

Memo

To: City Council

From: Michelle Groenevelt

Date: June 24, 2021

Re: Designation of Property as Area of Critical Concern

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

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

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

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

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

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

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

ATTACHMENTS:

Exhibit 1: Vicinity Map