

**JOINT MEETING**  
**VALLEY COUNTY PLANNING AND ZONING COMMISSION**  
**AND**  
**CITY OF MCCALL**  
**PLANNING AND ZONING COMMISSION**

Agenda  
June 28, 2005 – 2:00 p.m.  
Valley County Courthouse  
Cascade

**1. CALL TO ORDER AND ROLL CALL**

City of McCall: Don Bailey, Jeff Schoedler, Phil Feinberg, Bob Youde, one vacancy

Valley County: Hugh Somerton, DeMar Burnett, Ed Allen, Todd Hatfield, Jerry Winkle

**2. OLD BUSINESS (Valley County Commissioners Only)**

**SUB-05-13 White Cloud Subdivision, Preliminary Plat:** The applicants are Etter Usher and Karen White, represented by Scott Findlay. They are requesting approval of an 80 lot single-family subdivision on 210 acres. The minimum lot size is 1.17 acres and the maximum lot size is 4.89 acres, with the typical lot size of 2.10 acres. The lots will have individual well and septic systems. The site will access from West Mountain Road. The seven interior paved roads will be 24' wide, built to County standards and publicly maintained by the County. The site is located in the SW4, NW4 of Sections 19 and 30, T. 18N, R. 3E, and in the SE4, NE4 of Sections 24 and 25, T. 18N, R. 2E, B.M., Valley County, Idaho.

**(This application covers the portion of the proposed White Cloud Subdivision that is within the City of McCall Impact Area.) A PUBLIC HEARING.**

**2. OLD BUSINESS (City of McCall Commissioners Only)**

**PUD-05-4**

*The Village at Deer Forest*

Steve Arnold for Michael Goldman: A request for general plan approval for a Planned Unit Development, pursuant to MCC 3-22-100, on a parcel of land located in the SW ¼ of the SW ¼ of Section 10, Township 18 North, Range 3 East of the Boise Meridian, McCall, Valley County, Idaho. A PUBLIC HEARING.

**SUB-05-12**

*The Village at Deer Forest*

Steve Arnold for Michael Goldman: A request for preliminary plat approval for 4 townhouse lots and 16 single family lots on a parcel of land located in the SW ¼ of the SW ¼ of Section 10, Township 18 North, Range 3 East of the Boise Meridian, McCall, Valley County, Idaho. A PUBLIC HEARING.

**3. NEW BUSINESS**

**City of McCall Zoning and Subdivision Code Rewrite**

- **Process**
- **Status of Draft Document**
- **County P&Z Involvement**

**City of McCall Impact Area**

- **Status of Impact Area Agreement**
- **Proposed 2006 City of McCall Comprehensive Plan Update**

**4. ADJOURNMENT**