

City of McCall

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McCall, Idaho 83638
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SHORELINE AND RIVER ENVIRONS ZONE INFORMATION



All projects in the Shoreline and River Environs Zone are also subject to Design Review. Please refer to the Design Review information sheet for additional requirements.

The following materials **must** be submitted with a completed Land Use Application:

- Fee: \$300; checks payable to the City of McCall
- 3D Rendering of Proposed Project and landscaping required
- Site plan, drawn to scale, that depicts existing and proposed site conditions such as:
 - land clearing (tree cutting)
 - grubbing (topsoil removal)
 - excavation (digging and/or filling)
 - building construction
 - parking improvements
 - other
- Floodplain Development Permit for site work or construction activities occurring within a Special Flood Hazard Area as defined by the Federal Emergency Management Agency (FEMA)

Incomplete applications cannot be accepted by the City. Unless otherwise exempted by the Administrator, all Application Requirements must be provided at the time of submission.

DEVELOPMENT STANDARDS

- The Shoreline and River Environs Zone includes all lands located within one-hundred and fifty feet (150') of the high water mark along the Payette Lake and the North Fork of the Payette River.
- In the Shoreline and River Environs Zone, all structures shall be setback 50' from the high water mark, except those listed below:
 - Private docks and piers, not including those structures attached the docks and piers
 - Paths and steps less than 49" wide
 - In-ground patios
 - Landscaping features, including retaining walls, less than 30" in height
- In the Shoreline and River Environs Zone, no construction, alteration or activity shall cause harm to:
 - Water quality
 - Fish and aquatic habitats
 - Wetlands
 - Significant wildlife habitat harboring any threatened or endangered species
 - Views of, from, or across a lake or river
- For the sake of the above statements, harm means:
 - The creation of conditions which foster runoff of, or other source of fertilizers, toxic substances, or other pollutants or contaminants, into the water;
 - The excessive clearing of natural vegetation (including trees) or change of natural landforms within the area between the water pool shore contour or high water mark and the fifty foot (50') building setback line;
 - The removal, burial, or destruction in whole or part of boulders, sandy beaches, rocky shores, or other features of the water pool shore contour or high water mark, the land below the same, or the immediate upland edge;
 - The filling or dredging of lake bottom or wetlands;

- The erection of visual barriers between the lake or river and the roads on the uplands, beyond the extent reasonably necessary for an owner's usage of the land for a permitted use; or
 - The creation of any other condition which would be inconsistent with best management practices under, or threaten a violation of, state and federal storm and melt water regulatory programs to which the city is subject, or fail otherwise to be consistent with other city programs in these regards, all as established to the satisfaction of the city.
- To achieve these goals, all applications for building permits within this overlay zone, no matter what the permit may be for, shall be accompanied by a plan for the installation of appropriate natural, storm, and melt water drainage and treatment facilities. Such plans for natural, storm and melt water drainage of the property and on and through the property, shall be consistent with best management practices under local, state and federal storm and melt water regulatory programs to which the city is subject and consistent with other City programs in these regards to the satisfaction of the city. (For details on best management practices, please refer to the City of McCall Drainage Management Guidelines.)

POTENTIAL ENFORCEMENT

Violations of the above code sections, in addition to all other code sections relating to development in the Shoreline and River Environs Zone are subject to a maximum civil penalty of \$1,000.00, per day (with each day being considered a new violation).