

# McCALL AREA PLANNING AND ZONING COMMISSION

## Agenda

December 6, 2022 – 4:30 p.m.

McCall City Hall – Lower Level & MStTeams Teleconference  
216 East Park Street, McCall, ID 83638

This meeting will be a hybrid, in-person and virtual meeting. Use a phone to call 208-634-8900, when prompted enter Conference ID **757 723 342**#. If there are any questions, contact Brian Parker, City Planner ([bparker@mccall.id.us](mailto:bparker@mccall.id.us)).

The Legion Hall's Occupancy Capacity is 32. The Commission Members and staff who are anticipated to be in attendance is 8. The first 24 persons who appear will be allowed to be present in the meeting location. All other persons may be in attendance virtually.

**COMMISSION MEETING – Begins at 4:30 p.m.**

**CALL TO ORDER AND ROLL CALL – Commissioners Robert Lyons (Chair), Christina Nemec, Ryan Kinzer, Liz Rock, Tony Moss, Tom Mihlfeith, and Austin Brown.**

### 1. REVIEW & APPROVAL OF MINUTES

- November 1 Minutes

### 2. PRELIMINARY DEVELOPMENT PLAN REVIEW MEETINGS

### 3. CONSENT AGENDA

All matters which are listed within the consent section of the agenda have been distributed to each member of the McCall Area Planning and Zoning Commission for reading and study. Items listed are considered routine by the Commission and will be enacted with one motion unless a commissioner specifically requests it to be removed from the Consent Agenda to be considered separately. Staff recommends approval of the following ACTION ITEMS:

#### **ROS-22-17 (ACTION ITEM)**

##### **515 Rowland St – Sasha Childs for Net Prophet, LLC**

An application for a Record of Survey to create a single parcel of land by combining two parcels. The original parcels total 0.14 and 0.03 acres, respectively. The resulting parcel will total 0.17 acres. The property is zoned R8 – Medium Density Residential and is more particularly described as:

A Portion of Lots 10, 11, & 12 of lock 12 of the Townsite of Lardo in Gov't Lot 3, situate in Section 8, T18N, R3E, B.M., City of McCall, Valley County, Idaho.

**Not A Public Hearing**

#### **Findings of Fact & Conclusions of Law from November 1, 2022, P&Z Commission Agenda & Review**

#### **DR-22-24 (ACTION ITEM)**

##### **1960 West Road – Jeffery Latham**

An Application for Design review to construct a new 2,980 square foot single family residence and convert an existing 300 square foot residence into an accessory dwelling unit. The Property is zoned R4 – Low Density Residential and is more particularly described as:

Lots 2 and 3, Group I of the Payette Lake Club Subdivision, situate in the NW ¼ of the SE ¼ of Section 6, T18E, R3E, B.M., Valley County, Idaho.

**ZON-22-01, ROS-22-16 (ACTION ITEM)**

**14141 State Highway 55 – Erica Sussi**

An Application for a Rezone and Record of Survey to change the zoning of the subject property from RR – Rural Residential to RE – Residential Estate and subdivide the property into two parcels. Parcel A is proposed to be eight (8) acres and Parcel B is proposed to be five (5) acres. The Property is more particularly described as:

Tax No. 36, located in the SE ¼ of Section 21, T18N, R3E, B.M., Valley County, Idaho

**ZON-22-02 (ACTION ITEM)**

**TBD Stibnite Street – McCall Donnelly School District**

An Application for a Rezone to change the zoning of the subject property from CV – Civic to R8 – Medium Density Residential to facilitate a future development of employee housing. The Property is more particularly described as:

Part of Tax No. 80 and McCall Acreage Tax No. 86, located in the NW ¼ of the NW ¼ of Section 16, T18N, R3E, B.M., City of McCall, Idaho

**4. OLD BUSINESS**

**SUB-22-06, CUP-22-06, DR-22-23, SR-22-15 (ACTION ITEM)**

**209-217 Simmons Street – Steve Callan of Synergy Structures**

An Application for A Subdivision Preliminary Plat, Conditional Use Permit, Design Review, and Scenic Route Review to construct a 5-unit, mixed-use townhouse project including commercial workshop space on the ground floor and residential space on the upper floor. The Property is zoned I – Industrial, is within the Mission Street Scenic Route Overlay, and is more particularly described as:

Lots 5-9 of Block 2 of the Riverside Subdivision, situate in the W ½ of the NW ¼ of the SW ¼ of Section 16, T18N, R3E, B.M., City of McCall, Idaho.

**PUBLIC HEARING**

**5. NEW BUSINESS**

**Scenic Route Service Station Code Amendment (INFORMATION ITEM/WORK SESSION)**

Discussion on a proposed code amendment to prohibit service stations with gasoline or diesel fuel islands along scenic routes, and related code amendments.

**Not A Public Hearing**

**6. OTHER**

- Signs approved administratively
  - i. McCall Pet Spa – 102 N 3<sup>rd</sup> St Ste. 100
  - ii. ServPro McCall – 907 W Lake St
- **2023 Meeting Calendar**
- **Upcoming Meeting Agenda**

## **7. ADJOURNMENT**

American with Disabilities Act Notice: The Planning and Zoning Commission meeting room is accessible to persons with disabilities. If you need assistance, contact City Hall at 634-7142. Please allow 48 hours.



**City of McCall**  
COMMUNITY  
DEVELOPMENT

**November 1, 2022**

**Planning & Zoning Commission Minutes  
(ACTION ITEM)**

Not a Public Hearing

# McCALL AREA PLANNING AND ZONING COMMISSION

Minutes

November 1, 2022 – 4:30 p.m.

McCall City Hall – Lower Level & MStTeams Teleconference  
216 East Park Street, McCall, ID 83638

COMMISSION MEETING – Began at 4:31 p.m.

**CALL TO ORDER AND ROLL CALL** – Commissioners Robert Lyons (Chair), Ryan Kinzer, Liz Rock, Tony Moss, and Tom Mihlfeith were present. Commissioners Christina Nemeč and Austin Brown were absent. Brian Parker (City Planner), Meredith Todd (Assistant Planner), Michelle Groenevelt (CED Director), Morgan Stroud (Staff Engineer), Aron Baker (Consulting Engineer – Horrocks), and Bill Punkoney (Land Use Attorney) were also present for staff.

## 1. REVIEW & APPROVAL OF MINUTES

- August 2, 2022 Minutes
- October 4, 2022 Minutes

*Commissioner Moss made a motion to approve the August 2<sup>nd</sup> and October 4<sup>th</sup>, 2022 Planning & Zoning Commission Minutes, Commissioner Kinzer seconded. All commissioners voted aye and the motion carried.*

## 2. PRELIMINARY DEVELOPMENT PLAN REVIEW MEETINGS

### **Pre-App: Conditional Use Permit**

**1755 Warren Wagon Rd** - Claire Dreyer & Jared Hendee – A Pre-Application for a CUP to entitle a commercial business in a residential zone. The property is zoned R4, is located along the Warren Wagon Rd Scenic Route, and is more particularly described as:

Tax No. 28 in Gov't Lot 2, situate in Section 5, T18N, R3E, B.M., Valley County, Idaho.

### **Not a Public Hearing**

Clare Dreyer presented her pre-application for a Conditional Use Permit to entitle her single-chair salon/small retail shop at the property at 1755 Warren Wagon Road. She mentioned already having had conducted her neighborhood meeting and neighbors having few questions or concerns. Commissioners asked whether Ms. Dreyer had receiving much information from the Sewer District about use for the site and whether there would be limitations to future residential development on the property. She had in the past but will need to circle back.

## 3. CONSENT AGENDA

All matters which are listed within the consent section of the agenda have been distributed to each member of the McCall Area Planning and Zoning Commission for reading and study. Items listed are considered routine by the Commission and will be enacted with one motion unless a commissioner specifically requests it to be removed from the Consent Agenda to be considered separately. Staff recommends approval of the following ACTION ITEMS:

### **Findings of Fact & Conclusions of Law from October 4, 2022, P&Z Commission Agenda & Review**

**DR-22-15 (ACTION ITEM)**

**489 Cammy Drive – Dawn Cardwell & Michael Jobs for the Fernand Family**

An application for Design Review and Shoreline Environs Zone Review to construct a new single-family residence totaling 3,517 square feet, including an attached garage, within the Shoreline Zone of the North Fork of the Payette River. The applicants are requesting an alleviation of the total side setback proportion requirement from 30% to approximately 26% of total lot width due to dimensional challenges posed by the topography and natural features of the site, [MCC 3.4.04](#). The property is zoned R4 – Low Density Residential, and is more particularly described as:

Lot 33 of Block 1 of the Rio Vista Subdivision No. 1, Situate in the S ½ of Section 8, T18N, R3E, B.M., City of McCall, Valley County, Idaho.

**Not A Public Hearing**

**DR-22-22 & SR-22-14 (ACTION ITEM)**

**2079 Warren Wagon Rd – Dennis Geis for Kevin Wade**

An Application for Design Review and Scenic Route Review to construct an accessory garage on the property with an existing dwelling unit. The proposed structure will be approximately 760 square feet. The property is zoned R4 – Low Density Residential, is located on the Warren Wagon Road Scenic Route, is located within the McCall Area of Impact and is more particularly described as:

Lot 1 of Block 2 of the Amended Pinecrest Addition to the State Subdivision, situate in a portion of Section 32, T19N, R3E, B.M, Valley County, Idaho.

**Not A Public Hearing**

**VAR-22-01 (ACTION ITEM)**

**300 Krahn Ln – Leslie & Terri Roberts**

Application for a Variance from *McCall City Code Title 3, Chapter 16, Section 08 – Lapse of Design Review Approval* ([MCC 3.16.08](#)) in order to submit previously-approved Design Review plans which expired on October 6, 2021 to the Building Department for a Building Permit; AND/OR Variance from [MCC 3.4.04\(C\)](#), [MCC 3.4.031](#), and [MCC 3.2.02 regarding “BUILDING HEIGHT”](#) in order to submit the previous Design Review Application Materials for approval by Code Standards that were updated after the original Design Review Approval in October of 2020 and Expiration in October of 2021. The Property is Zoned CC – Community Commercial, and is more particularly described as:

Tax Lot No. 75-C of McCall Acreage situate in the SE ¼ of the SE ¼ of Section 16, T18N, R3E, B.M., Valley County, Idaho

**Not a Public Hearing**

**Findings of Fact and Conclusions of Law from September 6, 2022 P&Z Commission Agenda & Review**

**PUD-22-01, SUB-22-05, DR-22-02 (ACTION ITEM)**

**TBD Pinedale Street – Jeff Likes for Urban Design & Build**

An application for a Planned Unit Development Preliminary Plan and Subdivision Preliminary Plat to construct 14 townhouse dwelling units on a 1.78-acre parcel. The property is zoned R8 – Medium Density Residential and is more particularly described as:

Amended Tax Parcel No. 302 in Government Lot 3, situate in the NW ¼ of the SW ¼ of Section 8, T18N, R3E, B.M., Valley County, Idaho.

**Not A Public Hearing**

*Commissioner Kinzer made a motion to approve the consent agenda, Commissioner Rock seconded. All Commissioners voted aye and the motion carried.*

#### **4. OLD BUSINESS**

##### **SUB-22-06, CUP-22-06, DR-22-23, SR-22-15 (ACTION ITEM)**

##### **209-217 Simmons Street – Steve Callan of Synergy Structures**

An Application for A Subdivision Preliminary Plat, Conditional Use Permit, Design Review, and Scenic Route Review to construct a 5-unit, mixed-use townhouse project including commercial workshop space on the ground floor and residential space on the upper floor. The Property is zoned I – Industrial, is within the Mission Street Scenic Route Overlay, and is more particularly described as:

Lots 5-9 of Block 2 of the Riverside Subdivision, situate in the W ½ of the NW ¼ of the SW ¼ of Section 16, T18N, R3E, B.M., City of McCall, Idaho.

##### **PUBLIC HEARING**

*Commissioner Moss made a motion to continue this application to December 6, 2022, Commissioner Kinzer seconded. All Commissioners voted aye and the motion carried.*

#### **5. NEW BUSINESS**

##### **CUP-21-03, DR-21-33 (ACTION ITEM)**

##### **111 N Samson Trail**

An application for a Conditional Use Permit and Design Review to expand the existing use permitted to the school district by constructing an addition of approximately 12,000 sq. feet of classroom space on the Payette Lakes Middle School, as well as level out the school campus playing field and update the traffic circulation between the Middle School and Barbara Morgan Elementary School. The property is zoned CV – Civic and is more particularly described as:

A parcel of land situated in the S ½ of the NW ¼ of Section 15, T18N, R3E, B.M., City of McCall, Valley County, Idaho.

##### **PUBLIC HEARING**

Bill Hamlin of Design West Architects at 216 SW 5<sup>th</sup> Avenue in Meridian, ID, Eric Pingrey MDSO Superintendent, Jason Clay MDSO Operations Supervisor, and Joe Barton of Paragon Engineering presented the application for a Conditional Use Permit to add capacity to the existing Middle School to accommodate growth encountered and anticipated. The additional space will include classroom space, resurfacing play fields, and activity space including 12,000 square feet of finished space and accommodate 125 additional students above the existing capacity. The applicants hope to hear public comment and the staff report, then seek approval with limited conditions.

Brian Parker presented the Staff Report and identified the building expansion of approximately 12,000 square feet, addition of students to the Middle School, some changes to outdoor space, some work to re-route internal traffic, and other site improvements. Mr. Parker reviewed the long standing property history of the School District Property dating back to the 1990s, including multiple discussions of extending Deinhard Lane to the east. City Staff and consulting engineers historically have recommended mechanisms of preserving a future Deinhard Extension option since the original School District Conditional Use Permit process, however, numerous occasions have seen little address of increasing traffic challenges surrounding the school property, intersection of S Samson Trail & Deinhard Lane, and

adjacent land uses. Other challenges with the supplication thus far include need to address substandard pathways, landscaping, and utilities.

Commissioner Kinzer asked whether the Easement was not recorded or not identified in the previous documentation, he specifically asked about an easement identified by Greg Pittenger that had existed in the 1970s, and whether it had ceased existing upon the sale of the property to the School District. Commissioners asked legal counsel to weigh in on the nexus and purpose of an easement in the context of this application, and whether the construction of a road in any easement would change anything for the site. *Bill Punkoney summarized that the question involving the easement is whether an easement will address the challenges and negative impacts being caused on Public Roadways, or whether another solution not yet identified would solve the challenges. He mentioned it is less of a legal question and more a procedural one once more evidence is made available to the commission to analyze.*

Morgan Stroud provided the Engineering Report at a high level mentioning that the main concern regards the impacts to the traffic network and flows adjacent to the school district property. She mentioned there were a number of unknowns for staff at this point, to the extent that there is uncertainty as to where recommendations for improvements could be made and to what extent. Aaron Baker of Horrock's Engineering, a City consultant studying traffic flows on the south side of McCall mentioned there should be a comprehensive traffic study available that can more deeply inform what mitigation efforts would be acceptable to meet City requirements, and this would be anticipated in mid-December.

Commissioners asked about the Traffic Flow Map provided in the application and whether that was designed to show the impact of an easement or not. Mr. Parker mentioned no materials received thus far have studied the use of an easement on the school traffic flow.

*Chairman Lyons opened the public hearing.*

Thaddeus Hoffman of 602 Woodlands Dr spoke regarding the application and mentioned being supportive of the recommendations of City Staff regarding approval of the application that requires safe and well-studied traffic mitigation being provided, that takes future development patterns on neighboring properties into account.

Craig Groves of 154 Shadows Trail, Donnelly, ID and owner of Pine Creek Ranch, LLC (adjacent to the School Property) spoke in support of the application and support of city staff's recommendations for an access easement due to the logic of a connected traffic network at the community level.

Sheree Sonfield of 664 Woodlands Dr spoke in support of the application and support of the City Staff recommendations in order to provide connected roads and decrease the impact of traffic on the limited existing roadways that might serve eastward development in the future. She views the opportunity for collaboration among stakeholders through the recommended easement as a valuable chance to make the best decision for all groups.

Mr. Hamlin showed the Commission the site plan to identify where a 70-foot easement would fall on the school property and where it would land next to the proposed building addition. He then requested commissioners discuss Conditions of Approval #s 2 and 7 identified in the staff report. Joe Barton of Paragon Consulting, the traffic engineers for the applicants, mentioned having done some review of the Engineering Reviews provided by the City in late 2021, but not having addressed the second engineering



letter. Mr. Barton mentioned the design of the project assumed the roadway would not be going through at the time of application, therefore the school's proposal does not take a roadway concept into account. He mentioned that the Traffic Flow Study and internal intersection improvements are what are planned to address traffic on the site, rather than roadway development or improvements in the public roadway. Referencing the 2021 Traffic Study, Mr. Barton mentioned that the existing site flow and access points should handle the school capacity to up to the present capacity of the school, at which point the school would improve the property on the interior of the property boundaries. Finally, Mr. Barton wished to address Condition #3 regarding pathways being required to be widened to 10 feet (indicated in light blue on page 144 of the meeting packet). He mentioned having understood internal pathways could be 8 feet in width from previous discussions with City Staff. Other Conditions applicants wished to modify included reducing the number of long-term bicycle parking, and Condition #6 requesting a buffer area on the parking lot would pose a challenge to campus visibility to adjacent properties.

Commissioners had questions about where staff recommended the landscaped plantings should go, if not within the parking lot and staff mentioned it would be satisfactory to have the landscaping be between S Samson Trail and the parking lot along the slope. Commissioners discussed how much bike parking would be needed and clarified whether that bike parking would be covered. They also asked for clarification on how Condition #7 would be approached in the event an easement as required in Condition #2 would or would not be required. Staff indicated that realistically both the internal improvements and any easement utilization would need to be studied and developed further to know what combination of conditions and traffic plans would be the best fit. Commissioners discussed understanding that the 70-foot easement seems like it would be easier to approve the application with at the present, because the impact on traffic with the materials provided does not seem resolved enough to proceed with granting a Conditional Use Permit based on the 12 Criteria of Approval.

Chairman Lyons mentioned it would be best to continue the application to a future date, most likely the January 3<sup>rd</sup> meeting, with the instruction to the applicants and staff to analyze the traffic study from Horrock's and better understand the proposed development of the site and surrounding areas.

*Commissioner Kinzer made a motion to continue CUP-21-03 and DR-21-33 and public hearings to January 10, 2023. Commissioner Rock seconded. All commissioners voted aye and the motion carried.*

#### **PUD-18-01 (ACTION ITEM)**

##### **1000 State St – St. Luke's Health System McCall**

An Application to modify an existing development agreement to extend the deadline to complete all required improvements. The Property zoned CV - Civic is more particularly described as:

Lots 1, 2, 3 and 4 Block G and Lots 1, 2, 3 and 4 Block F in Brundage Subdivision situate in S8, T18N, R3E, BM, Valley County, Idaho.

#### **PUBLIC HEARING**

Jason Densmer of the Land Group at 462 E Shore Dr in Eagle, ID presented the Hospital District/St. Luke's Development Agreement with the City of McCall from 2018 related to the Hospital Expansion projects. Many improvements of roadways have been completed, but other improvements will take longer than the current expiration date of December 31, 2022. The requested extension date is July 31, 2023 to complete all the originally agreed upon improvements.

*Chairman Lyons opened and closed the public hearing with no comments from the public.*

*Commissioner Moss made a motion to recommend approval of PUD-18-01 to the McCall City Council. Commissioner Kinzer seconded. All Commissioners voted aye and the motion carried.*

**DR-22-24 (ACTION ITEM)**

**1960 West Road – Jeffery Latham**

An Application for Design review to construct a new 2,980 square foot single family residence and convert an existing 300 square foot residence into an accessory dwelling unit. The Property is zoned R4 – Low Density Residential and is more particularly described as:

Lots 2 and 3, Group I of the Payette Lake Club Subdivision, situate in the NW ¼ of the SE ¼ of Section 6, T18E, R3E, B.M., Valley County, Idaho.

**PUBLIC HEARING**

Jeffrey Latham presented his application to construct a more adequately sized single family home on the property on West Road. There is currently a 300 square foot tiny home they are living in and they are planning to keep that building on the property.

*Chairman Lyons opened and closed the public hearing with no comment from the public.*

*Commissioner Kinzer made a motion to approve DR-22-24, Commissioner Moss seconded. All commissioners voted aye and the motion carried.*

**ZON-22-01, ROS-22-16 (ACTION ITEM)**

**14141 State Highway 55 – Erica Sussi**

An Application for a Rezone and Record of Survey to change the zoning of the subject property from RR – Rural Residential to RE – Residential Estate and subdivide the property into two parcels. Parcel A is proposed to be eight (8) acres and Parcel B is proposed to be five (5) acres. The Property is more particularly described as:

Tax No. 36, located in the SE ¼ of Section 21, T18N, R3E, B.M., Valley County, Idaho

**PUBLIC HEARING**

Erika Sussi presented the application for a rezone and lot split at the property at 14141 Highway 55. Septic and Well approval have been pursued.

*Commissioner Kinzer made a motion to recommend approval of ZON-22-01 to the Valley County BOCC. Commissioner Moss seconded. All commissioners voted aye and the motion carried. Commissioner Kinzer made a motion to approve ROS-22-16, Commissioner Rock seconded, all commissioners voted aye and the motion carried.*

**ZON-22-02 (ACTION ITEM)**

**TBD Stibnite Street – McCall Donnelly School District**

An Application for a Rezone to change the zoning of the subject property from CV – Civic to R8 – Medium Density Residential to facilitate a future development of employee housing. The Property is more particularly described as:

Part of Tax No. 80 and McCall Acreage Tax No. 86, located in the NW ¼ of the NW ¼ of Section 16, T18N, R3E, B.M., City of McCall, Idaho

**PUBLIC HEARING**

Kerstin Dettrich of the Land Group at 462 E Shore Dr in Eagle presented the application on behalf of the school district for a Rezone on 2 parcels off of Stibnite to prepare for the school district to develop housing for educators on one parcel and auction the second parcel off. The Record of Survey has already planned to include the necessary access, aviation, and utilities easements that will be needed for the development planned on both parcels with the Zone being requested.

Mr. Parker provided the staff report on the Rezone from CV (Civic) to R8 (Medium Density Residential). While the Future Land Use Plan calls for R16, more detailed analysis of the site for topographical and limnological challenges has indicated that medium density is more attainable. Ms. Stroud did not have an Engineering Report to provide beyond the likelihood of requiring Stormwater, Traffic, and some geological review at a later date upon development application.

*Chairman Lyons opened the public hearing.*

Craig Groves of 154 Shadow Trail in Donnelly spoke in opposition of the Rezone Application on the basis of the site being much more suitable for R16 density given its proximity to the Downtown and City Core. He mentioned R8, though easier to develop, provides less workforce housing opportunity that is desperately needed.

Commissioners asked whether rezoning to R16 would preclude a developer from developing to only R8 standards, and it would not. Ms. Dettrich mentioned that the idea of zoning to R16 was discussed and considered in neighborhood meetings. Commissioners discussed that code would allow a future developer to develop up to R16 standards through the Local Housing density bonus program, which will likely be an option in the future.

*Commissioner Kinzer recommended ZON-22-02 to City Council for approval. Commissioner Rock seconded. All Commissioners voted aye and the motion carried.*

## **6. OTHER**

- Signs approved administratively
- **Upcoming Meeting Agenda**

## **7. ADJOURNMENT**

*Commissioner Moss made a motion to adjourn, Commissioner Kinzer seconded, all commissioners voted aye and the meeting adjourned at 6:42pm.*

Signed:

Attest:

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Robert Lyons, Chairman  
McCall Area Planning and Zoning Commission

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Brian Parker  
City Planner



**PUBLIC HEARING  
SIGN IN SHEET  
McCall Area Planning & Zoning Commission  
November 1, 2022**

NAME	<u>Primary</u> ADDRESS	Item Commenting On	In favor, Opposed, or Neutral
208-600-9181	O-		
208-271-6591	Erica Suptic? 17141 Hwy 55		
208-861-8995	O-		
208-908-9574	Thaddeus Hoffman wetlands	✓	
208-630-4434	O-		
208-830-5549	O-		
208-724-2624	no. Bonnie		
	Marcia Witte	✓	
	Saraen Sondick 664 wetlands	✓	

**From:** [Brian Parker](#)  
**To:** [Austin Brown \(austin@soignehomes.com\)](#); [Christina Nemece](#); [Liz Rock](#); [robertlyons@highmountaincountry.com](#); [Ryan Kinzer](#); [Tom Mihlfeith \(tom.coalesce@gmail.com\)](#); [Tony Moss](#)  
**Cc:** [Meredith Todd](#)  
**Subject:** FW: MDSD expansion CUP  
**Date:** Tuesday, November 1, 2022 3:00:30 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)

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Commissioners,

Please see the comment below regarding CUP-21-03 located at 111 North Samson Trail.

Thank you,

Brian Parker, AICP | City Planner  
216 E. Park Street | McCall | Idaho 83638  
Direct: 208.634.4256 | Fax: 208.634.3038



Web: [mccall.id.us](http://mccall.id.us)  
Blog: [mccallcitysource.com](http://mccallcitysource.com)  
Social: [Facebook.com/cityofmccall](https://www.facebook.com/cityofmccall)



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**From:** dawnm <dawn.matus@gmail.com>  
**Sent:** Tuesday, November 1, 2022 2:54 PM  
**To:** Brian Parker <bparker@mccall.id.us>  
**Subject:** MDSD expansion CUP

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I would like to submit a public comment concerning to the CUP application for the proposed MDSD expansion.

While I support the school district's efforts to expand school facilities to accommodate a growing student population, I believe MDSD's CUP application shouldn't be considered in isolation. As the City is aware, preparatory work has been underway for a large residential subdivision (up to 1500 units) called Pine Creek Ranch (PCR) on acreage to the east and south of the school parcel. And, as the City staff's discussion of the CUP application notes, the parcels on the northwest and southwest corners of the Samson Trail/Deinhard intersection also have a high probability of being developed in

the future. Taken all together, the proposed MDSD expansion, PCR and potential development on the corner parcels would raise significant traffic and safety concerns, not only on Deinhard Lane and Samson Trail but also for people living in the Woodlands and Fox Ridge, and for existing residents on Samson Trail and adjoining roads.

Rather than considering the feasibility of the MDSD application alone, it is in the City's interest and the public's to take a comprehensive approach that looks at how much expansion and growth is reasonable for the area in question, taking into account issues such as traffic and pedestrian safety, congestion, and environmental impact.

With respect to this point, I urge P&Z to carefully consider the issues raised by City staff regarding traffic flows, safety and congestion, and the discussion about a roadway easement.

McCall has reached a stage in its growth that demands a holistic approach to planning and development, to better ensure safety and livability, and to better preserve the character of the city.

Thank you for your consideration.

Dawn Matus  
608 Woodlands Dr  
McCall

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Tel.: +1-208-630-3537

Email: [dawn.matus@gmail.com](mailto:dawn.matus@gmail.com)

November 1, 2022

Dear P&Z Commissioners,

I am writing to address CUP-21-03, DR-21-33, the Conditional Use Permit and Design Review application for the Payette Lakes Middle School expansion.

I encourage you to support this application. The middle school expansion provides needed educational space and is supported by the public. The bond measure supporting this expansion passed overwhelmingly in March 2021, and the project should move forward for the benefit of McCall-Donnelly School District students.

I would like to address Condition #2 in the Conditions of Approval as recommended by City staff. Condition #2 requires that the school district dedicate a 70' easement along the southern portion of the school property for the future extension of Deinhard Lane. You may be aware that approximately 160 acres to the east of the school property has been purchased, and the property owner is actively pursuing development of a subdivision called Pine Creek Ranch. According to the letter in your packet from City staff to the school district's engineer (p 194), the development could possibly be as large as 500 to 1500 dwelling units.

I oppose a subdivision of this size in McCall and particularly in this location. For reference, a 1500-unit development would comprise approximately 12 times the number of units in the Woodlands. The subdivision would have profound impacts on our city in a myriad of ways, many of which are being evaluated in the developer's ongoing environmental assessment. One impact is the traffic through surrounding neighborhoods. There is insufficient road access to the land in question which currently only has access through quiet neighborhoods on local streets.

A road through the school campus would provide an additional access point to the proposed subdivision. It is unclear to me whether such a roadway is a reasonable option. There is insufficient information in your packet to evaluate the feasibility of building a road and the impacts it might have on the school campus and surrounding neighborhoods, streets, and intersections. The main transportation issues facing the school campus seem to be congestion at the Deinhard Lane/Sampson Trail intersection and queuing space for drop off/pick-up. It's unclear to me whether a roadway through the school campus might improve, or exacerbate, those issues.

Additionally, my understanding is that the school district is only obligated to dedicate a 35' easement along the southern portion of the school property. (The other 35' of the 70' easement would have come from the Fox Ridge property, but the City did not pursue a roadway or easement in that location at the time the Fox Ridge development was approved.) School district property is public property. If an additional 35' is requested for the purposes of constructing a road to provide access to a private development, that road should be carefully evaluated for its impacts on the school campus (and the surrounding areas), and, if still deemed to be the best option going forward, it seems to me that the school district should be



compensated in some manner. Compensation to the school district in exchange for the additional 35' is not discussed as part of Condition #2.

The bottom line is that the property east of the school campus is a poor location for a major subdivision that would generate significant traffic and has inadequate road access. If the development moves forward, careful consideration must be given to mitigating the road safety and other impacts on all neighboring properties.

Thank you for your consideration and careful evaluation of these issues.

Sincerely,

Marcia Witte  
669 Woodlands Drive  
McCall

**From:** [T.Hoff](#)  
**To:** [Brian Parker](#)  
**Subject:** Comments on CUP 21-03 & DR-21-33: 111 S Samson Trail  
**Date:** Tuesday, November 1, 2022 10:58:18 AM

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**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Mr. Parker,

Thank-you to you and the city staff who put work into the meeting packet for CUP-21-03 & DR-21-33: 111 S. Samson Trail.

Meeting Packet page 55 indicates that the City Staff recommends approval of the application with conditions. In reading through the conditions, it appears that the concerns of City Staff regarding the traffic impact study, (Meeting Packet pdf pages 51&52), don't seem to be fully addressed in the conditions for approval, (Meeting Packet pdf pages 54 & 55).

Specifically, of greatest concern to us, are the following:

“Section 5.16 of the traffic impact study does not identify the parcels on the northwest and southwest corners of the intersection of Samson Trail and Deinhard Lane as potential future development sites. Both are identified as having a high likelihood of change in Map 5.6 of the Comprehensive Plan. Development of either or both of these properties would have substantial impacts on the intersection of Deinhard Lane and Samson Trail as well as the school site.”

“The proposed free-running turn lane would create higher speed conflict areas with the existing bicycle and pedestrian pathway adjacent to Deinhard Lane. While moving conflict points between motorized and non-motorized roadway users are not as safe as stop controlled conflict points in any context, this intersection's proximity to the school and the high snow berms that develop around the pathway would likely lead to a substantial visibility issue at the intersection. Additionally, the channelization curbing would likely increase the existing intersection offset between Deinhard Lane and the southern drive aisle to the school site.”

We ask that the P&Z Commission not approve the CUP until these traffic safety issues are addressed.

Thank-you.

--

Thaddeus & Theresa Hoffman  
603 Woodlands Drive, McCall ID

**From:** [Paul Hunter](#)  
**To:** [Brian Parker](#)  
**Subject:** Public Comment - DR-22-24: 1690 West Road - Jeffrey Latham  
**Date:** Monday, October 31, 2022 6:08:03 PM

---

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Parker,

My name is Paul Hunter and I live on the adjacent property directly up the hill from the proposed residence. As the new residence will be within the viewshed of my house, I would request that the outdoor lighting of the new structure be "Dark Sky" friendly. Specifically, the outdoor lighting be directed downward with use of shielding as necessary to reduce light pollution of the area.

Best Regards,

Paul Hunter  
1432 Veronica Lane  
McCall, ID 83638

**From:** [Morgan Stroud](#)  
**To:** [Jasonyearsley45@gmail.com](mailto:Jasonyearsley45@gmail.com)  
**Cc:** [Brian Parker](#); [Meredith Todd](#)  
**Subject:** DR22-24 - 1690 West Road - Engineering Review  
**Date:** Thursday, October 20, 2022 10:57:06 AM  
**Attachments:** [image001.png](#)

---

The Public Works Department has reviewed the documents submitted for review for **DR22-24** and have the following comments and concerns:

1. Stormwater runoff is not a large concern due to the size and location of this property and proposed home. No formal report will be required for this application at this time. Please submit a filled out and signed stormwater application to me that identifies who the responsible party for the temporary erosion control measures will be.
  - a. Stormwater Application: <https://evogov.s3.amazonaws.com/141/media/115535.pdf>
  - b. A site plan that incorporates where temporary BMP's will be located on the property during construction.

The comments above will need to be addressed prior to Final Engineering Approval. Please let me know if you have any questions or concerns.

Thank you,



**Morgan Stroud, E.I.T.**  
Staff Engineer  
(D) 208.634.3458  
(C) 208.315.2299  
[www.mccall.id.us/engineering](http://www.mccall.id.us/engineering)

**From:** [Linda Klind](#)  
**To:** [Brian Parker](#)  
**Subject:** PUD-18-01, on P&Z agenda this pm  
**Date:** Tuesday, November 1, 2022 10:03:44 AM

---

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning Brian. Thank you for talking with me earlier, I again apologize for taking your time so near the P&Z hearing of interest.

I appreciate your clarification of what St. Luke's system is requesting. It's clear they could not finish the building project by the end of this year, and their request for a six month extension is understood.

My concern, as a very near neighbor to the hospital, is that their methods of communication suggest lack of concern for the impact they have on surrounding neighbors living in what we believed were residential neighborhoods. In the past, prior to St. Lukes control, anything the hospital planned to do was clearly articulated and understood by the neighbors. Those times appear to be history.

It appears I am the only neighbor south of the hospital that received the notice of the P&Z meeting, and that the notice came via certified mail from an entity called "The Land Group" was unusual. I continue to value beyond measure the excellent health care we enjoy, however the implicit disregard for our interest in the hospital's lengthy and disruptive building processes is not reassuring.

Brian, thank you again for your clarification.

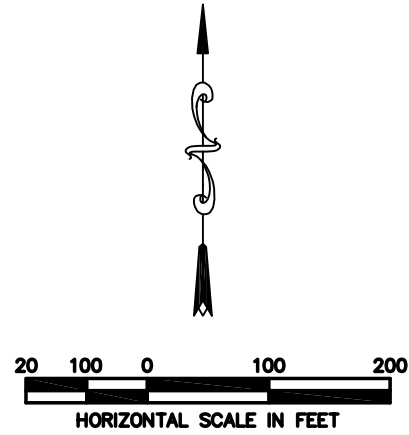
Regards;

Linda Klind, 137 Mather Rd. McCall, ID 83638

# RECORD OF SURVEY

for  
**Sussi**

Located in Tax No. 36,  
In the SE1/4 of Section 21, T.18 N., R. 3 E., B.M.,  
Valley County, Idaho



### Legend

- EXTERIOR BOUNDARY LINE
- NEW PARCEL LINE
- FOUND 5/8" REBAR
- ⊕ FOUND RIGHT-OF-WAY MONUMENT
- SET 5/8"x 30" REBAR PLS "13549"
- ⊕ POWER POLE
- ⊕ TELEPHONE RISER
- ⊕ LIGHT POLE
- ⊕ TESTHOLE
- CLEAN OUT
- X — FENCE LINE
- OHP — OVERHEAD POWER LINE
- - - - - EDGE OF GRAVEL ROAD

### Notes

Horizontal datum based on McCall Modified Grid Coordinate System  
Distances shown are ground distances.

Refer to Record of Survey BK. 8, pg. 221, Inst. No. 299941

Refer to Record of Survey BK. 11, pg. 122, Inst. No. 356943

Refer to I.T.D. Highway Plans: F-A.P. No. 130-A

### Survey Narrative

The purpose of this survey was to divide Tax Number 36 as shown.

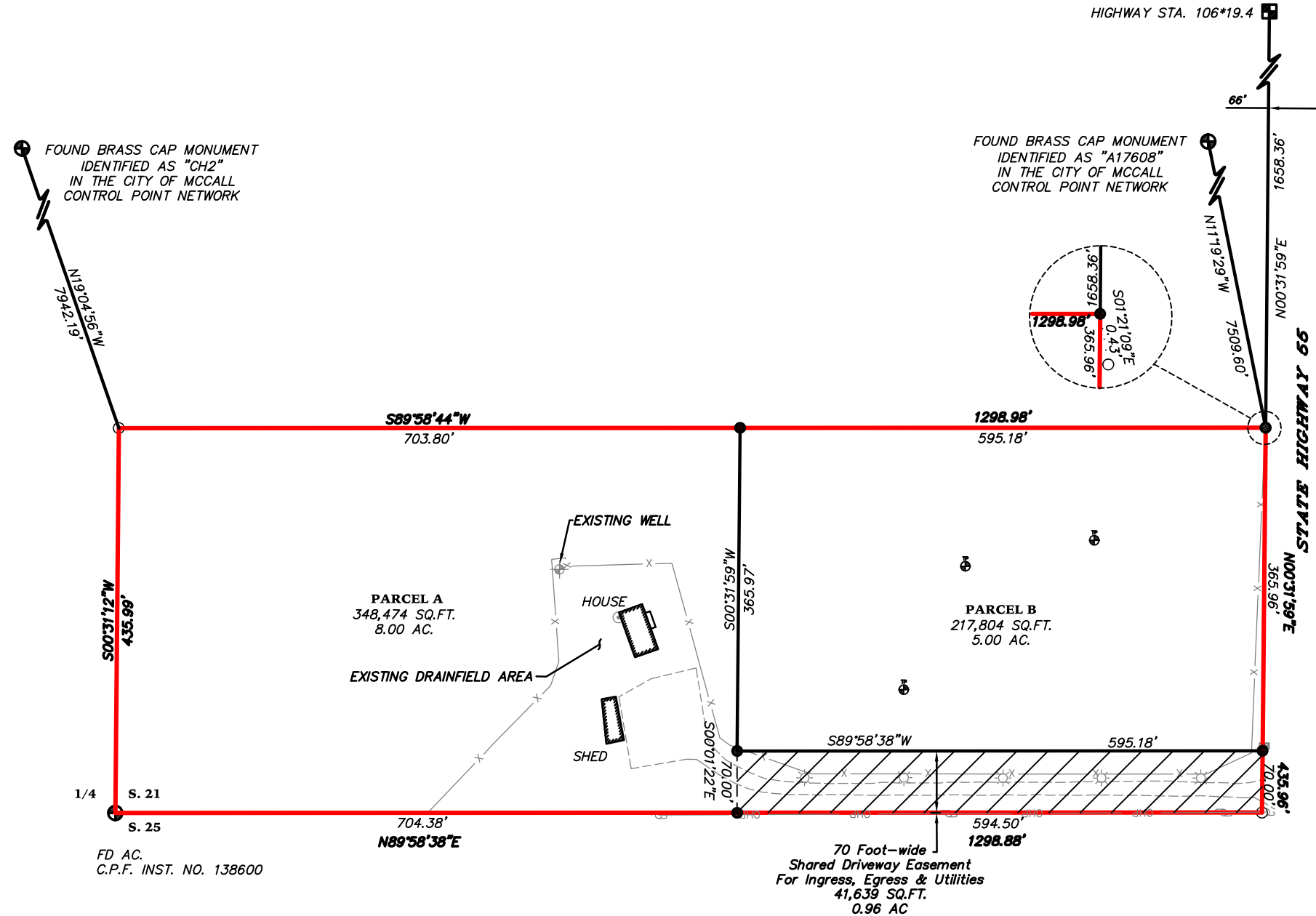
This Record of Survey has been reviewed and approved by the City of McCall with respect to its compliance with the Zoning Ordinance and exemption from formal platting: an individual lot shown on this Record of Survey shall be considered a single lot for purposes of City Ordinances. If this Record of Survey combines lots shown on a plat or survey of record, separate sale of such separate lots will constitute an illegal subdivision under the McCall City Code.

Accepted and approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by the City of McCall

\_\_\_\_\_  
McCall City Clerk

FOUND BRASS CAP MONUMENT IDENTIFIED AS "CH2" IN THE CITY OF MCCALL CONTROL POINT NETWORK

FOUND BRASS CAP MONUMENT IDENTIFIED AS "A17608" IN THE CITY OF MCCALL CONTROL POINT NETWORK



### CERTIFICATE OF SURVEYOR

I, George J. Bowers IV, do hereby certify that I am a registered Professional Land Surveyor, licensed by the State of Idaho, and that this map has been prepared from an actual survey made on the ground by me or under my supervision, and that this map is an accurate representation of said survey, and is in conformity with the current laws of the State of Idaho pertaining to plats and surveys, including Title 55, Chapter 16, Corner Perpetuation and Filing.



**Bowers Land Surveys, Inc.**

P.O. BOX 976 - CASCADE, IDAHO 83611 - PHONE: 208.469.0457

JOB NO: 22012  
DRAWN BY: CB  
DATE: 10/31/22  
SHEET: 1 OF 1



**City of McCall**  
COMMUNITY  
DEVELOPMENT

**ROS-22-17 (ACTION ITEM)**

**515 Rowland St**

**Sasha Childs for Net Prophet, LLC**

Not a Public Hearing



**McCall Area Planning & Zoning Commission**  
**Staff Report**  
**ROS-22-17**

*505 Rowland Lot Combination*

*505 Rowland St*

December 6, 2022

Applicant: Net Prophet, LLC  
Representative: Sasha Childs  
Applications: Record of Survey  
Zoning District: R8 - Medium Density Residential  
Jurisdictional Area: City Limits

**Description**

An application for a Record of Survey to create a single parcel of land by combining two parcels. The original parcels total 0.14 and 0.03 acres, respectively. The resulting parcel will total 0.17 acres.

**Staff Analysis**

*Project Information*

**Zoning District:** R8 - Medium Density Residential, R8 - Medium Density Residential

**Comprehensive Plan Designation:** Medium Density Residential

**Project Acreage:** 7,588 square feet

**Proposed Use:** Single Family Residential

*Code Sections of Interest*

- McCall Code Section 9.1.05: Scope:

(A) Submission Of Plat Required: It is unlawful to make a "subdivision" of land as defined by this title 1, or to set apart land for any public street, road, alley or any part thereof, until a plat thereof is submitted to and approved by the city.

(B) Exceptions (Record Of Survey Approved For Zoning):

1. Eligibility For Record Of Survey Procedure: To be eligible for processing under subsection (B)2 of this section, an application for approval of a plat or survey must be signed by all owners and determined by the administrator to meet one or more of the standards set out in this subsection (B)1:

- (a) No lot or parcel which would be created by the plat or survey is less than forty (40) acres in extent; or
  - (b) A single, existing lot of record is being divided into not more than four (4) lots other than as part of an evident marketing program of greater extent, each lot or parcel within the proposed plat or survey clearly meets the lot size regulations of the applicable zone, and the McCall area comprehensive plan, and each lot or parcel within the proposed survey either meets lot street frontage, width and depth requirements of the applicable zone or is no less conforming in each such regard than is the single, existing lot of record; or
  - (c) Two (2) or more lots of record are being combined; or
  - (d) Two (2) or more lots of record are shown, and lots are being combined and/or divided in such fashion that the lot sizes would be proper were the land the subject of a formal subdivision of no greater extent, and each lot or parcel within the proposed survey either meets lot street frontage, width and depth requirements of the applicable zone or is no less conforming in each such regard than are the lots of record; or
  - (e) The proposed plat or survey implements a judicial decision in a probate, partition, or quiet title action, which decision decrees the setting off of individual lots or parcels to individual parties to or beneficiaries of the action, and every lot or parcel within the proposed plat or survey meets applicable zoning and the applicable comprehensive plan; provided, that the administrator need not recognize for these purposes a partition or quiet title action to which the city was not made a party and which the administrator concludes in the administrator's discretion was maintained to evade these regulations; or
  - (f) The proposed plat or survey is coextensive with and only further defines (including combining) one or more existing, contiguous lots of record, and each such lot of record was both of record and in several ownerships from any contiguous other lot of record on March 16, 2006; or
  - (g) The proposal is an amended plat which amends an existing final plat of record so as to make one or more minor adjustments in lot boundaries reflecting final construction of roads or amenities, the number and configuration of lots is unchanged, and there are no significant land use planning considerations not addressed as of the time of such final plat; or
  - (h) Except that no lot may be redivided to undo a previous combination of lots except by application in accordance with chapter 2 of this title; or
  - (i) A lot line adjustment between two (2) or more existing adjacent parcels, provided:
    - (1) No additional parcels or building sites have been created, and
    - (2) The adjustment does not create the potential to further divide either of the two (2) parcels into more parcels than would have been otherwise possible, and
    - (3) There are no resulting violations of this title or title III of this code.
  - (j) Land conveyed to or from a public utility, or for land conveyed to a subsidiary of a public utility for conveyance to such a public utility for right of way, unless a showing is made in individual cases, upon substantial evidence, that public policy necessitates a parcel map. (Ord. 822, 2-23-2006, eff. 3-16-2006)
2. Record Of Survey Procedure:
- (a) Application: The surveyor or the owner shall apply for approval to proceed under this record of survey procedure. The application shall disclose the name and address of the owner, disclose the property in question, state the alleged purpose of the proposed survey, and either be accompanied by a preliminary survey or a drawing depicting the

layout of the proposed survey in the context of the existing lots or tracts to which the survey or the purpose of the survey relates. (For example, if a survey is for the purpose of splitting an intervening lot between adjoiners, the application shall depict the land included in all 3 existing lots showing the new lot line in question, and the configuration of each of the 2 resulting lots.) The depiction may be based on record information, and not newly surveyed, but must be clearly depicted so a proper recordation may be filed and accepted by the county. The record of survey shall be tied to two (2) McCall modified grid control point network (MMGCPN) control points. Information including bearing, distance and point name shall be provided. Digital data shall be provided according to the digital data submittal standards policy. (Ord. 899, 5-24-2012)

- (b) Review: The administrator shall review the proposed survey and determine whether the application qualifies for record of survey procedure.
- (c) Application Does Not Qualify: If the administrator determines that the proposed survey does not qualify for this procedure, the administrator shall give written notice of that determination to the surveyor and the owner, stating the reason(s), and advising the owner that the owner should either correct the deficiencies or proceed to formal platting. If the owner modifies the plan of survey to conform to the requirements of this title, the administrator may proceed under subsection (B)2(d) of this section; otherwise, an application for a formal plat must be filed before any further proceedings can be conducted. However, if the owner proceeds to create a record of survey without corrections to the plan of the survey, it shall bear the following certificate: This record of survey has not been approved by the City of McCall with respect to its compliance with McCall City Code. It may constitute an illegal subdivision. A building permit may be refused with respect to any individual lot shown on this record of survey.
- (d) Application Qualifies: If the administrator determines that the application qualifies for record of survey procedure, the administrator may thereafter waive the application of some or all provisions of this chapter. However, the following three (3) conditions cannot be waived:
  - (1) Name, and evidence of ownership; and
  - (2) The preparation and recording of a record of survey pursuant to Idaho Code; and
  - (3) The preparation, execution, and securing of the performance of an agreement in form and scope similar to a development agreement, which addresses necessary improvements. (Ord. 822, 2-23-2006, eff. 3-16-2006)
- (e) Approval Certificate: Following commission approval of use of the procedure, the administrator shall notify the surveyor to proceed with the record of survey. Such survey shall be prepared with a signature line for the city clerk and the following certificate: This record of survey has been reviewed and approved by the City of McCall with respect to its compliance with the Subdivision and Development Ordinance and exemption from formal platting; an individual lot shown on this record of survey shall be considered a single lot for purposes of City ordinances. If this record of survey combines lots shown on a plat or survey of record, the separate sale of such former separate lots will constitute an illegal subdivision under the McCall City Code. (Ord. 899, 5-24-2012)
- (f) Compliance: A surveyor who has complied with this section does not violate this title by recording an unapproved record of survey when required by state law to do so. (Ord. 822, 2-23-2006, eff. 3-16-2006)
- (g) Approval Period: The final plat shall be filed with the county recorder by the applicant within eighteen (18) months after written approval by the commission. Otherwise, such approval shall become null and void. (Ord. 899, 5-24-2012)

(C) Application Of Planning And Zoning Regulations: Wherever applicable, requirements herein also are delineated in title III, "Planning And Zoning", of this code. (Ord. 822, 2-23-2006, eff. 3-16-2006) Notes11. See also definition of "subdivision" in section 3.2.02 of this code.

#### *Comprehensive Plan Sections of Interest*

- Vision in Motion – Our Vision:

McCall is a diverse, small town united to maintain a safe, clean, healthy, and attractive environment. It is a friendly, progressive community that is affordable and sustainable.

- Deep Dive – Future Land Use Designations – Low Density Residential:

This land use designation is intended to provide for the development of low density single-family residential neighborhoods. These neighborhoods consist of larger home sites.

*Implementing Zoning Districts: R-4*

- 

#### *Staff Discussion*

- The intent of this Record of Survey is to combine the two subject parcels into a single parcel.

## **Comments**

#### *Agency Comments:*

- City of McCall Airport:

In an email dated October 31, 2022, the City of McCall Airport Manager provided the following comment:

Nothing required as this is a Record of Survey. If they decide to build, this location is in the Horizontal Surface, less than two miles from airport. FAA Form 7460-1 required. Avigation Easement Required.

#### *Public Comments:*

No public comments received to date.

## **Staff Recommendation**

Staff recommends approval with the Conditions of Approval listed below.

## **Conditions of Approval**

1. Prior to recordation, the applicant shall submit digital files of the Record of Survey in accordance with the McCall Digital Data Submission Standards.
2. To complete the ROS, the applicant shall file a Valley County Combination Request form and new deed for the property.
3. The applicant shall provide the City with a .PDF copy of the survey immediately upon recordation.
4. Pursuant to McCall City Code (MCC 9.1.05.B.2.g), this approval shall become null and void if the final plat or survey is not filed with the county within eighteen (18) months of the date of such approval.



## Distribution Memorandum

Date: October 31, 2022

To: City of McCall

Airport

Community and Economic Development

Finance

Information Systems

Parks and Recreation

Police

Public Works

Valley County

Assessor's Office

County Surveyor

Parks and Recreation

Planning and Zoning

Road & Bridge

State

Central District Health Department

Idaho Department of Environmental Quality

Idaho Department of Lands

Idaho Fish and Game

Idaho Transportation Department

Idaho Transportation Department, Division of  
Aeronautics

Other

Big Payette Lake Water Quality Council

Idaho Power Company

McCall Fire Protection District

Payette Lakes Recreational Water and Sewer  
District

A complete list of individual recipients is available upon request.

From: Brian Parker, City Planner

**ROS-22-17: 505 Rowland St – Sasha Childs for Net Prophet LLC**

An application for a Record of Survey to create a single parcel of land by combining two parcels. The original parcels total 0.14 and 0.03 acres, respectively. The resulting parcel will total 0.17 acres. The property is zoned R8 – Medium Density Residential and is more particularly described as:

A Portion of Lots 10, 11, & 12 of lock 12 of the Townsite of Lardo in Gov't Lot 3, situate in Section 8, T18N, R3E, B.M., City of McCall, Valley County, Idaho.

Planning and Zoning Meeting Date: December 6, 2022

Comments Deadline: **November 15, 2022**

Your comments are appreciated and the applicant will be required to satisfy all comments prior to approval. If you would like your comments incorporated to any Planning and Zoning documents please send me your comments by the date indicated above. If you have questions or concerns regarding the application, please contact the City Planner at 208-634-4256.



# City of McCall

## Record of Survey Application

**Date: 10/25/2022**

---

### Applicant / Owner

Applicant Name: Net Prophet LLC  
 Address:  
 City, State, Zip:  
 Phone:  
 Email:

Owner of Record Name: Net Prophet LLC  
 Address: PO Box 1790  
 City: McCall  
 State: ID  
 Zip: 83638  
 Phone: 2088661261  
 Email: sashachilds83@gmail.com  
 Invoice Email:

Owner of Record 2:  
 Address:  
 City:  
 State:  
 Zip:  
 Phone:  
 Email:  
 Invoice Email:

---

### Property

Site Address: 505 Rowland McCall, ID  
 83638  
 Legal Desc.:  
 Zoning District: R8

Area: City Limits  
 Sewer: Payette Lakes Recreational  
 Water and Sewer  
 Square Footage: 7400

---

### Contractor

Contact Name: Sasha Childs  
 Business Name:  
 McCall License #:  
 Mailing Address:

Email: sashachilds83@gmail.com  
 Phone: 2088661261  
 Idaho #:

---

### Annexation Information

Annex Request: No  
 Adjoining Land Use: No  
 Parcel Split: No  
 Parcel Adjoin: No

Valley County: No  
 Conditional Use: No  
 Project Type: Residential  
 Water: City Water  
 Neighbor Meeting:

Description: Please see survey.

---

**Companion Applications**

- |                                      |                          |                                   |                          |
|--------------------------------------|--------------------------|-----------------------------------|--------------------------|
| Record of Survey:                    | <input type="checkbox"/> | Subdivision (Final Plat):         | <input type="checkbox"/> |
| Design Review:                       | <input type="checkbox"/> | Subdivision Minor Plat Amendment: | <input type="checkbox"/> |
| Scenic Route View:                   | <input type="checkbox"/> | Variance:                         | <input type="checkbox"/> |
| Shoreline and River Environs Review: | <input type="checkbox"/> | Rezone/Future Land/Comprehensive: | <input type="checkbox"/> |
| Conditional Use:                     | <input type="checkbox"/> | Zoning Code Amendment:            | <input type="checkbox"/> |
| Development Agreement:               | <input type="checkbox"/> | Annexation:                       | <input type="checkbox"/> |
| Planned Unit Develop (Prelim Plat):  | <input type="checkbox"/> | Vacation:                         | <input type="checkbox"/> |
| Planned Unit Develop (Final Plat):   | <input type="checkbox"/> | Land Use:                         | <input type="checkbox"/> |
| Subdivision (Prelim Plat):           | <input type="checkbox"/> |                                   |                          |

**Details**

- |                     |                         |                     |  |
|---------------------|-------------------------|---------------------|--|
| Existing Cover:     |                         | Res Parcels:        |  |
| Proposed Cover:     | 0                       | Comm Parcels:       |  |
| Open Space Sq.Ft.:  | 0                       | Engineer Name:      |  |
| # of Parking:       | 2                       | Engineer Email:     |  |
| Max Grade %:        | 5                       | Engineer Phone:     |  |
| Average Grade %:    | 4                       | Pre-App Date:       |  |
| Total Acreage:      | 0                       | Condominiums:       |  |
| Zoned Density:      | 0                       | Townhomes:          |  |
| Proposed Density:   | 0                       | PUD Name:           |  |
| Total Exist Lot:    | 2                       | Architect Name:     |  |
| Total Proposed Lot: | 1                       | Architect Email:    |  |
| Min Lot Frontage:   | 125                     | Architect Phone:    |  |
| Min Lot Size:       | 7400                    | Proposed Uses:      |  |
| Surveyor Name:      | Dan Dunn                | Scenic Frontage:    |  |
| Surveyor Email:     | dan@dunnlandsurveys.com | # of New Trees:     |  |
| Surveyor Phone:     |                         | # of New Shrubs:    |  |
| Subdivision Name:   |                         | Floodplain:         |  |
| Existing Parcels:   | 0                       | Shoreline Frontage: |  |
| Proposed Parcels:   | 0                       | High Water Mark:    |  |
| New Construction    | 0                       |                     |  |
| Sq Ft:              |                         |                     |  |

**Sign**

- Proposed color palette:  
 Total signage area existing:  
 Total signage area proposed:  
 Length of street facing wall in linear feet:  
 Length of property frontage in linear feet:  
 If multiple frontages, please add lengths from street 2:  
 Sign Company:  
 Proposed Lighting:

I do hereby certify that the information contained herein is true and correct.

Sasha Childs

10/25/2022

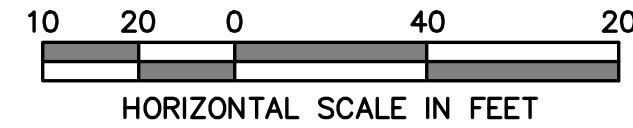
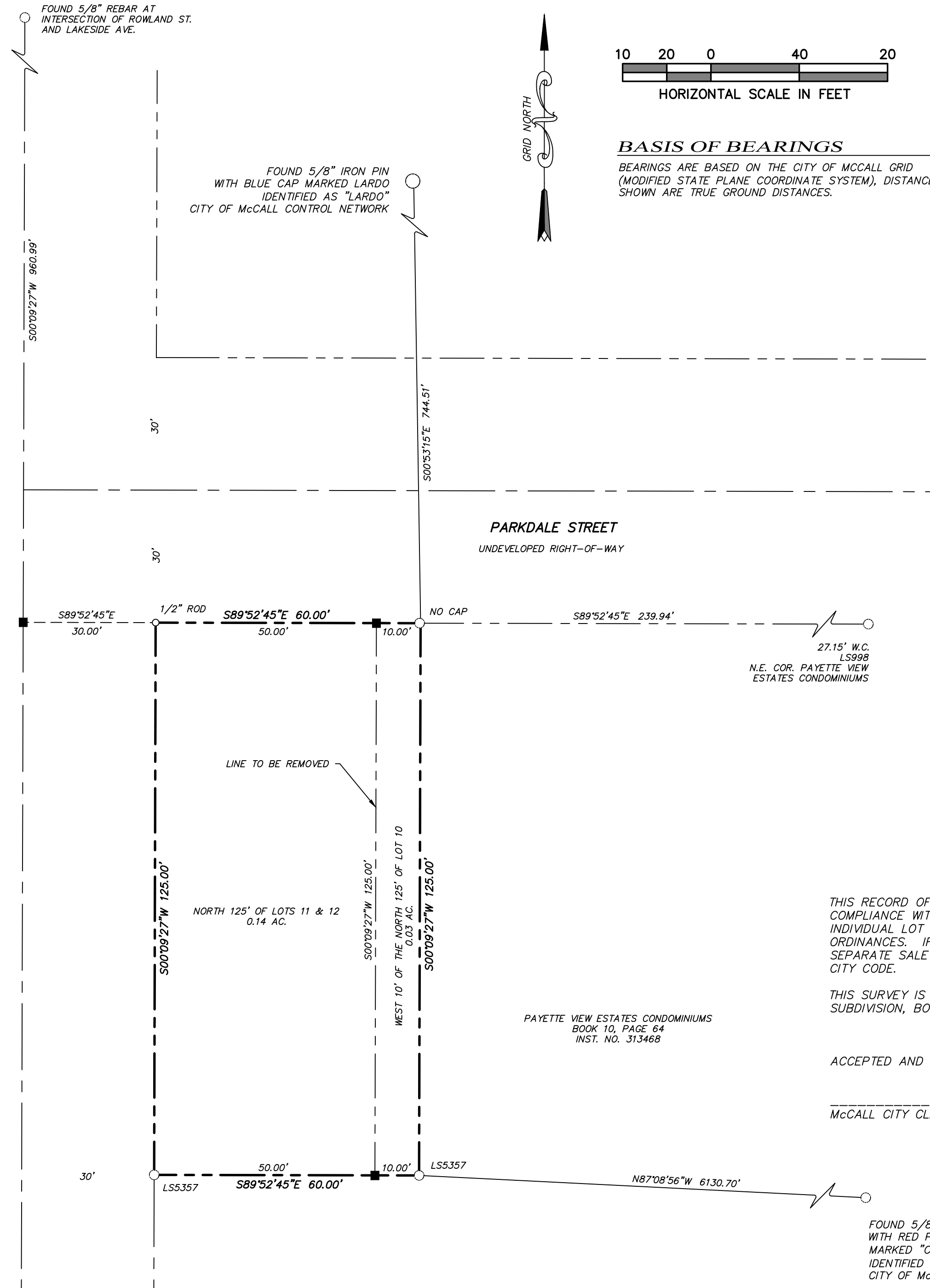
\_\_\_\_\_  
Name

\_\_\_\_\_  
Date

# RECORD OF SURVEY

FOR  
NET PROFIT, LLC

LOCATED IN A PORTION OF LOTS 10, 11 & 12, BLOCK 12  
TOWNSITE OF LARDO  
GOVERNMENT LOT 3, SECTION 8  
TOWNSHIP 18 NORTH, RANGE 3 EAST, B.M.  
CITY OF McCall, VALLEY COUNTY, IDAHO  
2022

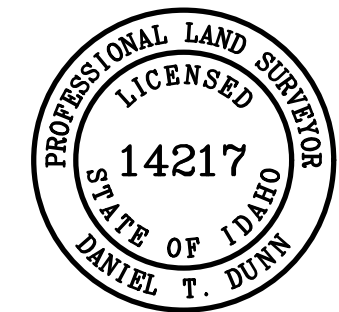


**BASIS OF BEARINGS**  
BEARINGS ARE BASED ON THE CITY OF MCCALL GRID  
(MODIFIED STATE PLANE COORDINATE SYSTEM), DISTANCES  
SHOWN ARE TRUE GROUND DISTANCES.

**SURVEY NARRATIVE**  
THIS SURVEY WAS RECORDED TO CREATE A SINGLE PARCEL OF LAND BY  
COMBINING THE TWO PARCELS SHOWN HEREON THROUGH THE CITY OF MCCALL  
RECORD OF SURVEY PROCESS. ALL MONUMENTS FOUND WERE ACCEPTED AND  
HELD.  
  
REFER TO:  
TOWNSITE OF LARDO, BOOK 1, PAGE 4.  
PAYETTE VIEW ESTATES CONDOMINIUMS, BOOK 10, PAGE 64, INST. NO 313468  
R.O.S. INST. NO. 290402, BOOK 8, PAGE 132.  
W.D. INST. NO. 448340

- LEGEND**
- — — — — PARCEL BOUNDARY LINE
  - — — — — EXISTING PARCEL LINE
  - — — — — ROADWAY CENTERLINE
  - FOUND 5/8" REBAR AS NOTED
  - FOUND 1/2" REBAR AS NOTED
  - CALCULATED POINT, NO MONUMENT SET OR FOUND

**CERTIFICATE OF SURVEYOR**  
I, DANIEL T. DUNN, DO HEREBY CERTIFY THAT I AM A REGISTERED PROFESSIONAL LAND SURVEYOR,  
LICENSED BY THE STATE OF IDAHO, AND THAT THIS MAP HAS BEEN PREPARED FROM AN ACTUAL  
SURVEY MADE ON THE GROUND BY ME OR UNDER MY SUPERVISION, AND THAT THIS MAP IS AN  
ACCURATE REPRESENTATION OF SAID SURVEY, AND IS IN CONFORMITY WITH THE CURRENT LAWS OF  
THE STATE OF IDAHO PERTAINING TO PLATS AND SURVEYS.



THIS RECORD OF SURVEY HAS BEEN REVIEWED AND APPROVED BY THE CITY OF McCALL WITH RESPECT TO ITS  
COMPLIANCE WITH THE SUBDIVISION AND DEVELOPMENT ORDINANCE AND EXEMPTION FROM FORMAL PLATTING; AN  
INDIVIDUAL LOT SHOWN ON THIS RECORD OF SURVEY SHALL BE CONSIDERED A SINGLE LOT FOR PURPOSES OF CITY  
ORDINANCES. IF THIS RECORD OF SURVEY COMBINES LOTS SHOWN ON A PLAT OR SURVEY OF RECORD, THE  
SEPARATE SALE OF SUCH FORMER SEPARATE LOTS WILL CONSTITUTE AN ILLEGAL SUBDIVISION UNDER THE McCALL  
CITY CODE.

THIS SURVEY IS BEING FILED TO COMBINE TAX 45 IN LOTS 64 & 65 AND LOT 63, SPRING MOUNTAIN MEADOWS  
SUBDIVISION, BOOK 10, PAGE 46 OF PLATS.

ACCEPTED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE CITY OF McCALL.

\_\_\_\_\_  
McCALL CITY CLERK

FOUND 5/8" IRON PIN  
WITH RED PLASTIC CAP  
MARKED "CONTROL"  
IDENTIFIED AS "MC1"  
CITY OF McCALL CONTROL NETWORK

SHEET 1 OF 1  
25 COYOTE TRAIL  
CASCADE, ID 83611  
PHONE: (208) 634-6896  
WWW.DUNNLANDSURVEYS.COM





**From:** [Jeff Bateman](#)  
**To:** [Brian Parker](#)  
**Subject:** ROS-22-17-505 Rowland ST.  
**Date:** Tuesday, November 1, 2022 9:07:28 AM  
**Attachments:** [image001.png](#)

---

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Brian,  
Payette Lakes Recreational Water and Sewer District has reviewed the above referenced projects, and we do not have any comments at this time.

Jeff Bateman  
Manager, Payette Lakes Recreational Water and Sewer District  
(208) 634-4111



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**From:** [Emily Hart](#)  
**To:** [Brian Parker](#)  
**Cc:** [Meredith Todd](#)  
**Subject:** RE: City of McCall Request for Comment  
**Date:** Monday, October 31, 2022 2:57:12 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)

---

Airport Comments, See Below:

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**From:** Brian Parker <barker@mccall.id.us>  
**Sent:** Monday, October 31, 2022 1:01 PM  
**To:** Andrew Marini <Andrew.Marini@itd.idaho.gov>; Chip Bowers <chip@bowerslandsurveys.com>; Chris Curtin <ccurtin@mccall.id.us>; Cynda Herrick <cherrick@co.valley.id.us>; Dale Caza <dcaza@plrwsd.org>; Dallas Palmer <palmerd@mccall.id.us>; Dave Bingaman <dbingaman@co.valley.id.us>; David Simmonds <dsimmonds50@gmail.com>; Delta James <djames@mccall.id.us>; Emily Hart <ehart@mccall.id.us>; Garrett de Jong (garrett@mccallfire.com) <garrett@mccallfire.com>; IDL Jurisdictional Inbox <IDL\_jurisdictional@idl.idaho.gov>; ITD Development Services <D3Development.Services@itd.idaho.gov>; ITD District 3 Permits <ITDD3Permits@itd.idaho.gov>; Jasen King, IDL <jking@idl.idaho.gov>; Jeff Bateman <jbateman@plrwsd.org>; Jeff Mcfadden (jmcfadden@co.valley.id.us) <jmcfadden@co.valley.id.us>; jennifer.schildgen@itd.idaho.gov; John Powell <jpowell@mccall.id.us>; Jordan Messner <jordan.messner@idfg.idaho.gov>; Krystal Giessen <giessenk@mccall.id.us>; Kurt Wolf <kwolf@mccall.id.us>; Lance Holloway, DEQ <lance.holloway@deq.idaho.gov>; Laura Shealy BPLWQAC <idchik5@gmail.com>; Laurie Frederick, Valley Co Cartographer <lfr frederick@co.valley.id.us>; Levi Brinkley <lbrinkley@mccall.id.us>; Linda Stokes <lstokes@mccall.id.us>; Lori Hunter (lhunter@co.valley.id.us) <lhunter@co.valley.id.us>; Lorraine Brush <lbrush@plrwsd.org>; Mark Wasdahl, ITD <mark.wasdahl@itd.idaho.gov>; Meredith Todd <mtodd@mccall.id.us>; Michelle Groenevelt <mgroenevelt@mccall.id.us>; Mike Reno <mreno@cdh.idaho.gov>; Morgan Stroud <mstroud@mccall.id.us>; Nathan Stewart <nstewart@mccall.id.us>; Rachel Santiago-Govier <rsantiago-govier@mccall.id.us>; Regan Berkley <regan.berkley@idfg.idaho.gov>; Sabrina Sims <ssims@mccall.id.us>; Scott Corkill, IDL <scorkill@idl.idaho.gov>; Sheri Staley - Idaho Power <sstaley@idahopower.com>; Steve Moser, Idaho Power <smoser@idahopower.com>; Valley County Road Dept <roaddept@co.valley.id.us>; Vincent Tromboli <Vincent.Trimboli@itd.idaho.gov>  
**Subject:** City of McCall Request for Comment

All,

Please provide comment on the following items prior to the date indicated on the cover memo:

[AA-22-34 – 2046 Ferndale Way – Dustin Hadfield \(MCCALL IMPACT AREA\)](#)

Beyond three miles/out of all aviation surfaces. No FAA Form or avigation easement required.

[AA-22-35 – 809 N Samson Trail – Rick Fereday \(CITY\)](#)

No FAA Form or avigation easement required.

[ROS-22-17 – 505 Rowland St – Sasha Childs for Net Prophet LLC \(CITY\)](#)

Nothing required as this is a Record of Survey. If they decide to build, this location is in the Horizontal Surface, less than two miles from airport. FAA Form 7460-1 required. Avigation Easement Required.

[ROS-22-18 – 2036 Plymouth Ct – Terry & Jennifer McEntee \(MCCALL IMPACT AREA\)](#)

Nothing required as this is a Record of Survey. If they decide to build, this location is beyond three miles/out of all aviation surfaces. No FAA Form or avigation easement required.

Thank you,

Brian Parker, AICP | City Planner  
216 E. Park Street | McCall | Idaho 83638  
Direct: 208.634.4256 | Fax: 208.634.3038



Web: [mccall.id.us](http://mccall.id.us)  
Blog: [mccallcitysource.com](http://mccallcitysource.com)  
Social: [Facebook.com/cityofmccall](https://www.facebook.com/cityofmccall)



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[Please click to sign up for CodeRED!](#)

**From:** [Morgan Stroud](#)  
**To:** [Sasha Childs](#)  
**Cc:** [Brian Parker](#); [Meredith Todd](#)  
**Subject:** ROS 22-17 - 505 Rowland St - Engineering Review  
**Date:** Tuesday, November 15, 2022 11:52:38 AM  
**Attachments:** [image001.png](#)

---

The Public Works Department has reviewed the documents submitted for review for **ROS22-17** and have the following comments and concerns.

1. A 12' easement along Rowland will need to be declared for snow storage, drainage, and utilities.
2. A utility easement will need to be declared for the water meter location if it is within the property. The water meter for this property currently comes off Parkdale St.
3. Once the final ROS draft is complete, two digital CAD files, prepared in accordance with the City's digital data submission standards (DDSS) shall be provided. The complete DDSS guidance document can be found here:

<https://evogov.s3.amazonaws.com/141/media/115532.pdf>

The comments above, and any subsequent comments from further reviews, will need to be addressed prior to Final Engineering Approval. Please let me know if there are any questions or concerns.

Thank you,



**Morgan Stroud, E.I.T.**

Staff Engineer

(D) 208.634.3458

(C) 208.315.2299

[www.mccall.id.us/engineering](http://www.mccall.id.us/engineering)



**City of McCall**  
COMMUNITY  
DEVELOPMENT

**DR-22-24 Findings of Fact (ACTION ITEM)**  
**1680 West Rd Units A & B (formerly 1690 West Rd)**

**Jason Yearsley for Jeffrey Latham**

**Approved November 1, 2022**

Not A Public Hearing

<b>IN RE:</b>	)	
	)	
<b>LATHAM ACCESSORY</b>	)	<b>MCCALL AREA PLANNING &amp;</b>
<b>DWELLING UNIT</b>	)	<b>ZONING COMMISSION</b>
<b>DESIGN REVIEW</b>	)	<b>FINDINGS OF FACT,</b>
	)	<b>CONCLUSIONS OF LAW, AND</b>
	)	<b>DECISION</b>
<b>APPLICATION NUMBER:</b>	)	
<b>DR-22-24</b>	)	

**FINDINGS OF FACT**

**Applicant:** Jeffery and Alyssa Latham

**Representative:** None

**Application:** An Application for Design review to construct a new 2,980 square foot single family residence and convert an existing 300 square foot residence into an accessory dwelling unit.

**Location:** Lots 2 and 3, Group I of the Payette Lake Club Subdivision, situate in the NW ¼ of the SE ¼ of Section 6, T18E, R3E, B.M., Valley County, Idaho.

**Address(es):** 1195 Club Rd

**Public Notice:** Newspaper: The Notice of Hearing was published in the *Star News* on October 13, 2022.  
Mailing: The Notice of Hearing was mailed to property owners within 300 feet on October 12, 2022.  
Posting: The Notice of Hearing was posted on the subject property on October 12, 2022.

**Zoning** R4 - Low Density Residential, R4 - Low Density Residential, R4 - Low Density Residential

**Dimensional Standards**

	<b>Proposed</b>	<b>Required</b>
<b>Front Setback</b>	33-feet, 7-inches	Greater than 15-feet
<b>Rear Setback</b>	5-feet, 6-inches	Greater than 5-feet
<b>Side Yard Setback 1</b>	12-feet, 1-inches	Greater than 10-feet, 6-inches
<b>Side Yard Setback 2</b>	51-feet, 9-inches	Greater than 10-feet, 6-inches
<b>Eave Height 1</b>	20-feet, 0-inches	Less than 24-feet, 2-inches
<b>Eave Height 2</b>	21-feet, 0-inches	Less than 35-feet, 0-inches
<b>Both Side Setbacks must add up to:</b>	63-feet, 10-inches	Greater than 20-feet, 0-inches
<b>Lot Coverage (square-feet)</b>	2,045 square-feet	Less than 2,758 square-feet
<b>Lot Coverage (percent)</b>	20.0%	Less than 30.7%
<b>Snow Storage</b>	<b>Not Identified</b>	Greater than 264 square-feet
<b>Building Height</b>	28-feet, 0-inches	Less than 35-feet
<b>Structure Size</b>	2,625 square-feet	Less than 10,000 square-feet

**APPROVAL STANDARDS**

**McCall Code Section 3.16.07: Design Review Criteria**

The commission has determined that:

- (A) The project is in general conformance with the comprehensive plan.
- (B) The project does not jeopardize the health, safety or welfare of the public.
- (C) The project conforms to the applicable requirements of the zoning ordinance and subdivision ordinance as enumerated in section 3.16.01 of this chapter.
- (D) The project will have no substantial impact on adjacent properties or on the community at large.

**McCall Code Section 3.3.09: Residential Zone Design Review Standards**

- (A) **Purpose:** To ensure that the McCall area's built environment complements McCall's natural environment, scenic mountain setting, and historic, small town character.

**1. To support development that is residential in character and compatible with its surrounding neighborhood.** The structure is residential in character and compatible with the surrounding neighborhood.

**2. To preserve natural features, including waterways, open space, trees, native vegetation, and wildlife habitat and corridors.** The proposed residential structure is in an already disturbed area.

**3. To promote active and safe streetscapes in residential neighborhoods that are conducive to walking and biking.** The proposed residential structure does little to promote walking and biking.

**(B) Applicability: The design standards apply to accessory dwelling units, multifamily residential developments of two (2) or more units and single-family residential dwelling units greater than three thousand five hundred (3,500) square feet.**

**(C) Residential Design Standards:**

**1. Building Scale: The building shall be in scale with the site conditions and surrounding structures. Appropriate scale can be accomplished through the following:**

**a. The principal structure on the site is the dominant element.** The proposed structure will be the dominant element on the site.

**b. Building massing and scale is responsive to the site conditions, including views through and of the site, and existing vegetation. Development that is designed to complement rather than dominate the natural landscape.** The building is sited to preserve existing trees.

**c. Variations in wall planes and roof lines are incorporated to minimize the apparent scale of the building.** The roof line is split and the front façade is varied.

**d. Porches, balconies, decks and terraces that strengthen the residential scale and character of the building.** The proposal includes a front porch and deck.



**2. Building Design: Building designs shall enhance and/or continue the styles found in the McCall area with allowance for new interpretations of historic details. Local natural building materials, roof overhangs, covered porches and entrances, simplicity of design, and segmented windows are elements of the McCall style. Building designs that are in keeping with the McCall style include the following:**

**a. Materials:**

**i. Natural looking exterior materials looking siding and decking materials that resist heat and flames, including: composite decking, cement, plaster, stucco, masonry (such as stone brick or blocks) and fiber-cement siding, soffit, and trim products.** The proposed structure is to utilize metal and wood lap siding, both of which are consistent with McCall styles.

**ii. Use of stones that convey the appearance of a structural element rather than a veneer facing.** No stone facing is proposed.

**iii. Metal when used in combination with natural materials.** Metal wainscoting is proposed along with wood lap siding.

**b. Roofs:**

**i. Roofs that compliment and respond to the mountain setting and heavy snow environment.** Snow load is verified at the time of building permit.

**ii. Hipped, pitched, shed and gabled roofs.** The applicant is proposing a split shed roof.

**iii. Roofs designed to prevent snow or ice from shedding directly onto a pedestrian walkway, access or adjacent property.** The proposed roof will shed snow away from the primary pedestrian access points and is adequately set back to avoid shedding snow to adjacent property.

**iv. Class A fire rated roof assemblies.** Roof fire rating will be verified at the time of building permit.

**c. Exterior Color:**

**i. Exterior wall colors that tend toward earthy warm hues, with accent colors kept to a minimum of two (2) and used to highlight entrances.** Exterior colors are not specified.

**ii. No harshly contrasted color combinations, brilliant, luminescent or day-glow colors on exterior finishes.** Exterior colors are not specified.

**d. No blank walls shall face street frontages, including blank or unarticulated garage doors.** Blank walls are avoided by including windows on all facades.

**e. Decks and balconies shall be designed to handle snow and drift loads including snow shedding from roof overhangs above.** No roofs are designed to shed snow onto any decks or balconies.

**COMMENTS**

*Agency Comments:*

- City of McCall Airport:

On September 22, 2022, the City of McCall Airport Manager provided the following comments:

CONICAL SURFACE, within two miles of MYL. Complete

<https://oeaaa.faa.gov/oeaaa/external/gisTools/gisAction.jsp?action=showNoNoticeRequiredToolForm>. Avigation Easement signatures required.

- City of McCall Public Works

On October 20, 2022, the City of McCall Staff Engineer provided the following comments:

The Public Works Department has reviewed the documents submitted for review for **DR22-24** and have the following comments and concerns:

1. Stormwater runoff is not a large concern due to the size and location of this property and proposed home. No formal report will be required for this application at this time. Please submit a filled out and signed stormwater application to me that identifies who the responsible party for the temporary erosion control measures will be.

a. Stormwater

Application: <https://evogov.s3.amazonaws.com/141/media/115535.pdf>

b. A site plan that incorporates where temporary BMP's will be located on the property during construction.

The comments above will need to be addressed prior to Final Engineering Approval. Please let me know if you have any questions or concerns.

- Idaho Transportation Department (ITD):

On September 30, 2022, the ITD District 3 Development Services Coordinator provided the following comments:

- ITD has reviewed the application for DR-22-24 and does not anticipate any significant traffic impact to the State Highway system from this development and has no objections to the proposed development.
- Applicant must adhere to all previously approved permits and conditions. Furthermore, it is the responsibility of the applicant to ensure compliance to permitting requirements for encroachments and/or utilities (if applicable) prior to commencing work.

- Payette Lakes Recreational Water and Sewer District (PLRWSD):

See attached letter, dated September 26, 2022.

*Public Comments:*

No public comments received to date.

### **CONCLUSIONS OF LAW**

1. The City of McCall has provided for the processing of Design Review applications, pursuant to Title 3, Chapter 16 of McCall City Code.
2. Adequate notice of the November 1, 2022, public hearing was provided, pursuant to Section 67-6512, Idaho Code and Title 3, Chapter 15 of McCall City Code.
3. Upon compliance with the conditions noted below, the application meets the Design Review Standards set forth in Title 3, Chapter 16 of McCall City Code.

### **DECISION**

**THEREFORE**, the McCall Area Planning & Zoning Commission hereby **approves** this Design

Review application(s), provided that the following conditions are met:

1. Prior to the issuance of a building permit, the applicant should provide a revised site plan identifying a minimum of 264 square feet of snow storage area.
2. Prior to the issuance of a building permit, the applicant shall receive final engineering approval.
3. Prior to the issuance of a certificate of occupancy, the applicant shall reseed all disturbed areas with native grasses or wildflowers.

Findings of Fact **adopted** this 6th day of DECEMBER 2022.

---

Robert Lyons, Chair  
McCall Area Planning & Zoning Commission

Attest:

---

Brian Parker  
City Planner



**City of McCall**  
COMMUNITY  
DEVELOPMENT

**ZON-22-01 & ROS-22-16 Findings of Fact (ACTION ITEM)**

**14141 State Highway 55**

**Erika Sussi**

**Approved November 1, 2022**

Not A Public Hearing

**IN RE:** )  
 )  
**SUSSI REZONE** ) **MCCALL AREA PLANNING &**  
 ) **ZONING COMMISSION**  
**RECORD OF SURVEY,** ) **FINDINGS OF FACT,**  
**REZONE** ) **CONCLUSIONS OF LAW, AND**  
 ) **DECISION**  
**APPLICATION NUMBERS:** )  
**ROS-22-16, ZON-22-01** )

**FINDINGS OF FACT**

**Applicant:** Erica Sussi

**Representative:** None

**Application:** An Application for a Rezone and Record of Survey to change the zoning of the subject property from RR – Rural Residential to RE – Residential Estate and subdivide the property into two parcels. Parcel A is proposed to be eight (8) acres and Parcel B is proposed to be five (5) acres. .

**Location:** Tax No. 36, located in the SE ¼ of Section 21, T18N, R3E, B.M., Valley County, Idaho

**Address(es):** 14141 Highway 55

**Public Notice:** Newspaper: The Notice of Hearing was published in the *Star News* on October 13, 2022.  
Mailing: The Notice of Hearing was mailed to property owners within 300 feet on October 11, 2022.  
Posting: The Notice of Hearing was posted on the subject property on October 11, 2022.

**Zoning** RR - Rural Residential

## **APPROVAL STANDARDS**

### **Title 3, Chapter 13**

**The applicant may be required to submit an environmental assessment prior to approval of a zoning map change, when in the judgment of the commission the change would permit operations, materials, or activities which would constitute a potential threat to public health, safety and welfare or to the quality of the environment.** No change in use is proposed, and it is unlikely that any operations, materials, or activities which would constitute a potential threat to public health, safety and welfare, or to the quality of the environment are likely to arise due to the zoning of this property.

**Upon receipt of a request for amendment to the zoning ordinance, or for amendments of the zoning map, the commission shall determine if the proposed change would also require an amendment to the comprehensive plan.** The future land use map identifies the site as Large Residential, which is consistent with the current use and proposed zoning.

### **Title 9, Chapter 1**

#### **Record of Survey**

**To be eligible for processing under the Record of Survey Procedure, an application for approval of a plat or survey must be signed by all owners and determined by the administrator to meet one or more of the standards set out below:**

**A single, existing lot of record is being divided into not more than four (4) lots other than as part of an evident marketing program of greater extent, each lot or parcel within the proposed plat or survey clearly meets the lot size regulations of the applicable zone, and the McCall area comprehensive plan, and each lot or parcel**



**within the proposed survey either meets lot street frontage, width and depth requirements of the applicable zone or is no less conforming in each such regard than is the single, existing lot of record.**

The proposed parcels meet the dimensional requirements of the RE – Residential Estate zoning district.

### COMMENTS

*Agency Comments:*

- City of McCall Public Works

On October 25, 2022, the City of McCall Staff Engineer provided the following comments:

The Public Works Department has reviewed the documents submitted for review for **ROS22-16** and have the following comments and concerns:

1. Label the full width of State Highway 55 right-of-way.
2. The proposed driveway easement should include utilities as well, for services to Parcel A and Parcel B.
3. Septic and well locations are not shown for the existing parcel or the proposed parcel. Please identify those locations.
4. Once the final ROS draft is finalized, two digital CAD files, prepared in accordance with the City's digital data submission standards (DDSS) shall be provided. The

complete DDSS guidance document can be found here:

<https://evogov.s3.amazonaws.com/141/media/115532.pdf>

The comments above will need to be addressed prior to Final Engineering Approval and prior to the City signing the Record of Survey. Please let me know if you have any questions or concerns.

- Idaho Transportation Department (ITD):

On September 30, 2022, the ITD District 3 Development Services Coordinator provided the following comments:

- ITD has reviewed the application for ZON-22-01 and does not anticipate any significant traffic impact to the State Highway system from this development and has no objections to the proposed development.
- Applicant must adhere to all previously approved permits and conditions. Furthermore, it is the responsibility of the applicant to ensure compliance to permitting requirements for encroachments and/or utilities (if applicable) prior to commencing work.

*Public Comments:*

No public comments received to date.

### **CONCLUSIONS OF LAW**

1. The City of McCall has provided for initiation of amendments to the zoning map, authorized by Section 67-6511, Idaho Code, pursuant to Title 3, Chapter 13 of McCall City Code.
2. Adequate notice of the November 1, 2022, public hearing was provided, pursuant to Section 67-6512, Idaho Code and Title 3, Chapter 15 of McCall City Code.

**DECISION**

**THEREFORE**, the McCall Area Planning & Zoning Commission hereby **approves** this Record of Survey application and **recommends** this Rezone application, provided that the following conditions are met:

1. Prior to recordation, the applicant shall record the survey with the following note(s) on the face of the plat:

This record of survey has been reviewed and approved by the City of McCall with respect to its compliance with the Subdivision and Development Ordinance and exemption from formal platting; an individual lot shown on this record of survey shall be considered a single lot for purposes of City ordinances. If this record of survey combines lots shown on a plat or survey of record, the separate sale of such former separate lots will constitute an illegal subdivision under the McCall City Code.

2. Prior to recordation, the applicant shall submit digital files of the Record of Survey in accordance with the McCall Digital Data Submission Standards.
3. Prior to recordation, the applicant shall receive final engineering approval.
4. Prior to None, the applicant shall provide the City with a .PDF copy of the recorded survey and recorded legal description immediately upon recordation.

Findings of Fact **adopted** this 6th day of DECEMBER, 2022.

---

Robert Lyons, Chairman  
McCall Area Planning & Zoning Commission

Attest:

---

Brian Parker  
City Planner



**City of McCall**  
COMMUNITY  
DEVELOPMENT

**ZON-22-02 Findings of Fact (ACTION ITEM)**

**TBD Stibnite St**

**The Land Group for McCall-Donnelly Joint School District**

**November 1, 2022**

Public Hearing

**IN RE:** )  
 )  
**MDSO REZONE** ) **MCCALL AREA PLANNING &**  
**REZONE** ) **ZONING COMMISSION**  
 ) **FINDINGS OF FACT,**  
 ) **CONCLUSIONS OF LAW, AND**  
**APPLICATION NUMBER:** ) **DECISION**  
**ZON-22-02** )

**FINDINGS OF FACT**

**Applicant:** McCall Donnelly School District

**Representative:** Kerstin Dettrich, The Land Group, Inc.

**Application:** An Application for a Rezone to change the zoning of the subject property from CV – Civic to R8 –Medium Density Residential to facilitate a future development of employee housing.

**Location:** Part of Tax No. 80 and McCall Acreage Tax No. 86, located in the NW ¼ of the NW ¼ of Section 16, T18N, R3E, B.M., City of McCall, Idaho

**Address(es):** TBD Stibnite Street

**Public Notice:** Newspaper: The Notice of Hearing was published in the *Star News* on October 13, 2022.  
Mailing: The Notice of Hearing was mailed to property owners within 300 feet on October 14, 2022.  
Posting: The Notice of Hearing was posted on the subject property on October 12, 2022.

**Zoning** CV – Civic (existing), R8 – Medium Density Residential (proposed)

## APPROVAL STANDARDS

### Title 3, Chapter 13

**The applicant may be required to submit an environmental assessment prior to approval of a zoning map change, when in the judgment of the commission the change would permit operations, materials, or activities which would constitute a potential threat to public health, safety and welfare or to the quality of the environment.** The proposed residential use is unlikely to create conditions that would threaten public health, safety, or welfare.

**Upon receipt of a request for amendment to the zoning ordinance, or for amendments of the zoning map, the commission shall determine if the proposed change would also require an amendment to the comprehensive plan.** The future land use map identifies the site as High Density Residential, which is consistent with the proposed zoning.

## COMMENTS

### *Agency Comments:*

- Idaho Transportation Department (ITD):

On September 30, 2022, the ITD District 3 Development Services Coordinator provided the following comments:

- ITD has reviewed the application for ZON-22-02 and does not anticipate any significant traffic impact to the State Highway system from this development and has no objections to the proposed development.
- Applicant must adhere to all previously approved permits and conditions. Furthermore, it is the responsibility of the applicant to ensure compliance to permitting requirements for encroachments and/or utilities (if applicable) prior to commencing work.

- Payette Lakes Recreational Water and Sewer District (PLRWSD):

See attached letter, dated September 26, 2022.

### *Public Comments:*

No public comments received to date.

### CONCLUSIONS OF LAW

1. The City of McCall has provided for initiation of amendments to the zoning map, authorized by Section 67-6511, Idaho Code, pursuant to Title 3, Chapter 13 of McCall City Code.
2. Adequate notice of the November 1, 2022, public hearing was provided, pursuant to Section 67-6512, Idaho Code and Title 3, Chapter 15 of McCall City Code.

### DECISION

**THEREFORE**, the McCall Area Planning & Zoning Commission hereby **recommends** approval of this Rezone application.

Findings of Fact **adopted** this 6<sup>TH</sup> day of DECEMBER, 2022.

---

Robert Lyons, Chair  
McCall Area Planning & Zoning Commission

Attest:

---

Brian Parker  
City Planner





**City of McCall**  
COMMUNITY  
DEVELOPMENT

**SUB-22-06, CUP-22-06, DR-22-23, SR-22-15 (ACTION ITEM)**

**209-217 Simmons St**

**Steve Callan of Synergy Structures**

**November 1, 2022**

Public Hearing



# City of McCall

COMMUNITY DEVELOPMENT

[www.mccall.id.us](http://www.mccall.id.us)

216 East Park Street  
McCall, Idaho 83638

**Phone 208-634-7052**

Main 208-634-7142

Fax 208-634-3038

**Subject:** SUB-22-06 – Request to Continue  
**From:** Brian Parker, City Planner  
**Date:** December 6, 2022

The intention of this Memorandum is to request that the subject application be continued

---

Please continue the subject application to the January 10, 2023, McCall Area Planning & Zoning Commission Meeting to allow the applicant and staff additional time to revise and review the application documentation.



**City of McCall**  
COMMUNITY  
DEVELOPMENT

**Scenic Route Service Stations  
WORK SESSION**

**December 6, 2022**

NOT A PUBLIC HEARING



# City of McCall

COMMUNITY DEVELOPMENT

www.mccall.id.us

216 East Park Street  
McCall, Idaho 83638

Phone 208-634-7052

Main 208-634-7142

Fax 208-634-3038

**Subject:** Scenic Route Service Station Code Amendment  
**From:** Brian Parker  
**Date:** December 6, 2022

The intention of this Memorandum is to provide analysis of the potential code amendment prohibiting service stations within the Scenic Route overlay zone.

During the November 17, 2020 meeting, the McCall City Council conducted a public hearing for CA-20-03, which included the following proposed language:

**3.7.033: PROHIBITED USES:** The following use is prohibited in the Scenic Route Zone:

Service station

The hearing was continued to the January 14, 2021 meeting at which time the City Council decided to approve CA-20-03 without the proposed addition of Section 3.7.033, which would have prohibited service stations along scenic routes. Section 3.7.033 was remanded back to the McCall Area Planning and Zoning Commission to further study the issue.

### **Staff Analysis**

McCall City Code Section 3.2.02 includes the following definition of "Service Station:"

SERVICE STATION: Buildings and premises where gasoline, oil, grease, batteries, tires and motor vehicle accessories may be supplied and dispensed at retail and where, in addition, light maintenance activities such as engine tune-ups, lubrication, exhaust system repair, minor repairs and carburetor cleaning are conducted. Activities conducted at a service station shall not include major mechanical and body work, straightening of body parts, painting, welding or storage of automobiles. Additionally, the sales of cold drinks, packaged food, tobacco and similar convenience goods for service station customers is permitted, as accessory and incidental to principal service station operations.

A prohibition of service stations along scenic routes provides the following costs and benefits:

Cost	Benefit
Limits potential locations for additional service stations	Improved pedestrian environment along key corridors throughout the community

May have adverse impacts on existing service stations	Improved community aesthetics
	Reduced fumes, glare, noise, etc. to adjacent commercial businesses such as restaurants with outdoor seating.
	Directs automobile-oriented businesses towards more automobile-oriented streets
	Discourages new construction of fossil-fuel based establishments

The current definition of “Service Station” generally encompasses convenience stores, minor auto repair, and gasoline/diesel fuel islands. Each of these uses have different impacts on the pedestrian environment and adjoining properties. It also fails to distinguish between fueling islands for gasoline/diesel and electric vehicles, which also have different impacts on the community.

Except for one, all of existing fueling station/convenience store/minor automobile repair facilities are currently located along designated scenic routes. A blanket prohibition on “Service Station” uses would make each of them entirely non-conforming, and would thus be subject to MCC 3.11.04(B). Separating out the fuel islands from other uses encompassed by “Service Station” would allow for the expansion of the portions of the businesses that are more beneficial to the community, while still not allowing for the expansion of the prohibited uses under the amended code.

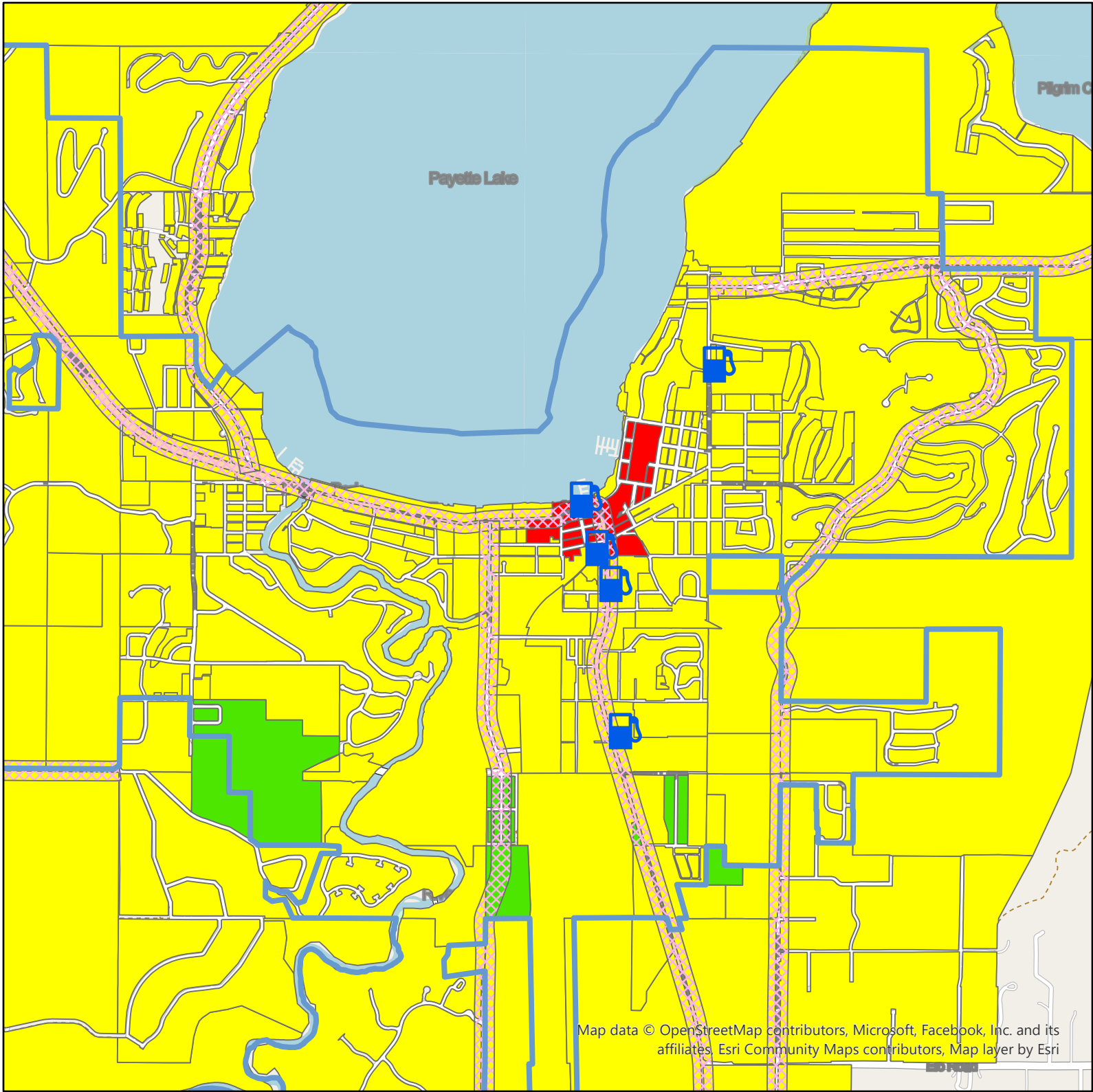
Staff is recommending the following modifications to McCall City Code:







- In MCC 3.2.02:
  - Change the definition of:
    - Service Station to differentiate between those with and without gasoline or diesel fuel pumps.
  - Create definitions for
    - Electric Vehicle Charging Facility, Large Scale
    - Electric Vehicle Charging Facility, Small Scale
- Update all use charts with updated definitions
- Create MCC 3.7.033 with the following language:

**3.7.033: PROHIBITED USES: The following uses are prohibited in the Scenic Route Zone:**

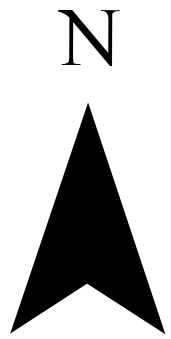
- A. Service Stations with Gasoline or Diesel Fuel Islands

# Existing Conditions

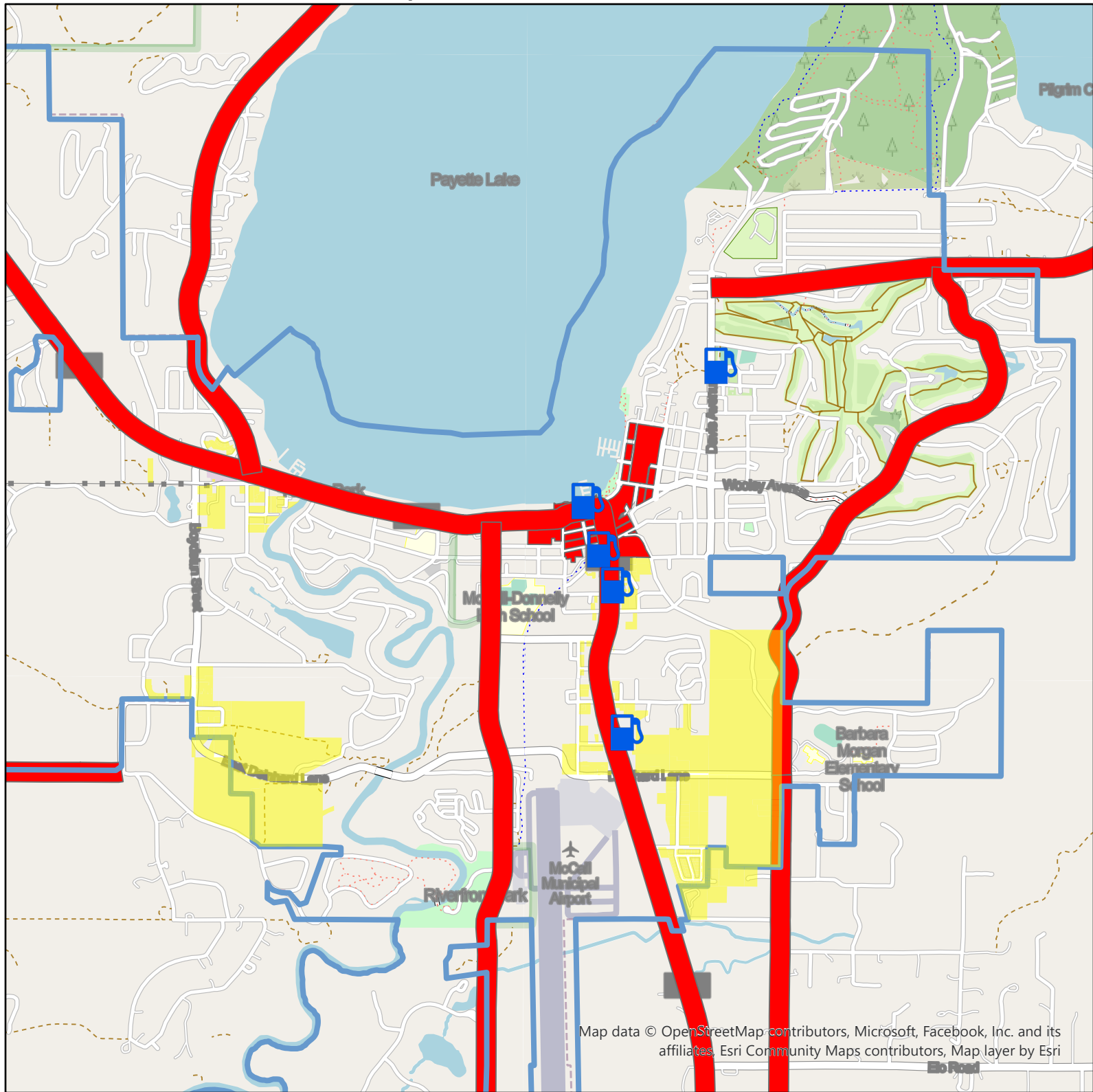


-  Existing Service Stations
-  McCall City Limit
-  Scenic Routes
-  Existing Conditional
-  Existing Permitted
-  Existing Prohibited






0 0.25 0.5 1 Miles



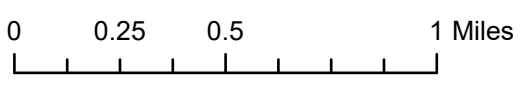
# Proposed Conditions



Map data © OpenStreetMap contributors, Microsoft, Facebook, Inc. and its affiliates, Esri Community Maps contributors, Map layer by Esri

-  Existing Service Stations
-  McCall City Limit
-  SR (Proposed Prohibited)
-  Proposed Conditional
-  Existing Prohibited

N





**City of McCall**  
COMMUNITY  
DEVELOPMENT

**Signs**

**Approved November 1 - November 30, 2022**

Not a Public Hearing





City of  
**McCall**  
IDAHO

November 14, 2022

McCall Pet Spa  
102 N 3<sup>rd</sup> St (Ste 100)  
McCall, ID 83638

Delivered via e-mail to [shell618@me.com](mailto:shell618@me.com) and [info@mccallpetspa.com](mailto:info@mccallpetspa.com) and [jim@rm-signs.com](mailto:jim@rm-signs.com)

Re: Sign Design Review (SG-22-21) for McCall Pet Spa

This letter hereby provides City of McCall administrative approval of the signs represented in the sign design review application (accepted on November 5, 2022 with fees paid) which is described as follows:

- One (1) Single sided logo sign with dimensional lettering measuring 60" x 8" for a total of 3.3 square feet
  - Sign will be a flat aluminum sign with vinyl print indicating the business name in grey lettering.
- Two (2) window graphics (decals) on each side of the main entrance displaying contact information and hours.. Each window sign is 40" x 12" for a total of 7 square feet (3.5 square feet per window). The window signage takes up approximately 22% of the window area, which remains within the allowable limit of 25% window signage coverage.

Design:

- The Aluminum logo sign will be grey lettering and a blue paw on charcoal background.
- The window decals will be an off-white with transparent background.
- No lighting is proposed at this time.

The linear dimension of the building frontage(s) along N 3<sup>rd</sup> St is approximately 41 feet, thereby allowing a maximum of 61.5 square feet of signage for the property. The 2<sup>nd</sup> floor tenant has been approved for 24.9 square feet of signage. Therefore the proposed additional 10.3 square feet of signage is within the allowable square footage for the building. Pursuant to McCall City Code (Title 3, Chapter 9), the sign design meets the intent of the McCall Design Guidelines and **is hereby approved by the City of McCall.**

If you have any questions about the contents of this letter, please feel free to contact me.

Sincerely,

Meredith Todd  
Assistant City Planner  
[mtodd@mccall.id.us](mailto:mtodd@mccall.id.us)

## McCall Pet Spa

Eve sign on wood. 60" x 8" 3.3 sq ft.  
Non Lit aluminum flat sign with vinyl print  
Light grey lettering with paw logo

Total signage excluding open  
closed hanging sign (2 sq ft) is  
40.3 sq ft.

Self-Serve Wash & Nail Trims  
Walk-Ins Welcome  
Tue-Fri 9-5

Graphic is the same for each window 40 x 12" 3.33 sq ft.  
Window size: 15 sq ft.  $3.33/15 = .22\%$  of window  
Total window sq/ft 7 sq ft.

Professional Pet Grooming  
call for appointment  
208.634.3977

OPEN



## Meredith Todd

---

**From:** justyn@rm-signs.com  
**Sent:** Thursday, November 10, 2022 2:44 PM  
**To:** Meredith Todd  
**Subject:** RE: Servpro

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Meredith,

The large sign is 4'x4' going into the existing frame out front. There will be 3 of the circle signs mounted on the building. They are a 30" diameter. The total sqft usage of all combined being 34.75.

Thanks,

*Justyn Boyer*

**EFFECTIVE 9/20 WE WILL BE CHARGING 3% ON ALL CREDIT CARD TRANSACTIONS. PLEASE BRING CASH OR CHECK IF YOU WISH NOT TO INCCUR THIS FEE. THANK YOU FOR YOUR COOPERATION\*\*\***



**208-634-2045 Monday - Friday 9 - 5pm**  
**Physical: 122 Mission Street**  
**Mailing: P.O. Box 926**  
**McCall, ID 83638**

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**From:** Meredith Todd <mtodd@mccall.id.us>  
**Sent:** Wednesday, November 9, 2022 6:04 PM  
**To:** justyn@rm-signs.com  
**Subject:** Re: Servpro

This feels a lot better already.

Where on the property/building does the square one go? And what's the total square footage between the two?

Get [Outlook for iOS](#)

---

**From:** [justyn@rm-signs.com](mailto:justyn@rm-signs.com) <[justyn@rm-signs.com](mailto:justyn@rm-signs.com)>

**Sent:** Wednesday, November 9, 2022 3:59:52 PM

**To:** Meredith Todd <[mtodd@mccall.id.us](mailto:mtodd@mccall.id.us)>

**Subject:** Servpro

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Meredith,

Let me know if this will work. Off white background and dark grey lettering.

Thanks,

*Justyn Boyer*

**EFFECTIVE 9/20 WE WILL BE CHARGING 3% ON ALL CREDIT CARD TRANSACTIONS. PLEASE BRING CASH OR CHECK IF YOU WISH NOT TO INCCUR THIS FEE. THANK YOU FOR YOUR COOPERATION\*\*\***



**208-634-2045 Monday - Friday 9 - 5pm**

**Physical: 122 Mission Street**

**Mailing: P.O. Box 926**

**McCall, ID 83638**



Cleaning. Restoration. Construction.

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McCALL  
208-849-4045

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