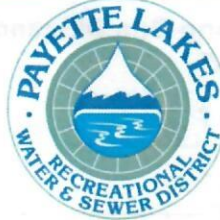


City of McCall

216 East Park Street
McCall, ID 83638
Phone (208) 634-7142
Email mtodd@mccall.id.us



City of McCall



PLRWSD

201 Jacob St
McCall, ID 83638
Phone (208) 634 4111
Email info@plrwsd.org

UTILITY DUE DILIGENCE FORM

Prior to scheduling an application for a Preliminary Development Plan Review, or, "Pre-App" before the McCall Area Planning & Zoning Commission, the Applicant will present to the McCall Area Planning Administrator, City of McCall Public Works Administrator, and Payette Lakes Recreational Water & Sewer District Administrator, a **preliminary development plan** for review and discussion. These required meetings are intended to determine what opportunities, challenges, and logistics would be applied to the Preliminary Plan, such as Planning and Zoning Standards, Water Meter Sizing, Sewage Hookup and Improvement Requirements, and other infrastructural standards as they apply to large-scale development projects in the McCall Area. All materials to be reviewed and discussed shall be provided, or be available, to each of the agency representatives identified, and proof of all meetings having been conducted must be provided with the [Preliminary Development Plan Review Application Form](#).

Please check all that apply:

- Annexation or Rezone (ZON)
- Conditional Use Permit (CUP)
- Planned Unit Development (PUD) General Plan
- Planned Unit Development (PUD) Final Plan
- Street Vacation (VAC)
- Subdivision (SUB) Preliminary Plat
- Subdivision (SUB) Final Plat
- Variance (VAR)

Recommended Documents

- Project Description
- Estimated Project Timeline
- Site Plan
- Vicinity Map

Applicant Information: To be filled by applicant

Applicant: Andy + Dandy Stevens Phone/Email: 503.309.9852 *andy@pchomes.biz*

Applicant's Mailing Address: 18109 S Waldow Rd Oregon City OR 97045

Agent/Representative: Done Right Management Phone/Fax/Email: 208.634-0030

Agent/Representative's Mailing Address: 321 N 1st McCall *Kaycee@donerightmanagement.com*

Address of Subject Property: 705 Brown Drive

Legal Description of Property: Lot 10 of Block 1 amended Hoff brown 1st edition

Zoning District of Property: R4

Explain the general nature of what is proposed:

Current short term rental. we are wanting to apply for CUP to continue renting property

McCall Area Planning & Zoning Due Diligence Report:
To be completed by City Staff



City of McCall
COMMUNITY
DEVELOPMENT

Staff Member: Brian Parker

Staff Signature: [Signature] Date: 7/26/23

Agent Present: Owner Phone/Fax/Email: _____

Address/Parcel # of Subject Property: 705 Brown Pr

Legal Description of Property: see page 1

Zoning District of Property: R-4

Proposed Use: STR w/ all 710 # Permitted Res Units 1

Property Size: 10,329 Allowable Lot Coverage % 29.8%

All Planning & Zoning Applications Required: CUP

General Comments/Attachments:
Max Occupancy: 14
work on getting consent from neighborhood

City of McCall Public Works Due Diligence Report:
To be completed by City Staff



City of McCall
PUBLIC WORKS

Staff Member: Morgan Strand

Staff Signature: [Signature] Date: 7/26/2023

Agent Present: _____ Phone/Fax/Email: _____

Address of Subject Property: 705 Brown

Water Meter Sizing (ERUs): N/A Fire Flow Analysis Required: (yes / no)

Property Size: .24 acres Max Grade: 23% Avg Grade: 1.8% Impervious Area: not changing impervious

Public Infrastructure Improvements Expected: None currently

Traffic Study: (yes / no) If yes, general scope: _____

General Comments:
Not many requirements if no site improvements are occurring



Payette Lakes Recreational Water & Sewer District Due Diligence Report:
To be completed by Sewer District Staff

Staff Member: _____

Staff Signature: _____ Date: _____

Agent Present: _____ Phone/Fax/Email: _____

Address of Subject Property: _____

Eligible EDUs: _____

Consistent w/ Sewer Density Map?: (yes / no) Sewage Model Required: (yes / no)

Property Size: _____ Max Grade: _____ Avg Grade: _____

Sewage Improvements Expected: _____

General Comments:

We visited Jacob's office on 7/26/23 and he didn't know much about this form. He said he would email Bran.