

Sterling Landscaping

Conditional Use Permit with Variances from Setbacks

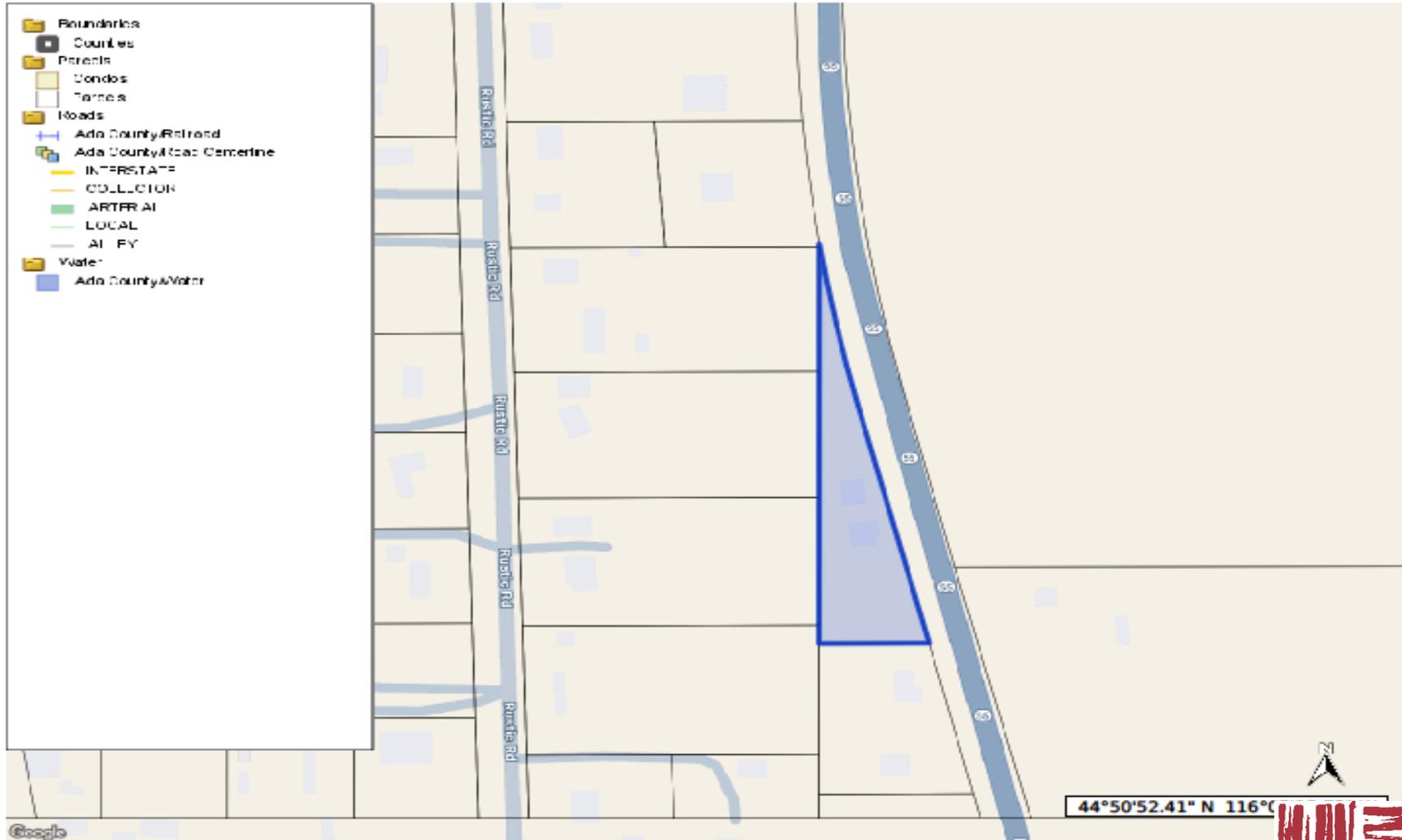
C.U.P. 25-031

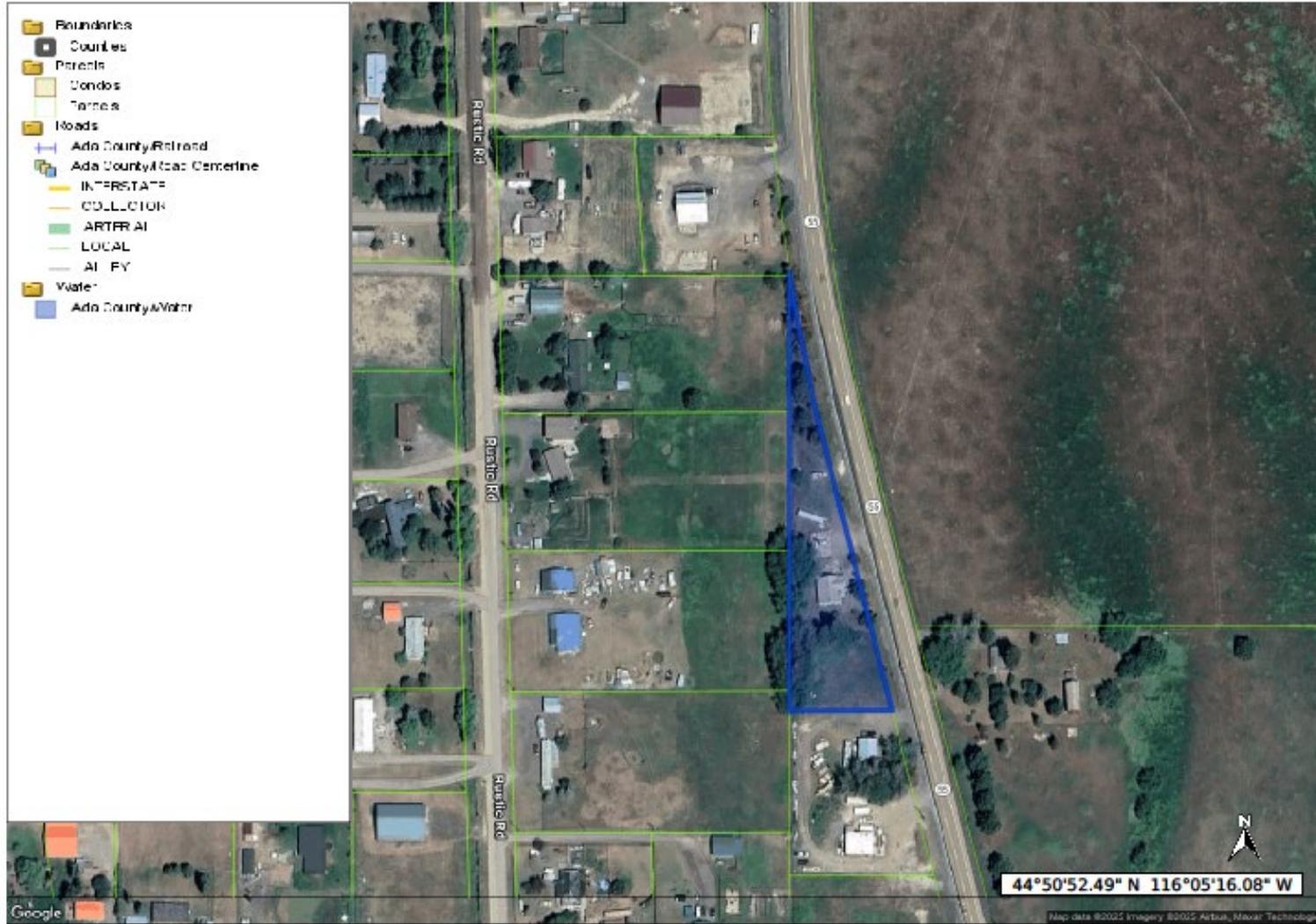
13965 Highway 55

Applicant – Jody Hurst
Representative – Mike Williams



13965 SH-55 - Vicinity Map

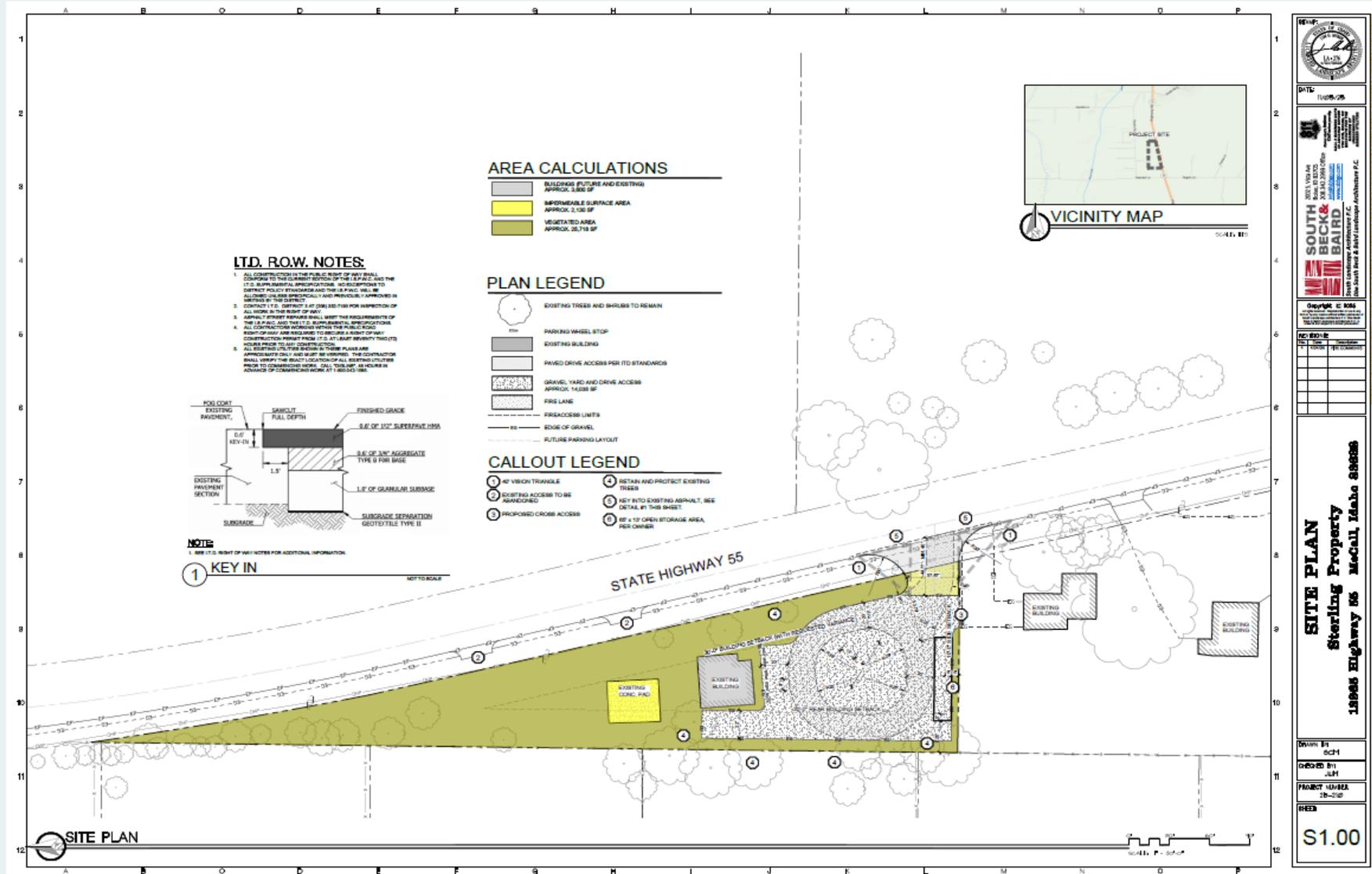




Commission's Request For Additional Information

1. Updated Site Plan showing parking area.
 2. Update site plan showing building location with a smaller variance requested.
 3. Communication from the adjacent neighbor.
 4. Requirements of McCall Fire Department.
1. A revised site plan was submitted on January 22, 2026, showing the parking area.
 2. A revised site plan was submitted on January 22, 2026, showing the proposed shop removed.
 3. As part of the ITD Encroachment Permit we indicated to ITD we will provide a cross-access agreement with the adjacent property owner. The cross-access agreement will be submitted to ITD prior to approval of construction of the new access point.
 4. We reached out to Captain Garber on December 12, 2025. Captain Garber responded on December 16, 2025, with the required driveway standards. The site plan is designed in conformance with the required standards.

Site Plan



SEAL

DATE 11/08/25

PROJECT 2024-100144
 18065 Highway 66
 Sterling Property
 McCall, Idaho 83638

SOUTH BECK & BAIRD
 ARCHITECTS & ENGINEERS
 1000 South First & 3rd Street, Boise, Idaho 83725
 (208) 333-8800

PROJECT NO. 2024-100144

DATE 11/08/25

SCALE P. 1" = 30'-0"

PROJECT NAME 18065 Highway 66 Sterling Property McCall, Idaho 83638

OWNER Sterling Property

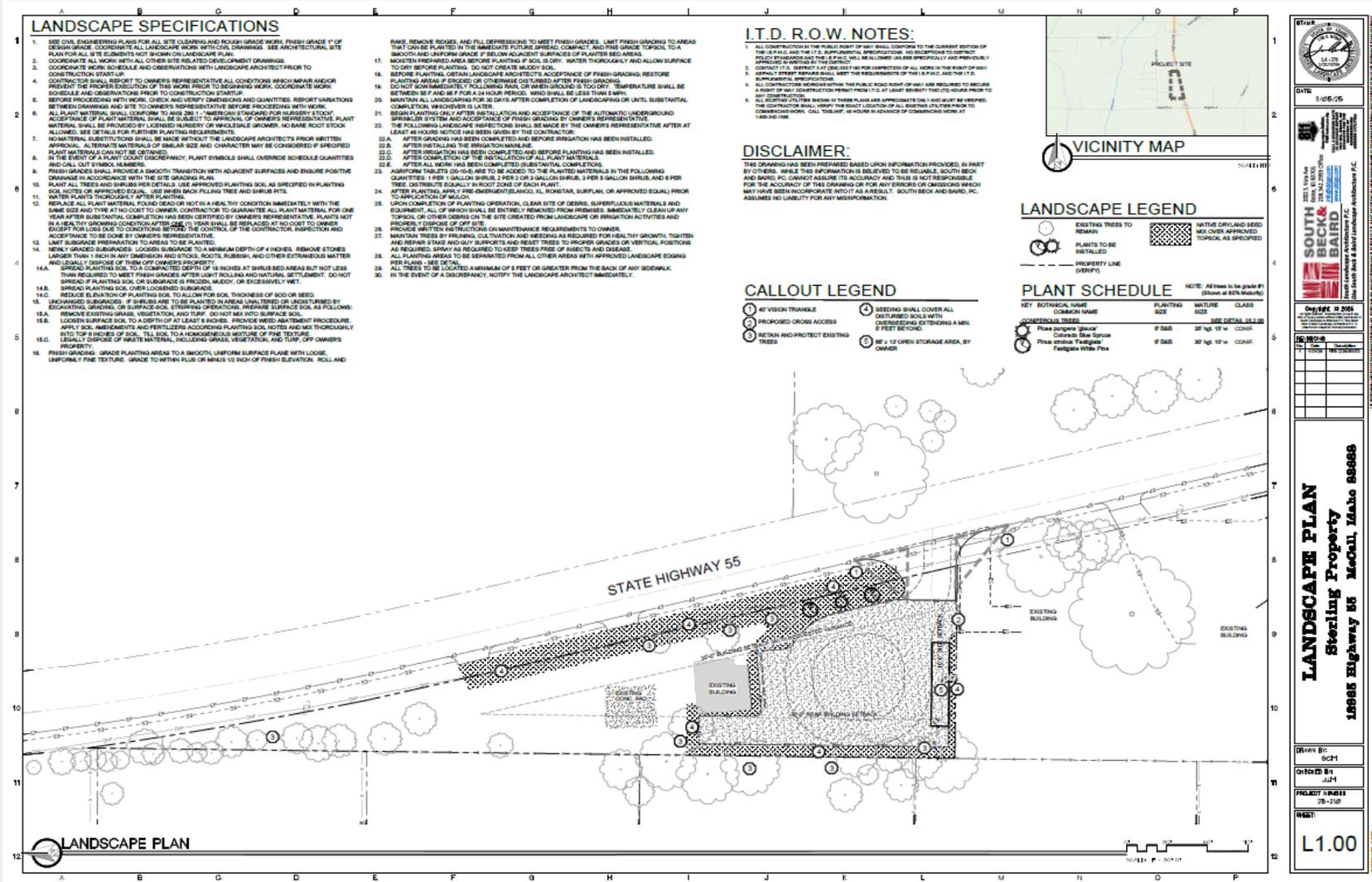
PROJECT NUMBER SB-25

PRICE \$1.00

PRINT SET



Landscape Plan



- ### LANDSCAPE SPECIFICATIONS
- SEE CIVIL ENGINEERING PLANS FOR ALL SITE CLEARING AND ROUGH GRADE WORK. FINISH GRADE 1" OF DESIGN GRADE. COORDINATE ALL CONSTRUCTION WORK WITH CIVIL DRAWINGS. SEE ARCHITECTURAL SITE PLAN FOR ALL SITE ELEMENTS NOT SHOWN ON LANDSCAPE PLAN.
 - COORDINATE ALL WORK WITH ALL OTHER SITE RELATED DEVELOPMENT DRAWINGS.
 - COORDINATE WORK SCHEDULE AND OBSERVATIONS WITH LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION STARTUP.
 - CONTRACTOR SHALL REPORT TO OWNER'S REPRESENTATIVE ALL CONDITIONS WHICH IMPAIR AND/OR PREVENT THE PROPER EXECUTION OF THIS WORK PRIOR TO BEGINNING WORK. COORDINATE WORK SCHEDULE AND OBSERVATIONS PRIOR TO CONSTRUCTION STARTUP.
 - BEFORE PROCEEDING WITH WORK, CHECK AND VERIFY DIMENSIONS AND QUANTITIES. REPORT VARIATIONS BETWEEN DRAWINGS AND SITE TO OWNER'S REPRESENTATIVE BEFORE PROCEEDING WITH WORK.
 - ALL PLANT MATERIAL SHALL CONFORM TO USDA ZONE 7 - AMERICAN STANDARD FOR NURSERY STOCK. ACCEPTANCE OF PLANT MATERIAL SHALL BE SUBJECT TO APPROVAL OF OWNER'S REPRESENTATIVE. PLANT MATERIAL SHALL BE PROVIDED BY LICENSED ALIEN OR WHOLESALE GROWER. NO BARE ROOT STOCK ALLOWED. SEE DETAILS FOR FURTHER PLANTING REQUIREMENTS.
 - NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT THE LANDSCAPE ARCHITECT'S PRIOR WRITTEN APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIAL CANNOT BE OBTAINED.
 - IN THE EVENT OF A PLANT COUNT DISCREPANCY, PLANT SYMBOLS SHALL OVERRIDE SCHEDULE QUANTITIES AND CALL OUT SYMBOLS. HANDBOOK.
 - FINISH GRADES SHALL PROVIDE A SMOOTH TRANSITION WITH ADJACENT SURFACES AND ENSURE POSITIVE DRAINAGE IN ACCORDANCE WITH THE SITE GRADING PLAN.
 - PLANT ALL TREES AND SHRUBS PER DETAILS. USE APPROVED PLANTING SOIL AS SPECIFIED IN PLANTING SOIL NOTES OR APPROVED EQUAL. USE MESH BACK FILLING TREE AND SHRUB PITS.
 - WATER PLANTS THOROUGHLY AFTER PLANTING.
 - REPLACE ALL PLANT MATERIAL FOUND DEAD OR NOT IN A HEALTHY CONDITION IMMEDIATELY WITH THE SAME SIZE AND TYPE AT NO COST TO OWNER. CONTRACTOR TO GUARANTEE ALL PLANT MATERIAL FOR ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN OBSERVED BY OWNER'S REPRESENTATIVE. PLANTS NOT IN A HEALTHY GROWING CONDITION AFTER ONE (1) YEAR SHALL BE REPLACED AT NO COST TO OWNER. EXCEPT FOR LOSS DUE TO CONDITIONS BEYOND THE CONTROL OF THE CONTRACTOR, INSPECTION AND ACCEPTANCE TO BE DONE BY OWNER'S REPRESENTATIVE.
 - LIMIT SUBGRADE PREPARATION TO AREAS TO BE PLANTED.
 - NEWLY GRADED SUBGRADE: LOOSEN SUBGRADE TO A MINIMUM DEPTH OF 4 INCHES. REMOVE STONES LARGER THAN 1 INCH IN ANY DIMENSION AND STONKS, ROOTS, RUBBER, AND OTHER EXTRANEIOUS MATTER AND LOOSEN 6 INCHES OF THEM OFF OWNER'S PROPERTY.
 - ROAD PLANTING SOIL TO A COMPACTED DEPTH OF 18 INCHES AT SHRUB BED AREAS BUT NOT LESS THAN REQUIRED TO MEET FINISH GRADES AFTER LIGHT ROLLING AND NATURAL SETTLEMENT. DO NOT SPREAD IF PLANTING SOIL OR SUBGRADE IS FROZEN, MUDDY, OR EXCESSIVELY WET.
 - SPREAD PLANTING SOIL OVER LOOSENED SUBGRADE.
 - REDUCE ELEVATION OF PLANTING SOIL TO ALLOW FOR SOIL THICKNESS OF SOO OR SEED.
 - MECHANICAL SUBGRADE: REMOVE ALL PLANT MATERIAL AND TREES OR SHAKE REMOVED BY EXCAVATING, GRADING, OR SURFACE SOIL. STRIPPING OPERATIONS. PREPARE SURFACE SOIL AS FOLLOWS:
 - REMOVE EXISTING GRADES, VEGETATION AND ROOTS. DO NOT MIX INTO SURFACE SOIL.
 - LOOSEN SURFACE SOIL TO A DEPTH OF AT LEAST 8 INCHES. PROVIDE WEED TREATMENT PROCEDURE. APPLY SOIL AMENDMENTS AND FERTILIZERS ACCORDING PLANTING SOIL NOTES AND MIX THOROUGHLY INTO TOP 8 INCHES OF SOIL. TILL SOIL TO A HOMOGENEOUS MIXTURE OF FINE TEXTURE.
 - LEVEL SURFACE OF WEED TREATMENT, VEGETATION, AND TOPSOIL OFF OWNER'S PROPERTY.
 - FINISH GRADING: GRADE PLANTING AREAS TO A SMOOTH, UNIFORM SURFACE PLANE WITH LOOSE, UNIFORM FINE TEXTURE. GRADE TO WITHIN PLUS OR MINUS 1/8 INCH OF FINISH ELEVATION. ROLL AND

- RAVE. REMOVE RIDGES, AND FILL DEPRESSIONS TO MEET FINISH GRADES. LIMIT FINISH GRADING TO AREAS THAT CAN BE PLANTED IN THE IMMEDIATE FUTURE. SPREAD, COMPACT, AND FINE GRADE TOPSOIL TO A SMOOTH AND UNIFORM GRADE 2" BELOW ADJACENT SURFACES OF PLANTER BED AREAS.
- MOISTEN PREPARED AREA BEFORE PLANTING IF SOIL IS DRY. WATER THOROUGHLY AND ALLOW SURFACE TO DRY BEFORE PLANTING. DO NOT CREATE MUDDY SOIL.
- BEFORE PLANTING OBTAIN LANDSCAPE ARCHITECT'S ACCEPTANCE OF FINISH GRADING. RESTORE PLANTING AREA IF EROSION OR OTHERWISE DISTURBED AFTER FINISH GRADING.
- DO NOT SCRAMBLE 1" FOLLOWING SOIL. IF SOIL TEMPERATURE IS TOO DRY, TEMPERATURE SHALL BE BETWEEN 50 F AND 90 F FOR A 24 HOUR PERIOD. WIND SHALL BE LESS THAN 10 MPH.
- MARKING ALL LANDSCAPING FOR 30 DAYS AFTER COMPLETION OF LANDSCAPING OR UNTIL SUBSTANTIAL COMPLETION, WHICHEVER IS LATER.
- BEFORE PLANTING ONLY AFTER INSTALLATION AND ACCEPTANCE OF THE AUTOMATIC UNDERGROUND SPRINKLER SYSTEM AND ACCEPTANCE OF FINISH GRADING BY OWNER'S REPRESENTATIVE.
- THE FOLLOWING LANDSCAPE RESTRICTIONS SHALL BE MADE BY THE OWNER'S REPRESENTATIVE AFTER AT LEAST 48 HOURS NOTICE HAS BEEN GIVEN BY THE CONTRACTOR.
- AFTER GRADING HAS BEEN COMPLETED AND BEFORE IRRIGATION HAS BEEN INSTALLED.
- AFTER INSTALLING THE IRRIGATION MAINLINE.
- AFTER IRRIGATION HAS BEEN COMPLETED AND BEFORE PLANTING HAS BEEN INSTALLED.
- AFTER COMPLETION OF THE INSTALLATION OF ALL PLANT MATERIAL.
- AFTER ALL WORK HAS BEEN COMPLETED AND SUBSTANTIAL COMPLETION.
- AGFORM TABLETS (25-10-6) ARE TO BE ADDED TO THE PLANTING MATERIALS IN THE FOLLOWING QUANTITIES: 1 PER 1 GALLON SHRUB, 2 PER 1 GALLON SHRUB, 1 PER 5 GALLON SHRUB, AND 8 PER TREE. DISTRIBUTE EQUALLY IN ROOT ZONE OF EACH PLANT.
- AFTER PLANTING APPLY FERTILIZERS (AMMONIUM, SULFURIC ACID, BORONIC ACID, OR APPROVED EQUAL) PRIOR TO APPLICATION OF MULCH.
- UPON COMPLETION OF PLANTING OPERATION, CLEAR SITE OF DEBRIS, SUPERFLUOUS MATERIALS AND EQUIPMENT. ALL OF WHICH SHALL BE ENTIRELY REMOVED FROM PREMISES. IMMEDIATELY CLEAN UP ANY TOPSOIL OR OTHER COMBOD ON THE SITE CREATED FROM LANDSCAPE OR IRRIGATION ACTIVITIES AND PROPERLY DISPOSE OF OFF SITE.
- MAINTAIN TREES BY PRUNING, CULTIVATION AND WEEDING AS REQUIRED FOR HEALTHY GROWTH. TIGHTEN AND REPAIR STAKE AND GUY SUPPORTS AND RESET TREES TO PROPER GRADES OR VERTICAL POSITIONS AS REQUIRED. SPRAY AS REQUIRED TO KEEP TREES FREE OF INSECTS AND DISEASE.
- ALL PLANTING AREAS TO BE SEPARATED FROM ALL OTHER AREAS WITH APPROVED LANDSCAPE EDGING PER PLAN - SEE DETAIL.
- ALL TREES TO BE LOCATED A MINIMUM OF 5 FEET OR GREATER FROM THE BACK OF ANY SIDEWALK.
- IN THE EVENT OF A DISCREPANCY, NOTIFY THE LANDSCAPE ARCHITECT IMMEDIATELY.

- ### I.T.D. R.O.W. NOTES:
- ALL CONSTRUCTION IN THE PUBLIC RIGHT OF WAY SHALL CONFORM TO THE CURRENT EDITION OF THE I.T.D. R.O.W. REGULATIONS. THE PUBLIC RIGHT OF WAY SHALL BE MAINTAINED SPECIFICALLY AND SEPARATELY FROM THE PROJECT SITE.
 - CONTACT I.T.D. DISTRICT 2 AT (505) 241-1111 FOR INSPECTION OF ALL WORK IN THE RIGHT OF WAY.
 - APPLY STREET MARKERS TO THE MEASUREMENTS OF THE PUBLIC RIGHT OF WAY AND THE I.T.D. SUPPLEMENTAL SPECIFICATIONS.
 - ALL CONTRACTOR WORK WITHIN THE PUBLIC RIGHT OF WAY ARE REQUIRED TO SECURE A PERMIT FROM THE I.T.D. DISTRICT 2 AT (505) 241-1111 PRIOR TO ANY WORK BEING PERFORMED IN ANY CONSTRUCTION.
 - ALL WORK IN THE PUBLIC RIGHT OF WAY SHALL BE APPROXIMATELY 10' AND MUST BE SHIPPED. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION OF ALL UTILITIES UTILITIES PRIOR TO CONSTRUCTION WORK. CALL "811" AT LEAST 48 HOURS IN ADVANCE OF COMMENCING WORK AT THE PROJECT SITE.

DISCLAIMER:

THIS DRAWING HAS BEEN PREPARED BASED UPON INFORMATION PROVIDED, IN PART BY OTHERS. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, SOUTH BECK AND BAIRD, P.C. CANNOT ASSURE ITS ACCURACY AND THIS IS NOT RESPONSIBLE FOR THE ACCURACY OF THIS DRAWING OR FOR ANY ERRORS OR OMISSIONS WHICH MAY HAVE BEEN INCORPORATED INTO IT AS A RESULT. SOUTH BECK AND BAIRD, P.C. ASSUMES NO LIABILITY FOR ANY MISFORMATION.

LANDSCAPE LEGEND

- EXISTING TREES TO REMAIN
- PLANTS TO BE INSTALLED
- PRIORITY LINE (OVERSP)
- NATIVE DRYLAND SEED MIX OVER APPROVED TOPSOIL AS SPECIFIED

CALLOUT LEGEND

- 1 VISION TRIANGLE
- 2 PROPOSED CROSS ACCESS
- 3 RETAIN AND PROTECT EXISTING TREES
- 4 SEEDING SHALL COVER ALL DISTURBED SOILS WITH OVERSEEDING EXTENDING A MIN. 2 FEET BEYOND.
- 5 8" x 12" OPEN STORAGE AREA, BY OWNER.

PLANT SCHEDULE

NOTE: All trees to be grade #1 (Shown at 80% Maturity)

KEY BOTANICAL NAME	COMMON NAME	PLANTING SIZE	MATURE SIZE	CLASS	SEE DETAIL #
<i>Platanus glauca</i>	California Blue Gum	8 S&B	30' ht. 12' w.	CONF.	
<i>Platanus texana</i>	Flowering White Gum	8 S&B	30' ht. 12' w.	CONF.	

DATE: 1/6/25

2025 YEAR
SOUTH BECK & BAIRD
LANDSCAPE ARCHITECTURE, P.C.
10088 Highway 86, McCall, Idaho 83408
One South Beck & Baird Landscape Architect P.C.

One/6/25 2025

LANDSCAPE PLAN
Sterling Property
10088 Highway 86 McCall, Idaho 83408

DESIGN BY: S&B
DRAWN BY: S&B
CHECKED BY: S&B
PROJECT NUMBER: 25-210
SCALE: L1.00



Storage Bins

The proposed storage bins will be similar to the bins shown in the photo; however, steel dividers will be utilized so the bins will be less bulky. (Approximately 13'x13')

The request for the setback variance is to allow the storage bins to be located within the site outside of the proposed parking area.



Questions?

THANK YOU

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