



**City of McCall
City Council**

**AGENDA
Special Meeting
September 25, 2020 at 9:00 AM
Legion Hall – Below City Hall
216 East Park Street, McCall, ID
AND MS TEAMS Virtual**

A Joint Work Session with the McCall Area Planning and Zoning Commission and the Valley County Board of Commissioners

ANNOUNCEMENT:

Due to McCall's commitment to stay healthy in response to the COVID-19 Emergency and ensuring that the City's Business continues, this will be both an in person and teleconference meeting. The Legion Hall's 6-foot social distancing Occupancy Capacity is 11. The Council Members and staff who are anticipated to be in attendance is 3. The first 8 persons who appear will be allowed to be present in the meeting location. **Masks will be required, and social distancing will be enforced.**

All other persons may be in attendance virtually via Teleconference. Any member of the public can join and listen only to the meeting at 5:30 p.m. by calling in as follows:

Dial 208-634-8900 when asked for the Conference ID enter: 725 007 586#:

WORK SESSION #3

AB 20-278 Code Updates on General Development Standards – Discussion only

ADJOURN

American with Disabilities Act Notice: The City Council Meeting room is accessible to persons with disabilities. If you need assistance, please contact City Hall at 634-7142 at least 48 hours prior to the meeting.

**McCALL CITY COUNCIL
AGENDA BILL**

216 East Park Street
McCall, Idaho 83638

Number AB 20-278
Meeting Date September 25, 2020

AGENDA ITEM INFORMATION

SUBJECT:		<i>Department Approvals</i>	<i>Initials</i>	<i>Originator or Supporter</i>
Work Session #3: Code Updates on General Development Standards Joint work session with McCall Area Planning and Zoning and County Commissioners		Mayor / Council		
		City Manager	ABS	
		Clerk		
		Treasurer		
		Community Development	MG	Originator
		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:

At their December 13, 2018 meeting, the City Council approved a contract with Diane Kushlan for the project management of the McCall Area Code Update. Since 2018, numerous code updates have been accomplished. The July work session kicked off the next round of Code updates. Ms. Kushlan provided the overview of the topics to members from McCall Area Planning and Zoning Commission (P&Z), City Council and Valley County Commissioners. The work sessions are an opportunity for the P&Z and governing boards to talk with each other on these topics.

This work session is an introduction on development standards; the “how” of development. We will explain the content of Chapter 8 and then highlight the areas being changed and the new sections being proposed. Then we will focus on the most policy driven changes in the sections on timber harvest (incorporating arborist-tree committee recommendations), landscaping (lawns and native plants), landscaping large parking lots, snow storage %, and the new provisions for site design.

RECOMMENDED ACTION:

None – Information only

RECORD OF COUNCIL ACTION

MEETING DATE	ACTION
July 27, 2020	Code Update Work Session #1
August 27, 2020	Code Update Work Session #2

Chapter 8: General Development Standards

3.8.01: GENERAL REQUIREMENTS:

3.8.02: PROHIBITED USES:

3.8.03: TIMBER HARVEST:

3.8.04: FIRE HAZARD MITIGATION STANDARDS:

3.8.05: TEMPORARY STORAGE AND MERCHANDISING FACILITIES NOT TO BECOME PERMANENT:

3.8.06: PARKING PROVISIONS, DRIVEWAYS AND LOADING AREAS:

3.8.061: PARKING AND INTERNAL CIRCULATION AREA DEVELOPMENT STANDARDS:

3.8.062: OFF STREET PARKING REQUIREMENTS:

3.8.063: BICYCLE PARKING:

3.8.064: DRIVEWAYS:

3.8.065: COMMERCIAL ZONE SPECIAL DEVELOPMENT STANDARDS:

3.8.066: LOADING AREAS:

3.8.07: ANIMALS:

3.8.08: ANTENNAS:

3.8.09: PROVISION FOR TRASH STORAGE, COLLECTION AND DISPOSAL:

3.8.10: FENCING AND WALLS:

3.8.11: ACCESSORY USE, BUILDINGS AND STRUCTURES:

3.8.11.01: ACCESSORY DWELLING UNITS:

3.8.12: CORNER VISION:

3.8.13: LANDSCAPING, SCREENING AND BUFFERING:

3.8.14: BUILDING STEPBACK STANDARDS ADJACENT TO RESIDENTIAL ZONES:

3.8.15: SNOW STORAGE AND DRAINAGE:

3.8.16: OTHER REQUIREMENTS:

3.8.17: RESTAURANT, FORMULA LIMITATION:

3.8.18: RETAIL, FORMULA BUSINESS LIMITATION:

3.8.19: MAIN ENTRANCES IN R4 THROUGH R16 ZONES:

3.8.20: SPECIAL STANDARDS FOR GARAGES:

3.8.21: LOCAL HOUSING DENSITY BONUS PROGRAM:

3.8.22: SEASONAL DWELLING UNITS:

3.8.23: SITE DESIGN:

3.8.24: DESIGN, LOCATION, AND SCREENING OF SERVICE AREAS:

3.8.03: TIMBER HARVEST:

(A) ~~Public Resource:~~ Purpose: The existing forest in the McCall Area, including the City jurisdiction and the McCall Area of City Impact, is considered a public resource. ~~important to the character of the planning jurisdiction and its tourist economy.~~ The purpose of these requirements is to protect that public resource in fulfillment of the McCall Area Comprehensive Plan goals and policies:

1. Maintain and increase McCall's urban forest as a key component of the green infrastructure network with economic and social benefits.
2. Achieve no net loss of tree canopy coverage and strive to increase the overall tree canopy to reduce storm runoff, absorb air pollutants, reduce noise, stabilize soil, and provide habitat.

- 3. Maintain McCall's heritage trees.
- 4. Preserve, to the extent reasonable, native vegetation consistent with ensuring wildland fire defensible space.
- 5. Strengthen incentives and requirements for tree preservation for new development.

(B) ~~Tree Removal Limitations: Prior to the issuance of a relevant building permit, tree removal shall be limited to the removal of no more than twenty percent (20%) of the stems per lot or parcel, with the removal of dead, dying or damaged timber being given priority. Removal of stems larger than twelve inches (12") in diameter measured at sixty inches (60") will require the approval of the city arborist. Further removal will be limited to the salvage of further dead, dying or damaged timber.~~

- 1. Any tree equal to or larger than ten inches (10") DBH (Diameter at Breast Height 54") will require the approval of the city arborist.
- 2. Any thinning of smaller trees in excess of twenty percent (20%) of the total stem count on the property will require a consultation by the city arborist.
- 3. Following issuance of a ~~relevant~~ building permit, tree removal is ~~additionally~~ permitted within the area of the building footprint, other structures, driveways, and other improvements, and in accord with section 3.8.04, "Fire Hazard Mitigation Standards", of this chapter.
- 4. Development ~~of the lot~~ should endeavor to preserve standing, healthy trees outside the area occupied by improvements.
- 5. Salvage of dead, dying, or hazardous timber shall be allowed.
~~lawn not being considered an improvement for these purposes. Landscaping shall take into consideration the replacement of trees thereafter diseased or dying.~~

(C) ~~Slash, Logging Debris: Slash, long butts, cull logs, and logging debris shall not be accumulated or piled within view of a roadway. All such debris shall either be removed to an approved location for disposal, burned (with proper permits), or converted to mulch.~~

(D) ~~Conditional Use Permit: Except as otherwise provided in subsection (E) of this section, Limitations on Timber Harvest: Timber harvest is prohibited,~~except under the following conditions:

- 1. ~~unless the A property owner~~ has first obtained a conditional use permit for such harvest; ~~provided, however,~~
- 2. ~~Timber harvest is permitted from~~ Within road rights of way, timber harvest by or under contract with the public agency having jurisdiction of the right of way. ~~or~~
- 3. By a developer as required for road or utility construction in connection with a subdivision having at least preliminary plat approval, as required for survey or engineering or to remove dead or dying trees with the approval of the city arborist.

4. On public state lands as provided in subsection (E) of this section.

(E) Harvesting Without Permit; Procedure: Timber harvest from state endowment lands is permitted after review and consultation with the city and without a conditional use permit as follows:

Commented [MG1]: Will check out process from endowment lands.

1. Notice of a proposed timber sale or other logging contract shall be given to the clerk by the Department of Lands at least sixty (60) days before the publication of invitation to bid upon the sale, or creation of contract rights in a logger, whichever first occurs; thereafter the clerk shall forward the notice and supporting materials to the Planning and Zoning Commission, which, if it chooses to do so, may hold a public hearing on the question of the appropriate city response to the proposed state action. The commission may request additional information.
2. The council, upon receiving the recommendations of the commission in this regard, may, if it chooses to do so, hold a second public hearing on the question of the city response to the proposed state action. The council may request additional information. Following such consideration by the council as it deems appropriate, a statement of council's concerns and recommendations may be approved for transmittal to the department of lands.
3. Public notice of any such public hearing under this subsection shall be given by publication as provided in chapter 15, "Procedures, Appeals And Actions", of this title.
4. The department shall not enter into the timber sale or other logging contract without first implementing or otherwise responding point by point, in writing, delivered to the city manager, to the council's statement of concerns and recommendations.
5. Notice of a sale which is classed as a "direct sale" under present rules of the department of lands, that is, one hundred thousand (100,000) or fewer board feet, by negotiated sale for ten thousand dollars (\$10,000.00) or less, and respecting certain trees the market value of which would be lost in the event of any appreciable delay, shall be timely if furnished to the clerk fifteen (15) or more days before the signing of a contract for such sale; and the clerk shall bring the matter directly to the attention of council at its next meeting.

3.8.04: FIRE HAZARD MITIGATION STANDARDS:

(A) Purpose: To ensure that the potential for wildland fire is adequately evaluated and measures are incorporated in the design of new development to prevent and reduce exposure of lives and property to wildfires.

(B) Area Of Fire Hazard Described: Lands in zones RR, RE, R1, R4 and AF zones; or any lands determined by the Fire Authority to have a high risk for wildland fires. are presumptively in the area of fire hazard.

(C) The assessment of the potential and severity of a fire hazard shall consider:

- a. the site topography, boundaries, location and orientation;
- b. the terrain and amount and type of vegetation cover;
- c. accessibility for emergency vehicles; and
- d. fire history.

(D) Site design shall consider the potential fire hazard in location of structures on the site, the use of fire wise landscaping, site access, and the man made features that create defensible space between structures and fire fuel.

~~(B)~~ (E) Requirements: in areas of fire hazard:

1. ~~Yards must be cleared as follows:~~ a) A defensible zone thirty feet (30') wide shall be created around all dwellings; ~~provided, that this subsection shall not be interpreted to authorize or require a trespass on property of others by the owner of the yard; that is well irrigated and~~ provides space for fire suppression equipment in the case of an emergency.
2. Within that thirty foot defensible zone, ~~b) a)~~ grasses shall be kept at or below six inches (6") in height; ~~b)~~ shrubs and trees are thinned to a minimum spacing of ten feet (10') or more; ~~c)~~ conifers ~~over sixteen feet (16') and over~~ in height are limbed up from the ground to a height of eight feet (8') ~~above the ground and no more than one-half the total crown height;~~ and ~~e)~~ ~~d)~~ dead and down wood is removed; and ~~d)~~ e) no tree shall be permitted to overhang a chimney.

(F) Maintenance:

1. In any development with common area and open space, the association, or the owner in the absence of an association, shall remove dead and downed woody materials less than six inches (6") in diameter, dead or dying standing trees, and slash from the common area and open space at the time of development and periodically thereafter.
2. All slash will be removed, converted to mulch, or burned within twelve (12) months of its creation.
3. In subdivisions where there are vacant lots, it is the responsibility of the landowner to properly mitigate any hazard. Hazards which are noticed by the City, County, or the fire district to the landowner but not properly mitigated will be removed or alleviated by the City or County at the expense of the landowner.
4. Where a hazard described in subsection (F)3 of this section is not mitigated by the property owner, and a fire results, the City is not liable for damage that results.

~~(C) Determination By Fire Chief: The Fire Chief shall determine if lands are within a fire hazard area and if a fire hazard exists. In the event of a dispute whether lands should be considered to be within the area of fire hazard, or when a fire hazard exists, the decision of the Fire Chief shall be final.~~

3.8.061: PARKING AND INTERNAL CIRCULATION AREA-DEVELOPMENT STANDARDS:

(A) Purpose: To minimize the visual impacts of off-street parking and loading areas, to discourage large expanses of pavement, and to reduce the conflicts between different circulation needs, especially pedestrians.

(B) Location:

1. On-site parking shall be located so that it does not dominate the streetscape and views from surrounding properties.

2. When parking lots occur on sloping terrain, the parking lots shall be stepped to follow the terrain rather than allowing the lot surface to extend above natural grade.
3. In the CC, CBD, NC, BP and CV Zones, multi-family residential uses in any zone, and conditional use permits for new uses in residential zones, all on-site parking shall be located on the side or behind the structure facing the primary street.

(C) Landscaping and screening:

1. Parking lot landscaping shall meet the objectives of reducing the visual and noise impacts from vehicles, softening the expanse of hard surface areas, reinforcing circulation, maximizing shade and providing stormwater benefits.
 - a. A minimum of [redacted] percent ([redacted]%) of the site shall be in perimeter or interior parking lot landscaping. For parking lots exceeding [redacted] square feet in size, at least [redacted] percent ([redacted]%) of the required landscaping shall be within the interior of the parking lot.
 - b. Landscaped areas shall be consolidated to enhance tree and plant material growing conditions that reflect the natural growing patterns of the native landscape, and to provide locations for snow storage, natural drainage, light fixtures and other utilities.
 - c. Landscape materials shall consist of native trees, vegetation, including grasses, hardy shrubs, or evergreen ground cover, and maintained in good condition. (See City of McCall publication, "Native and Suitable Plants".)
2. Where parking areas adjoin or face any residential property, the parking lot shall be effectively screened by an acceptably designed wall, fence, hedge berm or planting screen.
 - a. Fence or wall screens shall be not less than four feet (4') or more than six feet (6') in height except in street setback areas where it shall not exceed four feet (4').
 - b. Planting screens shall not be less than four feet (4') in height.
 - c. In the event that terrain or other natural features are such that the erection of such fence, wall or planting screen will not serve the intended purpose, then with the prior concurrence of the Administrator, in writing, no such fence, wall or planting screen and landscaping shall be required.
 - d. Use of chain link fencing in or adjacent to residential areas is prohibited.

(D) Parking access:

1. Access driveways for parking areas or loading spaces shall be located in such a way that any vehicle entering or leaving such area shall be clearly visible by a pedestrian or motorist approaching the access or driveway from a public or private street.
2. Any parking area (except approved residential driveways) shall be designed in such a manner that any vehicle leaving or entering the parking area from or onto a public or private street shall be traveling in a forward motion.
3. Parking design that uses the street frontage as the access for an individual parking stall is prohibited.

~~(A)~~ (E) Surfacing:

- 1. In the CC, CBD, NC, I, BP, AP and CV Zones, Parking and loading spaces and driveways for commercial and business park uses shall have an improved surface including asphalt, concrete, paving stones, grasscrete or bricks, or other material that does not generate significant dust or other particulate matter in the air during ordinary use by wheeled equipment/vehicles.
 - a. Any parking or loading area that is found to generate significant dust shall be required to mitigate by resurfacing and/or implementing a dust abatement program that is approved by the City Engineer.
 - b. All parking or loading spaces or driveways accessing a public/private roadway shall include a formal approach apron consisting of asphalt, concrete, paving stones, or bricks. The apron shall extend entirely from the property/right-of-way line and connect to the adjoining roadway and shall not be less than fifteen feet (15') in length.
- 2. ~~Standards for parking lot, loading areas, and driveways for industrial uses are addressed in subsection 3.5.04(D) of this title.~~
- 3.2. In the AF, RR, RE, R1, R4, R8, and R16 Zones, and residential uses in any zone, parking and loading spaces for residential uses may use other materials (such as gravel) that provide a stable driving surface under all weather and moisture conditions and during ordinary use by wheeled vehicles which prevents the raising of road dust or other like particulate matter into the air.

(F) Internal Circulation: The design of internal circulation shall be integrated with the overall site design and adjacent properties, including the location of structures, pedestrian walkways and landscaping.

- 1. Pedestrian circulation shall be clearly identifiable using continuous sidewalks, separated walkways within parking areas and well-designed pedestrian crossings.
- 2. Driveways, aisles and turnaround areas shall meet the standards for fire and refuse access.
- 3. Bus pullouts may be required when a development is adjacent to an existing or planned bus stop.

~~(B)~~ (G) Drainage: All parking and loading areas shall provide for proper drainage of surface water so as to prevent the drainage of such water onto adjacent properties or walkways.

~~(C)~~ (H) Lighting: Any parking area which is intended to be used during non-daylight hours shall be properly illuminated to avoid accidents. Any lights used to illuminate a parking lot shall be so arranged as to reflect the light away from the adjoining property. See [chapter 14](#), "Outdoor Lighting", of this title.

Commented [MG2]: Do we want to require lights for all parking area?

~~(F) Access: Any parking area (except approved residential driveways) shall be designed in such a manner that any vehicle leaving or entering the parking area from or onto a public or private street shall be traveling in a forward motion. Access driveways for parking areas or loading spaces shall be located in such a way that any vehicle entering or leaving such area shall be clearly visible by a pedestrian or motorist approaching the access or driveway from a public or private street.~~

~~(E) Screening And/Or Landscaping: Parking areas shall be effectively screened on all sides which adjoin or face any property used for residential purposes by an acceptably designed wall, fence or planting screen. Use of chainlink fencing in or adjacent to residential areas is discouraged; if proposed, approval by the Administrator is required. Such fence or wall shall be not less than four feet (4') or more than six feet (6') in height and shall be maintained in good condition. Planting screens shall not be less than four feet (4') in height and shall be maintained in good condition. The space between~~

such fence, wall or planting screen and the lot line of the adjoining premises in any residential zone shall be landscaped with appropriate natural vegetation, including grasses, hardy shrubs, or evergreen ground cover, and maintained in good condition. In the event that terrain or other natural features are such that the erection of such fence, wall or planting screen will not serve the intended purpose, then with the prior concurrence of the Administrator, in writing, no such fence, wall or planting screen and landscaping shall be required

3.8.064: DRIVEWAYS:

(A) The minimum driveway width in the commercial, business park, industrial and civic use zones shall be twenty feet (20') for two way traffic and fourteen feet (14') if there is one way traffic. For residential driveways, refer to section 9.6.03 DRIVEWAYS, RESIDENTIAL of this code.

(B) Drive-up and drive-through uses and their queuing areas shall be oriented away from street rights of way and away from residential districts. There shall be no such uses in the NC or CBD zones (except those which already exist). All such uses otherwise require a CUP; see [chapter 13](#) of this title.

(C) Maximum driveway width in the commercial and civic zones shall not exceed thirty feet (30') for two-way traffic or seventeen feet (17') for one way traffic. Exceptions may be granted with sufficient proof that maximums are not appropriate in the specific location. (Ord. 864, 2-12-2009)

(A) Purpose: To set standards for driveway design that is safe and of the minimum width necessary to provide safe access, the required number of vehicle travel lanes and to reduce the impact on sidewalk crossings.

(B) Driveway Width Standards:

1. In the residential zones and the CBD zone, driveways shall provide a minimum unobstructed width of twelve feet (12'), and a maximum width of twenty feet (20').
2. In the CC, NC, I, BP, AP, and CV zones, driveways shall provide a minimum unobstructed width of fourteen feet (14'), and a maximum width of thirty feet (30').

(C) Driveway Design:

1. The maximum grade permitted shall be twelve percent (12%) where a private driveway abuts a public or private street but must include a three foot (3') wide landing to the street with a maximum grade of six percent (6%). Upon an administrative approval and in consultation with the Fire Authority, exceptions may be granted based on topographic constraints.
2. Residential driveways may provide access to more than one residential lot with adherence to these standards:
 - a. For lots of 10,000 square feet or greater: two (2) residential lots
 - b. For lots less than ten thousand (10,000) square feet in area: five (5) residential lots.
 - c. Driveways serving more than one residential lot shall be limited to a maximum length of one hundred feet (100').

Commented [DK3]: Not sure from the original language in Title 9 if this was referring to units or lots.

- 3. Driveways shall be setback five feet (5') from the property line and ten feet (10') between driveways or a distance determined by the Public Works Director to accommodate city snowplow operations.

(D) Fire Safety Requirements:

- 1. Driveways longer than one hundred fifty feet (150') shall have a turnaround area, and fire lane signage shall be provided as approved by Fire Authority.
- 2. No part of the required fire lane width of any driveway in a multi-family development may be utilized for parking.

~~Driveways shall not be named.~~

Commented [DK4]: This requirement is more appropriate as a subdivision standard.

~~(E) (B) Drive-up and drive-through uses and their queuing areas shall be oriented away from street rights of way and away from residential districts. There shall be no such uses in the NC or CBD zones (except those which already exist). All such uses otherwise require a CUP; see Chapter 13.~~

3.8.066: LOADING AREAS:

(A) Purpose: To ensure that the design and location of loading areas is adequate for the development and integrated into the site design to avoid conflicts and visual impacts on surrounding properties.

(B) Required number of loading spaces and size:

- 1. ~~Off street loading spaces for commercial uses and industrial uses in all zones shall be provided in accordance with conform to the standards set forth in the following table:~~

Gross Floor Area (Square Feet)	Quantity and Type
14,000 - 36,000	(1) B ²
36,001 - 60,000	(2) B ²
60,001 - 100,000	(2) B + (1) A ¹
For each addition 75,000 or fraction	(1) A

~~For each additional 75,000 square feet or fraction thereof, an additional type A space will be provided.~~

Notes:

¹Type A spaces are 65 feet in length and 15 feet in width.

²Type B spaces are 35 feet in length and 12 feet in width.

(A) Size And Location Of Loading Spaces:

- 1. ~~The size of an off street loading space shall not be less than the following, exclusive of access platform and loading area:~~

Length	Width
--------	-------

35 feet	12 feet
65 feet	15 feet

2. Convenient access to loading spaces from streets or alleys shall be provided and be not less than twelve feet (12') in width.
3. Required off street loading space(s) shall not be included as part of the required off-street parking spaces.

~~3-~~ (B) Location and design of required loading facilities:

1. The required off-street loading facilities required for the uses mentioned shall not project into the public right of way of a street or alley, or the required setback area. ~~In no case shall required off street loading berths be part of the area used to satisfy the off street parking requirements.~~
2. Loading areas shall be located in a segregated area of the development. When they are not, the area shall be screened or buffered from adjoining properties.
4. ~~Design and location of entrances and exits for required off street loading areas shall be subject to review of the commission and transportation committee.~~

~~(B) Off Street Loading Spaces: Required off street loading space is not to be included as off street parking space in computation of required off street parking space. All off street loading spaces shall be located outside of any right of way of a street or alley. (Ord. 821, 2-23-2006, eff. 3-16-2006)~~

3.8.10: FENCING AND WALLS:

(A) Purpose: To ensure that the scale, materials and design of fences and walls blend with the site and buildings. This section applies to all individual parcels, that the placement of walls and fences respect and do not dominate the existing built or natural environment including the movement of wildlife.

(B) Fencing Standards:

1. Fencing which encloses a property with more than two (2) residential or more units-lots shall conform to the requirements of subsection 9.6.02(T) of this code: be primarily constructed of natural materials, such as log poles or split rails.
2. Fencing shall have periodic openings to allow for the movement of large wildlife, such as deer and elk, and shall be constructed so that the height of the top rail is no more than forty two inches (42") above grade and the minimum gap between the bottom rail and grade is fifteen inches (15").
3. In the CC, CBD, and BP zones, fencing is not permitted except as a screen abutting residential properties and when conditionally approved to provide security for hazardous materials or operations.
4. The use of plastic or synthetic materials in fencing shall have the appearance or mimic natural materials and colors.

Commented [MG5]: And be approved by the Administrator?

- 5. The use of chain link fencing in any residential zone, CBD and CC zones is prohibited. In all other zones, approval by the administrator is required.
- 6. ~~Sight obscuring fences and portions thereof built on, or~~ located within twenty feet (20') of the ~~front a~~ property line facing a public right of way, shall not exceed four feet (4') in height.

~~(C) All other fences built on the property in all zones shall not exceed six feet (6') in height.~~

~~(D) The use of chain link perimeter fencing in any residential area will require the approval of the administrator. See title IX, chapter 6, "Subdivision And Development Improvement Requirements", of this code.~~

(E) Walls: Walls shall be compatible in form, scale, and materials with the architectural details and materials of nearby buildings, and add, not detract, from the appearance of the site.

- 1. Walls may not be faced with any material disallowed for buildings, and shall be constructed of materials that are utilized elsewhere on the site, or of natural or decorative materials, rather than constructed with a solid or flat surface.
- 2. Rock facing on walls shall be applied in a manner that makes the rock appear as a structural element rather than a veneer. Textured, specially formed and sand blasted concrete are suggested wall materials.
- 3. Walls over twenty-four inches (24") high may require railings or planting buffers for safety. Low retaining walls may be used for seating if capped with a surface of at least twelve to sixteen inches (12" to 16") wide.
- 4. In residential districts, walls in excess of thirty inches (30 in.) in height must adhere to the property setbacks for structures, and shall be no higher than four feet (4') or terraced with a five foot (5') separation of walls.
- 5. Walls, where visible to the public or the primary building shall be no higher than four feet (4') or terraced with a five foot (5') horizontal separation of walls to accommodate landscaping.
- 6. Multiple retaining walls with terraces between shall be the minimum necessary for reasonable development of the site as determined by the Administrator.
- 7. All retaining walls shall be reviewed by the City Engineer.

Commented [DK6]: I included definitions in changes to chapter 2: WALL: A constructed solid barrier of concrete, boulders, bricks, tiles or similar types of material that limit visibility and the flow of air and light.
WALL, RETAINING: A wall constructed for the purposes of stabilizing soil, retarding erosion or terracing land.

Commented [DK7]: I changed this from 3 to 5, so there is more reasonable sized space for landscaping.

(F) Prohibitions:

- 1. ~~(E)~~ No fence may be constructed of or include razor wire.
- 2. ~~(F)~~ No fence may be constructed of barbed wire, or be electrified, except fencing intended for pasture in zones RR, RE, AF and AP.

~~(G) A sight-obscuring fence or other suitable screening is required where a commercial, business park or industrial use abuts the side or rear yard of any property in a residential zone. Such fence shall be six feet (6') in height except in the street setback area, where it shall be not more than four feet (4') in height. (Ord. 885, 3-24-2011)~~

~~(H) All existing fencing which is not in compliance with the applicable requirements shall be modified to be compliant or removed no later than one year after March 16, 2006.~~

(G) All fences and walls are structures requiring a building permit.

(H) Any repairs or modification to a fence or wall shall be in compliance with these standards.

3.8.13: LANDSCAPING, SCREENING AND BUFFERING:

(A) Landscaping: The following standards are intended to ensure the preservation and enhancement of McCall's natural resources and amenities:

Purpose:

1. All development shall: (a) To ensure that landscape design Be designed to takes advantage of natural settings, and preservanges and enhances existing trees, vegetation, native soils, and other natural features such as streamside environments. and vegetation.
2. (b) To provide natural promote the use of native trees, shrubs, and grasses, or provide and maintain landscaping, so as to cover all areas not actually used for structures, drives, walks, usable yard, improved off-street parking, or lawful open storage. and discourage landscaping that requires high water use for maintenance, such as turf and non-native species. (See appendix B, on file in the office of the city clerk, for native or suitable plants.)
3. To require best practices in the maintenance of landscaping and the preservation of existing vegetation and trees.

(B) Applicability:

~~2-1. industrial, business park, commercial and civic use sites shall (a) provide landscaping on all areas not actually utilized for required off-street parking, minimal roads, and buildings, unless otherwise provided in a site plan approved by the planning commission under the procedures applicable to a conditional use, but without public hearing, (b) It is the purpose of such a site plan to determine the area reasonably needed for operations, and the landscape treatment of the site in the light of that need. The provisions of this section apply to all zoning districts.~~

~~3 Residential development shall provide usable yard in the amount of one hundred (100) square feet per bedroom in excess of one per dwelling unit. In the RR, RE, R1, R4, and R8 zones, at least thirty percent (30%) of the total parcel area shall be:~~

- ~~(a) Maintained in a manner that preserves existing natural vegetation; or~~
- ~~(b) Landscaped with plant species native to similarly situated lands. (See title IX, chapter 7, "Special Subdivision and Development Provisions", of this code, and appendix B on file in the office of the city clerk.)~~

~~2. 4-Landscaping of parking areas shall be in accordance with subsection 3.8.061(E) of this chapter.~~

3. ~~5.~~ Nothing in this section shall be read interpreted to require the landscaping of exposed rocks and sands in undisturbed riparian and littoral areas.
4. ~~6.~~ The commission may require that the developer prepare for approval a landscaping plan. Landscape plans shall be prepared as part of a site plan and design review as required by this Title.

(C) Landscaping Development Standards

1. All landscaping shall adhere, as applicable, to City of McCall Design Guidelines (2006); City of McCall publication, "Native and Suitable Plants"; Section 3.8.03 TIMBER HARVEST of this Chapter; Title 8 PUBLIC WAYS AND PROPERTY, Chapter 17 TREES; and Title 9 SUBDIVISION AND DEVELOPMENT, Chapter 7, SPECIAL SUBDIVISION AND DEVELOPMENT PROVISIONS of the MCC.
- ~~2.~~ 2. All landscaping in the RR, RE, R1, R4 and AF zones shall be accordance with the provisions for firewise landscaping set forth in 3.8.04: FIRE HAZARD MITIGATION STANDARDS. If conflicts arise between this section and section 3.8.04, a recommended resolution will be the responsibility of the Fire Authority and the Administrator.
3. On those sites where there exists vegetation of a significant or sensitive character, the siting and design of buildings shall retain that vegetation.
4. New landscape areas shall be configured to maximize the interconnectivity with existing natural areas within and adjacent to the site.
 - a. For developments which adjoin native vegetation, the landscape shall reflect the native vegetation patterns and plant materials.
 - b. Outward orienting portions of the landscape shall be planted with the same species of plants which are found on the adjacent undisturbed natural areas.
 - c. New plantings shall blend in with the existing landscape so that within five (5) years all traces of the site disturbance will have disappeared.
 - d. Proper landscaping transition to adjacent properties and natural areas shall be provided without strong demarcation.
5. Residential development shall provide open space in the amount of one hundred (100) square feet per bedroom in excess of one bedroom per dwelling unit. In the RR, RE, R1, R4, and R8 zones, at least thirty percent (30%) of the total parcel area shall be maintained in a manner that preserves existing natural vegetation; or landscaped with plant species native to the McCall Area (See City of McCall publication, "Native and Suitable Plants").
6. Landscape improvements shall follow water efficient design principles to facilitate water conservation.
 - a. Drought tolerant plant species shall be used wherever possible to reduce water demand.
 - b. High water demand plant materials shall be kept to a minimum and confined to areas adjacent to patios and entries, in active sports areas, and in natural water courses.
7. Trees and Shrubs:

Commented [DK8]: Maybe there is a different way to solve?

- a. Any tree equal to or larger than ten inches (10") DBH (Diameter at Breast Height 54") will require the approval of the city arborist.
 - a. Any tree destroyed or mortally injured after previously being identified to be preserved, or removed without authorization, shall be replaced with a tree of size and species as determined by the city arborist.
 - b. All trees planted shall be a minimum of three-inch (3") caliber for deciduous trees or eight to ten feet (8-10') in height for conifers.
 - c. Landscaping that includes the planting of more than ten (10) new trees, a minimum of ten percent (10%) of the trees shall be at least four inch (4") caliber, (20%) shall be at least three inch (3") caliber, and twenty percent (20%) shall be at least two and one-half inch (2 1/2") caliber.
 - d. Any one single tree or shrub species shall be limited to forty percent (40%) of the total number of trees. (excluding street trees).
 - e. Spacing of trees and shrubs shall allow for their natural spread.
8. Lawn Areas: Except for native grasses,
- a. Lawns shall be limited to ten percent (10%) of a site and be located in areas with limited public visibility (i.e. enclosed courtyards) or active play areas.
 - b. Lawns are prohibited in the Shoreline and River Environs Zone (See 3.7.023(C)).
9. Irrigation
- a. All required landscaping, except single family homes, shall be provided with an automatically controlled irrigation system.
 - b. Storm water runoff shall be retained on the site wherever possible and used to irrigate plant materials.
 - c. Projects which use all native, drought tolerant plant materials shall provide, at a minimum, a temporary irrigation system which must fully operate for at least two complete growing seasons.
- ~~(B) Screening: Parking areas, mechanical equipment, waste collection containers, fuel tanks and other similar appurtenances shall be fenced or screened from public view. A sight-obscuring fence or other suitable screening may shall be used to screen for commercial, business park or industrial uses where they abut the side or rear yard of any property in a residential district. Such fence or screen shall be at least four feet (4') but not more than six feet (6') in height except in the street setback area, where it shall be not more than four feet (4') in height.~~
- ~~(C) (D) Buffering: In order to enhance the rural and natural environment and maintain community character and aesthetics, when abutting a residential zone, a commercial, business park, industrial, or civic use shall have buffering from the residential area from noise, vehicle headlight glare, dust or other impacts using walls, fences or vegetative barriers sufficient to mitigate those impacts. Prior to the issuance of a building permit for construction on such abutting commercial, business park or industrial zone, a site plan for buffering shall be submitted to the administrator for approval; an approved buffering plan shall be a condition of the building permit; its approval may be combined with the approval of a subdivision or of a zoning map amendment. The buffers may also be designed to provide for an area for the storage of snow or rain runoff.~~

Commented [DK9]: There are several conflicting provisions in the code and design guidelines, I just made it the arborists' responsibility.

Commented [DK10]: Set this limit?

Commented [DK11]: I incorporated this into 3.8.24. I assumed the screening for accessory equipment not the entire commercial, industrial etc. property.

~~(D)~~ (E) Setbacks: Setbacks greater than those of chapters 4 and 5 of this title may be required to provide sufficient space for buffering and screening and to maintain compatibility between commercial, business park or industrial and residential uses.

~~(E)~~ (F) Weed Control: The developer is responsible for the identification and the proper treatment or removal of noxious weed infestations, as specified by the state of Idaho, before timber harvest or significant infrastructure work commences. These costly infestations are easily transported to other areas by construction vehicles.

3.8.15: SNOW STORAGE AND DRAINAGE:

(A) Where snow removal and storage may pose a problem to traffic circulation or reduce the amount of adequate parking for winter business, the developer of the property shall designate a snow storage area and remove snow as necessary.

(B) Required area: Snow storage areas not less than thirty three percent (33%) of the parking, sidewalk and driveway areas shall be incorporated into the site design.

(C) Location:

1. Snow storage may only use landscape areas that are planted with salt tolerant and resilient plant materials that can tolerate the weight of stacked snow.
2. Snow storage may use up to thirty three percent (33%) of the required parking areas.

~~(C)~~ (D) See also the requirements of sections 3.3.041 and 9.3.08 of this code, ~~which is incorporated in its entirety in this section.~~ (Ord. 821, 2-23-2006, eff. 3-16-2006)

3.8.23 SITE DESIGN

(A) Purpose:

1. To ensure that site development maintains natural features of the site and is compatible with the surrounding built and natural environment.
2. To guarantee that site planning is undertaken as an integrated process inclusive of all factors influencing the development of the site and showing compliance with requirements of this Title including the following:
 - a. Chapters 3-7 DEVELOPMENT STANDARDS for all Zones including: setbacks, lot coverage, and distance between buildings.
 - b. 3.7.021 SHORELINE AND RIVER ENVIRONS ZONE
 - c. 3.7.031 SCENIC ROUTE ZONE
 - d. 3.8.04: FIRE MITIGATION STANDARDS:
 - e. 3.8.061: PARKING, LOADING AND INTERNAL CIRCULATION AREA DEVELOPMENT STANDARDS
 - f. 3.8.063: BICYCLE PARKING:
 - g. 3.8.064: DRIVEWAYS
 - h. 3.8.066: LOADING AREAS
 - i. 3.8.10: FENCING AND WALLS
 - j. 3.8.12: CORNER VISION
 - k. 3.8.13: LANDSCAPING AND BUFFERING

- l. 3.8.15: SNOW STORAGE AND DRAINAGE
- m. 3.8.19: MAIN ENTRANCES IN R4 THROUGH R16 ZONES
- n. 3.8.20: SPECIAL STANDARDS FOR GARAGES
- o. 3.8.22 DESIGN AND LOCATION OF SERVICE AREAS
- p. Chapter 14 OUTDOOR LIGHTING
- q. 9.7.033 SPECIAL SUBDIVISION AND DEVELOPMENT STANDARDS for cuts, fills and grading

Commented [DK12]: Added this cross reference. May want to work with PW to see if anything specifically should be incorporated here.

(B) Structures shall be located in a manner that preserves significant vegetation as well as water courses, wildlife corridors, wetlands, and significant natural features. Projects should be designed so they complement rather than dominate the natural landscape. To meet this performance standard all structures should be located:

1. In one of three locations: (a) within tree masses; (b) at the edge of tree or land masses overlooking open space or, (c) in such a way to preserve the predominate natural features of the site; and
2. At least fifteen feet (15') from any wetland, stream or watercourse.

(C) Site design shall minimize the modification of natural drainage patterns.

1. When modifications are necessary, surface drainage systems such as swales and retention basins are preferable to underground systems.
2. Drainage designs shall avoid the concentration, runoff, and acceleration of the runoff.
3. Site design shall be executed in a way which will avoid drainage impacts such as erosion and road damage both on-site as well as downstream.

(D) Site grading shall follow the natural terrain of the land and be the minimum necessary for development of the site as determined by the Administrator and Public Works Director.

1. Slopes shall be no steeper than 3-to-1 unless qualified soils engineering information is provided as part of the application.
2. Cuts and fills shall have surface drainage that prevents off-site impacts and provides erosion control.
3. Cut and fill slopes shall be re-vegetated and terraced or controlled by retaining walls to protect against erosion and sedimentation.

(E) Structures shall be sited so that their form does not break prominent skyline and preserves significant views. Development located on ridgetops is prohibited.

(F) The alignment of streets and driveways shall follow the contours of the site to minimize cuts and fills, preserve natural drainage patterns, and produce roads that are easily negotiated.

(G) All utilities shall be installed underground.

1. New underground utilities shall be located outside of the dripline of existing trees if trenched or be tunneled a minimum of three feet below existing grade within the tree's dripline. The guiding principle is that no tree root two inches or larger shall be cut.
2. In all commercial zones, all utilities within the public right of way adjacent to the front property line shall be undergrounded or conduit installed for future undergrounding.

3.8.24 DESIGN, LOCATION AND SCREENING OF SERVICE AREAS:

(A) Purpose: to minimize the visual and acoustical impacts of service area functions.

(B) On-site service areas for HVAC equipment, waste collection containers, mechanical equipment, fuel tanks, utility vaults, and other service functions shall be incorporated into the overall site design of buildings and landscaping to ensure the impacts of these facilities are fully contained and out of view from adjacent properties and public streets.

(C) On-site service areas shall be screened from public view.

1. A sight obscuring fence, landscaping, berm or other suitable screening shall be used to screen service areas where they border the side or rear yard of any property in a residential district. Such fence or screen shall be at least four feet (4') but not more than six feet (6') in height except in the street setback area, where it shall be not more than four feet (4') in height.
2. Enclosures shall be provided for waste collection containers that are visible from the public street and/or adjoining residential districts.

(D) Areas of snow accumulation shall be considered in the location of service area to ensure access to service facilities in the winter.

(E) Unless fully enclosed and baffled so that no noise is detected on any adjoining property, the location of outdoor mechanical equipment shall meet the following setback requirements:

1. On commercial or industrial property abutting a residential district: Fifty feet (50') from the property line.
2. Within the residential districts: Twenty-five feet (25') from the property line.

Commented [DK13]: New and don't know if this works given lot sizes.

Commented [MG14R13]: I think these standards would be tough given lot sizes in McCall. Should we consider standards setbacks instead?