



The Woodlands Homeowners Association Newsletter

www.woodlandsmccall.org

Dear Fellow Woodlands Homeowners,

Just a reminder that through Friday, January 10, 2025, we have the opportunity to comment on the Pine Creek Ranch (PCR) answers to the Environmental Assessment (EA) questions submitted to the City of McCall regarding the conceptual development of 615 residential units on 2 parcels to the east and south of our neighborhood.

Comments may be sent:

1. directly to Meredith Todd, City Planner, mtodd@mccall.id.us (be sure to request confirmation it's been received)

OR

2. through the comment portal:

<https://www.surveymonkey.com/r/FF8YZFG>

The EA, comment portal, and all relevant documents are on the City of McCall Area of Critical Concern (AOCC) webpage:

<https://www.mccall.id.us/AOCC>

A summary of a few of the many talking points to consider are below:

Safety: carrying capacity of Woodlands Drive daily and in the case of an evacuation; in an emergency evac, over 185 additional residences would most logically be exiting west at Samson Trail and Woodlands Drive, in addition to about 118 current residences in the Woodlands; no meaningful detailed plan addressing wildfire risk, adding more homes into a high risk fire shed interface increases the risk for our subdivision and the community as a whole.

Cost Impact information for Emergency & other Services: no costs, funding source or other financial plans for utilities, water/sewer, stormwater management, fire risk management; no detail supporting EA statements that real estate taxes will be enough to pay for capital and operating costs for services

McCall's Comprehensive Plan: exceeds the scale, density, location, balance priorities and goals in the Plan; minimal open space planned; project emphasizes density vs enhancement of natural space, no meaningful preservation efforts; inconsistent with sustainable, incremental growth Plan priorities and existing other large-scale developments (eg Blackhawk); see the full Plan [HERE](#)

We urge you to take the opportunity to voice whatever you may

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We urge you to take the opportunity to voice whatever you may choose to say about the EA and PCR.

Sincerely,
Board of Directors, WHOA

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www.woodlandsmccall.org

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