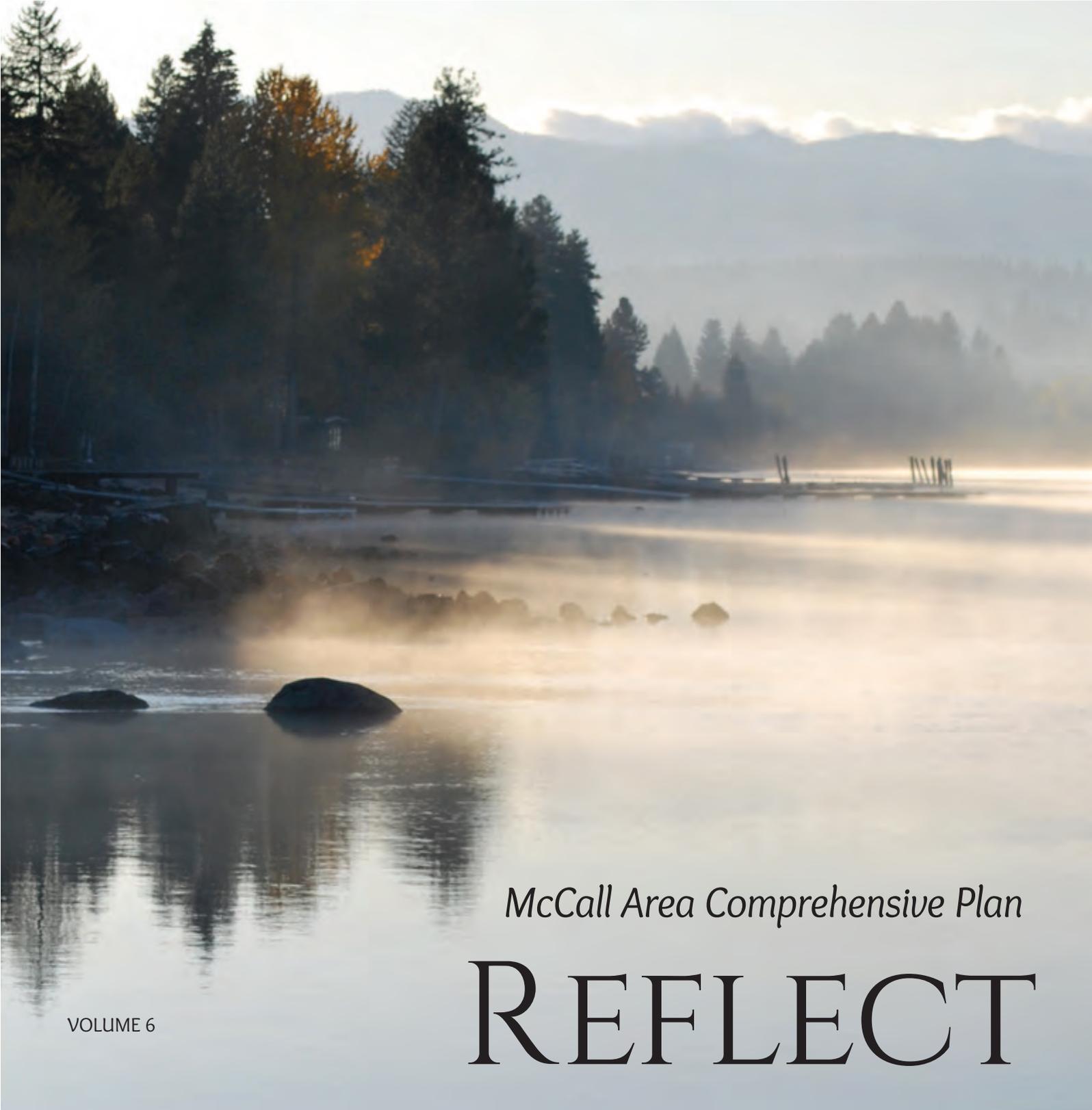


MCCALL

IN MOTION —————



McCall Area Comprehensive Plan

REFLECT

VOLUME 6

REFLECT

Ultimately, the success of this Plan will be measured by the extent to which the vision is realized through effective plan implementation.

The vision embodies what McCall, Idaho, aspires to as a community. The Plan is the lens through which the City of McCall will look when developing and interpreting policies and regulations, implementing existing plans, and entering into partnerships. It will also guide spending and provide direction for capital improvement projects (CIPs) and budget priorities.



REFLECT

Transforming vision into reality through implementation will require incremental steps over time. Seven priority projects provide the structure and direction to implement the Plan's policies and Future Land Use Map and actions.

The public's priority projects are:

- Revise the City of McCall's Design Guidelines and Standards
- Review development standards (building height, size, scale, intensity and parking requirements)
- Implement practices and policies to protect water quality of Payette Lake as the source of drinking water
- Develop a sustainability program with curbside recycling
- Incentivize housing for local year-round residents
- Turn additional lake front properties into public spaces and enhance lake access
- Explore options for a Payette River pathway
- Provide sustainable year-round employment

IMPLEMENTATION FRAMEWORK

WORK PLAN AND STRATEGIC PLAN

Each year, the McCall Area Planning Commission and staff should develop a work plan that selects components of the Comprehensive Plan programs and establishes how they will be implemented that year. This process should include reviewing the Action Matrix to identify potential actions for new or expanded programs.

The Comprehensive Plan projects should also be analyzed each year using the City of McCall 5-Year Capital Improvement Plan. Capital improvement projects will be rated based on nine scoring criteria described in the Capital Improvement Plan Development booklet. Higher scores will have a higher priority for the City to fund and implement. Non-capital improvement projects are prioritized as described below.

DEVELOPMENT CODE

An important tool for implementation of the McCall Area Comprehensive Plan is the City's building and land development regulatory program (Development Code). Three titles of the McCall City Codes relate to building, planning, and subdivision/development. Four major initiatives of the Comprehensive Plan will be implemented, in significant part,

*Image Credit: Brewster,
McCall Recreation*



Implementation is where the words and maps in the Plan meet the real world.

through updating and revising the City's development codes. They include protecting McCall's natural environment; managing McCall's built environment to enhance livability and complement the natural environment; protecting McCall's scenic resources and small town character; and supporting a sustainable economy. In addition, the development codes will be revised to offer options and flexibility in compliance; clarify code requirements; and streamline the review and approval processes.

PARTNERSHIPS

Many of the projects rely on partnerships to be successfully implemented. The City and County will need to enter into partnerships with public, private, and non-profit organizations and develop coalitions with regional neighbors to address mutual concerns.

New and existing partnerships, particularly with non-profit organizations, may require capacity building through grants or other direct assistance to develop training, leadership, programs, and revenue generation and community engagement strategies. Cooperation also increases government efficiency and reduces costs through resource sharing, increased coordination, and consolidation of duplicative services.

ACTION MATRIX

During the planning process, a number of projects were identified to achieve the goals and policies established in Volume 5. Many of the identified projects, such as updating the City’s codes, are designed to accomplish more than one goal or policy. The following Action Matrix organizes implementation projects among the three main themes of the Comprehensive Plan: Our Character, Our Economy, and Our Connections. Within each theme, projects are organized by the goals and policies each project is intended to implement. The matrix contains some redundancy and repeats projects that accomplish more than one goal or policy.

PRIORITIZATION CRITERIA

Of the nine scoring criteria described in the Capital Improvement Plan Development booklet, several are useful in evaluating the relative priority of the implementation projects identified in this Comprehensive Plan, including:

- The extent to which the project will help to achieve the City’s Council-adopted plans and goals;
- The extent to which the public will use and benefit from the project;
- The extent to which the project has documented public support;
- The extent to which non-City funds in the form of grants, matching funds, or private donations are likely to be available to fund the project; and
- The estimated extent to which the project will stimulate desired economic development/growth within the City.

Projects are categorized based on technical analysis of the logical order of implementation, and on the extent to which the project can achieve multiple goals or policies. The relative level of immediacy of demand for the project, as expressed by plan participants, was also considered in establishing relative priorities.

Near-Term Priority Projects (0 - 5 years)

For most near-term priority projects, the relevant prioritization criteria included:

- ✓ *achievement of multiple plan goals;*
- ✓ *documented public support;*
- ✓ *stimulates desired economic development/growth;*
- ✓ *relative immediacy of the need for the project; and*
- ✓ *supports a logical implementation sequence*

Mid-Term Priority Projects (6 -15 years)

For most mid-term priority projects, the prioritization criteria included:

- ✓ *achievement of a plan goal;*
- ✓ *public use and benefit;*
- ✓ *opportunities for use of non-City funding; and*
- ✓ *lower relative immediacy of the need for the project*

The Action Matrix lists each project and identifies its priority for implementation. The resulting prioritization categories are meant to serve as general guidelines for when the projects may be funded by the City and a general prioritization of how the City should order improvement as funding becomes available. Prioritization levels may change based on changing funding levels and/or sources (e.g., grant funding that has to be used for a certain type of project); new opportunities for partnerships; and the emergence of new private development projects.

OUR CHARACTER

Label	Project	Project Type	Priority	Additional actions/projects	Notes	Related Goal or Policies
Community Character and Design						
CC&D Project 1	Revise the City of McCall’s Design Guidelines and Standards to preserve and promote the character of McCall. When necessary, create new Design Guidelines. Review the development code and revise as needed to promote or require energy efficiency, green infrastructure standards, renewable energy, and implement development standards that require retention of native vegetation where appropriate.	Design Guidelines/ Standards	Near-term	<ol style="list-style-type: none"> 1. Review the Downtown Master Plan for possible additions or changes to the McCall City Code and Design Guidelines. 2. Ensure that sign standards and guidelines are consistent with community character goals. 3. Ensure availability of design guidelines for public infrastructure, amenities and public plazas and parks. 4. Review Code provisions regarding non-conforming structures to allow for appropriate renovations. 5. Revise design guidelines and the Development Code for view corridor preservation. Site design and building orientation should protect significant views. 6. Develop parkland design guidelines that encourage innovative practices to create public spaces, management of uses, play spaces, landscaping, and stormwater management in parks. 7. Develop design guidelines that meet FAA guidelines while ensuring airport facilities and buildings enhance the entryway into McCall and allow appropriate surrounding development to take place. 8. Review industrial design guidelines. Consider creating separate design guidelines for the airport and industrial areas. 	Design guidelines should allow for creativity and unique architectural design, and should vary by development area, such as the Central Business District and adjacent residential and commercial areas. Develop mechanisms for Design Guideline implementation that are predictable, efficient and enforceable.	CC&D Policy 1.2, CC&D Policy 1.3, CC&D Policy 5.2, PRO Policy 1.1.1, A Policy 6.3

OUR CHARACTER

Label	Project	Project Type	Priority	Additional actions/projects	Notes	Related Goal or Policies
CC&D Project 2	Develop a portfolio of recommended green design development standards to encourage developers to incorporate green design in future projects. Incorporate green design in the McCall development review process.	Development Code/Policy; Research and Analysis	Near-term	Research published sustainable development and infrastructure Best Management Practices (BMPs), such as those adopted by the Federal Highway Administration and the Idaho Land Conservation Assistance Network. Identify water quality, energy, and land conservation BMPs that are most applicable to McCall, and prepare a guidance manual for the McCall development community.		CC&D Policy 1.1, CC&D Policy 2.4
CC&D Project 3	Review the Central Business District zoning and development standards to determine their effectiveness in achieving the goals of the Comprehensive Plan, and make adjustments as necessary.	Development Code/Policy; Research and Analysis	Near-term		Focus should be given to reviewing height, set-backs, scale, intensity, and parking requirements.	
CC&D Project 4	Create a % for the Arts Program: The program specifies that 1-2% of eligible city capital improvement project funds be set aside for the commission, purchase, and installation of artworks in a variety of settings. By providing opportunities for individuals to encounter art in parks, libraries, community centers, on roadways, bridges, and other public venues.	Development Code/Policy	Mid-term	<ol style="list-style-type: none"> 1. Create incentives for public art as part of public and private development projects. Consider allowing public art to satisfy current requirements for park land as part of new development. 2. Ensure the long-term viability of the McCall maintenance fund for public art. 		CC&D Goal 3
CC&D Project 5	Develop gateway design standards to ensure that each gateway tier is attractive and protects the character defining features of each gateway.	Design Guidelines/ Standards	Near-term		Use landscaping, open spaces, interpretive and wayfinding signage, public art, gateway monuments, and appropriate lighting at each entrance to welcome visitors and reinforce the character of McCall.	CC&D Policy 6.1

OUR CHARACTER

Label	Project	Project Type	Priority	Additional actions/projects	Notes	Related Goal or Policies
CC&D Project 6	Pursue abatement and removal of non-conforming signs. Review sign standards to ensure conformity with General Plan objectives.	Design Guidelines/ Standards	Near-term			
CC&D Project 7	Revise Title 2, Chapter 4 of the City Code to clarify the duties and authority of the Historic Preservation Commission.	Development Code/Policy	Ner-Term			CC&D Goal 7

Land Use

LU Project 1	Modify the Area of the Impact boundary as shown on Map 5.1.	Development Code/Policy	Near-term			LU Policy 1.3
LU Project 2	Implement the Annexation Plan to identify areas that will be annexed into the City limits with an associated timeline for each area.	Development Code/Policy	Mid-term	Continue coordination and communication between the City and Valley County. City Staff will continue to administer planning, building, and zoning for the Area of Impact.		LU Policy 1.3
LU Project 3	Identify future growth tiers and implement strategies to guide and pace growth consistent with infrastructure and service capacities.	Research and Analysis	Near-term	Map “growth tier” areas where full infrastructure capabilities currently exist (water, sewer, roadways) and consider methods to expedite the development application and review processes in these areas. Consider establishing concurrency standards that would require development of full infrastructure capacity either before or concurrent with new development. Work with infrastructure providers to identify areas in McCall where infrastructure and services are likely to be provided in the near- and long-terms to identify the most readily developable areas.		LU Policy 2.1
LU Project 4	Create a greenway network by using conservation easements, with emphasis on the south and west sides of the City.	Development Code/Policy	Mid-term			LU Policy 2.1

OUR CHARACTER

Label	Project	Project Type	Priority	Additional actions/projects	Notes	Related Goal or Policies
LU Project 5	Review and revise the Development Code as necessary to support infill development, accessory dwelling units, and home occupation businesses in appropriate locations. Revise non-conforming code provisions to allow for remodeling and appropriate expansion of non-conforming structures.	Development Code/Policy	Near-term	Review the Development Code to include and allow for infill and redevelopment in the Central Business District.		LU Policy 2.3, LU Policy 5.2, H Policy 1.3
LU Project 6	Create a new urban renewal district boundary as identified in the Plan.	Development Code/Policy	Near-term		Use the existing MRA Board to plan and govern the new boundary that would include the original four blocks of downtown, the commercial/civic waterfront, along 3rd Street south to Floyde Street, and west to Mission Street.	LU Policy 3.1
LU Project 7	Revise the Development Code to include clustering in order to protect natural features, recreational open space, view corridors, etc.	Development Code/Policy	Near-term			LU Policy 4.2
LU Project 8	Establish site plan review standards to protect natural features and viewsheds in sensitive areas of the City.	Development Code/Policy	Near-term			LU Policy 4.2
LU Project 9	Review the Shoreline Overlay Zone to determine whether revisions are necessary to implement the goals of the Comprehensive Plan. Implement appropriate development standards for both commercial and residential development.	Research and Analysis; Development Code/Policy	Near-term	Review development standards for lake shore development to mitigate visual impacts.	Development standard review could include protecting native vegetation, building setbacks and heights, and facades facing the lake design standards. The overlay zone should address building design, site planning, landscaping, and vegetation protection.	LU Policy 6.1
LU Project 10	Review lakeshore development projects to ensure appropriate public access.	Development Code/Policy	Near-term			LU Policy 6.2

OUR CHARACTER

Label	Project	Project Type	Priority	Additional actions/projects	Notes	Related Goal or Policies
LU Project 11	Actively pursue partnership opportunities with the U.S. Forest Service, Department of Lands, Army Corp of Engineers and other stakeholders, such as Valley County, to help facilitate effective management of Payette Lake.	Programs and Partnerships	Near-term			LU Policy 6.2
LU Project 12	Help fund detailed waterfront planning and/or commercial shoreline overlay zone planning to encourage development, redevelopment, and improved public access along the lakefront. This could be a partnership with the McCall Redevelopment Agency (MRA).	Programs and Partnerships; Development Code/Policy	Near-term	<ol style="list-style-type: none"> 1. In partnership with affected property owners, develop an updated Waterfront Plan for a lakefront pathway or boardwalk that connects 1st Street to Brown Park. 2. Update and expand the Waterfront Area Plan. 		LU Policy 6.2
LU Project 13	Develop form-based land use regulations for the CBD that emphasize pedestrian-friendly scale; inviting store fronts; rear and side yard parking; public spaces; and other features that attract and support pedestrian movement in the CBD.	Development Code/Policy	Near-term			LU Policy 7.1
LU Project 14	Encourage voluntary land preservation and provide incentives for the dedication of land to the Payette Land Trust.	Development Code/Policy; Programs and Partnerships	Mid-term	<p>Consider methods to transfer development rights from low-density to higher-density areas in order to preserve open space and agricultural operations.</p> <p>Work with the Payette Land Trust to identify appropriate areas for conservation.</p>		LU Policy 4.2, LU Goal 8
LU Project 15	Provide incentives to encourage voluntary public access to lake shores, rivers, and other recreational areas.	Development Code/Policy; Programs and Partnerships	Mid-term	Work with the Payette Land Trust to identify appropriate areas for public access.		

OUR CHARACTER

Label	Project	Project Type	Priority	Additional actions/projects	Notes	Related Goal or Policies
U Project 16	Explore creative partnerships to support greenhouse development in the McCall area.	Programs and Partnerships	Mid-term		Potential partnerships include the University of Idaho's McCall Outdoor Science School, the McCall Public Library, and the Parks and Recreation Department. Consider supporting greenhouses on roof tops as a tourism, and community learning opportunity.	LU Policy 9.1
LU Project 17	Review City-owned land inventories and consider selling or leasing parcels that are not desirable for development but are well-suited for urban agriculture. Explore the feasibility of community gardens in neighborhood parks and other public spaces.	Programs and Partnerships; Research and Analysis	Mid-term		Use community garden(s) to support the food bank.	LU Policy 9.1
LU Project 18	Review, and revise when necessary, the City Development Code to better accommodate urban agricultural uses, support local food production and distribution. This includes urban agricultural land uses and related infrastructure (i.e. hoop houses, fencing, and storage sheds).	Development Code/Policy		<ol style="list-style-type: none"> 1. Create public-private partnerships to reduce the barrier of entry for start-up costs of local food system facilities through public funding, while establishing private responsibility for ongoing maintenance and operation of the venues. 2. Support development or redevelopment of City-owned parks dedicated to edible landscapes, with fruit trees, perennial herbs, fruit bearing shrubs, etc. 	Consider explicit recognition of urban agriculture as a use within appropriate zoning districts.	LU Policy 9.1
LU Project 19	Explore potential partnerships for an indoor farmer's market. Increase the number of vendors and opportunities at the outdoor farmers' market. Expand the markets to invite agricultural related businesses from neighboring communities and cities.	Programs and Partnerships	Mid-term	<ol style="list-style-type: none"> 1. Evaluate the potential for a Farmer's market on 2nd Street once reconstruction is complete. 2. Develop ideas to support a Farm to Table program. 3. Pursue a food truck court at the 1st Steet parking lot or other suitable locations. 		LU Policy 9.2

OUR CHARACTER

Label	Project	Project Type	Priority	Additional actions/projects	Notes	Related Goal or Policies
LU Project 20	Review the Development Code to ensure that adequate public and private parks and other gathering spaces are included in new development, especially along 2nd Street, recommended locations in the Downtown Master Plan, in mixed-use developments, along the lakeshore, and in other redevelopment areas.	Development Code/Policy	Near-term			LU Policy 11.1
Environment						
E Project 1	In collaboration with Valley County, Idaho Department of Lands, U.S. Forest Services, and other agencies, develop an updated and expanded comprehensive Lake Management Plan.	Development Code/Policy; Programs and Partnerships	Near-term	In collaboration with Valley County, Idaho Department of Lands, U.S. Forest Services, and other agencies, conduct a carrying capacity study to 1) quantify lake usage during the boating season, 2) develop a formula for estimating recreational carrying capacity under varying user conditions, and 3) evaluate Payette Lake's carrying capacity status with respect to existing lake-use data.	An updated plan should address: <ul style="list-style-type: none"> • Drinking water protection • Recreational safety management • Coordination of State and County regulations, including coordinated regulation of the lake • Back-up information for grant requests • Public education • Monitoring and quantitative benchmarks • Citizen input focused exclusively on lake and river management 	E Policy 1.1
E Project 2	In partnership with appropriate agencies, develop a Recreation Management Plan for Payette Lake that addresses such things as enforcement, wakeless zones, and public access. Explore new technology such as buoys with cameras that support keeping the zone wakeless.	Development Code/Policy; Programs and Partnerships; Research and Analysis	Near-term	Partner with Idaho Department of Lands, Valley County Sheriff's office, U.S. Forest Service, Valley County, and other stakeholder to evaluate non-motorized areas and wakeless zones of Payette Lake to determine if there are areas appropriate for expansion.		E Policy 1.2, PRO Project 7

OUR CHARACTER

Label	Project	Project Type	Priority	Additional actions/projects	Notes	Related Goal or Policies
E Project 3	Existing natural swales and ditches should be identified and mapped as part of the development project review process, and measures should be taken to either protect or relocate ditches and swales to preserve their function and reduce the potential for overland sheet flows.	Development Code/Policy; Research and Analysis	Near-term			E Policy 2.1
E Project 4	New stormwater management facilities should be designed to serve multiple purposes in addition to stormwater retention and detention (such as ground water recharge, wild life habitat, aesthetics, etc.).	Development Code/Policy	Mid-term			E Policy 2.1
E Project 5	Minimize sod and fertilization within McCall Area and especially along shorelines. Protect and preserve natural shoreline vegetation and trees.	Development Code/Policy	Near-term			E Policy 2.1
E Project 6	Revise and update Drainage Management Guidelines (DMG) and improve regional stormwater issues throughout the City, especially along 3 rd Street and W. Lake Street.	Development Code/Policy	Mid-term			E Policy 2.2
E Project 7	Amend the Development Code to revise design standards for water retention and detention facilities in new developments to reduce off-site stormwater effects and provide other public benefits.	Design Guidelines/ Standards	Near-term			E Policy 2.2
E Project 8	Employ techniques such as financial security and performance measures to ensure proper completion and maintenance of stormwater facilities.	Development Code/Policy	Mid-term			E Policy 2.2
E Project 9	Limit outdoor burning and encourage replacing old wood-burning stoves.	Development Code/Policy	Near-term			E Policy 3.4

OUR CHARACTER

Label	Project	Project Type	Priority	Additional actions/projects	Notes	Related Goal or Policies
E Project 10	Enforce the noise ordinance and decrease noise impacts from motorized vehicles and construction.	Development Code/Policy	Mid-term			E Policy 4.1
E Project 11	Review the current dark-sky lighting ordinance for consistency with dark-sky principle and current technology; identify possible updates. Consider amendments as necessary.	Development Code/Policy	Near-term			E Policy 5.1
E Project 12	Require management of solid waste to avoid attracting or feeding wildlife, as well as other methods to be a Bear Smart Community.	Development Code/Policy	Near-term			E Goal 6
E Project 13	Develop a raptor ordinance to protect nesting habitat.	Development Code/Policy	Near-term			E Policy 6.3
E Project 14	Work with Idaho Fish and Game and US Forest Service to identify key wildlife corridors. Co-locate trails, if possible.	Development Code/Policy; Programs and Partnerships	Near-term			E Policy 6.3
E Project 15	Require the configuration of development in environmentally sensitive areas to take into consideration protection of open water, wetlands, vegetative cover, habitat values, and other natural features.	Development Code/Policy; Programs and Partnerships	Near-term	As part of the site evaluation process take significant vegetation into consideration for its habitat, erosion control, fire mitigation, and visual screening values.		E Policy 6.4, E Policy 8.1

OUR CHARACTER

Label	Project	Project Type	Priority	Additional actions/projects	Notes	Related Goal or Policies
E Project 16	Encourage energy efficiency through programs (such as current information and rebate and incentive support from local energy utility companies, the Department of Energy, and the Environmental Protection Agency) that encourage and/ or reward citizens to use energy-efficient appliances, insulation, windows, etc. Help citizens become aware of costs and cost-savings in making changes.	Programs and Partnerships	Near-term	<ol style="list-style-type: none"> 1. Lead by example by ensuring Energy Star and LEED or similar ratings on all new City sponsored construction and major renovations. 2. Continue to support education and other incentives, such as rebates and help with water and energy conservation, so that residents and businesses will be informed of best practices and will be able to adopt environmental stewardship practices that conserve and protect natural resources. 3. Consider establishing incentives for new development to meet higher energy and sustainability building standards and techniques to reduce energy demand and resulting air emissions. 		E Policy 3.4, E Policy 7.1, CC&D Policy 2.4

OUR CHARACTER

Label	Project	Project Type	Priority	Additional actions/projects	Notes	Related Goal or Policies
E Project 17	Develop a sustainability program to recognize development projects in McCall that incorporate sustainable principles.	Development Code/Policy; Programs and Partnerships	Near-term	<ol style="list-style-type: none"> Develop a hand guide of best practices for sustainability in: <ul style="list-style-type: none"> Housing Transportation Water use Landscaping & irrigation Fleet management Golf course Waste management Curbside recycling Private and commercial recycling Renewable energy Set metrics for goals and to measure progress. Devote a City employee to ensuring implementation. Support a green business program with awards and certification, and consider contributing to retrofitting grants. Recognize individuals, businesses, and nonprofits for outstanding stewardship behaviors and practices. 		E Policy 7.1, 7.2
E Project 18	Investigate negotiating with energy companies to increase reliance on renewable energy sources through them.	Research and Analysis	Mid-term			E Policy 7.4
E Project 19	Install electric vehicle charging stations as public facilities are developed or redeveloped.	CIP	Mid-term			E Policy 7.4
E Project 20	Use the Heritage Tree Inventory to create a monitoring system to create more effective mechanisms for establishing and protecting heritage trees on public and private property. Incentivize private development protection of large, healthy trees.	Development Code/Policy; Programs and Partnerships	Near-term	<ol style="list-style-type: none"> Include identification and evaluation of heritage trees as part of the development site analysis and review process. Establish a replacement requirement for the removal of heritage trees. 	Update the Heritage Tree Inventory at least every 5 years to measure the success of maintaining significant heritage trees.	E Goal 8

OUR CHARACTER

Label	Project	Project Type	Priority	Additional actions/projects	Notes	Related Goal or Policies
E Project 21	Conduct a Hazard Mitigation Master Plan to effectively assess and address hazard risks.	Development Code/Policy; Programs and Partnerships	Mid-term	Consider a regional plan with Valley County and surrounding communities.		E Policy 9.1

OUR ECONOMY

Label	Project	Project Type	Priority	Additional actions/projects	Notes	Related Goal or Policies
Population						
P Project 1	Continue to market the quality of the McCall-Donnelly public school system as an asset of the City.	Development Code/Policy; Programs and Partnerships	Near-term			P Policy 2.1
P Project 2	Ensure ordinances enable, and don't discourage, multi-generational family living arrangements.	Development Code/Policy	Near-term			P Policy 2.1
P Project 3	Market the availability of current and planned technology infrastructure.	Development Code/Policy; Programs and Partnerships	Near-term			P Policy 2.2
P Project 4	Encourage business opportunities for entrepreneurs who may want to live in, or move to, McCall.	Development Code/Policy	Near-term			P Policy 2.2
P Project 5	Provide services and programs that encourage independent living and assisted living options for older residents.	Programs and Partnerships	Near-term			P Policy 2.3
P Project 6	Provide services to enable older residents to live in in-home family situations longer (e.g. home health, hospice, senior center).	Programs and Partnerships	Mid-term			P Policy 2.3

OUR ECONOMY

Label	Project	Project Type	Priority	Additional actions/projects	Notes	Related Goal or Policies
P Project 7	Increase the ethnic and racial diversity and bilingual and multilingual abilities of law enforcement, other first responders, and healthcare staff, and increase opportunities for City staff to learn languages other than English.	Programs and Partnerships	Mid-term			P Policy 3.1
Housing						
H Project 1	Allow temporary housing such as yurts, tiny homes, and container homes.	Development Code/Policy	Near-term			H Policy 1.2
H Project 2	Review setback, parking, accessory unit and other City regulations that may be preventing home renovations to accommodate the changing needs of residents over time (i.e., singles marrying, small families growing larger, and empty nesters).	Development Code/Policy; Programs and Partnerships	Near-term	<ol style="list-style-type: none"> 1. Modify non-conforming use standards within the Development Code to allow remodels, historic preservation or energy efficiency upgrades, of older homes in keeping with the character of the neighborhood. 2. Encourage residents to pursue rehabilitation grants from the State of Idaho to support existing housing improvements. 		H Policy 1.3, LU Policy 2.3
H Project 3	Promote and utilize the West Central Mountains Housing Trust to spearhead local housing development by creating deed restricted housing for permanent residents.	Development Code/Policy; Programs and Partnerships	Near-term			H Policy 2.1
H Project 4	Approach current area employers to explore joint City/employer projects to develop moderate income housing in order to offer local workers an opportunity to live in McCall.	Development Code/Policy; Programs and Partnerships	Near-term			H Policy 2.1
H Project 5	Pursue new businesses that are willing to provide local workforce housing as part of their business model.	Programs and Partnerships	Near-term			H Policy 2.1

OUR ECONOMY

Label	Project	Project Type	Priority	Additional actions/projects	Notes	Related Goal or Policies
H Project 6	Direct housing and employment growth to sites appropriate for transit connections.	Development Code/Policy	Mid-term	Coordinate and plan for housing near public transportation networks and employment centers to reduce household transportation costs and vehicle miles traveled.		H Policy 2.2
H Project 7	Increase the availability of affordable housing through new and innovative funding mechanisms, such as public/private partnerships.	Development Code/Policy; Programs and Partnerships	Near-term	Support the recommendations of the 2017 Housing Strategy Report for implementation in a multi-faceted approach.	Residential units developed using local housing incentives should be used to provide housing for fulltime residents the McCall area. Such units shall not be used for vacation rental purposes.	H Policy 3.1
H Project 8	Develop Senior Housing in McCall.	Development Code/Policy; Programs and Partnerships	Near-term			H Policy 2.3
Economic Development						
ED Project 1	Create a city grant program to encourage business enhancements (i.e. outdoor seating, landscaping enhancements, etc.).	Development Code/Policy; Programs and Partnerships	Near-term			ED Goal 1
ED Project 2	Establish a funding pool to use for City support of commercial development projects to help offset things like fees for service hookups and/or building permits, extension or construction of water/sewer service extensions, undergrounding of utility lines, sidewalk/pathways, etc.	Development Code/Policy; Programs and Partnerships	Near-term			ED Goal 2

OUR ECONOMY

Label	Project	Project Type	Priority	Additional actions/projects	Notes	Related Goal or Policies
ED Project 3	Fund the creation a Business Welcome Packet (design, printing, and some useful items that includes the concept ‘I love City of McCall’) for new businesses in the City of McCall that would include necessary contact info, important information, key deadlines/dates, forms needed, business resources, etc. This program could also include business development support and grant assistance.	Programs and Partnerships	Near-term			ED Goal 3, 4
ED Project 4	Fund an exploratory outreach effort to test the feasibility of a South 3rd Street LID for public improvements like sidewalks, stormwater, parking, lighting, etc.	Research and Analysis	Near-term			ED Goal 5
ED Project 5	Update City website to include additional information like a comprehensive business directory and add pages and tools specifically related to economic development. A new website design combined with its improved ease of use would put forth a more professional image to the public, encourage participation the government process using civic send and allow us to engage with our citizens, businesses and visitors more effectively.	Programs and Partnerships	Near-term			ED Goal 2

OUR ECONOMY

Label	Project	Project Type	Priority	Additional actions/projects	Notes	Related Goal or Policies
ED Project 6	Organize and implement a tour for key decision makers and business owners to another like mountain town to gain ideas and perspective on approaches to shared issues such as affordable housing, infrastructure upkeep, seasonal economy, innovation, event management, short-term vacation rentals, etc.	Programs and Partnerships	Near-term		This is an idea from Leadership Park City program that has been successful.	ED Goal 3, 4
ED Project 7	Promote a technology hub at the McCall Public Library. The library has expressed interest in acting a technology hub for internet services for remote workers and those who do not have internet services, hot spots, providing tablets, and other tools for promoting technology within the community.	Research and Analysis; Programs and Partnerships	Near-term	Explore private-public partnerships and how to utilize existing City infrastructure to invest in and provide improved broadband capacity.		ED Goal 2
ED Project 8	Conduct a feasibility study of turning lake front properties into public spaces and lake access.	Research and Analysis	Mid-term	Establish fund for public acquisition of land.		ED Goal 1
ED Project 9	Work with community partners such as schools and volunteer groups to implement placemaking strategies.	Research and Analysis	Near-term			ED Goal 1
ED Project 10	Market and promote local and regional assets by providing guides, kiosks, or wayfinding programs to highlight community assets.	Development Code/Policy; Programs and Partnerships	Near-term			ED Goal 1

OUR ECONOMY

Label	Project	Project Type	Priority	Additional actions/projects	Notes	Related Goal or Policies
ED Project 11	Identify desired street sections, infrastructure improvement needs, and opportunities for financial partnership in redevelopment areas.	Research and Analysis	Near-term	Establish a funding program for infrastructure improvements for priority projects (i.e. workforce housing, local business expansion, etc.)		ED Goal 2
ED Project 12	Consider Development Code changes to allow for reuse of existing commercial buildings to accommodate business with low-impact, innovative, entrepreneurial, or knowledge-based features.	Development Code/Policy	Near-term			ED Policy 2.4
ED Project 13	Review Development Code regulations to identify opportunities for streamlining development and approval procedures.	Development Code/Policy; Programs and Partnerships	Near-term	<ol style="list-style-type: none"> 1. Consider form-based zoning approaches that streamline the administrative and review process. 2. Create an informational and permitting one-stop shop for developers. 		ED Policy 2.4
ED Project 14	Provide technical assistance to aid developers in accessing funding or incentive programs.	Programs and Partnerships	Mid-term			ED Policy 2.4
ED Project 15	Create a Economic Development focused organization that will work to attract and retain businesses in McCall.	Programs and Partnerships	Near-term			ED Policy 3.2
ED Project 16	Encourage and support the development of small business incubators. Provide concise information to new business start-ups.	Programs and Partnerships	Near-term	Promote “start-up districts” where new businesses benefit from locating near transportation infrastructure, services, suppliers, mentors, and affordable support facilities.		ED Policy 3.2

OUR ECONOMY

Label	Project	Project Type	Priority	Additional actions/projects	Notes	Related Goal or Policies
ED Project 17	Collaborate with educational partners to increase access to educational opportunities for higher education, technical education, and vocational training in McCall area public schools, colleges, universities, and other educational facilities. Match job training with current and expected employment needs for existing and emerging “target industries.”	Programs and Partnerships	Mid-term	Support efforts of, and investigate linkages to, entities to provide workforce development, training, and education for in-demand occupations.		ED Policy 4.1, ED Policy 4.3
ED Project 18	Partner with the McCall business community to develop a Business Network Program.	Programs and Partnerships	Mid-term	<p>The program should have policies and programs to foster the development and success of local businesses by:</p> <ul style="list-style-type: none"> • Creating an inventory of locally-owned businesses; • Developing a mentor programs; • Promoting the formation of worker-owned and community-owned businesses (co-ops) that sell local products; • Creating a directory of locally-produced products; • Supporting businesses at each stage of the business life cycle; • Enhancing and expanding small business development services to grow market share of small, local businesses; • Promoting work from home businesses; • Expanding economic opportunities and measurable results for Minority- and Women-Owned Business Enterprise (MBE / WBE) firms. 		ED Policy 4.2

OUR ECONOMY

Label	Project	Project Type	Priority	Additional actions/projects	Notes	Related Goal or Policies
Public Facilities						
PF Project 1	Work closely with Payette Lake Recreational Water and Sewer District to ensure that planning, policy, and operational (fees, maintenance, etc.) master plans align.	Development Code/Policy; Programs and Partnerships	Near-term	Ensure Master Plans are adopted and agencies coordinate to avoid sprawl.		PF Policy 1.1
PF Project 2	Explore sewer and water rate systems that would incentivize mixed-uses, public projects, and local housing. Water rates should also encourage conservation.	Research and Analysis, Development Code/Policy	Near-term			PF Policy 1.1
PF Project 3	Develop a campus plan to include an expanded library and other City facilities, sidewalk and pathway development, public meeting space, and parking and to determine the appropriate mix of uses (i.e. community center, transit center, housing, and recreation storefront).	Development Code/Policy; CIP	Near-term	<ol style="list-style-type: none"> 1. Provide for the expansion of the City of McCall Recreation Department within the civic campus area. 2. Provide a multi-purpose community center that provides neutral meeting space for non-profit groups and serves as a shared facility for senior activities, after school programs, etc. 	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.	LU Policy 10.1, PF Policy 2.2
PF Project 4	Evaluate the relocation of the existing City public works facility and parks maintenance facility to suitable alternative locations. Consider the use of the existing property for housing, mixed use and other uses supportive of the downtown.	Research and Analysis; CIP	Mid-term			PF Policy 2.2
PF Project 5	Conduct an Impact Fee Study to assure adequate infrastructure and public services.	Research and Analysis	Mid-term			PF Policy 4.1

OUR ECONOMY

Label	Project	Project Type	Priority	Additional actions/projects	Notes	Related Goal or Policies
PF Project 6	Develop a Telecommunications Master Plan.	Research and Analysis; Development Code/Policy	Near-term	<p>Elements of a Telecommunication Master Plan should:</p> <ul style="list-style-type: none"> • Encourage the placement of camouflaged antennas on existing structures – including, but not limited to, water tanks, existing towers, utility poles, power line towers, athletic field light poles, building rooftops, and other tall structures – with preference on public properties. • Encourage antennas to be placed on existing utility poles, camera standards, and sign structures and such structures that may be enlarged to accommodate antennas in public rights-of-way and on public properties. • Encourage shared-use (collocation) of new telecommunications facilities and limit locations to key areas in the McCall Area. • Recognize that, because of the need to have telecommunications facilities that are compatible with surrounding areas, optimal coverage may not be feasible for every wireless service at every location the McCall Area. • Screen and camouflage towers to reduce visual impact. 		PF Policy 6.1
PF Project 7	Maintain an inventory of all existing and proposed telecommunications facilities and their locations in the McCall Area, including all available tall structures that can be used for telecommunications antennas.	Research and Analysis	Near-term			PF Policy 6.1

OUR ECONOMY

Label	Project	Project Type	Priority	Additional actions/projects	Notes	Related Goal or Policies
PF Project 8	Support the expansion of St. Luke's McCall Medical Center in the current location on Forest Street.	Development Code/Policy	Near-term			PF 8.1
PF Project 9	Expand waste diversion services: <ul style="list-style-type: none"> • Develop a curbside recycling program for the McCall Area. • Develop more effective recycling practices for construction and demolition debris. • Promote composting at homes and businesses. • Improve recycling of materials in public spaces, in trash receptacles on city streets, and at public events. 	Development Code/Policy	Near-term			PF 9.1

OUR CONNECTIONS

Label	Project	Project Type	Priority	Additional Projects	Notes	Related Goal or Policies
Transportation						
T Project 1	Implement the City's Complete Streets Policy in conjunction with development, roadway reconstruction, and when new roadways are built.	Development Code/Policy	Near-term			T Policy 1.3
T Project 2	Implement planned projects of the Transportation Master Plan.	Development Code/Policy	Near- to mid-term	Adopt street sections included in the Transportation Master Plan.		T Policy 2.1, T Policy 2.2
T Project 3	Involve Valley County, Idaho Transportation Department (ITD), McCall Fire and EMS, health providers, and transportation providers in transportation planning efforts.	Programs and Partnerships	Near-term			T Policy 2.5
T Project 4	Ensure that the Pathways Master Plan and the City's street sections are considered during the development review process.	Development Code/Policy	Near-term			T Policy 3.1
T Project 5	Require bike parking as a condition for new commercial developments.	Development Code/Policy	Near-term			T Policy 3.1
T Project 6	As recommended in the Downtown Master Plan, pursue a transit hub at the southwest corner of the 2nd Street/ Park Street intersection.	CIP		Consider how non-bus forms of shared transportation (e.g.; bikeshare, taxi, rideshare services, pedicabs) may be able to use the transit hub.		T Policy 4.2
T Project 7	Explore feasibility of water-based taxi service in the summertime.	Research and Analysis	Mid-term			T Policy 4.2
T Project 8	Consider increasing the route and route frequency of transit to 30 minutes to make the service more accessible and attractive to residents and visitors.	Programs and Partnerships	Near-term		Coordinate and partner with Treasure Valley Transit.	T Policy 4.2

OUR CONNECTIONS

Label	Project	Project Type	Priority	Additional Projects	Notes	Related Goal or Policies
T Project 9	Explore the feasibility of a gondola or alternate transportation modes from McCall to Brundage Mountain Resort. Explore the feasibility of a bypass auto route around McCall to Brundage Mountain Resort.	Research and Analysis; CIP	Mid-term			T Policy 4.2
T Project 10	Increase wayfinding signage for existing public parking lots.	CIP	Near-term			T Policy 4.1
T Project 11	Develop a Parking Management Plan that focuses on managing demand and enhancing the efficiency of existing parking supply while considering longer-term capacity needs.	Development Code/Policy	Near-term	<ol style="list-style-type: none"> 1. Consider long-term capacity needs in developing Parking Management Plan. 2. Consider the needs of recreational vehicle users in the Parking Management Plan. 3. Consider shared parking agreements with private development that is not well utilized during peak times. 		T Policy 4.1
T Project 12	Pursue opportunities to develop a structured parking deck to reduce the amount of land parking occuppies.	CIP; Programs and Partnerships		Such a structure could be collocated with private development.		T Policy 4.2

Trails and Pathways

T&P Project 1	Continue to develop and install wayfinding signage to and from trails and pathways to network connections and major destinations.	Development Code/Policy; CIP	Mid-term			T & P Policy 1.1
T&P Project 2	Continue to complete the desired pathways network from the McCall Area Pathways Master Plan. Prioritize the build-out of key network connections (e.g. Wooley Avenue to downtown).	Development Code/Policy; CIP	Near-term	Update projects and maps annually to reflect the current system.		T Policy 1.3, T & P Policy 2.2

OUR CONNECTIONS

Label	Project	Project Type	Priority	Additional Projects	Notes	Related Goal or Policies
T&P Project 3	Continue to provide pathways maps that include information for various seasons and user types.	Programs and Partnerships	Near-term			T & P Policy 2.2
T&P Project 4	Explore options for a lakefront pathway from Ponderosa State park to Rotary Park and a river pathway from Dam to Sheep bridge or beyond to Moon Ridge subdivision.	Research and Analysis; CIP	Near-term			T& P Policy 2.2
T&P Project 5	Promote and support the Safe Routes to School program and encourage all schools to get involved.	Programs and Partnerships	Near-term			T & P Policy 2.4

Parks, Recreation, and Open Spaces

PRO Project 1	Develop parkland design guidelines that encourage innovative practices to create public spaces, play spaces, landscaping, and stormwater management in parks.	Design Guidelines	Near-term			CC&D Project 1
PRO Project 2	Update the Parks and Recreation Master Plan to include identification of specific uses in each park, potential opportunities, and to coordinate future planning efforts.	Development Code/Policy	Near-term			PRO Goal 1
PRO Project 3	Pursue the creation a recreation corridor linking various sites through town, such as the old railroad right-of-way, from downtown to Sheep Bridge, the future Riverfront Park, the McCall Public Library, Skate Park, the Brundage Mountain Bike Park, Frisbee Golf Course, and airport jump base.	CIP	Mid-term			PRO Policy 1.4
PRO Project 4	Conduct a Golf Operations Facility and Needs Analysis.	Development Code/Policy	Mid-term			PRO Policy 1.5

OUR CONNECTIONS

Label	Project	Project Type	Priority	Additional Projects	Notes	Related Goal or Policies
PRO Project 5	Plan and construct a Multi-Generational Recreation Center. Consider benefits of tying facility into the expanded library at the planned City campus, and existing resources of Yellow Couch and the Senior Center.	CIP	Long-term			PRO Policy 1.6, PF Policy 2.2, PF Project 3
PRO Project 6	Develop river access points on Neal Street, River Street, and Pinedale Street. Develop Payette Lake access at appropriate locations.	CIP	Near-term			PRO Goal 2
PRO Project 7	For recreation purposes and to protect public investment, identify potential locations to expand the wakeless zone on south end of lake. Include area between Art Roberts Park and Legacy Park.	Development Code/Policy; CIP				E Project 2
PRO Project 8	Explore features such as floating docks to enable the launching non-motorized equipment and expand the area of non-motorized use.	Research and Analysis; CIP	Mid-term		Floating docks can also accommodate restroom facilities to enhance the user experience.	PRO Policy 2.4

Airport

A Project 1	Continue to pursue land acquisition to relocate east parallel taxiway (north end).	Development Code/Policy; CIP	Near-term			A Policy 2.2
A Project 2	Extend runway 34.	CIP	Near-term			A Policy 2.2
A Project 3	Construct Apron-Phase 1/remove diagonal taxiway.	CIP	Mid-term			A Policy 2.2
A Project 4	Coordinate with current and potential future users to understand their facility needs so they can be accommodated.	Programs and Partnerships	Near-term			A Policy 2.3

OUR CONNECTIONS

Label	Project	Project Type	Priority	Additional Projects	Notes	Related Goal or Policies
A Project 5	Update the Airport Master Plan and associated Airport Layout Plan.	Development Code/Policy; CIP	Near-term			A Policy 3.1
A Project 6	Enhance mobility options from Airport to downtown and other amenities to service people flying in and out of the airport.	Development Code/Policy; CIP	Near-term			A Policy 4.1
A Project 7	Purchase (in fee simple) lands as recommended in Chapter 6 of the Airport Master Plan, Alternative Airport Concepts, and as shown on the Airport Layout Plan.	CIP	Near-term		Fee simple ownership by the airport is the preferred method to provide land use compatibility. However, if agreement with the owner cannot be achieved or funding for outright purchase is not available, the airport owner can attempt to purchase avigation easements or development rights to the properties.	A Policy 5.1
A Project 8	Adopt a combination of standards and zoning techniques that will protect the airport, aviation users, and surrounding neighbors from incompatible development and potential Airport impacts.	Development Code/Policy	Near-term			A Policy 5.3
A Project 9	Develop design guidelines that meet FAA guidelines while ensuring airport facilities and buildings enhance the entryway into McCall and allow appropriate surrounding development to take place.	Development Code/Policy; CIP	Near-term			CC& D Project 1, A Policy 6.3
A Project 10	Review industrial design guidelines that apply to the airport. Consider creating separate design guidelines for the airport and industrial areas.	Research and Analysis; Design Guidelines	Near-term			A Policy 6.3, CC&D Project 1

