

Summary of July 8, 2021 stakeholder meeting, hosted by Craig Groves

Attendees:

- Nathan Stewart - City of McCall, Public Works Director
- Morgan Stroud - City of McCall, Staff Engineer
- Michelle Groenevelt - City of McCall, Community Development Director
- Diane Kushlan - City of McCall
- Jason Clay - McCall-Donnelly School District, Director of Operations & Maintenance
- Eric Pingrey - McCall-Donnelly School District Superintendent
- Marcia Witte - Woodlands resident and HOA board member
- Erin Vonderheit - Fox Ridge resident
- Scott Corkill - Idaho Department of Lands, Area Manager
- Garrett DeJong - McCall Fire Protection District, Fire Chief
- Craig Groves - Pine Creek Ranch, Developer
- Gregg Tankersley - Crestline Engineers, Civil Engineer
- Bonnie Layton - NV5, Senior Planner
- Robert Beckman - NV5, Director of Transportation

The purpose of the meeting was to discuss the traffic considerations around the proposed Pine Creek Ranch subdivision.

A significant portion of the meeting was spent discussing Deinhard Lane and its current limitations (potholes, inadequate turning lanes, heavy traffic, etc) and anticipated increased use due to additional development in the Springs, the front 20 acres of the State 80, and the southwest corner of Deinhard and Spring Mtn Ranch, in addition to Pine Creek Ranch.

The school district also reviewed their tentative plans for improving the traffic flow around the school, which mostly involve changes to the traffic pattern to improve ingress/egress. Craig indicated that he thinks the school has a significant traffic problem with inadequate access for emergency vehicles on high-use days (e.g., graduation, probably football games, etc). He also indicated that in his experience public schools have public roadways going to them.

Craig and Gregg presented a tentative design of an extension of Deinhard Lane through the school property that would involve the through street with turning lanes to prevent traffic from backing up with parents dropping off/picking up their kids from school.

The new school superintendent indicated that he'd be willing to look at additional information and discuss further but that his initial reaction was "no." He and the facilities manager seemed to think it would be a significant safety concern to have a major roadway traversing school property.

Additionally, the school district indicated that they are reaching capacity in their current location but do not have expansion plans (beyond the work already being pursued with the new bond money). Craig suggested that his understanding from the prior superintendent was that about 70% of new developments end up as second homes, so Pine Creek Ranch would not necessarily have a lot of full-time residents with kids who will increase school enrollment. Craig's traffic engineer is analyzing the traffic impacts of Deinhard extension idea and then they will be providing the school district with more information.

A few other things that came up –

- Garrett DeJong said that the international fire code recommends that if a subdivision has more than 30 units that there be 2 egresses, so Woodlands already exceeds that. This may have implications for the proposed Pine Creek Ranch Phase 1 (as indicated on the conceptual plan that was shared with the Woodlands neighbors) that involved extending Douglas Drive and putting in 20+ homes before putting in the 2nd egress.
- The environmental assessment scoping meeting took place on July 1st. The draft scoping document will be available for public comment, probably the week of July 19th. The draft scope will NOT go back to City Council for approval.
- The City plans to create a landing page or portal on the website with all the info about the Pine Creek Ranch development, where the scoping draft and eventually the assessment, will be placed so that it's accessible to everyone.
- Craig said he is already working on the assessment, hopes to have a proposed plan to the City in October, approvals this winter, construction drawings by April, and breaking ground shortly thereafter.
- Many of the concerns that were expressed about traffic impacts on Woodlands Drive did not seem to be insurmountable problems to City staff. Some ideas brought up by City staff included widening the current roadway and having homeowners clear their own line of sight for better visibility in the winter. Staff indicated that many streets in McCall are narrow and not necessarily safe for walking in the winter, so that's not a unique problem to the Woodlands.