



The Woodlands Homeowners Association Newsletter

www.woodlandsmccall.org



An opportunity to provide public input about a proposed action affecting the new development:
City Council on June 24, 5:30pm

Please consider the opportunity to provide input to the McCall City Council on Thursday, June 24th related to a proposed action that affects the development application of the proposed Pine Creek Ranch development.

The McCall City Council will be considering a resolution to designate the two parcels of land that comprise the proposed Pine Creek Ranch development as an "Area of Critical Concern." If approved by Council, this designation will require the developer to conduct an environmental assessment prior to submitting a development application.

This is an opportunity to express our concern about the proposed development and specifically why we support the designation as an "Area of Critical Concern".

Our primary concern is safety of the residents and young children who walk to school using Woodlands Drive and other roadways in The Woodlands. By default, Woodlands Drive will be the primary route into the new 158 acre development and traffic will increase dramatically. There are no paths or sidewalks in The Woodlands. The parcels are landlocked and the most direct existing road to the new development is Woodlands Drive. City Planners have been made aware of this strong safety concern.

The Planning Department Memo ([HERE](#)) asking Council to approve the Resolution describes the need for this designation and the assessment:

"This property fits the qualifications as an area of critical concern given its size, the natural environmental conditions existing on the site, potential impacts on existing nearby neighborhoods within the City, the special provisions of the Comprehensive Plan, and the transportation and infrastructure needed for the development of the property. Staff has been in discussions with the property owners about the need and scope of an environment assessment prior to submittal of a development application, and the property owners have been in contact with environmental and other specialized professionals to prepare the assessment."

Comments may be provided LIVE or in writing (or both). Live comment may better convey to City Council members the depth of our concern, but if you are unable to attend the meeting or do not want to present in person, please consider submitting written comment.

The City website on the link below has instructions for the options to comment (both require sign up by 3pm on June 24):
www.mccall.id.us/packets

The preliminary development plan of the 158 acres as presented to us by the Developer on May 13 is [HERE](#).

The Council Agenda, full Planning Memo, and proposed Resolution are [HERE](#).

It is important that we provide public input when there is an opportunity, it's critical that our voices be heard and this is part of the community public input process.

Please direct any questions or concerns to the "ad-hoc" Committee created April 17, 2021:

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Finally, please share this with your neighbors, especially those who may be interested (email delivery is not a guarantee, FYI).

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See prior newsletters and other key homeowner information on the homeowners' website:

www.woodlandsmccall.org

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