

06/23/21 Comments related to Resolution 21-25 – Area of Concern

1        6/19/21 15:30:24        Thomas & Kathryn Kilgore        674 Koski Dr. McCall, ID 83638, P.O. Box 1368, McCall, ID 83638

"We respectfully, request the McCall City Council to adopt Resolution 21-25 at the June 24, 2021 City Council Meeting. As home owners in the Woodlands immediately adjacent to the proposed development, we have several concerns about the development including: traffic, ingress and egress, emergency egress, effects on water pressure for current homeowners, construction traffic and noise, loss of wildlife habitat which includes nesting Piliated Woodpeckers, and wetlands, children walking to and from school, narrowed streets during winter months and no current plans for open space or buffer between existing homes and new homes in the proposed development."

2        6/19/21 17:03:32        Bob Wilkinson    678 Koski Drive, McCall, ID 83638

"I would like to weigh in on the proposed development in the Woodlands.

There are a number of issues surrounding this development that I would like to address.

The primary access to and from this new development will be, as proposed, on Woodlands drive.

As there is no sidewalk and as there are many children living on the Woodlands Drive this is a major safety concern. Adding a few hundred cars a day to the Woodlands Drive will have a major impact on both safety and the environment. An environmental impact study would show the relative harm the added traffic would have on the community. In addition, the wildlife would be affected both in the new and the existing areas. When does development and open space collide? Are we to put houses on every plot of land without trying to preserve the natural state of nature that we came here to enjoy. When is enough enough?

Thanks, Bob Wilkinson"

3        6/21/21 8:10:00        Kristen McCoy    676 Koski Dr McCall, ID

"I am writing to support the City staff recommendation to designate the proposed 158-acre Pine Creek Ranch development as an area of critical concern. I would also like to express my concern with the proposed Pine Creek Rach development as currently planned. Woodlands Drive would be the primary route to the development, though it's not developed for such a drastic increase in traffic. Since there are no sidewalks or pathways, the street is used frequently by children and families to get to/from school.

I fully support the City's proposed requirement to conduct an environmental assessment as part of the development application review process. This process would allow the developer to understand the existing environmental resources, and revise the plans to reduce adverse impacts. By doing this research and minimizing impacts to the environment, everyone benefits including those within the future development, adjacent neighborhoods, and entire community of McCall. This is a step that the City should absolutely require before approving any development plans for this area. "

4        6/21/21 11:21:42        Phillip and Sandra Brug    628 Woodlands Drive, PO Box 3367

"We, Phillip and Sandra Brug, residents of The Woodlands at 628 Woodlands Drive, strongly support the designation of Pine Creek Ranch development as an Area of Critical Concern.

Our primary concern is the safety of children and elderly residents on Woodlands Drive. There are no sidewalks on Woodlands Drive. Children and parents walk to and from school, bike, and recreate using the street itself year around. As elderly residents, we use the road for walking, exercise, and access to the Spring Mountain Bike and Pedestrian path. The Pine Creek Ranch development will increase pedestrian traffic as well as vehicle traffic on Woodlands Drive.

Woodlands Drive is now at maximum capacity for safety. There is no curbside parking. The street is frequently partially blocked by service and delivery vehicles. The current speed limit of 20 mph is consistently ignored. In winter, the high snow walls limit visibility and force pedestrians and traffic together.

The increased residential traffic from the Pine Creek Ranch subdivision, as well as the transportation and infrastructure vehicles used for the development and maintenance of the subdivision, will pose a physical threat to the residents of both The Woodlands and the Pine Creek Ranch.

Please vote to designate Pine Creek Subdivision as an Area of Critical Concern.

Thank you,

Phillip and Sandra Brug"

5      6/21/21 12:33:37      Jeff McCoy      676 Koski Dr

"I am writing to support the City staff recommendation to designate the proposed 158-acre Pine Creek Ranch development as an area of critical concern. I would also like to express my concern with the proposed Pine Creek Ranch development as currently planned. Woodlands Drive would be the primary route to the development, though it's not developed for such a drastic increase in traffic. Since there are no sidewalks or pathways, the street is used frequently by children and families to get to/from school.

I fully support the City's proposed requirement to conduct an environmental assessment as part of the development application review process. This process would allow the developer to understand the existing environmental resources, and revise the plans to reduce adverse impacts. By doing this research and minimizing impacts to the environment, everyone benefits including those within the future development, adjacent neighborhoods, and entire community of McCall. This is a step that the City should absolutely require before approving any development plans for this area."

6      6/21/21 16:50:37      Jim & Deb Broich      613 Woodlands St, McCall ID

"We support the designation as an ""Area of Critical Concern"" for the following reasons:

1. Traffic. Woodlands is only access point for the neighborhood and increased congestion will create potential safety and noise issues for the residents. Increased traffic will result in degradation of existing road and presents a risk to wildlife in area.
2. A main access point off Deinhard should be mandatory.
3. Need sidewalks, bike lanes and general widening of road for this to work."

7      6/21/21 18:03:24      Margie Elliott

In support of the Pine Creek Ranch "An Area of Critical Concern" Resolution. My husband and I have lived at 661 Woodlands Drive for 11 years. Gradually during that period the character of the neighborhood has changed from vacation / 2nd homes to permanent residences of working, young families. Our major concern is the sheer volume of additional traffic jeopardizing the safety of children walking to and from the elementary and middle schools, the pool, tennis and volleyball courts and common area, walkers, joggers, folks walking their pets. All of the interactions that make this small part of McCall a comfortable, friendly community to live in. Other issues....The narrowed streets during winter, wildlife, so many concerns.

8        6/23/21 12:11:25        Louise Laduke    657 Woodlands Drive, McCall, ID

I am writing in support of the designation of the 158 acre parcel (owned by Pinecreek Ranch LLC) as an "Area of Critical Concern". The development of this property will have a huge impact on the Woodlands neighborhood. Woodlands Drive is the only access to our neighborhood & adding the large number of proposed households that will utilize our street is a safety concern for all. Please include an assessment of the impact of increased traffic through the Woodlands neighborhood as a part of the "Area of Critical Concern" evaluation.

9        6/23/21 14:02:44        Gail Rankin        675 Fox Ridge Lane

"This is a comment about the proposed Pine Creek development east of the Woodlands and Fox Ridge. What is the meaning of the the term ""area of critical concern"" with regard to this development. How does a resolution to designate this are as an area of critical concern affect the project?

I apologize if this is not submitted in the correct location."

10       6/23/21 14:08:24        Gail Rankin        675 Fox Ridge Lane

This is a comment about the proposed Pine Creek Development - I'm sorry if it is not submitted in the correct place. As a resident of the Fox Ridge subdivision I am concerned about the overall planning for sewer usage and ingress/egress for this area. The currently drawn ingress/egress seems very inadequate for the number of potential homes. Thank you.

13       6/23/21 16:56:43        John Riggins       662 Koski Dr., McCall, ID 83638 (PO Box 1925

I support the adoption of resolution 21-25, Designating Certain Properties as an "Area of Critical Concern", regarding the need to perform environmental and other studies before considering petitioner's request for any city action (zoning changes, plat approvals, annexation, water connection permits, etc.) pertaining to the 158 acres proposed for development east of The Woodlands subdivision. Said 158 acre development is also known as Pine Creek Ranch.

16       6/23/21 19:54:28        Ginger Riggins    662 Koski Dr, PO Box 1925, McCall, ID 83638

"I support the adoption of AB 21-173 Resolution 21-25 the Designation of Certain Properties as an "Area of Critical Concern". I live in the Woodlands subdivision and am concerned about the development of the 158 acres to the east and south of us called Pine Creek Ranch. Currently there is only one entrance and exit to the Woodlands subdivision, which is Woodlands Drive. This road is already very busy with cars, delivery trucks, people walking, people biking and children playing. In the wintertime with snow the road turns into a single lane road and still there are delivery trucks parking on the road and adults and children walking. I am not sure if you are aware but this is how the children go to and from school. There have already been several accidents on Woodlands Dr. in the winter; adding more people and cars to this road is dangerous. I am also worried about the fire danger of more homes to our east and south. If there is a wildfire how can so many people and cars escape in time? More importantly, how would fire crews get to the fire while residents are trying to escape? Another issue is water. Every evening around dinnertime our water pressure drops. It can be very hard to wash the dishes during that time. With more homes it would seem that the water pressure would be even worse. What if there is a wildfire during the early evening? How will they fight the fire with such low water

pressure? This doesn't even address the environmental concerns of so much of our beautiful woods and wetlands being destroyed by more people and homes. The developer told us that his home prices would be affordable ""starting at \$700,000"". That is not affordable to anyone I know. The developer's description sounds like he plans to build homes for people who want second homes and for people from outside Idaho and not for the working people of McCall. Thank you for looking out for the welfare of the citizens of McCall."

19      6/23/21 21:48:26      Robert Bechaud 664 Woodlands Drive, McCall

I urge Council to approve Resolution 21-25, designating a landlocked 158 parcel proposed for residential development, as an Area of Critical Concern. As a resident of the Woodlands, adjacent to the parcel, I had the opportunity to review the preliminary plans as envisioned by the developer. It is obvious that road access to this parcel will have a significant negative impact on the Woodlands and Fox Ridge neighborhoods if cost of development is the only criteria. There are alternatives that would mitigate the impacts but these alternatives need careful evaluation to identify the best long term approach. The proposed Resolution should provide a professional evaluation of the feasibility and cost of the alternative approaches.

20      6/23/21 21:03:03      Dawn Matus      608 Woodlands Dr, McCall 83638

As a resident of the Woodlands, I have serious reservations about the proposed Pine Creek Ranch development as planned, and I support the proposed designation of the two parcels of land it encompasses as an "Area of Critical Concern." In addition to the loss of woodland habitat on the 158-acre parcel, increased traffic in the Woodlands is a major worry. Woodlands Drive, where my family and I live, is currently the only access road into the Woodlands itself. There are no walking paths or sidewalks along Woodlands Drive, and the road itself does not appear to have been designed with high-volume traffic or large trucks in mind. If nothing is done, the coming and going of heavy equipment and construction vehicles into Pine Creek Ranch, and later, increased residential traffic, would pose a safety risk for children who walk to school, as well as to the many pedestrians and cyclists in our neighborhood. With only one main thoroughfare into the area, dangerous bottlenecks could occur during an emergency or natural disaster. Added traffic would also add to the wear and tear of the road itself. I respectfully urge city planners and the City Council to carefully consider the proposed project's potential impacts on the environment, public safety and quality of life before allowing it to proceed.

21      6/23/21 20:53:27      Wade Schwark      600 Woodlands Dr. , McCall, ID

"As resident of the Woodlands Subdivision(118 units)...and being situated on the corner of Woodlands Dr and Spring Mtn Blvd(SE corner)... we are already seeing the effects of increased summer traffic(along with the current construction) on both Woodlands Dr and Spring Mtn...Woodlands Dr is very narrow and does not have a bike lane or shoulder, and in fact has drainage ditches on both sides(and snow piles in the winter...some of the culvert pipes have been buried by sediment )...the addition of the Pine Creek Subdivision traffic would perhaps double or triple the traffic volume on this narrow road which is used by children walking to school, joggers and cyclists...if Woodlands Dr does become the primary ingress/egress of Pine Creek(and it will become so if Woodlands & Pine Creek are connected because of it's proximity to Wooley Ave and the town center) ....it will jeopardize the safety of all who use that road and may in fact create a situation that would require traffic control(a traffic light) at the junction of Woodlands Dr and Spring Mtn as even now traffic backs up by 3 or 4 vehicles(making it difficult for us to

exit our own driveway) at busy congestion times, weekends and holidays....the increased traffic from Pine Creek will also hinder public safety vehicle traffic responding to emergencies and wildfire evacuation...we ask that you conduct a traffic study which includes the projected Pine Creek subdivision additional volume modeling, take fire evacuation into consideration, and designate the 68ac and 90ac proposed Pine Creek parcels as areas of ""critical concern"" so that the impact of over 500 additional residences can be studied further....

Thanks, Wade & Debra Schwark

McCall"

22      6/23/21 22:24:19      Ken Enochs      608 Woodlands Dr, McCall ID 83638

As a resident of the Woodlands, I strongly oppose the development of Pine Creek Ranch, especially if it involves using Woodlands Drive as access. Woodlands Drive is already a heavily trafficked road and would be considerably more so (unbearably so, really) if a large development were to be accessed through it. It would become unsafe for children, cyclists, walkers, pets, etc. For those of us living on Woodlands Drive, we can expect our housing values to plummet. Pine Creek Ranch should be allowed to be developed only if another access point is provided and Woodlands Drive is left to serve only the Woodlands as it was intended.

25      6/24/21 0:05:23      Holly Greenlee      619 Woodlands Drive, McCall, ID 83638

"Dear Council,

I am writing to respectfully request that the parcels of land owned by Pine Creek Ranch be designated as an Area of Critical Concern.

My family lives on Woodlands Drive. My husband and I have five children, three of whom attend the elementary school and two others who will start at the elementary school within a couple years. We walk our kids to and from school every day. After school, we walk and ride bikes for exercise. Our children regularly walk down the road to visit friends who live on the street, and we walk most summer days to the neighborhood pool. Because there are no sidewalks, all this walking and riding takes place in the street. And in the winter months especially, much of the walking occurs on icy roads in the dark.

We feel that Woodlands Drive is already dangerous for children. For a narrow road with no sidewalks, there is a lot of traffic, and too many cars exceed the speed limit. With the dramatically increased traffic that will result from the Pine Creek Ranch development, we do not expect to be able to walk anywhere any longer. We will most likely have to drive even to reach the end of our street. This would be burdensome and inconvenient, and it would defeat the primary reason we moved to this development—the walking distance to the school and the nearby activities for children.

We ask that you please consider the safety of our kids in determining whether to designate the parcels as an Area of Critical Concern.

Thank you,

Holly Greenlee"

31      6/24/21 8:31:57      Tom & Kathy Kilgore      674 Koski Dr. McCall, ID 83638

We live in the Woodlands directly in front of the proposed new Pine Creek Ranch development. This morning, Thursday, June 24th, two trucks and a backhoe drove behind our house at 6:00 AM. One of the trucks had a logo for Allwest, an engineering/testing firm apparently hired by the developer. We noticed the Allwest office in Meridian doesn't open until 8:00 AM but they had no issue about driving a backhoe behind our house at 6:00 AM. We understand the developer's need for testing but 6:00 AM is out of line. We again, urge the Council to adopt Resolution 21-25 at tonight's meeting.

33      6/24/21 9:05:16      Donald and Pamela Sanda      639 Woodlands Dr., McCall, ID

"We wish to provide a comment about the city council's consideration of a resolution to designate the proposed Pine Creek Ranch development as an ""Area of Critical Concern"".

As we are full time residents living on Woodlands Drive in the Woodlands Subdivision, our concern centers around the increased volume of traffic and safety issues that the large Pine Creek development would impose on this neighborhood. Woodlands Drive would undoubtedly become the default access to this new development, which would dramatically increase safety hazards for children, pedestrians, and bicyclists. As in much of McCall, separating vehicular traffic from pedestrian traffic is challenging. Woodlands Drive already experiences a great deal of traffic, with all too much of it exceeding the posted speed limit. In addition, the increased volume of traffic would have a detrimental impact on the quality of life that we presently enjoy as residents in this neighborhood.

If the Pine Creek Development were to proceed, it should be allowed to do so only if a great deal of sensitivity be shown to the affected neighborhood and the existing natural environmental conditions. We whole heartedly endorse that the council approve the resolution to require the Pine Creek Development be designated as an ""Area of Critical Concern""."

34      6/24/21 9:50:59      Sheree Sonfield 664 Woodlands Dr, McCall, ID 83638

"This is a comment on the City Planning Department's proposed Resolution 21-25 to designate the 158 acres adjacent to The Woodlands and owned by Pine Creek Ranch, LLC as an "Area of Critical Concern". If passed by council, the resolution would require an environmental assessment of the acreage.

I support Resolution 21-25 and ask that you approve it with the requirement that the assessment specifically consider all potential options for vehicular traffic. This landlocked parcel with R4 zoning will add over 600 single family lots, presenting issues for routine and emergency access, as well as construction access.

I'd like you to note these points:

- 1)      The 158 acres is landlocked– it is surrounded by the Nokes Property, The Woodlands, Fox Ridge, and West Place.
- 2)      Unless a major new access point and road network is established, existing roadways will be overwhelmed thus creating safety hazards. There are many young children who use Woodlands roads to walk to the nearby schools.
- 3)      The Woodlands (118 single family lots) plus Fox Ridge (32 single family lots) have 2 exits onto Spring Mountain Rd. The 158 acres' residents (over 600 single family lots) would go through these 2

existing neighborhoods to access Spring Mountain Ranch. More than 750 single family lots would use 2 access points to Spring Mountain Ranch Road.

4) Compare this to current development along Spring Mountain from Lick Creek to Bitterroot Dr:

9 access points to Spring Mountain Rd; 528 single family lots (East of SMR)

5) Woodlands Drive is only 23 feet wide (at its widest point), with no shoulder or separate path. This does not meet the cross-section of a "local street" in the Transportation Master Plan, much less a busier street. In winter, the road is even more narrow and the snowbanks are so high that sight lines are obscured for safe exit of driveways along Woodlands Drive.

The McCall Comprehensive Plan includes transportation goals and policies that all speak to the importance of safe streets.

The assessment needs to recognize the acreage is landlocked and that insufficient access has been proposed in the preliminary plan concepts. The assessment needs to look at creating additional and practical access to the landlocked acreage.

Unless a major new access point and road network is established, existing roadways will be overwhelmed thus creating safety hazards. "

36 6/24/21 11:04:15 Thaddeus Hoffman 602 Woodlands Drive, McCall Idaho 83638

"My name is Thaddeus Hoffman, residing at 602 Woodlands Drive, McCall Idaho. I am here this evening to ask that the Council vote in favor of adopting Resolution 21-25 Designating Certain Properties as an "Area of Critical Concern". Specifically, I am asking that 158 acres to the Northeast, East and Southeast of the Woodlands neighborhood be designated an area of critical concern. This includes approximately 68 acres; Parcel Number RPM00000150605, located within city limits; and approximately 90 acres; Parcel Number RP18N03E154641 located in Valley County but within the City of McCall impact area.

Our community was recently made aware of a planned development of these two parcels. This planned development appears to comprise four phases which, if all four phases are completed, would add about 353 single family zone R4 lots plus additional medium density zone R8 housing. In addition, if the 90 acre parcel is annexed by the city, the completed development would add a sub-division comprising about 3% of McCall's current land area.

The fact that Chapter 7, Section 9.7.08 of our city code provides the council with the ability to specify areas of critical concern speaks volumes about our citizens respect for the unique environment we are surrounded by and our duty to ensure that any development is done with sensitivity to the unique animal life, plant life, wetlands, soils and scenic areas that make life in McCall distinct in all of Idaho.

Designation of this property as an Area of Critical Concern will ensure that any development is accomplished with full consideration of the environmental impacts due to increased traffic, noise, lighting, reduction of forest, loss of watershed, and proximity to the learning environments of our elementary and middle schools.



I ask that, with the designation of this property as a Area of Critical Concern, an environmental assessment be accomplished and reviewed by our city staff and consultants; prior to approval of each phase of development of these sensitive 158 acres."

38      6/24/21 12:17:42      Nancy Cussler   P.O. Box 2625, 652 Woodlands Dr. McCall, Idaho 83638  
"To Whom It May Concern,

I am writing regarding the proposed Resolution 21-25 designating the two parcels of land comprising the Pine Creek Development (proposed) as an ""Area of Critical Concern"". I strongly support your approval of such Resolution due the major impact this development would have on the safety of The Woodlands residents including many school age children. As proposed and by default, Woodlands Drive would be the primary route in and out of the 158 acre development resulting in a dramatic increase in traffic and impact on the residents of The Woodlands. We have no sidewalks or paths along Woodlands Dr. and the significant narrowing of the roadway in the winter due to snow accumulation make the traffic plan as proposed very concerning and dangerous.

Please approve Resolution 21-25 designating the 158 acre proposed Pine Creek Development as an ""Area of Critical Concern"" requiring the developer to conduct a comprehensive environmental assessment prior to submitting a development application. It is imperative that traffic patterns and safety of the residents already living in the area be strongly considered.

Thank you,

Nancy Cussler"

39      6/24/21 13:22:49      Diane Sanders   653 Woodlands Dr

We live in a wonderful neighborhood (Woodlands). We don't have sidewalks but people are always walking their kids to school, riding bikes, and walking their dog. If you put 300 homes at the end of our subdivision and there is only one way in it will put an unreal amount of traffic on our roads, and it would be 10 times worse in the winter because of the snow and poor visibility. Why let some developer make a large amount of money and make our street dangerous. Again we don't have sidewalks or a walking path to keep our kids, dogs and others safe. We understand that there will be another road into these houses but our route would be the shortest which means that would be the one that most would take to get home. Please, please, please think about those of us that are already living here, instead of all the money you'll be making for this developer. These homes aren't for the working class in McCall, and business are already cutting hours or not able to open because they can't get workers. Slow down the growth, make smart decisions for our town.

42      6/24/21 14:18:56      Marnie Sell      605 Woodlands Drive, McCall ID 83638 (PO Box 4448)  
"Dear McCall City Council,

I am writing to request that you help to protect the safety and serenity of the Woodlands. As a resident of the Woodlands, I am greatly concerned about the effect of the proposed developments in the land bordering the Woodlands.

My family and I have been residents of the Woodlands for almost nine years. As one of the few neighborhoods in McCall that does not allow short term rentals, we have enjoyed a quiet and calm neighborhood throughout the years. Our daughter and many of the neighborhood children enjoy

bicycling, walking and rollerblading around the neighborhood. Even now, I sometimes worry about their safety as they play together or walk to school because there are no sidewalks in the Woodlands. Pedestrians and cars must share the narrow roads that wind through our neighborhood. I am concerned that additional homes will increase the traffic and make our streets more dangerous.

Summer pedestrians are an important issue, another consideration is winter when the snowplows can barely keep our streets clear. There are times throughout the winter when on streets are just over one lane wide. Here again, I am concerned about traffic from the proposed new development.

Perhaps one of the greatest issues regarding these developments is the absence of a practical alternate entrance in and out of the Woodlands. I have heard of proposals for the far end of the neighborhood, however who will use these on a day-to-day basis if the convenient existing entrance is available? Any propositions I have seen for an alternate entrance would mean the residents would have to go out of their way to get to and from the town from their homes. I predict that most people will continue to use Woodlands Drive which clearly has not been designed to sustain any more traffic that it currently handles.

All of my concerns about traffic have been during normal days, I am concerned about the additional traffic that could be brought on by emergencies in the depths of the new proposed neighborhoods.

One last concern I would like you to consider is the impact and loss of the woodland habitat. The forests that surround the Woodlands are home to deer, elk, and countless other woodland creatures and birds. Residents and visitors to the Woodlands enjoy the sounds and sights of these beautiful animals in our community and would be saddened to see their homes replaced by dwellings for humans.

Please consider the safety of the existing residents, and also those unsuspecting, new homeowners should the development proceed. How will we safely navigate the existing streets together, especially in winter when the streets are narrowed or in an emergency?

So many people in McCall enjoy strolling and riding their bikes through the Woodlands, it is a very beautiful place that I have enjoyed calling home. I am very concerned that the proposed new development will change this, and also create public safety issues for residents.

Thank you for considering my concerns.

Sincerely,

Marnie-Anne Sell

The Woodlands"

June 24, 2021

Dear Mayor Giles and members of the City Council,

I am writing regarding AB 21-173, a resolution to designate two parcels owned by Pine Creek Ranch, LLC as an “Area of Critical Concern.” The designation will require the preparation of an environmental assessment as part of the development application review process.

The developer of this area has shared a conceptual plan of the Pine Creek Ranch development with the Woodlands neighborhood, where I live, as well as with other stakeholders. I would like to address a specific area of concern that I hope this environmental assessment will include – an evaluation of the traffic safety issues that a subdivision of this size would create on existing neighborhoods and roads.

As you know the two parcels in question are directly east of the Woodlands neighborhood, the elementary and middle schools, and the Fox Ridge neighborhood. The Pine Creek Ranch parcels comprise 158 acres which is more than three times the acreage of the Woodlands neighborhood. If developed under R4 zoning, the number of home sites in the Pine Creek Ranch subdivision could exceed the number of home sites in the Woodlands by a factor of more than 5 (approximately 600 vs approximately 115). As another reference point, under R4 zoning the number of home sites in Pine Creek Ranch would be more than double those in Spring Mountain Ranch.

This large proposed development currently has no direct road access to a minor or major collector. Under current conditions, there are only 2 practical access points to the Pine Creek Ranch parcels – one through the Woodlands neighborhood and one through Fox Ridge. Both of these access points are local streets that were not designed or built to serve as major (or even minor) collectors from a large subdivision. More specifically, Woodlands Drive is a narrow street with no shoulders, sidewalks, or pathways, and visibility is poor especially on the lower portion of the road. Even with *existing* traffic conditions, there have been accidents and near misses on Woodlands Drive. Visibility is even worse during the winter due to high snowbanks that make it difficult for neighbors to exit their driveways. Many residents have to back into their driveways so that when they want to exit they can inch their way out slowly into the roadway and hope that they are not struck by oncoming traffic.

Furthermore, the location of the Woodlands neighborhood adjacent to the elementary and middle schools must be considered when evaluating traffic impacts. Woodlands Drive provides the only access on public rights-of-way for children to walk or bike to school. Safety on Woodlands Drive must be preserved so that we don’t become a community that buses or drives kids a quarter- or half-mile to school because the roads are too dangerous to walk or bike. Woodlands Drive also provides the only access from the Woodlands neighborhood to the City’s interconnected pathway network. Safe streets, multi-modal transit opportunities and access to the City’s pathway network are fundamental tenets of the McCall Transportation Master plan.

A subdivision like Pine Creek Ranch that is of such an enormous magnitude will have wide, significant, long-term impacts on McCall's population (potentially adding several thousand additional residents), the environment, the infrastructure, and the need for services (such as emergency services, police, schools, healthcare, etc) that must also be considered to determine if existing conditions can absorb such an impact and if this scale of development is desirable for our community.

I certainly hope that the city staff, Planning and Zoning Commission, and City Council will look at these issues as the development planning process evolves. However, at this time, my strong request is that any environmental assessment include a close evaluation of the impact of traffic on street safety through existing neighborhoods. I would hope the assessment would also suggest strategies to mitigate that impact, such as by creating an alternative primary access to the Pine Creek Ranch development via an eastward extension of Deinhard Lane or by restricting the number of home sites that would have traffic access through existing neighborhoods.

We must remain committed to McCall's vision of a family-friendly community and to the many City of McCall planning documents that place the highest priority on safety and walkability of our streets.

Thank you for your time and consideration.

Sincerely,

Marcia Witte  
669 Woodlands Drive

**From:** [Diane Kushlan](#)  
**To:** [BessieJo Wagner](#)  
**Cc:** [Brian Parker](#); [Michelle Groenevelt](#)  
**Subject:** FW: City Council Resolution on Pine Creek Ranch  
**Date:** Tuesday, June 22, 2021 4:08:13 PM

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BessieJo: I don't know if the City Council is interested in this conversation, but the last response indicates the owner's acquiesce to the designation of an area of critical concern. 'Up to you if you want to forward it to Council or not, or we can verbally indicate their position to the City Council. d.

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**From:** Craig Groves <[rcgroves@parkpointe.com](mailto:rcgroves@parkpointe.com)>  
**Sent:** Monday, June 21, 2021 4:43 PM  
**To:** Diane Kushlan <[dkushlan@mccall.id.us](mailto:dkushlan@mccall.id.us)>; Bonnie Layton <[Bonnie.Layton@NV5.com](mailto:Bonnie.Layton@NV5.com)>; Gregg Tankersley <[gtankersley@crestline-eng.com](mailto:gtankersley@crestline-eng.com)>; [drisso@ecosystemsciences.com](mailto:drisso@ecosystemsciences.com)  
**Cc:** Michelle Groenevelt <[mgroenevelt@mccall.id.us](mailto:mgroenevelt@mccall.id.us)>; Brian Parker <[bparker@mccall.id.us](mailto:bparker@mccall.id.us)>  
**Subject:** RE: City Council Resolution on Pine Creek Ranch

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Diane,

We certainly will not object to the proposed resolution since we planned on submitting an environmental assessment, economic assessment, soils analysis, etc. with our application. I can meet you on June 25<sup>th</sup> if that will work for you. I would like to coordinate with the City and it staff to make sure our team of consultants are acceptable and that all points of view are covered.

I want to assure you that we have stopped any type of specific land planning until we have completed the environmental assessment, except for coordinating a discussion between stakeholders regarding the intersection of Deinhard and Spring Mountain Ranch Road which includes the possibility of extending Deinhard east.

I am very excited about the opportunities surrounding the property and certainly hope the city shares the same excitement. We will do this right!

Craig Groves

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**From:** Diane Kushlan [<mailto:dkushlan@mccall.id.us>]  
**Sent:** Monday, June 21, 2021 3:24 PM  
**To:** Craig Groves <[rcgroves@parkpointe.com](mailto:rcgroves@parkpointe.com)>; Bonnie Layton <[Bonnie.Layton@NV5.com](mailto:Bonnie.Layton@NV5.com)>; Gregg Tankersley <[gtankersley@crestline-eng.com](mailto:gtankersley@crestline-eng.com)>; [drisso@ecosystemsciences.com](mailto:drisso@ecosystemsciences.com)  
**Cc:** Michelle Groenevelt <[mgroenevelt@mccall.id.us](mailto:mgroenevelt@mccall.id.us)>; Brian Parker <[bparker@mccall.id.us](mailto:bparker@mccall.id.us)>  
**Subject:** RE: City Council Resolution on Pine Creek Ranch

Craig, thanks. I will be in McCall 6/25-7/2, except for a quick trip to Boise on 6/28 and generally available anytime. d.

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**From:** Craig Groves <[rcgroves@parkpointe.com](mailto:rcgroves@parkpointe.com)>

**Sent:** Monday, June 21, 2021 10:48 AM

**To:** Diane Kushlan <[dkushlan@mccall.id.us](mailto:dkushlan@mccall.id.us)>; Bonnie Layton <[Bonnie.Layton@NV5.com](mailto:Bonnie.Layton@NV5.com)>; Gregg Tankersley <[gtankersley@crestline-eng.com](mailto:gtankersley@crestline-eng.com)>; [drisso@ecosystemsciences.com](mailto:drisso@ecosystemsciences.com)

**Subject:** Re: City Council Resolution on Pine Creek Ranch

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Diane,

When would you like to meet. I am copying some of our team members on the email and have forwarded your email to them.

Besides Derek with ecosystem sciences, we have a soils and economic consultants on board.

I am traveling until 6/24 but will make myself available anytime after the 24th.

R. Craig Groves  
208-794-7694

On Jun 21, 2021, at 11:55 AM, Diane Kushlan <[dkushlan@mccall.id.us](mailto:dkushlan@mccall.id.us)> wrote:

Craig, Michelle has asked me to stay on with the city and coordinate the management of the City review of the Pine Creek Ranch. As you may recall she indicated to you some time ago the city's position that the development proposal for this property should follow a comprehensive land analysis of the natural and built environmental conditions on and surrounding the site. Such an analysis would provide for a holistic view of the opportunities and constraints for development of the site. Since forwarding to you a broad scope of what that would look like, there has been scattered contacts from you and your representatives between city staff, including the city manager, neighborhoods and other public agencies which is exactly what this comprehensive approach is trying to avoid. Completing an inclusive land analysis report that lays out all the issues would provide a resource of common basis of information that everyone can use and would set the stage for a more efficient review of the development application.

The subdivision code allows for certain areas to be designated as an "Area of Critical Concern" based on certain criteria which the Pine Creek Ranch qualifies as because of its location outside the city but within the area of city impact. With this designation, an

environmental assessment is required prior to action on any subdivision development review. The assessment is to be completed by an interdisciplinary team of professionals.

At the City Council meeting on Thursday, we are asking the Council to designate the Pine Creek Ranch properties as an Area of Critical Concern, requiring the preparation of an environmental assessment prior to review of a development application. Attached is a copy of the City Council agenda, the staff report and draft resolution associated with this action. It looks like it is the last action item on the agenda. I am sure there will be an opportunity for public comment and the council will receive written comment in advance. If the City Council adopts this resolution, I suggest that we have a meeting with your representatives who will be completing the environmental assessment for a scoping session. d.

Diane T. Kushlan, FAICP

<McCallCCMeeting6.24.21.pdf>