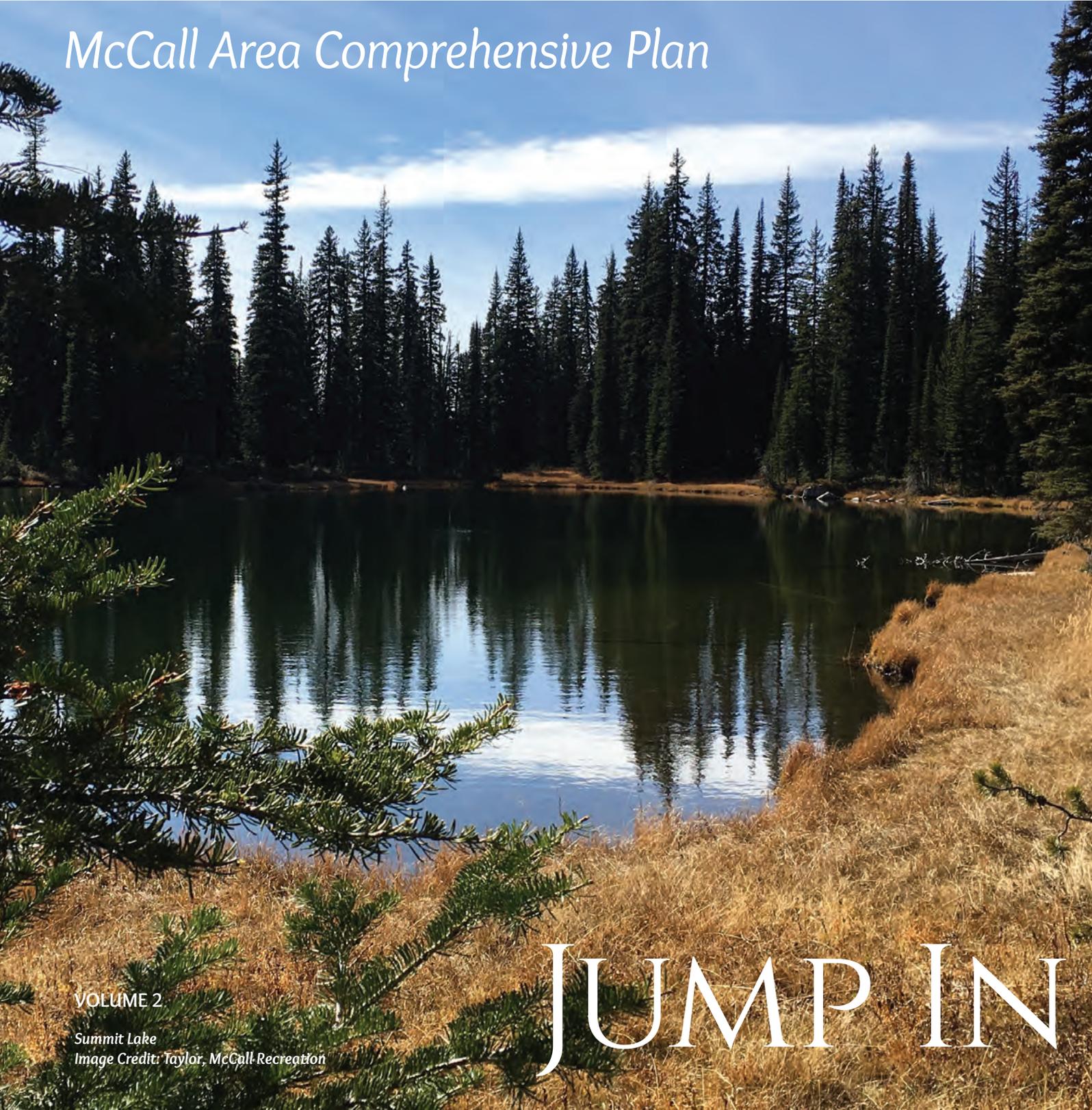


# MCCALL

*IN MOTION*

*McCall Area Comprehensive Plan*



VOLUME 2

Summit Lake

Image Credit: Taylor, McCall Recreation

# JUMP IN





# JUMP IN

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*McCall's success today isn't a fluke. It stems from decades of community work, foresight, and planning. This Plan seeks to continue to enhance those qualities that make McCall a special place.*

**M**cCall *In Motion* is an initiative founded on the idea that, knowing how closely linked land use and transportation are, a combined process for the future of the McCall area (the City Limits and Area of Impact) will lead to a healthier, more economically competitive, and socially equitable future. McCall *In Motion* updates both the Comprehensive Plan and Transportation Master Plan, focusing on the creation and preservation of the area's character, economy, connections, streets, and pathways. This integrated approach maximizes efficiency and effectiveness of McCall's plans, continuing the efforts to create a more fun, efficient, sustainable, and vibrant community. Collectively, the process to develop these plans is called "McCall *In Motion*."

# JUMP IN

## PLAN FRAMEWORK

The McCall Area Comprehensive Plan is the City’s primary planning policy document. It is a coordinated plan that guides future development across the City and Area of Impact. The City oversees the Area of Impact in partnership with Valley County.

As an “umbrella” document, the Comprehensive Plan’s policies guide decisions related to new development, redevelopment, programs, projects, budgets, and services. The benefit of a comprehensive plan is that it identifies major issues. The Comprehensive Plan is the community’s vision. It integrates the concerns and expressions of the community into goals and prioritized actions that ensure critical decisions will be aligned with what’s important to the community. Cities and communities make decisions about the future every day in response to new opportunities or unexpected problems. A Comprehensive Plan is one tool for helping to make these decisions, with four distinctive features:

- It is long-range, looking ahead 10 – 20 years.
- It is comprehensive, looking across many different aspects of the community.
- It is broad, looking throughout the City and Area of Impact.
- It is purposeful, looking to address the needs and desires of the community.

All legislative requirements, specifically the Idaho Local Planning Act, are also addressed in the Plan. The Plan uses maps and narrative to describe the McCall Area, provides a vision of a desired future, and recommends specific measures to reach that future.

### LEGAL AUTHORITY

In Idaho, a comprehensive plan has one primary source of authority; state law enables

municipalities to create a comprehensive plan to guide development of plans and programs.

Section 67-6508 of the Idaho Code (the Local Planning Act) provides for a plan that includes sections on private property rights; population; economic development; school facilities; 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.

The McCall Area Comprehensive Plan is recommended by the McCall Area Planning & Zoning Commission, a joint commission of City and Area of Impact residents, and adopted by the McCall City Council and Valley County Board of Commissioners. The Commission and the governing boards have been engaged routinely throughout *McCall In Motion*.

### PLANNING AREA

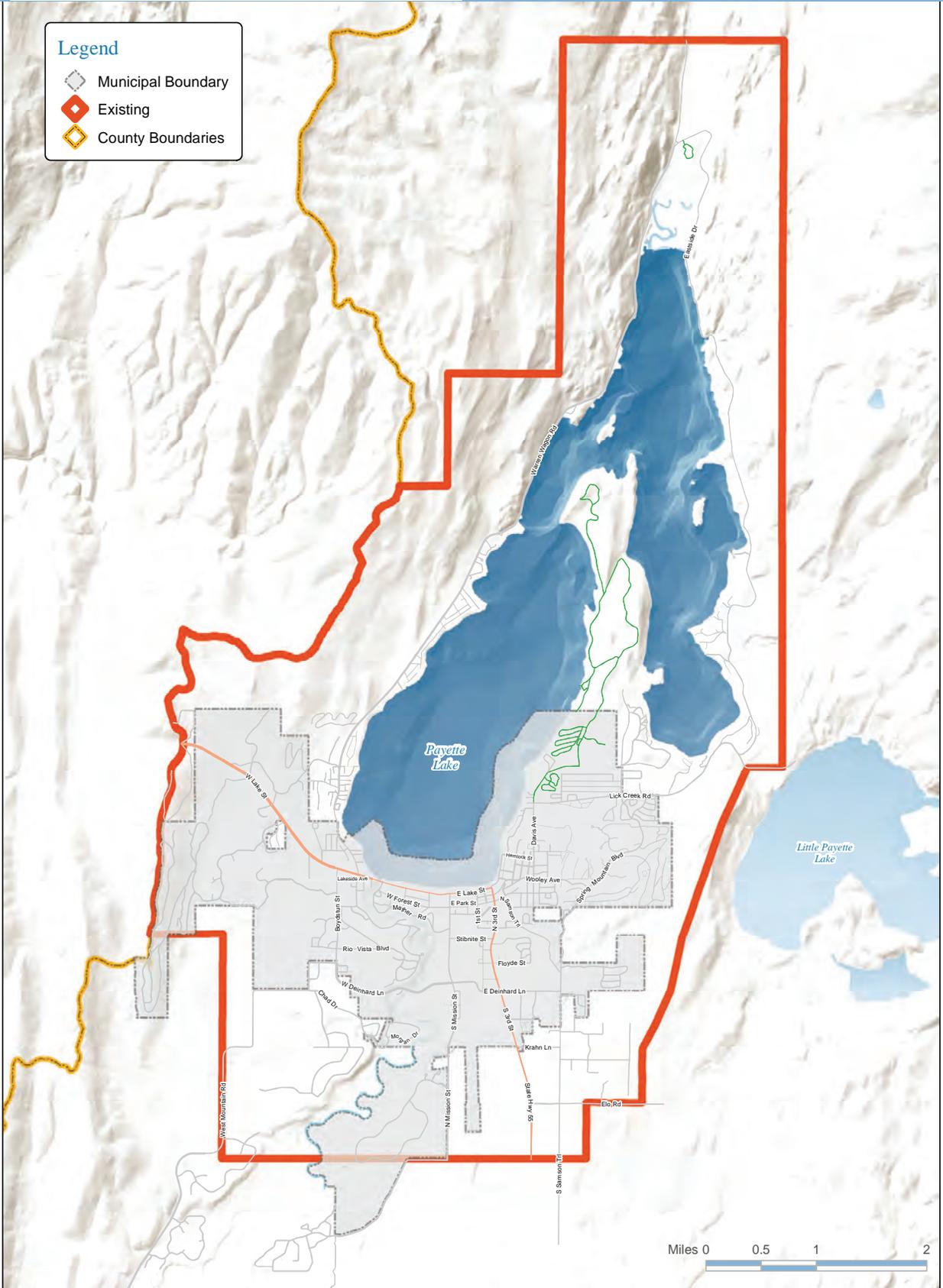
The planning area encompasses the City of McCall limits and the Area of Impact. Idaho State Statute requires that cities and counties establish areas of city impact to provide a way for cities to grow in a manner that is cost effective for its residents, to anticipate future infrastructure needs, and to encourage urban development within cities. The McCall Area of Impact extends around Payette Lake, west to Club Hill Boulevard, and south of Elo Road. The same City and County zoning requirements apply to properties within the McCall Area of Impact and are subject to land use and development approval by the McCall Area Planning and Zoning Commission (and respective governing boards).

# MAP 2.1: PROJECT AREA



**Legend**

- Municipal Boundary
- Existing
- County Boundaries



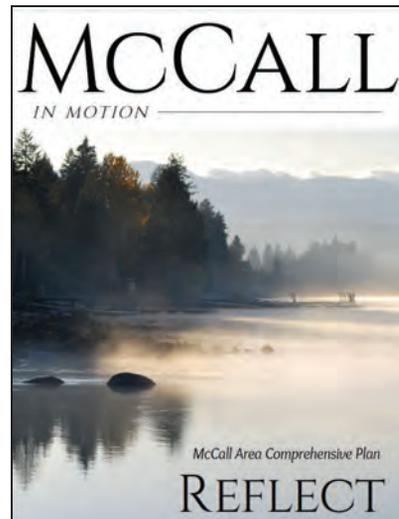
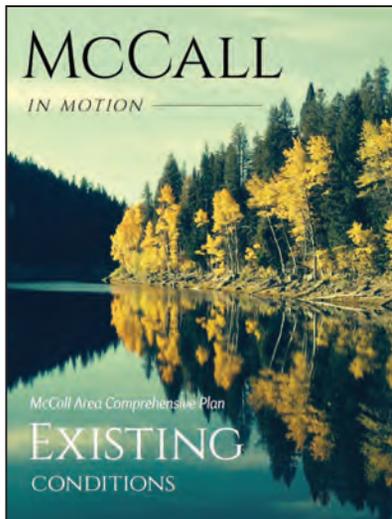
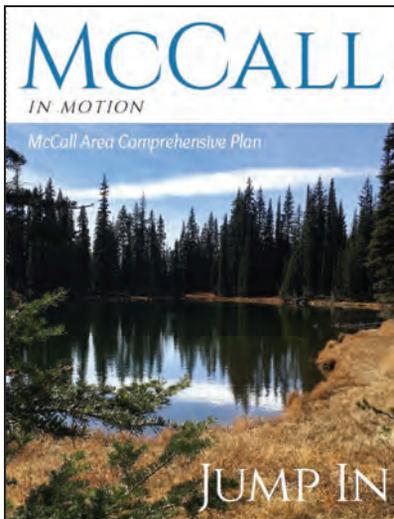
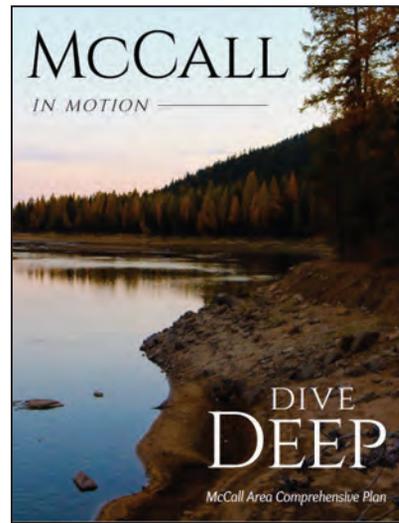
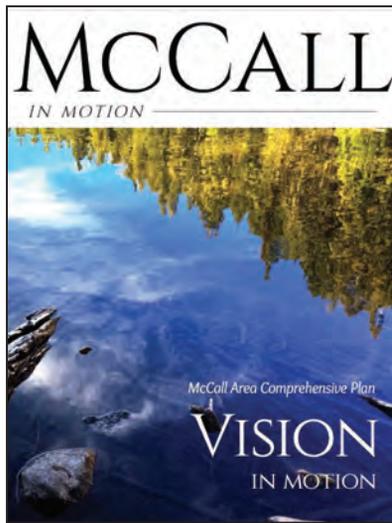
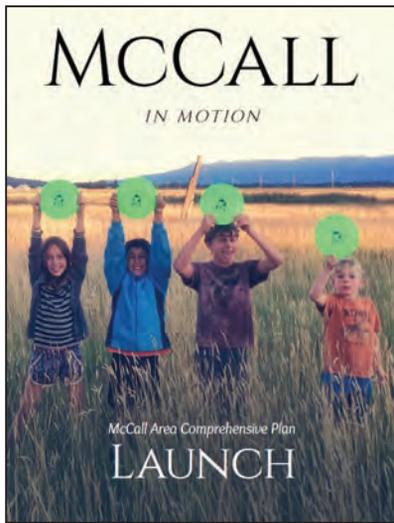
**Legend**

- Lakes
- Payette River

# JUMP IN

## PLAN STRUCTURE

The Comprehensive Plan is set up to start at a broad and visionary level and eventually narrow to be specific and detailed. This section helps users of the Plan understand how the parts fit together and support one another. These sections were written and sequenced to tell a story, and although no part of the Plan is intended to stand alone, the document can also be read like separate magazine volumes, enabling readers to jump in and out of the text as they wish. Individual volumes can be downloaded and read separately.



## PLAN THEMES

During the visioning process, three major themes emerged around McCall's values. As a result, the vision and corresponding goals and policies are organized by the plan themes below:

**Our Character** centers on the patterns of present and future land uses and community design.

**Our Economy** covers housing, economic suitability, and the features that make McCall a livable community.

**Our Connections** focuses on travel connections in and around McCall through formal means, such as by vehicle and bicycle, but also connections to nature and play through McCall's parks and recreation system.

## PLAN ORGANIZATION

**Volume 1: Launch** contains the Executive Summary, which serves as an overview to the contents of the entire Plan.

**Volume 2: Jump In** presents the role and powers of the Plan, relationships to other plans, and the McCall Area development history.

**Volume 3: Vision In Motion** presents a long-term vision of what residents want for their future. It also highlights outreach and engagement of the McCall *In Motion* process.

**Volume 4: Existing Conditions** presents a series of existing conditions and key trends on each Comprehensive Plan theme.



*Downtown at Night*  
Image Credit: Hotel McCall

**Volume 5: Dive Deep** presents 12 plan elements separated by planning theme, their key trends and issues, and goals and policies.

Goals set broad direction for the Plan by applying the community vision to the 12 plan elements.

Policies give more direct guidance on community decision making, without specifying which tools to use. The Policies are implemented by specific strategies (Volume 6).

**Volume 6: Reflect** outlines specific projects or strategies for City departments and partners to undertake within a recommended timeframe.

# JUMP IN

## A COORDINATED VISION

### RELATIONSHIP TO OTHER PLANS

The McCall Area Comprehensive Plan is supported by independent advisory documents. These documents provide guidance on transportation planning, economic development, parks and recreation planning, and are integrated to support land use policies as established by this plan. Each supporting element is described in further detail below.

### FUNCTIONAL PLANS

*McCall Area Transportation Master Plan (pending 2017)*

The McCall Area Transportation Master Plan includes transportation planning elements for the McCall area and contains relevant planning efforts for future roadway networks for the City. Primary elements include travel demand forecasts based on socioeconomic projections; a multimodal transit element supportive of bus and circulator technologies; and a functional hierarchy of roadways to enhance travel efficiency and safety.

*West Central Mountains Economic Development Strategy (2014)*

The West Central Mountains Economic Development Strategy represents a shared vision for social and economic prosperity for the cities of McCall, Donnelly, Cascade, and Meadows Valley, as well as unincorporated areas of Valley County. It identifies the strengths and economic trends of the region's economy, and develops long-term strategies for leveraging these strengths. It outlines short-term projects or programs that harness local resources to achieve the vision.

*McCall Area Pathways Master Plan (2012)*

The McCall Area Pathways Master Plan evaluates existing conditions, recommends improvements, and outlines implementation strategies to create a safe, efficient, and comprehensive pedestrian and bicycle system and to guide the development of related infrastructure and facilities.

*City of McCall Historic Preservation Plan (2011)*

The City of McCall Historic Preservation Plan is intended to guide the Planning Commission and the City in protecting McCall's historic and architectural character. The plan presents a vision and mission, a list and mapping of the City's historic buildings, potential property nominations to the National Register of Historic Places, and preservation strategies and recommendations.

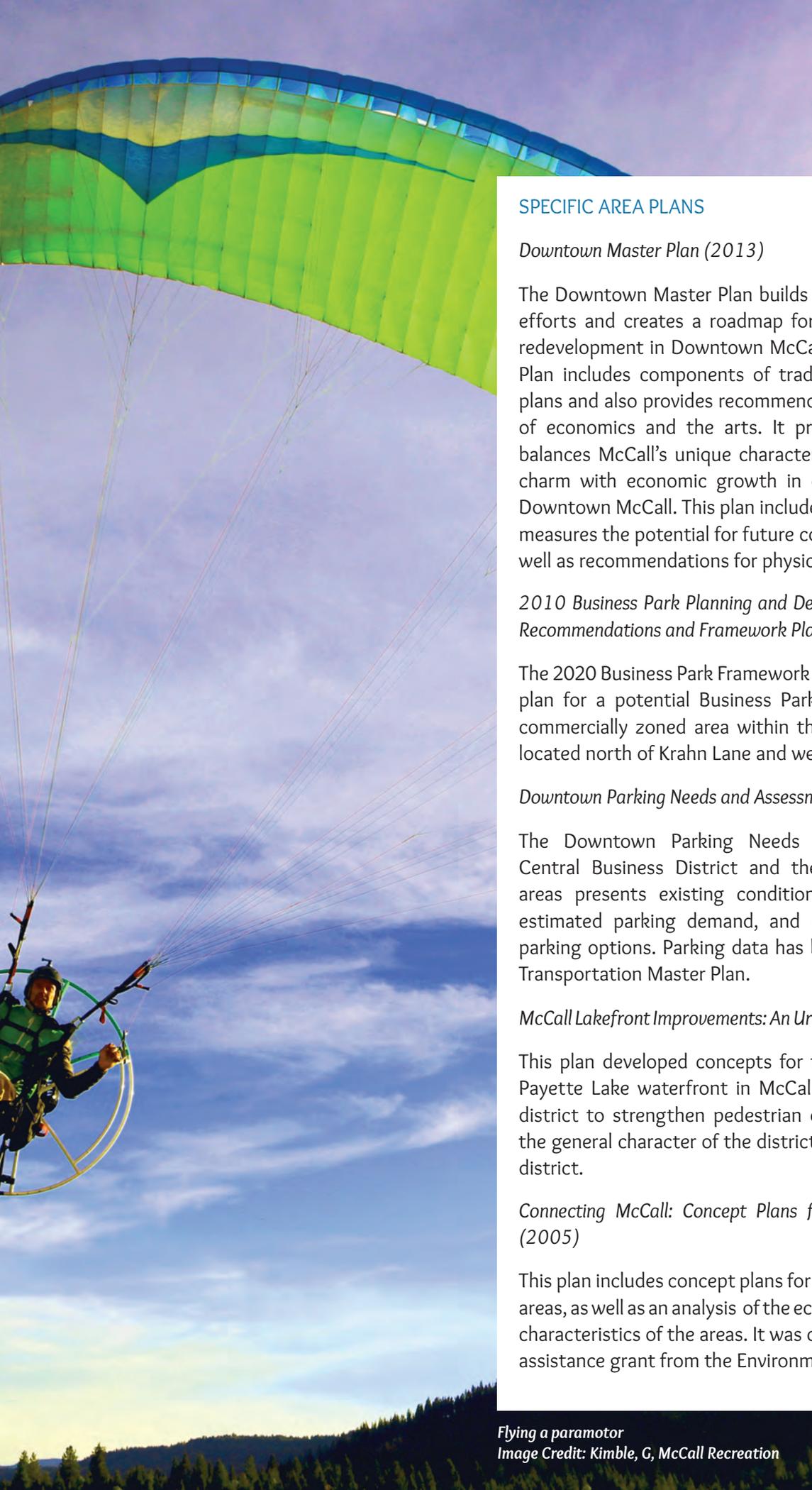
*McCall Municipal Airport Master Plan (2007)*

The McCall Municipal Airport Master Plan provides a set of guidelines that will allow the City of McCall to continue to improve the Airport to meet safety, regulatory, and user needs, over a long-term (i.e., 20-year) period. The improvement plan includes projects necessary for the Airport to meet existing FAA safety standards for its current tenants and users, as well as expansion projects throughout the next 20 years to meet the needs of, and provide a high level of service to, the existing and projected users.

*McCall Parks and Recreation Master Plan (2006)*

The Parks and Recreation Master Plan provides an inventory of existing parks and recreation facilities in McCall, assesses existing and future needs for parks based on projected growth scenarios, and makes recommendations for park improvement projects, along with funding strategies to acquire park lands and implement the improvement projects. The plan also includes recommended parks and recreation standards and guidelines. This plan focuses on defining facility needs, not recreational program development.





## SPECIFIC AREA PLANS

### *Downtown Master Plan (2013)*

The Downtown Master Plan builds on previous City planning efforts and creates a roadmap for future development and redevelopment in Downtown McCall. The Downtown Master Plan includes components of traditional downtown master plans and also provides recommendations through the lenses of economics and the arts. It provides a framework that balances McCall's unique character and lifestyle community charm with economic growth in order to create a vibrant Downtown McCall. This plan includes a build-out analysis that measures the potential for future commercial development as well as recommendations for physical improvements.

### *2010 Business Park Planning and Design Charrette: Conclusions, Recommendations and Framework Plan (2010)*

The 2020 Business Park Framework Plan includes a conceptual plan for a potential Business Park development located in commercially zoned area within the McCall Area of Impact, located north of Krahn Lane and west of Sampson Trail.

### *Downtown Parking Needs and Assessment (2009)*

The Downtown Parking Needs Assessment of McCall's Central Business District and the immediate surrounding areas presents existing conditions, future build out and estimated parking demand, and recommended downtown parking options. Parking data has been updated in the 2017 Transportation Master Plan.

### *McCall Lakefront Improvements: An Urban Renewal Project (2006)*

This plan developed concepts for the redevelopment of the Payette Lake waterfront in McCall's existing urban renewal district to strengthen pedestrian connectivity and enhance the general character of the district with a unique waterfront district.

### *Connecting McCall: Concept Plans for Lardo and West Valley (2005)*

This plan includes concept plans for the Lardo and West Valley areas, as well as an analysis of the economic and environmental characteristics of the areas. It was completed with a technical assistance grant from the Environmental Protection Agency.



*New Sun Rising*  
*Image Credit: Jones, C, McCall Recreation*



## PRIVATE PROPERTY RIGHTS

Private property rights encompass not only the right to develop property, but the right to hold and enjoy property as well. As population increases and a greater number of people live closer to each other, the opportunities for land use conflicts also increase. The City of McCall must balance each individual's rights with 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 of 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 occasionally amended 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 and Area of Impact 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 goals and policies are adopted regarding property rights:

### GOAL AND POLICIES

Goal: Protect fundamental private property rights through all land use decisions made in the McCall area pursuant to this Plan.

#### *Policies:*

1. Protect private property from being taken for public use without just compensation.
2. Design land use regulations to protect the health, safety, and welfare of the community, avoiding any unnecessary conditions, delays, and costs.
3. Protect property rights of landowners from arbitrary and discriminatory actions.
4. 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.
5. Protect all persons from being deprived of private property without due process of law.
6. Strive for stable and consistent policies regarding development densities and requirements in the Plan and implementing ordinances.

# JUMP IN

## 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.

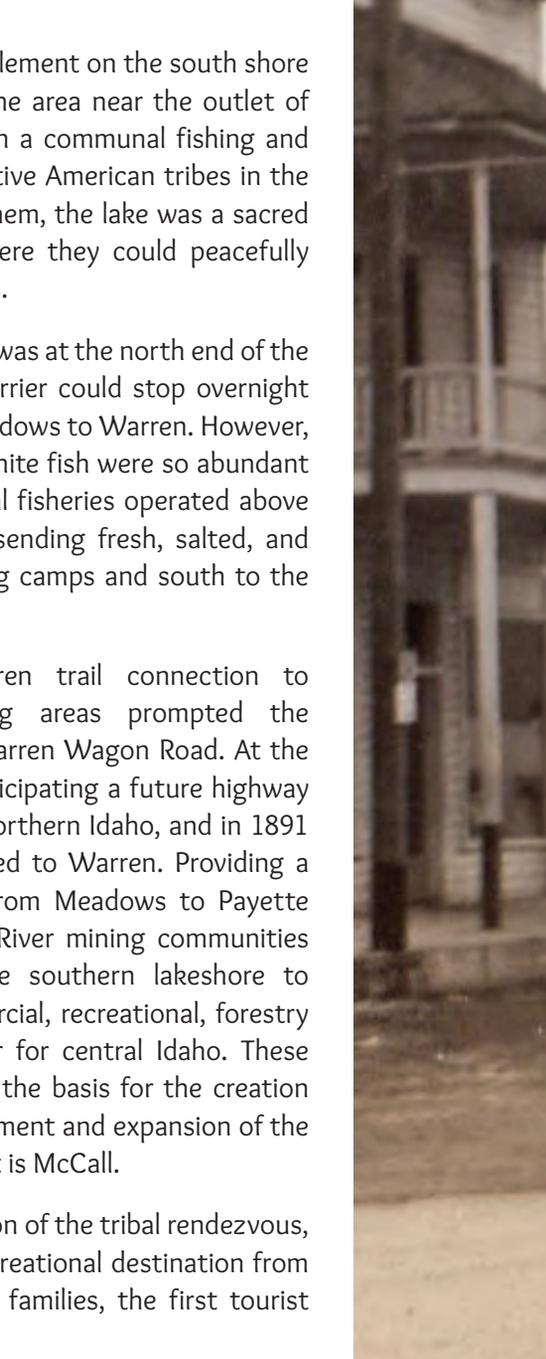
In 1878, the only cabin was at the north end of the lake where the mail carrier could stop overnight on his travels from Meadows to Warren. However, the Chinook red and white fish were so abundant that several commercial fisheries operated above the lake at the time, sending fresh, salted, and dried fish to the mining camps and south to the Boise-Weiser areas.

The 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. Providing a southwest approach from Meadows to Payette Lake and the Salmon River mining communities set the stage for the southern lakeshore to become a vital commercial, recreational, forestry and agricultural center for central Idaho. These four elements became the basis for the creation and continued development and expansion of the unique community that is McCall.

Following in the tradition of the tribal rendezvous, the lake has been a recreational destination from the beginning. Several families, the first tourist



*Early Village of McCall*





***“History is who we are and why we are the way we are.”***

*- David C. McCullough, Author and Historian*

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. Camp was made on the west side of the lake. They had no boats, but built a raft from which to fish.

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 “Jews Harp,” Jack Wyatt’s 30-foot steamboat. The Club Division (500 building sites), Ontario Club, Sylvan Beach, Pilgrim 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 expanded 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. Tom, Louisa, and their 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,



*Early Village of McCall Looking Eastward*

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. 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 Village of McCall was officially incorporated on July 19, 1911 by the Boise County Commissioners.

The 40 years following 1890 were a time of rapid growth, and the McCall family and their colleagues established a firm foundation 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. With the arrival 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. At the time, the headquarters were at Meadows, but Tom managed to have it moved to McCall in 1908 by providing office space in his new building and paying the \$80 moving expenses for the supervisor and his family.

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 daily life. The addition of an airport in 1926 not only served the smokejumper program but also provided easier access to backcountry landing strips.

Tom and Louisa also 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, representing 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 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. The increasing growth rate of Boise’s Treasure Valley has also resulted in more attention to McCall for resort and vacation home development in recent years. McCall has experienced many challenges related to cyclical growth; increasing housing costs, a need for workforce housing, continually improving infrastructure, and supporting the changing demographics of its residents.

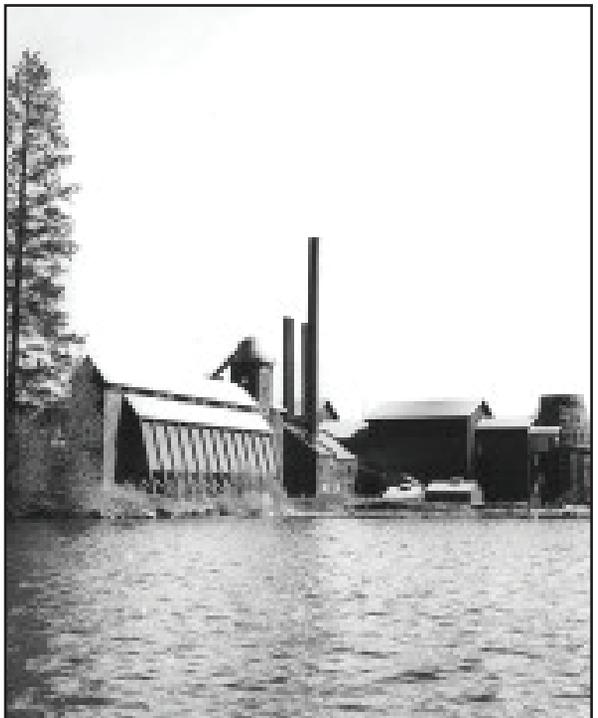
*Special thank you to the McCall Historic Preservation Commission for providing section text and the Central Idaho Historical Museum for images.*



*Horselogging on Payette Lake*



*Smokejumper Preparations*



*The McCall Sawmill*

