMENT SPECIALTIES OF IDAHO	MILL ST. BOAT PARKING LOT		7026	07/11/11	7,068.68
	32910 WHITE PETERSON P.A.	URBAN RENEWAL AGENCY		93916	06/30/11	17.50
						11,936.66 *
90-40-200-702.0	URBAN RENEWAL AGENCY FUND - URBAN RENEWAL AGENCY EXPENSES - CAPITAL EXPENSE - 90-40-200-702 - CA					
	21165 MEL SHIELDS LLC	LEGACY PARK SUNDIAL RECONSTRUCTION		APP NO. 3	07/18/11	11,263.74
90-40-350-500.0	URBAN RENEWAL AGENCY FUND - URBAN RENEWAL AGENCY EXPENSES - DEBT RELATED EXPENSE - 90-40-350-5					
	31060 U.S. BANK TRUST N.A.	REMAINING BOND CONST. FUNDS		108749000-201107	07/01/11	166,791.39 -
	Total URBAN RENEWAL AGENCY EXPENSES					143,590.99 -

GL Acct No	Vendor	Vendor Name	Description	Invoice No	Inv Date	Amount
			Total URBAN RENEWAL AGENCY FUND			143,590.99 -
			Grand Total:			<u>418,969.98</u>

Vendor	Vendor Name	Invoice No	Description	Inv Date	Net Inv Amt
1390	ACTION MEDICAL INC.	510308	FIRST AID SUPPLIES	07/13/11	35.70
		510309	FIRST AID SUPPLIES	07/13/11	28.10
	Total 1390				63.80
1680	AFLAC	925238	PREMIUMS - A/C #OLF52	06/25/11	365.66
	Total 1680				365.66
1825	AIRGAS SAFETY INC.	9001677620	GLOVES	06/29/11	199.68
	Total 1825				199.68
1880	ALCHEM LABORATORIES INC.	47025	LAB TESTS FOR WTP	06/30/11	146.50
			LAB TESTS FOR WWTP		106.00
	Total 1880				252.50
1990	ALL AMERICAN ELECTRIC CASCADE	355	REMODEL ELECTRICAL	07/12/11	1,000.00
			ADDITIONAL LABOR - DESIGN CHANGES		1,000.00
	Total 1990				2,000.00
2300	ALSCO	811980	LAUNDRY SERVICE	07/05/11	14.76
		814352	LAUNDRY SERVICE	07/12/11	14.76
		816718	LAUNDRY SERVICE	07/19/11	14.76
	Total 2300				44.28
2715	AMERIPRIDE LINEN & APPAREL	2400057934	RUG/LAUNDRY SERVICES	07/11/11	55.96
	Total 2715				55.96
2850	ANDREW AG. INC.	F1103	APPLIED FOLIAR SPRAY	07/12/11	200.00
	Total 2850				200.00
3700	BAKER & TAYLOR BOOKS	4009863174	BOOKS	06/23/11	473.31
		4009863175	BOOKS	06/23/11	321.51
		4009871132	BOOKS	07/05/11	83.87
	Total 3700				878.69
4130	BENEFIT MANAGERS COMPANY INC.	201106	FSA - ADMIN FEE	06/10/11	105.00
			FSA - EMPLOYEE WITHHOLDING		2,583.30
			HRA - ADMIN FEE		148.00
			HRA DISBURSEMENTS		8,387.16
		6080	COBRA ADMINISTRATION MONTHLY FEE	06/10/11	75.00
			COBRA ARRA PREMIUMS		507.57
	Total 4130				11,806.03
4480	BHS MARKETING LLC	04774-CM	RETURN - CYLINDER DEPOSIT	06/30/11	1,800.00
	Total 4480				1,800.00
4645	BILLING DOCUMENT SPECIALISTS	93970	UTILITY BILLING PROCESSING	06/20/11	286.63
			UTILITY BILLING PROCESSING		310.53
			UTILITY BILLING POSTAGE		449.71

Vendor	Vendor Name	Invoice No	Description	Inv Date	Net Inv Amt
			UTILITY BILLING POSTAGE		487.20
			FOLDING/STUFFING PARKS INSERT		64.09
	Total 4645				1,598.16
4763	BNY MELLON TRUST COMPANY N.A.	19000-201108	SEWER SYSTEM REVENUES 2008B	07/20/11	14,583.33
			SEWER SYSTEM REVENUES 2008B		26,155.21
	Total 4763				40,738.54
5680	BRUNEEL TIRE - MCCALL	133483	TIRE CHANGE	07/14/11	57.90
	Total 5680				57.90
5760	BUFFALO-BERRY FARM	4968	FLOWERS, SHRUBS, COMPOST	06/28/11	100.00
	Total 5760				100.00
5980	C & M LUMBER CO. INC.	119304	OAK HALF BARRELS, TOP SOIL	07/18/11	187.36
	Total 5980				187.36
5995	CABLE ONE INC.	1943021-0611	PAID BY VISA	06/08/11	56.95
		1943021-0711	CABLE INTERNET-#23460262943021	07/08/11	61.68
	Total 5995				4.73
6370	CASCADE MEDICAL CENTER	24573	POST EXAM	06/23/11	105.00
	Total 6370				105.00
6420	CASELLE INC.	38937	SOFTWARE SUPPORT CONTRACT	07/05/11	2,805.00
		39064	CREDIT - SOFTWARE SUPPORT CONTRACT	07/13/11	2,805.00
		39065	SOFTWARE SUPPORT CONTRACT	07/13/11	935.00
		39066	SOFTWARE SUPPORT CONTRACT	10/01/11	2,805.00
	Total 6420				3,740.00
6892	CHRISTIAN BLACKMAN GRAPHIC	MPR0609	PATHWAYS NEWSLETTER S/S 2011	07/07/11	75.00
	Total 6892				75.00
6960	MCCALL, CITY OF	0511-182651	WATER AND SEWER	05/12/11	85.90
		0611-182651	WATER AND SEWER	06/14/11	92.90
		0711-121051	WATER AND SEWER	07/13/11	83.10
		0711-125601	WATER AND SEWER	07/13/11	43.65
			WATER AND SEWER		43.65
		0711-125691	WATER	07/13/11	98.12
		0711-125771	WATER	07/13/11	114.45
		0711-130781	WATER	07/13/11	226.77
		0711-131111	WATER	07/13/11	212.57
		0711-131591	WATER	07/13/11	37.70
		0711-131601	WATER AND SEWER	07/13/11	101.30
		0711-138211	WATER	07/13/11	68.32
		0711-149661	WATER AND SEWER	07/13/11	83.10
		0711-149711	WATER	07/13/11	95.28
		0711-149721	WATER	07/13/11	75.40
		0711-150561	WATER AND SEWER	07/13/11	335.20
		0711-150711	WATER	07/13/11	50.48

Vendor	Vendor Name	Invoice No	Description	Inv Date	Net Inv Amt
		0711-151031	WATER	07/13/11	68.32
		0711-152101	WATER	07/13/11	332.13
		0711-152111	WATER AND SEWER	07/13/11	164.80
		0711-152751	CENTRAL IDAHO HISTORICAL MUSEUM	07/13/11	45.95
		0711-152931	CENTRAL IDAHO HISTORICAL MUSEUM	07/13/11	89.60
		0711-156191	WATER	07/13/11	43.38
		0711-156201	WATER AND SEWER	07/13/11	115.30
		0711-158841	WATER	07/13/11	90.31
		0711-176451	WATER AND SEWER	07/13/11	91.50
		0711-180901	WATER	07/13/11	56.87
		0711-181061	WATER	07/13/11	75.40
		0711-182601	WATER AND SEWER	07/13/11	342.20
		0711-182651	WATER AND SEWER	07/13/11	111.10
		0711-182702	WATER AND SEWER	07/13/11	88.70
		0711-183351	WATER AND SEWER	07/13/11	88.70
		0711-204671	WATER AND SEWER	07/13/11	96.61
		0711-218391	WATER	07/13/11	152.22
		0711-218691	WATER	07/13/11	155.06
	Total 6960				4,056.04
7720	CONSOLIDATED ELECTRICAL DIST	4438-444321	WALLPLATES, 4SQ 1/2D 16 SW RNG	06/23/11	18.63
		4438-444330	UNDERGROUND SPLICE KIT	06/28/11	17.16
	Total 7720				35.79
7785	CONTROL ENGINEERS PA	22283	RADIO TELEMETRY SYSTEM REVIEW	07/05/11	571.87
			RADIO TELEMETRY SYSTEM REVIEW		571.88
	Total 7785				1,143.75
7840	TCS	OE00101063	UNIFORM & DUTY EQUIPMENT - KVIITEM	07/07/11	29.00
		OE00101162	UNIFORMS & DUTY EQUIPMENT - KOCH	07/13/11	858.00
	Total 7840				887.00
7910	CORNERSTONE CONSTRUCTION	1379	HARSHMAN SKATE PARK REPAIRS	07/11/11	1,250.00
			ADDITIONAL LABOR		1,250.00
	Total 7910				2,500.00
8360	CUMMINS ROCKY MOUNTAIN LLC	027-27816	RECTIFIER-SILICON	07/13/11	28.80
		027-27904	RECTIFIER-SILICON	07/14/11	11.30
	Total 8360				40.10
8860	DELTA DENTAL PLAN OF IDAHO	201107	PREMIUMS - #2667-0000	07/01/11	2,604.75
	Total 8860				2,604.75
9045	DeVRIES, MICHAEL J.	20110720	UMPIRE ADULT SOFTBALL	07/20/11	300.00
	Total 9045				300.00
9140	DIGLINE INC.	41698-IN	A/C #200 - 09 CALLS	06/30/11	13.14
	Total 9140				13.14
10530	FAMILY SUPPORT REGISTRY	20110715-4	CHILD SUPPORT - 07250723	07/15/11	507.23

Vendor	Vendor Name	Invoice No	Description	Inv Date	Net Inv Amt
	Total 10530				507.23
10900	MOUNTAIN ALARM	617871	SECURITY MONITORING	07/01/11	84.00
	Total 10900				84.00
10920	FIRST AMERICAN TITLE COMPANY	181003056	CANCELLATION FEE - 1010 FIREWEED DR.	06/09/11	200.00
	Total 10920				200.00
11485	FRONK, JAMES MATTHEW	20110701	SOCCER CAMP INSTRUCTOR	07/01/11	300.00
	Total 11485				300.00
11500	FRONTIER	0711-0267	PHONE SERVICE	07/01/11	70.79
		0711-1335	PHONE SERVICE	07/07/11	105.64
		0711-1853	PHONE SERVICE	07/07/11	414.90
			DSL SERVICE		70.00
		0711-2437	PHONE SERVICE	07/07/11	49.64
		0711-4170	PHONE SERVICE	07/07/11	27.72
		0711-7144	PHONE SERVICE	07/07/11	34.82
		0711-7160	PHONE SERVICE	07/07/11	63.82
		0711-7919	PHONE SERVICE	07/07/11	280.24
	Total 11500				1,117.57
11940	GEM STATE PAPER & SUPPLY	566964-00	HAND CLEANER, TRASH BAGS	07/06/11	110.15
		570047-00	CANLNRS, BATH TISSUE, CLEANER, PAPER	07/06/11	486.67
		571533-00	PAPER TOWELS	07/12/11	29.04
			PAPER TOWELS		29.04
	Total 11940				654.90
12990	HARMONY DESIGN & ENGINEERING	11073	PATHWAYS MASTER PLAN BILLABLE TIME	07/08/11	6,885.00
	Total 12990				6,885.00
13240	HEADY'S POWER PRODUCTS	65192	STARTER DRIVES	07/11/11	45.96
		65224	REAR WHEELS - SNAPPER	07/13/11	57.72
	Total 13240				103.68
13690	HIETALA, LARRY	20110719	UMPIRE	07/19/11	275.00
	Total 13690				275.00
13720	HIGH MOUNTAIN NURSERY, INC.	18088	MOCK ORANGE SHRUBS	06/08/11	63.00
		18103	PETUNA - EASY WAVE FLAGS MIX	06/15/11	1,120.00
			PETUNIA - RED GRADIFLORA FLAT PAK		42.00
			PETUNIA - WHITE GRADIFLORA FLAT PAK		42.00
			FERTILIZER		17.00
			MATERIALS DISCOUNT		122.10 -
		18181	SOD	07/01/11	20.00
		18321	PANSIES	06/17/11	15.92
	Total 13720				1,197.82
14100	HONEY DIPPERS INC.	52901	CLEAN WATERPLANT WASTE BASIN	06/07/11	1,080.00

Vendor	Vendor Name	Invoice No	Description	Inv Date	Net Inv Amt
		52902	CLEAN WASTEWATER PLANT CHLORINE B/	06/07/11	440.00
		52954	PORTABLE RENTAL/SVC - MARINA	06/20/11	200.00
			PORTABLE RENTAL/SVC - DAVIS BEACH		100.00
			PORTABLE RENTAL/SVC - BASEBALL FIELD		200.00
		52961	PORTABLE RENTAL /SVC- TENNIS COURTS	06/09/11	40.00
	Total 14100				2,060.00
14830	IDAHO BUREAU OF OCCUPATIONAL	17011-2011	ANNUAL CERT. RENEWAL - WWT1	07/19/11	35.00
		17341-2011	ANNUAL CERT. RENEWAL - DWT1	07/19/11	35.00
	Total 14830				70.00
14860	IDAHO CHILD SUPPORT RECEIPTING	20110715-1	CHILD SUPPORT - 254924	07/15/11	184.68
		20110715-2	CHILD SUPPORT - 019782	07/15/11	183.00
		20110715-5	CHILD SUPPORT - 158708	07/15/11	320.76
	Total 14860				688.44
15020	IDAHO DEPT. OF LABOR	20110630	UNEMPLOYMENT - 0007002912	06/30/11	1,344.00
			UNEMPLOYMENT - 0007002912		336.00
			UNEMPLOYMENT - 0007002912		1,446.09
			UNEMPLOYMENT - 0007002912		450.00
			UNEMPLOYMENT - 0007002912		1,540.00 -
	Total 15020				2,036.09
15340	IDAHO POWER	-0484248820	SPG MTN-WOODLANDS STREET LIGHTS	07/08/11	119.30
		-3463626543	WATERPLANT	07/13/11	4,468.11
		-4499934696	WHITETAIL WLS #1	07/07/11	178.76
		-5838790271	OSPREY VIEW DR WLS #2	07/07/11	28.32
		-7007815671	MIGRATORY RIDGE WLS	07/07/11	253.18
		-8066184240	TRAFFIC SIGNAL-HWY 55/DEINHARD LANE	07/08/11	62.06
		-8725860660	888 FAIRWAY DR.-165 HP	07/13/11	2,559.19
		-9586295833	STREET LIGHTS	07/11/11	1,062.39
	Total 15340				8,731.31
15460	IDAHO RURAL WATER ASSOCIATION	585	ANNUAL IRWA MEMBERSHIP	07/01/11	242.00
			ANNUAL IRWA MEMBERSHIP		243.00
	Total 15460				485.00
15530	IDAHO STATE POLICE	SI202189	LODGING - ISP OFFICERS/JULY 4TH WEEKE	07/08/11	800.00
	Total 15530				800.00
15760	IKON OFFICE SOLUTIONS	5019124326	RICOH MPC5501 MAINT. AGREEMENT	06/29/11	1,201.45
		5019180875	RICOH 2020D MAINT. AGREEMENT	07/01/11	12.94
			RICOH 2020D MAINT. AGREEMENT		12.93
		85170111	RICOH MPC5501 COPIER LEASE	07/13/11	343.78
	Total 15760				1,571.10
15890	INDUSTRIAL CHEM. LABS &	90272	TRI-LETE	06/22/11	186.51
	Total 15890				186.51
15960	INLAND MARINE CONSTRUCTION INC	5010	DRUG ANCHORS AT ART ROBERTS PARK	07/11/11	165.00

Vendor	Vendor Name	Invoice No	Description	Inv Date	Net Inv Amt
Total 15960					165.00
16200	INTERNAT'L ASSOC FOR PROPERTY	85059	TRAINING SEMINAR - S. RYSKA	07/07/11	275.00
		85060	TRAINING SEMINAR - L. BRUSH	07/07/11	275.00
Total 16200					550.00
16310	INTERSTATE ELECTRIC SUPPLY	10009983.001	BERKO TSAT TAMPER COVER	07/14/11	43.01
Total 16310					43.01
16890	JERRY'S AUTO PARTS	690835	WELDER	06/27/11	330.59
		691361	STRAP	06/30/11	10.26
		691480	BOLT	06/30/11	7.46
		691970	RETURN - IND V-BELT	07/05/11	7.08
		692056	SPRAY GREASE	07/05/11	18.58
		692212	BATTERY TERMINALS, CABLE LUGS, WIRE,	07/06/11	26.54
		692213	OIL FILTERS	07/06/11	17.88
		692314	ALUSEAL, BARS LKS HYDRAULIC FLUID	07/06/11	7.17 49.13
		692315	V-BELT	07/06/11	11.02
		692326	SPARK PLUGS	07/06/11	6.76
		692386	RETURN - IND V-BELT	07/07/11	7.08
		692473	COMP SPRING	07/07/11	163.11
		692474	FREIGHT - SPRINGS	07/07/11	13.00
		692591	TRACTOR FLUID	07/08/11	116.42
		692791	TR BALL	07/09/11	8.49
		693018	FITTINGS, HOSE, BATTERY NUTS, CABLE TI TRACTOR FLUID	07/11/11	136.49 58.21
		693045	HOSE ENDS	07/11/11	32.80
		693153	MC LAMPS ARMORED	07/11/11	14.80
		693206	CABLE TIES	07/12/11	7.35
		693216	HOSE END, BRAKE CLEANER	07/12/11	44.77
		693232	HOSE ENDS HYDRAULIC FLUID	07/12/11	106.04 49.13
		693265	3-STUD PETERBILT	07/12/11	32.98
		693269	JUNCTION BLOCKS	07/12/11	8.74
		693271	WIRE	07/12/11	12.73
		693361	IMPACT ACCESS	07/13/11	12.55
		693537	OIL FILTER, BATTERY CABLE LUGS	07/14/11	8.32
		694069	BATTERY, CORE DEPOSIT	07/16/11	87.26
		694199	U-NUTS	07/18/11	3.37
		694269	U-NUTS	07/18/11	4.49
Total 16890					1,392.28
17395	KENNEDY FUEL & FEED SUPPLY	26824	UNLEADED FUEL	07/13/11	962.53
		26825	DIESEL	07/13/11	1,219.19
Total 17395					2,181.72
17950	KVITTEM, SCOTT	20110720	REIMB. - HEARING EXAM	07/20/11	30.00
Total 17950					30.00
18140	LAKE SHORE DISPOSAL INC.	1335766-SL	WASTE REMOVAL	07/01/11	62.06
		1335768-PW	WASTE REMOVAL	07/01/11	82.88
		1338025-WT	WASTE REMOVAL	07/01/11	58.45

Vendor	Vendor Name	Invoice No	Description	Inv Date	Net Inv Amt
	Total 18140				203.39
18700	LES SCHWAB TIRE CENTERS	269715	DISMOUNT & MOUNT TIRE	07/13/11	12.25
	Total 18700				12.25
19400	PROBUILD COMPANY LLC	809045	CHALK LINED POWER TOOL	07/05/11	32.99
		809070	CALCULATORS	06/30/11	19.98
		809772	HANDHELD SCANNER	07/07/11	99.99
		810268	STEP STONES	07/12/11	30.15
		810866	TOILET CONNECTORS, WAX RING, TOILET	07/16/11	131.84
	Total 19400				314.95
19500	M & M CONTROL SERVICE INC.	INV127431	CHARTS, PENS-RED, PENS-GREEN	07/06/11	239.89
	Total 19500				239.89
20158	MAY SECURITY	1939	REPAIR VIDEO CAMERA	06/30/11	126.00
		2045988	MONTHLY ALARM SERVICE	07/01/11	30.00
	Total 20158				156.00
20160	MAY HARDWARE INC.	697471	SWAMP COOLER REPAIR PARTS	06/30/11	27.94
		697492	MOISTURE METERS	06/30/11	59.35
		698040	INSECT REPELLENT	07/06/11	38.20
		698181	PAINT, PUTTY KNIFE	07/07/11	3.58
			DISHWASHER SOAP		4.94
		698183	BUMP/FEED TRIMHEADS	07/07/11	32.38
		698191	RETURN - BUMP/FEED TRIMHEADS	07/07/11	32.38 -
		698202	SPRINKLERS	07/07/11	17.95
		698346	HOSE, IRRIG TUBING, STAKES, DRIPPER	07/08/11	77.86
		698347	ERASER, JOBE'S TREE SPIKE	07/08/11	7.18
		698376	COUPLINGS, BUSHINGS, ELBOW	07/08/11	43.24
		698401	INSERT COUPLINGS	07/08/11	8.53
		698562	MOUNTING TAPE	07/10/11	4.49
		698614	ANT SPRAY	07/11/11	14.36
		698619	CLOTHESLINE	07/11/11	3.41
		698653	ATHLETIC FIELD SPRAY	07/11/11	114.26
		698660	HARDWARE	07/11/11	4.02
		698720	PVC BUSHINGS, ELBOW, ADAPTER	07/12/11	8.20
		698727	TRASH BAGS, CLEANER, WASTEBASKETS	07/12/11	45.86
		698732	FIREMAN NOZZLE	07/12/11	12.59
		698734	TRASH CANS	07/12/11	39.96
		698736	CLEANER	07/12/11	10.78
		698742	PVC BUSHINGS	07/12/11	4.29
		698757	WIRE CONNECTORS, WIRE NUTS	07/12/11	19.86
		698867	4" CAP S&D	07/13/11	4.12
		698890	TRASH CANS	07/13/11	59.94
		698934	TEFLON TAPE, THREAD SEAL, PRIMER, CEM	07/13/11	28.75
		698980	SOS PADS, CLEANER, BRUSH, SPONGE	07/14/11	18.05
			PAINT		10.79
		698986	COP ADAPTER, ELBOWS, TEE, TUBE, HYDR	07/14/11	41.58
		699003	PVC BUSHING, ADAPTERS	07/14/11	3.66
		699013	PVC THREADED CAPS	07/14/11	2.68
		699120	PADLOCK	07/15/11	19.79
		699186	TOILET TANK FLOAT	07/15/11	2.06
		699193	RETURN - TOILET TANK FLOAT	07/15/11	2.06 -

Vendor	Vendor Name	Invoice No	Description	Inv Date	Net Inv Amt
		699317	PVC TEES	07/18/11	8.88
		699318	KEYS	07/18/11	6.00
		699326	PVC PIPE, ELBOWS, ADAPTERS, TEES	07/18/11	81.84
		699328	CIRC VALV BOX W/LID	07/18/11	21.58
		699338	PVC TEES, ADAPTERS, COUPLINGS	07/18/11	16.33
		699387	PAINT, SCISSORS, DUCT TAPE, LINE REEL	07/18/11	20.93
		699397	PERC DRILL BITS	07/18/11	18.88
		699471	FILES, HANDLE	07/19/11	13.47
		699502	SHOVELS	07/19/11	61.18
		699520	HARDWARE	07/19/11	3.82
	Total 20160				1,013.12
20445	McCALL COMMUNITY IMPROVEMENT	20110706	McCALL IN BLOOM T-SHIRTS	07/06/11	165.00
		20110720	McCALL IN BLOOM ENTRY - PUBLIC WORKS	07/20/11	25.00
	Total 20445				190.00
20460	McCALL DELIVERY SERVICE	20110615	DELIVERY - UNITED PIPE	06/15/11	25.00
	Total 20460				25.00
20720	McCALL RENTALS INC.	62599	RENTAL - ROTARY HAMMER	07/15/11	12.10
	Total 20720				12.10
20930	McCORMICK, ERIC	20110714	REFUND - PARKS DEPOSIT	07/14/11	150.00
	Total 20930				150.00
21165	MEL SHIELDS LLC	APP NO. 3	LEGACY PARK SUNDIAL RECONSTRUCTION	07/18/11	11,263.74
	Total 21165				11,263.74
21220	METROQUIP INC.	13088	WARTHOG INSERTS, REAR INSERTS	07/12/11	101.41
		13125	SPRINGS	07/14/11	60.08
	Total 21220				161.49
22363	OFFICE SAVERS ONLINE	752-001	SUPPLIES	07/08/11	128.30
			SUPPLIES		150.31
			SUPPLIES		7.49
			SUPPLIES		602.34
			SUPPLIES		19.99
			SUPPLIES		135.59
			SUPPLIES		25.98
		752-002	SUPPLIES	07/11/11	34.99
		777-001	RUBBER STAMP-APPR FOR CONST	07/11/11	82.89
	Total 22363				1,187.88
22640	NELSON PLUMBING INC.	20110628-BP	REPAIR PLUMBING - BROWNS PARK	07/08/11	416.29
		20110628-DP	REPLACE MOTOR PUMP @ PUMP STATION	07/08/11	817.94
	Total 22640				1,234.23
22940	NORCO INC.	8274422	K OXYGEN	06/30/11	51.39
		8274423	BLACK ASTRO-OTG CLEAR LENS/OTG 5.0 IC	06/30/11	53.97
		8274424	BLACK ASTROSPEC CLR LENS DUOFLEX TE	06/30/11	21.65

Vendor	Vendor Name	Invoice No	Description	Inv Date	Net Inv Amt
		8281517	20#, 50#, K/J/T	06/30/11	26.97
	Total 22940				153.98
23000	NORTH AMERICAN DUST CONTROL	2767	CALCIUM CHLORIDE 38%	07/08/11	2,260.48
		2768	CALCIUM CHLORIDE 38%	07/08/11	1,002.35
	Total 23000				3,262.83
23585	ORBIT SCREEN PRINTING	TENNIAL001	#SB BALLOONS 11" STANDARD	07/19/11	120.00
			#55096 PENCIL BUDGETEER		250.00
			#CW656 BUBBLES		265.00
			SET UP CHARGES		105.00
			SHIPPING		120.00
			DEPOSIT PAID BY VISA		450.00 -
	Total 23585				410.00
23735	P & M EXCAVATION II INC.	20110708	CATCH BASIN/PIPE WORK-RAILROAD AVE.	07/08/11	4,800.00
	Total 23735				4,800.00
24025	PATRICK'S RELIABLE HOME PREP	75	FLOOR MAINTENANCE	07/05/11	95.00
	Total 24025				95.00
24060	PAUL'S MARKETS	3067441727	TIC TACS FOR DRILLS	07/12/11	2.78
		4035341249	WACKY NOODLES - SWIMMING	07/11/11	13.92
		4080701237	SUNBLOCK, DOG BISCUITS-BOAT AMBASSA	06/24/11	14.41
		8070330946	SUN BLOCK	07/06/11	35.64
		8091321209	EMPLOYEE RECOGNITION DESSERT	07/11/11	50.10
	Total 24060				116.85
24070	PAVEMENT SPECIALTIES OF IDAHO	7026	MILL ST. BOAT PARKING LOT	07/11/11	7,068.68
	Total 24070				7,068.68
24595	POOL, AMIE	20110720	SWIMMING INSTRUCTOR	07/20/11	277.50
	Total 24595				277.50
24596	POOL, MICHELLE	20110720	SWIMMING INSTRUCTOR	07/20/11	475.00
	Total 24596				475.00
25320	R & R PRODUCTS INC.	CD1467331	HYDRAULIC CYLINDER, LIFT ARM ASSY	07/05/11	216.29
		CD1471914	TIRE - 20X8.00-10 TURF SAVER	07/15/11	63.62
	Total 25320				279.91
25800	RIDLEY'S FAMILY MARKETS	9068580907	PANTS	07/12/11	71.98
	Total 25800				71.98
26140	ROBERTSON SUPPLY INC.	3643102	BRASS NIPPLE, ELBOW, FOOT VALVE	07/13/11	42.77
		3643110	HOSE CPLRS, HOSE, CLAMPS, NIPPLE	07/14/11	110.27
		3644174	PVC CEMENT, PRIMER, GRATES, END CAPS	07/15/11	52.49

Vendor	Vendor Name	Invoice No	Description	Inv Date	Net Inv Amt
	Total 26140				205.53
26280	ROCKY MOUNTAIN SIGNS & APPAREL	8277	CENTENNIAL STICKERS	06/27/11	175.00
		8278	CENTENNIAL HIGHWAY BANNER	06/27/11	850.00
		8329	MCCALL IN BLOOM YARD SIGNS	07/01/11	388.50
	Total 26280				1,413.50
26300	RMT EQUIPMENT	W19939	MARKING POLES, CUPS	07/12/11	481.41
	Total 26300				481.41
26810	SAFARI INN DOWNTOWN	36434	LODGING - P. BORNER (2 NIGHTS)	06/23/11	158.00
	Total 26810				158.00
27505	SHADOW TRACKERS INVESTIGATIVE	COMC0611	BACKGROUND CHECKS	06/30/11	278.00
			BACKGROUND CHECKS		45.00
	Total 27505				323.00
27965	SILVER CREEK SUPPLY LLC	∫1121362.002	ADAPTERS	07/07/11	26.25
		∫1123413.001	OTTERBINE REPAIR	07/11/11	93.34
		∫1127116.001	REPAIR - CONTROLLER FACE PLATES	07/11/11	1,890.78
		∫1129441.001	VALVE SPLITTER	07/07/11	125.00
		∫1130806.001	VALVE	07/11/11	72.13
		∫1132252.001	VALVE	07/14/11	51.87
	Total 27965				2,259.37
28110	SINCLAIR OIL CORP	26461571	FUEL	06/30/11	136.31
	Total 28110				136.31
28445	SMITH, M. GREG	20110717	UMPIRE ADULT SOFTBALL	07/17/11	100.00
	Total 28445				100.00
28465	SNAP - ON TOOLS	168604	CHRY ADPT'S	07/12/11	72.34
	Total 28465				72.34
28660	SPECIALTY CONSTRUCTION SUPPLY	102029-CM	CREDIT - FREIGHT	07/15/11	50.00 -
		109385-IN	PEDESTRIAN CROSSWALK FLAGS	07/07/11	420.00
			SHIPPING		55.00
	Total 28660				425.00
28970	STAR CONSTRUCTION LLC	1517	TEST BALL RENTAL	07/05/11	230.00
	Total 28970				230.00
28980	STAR NEWS, THE	28843	AD - SWIMMING INSTRUCTOR	06/30/11	19.00
		28903	DISPLAY AD - ARBOR DAY	06/30/11	114.00
			DISPLAY AD - PATHWAYS WORKSHOP		95.00
			DISPLAY AD - ORD. 888, JUDICIAL CONFIRM.		817.00
		28994	LEGAL AD - WHITETAIL DR., SUNSET ST., W	07/14/11	55.20

Vendor	Vendor Name	Invoice No	Description	Inv Date	Net Inv Amt
	Total 28980				1,100.20
29960	SHELL	00247745107	FUEL - 8000247745	07/06/11	224.16
	Total 29960				224.16
29996	THATCHER COMPANY	1260739	SUPER SACKS OF COARSE SALT	07/05/11	1,890.00
	Total 29996				1,890.00
30340	T-O ENGINEERS INC.	05113-431	AIRPORT GENERAL SERVICES	07/06/11	1,000.00
		09021-446	AIP-019 REHAB RUNWAY 16-34	07/07/11	41,091.65
			AIP-019 REHAB RUNWAY 16-34		2,162.72
	Total 30340				44,254.37
30580	TREASURE VALLEY COFFEE INC.	60-02500543	TEA	07/11/11	12.15
	Total 30580				12.15
30640	TREBAR KENWORTH SALES	668776	DEFROSTER FAN	07/07/11	36.99
	Total 30640				36.99
30750	TROUT JONES GLEDHILL FUHRMAN	19940	SEWER DISTRICT FILE #4092-004	07/14/11	2,916.00
		19941	GENERAL	07/14/11	67.50
	Total 30750				2,983.50
30880	TURF EQUIPMENT & IRRIGATION	323747-00	BEARINGS-SELF ALIGNING	07/11/11	78.19
	Total 30880				78.19
31060	U.S. BANK TRUST N.A.	19000-201107	REMAINING BOND CONST. FUNDS	07/01/11	166,791.39 -
		19800-201108	'03 WATER REVENUE REFUND BOND-PRINC	08/01/11	30,833.33
			'03 WATER REVENUE REFUND BOND-INT		9,369.59
	Total 31060				126,588.47 -
31280	UNITED PARCEL SERVICE	8459E3281	SHIPPING	07/09/11	37.60
			SHIPPING		11.82
			SHIPPING		61.94
			SHIPPING		32.78
	Total 31280				144.14
31300	UNITED PIPE & SUPPLY	8696806	STANDPIPE GASKET, STEP CPLGS	06/28/11	56.54
		8700797	ROMAC SADDLE, FORD CORP STOPS, HVY	06/28/11	377.86
		8702348	ROM REPAIR CLAMP, CURB STOPS, MTR C	06/28/11	166.76
		8708227	RETURN - FORD CORP STOPS	06/29/11	87.61 -
		8716831	FREIGHT IN	07/12/11	19.79
		8718178	FORD B/CURB STOPS	07/13/11	340.31
	Total 31300				873.65
31410	UNUM LIFE INS. CO. OF AMERICA	201107-LIFE	LIFE INS. #0094659-001 2	07/01/11	989.51
		01107-VLIFE	LIFE INS. #0094658-001 5	07/01/11	560.88

Vendor	Vendor Name	Invoice No	Description	Inv Date	Net Inv Amt
Total 31410					1,550.39
31900	VALLEY PAVING & ASPHALT INC.	09021-4	REHAB 16-34/SEWER FAA/AIP 3-16-0023-019	07/02/11	312,506.22
			REHAB 16-34/SEWER FAA/AIP 3-16-0023-019		16,447.70
Total 31900					328,953.92
32020	VERIZON WIRELESS	990894844	EQUIPMENT CREDIT - 208-634-9695	07/01/11	129.99 -
			CELL SERVICE - 315-0063		33.55
			CELL SERVICE - 315-0289		33.55
			CELL SERVICE - 315-0714		33.55
			CELL SERVICE - 315-1662		53.32
			CELL SERVICE - 315-2268		53.32
			CELL SERVICE - 315-3082		76.06
			CELL SERVICE - 315-3304		53.57
			CELL SERVICE - 315-4250		33.55
			CELL SERVICE - 315-4377		53.32
			EQUIPMENT		149.99
			CELL SERVICE - 630-3028		43.55
			CELL SERVICE - 630-3240		33.55
			CELL SERVICE - 630-3441		53.32
			CELL SERVICE - 630-4659		37.44
			CELL SERVICE - 630-4721		33.55
			CELL SERVICE - 634-6594		33.55
			CELL SERVICE - 634-6609		56.07
			CELL SERVICE - 634-6740		53.32
			EQUIPMENT		99.99
			CELL SERVICE - 634-8099		53.82
			CELL SERVICE - 634-9228		33.55
			CELL SERVICE - 634-9264		33.55
			CELL SERVICE - 634-9303		43.55
			CELL SERVICE - 634-9695		33.55
			CELL SERVICE - 634-9852		33.55
Total 32020					1,119.70
32180	GRAINGER	9565016442	RETURN - FILTERS	06/17/11	41.64 -
		9571929570	FILTERS	06/27/11	95.34
Total 32180					53.70
32820	WESTERN STATES EQUIPMENT CO.	³C000365577	SPRING	07/10/11	19.00
		³C000365797	SWITCH ASSM	07/13/11	62.01
Total 32820					81.01
32910	WHITE PETERSON P.A.	93908	GENERAL CITY ADMIN	06/30/11	5,600.00
		93914	PLRWSD	06/30/11	166.25
		93915	OUT OF RETAINER	06/30/11	3,492.25
		93916	URBAN RENEWAL AGENCY	06/30/11	17.50
		93917	V. LAWYERS MALPRACTICE	06/30/11	227.50
		93918	V. R. HEHR/GREYSTONE VILLAGE	06/30/11	78.75
		93919	V. ALPINE VILLAGE COMPANY	06/30/11	288.75
Total 32910					9,871.00
33060	WILBUR-ELLIS CO.	5608821	DG PRO 18-9-18	07/08/11	693.00
			RPR RYEGRASS SEED		250.00

Vendor	Vendor Name	Invoice No	Description	Inv Date	Net Inv Amt
			WETTING TABS		125.00
		5626054	HERITAGE FUNGICIDE	07/14/11	1,236.00
	Total 33060				2,304.00
33095	WILLAMETTE DENTAL INSURANCE	201107	PREMIUMS - GROUP #Z1759	07/01/11	1,299.40
	Total 33095				1,299.40
33500	ZEE MEDICAL SERVICES	161382563	EARPLUGS, INSECT REPELLENT	07/07/11	58.95
		D1685601	OXYGEN CYLINDER	07/08/11	195.78
	Total 33500				254.73
99448	NEWCOMB, JoANN	20110713	REFUND - PARKS DEPOSIT	07/13/11	50.00
	Total 99448				50.00
99449	McKARCHER, MIKE	20110713	REFUND - PARKS DEPOSIT	07/13/11	50.00
	Total 99449				50.00
99629	HAMILTON, CORY J.	151	BASEBALL CAPS	07/13/11	202.50
		153	BASEBALL CAPS	07/14/11	36.00
		20110714	SKATEBOARD INSTRUCTOR	07/14/11	145.00
	Total 99629				383.50
999820	JOHN E. REID AND ASSOCIATES	124615	INTERVIEW AND INTERROGATION	07/12/11	840.00
	Total 999820				840.00

Total Paid: 18,821.90

Total Unpaid: 400,148.08Grand Total: 418,969.98

Emp No	Name	Total Gross Amount	2-00 Overtime Emp Amt	10-00 Overtime-G Emp Amt
Total Airport	2 Employees	3,617.67	.00	.00
Total City Manager	3 Employees	6,847.45	.00	.00
Total Clerk	3 Employees	4,359.86	.00	.00
Total Community Developmnt	5 Employees	9,442.49	.00	.00
Total Council	5 Employees	1,150.00	.00	.00
Total Finance	3 Employees	5,849.47	.00	.00
Total Golf Course	1 Employees	3,054.30	.00	.00
Total Golf Course Maint	15 Employees	13,912.20	.00	.00
Total Info systems	2 Employees	4,207.01	.00	.00
Total Library	9 Employees	7,541.00	.00	.00
Total Parks	16 Employees	16,028.04	1,503.63	.00
Total Police	20 Employees	35,517.65	507.70	.00
Total PW/Streets	12 Employees	21,113.45	.00	.00
Total Recreation	3 Employees	5,127.57	.00	.00
Total Sewer Collection	2 Employees	3,687.91	.00	.00
Total Sewer Treatment	1 Employees	2,927.75	204.26	.00
Total Water	6 Employees	9,251.13	.00	.00
Grand Totals:	108 Employees	153,634.95	2,215.59	.00

Report Criteria:
Employee Code.Pay Code = 9

Emp No	Name	PC	PC Title	Hours Beg Bal	Hours Accrued	Hours Used	Hours Remain
Total Airport		9-01	Comp Time	.00	.00	.00	.00
Total Clerk		9-01	Comp Time	9.96	.00	.00	9.96
Total Community Developmnt		9-01	Comp Time	25.28	5.25	.00	30.53
		9-02	Comp Time	.00	.00	.00	.00
Total Finance		9-01	Comp Time	.38	.00	.00	.38
Total Golf Course Maint		9-01	Comp Time	1.00	.00	.00	1.00
Total Info systems		9-01	Comp Time	3.38	3.75	.00	7.13
Total Library		9-01	Comp Time	.00	.00	.00	.00
Total Parks		9-01	Comp Time	75.14	.00	.00	75.14
		9-02	Comp Time	.00	.00	.00	.00
Total Police		9-01	Comp Time	404.28	16.50	22.50	398.28
Total PW/Streets		9-01	Comp Time	132.26	9.75	13.00	129.01
		9-02	Comp Time	.00	.00	.00	.00
Total Recreation		9-01	Comp Time	10.25	15.00	.00	25.25
Total Sewer Collection		9-01	Comp Time	96.88	.75	16.00	81.63
Total Sewer Treatment		9-01	Comp Time	20.38	6.00	.00	26.38
Total Water		9-01	Comp Time	255.50	14.25	30.00	239.75
Grand Totals:		9-01	Comp Time	1,034.69	71.25	81.50	1,024.44
		9-02	Comp Time	.00	.00	.00	.00

Catering Permit Activity Report to Council						
Name of Licensee	Event	Location of Event	Day & Date of Event	Time of Event	No. of Days issued	Revenue
Meeting 7-28-11						
Bistro 45	Centennial	Depot Park	Tuesday July 19	4pm - 10pm	1	\$20.00
Salmon River Brewery	Centennial	Depot Park	Tuesday July 20	4pm - 10pm	1	\$20.00
McCall Brewing	Centennial	Depot Park	Tuesday July 21	4pm - 10pm	1	\$20.00
Lardo Grill & Saloon	NRA Banquet	Hunt Lodge	Saturday Aug 13	5pm - 11pm	1	\$20.00

Alcohol License Activity Report to Council							
Business Name	Owner(s)	Physical Address	New	Closed	City Lic. No.	Date Issued	Comments
Meeting 7-28-11	No activity from 7-5-11 to 7-18-11						