



**HATCH DESIGN  
ARCHITECTURE**

200 W 36th St. Boise ID, 83714 • phone: 208.475.3204 • fax: 208.475.3205 • email: info@hatchda.com

September 23, 2023

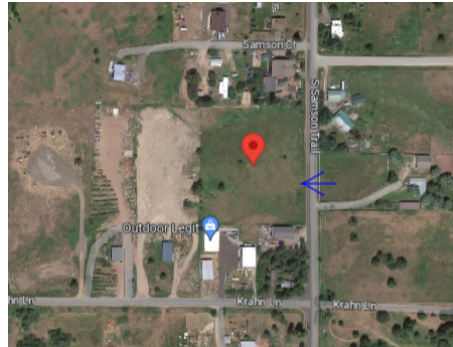
Dear Resident,

Prior to the Planning and Zoning hearing for the Conditional Use and Planned Unit Development Application, the applicant would like to provide an additional opportunity for conversation between the applicant and neighbors. We would like to invite you to a neighborhood meeting to discuss the overall project. This is your notice to meet and review the proposed PUD Application for a new self storage facility. This is not a public hearing, and no public officials will be present. If you have questions regarding neighborhood meeting requirements, please contact the McCall City Planner, Brian Parker, at (208) 634-4256 or bparker@mccall.id.us.

**Purpose:** To review and make comments regarding the planned unit development of the property at 450 S SAMSON TRAIL, MCCALL, ID.

**When:** The meeting will be held on Tuesday, October 10th, 2023, from 6-7 pm.

**Where:** The meeting will be held on site  
450 S SAMSON TRAIL



If you are unable to attend the meeting comments can be provided via email at info@hatchda.com, phone at 208-475-3204, or a letter mailed to our office: 200 W. 36th Street, Boise, ID 83714. The Comment period will commence on Wednesday, October 11th and end on Wednesday, October 18th @ 12:00 AM.

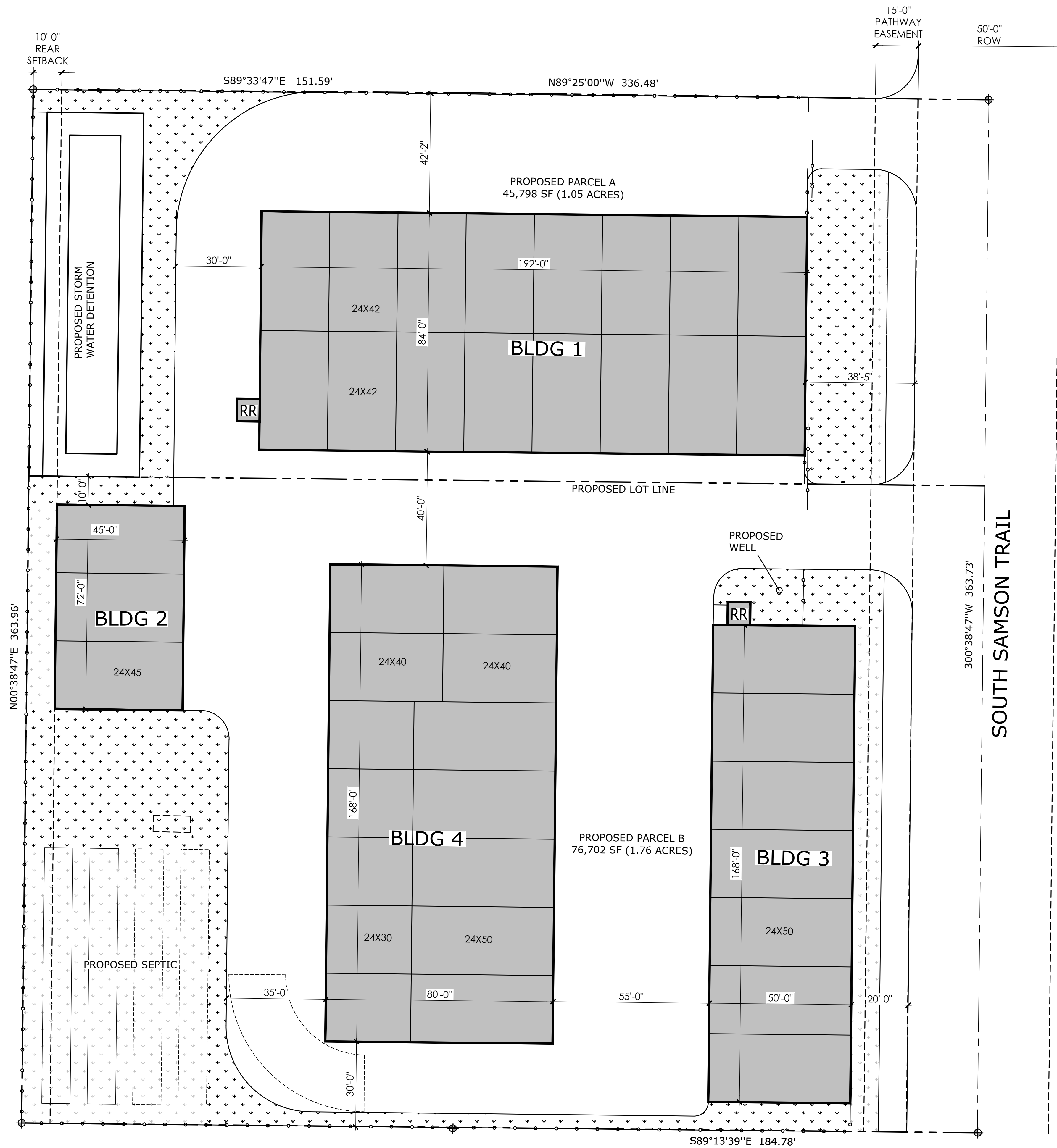
**Project Description:** The philosophy of the proposed development is to enhance and provide functionality within the surrounding neighborhood and community.

If you have questions about the meeting or proposed development project, please contact:

Jeffery L. Hatch with Hatch Design Architecture, LLC - Applicant's Representative  
200 W. 36th St., Boise, ID, 83714  
(208) 475-3204

Thank you for your time and we look forward to meeting you!

Sincerely,



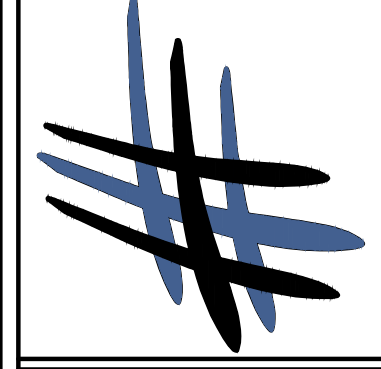
**SITE REFERENCE PLAN**

SCALE: 1"=20'-0"

SITE RECAP	
PARCEL #:	RP18N03E169755
PARCEL AREA:	TOTAL - 2.81 ACRES (122,500 S.F.)
CITY ZONING:	CC
SETBACKS:	
FRONT	5'-0"
REAR	10'-0"
SIDES	0'-0"
LOT COVERAGE (BLDG. FOOTPRINTS):	41,208 SF (34%)
IMPERVIOUS SURFACE (DRIVE AISLES):	41,567 SF (34%)
SNOW STORAGE:	12,274 SF (30%)

BUILDING AREA RECAP	
BUILDING 1	TOTAL AREA: 16,128 SQ. FT.
BUILDING 2	TOTAL AREA: 3,240 SQ. FT.
BUILDING 3	TOTAL AREA: 8,400 SQ. FT.
BUILDING 4	TOTAL AREA: 13,440 SQ. FT.
<b>TOTAL OVERALL AREA:</b>	<b>41,208 SQ. FT.</b>

**HATCH DESIGN ARCHITECTURE**  
 6126 W. STATE ST.  
 BOISE, IDAHO 83703  
 PHONE: (208) 475-3204  
 FAX: (208) 475-3205  
 COPYRIGHT 2023  
 JEFF HATCH



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NEW CONSTRUCTION FOR:  
**ECHANIS STORAGE**  
 450 S SAMSON TRAIL, MCCALL, ID

DATE	DESCRIPTION/COMMENTS

DATE: SEPT. 2023  
 DRAWN BY: ST  
 CHECKED BY: JLH  
 JOB NUMBER: 23116

SHEET TITLE  
**SITE PLAN**

SHEET NUMBER  
**A-1.0**  
 SHEET

Owner 1	Owner 2	Owner Address	Owner City	Owner Stat	Owner Zip	Parcel ID	Land Use	Property Address	Property City	Property State	Property Zip
Gary J Brown	Bette R Brown	2791 S Bay Star Way	Meridian	ID	83642-2096	RP00288001007A		571 Krahn Ln		ID	
Elva Torres		Po Box 2863	McCall	ID	83638	RP00288001016D	Residential Vacant Land	No Address Available		ID	
Julie Palmieri Grove		Po Box 983	McCall	ID	83638-0983	RP18N03E169770	Commercial General	380 Krahn Ln	McCall	ID	83638
Jermar LLC Baker Mark N		613 W Valley Pkwy Ste 315	Escondido	CA	92025-2552	RP18N03E169910	Commercial General	440 Krahn Ln	McCall	ID	83638
Rancho De Merlyn LLC		Po Box 1832	McCall	ID	83638-1832	RP18N03E210004	Rural / Agricultural Residence	441 Krahn Ln	McCall	ID	83638
Kelly Clark	Anna Clark	Po Box 1832	McCall	ID	83638-1832	RP18N03E210015	Single Family Residential	441 Krahn Ln	McCall	ID	83638
Flex North LLC		2417 N Heights Dr	Boise	ID	83702-2835	RP18N03E169855	Warehouse Industrial	460 Krahn Ln	McCall	ID	83638-5158
William A Burt	Leta I Burt	7348 Bluff Rd	New Plymouth	ID	83655-5013	RP18N03E169940	Single Family Residential	480 Krahn Ln	McCall	ID	83638
Laura Crawford	David Crawford	Po Box 121	McCall	ID	83638-0121	RP18N03E169075	Single Family Residential	302 Samson Ct	McCall	ID	83638
Bruce Rude	Katrina Rude	Po Box 1495	McCall	ID	83638-1495	RP18N03E169077	Single Family Residential	304 Samson Ct	McCall	ID	83638
Nicholas Mortensen	Sharon Mortensen	3045 N Wingate Ln	Meridian	ID	83646-7301	RP18N03E169080	Single Family Residential	306 Samson Ct	McCall	ID	83638
Susan Ericson		2434 W Cherry Ln	Boise	ID	83705-4311	RP18N03E169230	Single Family Residential	308 Samson Ct	McCall	ID	83638
Judy W Berheim		Po Box 4043	McCall	ID	83638-8043	RP18N03E169236	Mobile / Manufactured Home	310 Samson Ct	McCall	ID	83638-5189
Brett William Spangenberg	Jadwiga Kristina Spangenberg	Po Box 1567	McCall	ID	83638-1567	RP18N03E169100	Single Family Residential	312 Samson Ct	McCall	ID	83638-5189
Huie Laurence G 2014 Family Trust		7486 Horseshoe Bar Rd	Loomis	CA	95650-9712	RP002880020010	Single Family Residential	375 S Samson Trl	McCall	ID	83638-5168
Joseph C Baugh	Kimberly A Apperson	Po Box 1384	McCall	ID	83638-1384	RP00288001016F	Single Family Residential	415 S Samson Trl	McCall	ID	83638-5169
Carmello Echanis		845 W Rollins St	Boise	ID	83706-4676	RP18N03E169755	Waste Land/Marsh/Swamp/Submerged Vacant Land	450 S Samson Trl	McCall	ID	83638
Espy Family Revocable Living Trust		Po Box 1245	McCall	ID	83638-1245	RP00288001016B	Single Family Residential	455 S Samson Trl	McCall	ID	83638
Charles Edward Thielst		54 Rogers Ln	McCall	ID	83638-5013	RP18N03E169870	Commercial General	480 S Samson Trl	McCall	ID	83638-5169
Ernest J Cheney		12741 E Cayley Ave Ste 126	Centennial	CO	80111			400 Krahn Ln			
Jane Gallad	Anthony Gallad	Po Box 1996	McCall	ID	83638	RP00288001011C					
Brian Parker		216 E Park St	McCall	ID	83636						

