



The Woodlands Homeowners Association Newsletter

www.woodlandsmccall.org



Pine Creek Ranch notification of a "neighborhood meeting" on June 30 at 6pm, Idaho First Bank Community Room

Dear Woodlands Homeowners:

A few Homeowners have received an invitation to a developer's "Neighborhood Meeting" to discuss the proposed Pine Creek Ranch (PCR) project.

The meeting will be held on Thursday, June 30, 2022, 6pm at the Idaho First Bank Community Room.

Bonnie Layton, Senior Planner for the developer of the project, says in the letter: *"if you are unable to attend the meeting, have any questions about the meeting, or questions about the proposed project, please do not hesitate to call me at 208-342-5400 or e-mail me at bonnie.layton@nv5.com."*

Please consider attending this meeting. It's a City [requirement of the developer](#) and offers an opportunity to get information, ask questions and voice your opinion.

BACKGROUND

This proposed development is on about 150 acres of undeveloped land adjacent to The Woodlands and there are estimates of building over 700 homes on the 2 parcels.

WHY THIS IS IMPORTANT TO US

- Access to and from the development is limited and naturally most of the traffic would flow through The Woodlands if development plans proceed as most recently proposed.
- It is a major safety concern to have significantly increased traffic on the Woodlands' narrow roads with no sidewalks.
- We now have only 1 point of exit and entry for our 118 homes.
- The long ago planned extension of Deinhard Lane is important now to mitigate some of that safety concern.
- A summary of this extension and the safety issues are [HERE](#).

The News page of www.woodlandsmccall.org has all prior WHOA communications, including those about the proposed development, designation of the 2 parcels as an "Area of Critical Concern", the Environmental Impact Study, and more. Especially for new homeowners, this can provide more background.

***Safety in our neighborhood is our focus
and primary concern.***

Please consider taking this opportunity to meet with the developer and we hope to see you there!

Finally, please share this with your neighbors (email delivery is not a guarantee, FYI).

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Best regards,

the "ad-hoc" committee created April 17, 2021 (at our own neighborhood meeting)

Thank you to all those who have assisted and supported this effort to keep our roadways and neighborhood safe.

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

www.woodlandsmccall.org

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