



City of McCall

COMMUNITY DEVELOPMENT

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Subject: Area of Critical Concern Environmental Assessment Staff Feedback & Land Use Process – “Pine Creek Ranch”

From: Meredith Todd, City & Sustainability Planner

Date: February 10, 2025

The intent of this Memorandum is to: 1) Provide comments on the environmental assessment submitted regarding the Pine Creek Ranch (PCR) Area of Critical Concern (AOCC), 2) provide an overview of the land use process and application requirements that would apply upon submission of a land use application and 3) Assist both the public and the future development team with understanding the Land Use Application and Development Process and standards applicable for the McCall Area. “Environmental Assessment” will be referred to as EA throughout this report.

History

On June 24, 2021, the McCall City Council passed Resolution 21-25 establishing the property known as Pine Creek Ranch as an AOCC, which established a requirement for an environmental assessment to be submitted prior to proceeding with the standard land use entitlement process. A Scope of Work for the Environmental Assessment was drafted utilizing staff and community members’ input and expertise and transmitted to the development team on July 20, 2021 along with guiding planning documents and research resources for the McCall Area and surrounding region to utilize in the EA efforts. The Scope of Work is included as Exhibit 1.

On July 31, 2023, the development team submitted a draft EA to City Staff. Staff provided comments and returned the assessment for further revision.

On April 15, 2024, the development team submitted a revised draft EA. Staff provided comments on the revised documents and returned the assessment for further revision.

On July 9, 2024, the development team submitted a revised draft EA. Staff provided comments on the revised documents and returned the assessment for further revision.

On October 24, 2024, the development team submitted a revised EA, and confirmed their request for the version to be considered the Final EA for the AOCC, and be posted for public review.

On December 19, 2024 staff posted the Final EA for the Pine Creek Ranch AOCC on the city website for public comment and review. Public comments on the EA were accepted via a survey portal through January 10, 2025. All comments received are included as Exhibit 2.

Public Comments on Environmental Assessment

- 96 Comments on the EA were received via the online survey portal, which closed on January 10, 2025.
- 19 Comments on the EA were received via email to City of McCall Staff.
- Given the submissions to the open-ended survey questions were generally qualitative in nature, city staff reviewed the 115 comments to identify patterns, themes, and particular areas or subject matter of concern. The following themes and concerns were identified:
 - Growth Management
 - Approximately 65% of comments submitted expressed concerns relating to growth management, smart growth, the need to ensure development meeting the needs of the McCall Community, and the need to maintain the small-town character and feel that are central to McCall’s community identity.
 - Transportation – Safety, Capacity and Cost
 - Approximately 80% of comments submitted discussed concern regarding safety and capacity of current roadways in the area, their condition if connected to the Pine Creek properties, and the risks to:
 - Emergency Evacuations and adequate ingress/egress
 - Pedestrian safety & safe routes to school in the area most proximate to the primary and secondary schools for the McCall area
 - Volume of traffic increase on local roads not currently built for volume of future residential development or construction traffic in interim.
 - Cost of long-term transportation system maintenance and any possible burdens to property taxpayers
 - Further discussion of Transportation can be found on pages 11-12 of this report as well as throughout, where applicable to other subject areas. The development team must submit a comprehensive Traffic Impact Study (TIS) with future application materials, detailing any changes to the level-of-service, safety, and the quality of road and pathway infrastructure at each phase of development.
 - The study should align with [McCall’s “complete streets” policy and framework](#) for transportation design, and assess impacts, solutions, and mitigation measures related to pedestrian safety, street trees, traffic calming, and pedestrian-oriented development. It is likely that discussion, analysis, and design of traffic and transportation systems will be a core priority for the McCall Community throughout the review of an application for development on the subject properties.
 - Transportation design for the potential PCR development should prioritize safety, efficiency, mitigation of tailpipe emissions, and promotion of bicycle and pedestrian trips and convenience within application materials, in alignment with the [2018 McCall Area Comprehensive Plan](#), 2023 McCall Parks, Recreation &

Open Space Master Plan (PROS Plan), McCall City Code and other guiding documents for the planning area.

- Infrastructure – Capacity and Cost
 - General: There is general concern that the ultimate cost of construction, upgrading and maintaining the infrastructure to serve the potential development could ultimately be born by existing property taxpayers. A Fiscal Impact Study (FIS) shall be prepared by a qualified expert, to be agreed upon by the City and applicant/developer, at the cost of the applicant, to accompany the application materials in order to assess the potential fiscal impact of the potential development on public service and agencies, and identify options to mitigate impact on agencies and the public as a whole. The analysis should include all taxing districts applicable to the City of McCall and subject property, including but not limited to: City Water, City Streets, Payette Lakes Recreational Water & Sewer District (PLRWSD), McCall Fire District (MFD), etc.
 - Water: There is concern and understanding among members of the public that Water Infrastructure is strained at this time, and that rate payers to the City Water system could be adversely affected. A Hydraulic Analysis and analysis of recently adopted water rates should be undertaken by the applicant to identify how the site will receive potable water within the context of the McCall Water Treatment and Distribution System and its capacity.
 - Sewer: There is concern and understanding among members of the public that Sewer Infrastructure is strained at this time given the level of Infiltration & Inflow into the public sewer system, owned and operated by PLRWSD and that rate payers to the PLRWSD system could be adversely affected. The appropriate modeling and identification of any sewer upgrades necessary to serve future development should be submitted regarding the full build out of the property, along with necessary communications and confirmation of feasibility from the PLRWSD Board & Director.
 - Roads & Pathways: There is general concern that impact to the property taxes serving the McCall Streets Fund could be impacted, long term, by the additional roadway area that could be maintained by the City of McCall in the future. The FIS should include an analysis of these costs long term, as well as any solutions to maintenance financing that may be required to serve the development over time.
 - A Development Agreement outlining costs of improvements to be born by the development, strategy for financing, timeline for phasing of development will be a requirement for a multi-phase land use application of this type and scale.

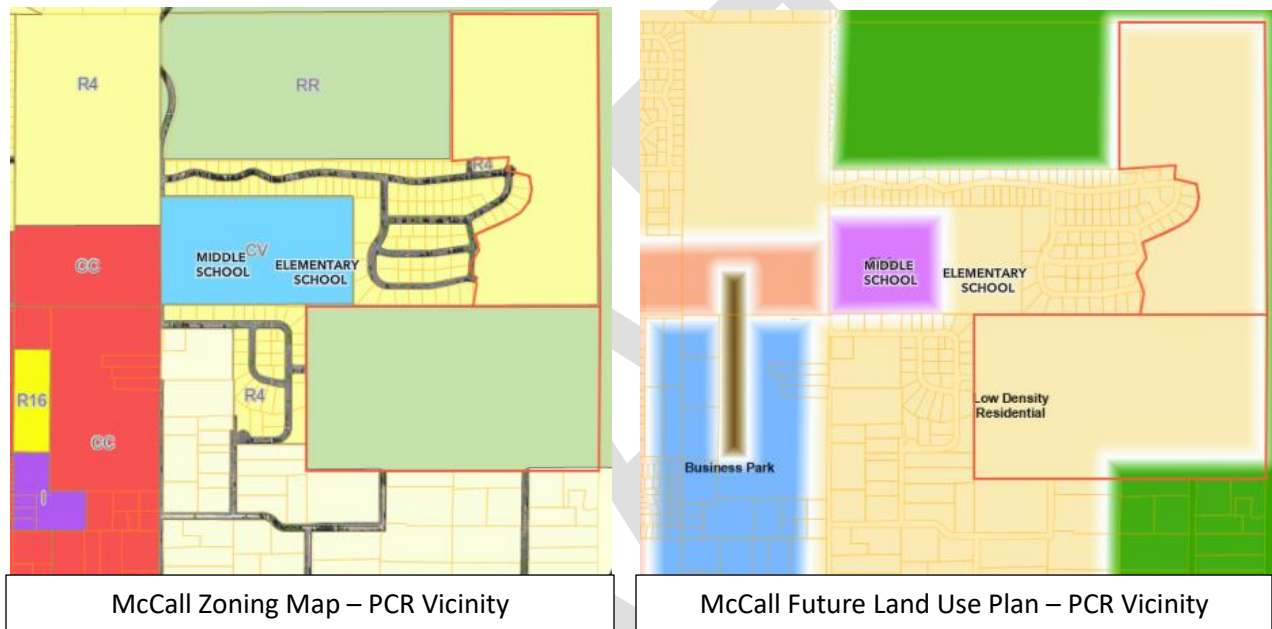
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- Wildfire Risk
 - McCall and the PCR properties are located within the USDA nationally designated “Southwest Idaho Landscape” (SIL) of heightened concern for wildfire.
 - The McCall Fire District has identified that the development team will be required to submit a Wildfire Mitigation & Protection Plan identifying the role of the developer in initial wildfire mitigation, as well as the responsibilities of future property owners within the development on their own property, the responsibilities of a future Homeowners Association (HOA) in maintaining the common areas and wildfire resilience of the development as a whole, including the costs and maintenance schedule that should apply to the development.
 - Housing
 - 71 comments submitted by the public discussed concerns relating to affordability, attainability, density, and likely occupancy of the potential PCR development based on the lack of analysis of the value of *Deed Restricted Local Housing*, utilized in the [McCall Local Housing Program](#), in preserving and maintaining housing units to specifically serve local residents.
 - It is recommended that the development team analyze deeper the role of the McCall Local Housing Program, Deed Restriction & Incentive Program, and high volume of regional policy research on the tools which work for providing units targeted for local housing and local occupancy as one segment of units within a development of this size and scale.
 - All comments are attached to this report as Exhibit 2, and should be reviewed and considered by the PCR development team as they approach the Neighborhood Meeting and formal development design process before (an) application(s) for land use is/are submitted.

Staff Comments

Chapter 1: Introduction

1.2: Project Location and Environmental Setting

- The AOCC, referred to as “Pine Creek Ranch” (PCR) is located within the planning area for the City of McCall and the [McCall Area of Impact](#), which is administered out of the McCall planning office. The area was initially zoned for future development in 1979, upon creation of the Zoning Map and Future Land Use Plan (FLUP) for the region as directed by the Idaho Local Land Use Planning Act (LLUPA). The properties are currently zoned R4 – ‘Low Density Residential,’ which is defined by a density of 4-units per acre, and RR – ‘Rural Residential’ which is defined by a density of 1-unit per 10 acres (see Zoning Map image below, left):



- The Future Land Use Plan (FLUP) for the McCall Area most recently adopted in 2018 during the [McCall Area Comprehensive Plan](#) update envisions both parcels potentially being zoned for Low Density Residential Development, defined within the plan as: “This land use designation is intended to provide for the development of low-density single-family residential neighborhoods. These neighborhoods consist of larger home sites. Implementing Zoning Districts: R-4 (see FLUP image above, right).
- While the description of the properties to the north and east of the subject property as “undeveloped forested parcels” is technically accurate, it does not reflect the conservation easement and research uses of some properties of the Nokes Family Properties, as well as the nature of other Nokes properties which have the potential to be developed in the future based on the governing documents for the family estate. There is a difference in future uses between the Nokes Limited Family Partnership parcels (contains Herald S Nokes Experimental Forest) and the Nokes MD Life Estate Parcels, all managed currently under the direction of Barbara Kwader, and frequently having cattle run and timber managed across both ownerships/property types. The Herald S Nokes Experimental Forest is discussed in the second and final paragraphs of the section as

well as later in the EA document. Discussion of the surrounding lands, conservation easements (and non-recreational nature of these easements), University of Idaho research, and opportunities for partnership in the furtherance of conservation, research, and land management goals, as well as preservation of privacy and access for owners or connectivity to parcels in the future should be included in application materials.

- The use of platted fuel breaks and open space between the eastern-most private properties, and or creation of a shaded fuel break in the buffer between properties would be wise considerations to protect the interests of the neighboring properties in minimizing trespassing.

1.3: Project Description

- The first paragraph states that there are two (2) exits from Fox Ridge Subdivision to the portion of the subject property referred to as the “Stockton 90 parcel.” There is only one (1) platted stub street from Fox Ridge Subdivision onto the subject property.
- Connections to Valley County Roads are identified on the southern boundary of the AOCC. Information regarding the process for integrating the development into the County-managed Road network within the McCall Impact Area should be identified.
- The first paragraph makes a claim that reducing the number of access points between the existing Woodlands Phases I & II and the portion of the subject property referred to as the “Woodlands Phase 3 parcel” “would likely increase the efficiency of the traffic flow in the area from current levels.” There is no citation for this claim, and the reduction or lack of connection points to “stubbed” street connections or previously planned streets connections is not cohesive with the guidelines for Street Design within new Subdivisions in McCall City Code Chapter IX – Subdivision & Development.
 - While it is mentioned that reduction in connections was requested by Woodlands 1 & 2 Subdivision Residents, there needs to be analysis on the actual impact or difference between fully connected subdivisions utilizing envisioned and entitled street stubs, and the operation of a potential roadway network that would eliminate these planned connections. This analysis should be provided within the TIS included in potential application materials.
- Statements are included within the Project Description that public safety, traffic flow, and access for emergency services will be improved through development of the subject properties. Further detailed information to substantiate these claims should be provided with the application specifying projects, design features, or development program elements that will create the projected effect.
- The fourth paragraph states “The potential project would provide much-needed access to local housing for a growing population in the form of cottages, chalets, and attached/detached single-family homes. More specifically, the potential project would help fulfill permanent housing needs for local residents of all ages and across multiple socio-economic classes.” Beyond the obvious increase in the supply of houses, it is unclear how the proposed development would achieve the purported outcomes.
 - It is recommended that the development team analyze deeper the role of the [McCall Local Housing Program](#), Deed Restriction & Incentive Program, and high volume of

regional policy research on the tools that work for providing units specifically targeted for local housing and local occupancy as one segment of units within a development of this scale.

- Additional tools for serving these goals include Development Agreements, CC&R's, Land Leases, and others, that should be reviewed as alternates to [Deed Restriction](#); however, it is generally recognized that the condition of the housing market and availability of attainable housing at all stages of the housing life-cycle to local workforce members is a symptom of more than a "supply & demand" issue.
- Strategy for providing HOA control or [management of Short-Term Rental's](#) should be submitted with application materials describing rules, standards, and enforcement mechanisms that are described within the assessment to likely be greater than those within the McCall City Code.

Chapter 2: Methods

- As this chapter is outlining data sources, Staff has no comments.

Chapter 3 : Natural Features

3.1 : Earth

- In Section 3.1.2 the assessment states that areas within the Stockton 90 parcel have slopes that range from 12%-24% in steepness. Any areas to have building footprints, infrastructure, or other development located on average slope of 20% or greater require a Geotechnical Report by a licensed engineer ([MCC 9.7.034](#)).
 - Due to the increased cost of development on steeper slopes, it is encouraged that any areas for proposing locally-targeted housing or higher-density housing be placed on properties with lesser slope steepness.
- The first paragraph of subsection 3.1.3 states that "the potential project would preserve approximately 14.5 acres of soil that are considered to be farmland of statewide importance if irrigated." The potential active use of preserved quality farmland should be addressed in the project application materials, be it through their dedication to the Parks Department for specific use as community garden, pollinator habitat, conservation easement, or through regular use as managed pasture for grazing or other purposes.
- In subsection 3.1.8, the EA states that all trees over 32" in diameter will be considered in the platting process of individual lots within the potential development. It is unclear what the origin of the 32" DBH standard is. [McCall Code Section 3.8.03\(B\)\(1\)](#) requires the approval of the City Arborist for the removal of any tree larger than twelve inches (12") DBH. Additionally, McCall Code Sections [3.8.23](#), [3.10.07](#), [9.7.031](#), and [9.7.06](#) require the consideration of tree retention at to be incorporated into site design.
 - Figure 6, the Unique Natural Features Map for the project area, identifies one of the mature stands of trees, as well as multiple stream channel and wetland areas within the area of potential higher-density development. Given elsewhere in this report staff has identified preference for higher densities to be closer to the westerly segments of the property, closest to existing infrastructure, development, and the school system; staff

reiterates the need to re-evaluate the siting of higher-density development in the identified location in order to preserve mature trees, and natural features of significant value.

3.2: Water

- Incorporate the available water rights discussed in subsection 3.2.1.1 and proposed use of available water into application materials.
- Incorporate any necessary information regarding a well-serve irrigation system that would be utilized in the event of wildfire as part of the application materials within a Wildfire Protection & Mitigation Plan.
 - Guidance relating to size, pressure, or capacity should be gathered from MFD, The Valley County Wildfire Mitigation Director, and the Valley County Emergency Manager and summarized for the McCall Planning staff within application materials.
- The development team should note that McCall City Code requires a setback of at least 15-feet be provided for any structure or development from any wetland. Wetlands should be formally delineated, classified, and platted within the application materials. If any wetlands must be impacts for crossings, infrastructure installation, or other reasons, application materials should described these disturbances and the process for analysis and approval required by the Army Corps of Engineers.
 - The McCall Area Planning & Zoning Commission and McCall City Council reserve the authority to refuse encroachment into wetlands if it is not warranted by the proposed design and amenities of an application and development proposal. Encroachment into or mitigation of wetlands must be requested as an alleviation to McCall City Code and justified within the application materials.

3.3: Plants

- Question 3.3.3 asks the application team to identify significant stands of trees or large individual trees on the site. The definition of significant trees in subsection 3.3.3 is extremely narrow considering how highly valued McCall's tree canopy is held.
- Environmental and Natural Resource Goal 8 of the [2018 McCall Area Comprehensive Plan](#) is to "maintain and increase McCall's urban forest as a key component of the green infrastructure network with economic and social benefits". An application that identifies nine (9) trees or stands of significance out of 134 acres of forested land is unlikely to be in conformance with the Comprehensive Plan. A more complete tree inventory should be included in application materials.
- McCall Code Section 3.8.03(B)(1) requires the approval of the City Arborist for the removal of any tree larger than twelve inches (12") DBH. Additionally, McCall Code Sections 3.8.23, 3.10.07, 9.7.031, and 9.7.06 require the consideration of tree retention at to be incorporated into site design.
 - Figure 11, the Spatial distribution of mature trees and tree stand observations map for the project area, identifies one of the mature stands of trees, as well as multiple stream channel and wetland areas within the area of potential higher-density development. Given elsewhere in this report staff has identified preference for higher densities to be

closer to the westerly segments of the property, closest to existing infrastructure, development, and the school system; staff reiterates the need to re-evaluate the siting of higher density in the identified location in order to preserved mature trees of significant value.

- Include a noxious weed management plan based on the findings of subsection 3.3.5 in application materials.
- Incorporate the assessment of forest health into application materials.
- The McCall Tree Committee and City Arborist have provided a comment letter relating to recommendations and requests for tree preservation, timber harvest best practices and schedule, orientation of possible zoning and land use densities based on significant tree stands, wildfire mitigation, and other considerations. This letter is included as Exhibit 3.

3.4: Wildlife

- The observations of deer and elk, along with deer and elk sign, identified in subsection 3.4.1 seems to conflict with the determination in subsection 3.4.3 that big game do not migrate through the subject property. While the subject property may not be identified as a designated wildlife corridor, the sign of animal presence, habitat, and rearing indicates these populations are likely to experience disruption. Identification of areas for preservation via open space should consider the areas preferred by wildlife and maintained to the extent possible, including historic areas for watering. These areas of observed signs of wildlife should be noted on a Natural Features/Existing Conditions Map to inform how a proposed development layout attempts to preserve and protect these habitat features.
 - Include documentation on how wildlife habitat informed/will inform site planning as described in subsection 3.4.5 in application materials. Outdoor Schools, Parks Program, hunter's Education, the regional Fish & Game Office, wildlife & conservation non-profit groups and other community programs exist in McCall relating to wildlife habitat, outdoor education, and conservation, in the event the development may propose to partner with community programs in the future to address wildlife related concerns.
- In typical development scenarios, it is accepted that greenfield development will have impacts on wildlife on surrounding properties, but the unfortunate general assumption is that it is a temporary condition until the surrounding properties are developed and wildlife is further impacted. As the majority of the undeveloped land immediately to the east of the site is held in conservation easements and is not likely to be developed, the impact of this potential development should be assumed to be a permanent condition. Opportunities for decreasing the impact on the surrounding protected areas should be considered in application materials.

3.5: Climate

- Subsection 3.5.3 does not account for vehicle miles travelled (VMT) by users of potential houses that do not live or work in McCall. This information should be included within application materials in the TIS.
 - Staff encourages analyzing the opportunities for reduction in tail-pipe emissions where possible through the provision of a specific amount of Local Housing, as well as any

transit or bicycle/pedestrian incentive options to reduce vehicle-trips through project design.

- Discussion of increasing Wildfire Risk, driven by increases in global and local average temperature is within the Wildfire section of this report.
- The development team and application materials should plan to report the projected and actual land disturbance and land cover change to carbon removal per hectare as part of the City's ongoing Climate Resilience Planning.
 - Soil Restoration utilizing native plants should be a priority throughout phases of a future development, as well as through the potential development's open spaces and landscape standards.
- The Climate section does not identify opportunities for Climate Resilient Development practices and standards occurring within McCall City Code, or those that would fall under the following categories and strategies:
 - Firewise Design
 - Energy Efficient Design (Passive Haus, LEED, IECC, site-informed design etc)
 - New development stands to provide benefit to future residents when considering high energy efficiency, use of passive home design, and Firewise design by creating units with lower energy costs and more fire-resilient construction. The development team is encouraged to aspire to high standards of energy efficient and wildfire-resistance through Design Guidelines and standards to be provided during the application process.
 - The development team should consider working with the McCall Community Transit office and Treasure Valley Transit to determine the potential opportunities and needs for the inclusion of public transit service to the potential development to reduce reliance on vehicle-oriented transportation.
- In general, it is recognized by staff that the degree to which the potential development serves and is occupied by local residents, and creates opportunity for existing workforce members to relocate closer to their place of work, thereby reducing commute distance, the development of these areas can function as a regional transportation impact and climate solution. However, the extent to which this is possible is dependent on the ability of the development to actually serve as a housing solution for local residents which is possible via a variety of tools identified in the McCall Local Housing Action Plan and via discussion with City Staff.

Chapter 4

4.1: Land Use

- Subsection 4.1.3 states that “the potential project would implement residential densities and overall characteristics that are consistent with these existing areas” in reference to the adjoining subdivisions of Fox Ridge and the Woodlands. In other sections of the environmental analysis, the development team suggests that the potential development would be at a higher density.
- The highest-density area is suggested along a potential roadway and traffic pattern farthest from public facilities such as the public school campus and existing pathways connection, closest to the exterior of the planning jurisdiction. The preferred location for higher-density residential

development is closer to public services and community amenities to promote walkability, provide direct and safe access to schools for children, reduce the amount of traffic travelling the farthest and create a transition from higher density to lower density as one leaves the community core.

- While subsection 4.1.3 refers to the included TIS, no actual discussion of the impact on character of the nearby neighborhoods occurs. Discussion of existing neighborhood/neighborhood use impacts from traffic should be included in the TIS through tools such as a Pedestrian Level-of-Service analysis or other means.
- The reference to CUP-21-03 in subsection 4.1.5 for the expansion of Payette Lakes Middle School reflects that the application approval has expired. There is possibility the school district could pursue a similar land use entitlement in the future, as growth continues to be a regional challenge including in needs for space in public schools.
- Subsections 4.1.8 and 4.1.9 include discussion of the McCall Area Zoning Map, the Future Land Use Map, and desired Overlay Map included within the McCall Area Comprehensive Plan. The development team has identified that the zoning of the Stockton 90 parcel has opportunity to change.
 - This change would require a “Rezone” or Zoning Map Amendment process and Development Agreement in order to facilitate the densities desired as a goal within this EA
- The EA has correctly identified that that property and future proposal will require a Planned Unit Development (PUD) Preliminary/General Plan and PUD Final Plan, as well as a Subdivision Preliminary Plat and future Final Subdivision Plat. Subsections of these adopted City Codes also indicate various requirements for Development Agreements, deeper analyses of impacts (such as to traffic, public finances, the environment, and utilities), as well as when Conditional Use Permits (CUPs) or other Land Use Application types are required.

4.2: Transportation

- Subsection 4.2.2 does not address constraints relating to potential use of County roads as the primary access for City development. Application materials should include a draft Development Agreement or similar addressing required improvements and ongoing maintenance of county roads proposed to be utilized to serve this development.
 - Correspondence with the Valley County Road & Bridge Department and Valley County Recreation Department should be included with application materials regarding and improvement requirements in the area to serve the potential southerly connections.
- Subsection 4.2.3 does not discuss how pedestrian and bicycle access to adjacent schools and the City’s pathway network would be preserved with the increase in traffic. This should be included in application materials and via the TIS.
 - Subsection 4.2.3 implies a linkage between a lack of pedestrian pathways and trespassing on the subject property. Application materials should clarify the role of multi-modal and active transportation options both in the context of recreation as well as the movement of goods and people.
 - The subsection also describes a responsibility of the City regarding the maintenance of right-of-way width within established developments. The right-of-way widths exist, and

the pavement is maintained by the City of McCall, unless maintenance is stated otherwise on a development-by-development basis. Application materials should clarify what is implied regarding the state of the right-of-ways in existing, neighboring subdivisions, and identify what role the development proposes the City play if the right-of-ways are not built to an adequate standard to serve a future development. It is normal practice in development in rural areas such as McCall that new development must mitigate the impacts it creates.

- Any impact to neighboring roadways as a result of a proposed development will likely be required to mitigate its own impacts, proportionate to the level of impact. If a transportation network is constructed according to the applicable code standards, is adequately connected to the streets network, and it is in the general interest of the public, the City could assume the maintenance of roadways after they are approved by the McCall Area Planning & Zoning Commission and McCall City Council, and after they are constructed and accepted by Public Works Department and other relevant experts. An analysis of these “off-site improvements” should occur within the TIS, and be proposed within a Development Agreement and General Project application materials, as well as the FIS, if/where applicable.
- It is unclear how the reduction in access points from the existing phases of the Woodlands into the subject property would have any substantial impact on traffic patterns in SE McCall, as claimed in subsection 4.2.4.
 - The analysis in subsection 4.2.4 does not address capacity, right-of-way, safety, impacts on adjacent properties, direct access, cost, or multimodal potential, as requested by the question in the Scope of Work. This should be submitted with application materials.
- Subsection 4.2.7 states that “Property taxes would help (emphasis added) fund the additional maintenance costs.” A numeric analysis of the financial implications of street maintenance should be incorporated into application materials via the FIS referenced elsewhere in this report, it is recommended that a FIS be required as an application material. This will be recommended as a requirement to the McCall Area Planning & Zoning Commission upon submission of a Preliminary Development Plan Review Application (“Pre-Application”).
 - Subsection 4.2.7 states that “due to the nature and density of development of Pine Creek Ranch, the maintenance cost per unit is anticipated to be much lower than that of surrounding lower density neighborhoods.” This statement directly conflicts with statement that “the potential project would implement residential densities and overall characteristics that are consistent with these existing areas,” stated in subsection 4.1.3.
- Subsection 4.2.10 does not discuss current conditions for school access, as requested by the question. Discussion of school access for new residents, existing residents, and regional families and stakeholders visiting the school campus should be included in application materials. The application team correctly identifies the high level of concern and interest relating to access to and traffic generated near and by the school use by numerous stakeholders in the neighborhood and region.

4.3 : Housing

- The development team has specifically declined to discuss housing in the context of resort communities such as McCall. Application materials should analyze the anticipated proportions of proposed housing that would be occupied year-round, as 2nd homes, and as short-term rentals and meaningfully discuss the impacts of each and mechanism for implementing such types of housing classification.
- Subsection 4.3.1 does not meaningfully analyze existing housing conditions, as requested by the question in the Scope of Work, such as the number of housing units targeted towards local community and workforce members at attainable costs that are needed over a 10-20 year planning horizon.
- The claim that “The diversity of housing types that could be included in the project could help to satisfy the market demand for a variety of residents and income levels” in subsection 4.3.2 does not appear to have supporting research or data from McCall or similar housing markets. Application materials should more extensively explore this subject.
- There should be direct address of findings, recommendations, and strategies identified within the McCall Housing Strategy & Needs Assessment, McCall Area Local Housing Action Plan, Valley County Housing Needs Assessment, and any opportunity for implementation of plan goals, strategies, or actions within the application materials. The City acknowledges that not all new development can be local housing, however, it is clear that tools and strategies have been identified as effective and possible in creating housing that can be utilized by local workforce and community members throughout the housing life cycle, including within a proposal for this AOCC
 - The McCall Area is beginning to experience the increase to Homeowners Insurance costs, as well as some policies being “dropped,” a practice that is becoming increasingly common in regions with development within a Wildland Urban Interface. A core requirement for mortgage-financed housing where the purchases/owners’ equity in the home is less than 20% is the requirement for a Homeowners Insurance policy to be held on a property.
 - To whatever extent the development team will propose a certain amount of housing within the development to be intended to serve “Locals, Workforce Members, First-Time Homebuyers,” or other similar stakeholders, information should be provided on how the insurability of property will be maintained as a core requirement for this demographic to truly purchase/occupy/or otherwise be served by the development.
 - To this end, it is encouraged that the lowest densities, and highest-likely valued properties be located on the exterior of the development to reduce the likelihood of spread of any potential wildfire to higher density pockets (which are more likely to be afforded by local residents based on the analyses of the McCall Local Housing Action Plan & Valley County Housing Needs Assessment), neighboring development, public infrastructure, or other community assets.
- City staff acknowledges the reality and comprehensive plan goals which state a variety of housing types should be pursued in Land Use Development, including units specifically

developed and reserved for “Local Housing” via a variety of mechanisms. Staff looks forward to a detailed Housing Strategy and proposal for ensuring this variety of housing types would be produced in a way that meets the wide variety of need among local and regional stakeholders.

- The development team is encouraged to learn more about mortgage financing options available within the region, such as USDA Rural Development Home Loans, Idaho Housing & Finance First Time Homebuyers program, and other tools available in connecting potential local residents or existing local workforce members to attainable financing that may be utilized as a path to ownership in a future development.

4.4 : Utilities

- Subsection 4.4.6 does not address what opportunities exist to minimize the need for water beyond “encouraging” individual property owners to maintain existing native vegetation. Given the increases in demand for potable water, the development team should consider implementing water-reuse systems for lawn irrigation or minimize the amount of irrigated lawn permissible, given native grasses are required by McCall City Code; landscaping standards which require drought and fire tolerant design, and communications programs for future residents to be well informed of high-demand time periods for municipal water resources are also good tools.
- Include an analysis of the opportunity for a separate pressurized irrigation system utilizing non-treated water, well-served water in application materials; this can be the same or separate from the system requested relating to Wildfire Prevention and Mitigation.
- Application for Annexation to receive City water service must occur concurrently with application for Annexation to PLRWSD for the Stockton 90 Parcel.

4.5 : Public Safety

- Include a plan for continued wildfire mitigation practices in application materials, as stated and recommended within other sections of this report.
- It is unclear how the potential development would “improve public safety and access” for existing, surrounding developments as stated in other sections of this report.
- The FIS should analyze the need for any additional public safety related facilities of personnel that may be necessary to serve the growth to the community through the potential development. It is unclear whether additional personnel would be required based on this Environmental Assessment, but it is known that the community is regularly in need of additional public servants in the public safety, public education, and public utilities sectors as the community continues to grow.

4.6 : Schools

- Subsection 4.6.2 does not attempt to provide any meaningful analysis of existing daycare capacity, nor does it address implications of the potential development on daycare capacity. The development team should consult with the West Central Mountains Economic Development Council Early Childhood Development Professional, as well as the Parks Department and McCall-Donnelly School District to determine if adequate space or facilities for daycare are available in the region, or should be considered further within the application materials.

4.7 : Recreation and Open Space

- Incorporate recreation and open space opportunities in application materials that align with the McCall PROS Plan, McCall Area Comprehensive Plan, needs of regional stakeholders, and requirements of McCall City Code. Properly maintained Open Space can also serve as a tool for Wildfire Prevention and Mitigation.
- The development team will be required to meet with the Parks & Recreation Advisory Committee (PRAC) to determine priorities and opportunities for Park development and support.

4.8 : Historic and Cultural Preservation

- Staff has minimal comments on this section, and encourages any future development to reflect the culture, style, traditions, and community character of McCall wherever possible. The creation of distinct Design Guidelines or model home plans to cultivate McCall's character is encouraged.
- Staff acknowledges and wishes to ensure the development team is aware these properties are located on the traditional lands of the Nimiipu'u (Nez Perce) people who stewarded the land prior to McCall's founding for time immemorial and maintain strong connection to this place. Any opportunity to honor the history and tradition of pre-McCall history is encouraged, especially relating to maintenance of open space, environmental stewardship, and community education.
- The occupancy and ownership of housing by locals would inherently assist with the preservation of McCall's history, culture, and character by affording workforce members the opportunity to remain in the community and have pathways to financial and lifestyle stability in an increasingly challenging housing market.

4.9 : Energy and Natural Resources

- Subsection 4.9.2 states that "Pine Creek Ranch CC&Rs would allow for solar installations." While appreciated, there is no discussion on how the site may be designed to take advantage of any solar opportunities such as siting residences or building envelopes along the north sides of open areas, orienting roofs to take advantage of sunlight, etc.
- As previously discussed, subsection 4.9.2 is claiming an environmental advantage by being a higher-density development, which is not consistent with claims that it will be similar in density to surrounding neighborhoods. Higher-density is generally more energy efficient, but this development does not appear to be considered at a level of density or potential style of construction to be of particular high efficiency at this stage.
 - Inclusion of efficiency standards and goals within Design Guidelines is encouraged to facilitate energy-efficiency and fire-resilience.
 - The development has the ability to not just encourage, but require high-efficiency HVAC, insulation, window, roofing or other systems through design guidelines of a future development. Staff encourages consideration of this to create the highest quality development.
- Opportunities or priorities for provision of Electric Vehicle Charging Infrastructure at shared development facilities (such as Clubhouse or Parks areas) should be included within application materials given the increasing number of Plug-In Hybrid (PHEV) and full Electric Vehicles (BEV) in the

McCall Area and the best practice of 10% of shared parking area spaces being equipped with Level 2 Charging technology to meet the growing needs of user groups (per the International Code Council).

4.10 : Environmental Health

- Subsection 4.10.4 states that “A shade (sic) fuel break has been constructed along the property boundary with the project area.” The word “constructed” implies that the shaded fuel breaks is a more-or-less permanent installation. The USDA Natural Resources Conservation Service defines a “fuel break” as “a strip or block of land on which the vegetation, debris and detritus have been reduced and/or modified to control or diminish the risk of the spread of fire crossing the strip or block of land.” Continuous maintenance is required to retain the effectiveness of shaded fuel breaks as a wildland fire mitigation tool. Plans for ongoing mitigation of wildfire risk should be incorporated into application materials, including on the plat, with maintenance schedule defined in CC&Rs and other applicable materials.
 - This Maintenance Plan should include enforcement mechanisms (such as assessment of fines by the HOA) for fire maintenance required on individual properties, as well as enforcement mechanisms available to the City of McCall and McCall Fire District in the event the Wildfire Mitigation and Maintenance Schedule is not adhered to.

4.11 : Community Services

- Include an analysis of the fiscal impact of the proposed development on community services in application materials.
- Include an analysis of the impact of the proposed development on cellular phone service in application materials.

Appendices – Staff Comments

Appendix A: Land Cover Mapping

- Incorporate into application materials.

Appendix B: NRCS Soil Descriptions

- A map would be helpful.
- Incorporate into application materials.

Appendix C: Wetland Delineation

- Incorporate into application materials.

Appendix D: Preliminary Geotechnical Evaluation

- Incorporate into application materials.

Appendix E: Water Rights Research

- Incorporate into application materials.

Appendix F: Groundwater Study

- Incorporate into application materials.

Appendix G: Vegetation Conservation Targets

- Incorporate into application materials.

Appendix H: Threatened and Endangered Species within 5 Miles

- Incorporate into application materials

Appendix I: Traffic Impact Analysis

- This should be marked as a draft. The City of McCall has not been involved in the development of this study. This should be updated according to revisions and plan design alterations that arise as a result of this report and public input provided.

Appendix J: McCall Zoning Map and Future Land Use Map

- Staff has no comments.

Appendix K: Hydraulic Analysis

- Incorporate into application materials.

Appendix L: Environmental Site Assessment

- Appendix L and M appear to have been transposed in the text of the document.

Appendix M: Archaeological and Historical Survey Report

- Appendix L and M appear to have been transposed in the text of the document.

Current Steps – As of February 10, 2025

Public Comment

Public Comment on the EA was open on December 19, 2024 through January 10, 2025, remaining open for twenty-two (22) days, more than the ten (10) days initially proposed within the Environmental Assessment Scope of Work.

Public Meeting

The public meeting has been scheduled for February 10, 2025 from 6:00pm-8:00pm to describe the Land Use Application process, Environmental Assessment takeaways, and other intricacies of regional development for the public. The development team is available and allowed to attend, but there will be no development team presentation at the public meeting.

DRAFT

Next Steps

Final Comments from Staff on Submittal Requirements

Based on the information gathered within the Environmental Assessment, City Staff has compiled a list of additional information to include in the application submittal:

- Wildfire Mitigation & Protection Plan (incorporate into Subdivision Plat, PUD and other materials as necessary, include maintenance schedule and possible well-served irrigation system as recommended by city staff, McCall Fire District, and other recommendations of the McCall Tree Committee).
- Fiscal Impact Study (FIS) regarding impact to all public services or applicable agencies, utilities, capital improvements, level of service or personnel needs etc. The FIS should be conducted by a qualified professional who is approved by the City of McCall. A list of potential firms should be provided as soon as possible.
- Detailed Housing Program/Summary/Analysis which addresses the points made within the Environmental Assessments, those made by staff within this report, comments by the public, and addresses the goals and policies of the planning documents generated for the area regarding the provision of and need for Local Housing and a year-round, full time population. This document should also address the values of Short-Term Rentals to the Tourism-economy in McCall and how the potential development would propose to balance these needs and goals within the project area.
- Any required Civil Engineering studies, plans, or analyses regarding connection to or service from Public Utilities, roadways (City & County), Wetlands, Stormwater & Drainage, or other areas identified by the City Engineer and Public Works Director.
- Timber Harvest/Tree Protection & Mitigation Plan – To be reviewed by the City Arborist and City Tree Committee prior to any clearing, grubbing, scrubbing or excavating.
- The McCall Area Planning & Zoning Commission may request additional environmental impact analyses during the Pre-Application Hearing that may be required to accompany an application package.

Pre-Application

A Preliminary Development Plan Review or “Pre-Application” shall be required.

See [Planning & Zoning Commission Meeting Schedule and Deadlines](#)

Neighborhood Meeting

This is on the timeline of the Development Team. The neighborhood meeting must be conducted between seven (7) and seventy five (75) days prior to the submittal of a formal application. Properly mailed notification to property owners within 300 feet of the subject properties is required by the applicant. The meeting should be hosted in a public and accessible space, and potentially hosted in multiple formats, if not multiple times, to best accommodate the diverse needs and schedules of interested parties.

Application Submittal

Required Applications based on this Environmental Assessment, that must be assembled by qualified and licensed professionals as identified by McCall City Code, and submitted as a complete package including the additional detailed information requested above:

See [Planning & Zoning Commission Meeting Schedule and Deadlines](#)

First Stage Applications Required:

- 1) [Planned Unit Development General Plan \(1st\) – “PUD”](#) is required for new development or subdivision when site area exceeds: [1\) 4-Acres total, if located in the R4 Zone; 2\) 40-acres total, if located in the RR Zone](#). The subject properties proposed for potential subdivision exceed these sizes, therefore a Planned Unit Development is required as described per McCall City Code as:

The planned unit development (PUD) process provides an opportunity for land development that preserves natural features, allows efficient provision of services, and provides common open spaces or other amenities not found in traditional lot by lot development. The procedure may allow a combination or variety of residential, commercial, office, technical, business park and industrial land uses. It also provides for the consistent application of conditions of approval for the various phases of the planned unit development. A planned unit development is intended to:

- (A) Permit greater flexibility and, consequently, more creative design for development than generally is possible under conventional zoning regulations.
 - (B) Retain and preserve natural scenic qualities and topographic features of open spaces; promote aesthetics; prevent disruption of natural drainage patterns.
 - (C) Promote the creation and efficient use of open space and park area.
 - (D) Provide a harmonious variety of neighborhood development and a higher level of urban amenities.
 - (E) Promote local housing and a variety of housing types in quality development. (Ord. 885, 3-24-2011; amd. Ord. 983, 12-19-2019, eff. 1-1-2020)
- 2) [Subdivision Preliminary Plat – \(1st\) - “SUB”](#) – The general authority goals and intent of the Subdivision Code for the McCall Area is as follows, the particular standards for subdivision development in the McCall Area can be found in Title IX of McCall City Code:
 - (A) Statutory Authority: These regulations are authorized by title 50, chapter 13 of the Idaho Code; title 67 of the Idaho Code; and article XII, section 1, "General Laws For Cities And Towns", of the Idaho constitution, as amended or subsequently codified.
 - (B) Purpose And Intent: The purpose and intent of this title is to promote the health, safety, convenience and general welfare of the population of the city and area of city impact; help assure the orderly development of the city consistent with applicable policies and plans adopted by the council through the proper subdivision of land and street layout; and clarify and make more useful the public records in the office of the recorder.

(C) Design Provisions; Orderly Development Of City: These regulations are declared reasonable and necessary to accomplish the above purposes. They are designed, among other things, to achieve well laid out streets and building sites in accordance with proposed uses and adapted to the terrain and natural setting, to conserve the natural beauty of the city and area of city impact, to provide safe access, adequate drainage and utilities for the proposed sites, to facilitate and reduce ambiguity in the transfer of real property and in general to provide for the orderly development of the city and area of city impact.

(D) Implementation Of Comprehensive Plan: This title is intended to implement the comprehensive plan of the city of McCall.

(E) Planned Unit Development Required: A proposed subdivision with land area equal to or larger than the areas shown in table 9.1.02 of this subsection shall require the submittal of a planned unit development proposal in accordance with the appropriate section of title III, chapter 10, "Planned Unit Development", of this code. (Ord. 822, 2-23-2006, eff. 3-16-2006)

If, in the judgment of the commission, there is an attempt to subdivide a property which is subject to the above provision, and is under one ownership, or is considered to be under the control of one entity, and the proposed subdivision obviously is designed so as to thwart the above provision, then the commission shall declare that the entire property shall only be subdivided under the provisions of title III, chapter 10, "Planned Unit Development", of this code.

(F) Area Of City Impact, County Authority: For subdivisions located within the area of city impact, the responsible public agency is the Valley County board of commissioners.

(G) Political Subdivisions Of State; Mitigation: No subdivision shall be approved which affects the ability of a political subdivision of the state, including school districts, to deliver services without compromising quality or service delivery to current residents or imposing substantial additional costs upon current residents, unless the subdivider provides for the mitigation of the effects of subdivision. Such mitigation may include, but is not limited to, the following:

1. Provision of on site or off site street or intersection improvements.
2. Provision of other off site improvements.
3. Dedications and/or public improvements on property frontages.
4. Dedication of provision of parks or green space.
5. Provision of public service facilities.
6. Construction of flood control canals or devices.
7. Provisions for ongoing maintenance.

(H) Area Development Plan; Site Criteria: When an owner of contiguous parcels proposes to subdivide any portion of the contiguous parcels, an area development plan shall be submitted and approved. The commission and council shall evaluate the following basic site criteria and make appropriate findings of fact regarding the area development plan.

-
- 3) [Annexation – \(1st\) – “ANNEX”](#) - Applicable to “Stockton 90 Parcel,” must be submitted at the same time as request for annexation to Payette Lakes Recreational Water & Sewer District.
 - 4) [Rezone/Zoning Map Amendment – \(1st\) – “ZON”](#)
 - 5) Development Agreement – (1st) - “DA” – should outline all responsibilities for improvement, development schedule and timeline of phases. Development Agreements are described in great depth within the Title IX – Subdivision & Development, of McCall City Code.
 - 6) [Design Review – \(1st\) – “DR”](#) - if requesting Design Review Committee Approval, and/or approval of any specific model home designs or facility designs at initial application stage
 - a. Timber Harvest/Forest Management Plan – to be reviewed by City Arborist & Tree Committee
 - 7) [Conditional Use Permit – TBD if applicable](#) – dependent on ultimate uses to occur on subject properties as well as any nuanced development requirements. This would be embedded within the PUD Preliminary Plan review pursuant to [MCC 3.10.05](#), if required. Common triggers for a “CUP:”
 - a. Inclusion of Townhouse Lots or Condominiums
 - b. Inclusion of any buildings greater than 35-feet in height
 - c. Inclusion of any uses requiring a CUP or not stated within McCall City Code 3.14.0

Second Stage Applications Required:

- 8) [Planned Unit Development Final Plan](#) – Submitted based on information identified within Preliminary Plan and Development Agreement.
- 9) [Subdivision Final Plat](#) – Submitted based on information identified within Preliminary Plan and Development Agreement, phase-by phase to facilitate the orderly process of development.
- 10) [Design Review](#) – Submitted based on any approvals or omissions for Design Review of private/individually owned properties, and required for shared facilities for the development according to [MCC 3.16](#).

Prepared by:



Meredith Todd, City & Sustainability Planner

Exhibit 1

AOCC Environmental Assessment Scope of Work

Environmental Assessment for Pine Creek Ranch

Objectives:

- To fulfill the requirements of MCC 9.7.08 for the completion of an environmental assessment plan by an interdisciplinary team of professionals.
- To undertake a comprehensive analysis of the natural and built environment of the Pine Creek Ranch properties and its surroundings that is contained within one document.
- To facilitate discussion and coordination among the applicant, public officials, and the public through an integrated analysis of the environmental conditions affecting the site.
- To identify the environmental opportunities and constraints for development that balances the various and competing interests for private development and the public interest.
- To provide the framework for the efficient review and decisions on the land use application for the site.

Natural Environment

1. *Earth*

- a. General description of the site. Is the site flat, rolling, hilly, steep slopes, mountainous, or other?
- b. What is the steepest slope on the site (approximate percent slope)?
- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? Specify the classification of agricultural soils and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.
- d. Are there indications or history of unstable soils in the immediate vicinity? If so, describe.
- e. Are there any indication of filling or excavation in the past?
- f. Could soil loss or erosion occur as a result of clearing, construction, or use? If so, generally describe.
- g. Are there any significant rock outcroppings or unique features?
- h. What are the opportunities and constraints for using the existing land conditions to influence the location, intensity, and design of future development on the site?

2. *Water*

- a. Surface Water:
 - 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.
 - 2) Will the development require surface water withdrawals or diversions? Give general description and purpose.
 - 3) Does the site lie within a FEMA designated floodway or floodplain? If so, note location on the site plan.
 - 4) What are the opportunities or constraints from surface waters to preserve open space and/or to create natural linkages for pedestrian trail?
- b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.
 - 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any.
 - 3) What overall impacts to the local aquifer system would be anticipated with development?
- c. Water runoff (including stormwater):
- 1) Describe the source of runoff (including stormwater) and method of collection and disposal, if any. Where will this water flow? Will this water flow into other bodies of water? If so, describe. Could waste materials enter ground or surface waters? If so, generally describe.
 - 2) Would development of the site affect drainage patterns in the vicinity of the site? If so, describe. Describe how stormwater runoff from increased impervious areas created by this project are planned on being mitigated.
 - 3) Identify the opportunities and constraints for snow storage and removal on the site. Assess the potential impacts to water run-off.

3. *Plants*

- a. What types of vegetation are found on the site, including deciduous and evergreen trees, shrubs, grasses, pasture, wet soil plants, water plants or other?
- b. What percentage of the site is forested?
- c. Are there significant stands of trees or large individual trees on the site? Please locate on a site plan.
- d. List threatened and endangered species known to be on or near the site.
- e. List all noxious weeds and invasive species known to be on or near the site.
- f. Is there evidence of any insect or fungus driven vegetation infection or die-off on or adjacent to the property? (I.e., bark beetle infestation, dwarf mistletoe, blister rust etc.)
- g. What is general health of the forest?

4. *Wildlife*

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. What seasonality is expected and was observed for each species?
- b. List any threatened and endangered species known to be on or near the site.
- c. Is the site part of a migration route? Identify yes or no for each species previously identified and explain.
- d. List any invasive animal species known to be on or near the site. If yes, identify possible resources for guidance on local management practices.
- e. Describe opportunities for preserving wildlife habitat on the site.

5. *Climate*

- a. Identify the current land-based greenhouse gas emissions and/or removals (and/or Net Ecosystem Productivity, *NEP*). What classifications of land cover are present? What proportion of the property is covered by each land cover type? What is the approximate Ghg Emission/Removal value for each land cover type in *Tons CO₂e/acre*?
- b. What change to land-cover and emissions/removals can be anticipated after development is

- complete? What is the estimated difference in emissions/removals from the present condition compared to development completion? I.e., change in emissions due to project implementation.
- c. Based on traffic study information and local fuel efficiency data what would the expected Greenhouse Gas Emissions per unit, per year be following development? How would you design the project to reduce the need for vehicle trips and other emissions generating activities for residents?
 - d. What emissions can be expected (approximately) from the construction process? (Operation of machinery, transportation of workers, manufacture and transportation of building materials, efficiency of structures built in project, etc.).

How can development of the site be designed to take advantage of the natural environment, preserving natural features such as streamside environments, intermittent streams, wetlands, wildlife habitat and vegetation?

Built Environment-Community Context

1. Land Use

- a. What is the historical and existing land use of the property?
- b. Describe any structures on the site. Will the structures be demolished?
- c. What are the current uses of adjacent properties? How will the development of this site affect adjacent properties?
- d. What is the development potential and/or potential intensity of development of properties in the immediate area?
- e. Has the project site been used as working farmlands or working forest lands, including by historic indigenous populations? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any?
- f. Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?
- g. What is the current zoning classification of the site?
- h. What is the current comprehensive plan designation and policy direction for the future of the site?
- i. What subdivision and PUD regulations apply to the property?

2. Transportation

- a. Identify the existing street network adjacent to the site, the functional classification and carrying capacity of existing streets. Identify the constraints posed by the conditions of existing adjacent streets for accommodating additional traffic. Assess the alternatives for access to the site in terms of capacity, safety, impacts on adjacent properties, direct access, cost, and multimodal potential. Show on a site plan.
- b. Identify the City's Transportation Plan for any system improvements that would serve the site. Are there any other planned street improvements to the streets that could serve the site?

Describe any previously undefined street improvements that would be necessary to accommodate development of the site.

- c. Identify the existing pedestrian and bicycle facilities and street crossings, including paved, unpaved, formal, and informal paths and trails. Locate on a site plan.
- d. Describe and show which phase of the project each planned street improvement, pedestrian and bike facility will be constructed in. With a phased plan, also describe how the improvements will be ended in the interim until all phases are constructed.
- e. Is the site directly served by public transportation? If so, generally describe. If not, what is the approximate distance to the nearest transit route? Describe the frequency and span of any nearby transit routes and significant useful locations accessed.
- f. What are the current conditions for access to the schools in terms of traffic, congestion, times of day, pedestrian, and bicycle interface? Describe the alternatives for resolving issues including the plan prepared for the school district and the extension of Deinhard Lane. Identify the existing pedestrian and bicycle counts from city GIS data and bus routes for current students

3. Housing

- a. What are the existing housing market and trends for the city and region?
- b. What are the opportunities in development of this site to satisfy market demand?

4. Utilities

- a. What utilities are planned to serve the site?
- b. What is the availability and capacity of existing water and sewer services?
- c. Are there planned improvements or what improvements would be needed to serve the site?

5. Public Safety

- a. What are the existing service levels and jurisdiction providing service to the site?
- b. What would be the response time for service?
- c. Are there any known public safety issues on or near the site?
- d. Are there any fire wise practices in place?

6. Schools:

- a. What is the availability of school and capacity to serve the site?
- b. What is the availability of daycare facilities and capacity to serve the site?

7. Recreation/Open Space

- a. What designated and informal recreational/open space opportunities are in the immediate vicinity including school district property and city parks and pathways?
- b. Would the proposed project displace any existing recreational/open space uses? If so, describe.
- c. What is the recreation/open space opportunities, including trails and linkages with natural environmental conditions that could be provided by the project?

8. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.
- b. Are there any landmarks, features, or other evidence of Native American or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

9. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs?
- b. What kinds of energy conservation features could be included in the design of the development?
- c. List other proposed measures to reduce or control energy impacts, if any.

10. Environmental Health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that exist on the site?
- b. What are the current sources of light or glare on or adjacent to the site? Could light or glare from the development be a safety hazard or interfere with views?
- c. What are the current sources of noise on or adjacent to the site? Could noise from the development be a safety hazard?
- d. What are the current conditions that make this site prone to wildland fires? What are the considerations that should be made in the design of future site development to mitigate the impacts from wildland fire? What are the existing and planned evacuation strategies for the area in the event of a catastrophic fire event?

How can development of this site be adequately served to minimize public costs and impacts on existing development?

Process Steps

1. Scoping meeting.
2. Revised scope of work.
3. Ten-day public comment on scope of work.
4. Draft preparation by consultants
5. One-week draft review and approval by City.
6. Ten-day distribution of environmental assessment and public meeting to discuss the implications of the analysis.
7. Staff recommendations to applicant on development proposal.

Exhibit 2
All Public Comments on Environmental
Assessment submitted by January 10, 2025

#1

COMPLETE

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Time Spent: 00:06:12
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Page 1: Public Portal

Q1

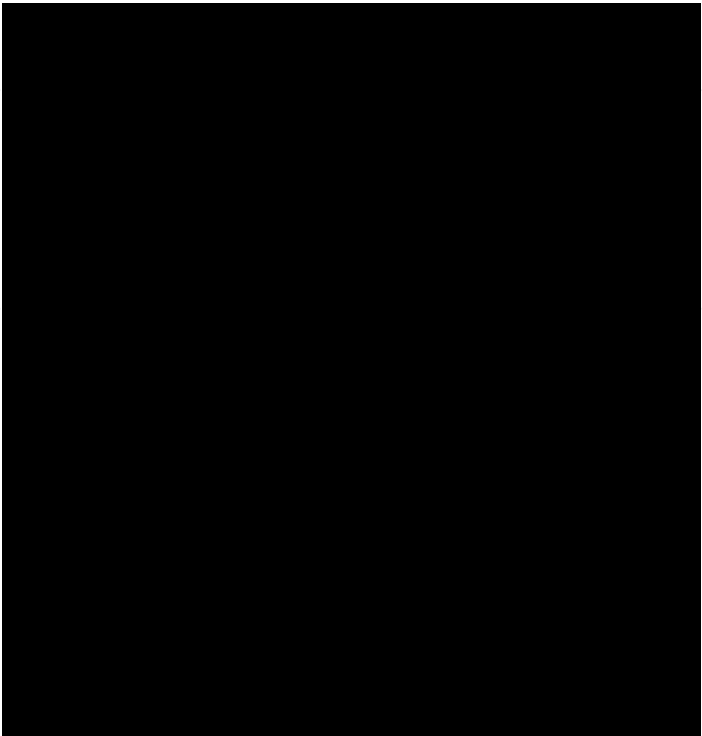
Name

First name **Stefanie**
Last name **Bork**

Q2

Email

Email address



Q3

Phone

Phone number

Q4

Resident address

Street address

City

State

Zip code

Country

Q5

Public comment here:

As mentioned on page 30 of assessment they have an abundant knapweed problem that needs mitigated. Have witnessed no efforts made by property owner. This noxious weed is now spreading to adjacent properties.

#2

COMPLETE

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Time Spent: 00:28:33
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Page 1: Public Portal

Q1

Name

First name **Emma**

Last name **Barnett**

Q2

Email

Email address

Q3

Phone

Phone number

Q4

Resident address

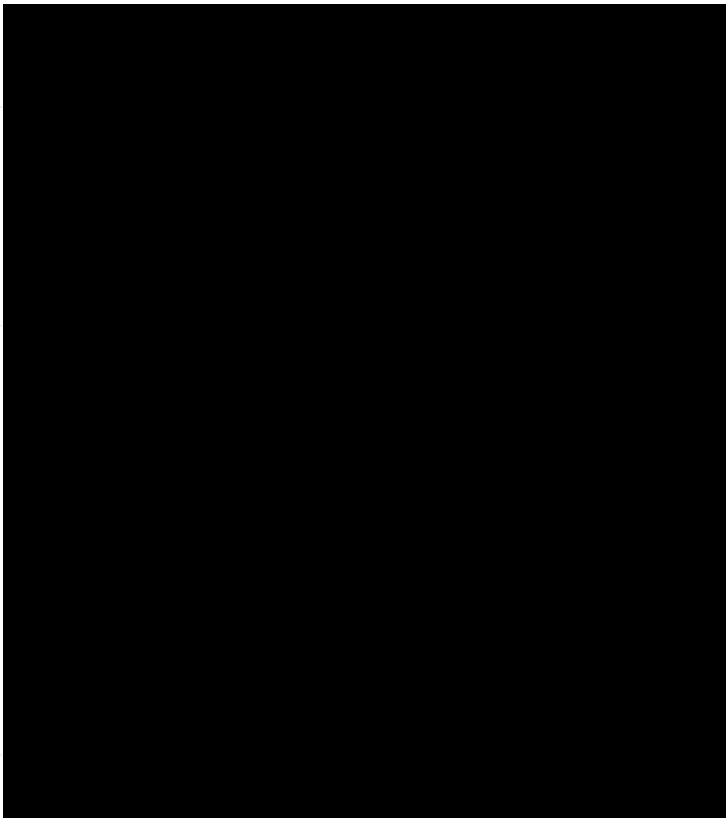
Street address

City

State

Zip code

Country



Q5

Public comment here:

Dear Members of the Planning Department and City Council,

I am writing to strongly oppose the proposed development at Pine Creek Ranch and to ask you to reconsider approval of this project. After reviewing the plans, it is clear that this development not only poses significant environmental risks but also fails to reflect the core values of McCall and the long-term interests of its residents. This project is not in line with McCall's commitment to sustainability, and I believe it is crucial that we prioritize protecting our community's natural legacy.

First and foremost, the environmental implications of this development are deeply troubling. Pine Creek Ranch represents one of the last remaining large tracts of undeveloped land in McCall, providing critical habitat for diverse wildlife and important ecosystems that support the natural balance of the region. The proposed development threatens to destroy these habitats, displacing vulnerable species, and disrupting wildlife corridors that are essential for species migration and reproduction. As indicated by local and state wildlife studies, this land hosts endangered and at-risk species, and the destruction of their habitat would have serious long-term consequences for biodiversity. This is not a risk McCall can afford to take.

In addition to the loss of habitat, the carbon footprint of this development cannot be overlooked. The natural ecosystems at Pine Creek Ranch are vital carbon sinks, absorbing CO₂ and helping mitigate climate change. While the developers mention "green" building practices, these efforts pale in comparison to the environmental damage caused by converting 158 acres of wilderness into a residential development. Not only would this result in the release of significant CO₂ into the atmosphere, but it would also eliminate the long-term ability of this land to sequester carbon. This is a short-sighted approach that contradicts global efforts to combat climate change and threatens the very ecosystem that McCall depends on.

Another point that must be addressed is the absurd notion that Pine Creek Ranch could provide "affordable housing." It is insulting and misleading to describe a project with three homes per acre in one of McCall's most desirable real estate areas as an affordable housing initiative. The reality is that these homes will be priced well beyond the reach of most working families in McCall. This proposal is not about creating affordable housing—it is about maximizing profit by exploiting one of the last natural spaces in the area. The suggestion otherwise is a gross misrepresentation and an insult to the intelligence of the McCall City Council and its residents.

Moreover, this is simply a poor investment by the developer. The decision to pursue this development, despite the devastating environmental and social consequences, shows a lack of foresight and respect for McCall's history, ecology, and unique character. The developer is more interested in profit than in the long-term health and sustainability of this community.

If you have the opportunity, I encourage you to visit Pine Creek Ranch and see for yourself the extraordinary value this land holds—not in terms of real estate development, but as an irreplaceable natural treasure. The lush woodlands, the abundant wildlife, and the quiet beauty of this place are irreplaceable. Once destroyed, these features cannot be replaced by any number of houses. The land itself provides immense ecological and recreational value, and its loss would forever change the character of McCall.

I also ask you: What side of history do you want to be on? Will you be the group that allowed the destruction of McCall's integrity for a few extra tax dollars? Or will you be the leaders who stood firm in protecting McCall's natural environment and heritage, ensuring a vibrant and sustainable future for generations to come? The choice is clear. By approving this development, you risk altering McCall into a community driven by profit rather than preservation. Rejecting it, on the other hand, would demonstrate a commitment to the values that make McCall so special.

If this development is approved, I will be deeply disappointed and will lose faith in the leadership of McCall. This town has long been a place of pride because of its natural beauty and its commitment to sustainability. To approve this development would be a betrayal of those values and an irreversible step toward changing McCall into something unrecognizable.

Rather than allowing the destruction of Pine Creek Ranch, I urge the city to consider a more sustainable alternative: acquiring the

Pine Creek Ranch Environmental Study Public Comment Portal

property and preserving it as a public natural park. By doing so, McCall would not only protect critical wildlife habitats but also create a lasting space for residents and visitors to enjoy nature for generations. A park would offer immeasurable benefits to the community and would reflect McCall's core values of conservation, sustainability, and responsible stewardship.

I respectfully ask you to reject the Pine Creek Ranch development and take action to protect this irreplaceable natural space for the future of McCall. Let's make the right choice—one that respects our environment, our community, and the legacy of this incredible place.

Thank you for your time and consideration.

#3

COMPLETE

Collector: Web Link 1 (Web Link)
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Time Spent: 00:41:03
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Page 1: Public Portal

Q1

Name

First name **Tom**
Last name **Kilgore**

Q2

Email

Email address

Q3

Phone

Phone number

Q4

Resident address

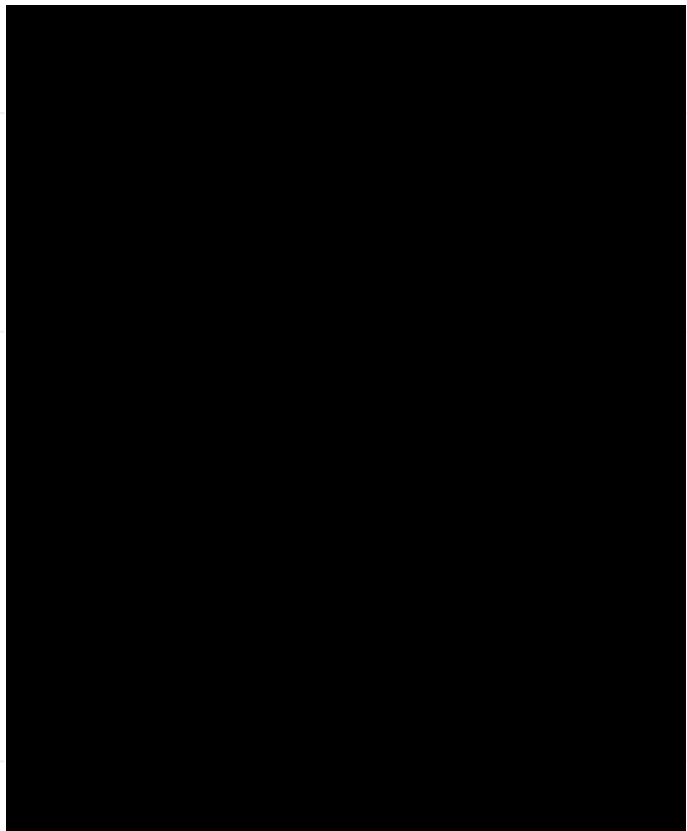
Street address

City

State

Zip code

Country



Q5

Public comment here:

The Pine Creek Ranch Environmental Assessment is full of very vague generalities and statements that are not supported by facts. The developer states, "the site would provide much needed fire and life safety improvements for both the Woodlands and Fox Ridge subdivisions." Adding 615 individual units attached directly to the existing subdivisions would only exacerbate the current conditions. The location and layout of Pine Creek Ranch is exactly what most wildland fire experts are recommending to be avoided in the wildland/urban interface. For the City to approve adding 615 units to the current interface would be a major error in judgement that would be detrimental to the entire McCall community.

#4

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, December 17, 2024 3:15:43 PM
Last Modified: Tuesday, December 17, 2024 3:36:17 PM
Time Spent: 00:20:33
IP Address: [REDACTED]

Page 1: Public Portal

Q1

Name

| | |
|------------|-------|
| First name | Alice |
| Last name | Brown |

Q2

Email

Email address

Q3

Phone

Phone number

Q4

Resident address

Street address

City

State

Zip code

Country



Q5

Public comment here:

To Whom It May Concern,

I am writing to express my concerns regarding the proposed development of Pine Creek Ranch in the wooded area near my home, particularly with respect to the planned access through our street. As a resident of the Woodlands, I feel it is important to address several potential safety issues that could arise from this development.

One of my primary concerns is pedestrian safety. Our street, Woodlands Drive, is already narrow and lacks sidewalks or safe pedestrian pathways. With the anticipated increase in traffic due to the new development, I worry that pedestrians (especially children) will be at greater risk. The absence of sidewalks along our street makes walking hazardous even now, and the added traffic will only exacerbate this issue.

In addition, the width of our street has been a concern, especially during the winter months. Heavy snow, ice, or even high winds block or narrow the road, making it difficult for vehicles to pass and posing an even greater hazard for pedestrians. There have been instances in the past where the road has become impassable for emergency vehicles, leaving our neighborhood vulnerable in the event of a health or fire emergency. With the only access point for our neighborhood being through Woodlands Drive, any blockage or obstruction on our road could delay or prevent emergency services from reaching our community.

I believe it is critical that the planning process for this new neighborhood account for these safety concerns. Specifically, I urge you to consider the safety of existing residents. I hope the planning department will take these concerns into account and work with us to ensure the well being of everyone who lives here.

Additionally, I would like to highlight the abundant wildlife that inhabits our neighborhood and the surrounding wooded area. The woods serve as a vital natural habitat. The construction of a new neighborhood could disrupt the local wildlife corridors and habitats. Thank you for your time and attention to this important matter.

Sincerely,

Alice Brown

█ Woodlands Drive

McCall, ID 83638

#5

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, December 18, 2024 5:43:26 PM
Last Modified: Wednesday, December 18, 2024 5:48:05 PM
Time Spent: 00:04:39
IP Address: [REDACTED]

Page 1: Public Portal

Q1

Name

First name

Ryan

Last name

Stringham

Q2

Email

Email address

Q3

Phone

Phone number

Q4

Resident address

Street address

City

State

Zip code

Country

Q5

Public comment here:

This feels excessive for McCall. I am ok with growth but the woodlands and the area surrounding it should be preserved with smaller developments not high density housing. McCall doesn't have the infrastructure to support this many homes.

#6

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, December 18, 2024 8:28:41 PM
Last Modified: Wednesday, December 18, 2024 8:31:41 PM
Time Spent: 00:03:00
IP Address: [REDACTED]

Page 1: Public Portal

Q1

Name

First name **Jordan**
Last name **Mason**

Q2

Email

Email address

Q3

Phone

Phone number

Q4

Resident address

Street address

City

State

Zip code

Country

Q5

Public comment here:

Really tired of the argument that growth is inevitable. It is only if we let it be. At the very least we need to make sure we have the infrastructure to handle projects like this. If we haven't even resolved our water pipe issue among a list of other things than how can we say yes?

#7

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, December 19, 2024 12:51:40 PM
Last Modified: Thursday, December 19, 2024 1:04:20 PM
Time Spent: 00:12:39
IP Address: [REDACTED]

Page 1: Public Portal

Q1

Name

First name **Daniel**
Last name **Kennedy**

Q2

Email

Email address

Q3

Phone

Phone number

Q4

Resident address

Street address

City

State

Zip code

Country

Q5

Public comment here:

This development project is extremely ambitious and our local infrastructure is not able to support over 600 more homes in a short amount of time. On top of that, the forested areas that will be demolished are invaluable to the health of the local ecosystem. This includes mental well-being and reasonable access to nature by McCall residents. There have already been numerous cases of private landowners rescinding access to areas historically open to the public. If the city truly is adamant on developing this area, I strongly urge them to pursue lower density of housing, as well as selling raw land for landowners to develop at their discretion and to their liking.

#8

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, December 19, 2024 2:28:38 PM
Last Modified: Thursday, December 19, 2024 2:29:41 PM
Time Spent: 00:01:03
IP Address: [REDACTED]

Page 1: Public Portal

Q1

Name

First name **McCall**
Last name **Keller**

Q2

Email

Email address

Q3

Phone

Phone number

Q4

Resident address

Street address

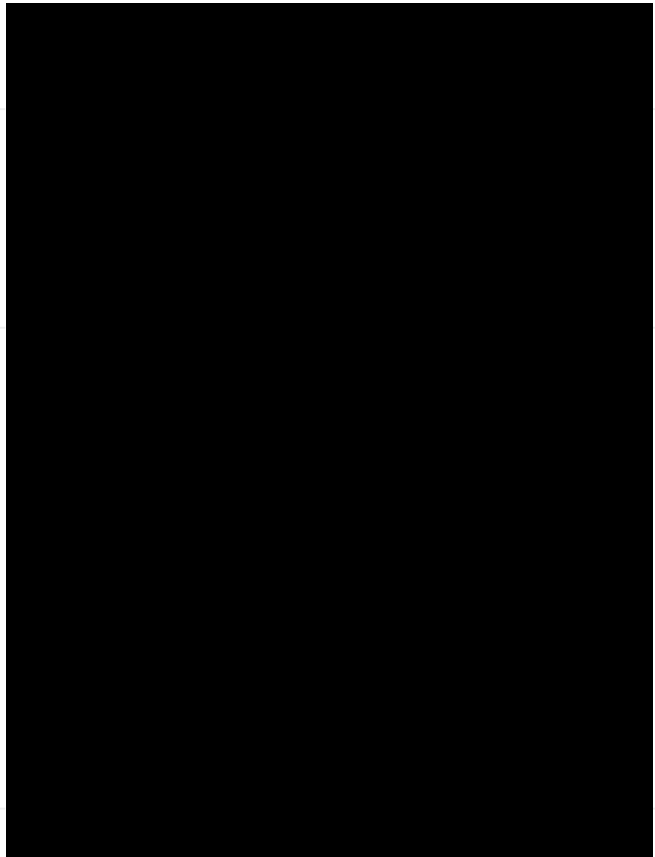
Street address line 2

City

State

Zip code

Country



Q5

Public comment here:

City of McCall,

The following are my thoughts and opinions on the assesment that was recieved. Thank you for considering these points.

Traffic and effects on neighboring homes:

The assessment states that the development of this site would have a similar effect on adjacent properties as all other previous residential developments in the surrounding area. I argue that these other adjecent developments connect directly to Samson Trail which is capable of handling larger flows of traffic while Pine Creek Ranch will have no direct connection with Samson trail, meaning the effects on adjacent properties would be far greater.

Many homes along Stockton Drive, Stockton Court and Knights road were built near the road with short driveways and no natural buffers, presumably due to the original quiet, dead end nature of the neighborhood. Connecting these roads into a large neighborhood will have a massive impact on these homes caused by high rates of traffic going by close to their structures that have very little protection from the road in terms of view, sounds, and safety.

The overlook of this point is evident in several sections of the assessment; In section 4.2.11 they state that "most of the construction traffic is anticipated to enter the site from the two county roads along our southern boundary." It is obvious that Stockton Ct will take the brunt of the construction traffic. This is currently a quiet dead end dirt road and is not designed for this type of traffic. They further state in seciton 4.10.5 that "It is anticipated that construction noise, traffic and dust would be similar to that of any other residential development in the area and within City of McCall code requirements." To my knowledge there is no other development in Valley County of this size that has ever had its major access point added to a rural, dead end dirt road like Stockton Ct or Knights road. Again in section 4.2.2 and 4.2.3, the assesment completely ignores the effect that this propasal will have on using Stockton drive and Stockton Ct as its main thoroughway. The full impact this will have on these specific roads is still highly unknown and may have devastating effects on quality of life for impacted residents.

In section 4.10.2 they state that "any light or glare from construction or development would be similar to that of the surrounding developments." This is still an area of concern becuse the development in the south eastern corner of the property shares a meadow with homes along Knights road and lights would be a significant disturbance to their views.

Conservation:

in 4.10.6 they state that " It is anticipated that landscaped areas would be developed and maintained similar to those in adjacent subdivisions; natural vegetation and minimal lot clearing for lawns would be encouraged, in part, to minimize the need for and use of chemicals." Again, this land is not comparable to adjecent subdivisions. The amount of wetlands, streams and wet forests that will be impacted by chemicals seeping into the waterways and soil may be devastating. Ultimately, these chemicals will wash into the North Fork of the Payette river and further effect fish in our rivers.

The assesment noted the following about the boardering Nokes Family Ranch: "Future development of the potential project could affect the normal business operation of the Nokes family property by increasing the risk of a human caused wildfire, the possibility of increased trespassing, and/or increased noise and disturbance from equipment operating close by during management activities such as logging."

The Nokes wrote a statement in 2022 that pointed out trespassing and vandalism to their fence and property by Woodlands homeowners: "During the walking survey of the fence we found several places where residents of The Woodlands had propped open, pushed aside, pulled down, or cut and removed the fence to facilitate foot or ATV trespass from their homesites."

600 more homes in the vicinity could have a troubling effect on this important family establishment. It is critical to point out that the Nokes have donated thousands of Acres to the University of Idaho and this precious land should be preserved and protected for our future generations to study and enjoy. There should be a large buffer between neighborhoods and the shared property line with the Nokes to ensure preservation of their farming practices as well as the future use of the land by the U of I. The current zoning of Stockton 90 parcel for 1 home per 10 acres would minimize trespassing, fire danger and other issues that will come from developing a neighboring parcel to the Nokes.

Discrepancy: the assesment states: "Currently, the potential project area is bordered by developments on three sides." This is misleading. The proposal shares a small percentage of its overall border with other neighborhood developments, and is landlocked primarily by the Nokes Family's undeveloped property. Their efforts to paint this development as a natural extension of adjacent developments is false. Pine Creek Ranch will have a much higher impact on its higher percentage of rural neighboring properties and undisturbed lands.

Out of 158 acres only 15 percent is being designated as open space - a mere 23.8 acres. In section 4.7.1 the propsal states "Pathways internal to the site could provide pedestrian interconnectivity and could be placed adjacent to natural open spaces. The location of these pathways is intended to provide users the opportunity to experience these unique features in the site and the wildlife found in those habitats." More open space is required for this statement to be true. A single neighborhood in Idaho might need up to 100 acres of undeveloped or minimally developed land to maintain a diverse and sustainable habitat for multiple species.

Historic Preservation:

In section 4.8.1 the assesment does not adequetly consider the home at 389 Stockton Ct. was built in 1972 is eligible for listing in national, state, or local preservation registers. Having seen photos of this uique home and knowing that it was a homestead property, this house could potentially be one of interest to our state's history.

#9

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, December 19, 2024 4:29:10 PM
Last Modified: Thursday, December 19, 2024 4:34:02 PM
Time Spent: 00:04:51
IP Address: [REDACTED]

Page 1: Public Portal

Q1

Name

First name **Colby**
Last name **Hatton**

Q2

Email

Email address

Q3

Phone

Phone number

Q4

Resident address

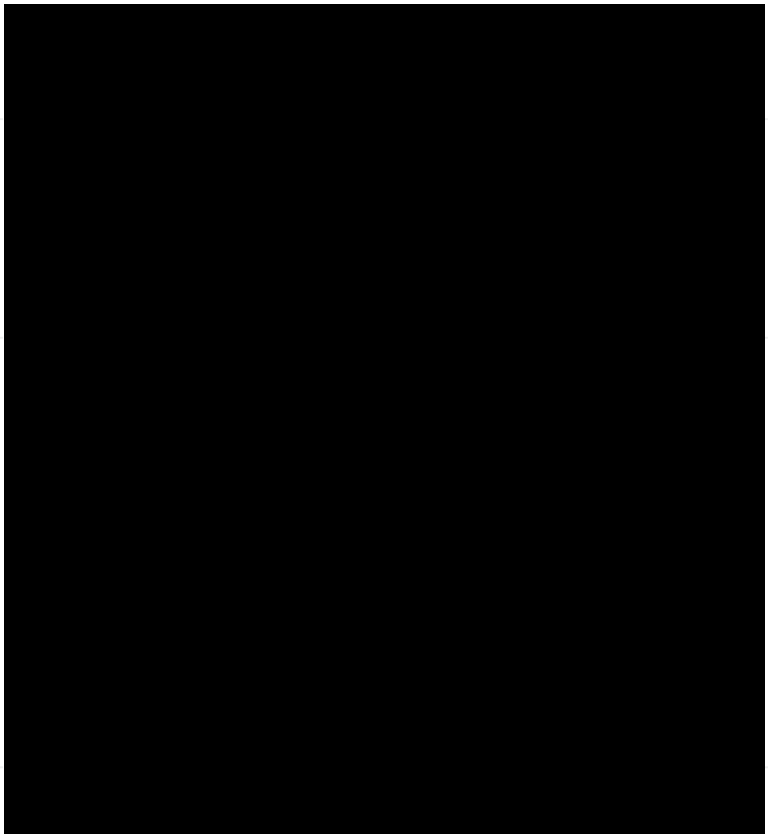
Street address

City

State

Zip code

Country



Q5

Public comment here:

I am in favor of this development, given the extreme cost of housing in McCall. Having said that, it would be far more sustainable, both ecologically and financially for the city to build upwards instead of outwards, especially given the physical geography of the area. For future projects, the city should allow ADU's, duplexes, triplexes and townhomes on existing land, allowing the free market to help solve the housing crisis in the city. Thank you.

#10

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, December 19, 2024 9:12:25 PM
Last Modified: Thursday, December 19, 2024 9:14:40 PM
Time Spent: 00:02:14
IP Address: 7 [REDACTED]

Page 1: Public Portal

Q1

Name

First name **Travis**
Last name **Barden**

Q2

Email

Email address

Q3

Phone

Phone number

Q4

Resident address

Street address

City

State

Zip code

Country

Q5

Public comment here:

I oppose this proposal. Please consider that this is all being proposed inside critical WUI areas and there are very minimal outlets for all of those residents if a fire shows up. Not to mention the impact on the sewer systems and local economy. The two restaurants can barely staff the stores enough to handle the crowds as is.

#11

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, December 20, 2024 6:33:20 PM
Last Modified: Friday, December 20, 2024 7:01:23 PM
Time Spent: 00:28:03
IP Address: [REDACTED]

Page 1: Public Portal

Q1

Name

First name

Wade

Last name

Schwark

Q2

Email

Email address

Q3

Phone

Phone number

Q4

Resident address

Street address

City

State

Zip code

Country



Q5

Public comment here:

The MD Schools agreed in the 1994 CUP to grant a ROW to extend Deinhard in the event there is development to the East. We believe this obligation should be enforced and that the ROW be required to be dedicated to the City and recorded as was originally anticipated.

The traffic flow situation around the schools must be addressed by providing a major thoroughfare artery that can accommodate both residential(from Pine Creek Ranch subdivision to the east/south) and school volume traffic(both daily and special event)...currently, parents sometimes drop students off in the parking lot of the Woodlands Pool & tennis court areas in order to avoid the congestion near the school...this naturally creates congestion and safety issues on Woodlands Dr.

Woodlands Dr. should in no way be used as a connector to the Pine Creek Ranch subdivision...it is far too narrow, steep and curvy to accommodate any additional traffic(in summer or winter)regardless of the assumed 60' easement...as residents of the SE corner lot of Woodlands Dr & Spring Mtn Blvd...and we witness on a daily basis the heavy flow of traffic from just the Woodlands residents to Spring Mtn Blvd....adding 600+ units to the single ingress/egress would necessitate traffic controls at that intersection undoubtedly congest that intersection. As the sole ingress/egress for The Woodlands subdivision it already exceeds the recommended units/access points for emergency vehicle access and wildfire evacuation. However, removable(in case of emergency) bollards(traffic barriers) could be used to connect to most western parts of PCR and used in case of wildfire evacuation...all other normal PCR traffic should be directed to the proposed main entrance of PCR on Stockton Dr(southern entrance) or Deinhard Lane extension...and the PCR developer should pay for all the extensions of these roadways to the City's standards...

thanks

Wade & Debra Schwark

█ Woodlands Dr

#12

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, December 20, 2024 7:12:31 PM
Last Modified: Friday, December 20, 2024 7:18:22 PM
Time Spent: 00:05:50
IP Address: [REDACTED]

Page 1: Public Portal

Q1

Name

First name **Carmen**
Last name **Little**

Q2

Email

Email address

Q3

Phone

Phone number

Q4

Resident address

Street address

City

State

Zip code

Country

Q5

Public comment here:

Can McCall sewer systems support this much growth? I also am concerned about those existing neighborhoods that will have to see all the traffic through them. Also very concerned about environmental impact on McCall outdoor spaces if this is approved. We need better infrastructure in our town before we can approve these types of projects. Please don't approve.

#13

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, December 20, 2024 8:05:09 PM
Last Modified: Friday, December 20, 2024 8:11:39 PM
Time Spent: 00:06:30
IP Address: [REDACTED]

Page 1: Public Portal

Q1

Name

First name **Matt**
Last name **Dixon**

Q2

Email

Email address

Q3

Phone

Q4

Resident address

Street address

City

State

Zip code

Country

Q5

Public comment here:

I would like to hear from the city what improvements to existing infrastructure the developers will be required to do. The use of the existing roads (that are already congested and almost death defying in winter) seems like a huge flaw in the plans. Also what impact will it have on city sewer?

#14

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, December 21, 2024 9:50:01 AM
Last Modified: Saturday, December 21, 2024 9:54:09 AM
Time Spent: 00:04:07
IP Address: [REDACTED]

Page 1: Public Portal

Q1

Name

First name **Stephanie**

Last name **Reese**

Q2

Email

Email address

Q3

Phone

Phone number

Q4

Resident address

Street address

City

State

Zip code

Country

Q5

Public comment here:

Slow down! The infrastructure is not set up to handle this much growth this fast.

#15

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, December 21, 2024 11:03:53 AM
Last Modified: Saturday, December 21, 2024 11:13:53 AM
Time Spent: 00:09:59
IP Address: [REDACTED]

Page 1: Public Portal

Q1

Name

First name **Ashley**

Last name **Smiley**

Q2

Email

Email address

Q3

Phone

Phone number

Q4

Resident address

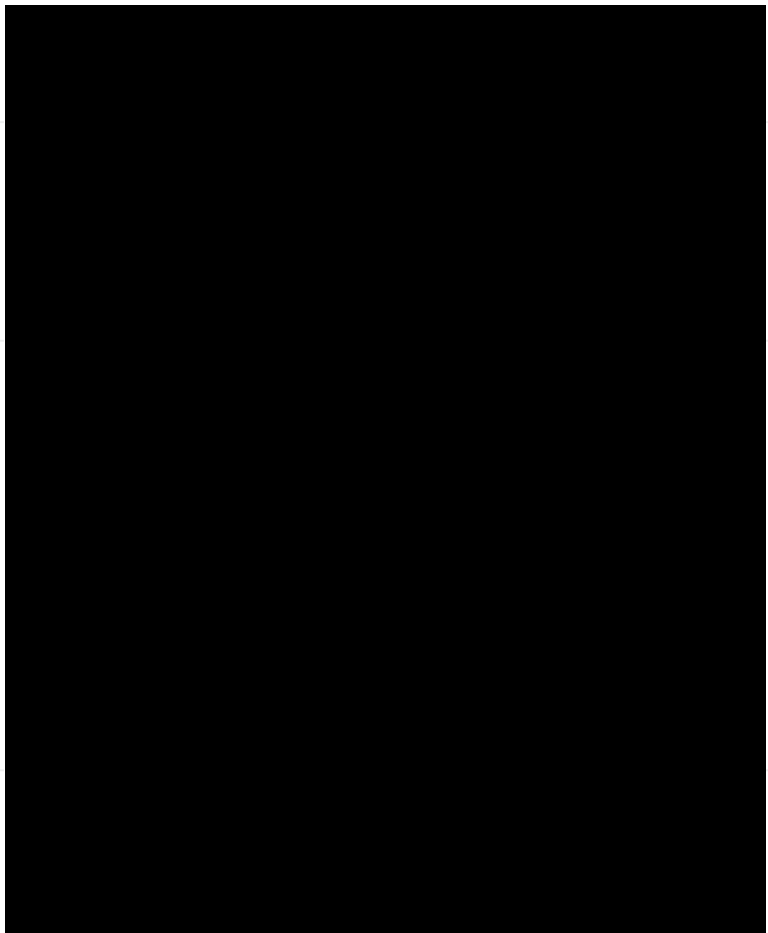
Street address

City

State

Zip code

Country



Q5

Public comment here:

At this time in the process my concerns for this scale

Of development are around the environmental impact for egress in a fire situation- which was very prevalent this past summer and fall. With that many more homes in the eastern area of town and 1 two lane road to get out we're creating significant impacts on safety. I understand our sewer and water resources are overburdened at this time and we would need a significant investment to upgrade the utilities in order to support this level of development- current citizens should not bear the burden of this cost. Then there's the impact to wild life that heavily traffics through this region. Protecting space for them to coexist in town is vital to keeping McCall the special town we all know and love.

In summation, McCall is not ready or able to support this scale of development currently. The burden of cost on locals, the displacement of animals, the lack of safe entry and exit points all contribute to a negative impact on the community at large and we should not move forward this development at this time.

#16

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, December 21, 2024 12:15:31 PM
Last Modified: Saturday, December 21, 2024 12:21:31 PM
Time Spent: 00:05:59
IP Address: [REDACTED]

Page 1: Public Portal

Q1

Name

First name

Mark

Last name

Bancroft

Q2

Email

Email address

Q3

Phone

Phone number

Q4

Resident address

Street address

City

State

Zip code

Country

Q5

Public comment here:

Is it really a smart decision to build 615 housing units in and around a grade & middle school? Think about the consequences of the daily traffic with young kids.

#17

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Saturday, December 21, 2024 6:00:40 PM
Last Modified: Saturday, December 21, 2024 6:18:31 PM
Time Spent: 00:17:51
IP Address: [REDACTED]

Page 1: Public Portal

Q1

Name

First name

Nic

Last name

DeBolt

Q2

Email

Email address

Q3

Phone

Phone number

Q4

Resident address

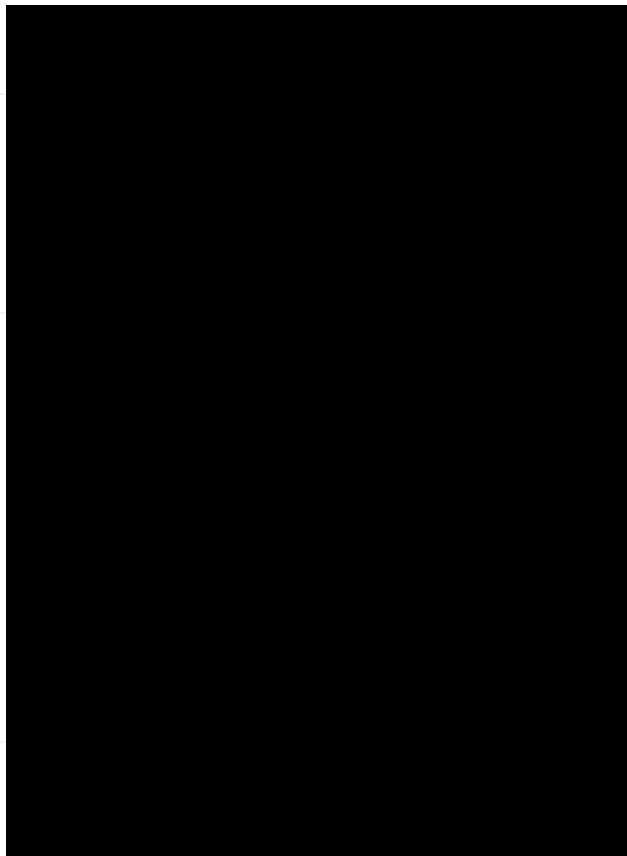
Street address

City

State

Zip code

Country



Q5

Public comment here:

Why are we trying to turn McCall into a big city? Money? Unfortunately that's all that seems to talk these days but maybe it's time we look past the money and remember what makes this place special. It's a small town with community focused citizens who thrive on the open space and challenges that come with living here. We have already seen unprecedented growth and I think it's fair to say there hasn't been any good that has come from it. Why is it necessary in this world where we are surrounded by cities that continue to grow exponentially to try and match that? Keep the small places small and remember why McCall is the beautiful town it is. It's obvious to the common person that this town doesn't have the infrastructure to handle this kind of development, nor should it.

#18

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, December 22, 2024 2:04:30 PM
Last Modified: Sunday, December 22, 2024 2:11:16 PM
Time Spent: 00:06:45
IP Address: [REDACTED]

Page 1: Public Portal

Q1

Name

First name **Kristina**

Last name **Stringer**

Q2

Email

Email address

Q3

Phone

Phone number

Q4

Resident address

Street address

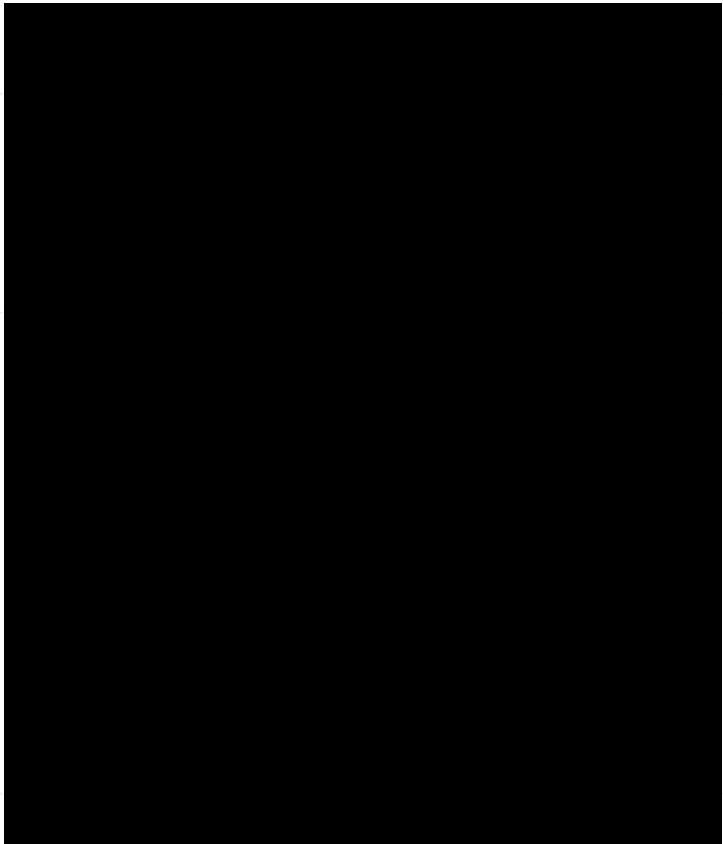
Street address line 2

City

State

Zip code

Country



Q5

Public comment here:

Please STOP THESE DEVELOPEMENTS FOR RICH PEOPLES SECOND HOMES! You are destroying McCalls small town feel. The infrastructure of McCall cannot handle all of these developments and what is needed is affordable housing for the workers already here who cannot afford to live or rent! The only people getting rich off of these developments are the developers, and our town is being destroyed!

#19

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Sunday, December 22, 2024 2:55:32 PM
Last Modified: Sunday, December 22, 2024 2:57:02 PM
Time Spent: 00:01:30
IP Address: [REDACTED]

Page 1: Public Portal

Q1

Name

| | |
|------------|---------|
| First name | Abby |
| Last name | Standar |

Q2

Email

Email address

Q3

Phone

Phone number

Q4

Resident address

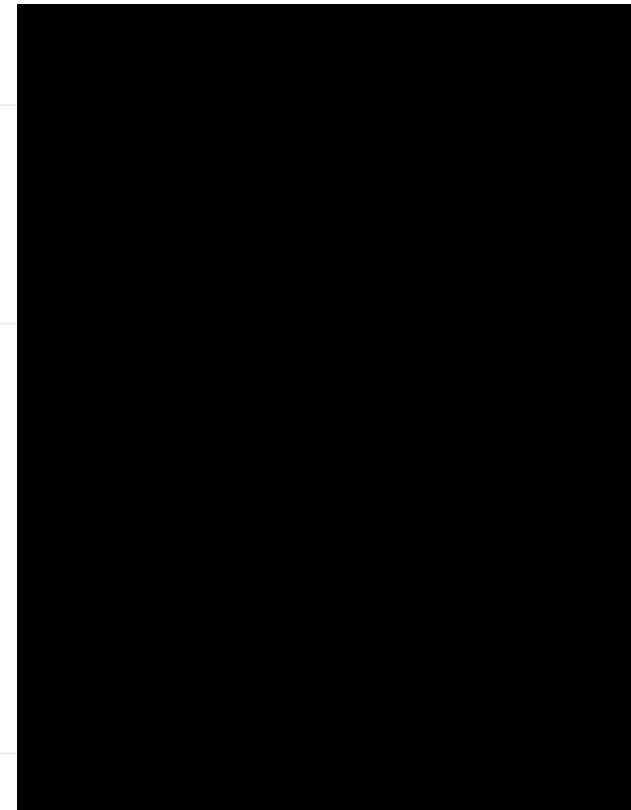
Street address

City

State

Zip code

Country



Q5

Public comment here:

To Whom It May Concern,

I am writing to voice my strong opposition to the proposed Pine Creek Ranch subdivision. There are many compelling reasons why this project should not move forward, all of which center around the preservation of the environment and the well-being of the community.

This area is home to a diverse array of wildlife, plants, and trees that contribute to the beauty and ecological balance of the region. Residents and tourists alike cherish McCall for its natural environment, and further development would irreversibly damage the very qualities that draw people here. If we continue to build on these sensitive lands, we risk destroying the ecosystems that currently thrive and pushing wildlife into more dangerous areas, including further into town, where their safety—and that of the community—would be compromised.

As a resident at the south end of Knights Road, I have witnessed firsthand the increasing damage to our roads from new construction and the frequent passage of

logging trucks. Our quiet, peaceful neighborhood has become less so, and adding additional traffic and pedestrians will further erode the quality of life that we currently enjoy.

Additionally, McCall's infrastructure is already stretched thin. The water, sewer, and internet systems cannot support the demands of a large-scale development

without significant upgrades, which would further strain our resources.

As an educator in the McCall-Donnelly School District, I am deeply concerned about the impact this development would have on our schools. Our classrooms are already overcrowded, and adding hundreds more residents will overwhelm the district and compromise the quality of education for our children.

For the sake of our environment, community, and future, I urge you to reject the Pine Creek Ranch project.

Sincerely,

Abby Standar

#20

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, December 23, 2024 11:34:00 AM
Last Modified: Monday, December 23, 2024 11:54:32 AM
Time Spent: 00:20:31
IP Address: [REDACTED]

Page 1: Public Portal

Q1

Name

First name

Ellie

Last name

Burnside

Q2

Email

Email address

Q3

Phone

Phone number

Q4

Resident address

Street address

City

State

Zip code

Country

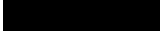
Q5

Public comment here:

As an Idaho native, I've visited McCall frequently to enjoy the natural beauty it has to offer. I encourage developers to conserve as much wild land as possible, and to develop on property in town rather than encroaching on the habitats of wild flora and fauna.

#21

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, December 23, 2024 3:57:02 PM
Last Modified: Monday, December 23, 2024 4:23:49 PM
Time Spent: 00:26:46
IP Address: 

Page 1: Public Portal

Q1

Name

First name

Erin

Last name

Fanning

Q2

Email

Email address

Q3

Phone

Q4

Resident address

Street address

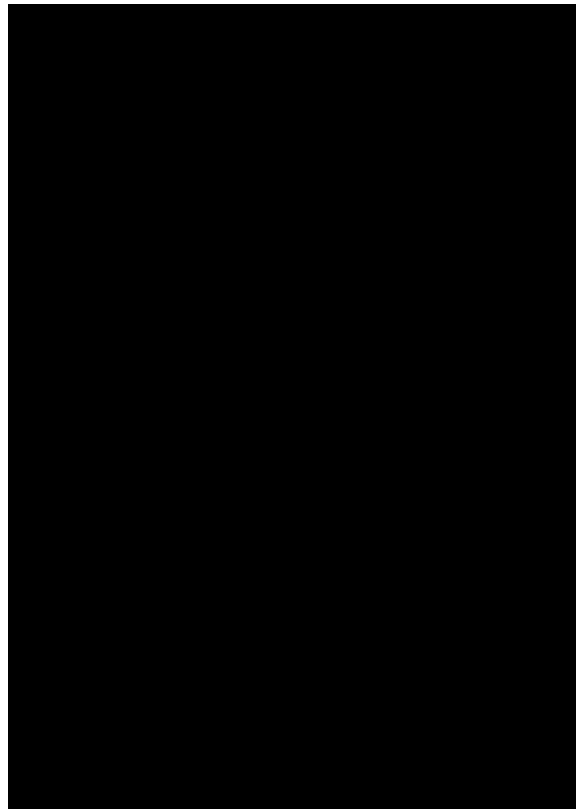
Street address line 2

City

State

Zip code

Country



Q5

Public comment here:

I am writing to express my opposition to the Pine Creek Ranch Subdivision. There are many reasons why: McCall's water and sewer service are fragile; the increase in traffic would be disastrous; the development would be in extreme danger from forest fires; and wildlife would lose their habitat.

It's vital that the City of McCall deny these large-scale projects as they do not fit with the Comprehensive Plans of both McCall and Valley County, which oppose sprawling developments. I urge you to vote against the Pine Creek Ranch Subdivision and save McCall/Valley County from becoming a series of megadevelopments and strip malls.

#22

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Tuesday, December 24, 2024 8:00:55 AM
Last Modified: Tuesday, December 24, 2024 8:13:03 AM
Time Spent: 00:12:08
IP Address: 1 [REDACTED]

Page 1: Public Portal

Q1

Name

First name **Phillip**

Last name **Proper**

Q2

Email

Email address

Q3

Phone

Phone number

Q4

Resident address

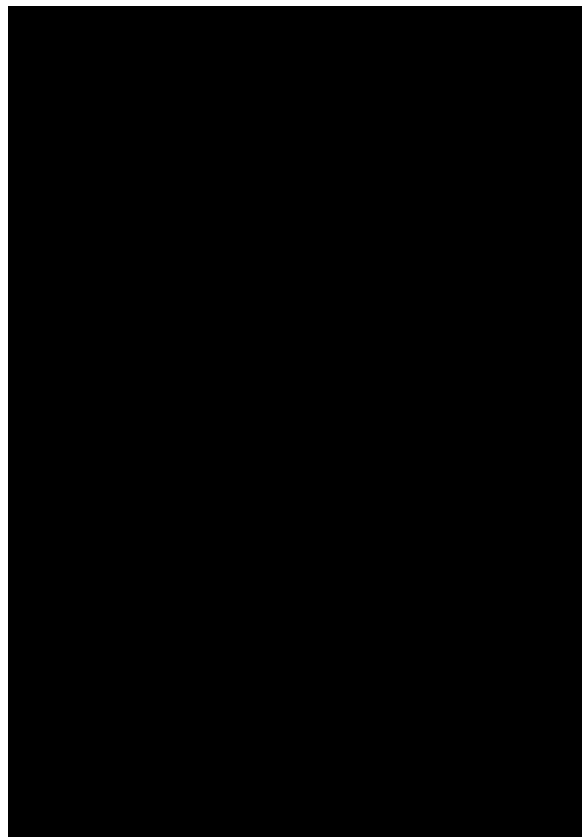
Street address

City

State

Zip code

Country



Q5

Public comment here:

The proposal to create such a large subdivision in a current plot of land that is currently in a state of "wild" is irresponsible. A development like this would destroy the current micro environment that exists on that land. Allowing the footprint of even 1 dwelling unit or road would forever negatively impact that land and wildlife environment of its wild state.

I oppose developing/improving upon this raw wild land.

#23

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, December 26, 2024 9:51:13 AM
Last Modified: Thursday, December 26, 2024 9:59:44 AM
Time Spent: 00:08:31
IP Address: [REDACTED]

Page 1: Public Portal

Q1

Name

First name **Eric**
Last name **Geisler**

Q2

Email

Email address

Q3

Phone

Phone number

Q4

Resident address

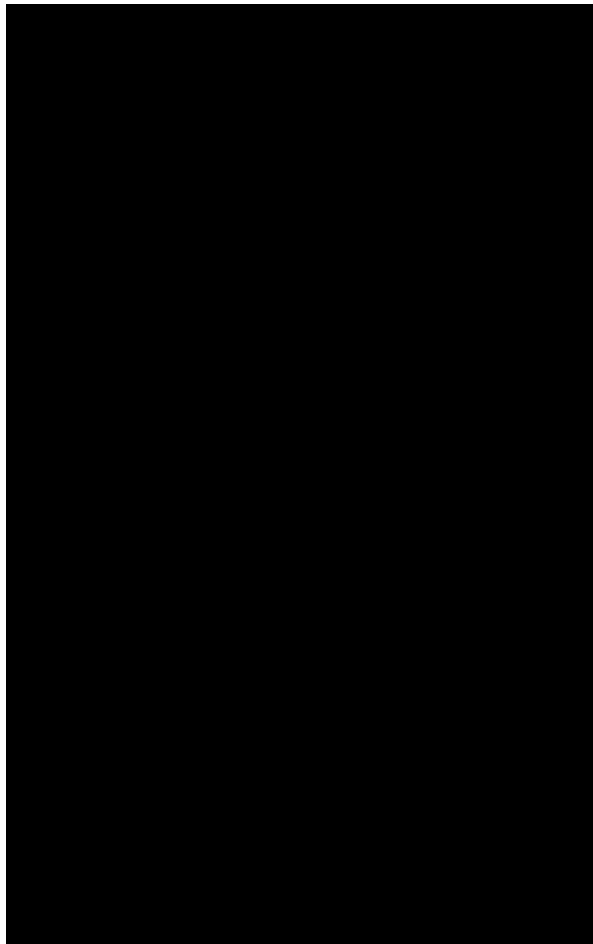
Street address

City

State

Zip code

Country



Q5

Public comment here:

The primary access to this development needs to be via Deinhard Road! Emergency ONLY access could be provided via other routes but the surrounding neighborhoods were only designed permitted and built for the local traffic. Emergency routes should have many physical speed restraints and not be attractive for use by residents on a daily basis. Deinhard road should be constructed to the same standard that comes from Highway 55 to Sampson trail at the Developer's expense.

#24

COMPLETE

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Time Spent: 00:08:04
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Page 1: Public Portal

Q1

Name

First name

Tim

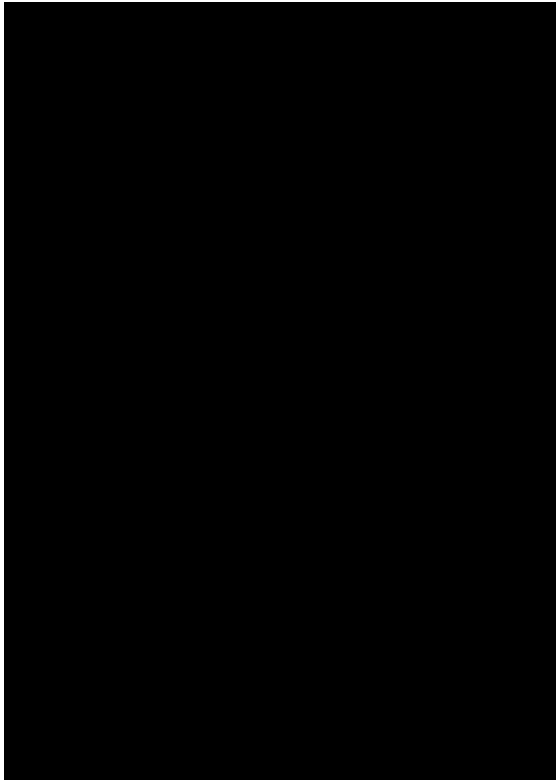
Last name

Haaener

Q2

Email

Email address



Q3

Phone

Phone number

Q4

Resident address

Street address

City

State

Zip code

Country

Q5

Public comment here:

I speak for my wife and daughter, all three of us oppose this development and believe it will have a significant negative impact on the environment, which the EA does not adequately address. To name a few, but not limited to: traffic congestion, habitat for local wildlife, native flora and fauna, watershed impacts, and noise. The developer should be required to do a full EIS under NEPA, or the City should reject the application as too destructive to the sensitive environment around Payette Lake.

#25

COMPLETE

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Page 1: Public Portal

Q1

Name

First name

Gail

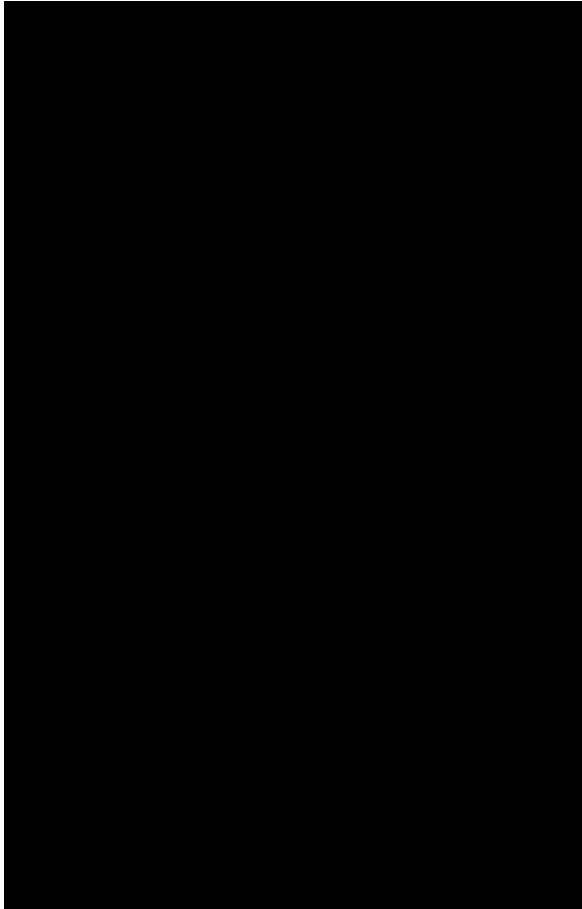
Last name

Rankin

Q2

Email

Email address



Q3

Phone

Phone number

Q4

Resident address

Street address

City

State

Zip code

Country

Q5

Public comment here:

Comments on Pine Creek Ranch Development EIS

I live in the Fox Ridge subdivision and am very familiar with the streets and traffic in this area. I studied the McCall Transportation Master Plan and the City of McCall Official Zoning Map to come to the following conclusions:

1. Both Fox Ridge subdivision and the Woodlands subdivision are zoned R4 – low density residential.
2. The single road in and out of the Fox Ridge subdivision is a local street. Children walk from multiple areas on these roads to access the schools.
3. The single road in and out of the Woodlands is a local street. Local homes have encroached on the boundaries of this access road over time and there is significant bike and pedestrian traffic.
4. The closest major collector streets to the Pine Creek Ranch lands are E Deinhard, Elo and Spring Mountain. At one time there was an easement to allow E Deinhard to extend to the Pine Creek Ranch area by going past the middle and elementary schools. The land appears to be available to re-consider that decision and extend E Deinhard to Pine Creek Development as a major collector street.
5. Both the small easement road in the Fox Ridge subdivision and the local Woodlands access are totally inadequate for any serious ingress/egress use to the Pine Creek Development. This would worsen the risks from a single access road in both areas.
6. The present proposal by Pine Creek Development would go against the McCall Master Plan by increasing the density peripherally. It could also violate fire and emergency access times for the area without true minor and major collector streets for access.

I also read the McCall Action Plan Goals and have the following comments:

1. Sewer capacity is a totally unresolved issue. This alone could stop development.
2. The above Plan recommends the city “prioritize local housing in all land annexations”. The goal is to increase the percentage of primary home ownership and support our workforce. This would not be achieved with the current Pine Creek Ranch plan.
3. Water capacity is not addressed in this document. With alternate day watering already in effect in the summer (and not consistently enforced), the number of units in the Pine Creek Ranch plan is very worrisome. Requirements to xeriscape or at least avoid lawns and use other water conserving measures would be very helpful.

For the above reasons I oppose the current Pine Creek proposal and would suggest a plan with much lower density overall. Perhaps multiple larger parcels could be combined with some workforce housing for that to happen. The above ingress/egress issues and sewer capacity would obviously have to be addressed as well.

Sincerely,

Gail E. [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

#26

COMPLETE

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Page 1: Public Portal

Q1

Name

First name

Lisa

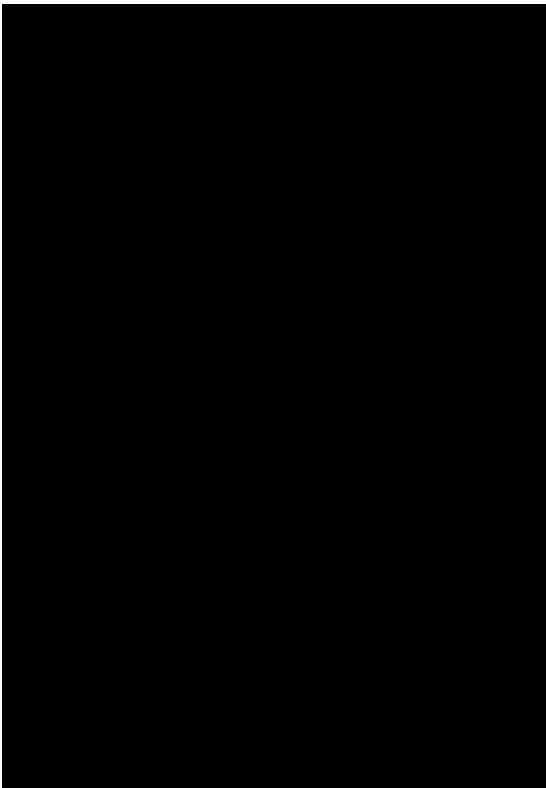
Last name

Klinger

Q2

Email

Email address



Q3

Phone

Phone number

Q4

Resident address

Street address

City

State

Zip code

Country

Q5

Public comment here:

The site plan on page 6 of the EA leads me to believe that 324 units would access the development via Woodlands Drive. Nowhere in the document or the appendixes is there an assessment of what the traffic from 324 units would do to the quality of life in the Woodlands. There is no assessment of how that traffic would change the nature or characteristics of current life in the Woodlands, which is currently a very desirable neighborhood. The extra traffic results in a huge change of condition for existing residents. This is also true for the Fox Ridge neighborhood and the traffic that would be funneled through it.

While Appendix I goes into great detail regarding traffic counts and numbers there is not a real analysis of what that means in real life. There would be a near constant flow of traffic in the mornings and evenings. The existing neighborhood roads are not wide enough to safely accommodate that amount of traffic and maintain the quality of life that currently exists.

The page 17 discussion of tree removal makes it sound like not many trees would be removed. At the current planned unit density many, many trees would be removed completely changing the character of the neighborhood. This is a subdivision and yet the language throughout the document, as illustrated in the tree removal discussion, address topics as if the existing wooded nature of the area will remain. 615 units will change the area in a drastic way. No wildlife habitat will exist except for small animals and birds. The City Arborist will be very busy if they are really consulted on tree removal over 12" DBH. I suggest that the developer should be paying for the Arborist's time.

On page 28, 3.2.1.4 references "enhance existing wildlife corridors." Again, this is a subdivision. Any existing wildlife corridors will be eliminated. This writing is skewed so that impacts of a subdivision are not addressed or minimized.

Section 3.2.2.1 and 3.2.2.2 state that the City of McCall Public Water System and the Payette Lakes Recreation Water and Sewer District are going to provide all services. While there is copious information regarding water and pressure there is really no analysis of what the demand of 615 additional housing units mean to either the water or the sewer system. Besides running pipes within the subdivision this number of housing units impact operations at the plants and the plant's capacity. None of that is analyzed for either water or sewer. Since this is an ongoing discussion in McCall, this is a major oversight and something the City or Sewer District should not have to pay to analyze.

It is my understanding that there are already constructed housing units in McCall without water/sewer hookups. How is this going to be resolved pending a subdivision proposal of this size? Is it the intention that another levy should be on the ballot so existing property owners pay the cost of expansion while the developer makes a bundle of money? The developer should pay all upgrades and construction to provide access and appropriate capacity to the existing systems.

Page 22, 3.2.3.1 and the Appendix did not show actual runoff calculations that I saw. With increased pavement of access roads and driveways will come greater runoff because less area is available for absorption. Can the existing land handle these changes? Related to this in section 3.2.3.2 existing swales are mentioned. There is an existing swale that crosses Woodlands Drive just east of Spring Mountain Blvd. During the spring this swale runs full. It seems logical this would funnel additional runoff and impact this particular swale even more so therefore impacting the adjacent lots. This should be analyzed.

Page 23, section 3.2.3.3 discusses snow storage in a way that seems to state there is plenty of room. Having lived on Woodlands Drive for 11 years I have observed winters where it was hard to find Woodlands Drive there was so much snow. With increased traffic Woodlands Drive could become a safety hazard driving in and out on a snow covered, very narrow road. It is hard to imagine that Woodlands Drive would not have to be widened to accommodate increased traffic and snow conditions. I do not believe any of the figures in this section depict an accurate picture of conditions.

Page 17 makes it sound like few trees would be removed and now trees "within the potential 60' right of way would be removed" to maximize snow storage. There is no analysis of changes to the character of the neighborhood. Again, I do not believe these snow storage claims are real.

Section 4.1.10 states that existing zoning code regulations will be met. How can the potential project meet standard zoning code regulations when Stockton is zoned 1 unit per 10 acres?

4.4 Utilities section – see my comments on section 3.2.2.1 above.

Section 4.5 discusses public safety. Repeatedly throughout the document it stresses the second ingress/egress for Woodlands and Fox Ridge subdivisions like Pine Creek is the answer. It may be the answer for secondary access but the analysis neglects to ever address the real impacts of a vast increase in traffic from 615 housing units.

Overall, the density of this development is too great because of the impacts to water, sewer and traffic to the adjoining neighborhoods providing the access to Pine Creek subdivision. It is still a subdivision and the true nature of those impacts are never directly analyzed.

#27

COMPLETE

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Page 1: Public Portal

Q1 Respondent skipped this question

Name

Q2 Respondent skipped this question

Email

Q3 Respondent skipped this question

Phone

Q4 Respondent skipped this question

Resident address

Q5

Public comment here:

Diane Sanders, [REDACTED]

[REDACTED] NO, NO to this development. Our neighborhood will suffer because of the traffic just for a start. McCall doesn't have the infrastructure to handle this large of a development, Water, sewer, highway 55, EMS and hospital services, wildlife, lake quality, and on and one. This development is not for the locals, and it will destroy our wonderful town. Please don't allow this to happen.

#28

COMPLETE

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Page 1: Public Portal

Q1

Name

First name

Chris

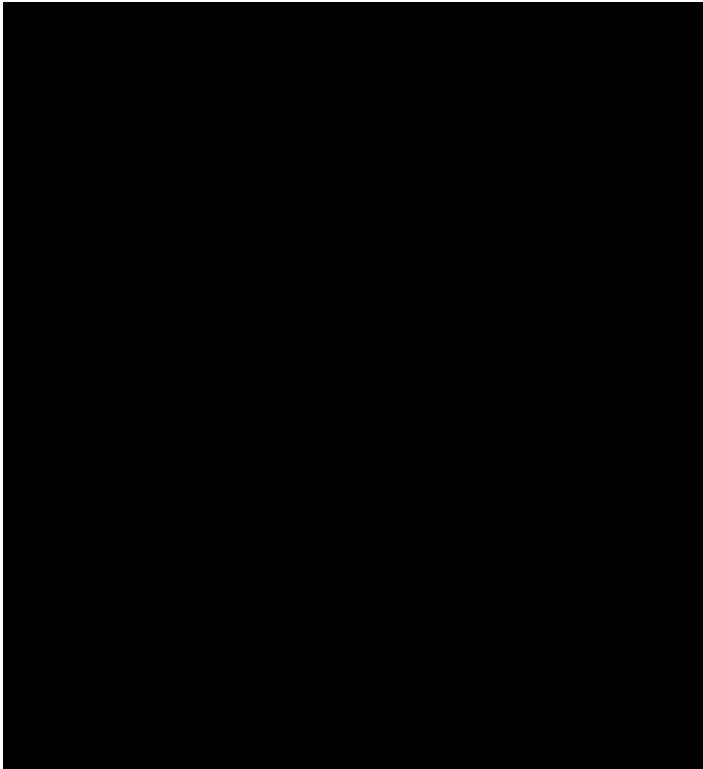
Last name

Purslow

Q2

Email

Email address



Q3

Phone

Phone number

Q4

Resident address

Street address

City

State

Zip code

Country

Q5

Public comment here:

Two aspects worry me about this proposal:

- 1) The density
- 2) The additional traffic so close to the Primary and Middle Schools.

#29

COMPLETE

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Page 1: Public Portal

Q1

Name

First name

Jessica

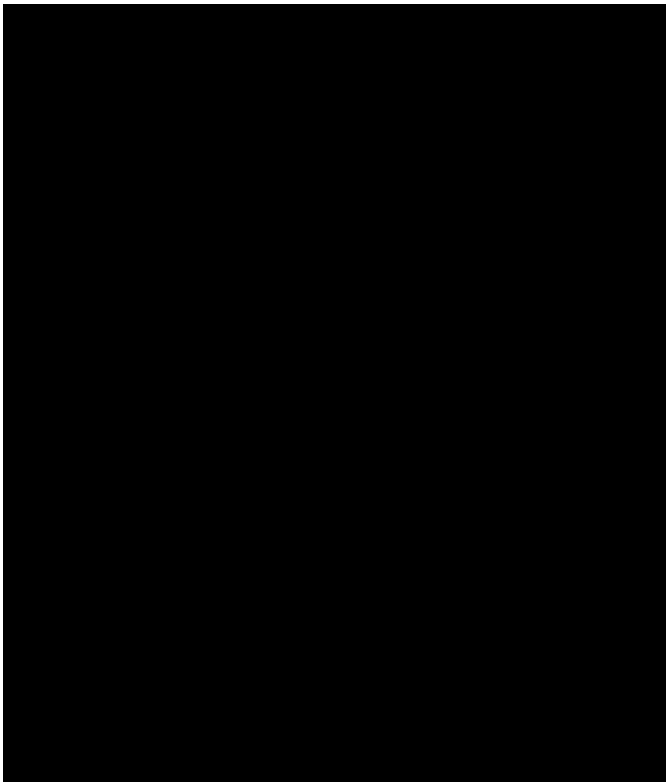
Last name

Rawlings

Q2

Email

Email address



Q3

Phone

Phone number

Q4

Resident address

Street address

City

State

Zip code

Country

Q5

Public comment here:

I strongly feel that the Pine Creek Ranch Project Environmental Assessment Report fails to outline how the development will provide affordable housing. To me, this demonstrates that the developer is more playing lip-service to a hot-button topic, rather than having clear and specific plans on how the project will actually address McCall's pressing affordable housing issues.

In regards to concerns surrounding safe evacuation routes, I feel the report fails to answer how five additional roads from Woodlands 3 connecting into the existing Woodlands subdivision (which the report points out doesn't currently have adequate evacuation routes) would provide a safe way for an even larger population to evacuate quickly if necessary. As it is likely that the existing and new traffic would still primarily funnel into the bottleneck of the one exit onto Spring Mountain Ranch Road.

Additionally, other than mention of property taxes generated from the new homes, it is unclear exactly who would be responsible for funding the costs of upgrading and maintaining the infrastructure necessary to support this development both short-term and long-term. The lack of information about the impacts on roads, utilities, and public services and how they would be funded raises serious concerns about the potential strain on the city's resources and the costs to existing taxpayers.

And none of the above even touches on the actual environmental impact the footprint of a development this size would have. Wetlands provide an important filtering role in surface water to groundwater and their importance on the health and well-being of the residents of McCall should not be overlooked or understated.

Thank you for your consideration.

#30

COMPLETE

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Page 1: Public Portal

Q1

Name

First name

Bob

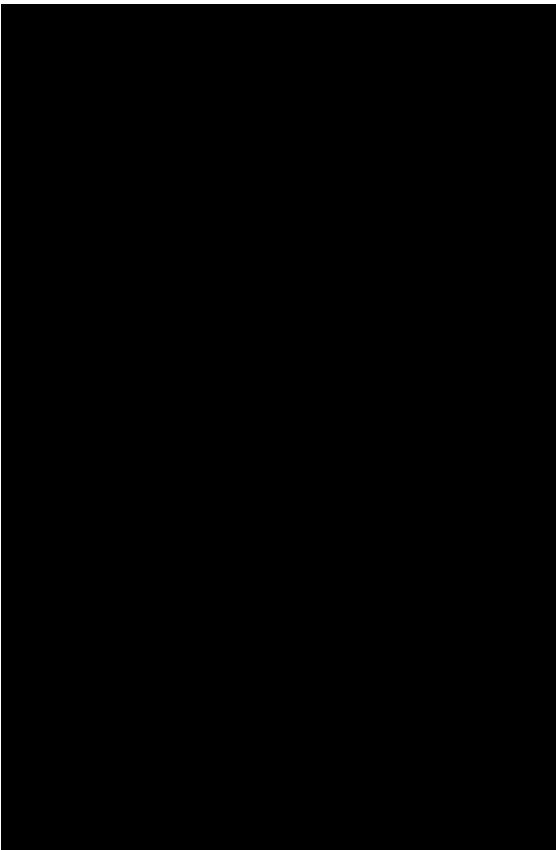
Last name

Wilkinson

Q2

Email

Email address



Q3

Phone

Phone number

Q4

Resident address

Street address

City

State

Zip code

Country


Q5

Public comment here:

I have a house on Koski(678) and my back yard butts up to the property in question. Two things jump out immediately regarding environmental issues. The first is that there is at times running water, a small stream, at the eastern part of the property in question which runs from Koski to near Brady at which there has been flooding in the past on that corner. The second is that we have had a number of families of Northern Idaho Ground Squirrels(NIGS) in our back yard and on the property in question the past two summers. As you know the NIGS have an eight month hibernation starting around the first of August until March/April of the next year. They live in dry meadows in Adams and Valley counties only. In 2000 the species was classified as threatened under the Endangered Species Act mostly due to habitat loss. There are only about 2000 individuals remaining. I would not want to be the guilty party that would possibly endanger or destroy an endangered animal. Thank you.

#31

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IP Address: 

Page 1: Public Portal

Q1

Name

First name

Christopher

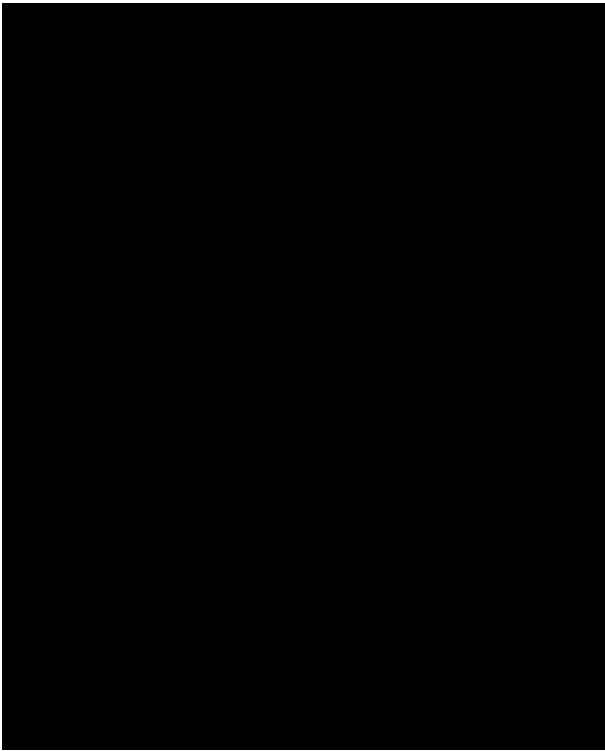
Last name

Brown

Q2

Email

Email address



Q3

Phone

Q4

Resident address

Street address

City

State

Zip code

Country

Q5

Public comment here:

The Access to the proposed Pine Creek Ranch Development cannot include Woodlands Dr. The Road Woodlands Dr is very narrow during winter months due to snow loading making it difficult for vehicles to get around each other. Woodlands Drive is also very heavily used by local residents for walking, running, biking, dog walking, scooters and skateboards most users are under the age of 12 and are not accustomed to heavy traffic. It is my fear that if Woodlands Dr is used for access for over 600+ new homes it will become a major safety hazard for everyone involved resulting in serious injury or death because of high traffic. I understand the plan is to have other access points to Proposed Pine Creek Ranch but I feel that Woodlands Dr would suffer the most traffic increase because of its proximity to town. Any more increased traffic on Woodlands Dr will also Compromise response of emergency vehicle traffic. The Woodlands Subdivision is already at risk of being categorized as potential wildland urban interface risk and increasing traffic would only make the risk even greater by making extremely difficult for large fire Engines to Access. For the safety of our residents and children of the Woodlands neighborhood do not use Woodlands Dr for access to Pine Creek Ranch.

#32

COMPLETE

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Last Modified: Monday, January 06, 2025 4:26:20 PM
Time Spent: 00:00:37
IP Address: [REDACTED]

Page 1: Public Portal

Q1

Name

First name jayson

Last name hicks

Q2

Email

Email address

Q3

Phone

Phone number

Q4

Resident address

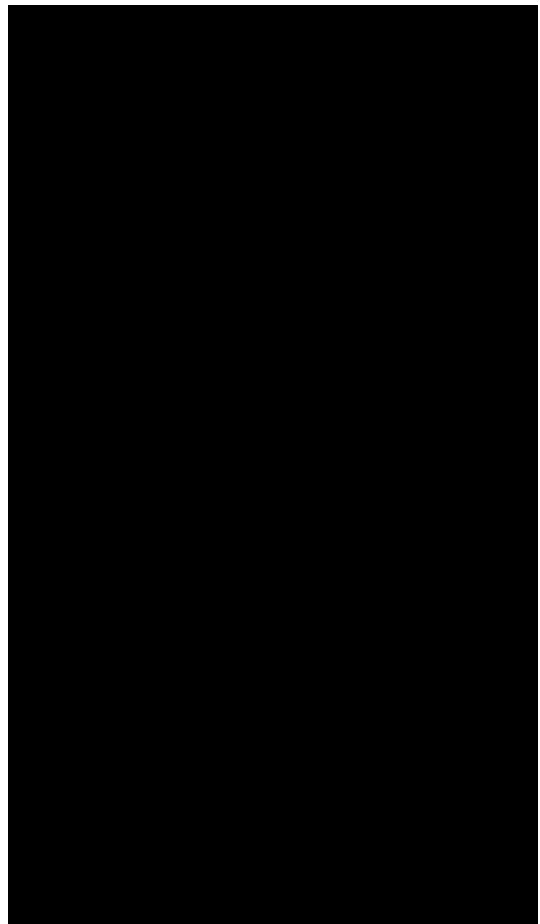
Street address

City

State

Zip code

Country



Q5

Public comment here:

Jayson Hicks
435 Knights Road
McCall, ID 83638

Comments on the proposed Pine Creek Ranch project.

Hello,

My family are full-time residents and homeowner in McCall residing in the neighboring area to this project. I recently completed the construction of our home in this neighborhood, and it is part of the McCall impact zone. We receive zero benefit from being labeled in this special area and that construction we were held to the zoning laws of the impact zone even though our voice is not represented on the city council. I think that there are a lot of reasons to allow the right projects in Valley County. We will grow. We need growth. That growth must be planned and controlled by all stakeholders.

I am fully supportive of the project if it follows the same rules I followed. My understanding as that means 1 house per acre on the smaller Stockton parcel and 4 per acre on the other Woodlands parcel. This is the perfect density for McCall though I have many concerns about the current infrastructure supporting even this amount for growth. The Sewer system is publicly reported as being over capacity and the current water system has frequent shortages in the summer months. A few things come to mind when I read this plan and the supporting documents that I will outline here.

There is a shocking lack of access for the proposed >600 homes. When I look at the access options, I see that Knights Road is one of the sites they may ultimately request. The Knights Road access is a small neighborhood with a poorly managed road that hasn't been paved since the early 2000s. The grading is horrible, and the potholes are never addressed adequately. During the winter the road goes down to slightly greater than one lane. There are many old growth Ponderosa pines at the end of Knights Road that are likely greater than 200 years old. I would make sure that it is stated ahead of time that this is not a good access option. If safety dictate this must be an access point then we need to take out, re-grade, and add safety features like sidewalks for local residents from Knights, to Shelia, and all the way to Sampson Trail.

When I read the wildlife report I laugh. My background is in human medicine but as a scientist a survey by walking through is grossly inadequate. We have technology that allows placement of motion activated game cameras. I can assure with 100% certainty that this is wolf habitat and can show you camera footage from the area if you need that. Cougar, Wolf, Fox, Bear, Whitetail and Mule deer are all common sightings in the neighborhood.

I mentioned the concerns over sewer, and water for the large project and will not add more to that here as it has commonly been published in the paper. This will be a large burden on our EMS, schools, and police. A project with this density brings two significant risks that should be added from increased wildfire risk and traffic congestion. More than 600 homes will result in over 6000 vehicle trips a day into and out of the area. I would like to see in-depth plans supported by local fire and EMS addressing these concerns. I'm sure that this project will be approved in some form in the upcoming years but I would really like to see more stakeholders/experts weighing in here and much more planning depth. I also really don't care about the codes followed by other neighborhoods as frequently cited in this report. This is a chance to hold new construction accountable not fix old errors in adjoining neighborhoods.

#33

COMPLETE

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Page 1: Public Portal

Q1

Name

First name **Phillip**

Last name **Brug**

Q2

Email

Email address

Q3

Phone

Phone number

Q4

Resident address

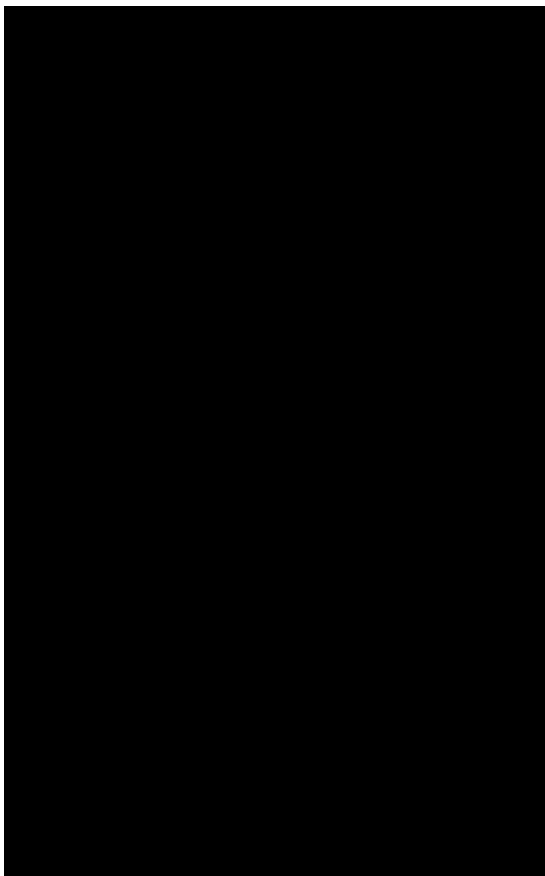
Street address

City

State

Zip code

Country



Q5

Public comment here:

The construction impacts to residents of The Woodlands of upgrading the sewer line under Woodlands Drive to 10" diameter (as required in: Technical Memorandum DATE: June 28, 2021 TO: Dale Caza, Manager FROM: David Watkins, P.E. Colt Shelton, P.E. SUBJECT: IR-21-07 (Pine Creek Ranch Project)) are not adequately addressed in this study. As a Woodlands Drive residents we are concerned with this.

We are also very concerned about the traffic study, which incorrectly used a "posted 25 mph speed limit" on Woodlands Dr. (page 399/758) which has a 20 mph limit. Due to the lack of any sidewalks, pedestrians, bicycles, electric scooters, etc. are forced to use the street, especially during times when children are in route to and from the schools. Doubling or tripling the traffic load and increasing the speed is a disaster waiting to happen given the density of residences on the street and the curving nature and grade of the street, not to mention the conditions in winter with ice on the road and snow banks restricting vision and clearance.

The impact statements main concession to safety on Woodlands Drive appears to be "removal of existing encroachments within the rights-of-way" and "Additionally, it is reasonable to expect that the City is responsible for and ensures that any public rights-of-way remain free from encroachment." This is not the solution the impact statement implies for the issue of the increased traffic on the safety of Woodlands Drive. Either limiting any increase in traffic on Woodlands Drive or adding a safe sidewalk to Woodlands Drive needs to be considered as a requirement for the developer.

Until the issue of the traffic pattern for the schools, including the additional demand from the 615 units of this subdivision, is resolved, and until a solution to the extension of Deinhard Lane is resolved between the city and the school district, it is premature to make any guesses at traffic impacts.

Thank You,
Phil & Sandra Brug



#34

COMPLETE

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Time Spent: 00:11:50
IP Address: [REDACTED]

Page 1: Public Portal

Q1

Name

First name **Megan**

Last name **Hatt**

Q2

Email

Email address

Q3

Phone

Phone number

Q4

Resident address

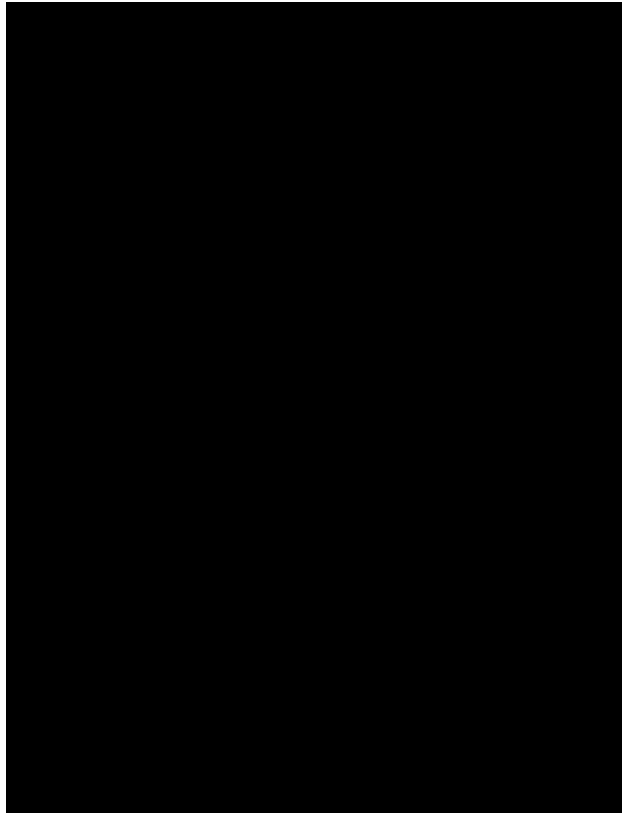
Street address

City

State

Zip code

Country



Q5

Public comment here:

I am deeply concerned about the increased traffic that will be directed through the original Woodlands neighborhood. Currently, our neighborhood provides a safe environment for children to walk to and from school and play, even without sidewalks or walking paths. Many residents also enjoy the safety and convenience of walking throughout the neighborhood. However, the significant rise in traffic resulting from connecting this new development to our roadways will compromise the safety of both our children and the community as a whole. Additionally, the lack of green space in the planning is disappointing, as it is inconsistent with sustainable growth in our area and meaningful conservation of our land and resources.

#35

COMPLETE

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Started: Wednesday, January 08, 2025 8:43:12 AM
Last Modified: Wednesday, January 08, 2025 9:09:39 AM
Time Spent: 00:26:26
IP Address: [REDACTED]

Page 1: Public Portal

Q1

Name

First name

April

Last name

Whitney

Q2

Email

Email address

Q3

Phone

Phone number

Q4

Resident address

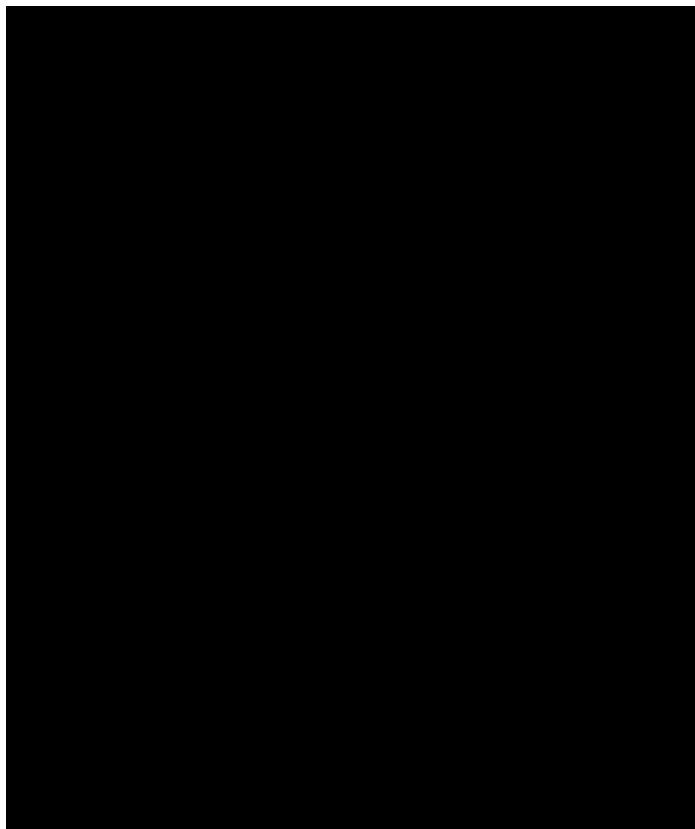
Street address

City

State

Zip code

Country



Q5

Public comment here:

The Pine Creek Ranch subdivision is expected to add 5000+ daily car trips. Is this an extra 5000 trips on Highway 55? No, it's 5000+ daily car trips in an already congested NEIGHBORHOOD area. Stand at the intersection of Deinhard and Samson Trail any morning at 8:00 am and you'll see why this is a huge problem. This area, where our children walk and ride bikes to school, is already a disaster late August through June. In July and August, this zone is now the preferred route to Ponderosa State Park (according to a bunch of new signage).

I honestly can't think of a worse place for 5000 extra vehicle trips than where Pine Creek Ranch is planned and the county is already incapable of keeping Samson Trail maintained, as witnessed by the car-eating potholes that we avoid daily on our way to the school.

If this development meets other standards for approval, I would strongly urge the P&Z to add the condition of no short term rentals in the subdivision. This is in line with the adjacent Woodlands Subdivision. It's appropriate to have neighborhoods with actual neighbors in a school zone, although 600 units is excessive in a town with 4000 residents. It's 100% not okay to invite short term renters into these neighborhood areas where there are no sidewalks. Neighbors know where kids walk to school, ride their bikes, walk their dogs, etc. Short term renters are in a different mindset, ready to party with no consequences because they don't treat rental zones as neighborhoods, they treat them as party spots. This may not be true of all short term renters, but in recent years it's become obvious that short term rentals are not compatible with neighborhoods.

Shrink the size of this project, make it all long-term renters (neighbors) and owners, or this project will haunt our school zone and traffic patterns for years to come.

Here's why: Looking at the City's 2018 Transportation Plan, it shows 1500 - 4000 vehicle trips per day in the area between Stockton and Woodlands drive. The 2040 growth estimate projected up to 4000 trips per day, so this new development would easily DOUBLE that.

What new roads are planned to accommodate this incredible amount of new traffic? Unless Craig Grove is willing to fund the pre-construction extension to Floyd as part of his plan, this is simply not workable in the proposed location and the proposal needs to be significantly downsized or denied.

#36

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, January 08, 2025 10:19:25 AM
Last Modified: Wednesday, January 08, 2025 10:22:26 AM
Time Spent: 00:03:01
IP Address: [REDACTED]

Page 1: Public Portal

Q1

Name

First name **Jill**
Last name **Calhoun**

Q2

Email

Email address

Q3

Phone

Phone number

Q4

Resident address

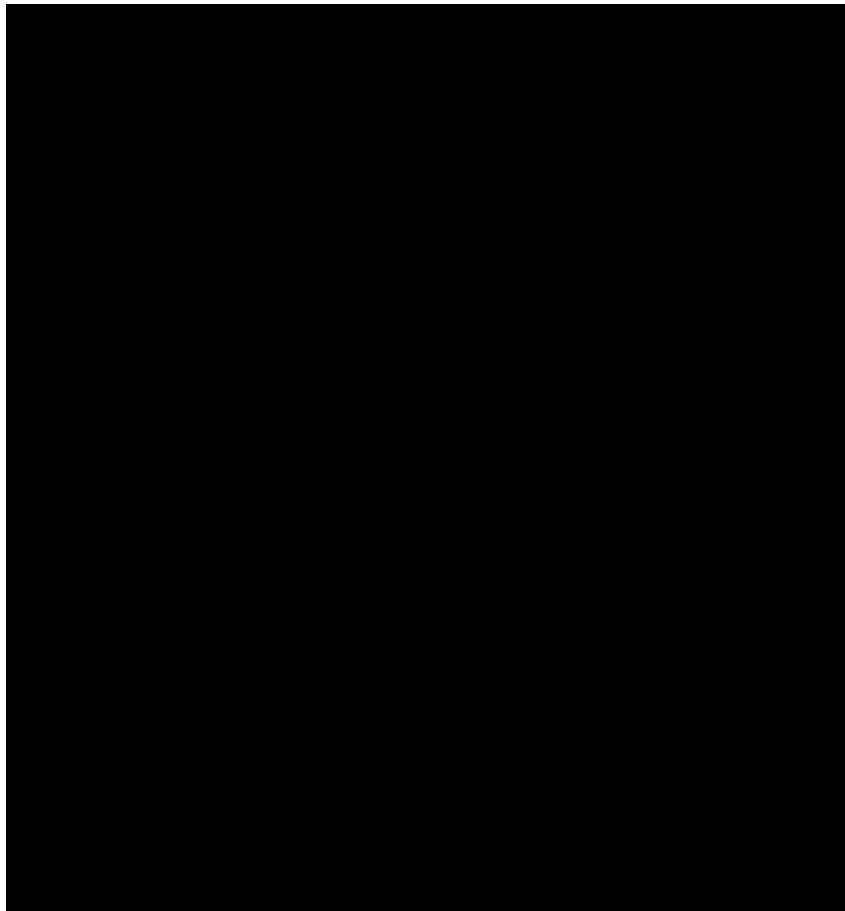
Street address

City

State

Zip code

Country



Q5

Public comment here:

Yes, I live in the Woodlands subdivision, and therefore have some inherent bias.

But it doesn't take rocket science to comprehend that the vehicular impact alone to this neighborhood and public safety for ingress/egress should make this an easy NO vote.

Thank you

#37

COMPLETE

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Time Spent: 00:14:32
IP Address: [REDACTED]

Page 1: Public Portal

Q1

Name

First name

Richard

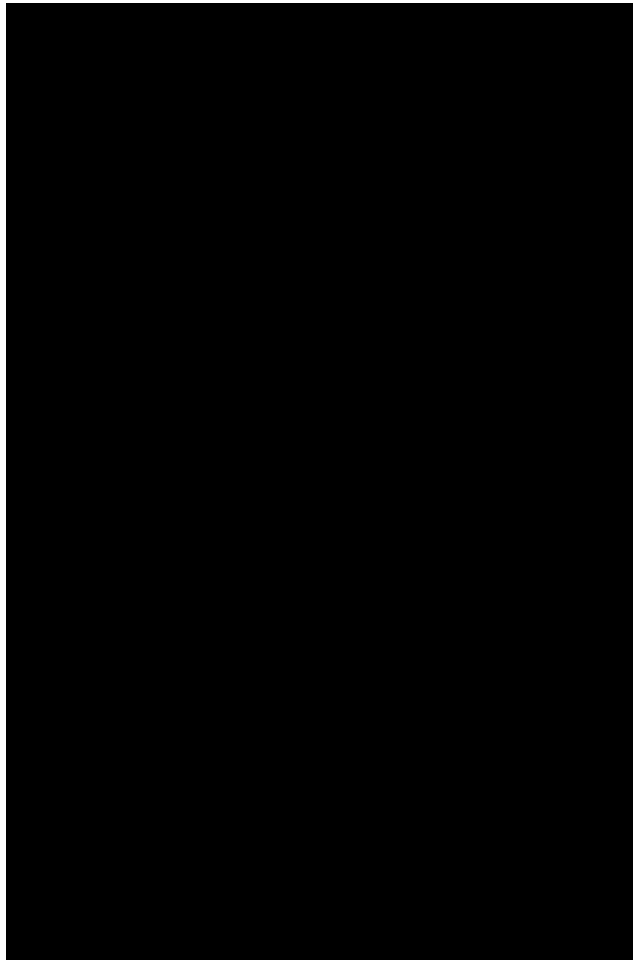
Last name

Morishita

Q2

Email

Email address



Q3

Phone

Phone number

Q4

Resident address

Street address

Street address line 2

City

State

Zip code

Country

Q5

Public comment here:

This development is potentially adding housing for half the current population of McCall with no affordable housing for people who might provide services for the additional population. Who is going to pay for the roadwork, water and sewer capacity, and additional school capacity? Impact fees covering ALL those types of expenses should be assessed on the developers and essentially, the new property owners. Just on these issues, I am firmly against this development.

#38

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, January 08, 2025 10:30:52 AM
Last Modified: Wednesday, January 08, 2025 10:38:25 AM
Time Spent: 00:07:32
IP Address: [REDACTED]

Page 1: Public Portal

Q1

Name

First name **Dave**
Last name **Carter**

Q2

Email

Email address

Q3

Phone

Phone number

Q4

Resident address

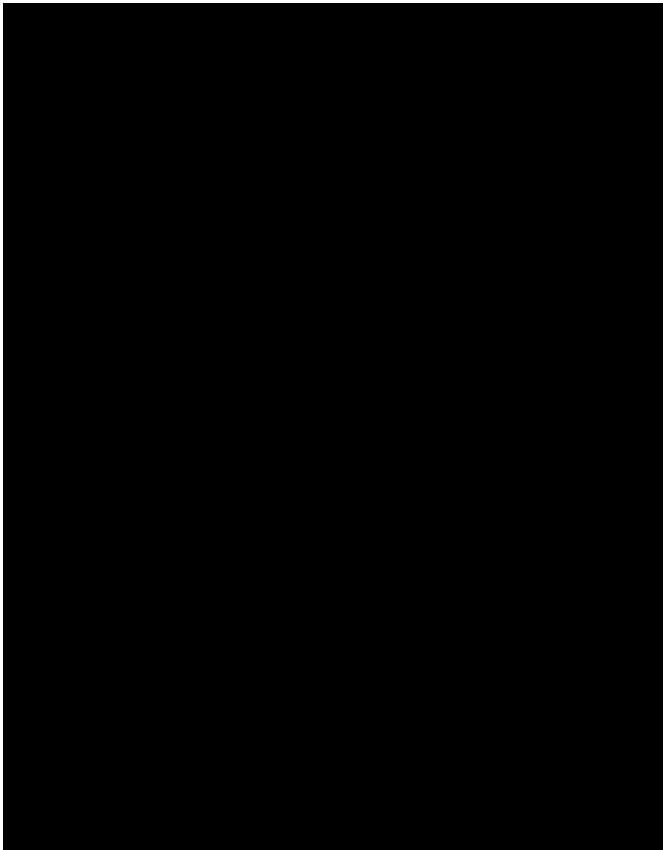
Street address

City

State

Zip code

Country



Q5

Public comment here:

I am opposed to the Pine Creek Ranch Subdivision, or at least its vehicular access-both ingress and egress-through The Woodlands Subdivision. Because of our proximity to the schools, a very large percentage of the residents here have children who walk to and from school on a daily basis. Also, many of the children are walking on the streets to and from their friends' homes in the neighborhood throughout the year, and to the swimming pool at our community center in the Summer.

#39

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, January 08, 2025 10:40:20 AM
Last Modified: Wednesday, January 08, 2025 10:42:59 AM
Time Spent: 00:02:38
IP Address: [REDACTED]

Page 1: Public Portal

Q1

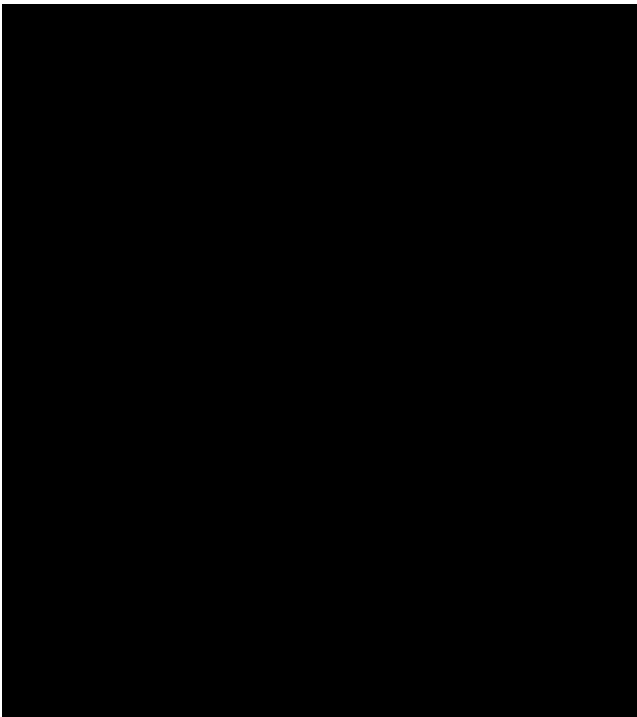
Name

First name **Kattie**
Last name **Kingsley**

Q2

Email

Email address



Q3

Phone

Q4

Resident address

Street address

City

State

Zip code

Country

Q5

Public comment here:

We are not ready for a development this size. There are already concerns about the current demand on the infrastructure, demands on local resources, and traffic in our area. This development will not help with the housing shortage for locals - it is going to price the locals out once again. We need solutions to problems we are facing, not more unnecessary development to profit the wealthy. Please don't move forward with this.

#40

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, January 08, 2025 10:56:50 AM
Last Modified: Wednesday, January 08, 2025 10:58:13 AM
Time Spent: 00:01:23
IP Address: [REDACTED]

Page 1: Public Portal

Q1

Name

First name **Jamie**

Last name **Parker**

Q2

Email

Email address

Q3

Phone

Phone number

Q4

Resident address

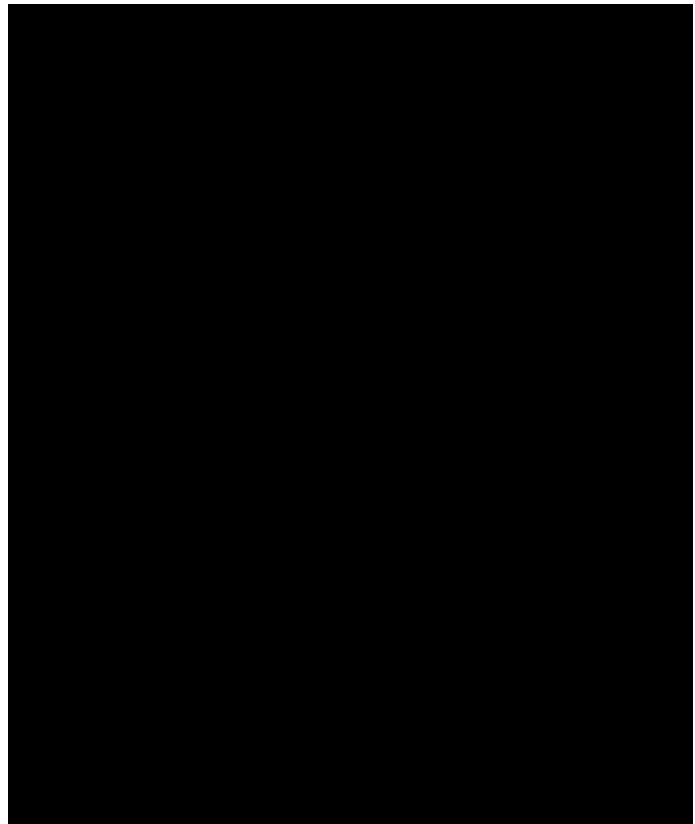
Street address

City

State

Zip code

Country



Q5

Public comment here:

January 8, 2025

Comments in regards to Pine Creek Ranch Development:

Thank you for the opportunity to comment on this environmental assessment.

I am a full-time McCall resident and live at 621 Fox Ridge. While I am not opposed to change, I do believe change at this scale and impact needs be considered mindfully and needs to benefit full time residents of McCall. The environmental assessment appears to intentionally avoid making any commitments that would meaningfully benefit full-time residents or the community at large.

This proposed development will have significant impact not only on my neighborhood and surrounding neighborhoods but also all of McCall. It doesn't seem the current infrastructure of McCall can handle another 615 housing units. The lack of sewer capacity is a known issue. The EA does not address water capacity issues.

Fox Ridge neighborhood is a quiet neighborhood of 28 residences with 21 of those being full time occupants. I would estimate a daily average of less than 100 cars per day on Fox Ridge. The proposed development would increase that amount by almost 13 times, using conservative estimates provided by the developer. Based on the configuration of access points in relation to portable destinations in the area, it appears that the Fox Ridge access point would likely be the most heavily used entry and exit into Pine Creek Ranch.

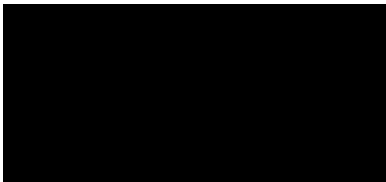
I recognize the need for additional housing in McCall, but the evidence provided to date does not indicate that this development is going to contribute to workforce housing. This development isn't going to be affordable for most local employees. And given that 70% of McCall houses are second homes, would it be prudent to add more second homes and/or short-term rentals?

The Environmental Assessment is lengthy and full of data, but it does not address the questions asked by the Scope of Work.

Thank you.

Sincerely,

Jamie Parker



#41

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, January 08, 2025 11:37:20 AM
Last Modified: Wednesday, January 08, 2025 11:53:35 AM
Time Spent: 00:16:14
IP Address: [REDACTED]

Page 1: Public Portal

Q1

Name

First name **Jared**
Last name **Montague**

Q2

Email

Email address

Q3

Phone

Phone number

Q4

Resident address

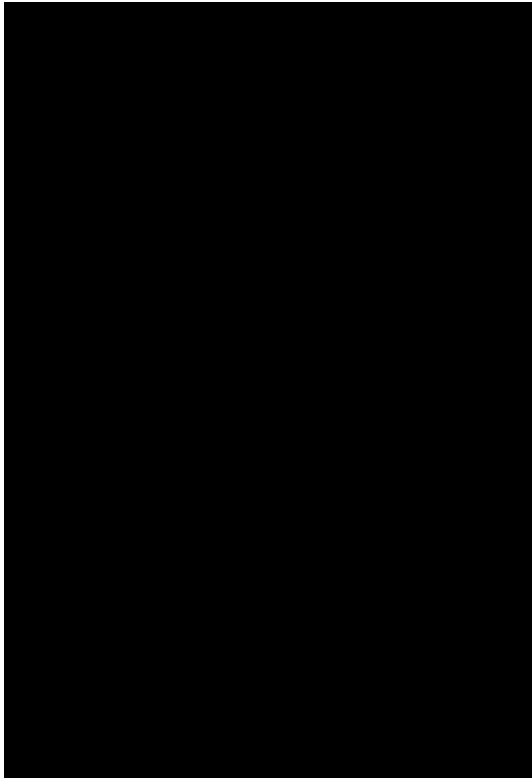
Street address

City

State

Zip code

Country



Q5

Public comment here:

I have several concerns associated with this project. How will the proposed subdivision impact the ability of our schools to handle incoming students? From what I understand we are essentially at capacity, at least at Barbara Morgan and Payette Lakes. The school district is already challenged with having the needed amount of instructors to effectively provide current students an ideal learning environment. Now, with this proposed subdivision, we're just going to make it harder on the district and our teachers. Access to the proposed subdivision is nominal, at best. Samson Trail is full of pot holes both winter and summer, as is the intersection of Elo and Samson Trail (which will be a main access point to the subdivision coming from the south on Samson Trail). I have lived within .2 of a mile of that intersection for 14 years and there has never been a time when there has been a permanent fix on that stretch of road. Now, we're simply going to add more traffic to an already stressed thoroughfare? Further, it was unclear to me if the new subdivision will be on city water or on wells. If on city water, the McCall Sewer situation is even more tenuous than the current state of Samson Trail. Does the proposed subdivision need to be as dense as proposed? Yes, more workforce housing is needed in McCall for obvious reasons. However, will the workforce that would potentially own a home in the proposed subdivision be able to afford to live there, or will we just see another rash of second home owners buying up the property and further escalating the challenge for local workforce to purchase in McCall? Too many questions and not enough answers. This proposal should either be modified to be less impactful or denied altogether. Thank you.

#42

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, January 08, 2025 4:57:19 PM
Last Modified: Wednesday, January 08, 2025 4:59:13 PM
Time Spent: 00:01:53
IP Address: 5 [REDACTED]

Page 1: Public Portal

Q1

Name

First name **Cortney**

Last name **Bayuk**

Q2

Email

Email address

Q3

Phone

Phone number

Q4

Resident address

Street address

City

State

Zip code

Q5

Public comment here:

I am concerned for our cities infrastructure with these additions. Can our sewage system handle this large of an expansion? What about the roads? Bus system? Where will wildlife that is displaced end up?

I didn't not see anything addressing those in the plan.

#43

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, January 08, 2025 5:29:29 PM
Last Modified: Wednesday, January 08, 2025 5:41:04 PM
Time Spent: 00:11:34
IP Address: [REDACTED]

Page 1: Public Portal

Q1

Name

First name

Mary

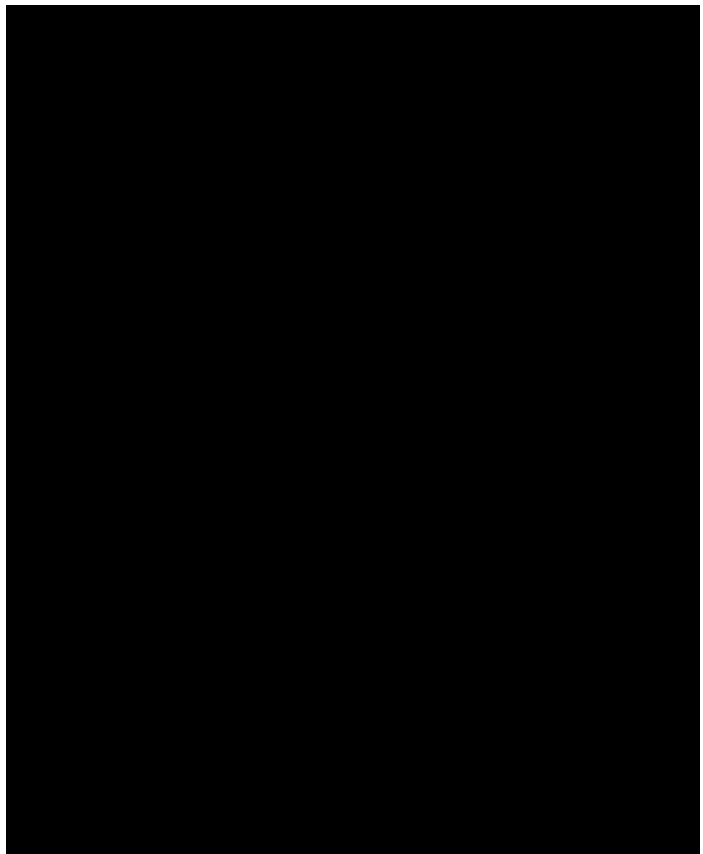
Last name

Kemnitz

Q2

Email

Email address



Q3

Phone

Phone number

Q4

Resident address

Street address

City

State

Zip code

Country

Q5

Public comment here:

As a resident of Valley County, who lived on Woodlands Blvd for 9 years, I cannot image a worse situation than adding this development to our community. While I now live south of town, I am part of this community and its services and infrastructure.

The safety of our school children, families, pets and wildlife, the additional traffic and congestion will cause serious headaches for all in our area.

Adding a mass development is not right for McCall or Valley County.

We are already struggling with water quality, sewer issues and public safety support.

I am strongly opposed to this development.

Thank you.

#44

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, January 08, 2025 5:48:11 PM
Last Modified: Wednesday, January 08, 2025 5:51:40 PM
Time Spent: 00:03:28
IP Address: [REDACTED]

Page 1: Public Portal

Q1

Name

First name **Jeremy**

Last name **Potter**

Q2

Email

Email address

Q3

Phone

Phone number

Q4

Resident address

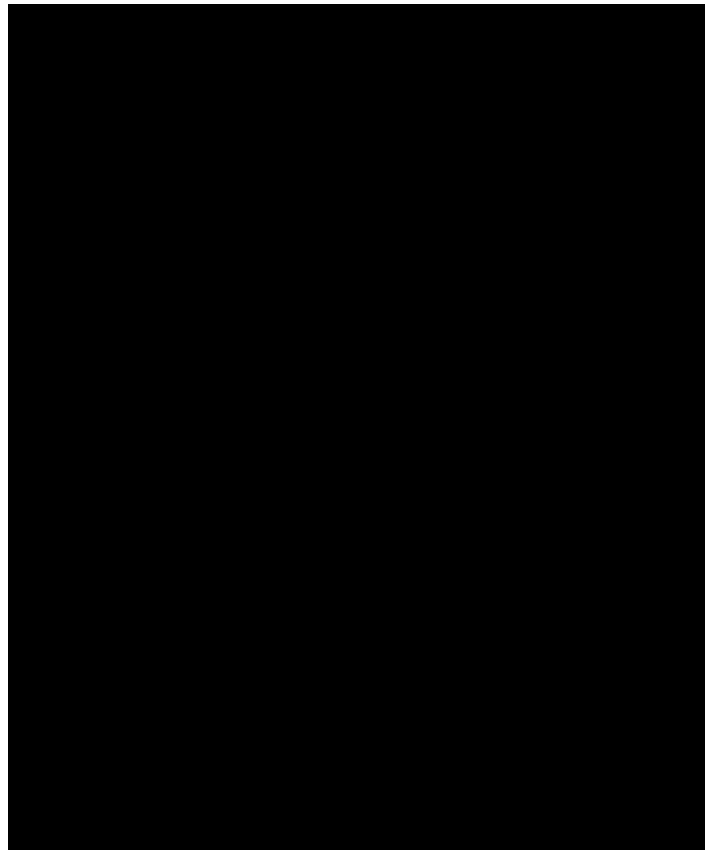
Street address

City

State

Zip code

Country



Q5

Public comment here:

The City of McCall and Valley County are facing a critical shortage of housing options. This plan aims to provide both for-sale and rental housing, directly benefiting our local community. By addressing this need, we can help local employers recruit and retain employees who are able to live in the area. Currently, many employers, including my own, are struggling to attract and retain staff due to the limited availability and high cost of housing.

This proposed development is ideally located near two schools and offers convenient access to sewer, water, power, and the walkable downtown area of McCall. In addition to meeting housing needs, this plan will address important life-safety concerns by improving access to surrounding neighborhoods.

We need your support to enhance our housing options and improve the quality of life for residents and workers alike!

#45

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, January 08, 2025 6:19:32 PM
Last Modified: Wednesday, January 08, 2025 6:42:57 PM
Time Spent: 00:23:25
IP Address: [REDACTED]

Page 1: Public Portal

Q1

Name

First name **David**
Last name **Callister**

Q2

Email

Email address

Q3

Phone

Phone number

Q4

Resident address

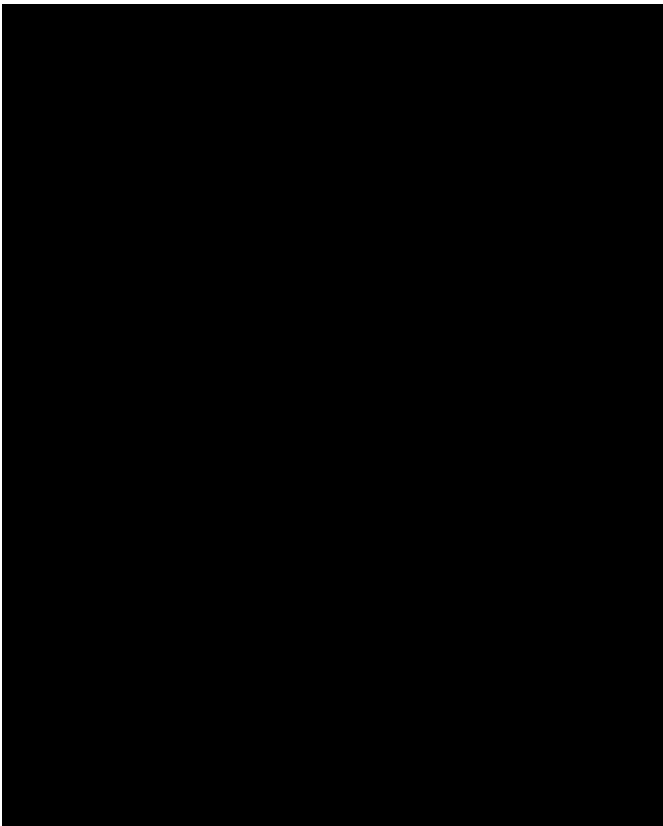
Street address

City

State

Zip code

Country



Q5

Public comment here:

The environmental study required for this application is excessive. The impact of development is one of the most known results ever. Literally millions of subdivisions have been built across this country and it is the responsibility of professionals within the City of McCall Planning staff to be familiar with the criteria and results of common planning decisions. Requirements like this that are expensive and delay construction driving up the costs of living for every future renter and home owner. McCall desperately needs additional lots and housing options. The current state of affairs is so unmanageable that workers are commuting up to 50 miles each way. This is a stark failure upon this community for it's inability to allow sufficient construction to meet the needs of these valuable stakeholders upon which we all rely. It is essential that we work hard to move development options like this one forward as quickly and inexpensively as possible.

#46

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, January 08, 2025 6:41:06 PM
Last Modified: Wednesday, January 08, 2025 6:50:39 PM
Time Spent: 00:09:33
IP Address: [REDACTED]

Page 1: Public Portal

Q1

Name

First name **Nathan**

Last name **Todd**

Q2

Email

Email address

Q3

Phone

Phone number

Q4

Resident address

Street address

City

State

Zip code

Country



Q5

Public comment here:

I do not support this project. There are many conflicts this project and its size create. First of all in ingress and egress routes are going to create heavy traffic at an intersection where traffic during the school year is already at a standstill. Other existing residential areas will be impacted as well. School bus and school age pedestrians are at risk of an accident. Second, too many large trees will be taken down to build each unit. Trees of certain size and age classification should be protected. Third, environmentally this project will displace wildlife that currently live in this area. Bear, deer, elk and many others all call this space home. Hundreds of homes will push these animals out of the area. Lastly, our current water and sewer system isn't able to keep up with an increased demand that this project would require.

#47

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, January 08, 2025 9:02:31 PM
Last Modified: Wednesday, January 08, 2025 9:03:52 PM
Time Spent: 00:01:21
IP Address: [REDACTED]

Page 1: Public Portal

Q1

Name

First name **Lauren**
Last name **Sawyer**

Q2

Email

Email address

Q3

Phone

Phone number

Q4

Resident address

Street address

City

State

Zip code

Country

Q5

Public comment here:

I disagree with this development and the impact it has on the city of McCall and the environment.

#48

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, January 08, 2025 9:28:50 PM
Last Modified: Wednesday, January 08, 2025 9:46:54 PM
Time Spent: 00:18:04
IP Address: [REDACTED]

Page 1: Public Portal

Q1

Name

First name **Lindsay**

Last name **Jensen**

Q2

Email

Email address

Q3

Phone

Phone number

Q4

Resident address

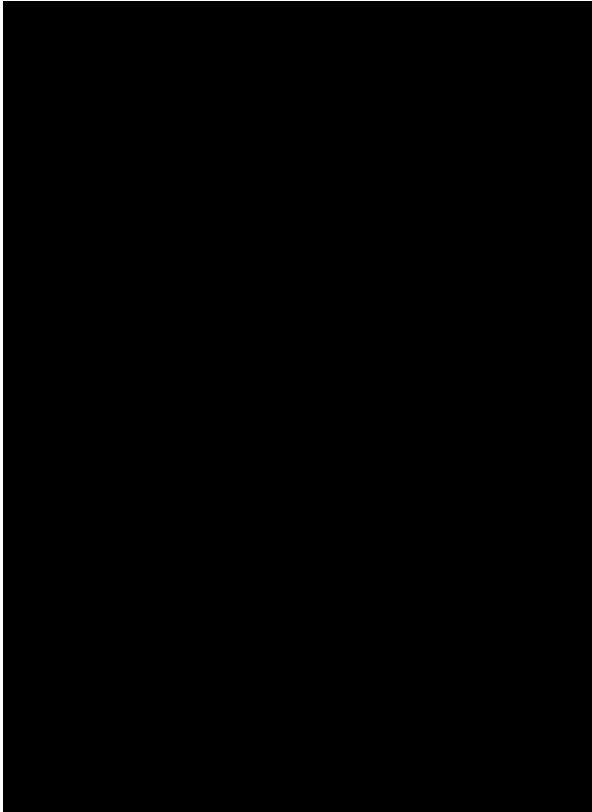
Street address

City

State

Zip code

Country



Q5

Public comment here:

I live in the Fox Ridge subdivision and have a few concerns regarding the Pine Creek Ranch Development.

1. The ingress/egress to the proposed Pine Creek Ranch is through small, local streets. Many pedestrians, including young school children, frequently travel along these routes. I fear the excessive traffic would place them at greater risk for accident or injury.
2. The sewer and water capacity are unresolved issues. This is concerning to move forward when these systems are already underperforming as it is.

Thank you for considering.

#49

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, January 08, 2025 9:55:49 PM
Last Modified: Wednesday, January 08, 2025 10:01:07 PM
Time Spent: 00:05:17
IP Address: [REDACTED]

Page 1: Public Portal

Q1

Name

First name **Natalie**

Last name **Aldrich**

Q2

Email

Email address

Q3

Phone

Phone number

Q4

Resident address

Street address

Street address line 2

City

State

Zip code

Country



Q5

Public comment here:

While we may think this plan will help the housing crisis we have in this county, I believe as a lifelong resident it will cause nothing but long term problems and damage to the environment. We need to protect these lands instead of trying to urbanize them. Instead of building houses and other recreational places I believe this land will do way better as a conservation area preserved for our wildlife. We already have problems with the wildlife coming into town and this will only make it worse by giving them less place to be. Please consider our lives in the long term and keep McCall as it is.

#50

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, January 08, 2025 10:42:18 PM
Last Modified: Wednesday, January 08, 2025 10:47:33 PM
Time Spent: 00:05:14
IP Address: [REDACTED]

[REDACTED]

Q1

Name

First name

Toni

Last name

Sheldon

Q2

Email

Email address

[REDACTED]

Q3

Phone

Phone number

Q4

Resident address

Street address

City

State

Zip code

Country

Q5

Public comment here:

Our county/community does not have the infrastructure to handle these large subdivisions. The nature beauty of our area is being destroyed by development. I have lived in McCall for more than 45 years & am saddened by what is happening here. It is no longer a community based town, but a tourist destination catering to tourism. It is losing its natural charm.

#51

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, January 08, 2025 10:50:27 PM
Last Modified: Wednesday, January 08, 2025 10:51:55 PM
Time Spent: 00:01:28
IP Address: [REDACTED]

Page 1: Public Portal

Q1

Name

First name **Angela**

Last name **Staup**

Q2

Email

Email address

Q3

Phone

Phone number

Q4

Resident address

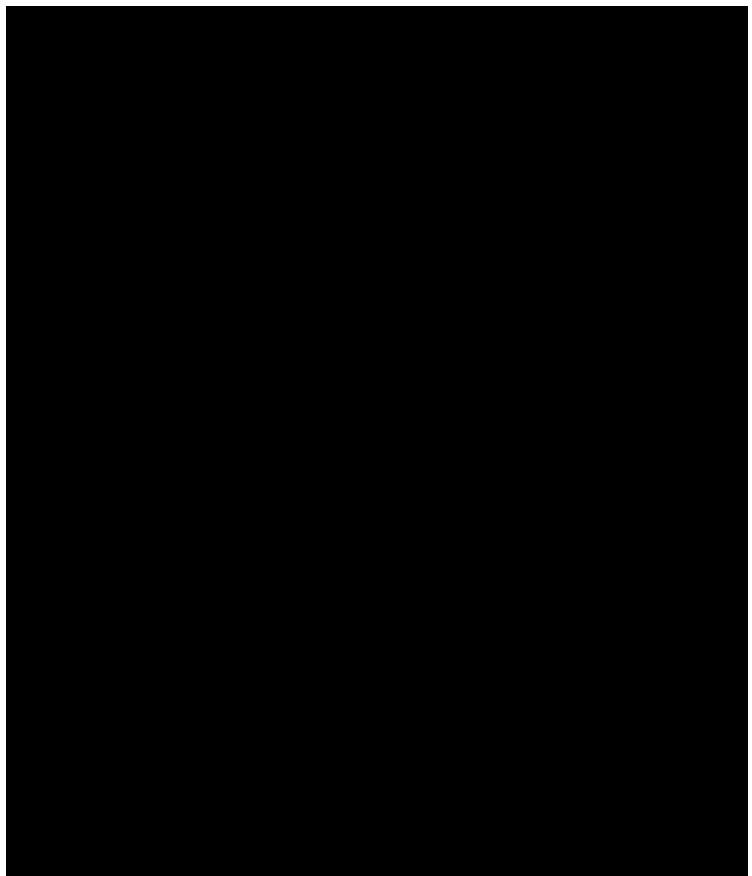
Street address

City

State

Zip code

Country



Q5

Public comment here:

Just no. I am sure plenty of people have presented reasonable, responsible, well researched, and passionate input. I do not feel that I need to repeat all of their well presented thoughts.

This housing project, like so many other proposals, stand to ruin and impose on not just the appeal of our community (trees, nature, wildlife, etc) but put an unknowable strain on our already strained infrastructure.

I am deeply bothered to even have to be here writing against this proposal. I have written to the commissioners, attended meetings, and all of this is taking so much time, energy, and causing so much tension in our community, it all sits heavy on my soul and gives me great concern for the future of my home. There are so many other places we all need to be putting out energy and time. Actual working class people will not be able to afford these homes and likely, just like Dawson Trails, it will change if approved, again taking away from the community it claims to benefit. Please, do not approve another depleting project.

#52

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, January 08, 2025 11:10:50 PM
Last Modified: Wednesday, [REDACTED] [REDACTED]
[REDACTED] [REDACTED]
[REDACTED]

Page 1: Public Portal

Q1

Name

First name

Mike

Last name

Bowen

Q2

Email

Email address

Q3

Phone

Phone number

Q4

Resident address

Street address

City

State

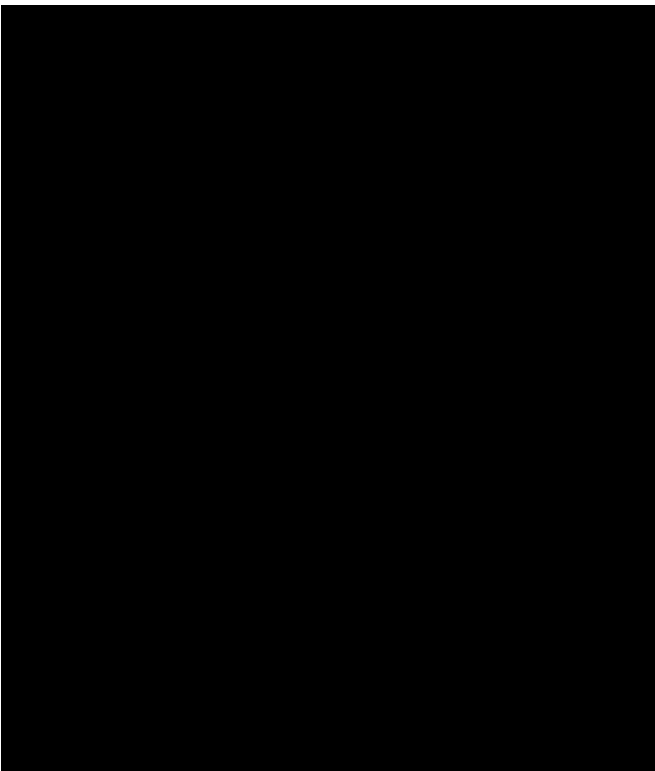
Zip code

Q5

Public comment here:

This is a very large development and will cause traffic problems and the schools will need to be made larger. These things raise taxes and cause problems for current residents. This is a Boise sized development and has no business in McCall

Mike



#53

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, January 09, 2025 12:41:30 AM
Last Modified: Thursday, January 09, 2025 12:44:51 AM
Time Spent: 00:03:21
IP Address: [REDACTED]

Page 1: Public Portal

Q1

Name

First name **David**

Last name **Piper**

Q2

Email

Email address

Q3

Phone

Phone number

Q4

Resident address

Street address

City

State

Zip code

Country

Q5

Public comment here:

Wouldn't be good for the community, town is not big enough for this growth. Local government needs to be investigated because this is going to destroy this county with this much people coming in without any growth to the town and utilities.

#54

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, January 09, 2025 6:45:37 AM
Last Modified: Thursday, January 09, 2025 6:50:59 AM
Time Spent: 00:05:22
IP Address: [REDACTED]

Page 1: Public Portal

Q1

Name

First name **Alexandra**

Last name **Flori**

Q2

Email

Email address

Q3

Phone

Phone number

Q4

Resident address

Street address

Street address line 2

City

State

Zip code

Country



Q5

Public comment here:

Building this subdivision will make more traffic around our schools. We also have way to much. Traffic on the morning and afternoon is already horrendous with this it will even be worse. There will also be greater risk of being hit for all the children who walk and ride bikes home after school. This also will displace plenty of wildlife and add to McCalls water issues. We Are already having issues with the sewer system this will make it worse. Our community does NOT need this!

#55

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, January 09, 2025 7:29:54 AM
Last Modified: Thursday, January 09, 2025 7:33:01 AM
Time Spent: 00:03:06
IP Address: [REDACTED]

Page 1: Public Portal

Q1

Name

First name

Deb

Last name

Christian

Q2

Email

Email address

Q3

Phone

Phone number

Q4

Resident address

Street address

City

State

Zip code

Country

Q5

Public comment here:

The infrastructure cannot handle a subdivision of this size. Our roads are already overcrowded and especially difficult to maneuver in the winter.

#56

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, January 09, 2025 9:18:45 AM
Last Modified: Thursday, January 09, 2025 9:21:01 AM
Time Spent: 00:02:15
IP Address: [REDACTED]

Page 1: Public Portal

Q1

Name

First name **Karen**

Last name **Stock**

Q2

Email

Email address

Q3

Phone

Phone number

Q4

Resident address

Street address

City

State

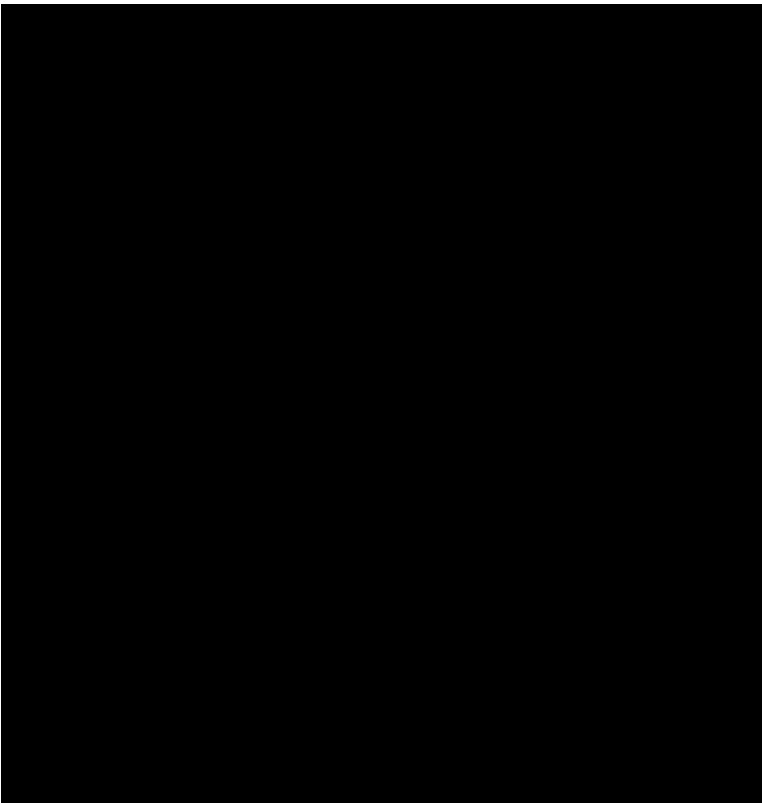
Zip code

Country

Q5

Public comment here:

This plan is too large and too dense for the proposed area.



#57

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, January 09, 2025 9:34:14 AM
Last Modified: Thursday, January 09, 2025 9:41:07 AM
Time Spent: 00:06:52
IP Address: [REDACTED]

Page 1: Public Portal

Q1

Name

First name **Dustin**
Last name **Johnson**

Q2

Email

Email address

Q3

Phone

Phone number

Q4

Resident address

Street address

City

State

Zip code

Country



Q5

Public comment here:

I am a full time, year round resident of McCall. I travel Sampson trail/Spring mountain/Elo road frequently. I fear the lack of a viable artery to this development will severely and negatively impact the traffic flow in this area. Please go back to the drawing board and come up with a solution that addresses the additional volume.

Thank you.

#58

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, January 09, 2025 9:34:16 AM
Last Modified: Thursday, January 09, 2025 9:41:08 AM
Time Spent: 00:06:51
IP Address: [REDACTED]

Page 1: Public Portal

Q1

Name

First name

Kay

Last name

Hansen

Q2

Email

Email address

Q3

Phone

Phone number

Q4

Resident address

Street address

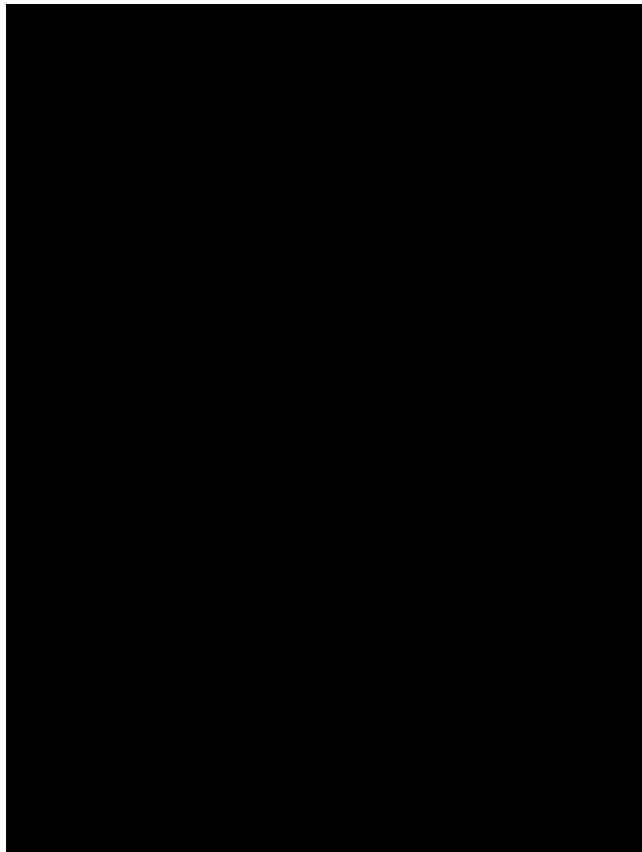
Street address line 2

City

State

Zip code

Country



Q5

Public comment here:

To obtain a hospital appointment takes awhile, grocery stores are busy & holidays are crowded already. No parking at Albertsons. The roads are already crowded. Town can't handle this many people and vehicles.

#59

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, January 09, 2025 9:33:36 AM
Last Modified: Thursday, January 09, 2025 9:43:31 AM
Time Spent: 00:09:54
IP Address: [REDACTED]

Page 1: Public Portal

Q1

Name

First name **Cheyenne**

Last name **Jedry**

Q2

Email

Email address

Q3

Phone

Q4

Resident address

Street address

City

State

Zip code

Country

Q5

Public comment here:

Due to resource issues and a lack of adequate infrastructure to accommodate an increasing population of McCall, we are opposed to the Pine Creek development project. This development would add increased strain on our small town, its schools, grocery stores, roads, and everyday life of those who live and work here. Please do not allow the Pine Creek Ranch development to move forward at this time.

#60

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, January 09, 2025 10:41:08 AM
Last Modified: [REDACTED]
[REDACTED]
[REDACTED]

Page 1: Public Portal

Q1

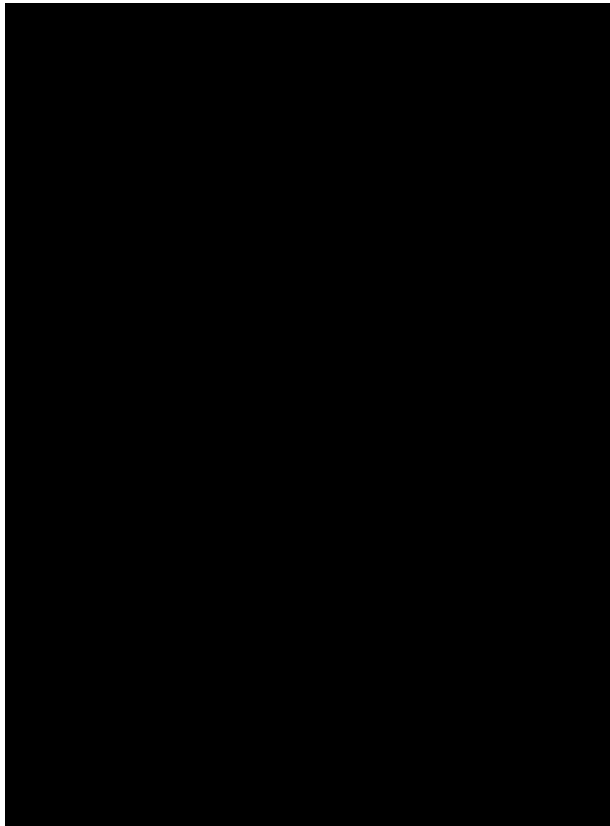
Name

First name **Chloe**
Last name **Romero**

Q2

Email

Email address



Q3

Phone

Phone number

Q4

Resident address

Street address

City

State

Zip code

Country

Q5

Public comment here:

Do not support

#61

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, January 09, 2025 10:34:58 AM
Last Modified: Thursday, January 09, 2025 10:47:31 AM
Time Spent: 00:12:33
IP Address: [REDACTED]

Page 1: Public Portal

Q1

Name

First name

Zach

Last name

Callisterrrr

Q2

Email

Email address

Q3

Phone

Phone number

Q4

Resident address

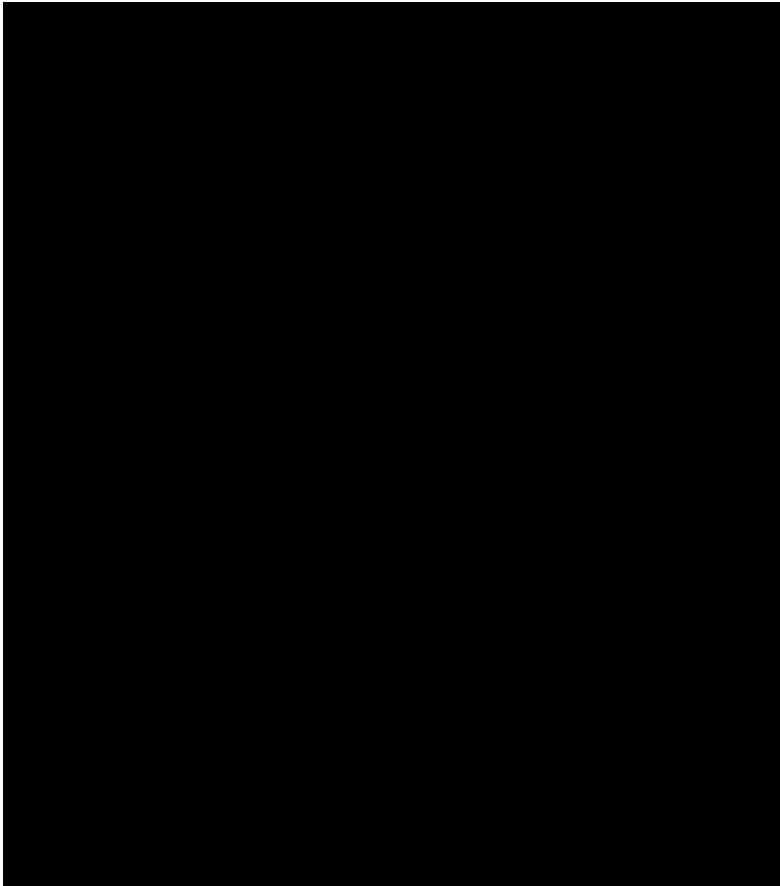
Street address

City

State

Zip code

Country



Q5

Public comment here:

I believe this development is exactly what McCall needs. There is a significant demand for affordable housing, yet it often feels like no one is taking action to solve the problem. This project addresses the local housing crisis directly, with a developer who clearly understands the issue. While many people oppose development, they often overlook the positive impact a well-thought-out project can have on the community. This thoughtful development not only provides much-needed housing options but also brings other benefits that can improve the area as a whole, which is exactly what is being proposed here.

#62

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, January 09, 2025 10:35:13 AM
Last Modified: Thursday, January 09, 2025 11:04:11 AM
Time Spent: 00:28:58
IP Address: [REDACTED]

Page 1: Public Portal

Q1

Name

First name

Christopher

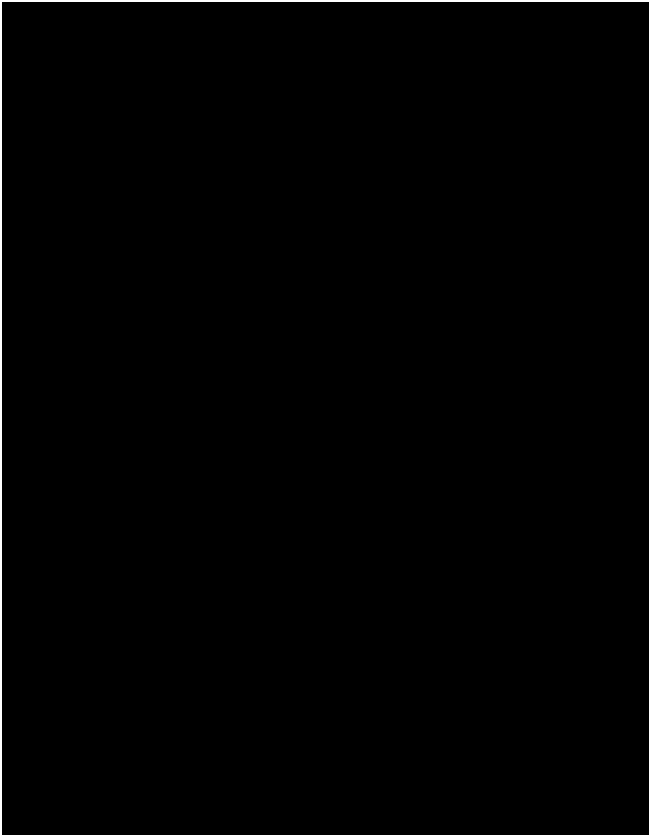
Last name

Clemow

Q2

Email

Email address



Q3

Phone

Phone number

Q4

Resident address

Street address

City

State

Zip code

Country

Q5

Public comment here:

In reviewing the applicant's January 9, 2023, Traffic Impact Analysis (TIA) - Appendix I of the EA - it indicates this current TIA is an update to the January 12, 2022, TIA and evaluates the applicant's new site plan with changes in access and increased residential units.

This updated TIA only evaluates future intersection operations for the "2027 Build Conditions" scenario, which is not the realistic full-build year for a development with more than 600 residential housing units. As such, the TIA needs to evaluate a realistic build-out year, which is more likely to be 20 years in the future. Further, given the extended timeline until full build-out, the applicant's TIA should contemplate discrete development phases, years, and any necessary mitigation measures.

The TIA also needs to evaluate intersection operations on Highway 55 - in particular, Deinhard Lane and Krahn Lane- noting that most of the development traffic travels on Highway 55. To this end, the City should refer this EA to the Idaho Transportation Department (ITD) and Valley County for review and comment. A review of the McCall Transportation Master Plan (TMP) finds that the Highway 55/Dienhard Lane intersection is operating near or exceeds mobility standards in the plan year. The TMP does not appear to contemplate the Pine Creek development or the potential Red Ridge Village development (nor were these projects within the scope of the TMP), which will add traffic volumes that exceed the TMP-assumed background traffic growth rates.

Overall, the proposed development does provide for secondary emergency access and increases roadway connectivity for all transportation modes, which is good. Still, the full build-out impacts must be evaluated in the actual (realistic) year of full build-out.

Sincerely,
Christopher M. Clemow, PE, PTOE

#63

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, January 09, 2025 10:33:27 AM
Last Modified: Thursday, January 09, 2025 11:23:20 AM
Time Spent: 00:49:53
IP Address: [REDACTED]

Page 1: Public Portal

Q1

Name

First name

Don and Pam

Last name

Sanda

Q2

Email

Email address



Q3

Phone

Phone number

Q4

Resident address

Street address

City

State

Zip code

Country

Q5

Public comment here:

We wish to take this opportunity to make comments about the Pine Creek Ranch Environmental Assessment study recently submitted to the City of McCall. We are in opposition to the proposed subdivision for the following reasons:

-This project will impact the surrounding housing and subdivisions (Woodlands and Fox Ridge in particular).

-Such a large project as this (600+ units) will be a huge burden on the city services which include water, sewer, road maintenance and snow removal, school enrollment, as well as fire and police protection. Will the developers claim that the additional taxes paid by the future residents actually be adequate to pay for these services?

-Another subdivision such as this placed at the forest/urban interface would create conflict with wildlife as well as increase the potential for wildfires.

-Access to this development would have to be through existing subdivisions and to the south. That would be detrimental to the safety and wellbeing of these neighborhoods. These access roads are not adequate to carry the additional vehicular traffic this project would impose. In our case, Woodlands Drive has multiple curves and elevation changes, particularly in the first section off of Spring Mountain Road. It becomes quite narrow during the winter time due to snow being pushed to the sides. There are no existing sidewalks or pathways to separate pedestrians, families, children, and pets, from vehicular traffic. In addition, there is also a lack of speed control.

-Pine Creek Ranch is simply too dense of a development especially for the area proposed, mostly due to the concerns mentioned above. Does the City of McCall really need or desire such a large development?

-The developer claims that this development will address the problem of affordable housing. As the developer has stated to the residents of the Woodlands previously, he expects the housing to costs to start at between \$700,000 to \$800,000 per unit. This is not affordable housing for those that need it.

Overall, we do not believe that the Pine Creek Ranch proposal is in the best interest for the community of McCall.

#64

COMPLETE

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Started: Thursday, January 09, 2025 12:33:35 PM
Last Modified: Thursday, January 09, 2025 12:34:50 PM
Time Spent: 00:01:14
IP Address: [REDACTED]

Page 1: Public Portal

Q1

Name

First name **James**

Last name **Cole**

Q2

Email

Email address

Q3

Phone

Phone number

Q4

Resident address

Street address

City

State

Zip code

Country



Q5

Public comment here:

James Cole



McCall, ID 83638

Comments on the proposed Pine Creek Ranch project.

Hello,

My family and I are full-time residents, business owners, and homeowners in McCall, residing in the area directly adjacent to this proposed Pine Creek Ranch project. We live in what is called the McCall Impact Zone and receive ZERO benefits from living in this area. We are forced to adhere to City of McCall zoning, building fees, rules, regulations, and are forced to pay the additional 1% McCall tax even when having items delivered to our home. We are forced to do this and yet allowed no vote or say in the city council. This is TAXATION WITHOUT REPRESENTATION as we are not even allowed to vote for McCall City Council, nor do we have any representation. This is extremely disturbing as an American and a 26-year military veteran of the United States Armed Forces. We do not even get to use the absurdly overbuilt library that we are FORCED to pay for through our taxes as impact zone residents. In what America is this OK?! While this does not have much to do with my comments on this proposal, this is a travesty of American Ideals and Freedoms that absolutely needs to be corrected. AT LEAST allow the impact zone residents to have representation in the government enforcing taxes, rules, regulations, and fees upon them.

As far as the Pine Creek Ranch development is concerned, I am supportive of growth if the project follows the proper rules and regulations and is not allowed to deviate from them because the city has previously allowed other neighborhoods to do so (Woodlands and Fox Ridge for example).

My main concerns are access and the added burden on the current neighborhoods that the traffic will be forced through. Additionally, the added burden on EMS, McCall Donnelly School District, water, and sewer has not really been addressed at all! EMS, MDSD, Sewer District, and the Water department need to be included in the planning and include actual studies by those agencies on how to address adding 600 homes. This cannot be done by biased studies done by the developer.

Specifically, I am concerned that the developer is trying to avoid conflict as much as possible to gain approval by absurdly suggesting that there will only be a single access via the Stockton neighborhood. Anyone with any reasoning can see that a single access point for a 600-house residential development is absurd on the surface and dishonest at best. Making this through the neighborhood that has the fewest homes and therefore the least protest is gaming this process. I am not naive enough to think that once the project is approved and started that it will "suddenly come to light" that this is a safety issue that will force approval for additional access. I am

Pine Creek Ranch Environmental Study Public Comment Portal

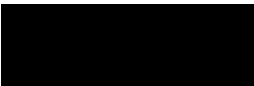
specifically concerned about the impact on not only the other neighborhoods but my Knights Road and Shelia Lane neighborhood. Those specific roads are in extremely poor states of repair and maintenance and are in no way capable of handling additional traffic from such a neighborhood as the proposed Pine Creek Ranch project. I would support the project all potential future access points were addressed upfront and prior to approval (IN WRITING and as part of the approval process) stating that the roads must be widened, properly graded, utilities such as electricity buried as is currently required, and sidewalks installed. This needs to be addressed in the approval so that when it is "suddenly" discovered that the single access road as proposed was a bad joke, that the developer is held to the proper standards and adjacent neighborhood roads are made safe and proper. This all needs to be done at the developer's expense and not the general taxpayers responsibility.

Finally, the wildlife study conducted on foot by the developer's representatives is an absolute farce. There are wolves, bear, mountain lion, coyotes, fox, mule deer, whitetail deer, and elk all that are in that area and indeed that use that property. The Noke's Conservation land that directly borders that property has all those animals plus countless small game all over it at various times throughout the year. There are photos of all those animals that can prove it if you would like to see them. There needs to be a proper study done and we have a Fish and Game agency that is not biased that can do just that and should be consulted

I am sure that this project will be approved in the future and completely support approval once all the above listed concerns are properly addressed and not just overlooked. There must be more experts and stockholders weighing in on these issues. There must be more thorough planning. New construction needs to be held to higher standards and accountable. We should not allow the errors allowed in the past with other developments to continue.

Respectfully,

James Cole



#65

COMPLETE

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Last Modified: Thursday, January 09, 2025 2:10:26 PM
Time Spent: 00:01:12
IP Address: [REDACTED]

Page 1: Public Portal

Q1 Respondent skipped this question

Name

Q2 Respondent skipped this question

Email

Q3 Respondent skipped this question

Phone

Q4 Respondent skipped this question

Resident address

Q5

Public comment here:

I hope managers will consider the potential adverse impacts this may have on the local housing market and environment surrounding the proposal area.

#66

COMPLETE

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Started: Thursday, January 09, 2025 1:54:39 PM
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Page 1: Public Portal

Q1

Name

First name

Danica

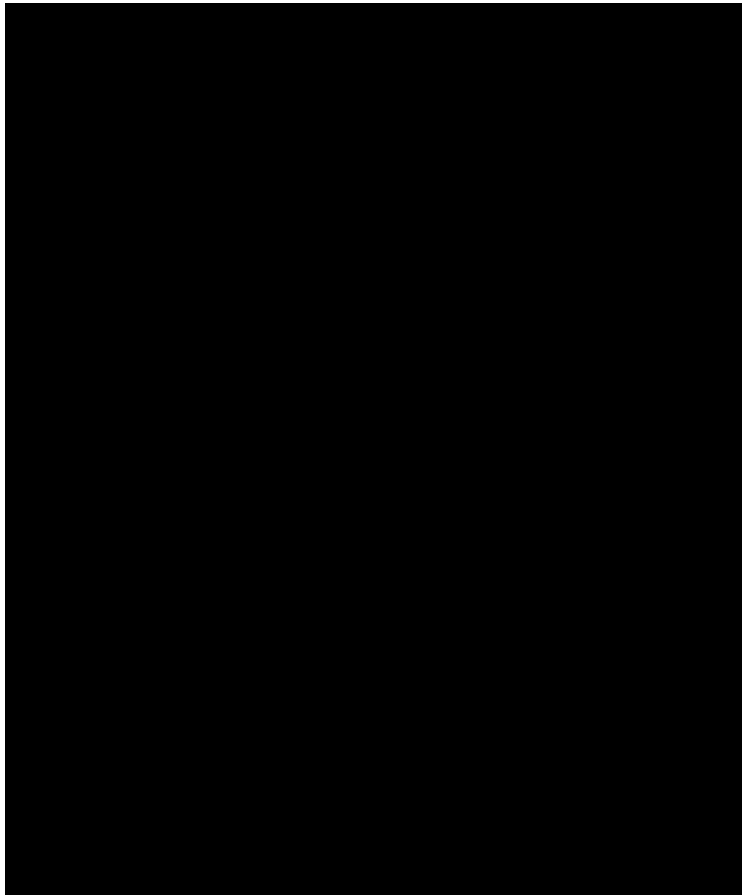
Last name

Born Ropp

Q2

Email

Email address



Q3

Phone

Phone number

Q4

Resident address

Street address

City

State

Zip code

Country

Q5

Public comment here:

With project being so extensive, my question is about the community development and plans for infrastructure. Elo Road sees extensive use yet ITD or McCall have not deemed the turn onto the highway on a safety concern yet with a blind hill even currently is dangerous.

I appreciate that the developers are starting to listen to community concerns such as limiting STR, will the CCRs have or HOA have teeth to enforce the requested limits?

Will the project help to extend the bus service into town? As this is currently not an area serviced by the bus system.

The highest density housing is adjacent to several riparian areas. How was the high water studied and checked with relation to the low income housing in the water feature areas. If we are trying to have local community housing we need it at a price in and in safe locations.

The EA states that water would be provided from the city. Is there enough available for the high number of houses being added. Where is the city in planning for this improvement to meet community needs.

Which houses are being planned for first? Will new houses be available for the people that live here full time?

The EA lists that this area saw minor prospecting, were soil tests conducted to check for any mining tailing? How was that study conducted?

#67

COMPLETE

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IP Address: [REDACTED]

Page 1: Public Portal

Q1

Name

First name **Anne**

Last name **Owen**

Q2

Email

Email address

Q3

Phone

Phone number

Q4

Resident address

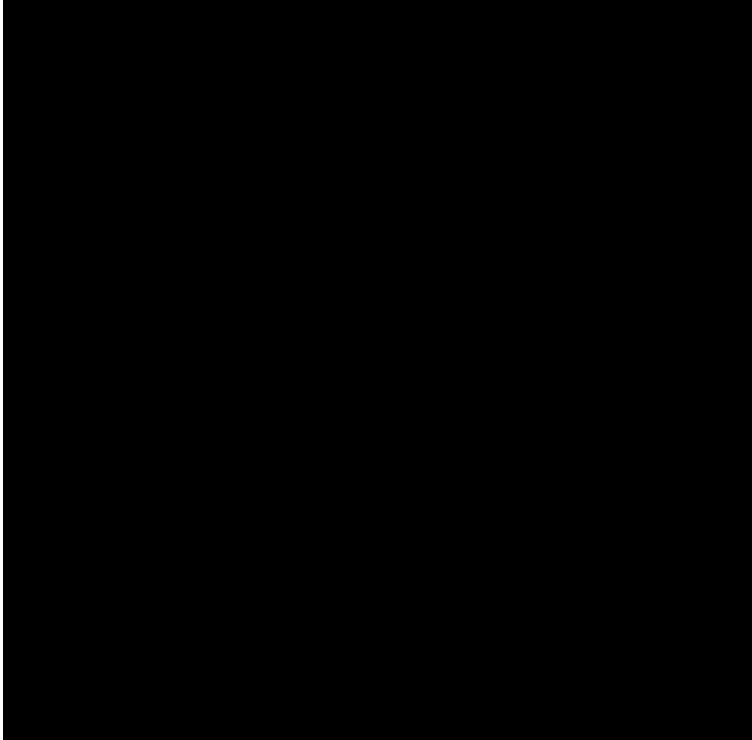
Street address

City

State

Zip code

Country



Q5

Public comment here:

My husband and I have read the environmental impact study and have many concerns. We live on the southern border of the Stockton 90 parcel in the West Place Subdivision.

1) The environmental impact study asks about characteristics of the existing surrounding neighborhoods in terms of development pattern, housing and demographics. It also asks for opportunities for ensuring compatibility between adjoining neighborhoods in terms of lot size, density, design and buffering. The study acknowledges "Individual large/rural residential parcels that are forested border the southern boundary of the Stockton 90 parcel". This refers to the West Place Subdivision where we live. The study says that "lot and housing sizes that are comparable to adjacent neighborhoods around the perimeter would help ensure compatibility between adjoining neighborhoods". Our property, at 2 acres, is the smallest parcel adjoining the Stockton 90 on the southern border. Other lots are 5 and 8 acres. The Stockton 90 is currently zoned 1 dwelling unit per 10 acre parcel. The proposal adjacent to our neighborhood is 30 times that at 3 houses per acre. Other parts of the Stockton 90 are proposed at 8 and 12 dwellings per acre, 80 and 120 times the current zoning, respectively. We agree that lot and housing sizes that are comparable to adjacent neighborhoods around the perimeter would help ensure compatibility between adjoining neighborhoods, but clearly, this is not what is proposed for the Stockton 90 parcel.

2) Stockton Drive/Stockton Ct is currently a small gravel dead end road, but does have a private driveway into the Stockton 90 parcel. It is the road where they are anticipating most of the construction traffic, as Knights Road is currently a dead end. The study says there won't be any more dust from construction than other sites in McCall, yet this is not a paved road. Are they planning to widen and pave Stockton before construction? In addition, there is a predicted additional 2,034 daily trips from future residents on Stockton Drive/Ct. It is unclear to me how there is no impact to the current characterization of adjacent neighborhoods when there are currently only 10 houses on Stockton Drive/Ct.

3) According to the study, 85% of the property is forested today. What percentage will be forested once the development is complete? The study reports that there are elk, black bears and both mule and white tail deer on the property. We have also seen fox and coyotes. What is the impact to the nearby school and adjoining neighborhoods when these animals are displaced? The deer will likely head into town creating more of a deer issue when houses and dogs occupy their current homes. The study says bear-proof garbage containers should be required, but in the townhouse/condo/apartment units, will they stay closed? This is bound to be an issue.

4) The proposal states that dwellings will be connected to city water and sewer. Can the city handle this many more dwellings? The report acknowledges that sewer pipe upsizes, added connections, added loop lines, and pump upgrades are recommended, but can the existing treatment plant handle more? Dienhard was ripped up for months doing upgrades. Are we going to do that again?

5) According to the plan, community sidewalks or pathways are anticipated to store snow within the public right-of-way or adjacent open space areas. The plan also states that children will be able to walk to the elementary and middle schools, so there wouldn't be increased need for busing or pickup/drop-off congestion. If sidewalks will be used for snow storage, are children supposed to walk to school in the street? That is certainly concerning.

#68

COMPLETE

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Time Spent: 00:04:02
IP Address: [REDACTED]

Page 1: Public Portal

Q1

Name

First name **Kathy**
Last name **Sawdy**

Q2

Email

Email address

Q3

Phone

Phone number

Q4

Resident address

Street address

City

State

Zip code

Country

Q5

Public comment here:

I have great concern for the water treatment plant issue in mccall needing upgrades and I don't see how this development would not put a greater strain on the system. I'm also concerned about traffic flow and parking in mccall. It's already too much for our city to handle. Please use great wisdom and care in deciding these issues. Thank you.

#69

COMPLETE

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Page 1: Public Portal

Q1

Name

First name

Dusty

Last name

Bitton

Q2

Email

Email address

Q3

Phone

Phone number

Q4

Resident address

Street address

City

State

Zip code

Country

Q5

Public comment here:

I support this project. McCall needs more housing close to town to support the community

#70

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, January 09, 2025 4:30:32 PM
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Page 1: Public Portal

Q1

Name

First name

Jeffrey

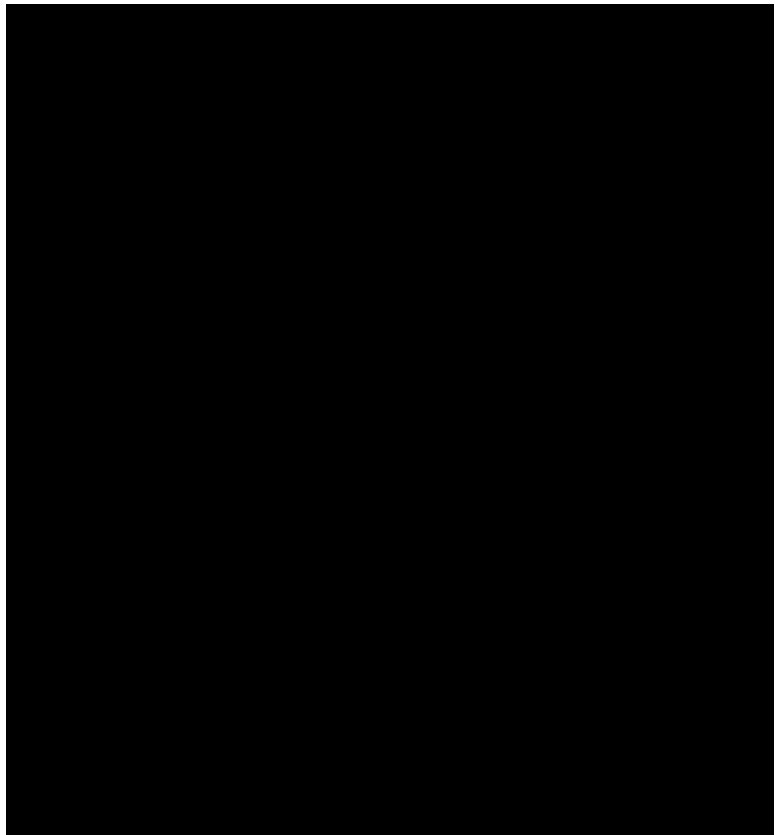
Last name

Hulskamp

Q2

Email

Email address



Q3

Phone

Phone number

Q4

Resident address

Street address

City

State

Zip code

Country

Q5

Public comment here:

Hello,
My family and I are full-time residents in the Woodlands neighborhood. I am opposed to the Pine Creek Ranch project.

I have not seen any natural resource data to support a low or manageable impact on our environment. The creation of a new housing development will undoubtedly have an impact and to build over 500 houses without proper due diligence is reckless and a disservice to McCall residents.

Our current sewage system is at capacity and with the upcoming repairs/upgrades expansion was not included in the proposed plans. Being reactive instead of proactive will be costly and further deplete what's already lacking like reliable water especially in the summer months.

McCall is well known for abundant wildlife. The number one cause for wildlife decline is human expansion, specifically development. An approval of one development has already proven to lead to another which means fewer wild areas, less wildlife. We should approach such proposals with character and integrity by committing to our responsibility of land stewardship not capital gains.

The Woodlands HOA does not allow for short term rentals. Would this be the same for Pine Creek Ranch? There are many households in the Woodlands with children who play in the streets as they should be able to. Traffic will significantly increase without a separate easement which could change not only the feel of the neighborhood but possibly the safety of our children. Roads are currently inadequately maintained so another cost will be assumed in the future as use increases.

The city of McCall claims there is a housing crisis yet I have not seen any data representing the number of potential occupants and quantity of available (and affordable) homes. Will developing a neighborhood in a town that's 70%+ second/vacation homes actually fill the void? At this point, there's clearly a financial motive as there are other options to fulfill the need of available affordable housing.

McCall EMS and police are also at capacity. Has there been an assessment completed demonstrating additional reasonable strain on these public services?

When does the development end? When do existing problems find resolution before more are added? Does McCall really want to turn into places like Sun Valley? I ask you to think of your residents first who raise their children, work in the community and have a vested interest in keeping the valley a beautifully natural playground for all to enjoy.

Thank you.

Sincerely,

Jeff Hulskamp

#71

COMPLETE

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Page 1: Public Portal

Q1

Name

First name

Judy

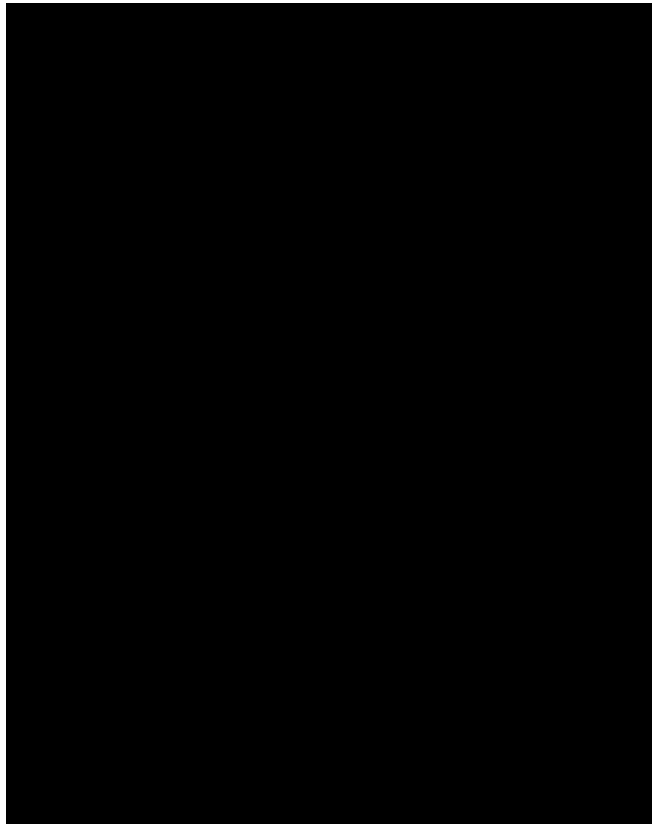
Last name

Anderson

Q2

Email

Email address



Q3

Phone

Phone number

Q4

Resident address

Street address

City

State

Zip code

Country

Q5

Public comment here:

I feel the EA of Pine Creek Ranch does not take into account the inevitable changes caused by our climate crisis. These include lower snowpack, more incidences of drought, hotter summers, drier conditions, erratic melt-off, and unpredictable and sometimes extreme precipitation events. And of course high and inevitable risk of wildfire. All this adds up to a much more fragile water availability outlook. To add this number of residences to the demand for water from the city is highly questionable without a thorough Water availability study informed by climate projections. The City of McCall has yet to install a rigorous water conservation program although it exceeds its water right every year. It does not have a Drought resiliency program established yet with prices for water use tied to stages of drought and penalties for overuse of water or cut-offs if needed. It does not yet have a vigorous education program on watershed health and necessary actions to take for water conservation. There needs to be implementation of landscaping protocols eliminating unused turf grass, mandating low water plants and encouraging permeable surfaces. To assume water will be conserved at the level we will need just by suggesting alternate outdoor watering days is, I am afraid, wishful thinking rather than making hard but necessary choices. What I am trying to say is we do not have in place the infrastructure and policies and implementations we need today to deal with an increasing critical situation with our water supply. A supply which is more and more strained by growing population and climate change. To add this number of homes is irresponsible. And to not be able to guarantee that these homes could help with the housing crisis but could end up just increasing the percentage of second homes is ridiculous. I question also the quote from IDWR saying there is no reason for concern for groundwater availability in Valley County based on the measurements in THREE wells. I believe there is not enough data to make that assumption and climate change and lower recharge rates have to be taken into consideration. I think a percentage of the acreage of the proposed development is in the impact zone which could end up being regulated by Valley County and then would McCall City water be available? Could it not end up with the development drilling deep wells for water? I encourage caution and strict regulation that demands high efficiency plumbing and building standards, and low water use landscaping at the very least. The application should be conditional upon meeting water conservation and water quality protection standards. But denying it as an incredible fire risk would make the most sense.

#72

COMPLETE

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Time Spent: 00:06:27
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Page 1: Public Portal

Q1

Name

First name

Vince

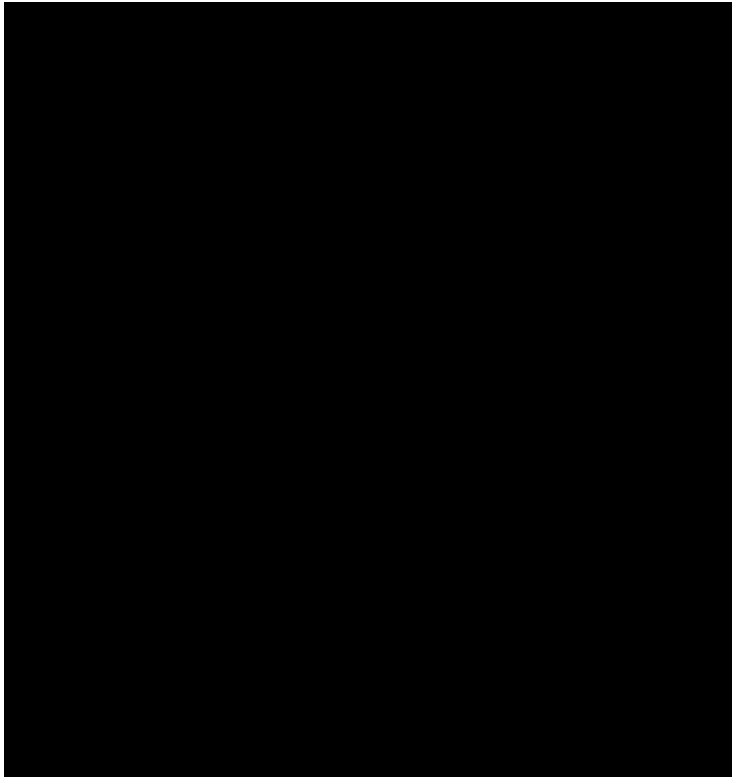
Last name

D'Orazi

Q2

Email

Email address



Q3

Phone

Phone number

Q4

Resident address

Street address

City

State

Zip code

Country

Q5

Public comment here:

Hello,

I live on Knights Road, and although I would love to see McCall continue to expand and grow, I do believe it needs to be done thoughtfully.

My understanding is that 1 house per acre is allowed on the smaller Stockton parcel and 4 per acre on the other Woodlands parcel. This is the perfect density for McCall though I have many concerns about the current infrastructure supporting even this amount for growth. The Sewer system is publicly reported as being over capacity and the current water system has frequent shortages in the summer months.

Access for the proposed >600 homes, is highly inadequate. More than 600 homes will result in over 6000 vehicle trips a day into and out of the area. I would like to see in-depth plans supported by local fire and EMS addressing these concerns. It appears that Knights Road may be a site that they grant access through, however, a lot of build out would need to be considered to make this a feasible option. The Knights Road access is a small neighborhood with a poorly managed road that hasn't been paved since the early 2000s. The grading is horrible, and the potholes are never addressed adequately. During the winter the road goes down to slightly greater than one lane. There are many old growth Ponderosa pines at the end of Knights Road that are likely greater than 200 years old. If safety dictate this must be an access point then we need to take out, re-grade, and add safety features like sidewalks for local residents from Knights, to Shelia, and all the way to Sampson Trail.

I'm sure that this project will be approved in some form in the upcoming years but I would really like to see more stakeholders/experts weighing in here and much more planning depth

#73

COMPLETE

Collector: Web Link 1 (Web Link)
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Time Spent: 00:00:49
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[REDACTED]

Q1

Name

First name **Kristen**

Last name **McCoy**

Q2

Email

Email address

Q3

Phone

Phone number

Q4

Resident address

Street address

City

State

Zip code

Country

[REDACTED]

Q5

Public comment here:

To Whom It May Concern,

Thank you for the opportunity to comment on the Environmental Assessment (EA) for the proposed Pine Creek Ranch Development. Upon review, I have identified several critical deficiencies in the EA that warrant a reevaluation of this project's viability and alignment with McCall's long-term vision.

1. Non-Compliance with Comprehensive Plan

The City's Comprehensive Plan reflects a community-driven vision developed through a proper process intended to balance growth and development with environmental preservation and goals to preserve the unique character of the town. Specifically, the Plan's Purpose is "a coordinated set of guidelines for decision-making to guide the future growth and development of the McCall Area."

Unfortunately, the Pine Creek Ranch development conflicts with key goals and policies, including:

- Community Character and Design Goal 2: Preserve McCall's natural environment and small-town character with appropriately scaled development.
- Economic Development Goal 2: Promote balanced, environmentally compatible growth in appropriate areas.
- Public Facilities and Services Goal 4: Encourage development in areas with existing infrastructure while requiring mitigation of impacts.

The proposal for over 600 residential units on 160 acres represents density and scale that are grossly inconsistent with the Plan's emphasis on incremental, sustainable growth.

2. Infrastructure Concerns

The EA lacks evidence that McCall's infrastructure can support the development of this magnitude. The proposed roadway connections rely on unpaved roads, utilize roadways outside the City's network, and cause substantial increased volumes on existing roadways. The EA was clear that the developer would be responsible for constructing necessary roadways within the development. However, it was not clear how long-term maintenance would be funded and what improvements would be made to the roadways throughout the City would be funded and constructed.

The additional roadways, intersection improvements, etc. that are necessary to accommodate a development of this size adds to the City's maintenance costs and effort, which are already lagging due to the high maintenance costs of infrastructure. The short- and long-term costs necessary to upgrade the infrastructure to accommodate this proposed development would create an unnecessary burden on the City and its taxpayers forever.

The EA provides no assurances that utilities, stormwater systems, or emergency services can accommodate the proposed development:

- Utilities: The EA's sewer impact analysis uses assumptions inconsistent with the project scope, identifying adverse impacts on downstream systems, including lift station capacity.
- Stormwater Management: There are no enforceable plans to ensure adequate stormwater infrastructure, risking further strain on City resources.
- Fire Risk: While the EA mentions improvements to access routes, it fails to detail measures to reduce fire risk, a critical oversight given McCall's susceptibility to wildfires.

Without enforceable infrastructure upgrades, this development would place undue financial and operational burdens on the City, compromising its ability to maintain existing systems sustainably.

3. Environmental Considerations

The Comprehensive Plan clearly prioritizes the preservation and enhancement of McCall's natural resources as integral to the town's identity and sustainability. However, the proposed Pine Creek Ranch development reserves minimal open space, and fails to prioritize the preservation of critical natural features such as wildlife habitats, water quality, and scenic viewsheds. The EA does not provide adequate mitigation for the extensive environmental impacts of such a large-scale project.

The proposed Pine Creek Ranch development is prioritizing density and expansion, undermining the qualities that define McCall as a vibrant mountain community.

The Comprehensive Plan explicitly states that growth must balance development with environmental stewardship. By neglecting to preserve or enhance the natural resources within the project area, this development directly conflicts with the Plan's vision and policies.

4. Inadequate Consideration of Cumulative Impacts

The EA fails to analyze cumulative impacts of this and other developments on McCall's land use, open space, and long-term growth. Such omissions undermine the comprehensive evaluation needed for a project of this size and contradict the Plan's commitment to intentional, community-driven development.

Conclusion

McCall is a place like no other—a community rooted in its small-town charm and natural beauty. These qualities are what drew so many of us here and keep us invested in its future. The proposed Pine Creek Ranch development threatens to overshadow what makes McCall special. Its size, scale, and impacts are simply too much for our town to absorb without losing the character and balance we all cherish.

As someone who has spent my entire life enjoying McCall, and now raising my children to appreciate this magical place, I urge the City to take a step back and redefine the potential development in this area. This is a decision that will shape McCall for generations.

We need development that aligns with our community's vision—thoughtful, sustainable, and in harmony with the characteristics of McCall we all love. If large developments are allowed to come in, and modify the Comprehensive Plan and future goals of the City so significantly, what is the point of having a Plan?

Let's work together to ensure that future generations can experience the same sense of pride and belonging that makes this town so unique.

Sincerely,

Jeff & Kristen McCoy

#74

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Wednesday, January 08, 2025 9:09:56 PM
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Page 1: Public Portal

Q1

Name

First name **Randi**
Last name **Shaydak**

Q2

Email

Email address

Q3

Phone

Phone number

Q4

Resident address

Street address

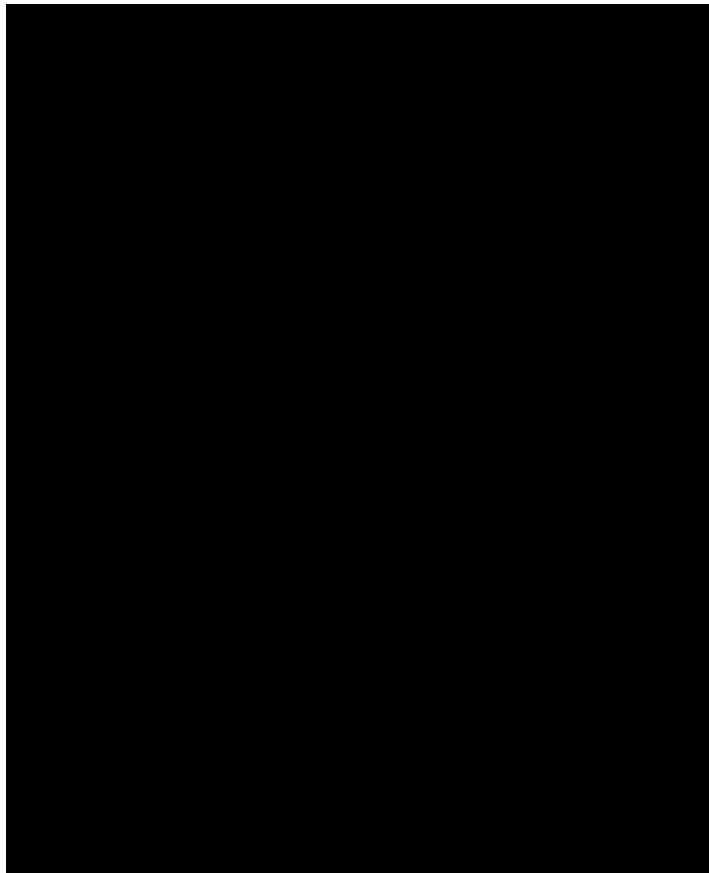
Street address line 2

City

State

Zip code

Country



Q5

Public comment here:

Since Pine Ranch Subdivision is a HUGE issue for residents on Knights Rd, I'm not sure why the purposed 158 housing unit isn't shown on the website or local newspaper only a picture of the vacant land that it will be built on? Putting dense housing units of 1/8 acre parcels per single family dwelling at the entrance of Knights dead end street will greatly impact traffic on Kights Rd that has had a dead end street for over 30 years. The housing on Knights Rd is mostly over 2acre single family dwellings. The assessment for the Pine Creek Ranch was done in 2021 during Covid.since the assessment we have had an influx of new building that has significantly increased the flow of traffic. There is a cross fit that is located Accross the street from us established _2yrs ago. We have parked cars not far from the dead end entrance the subdivision purposes. The road isn't big enough to handle a steady flow of traffic from the purposed subdivision.

Possibly the subdivision should use Knights rd as an emergency exit only. The housing by the supposed entrance should have at least 2acre parcels per single family dwelling. The dwellings should be not over 4,000sq feet. The other problem would be the future VRBO and Air B&B traffic from second homes. There I think only 23% of McCall that is permanent residence's. I suggest further studies concerning traffic, wildlife, water consumption, septic & traffic flow. The Payette Lake would be at risk if so many residence hooked up to water. Knights Rd isn't big enough to handle the flow of traffic! Mellow out the subdivision...possibly less units. The development as described is NOT safe for Westplace Subdivision or Whispering Pines. Using Knights Rd as an outlet. Pine Creek Subdivision needs to restructure to support the existing permanent residence's and invite open discussion of concerned residence.

#75

COMPLETE

Collector: Web Link 1 (Web Link)
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Last Modified: Thursday, January 09, 2025 6:26:09 PM
Time Spent: 00:08:39
IP Address: [REDACTED]

Page 1: Public Portal

Q1

Name

First name **Stacey**

Last name **Kucy**

Q2

Email

Email address

Q3

Phone

Phone number

Q4

Resident address

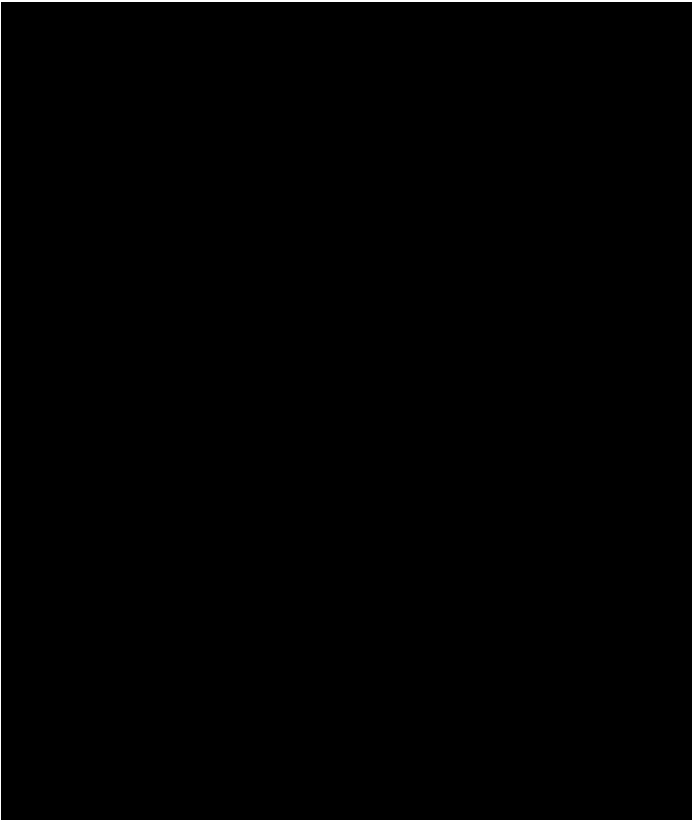
Street address

City

State

Zip code

Country



Q5

Public comment here:

I am not in fair of this proposal. I think before the city approves any other subdivisions they need to look at the infrastructure of this city. I am just curious with all the growth where are these second home owners going to go out to dine or play when there's no affordable housing for actual workers to live and work in this town. Stop thinking of the dollar signs and start thinking about this place we call home. This town is being destroyed by building and second home owners. Just stop and take a step back and look around at what we have which won't be the same in 5 years time.

#76

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Thursday, January 09, 2025 5:56:39 PM
Last Modified: Thursday, January 09, 2025 6:34:49 PM
Time Spent: 00:38:09
IP Address: [REDACTED]

Page 1: Public Portal

Q1

Name

First name

Mark & Anne

Last name

McClellan/MacDonald

Q2

Email

Email address

Q3

Phone

Phone number

Q4

Resident address

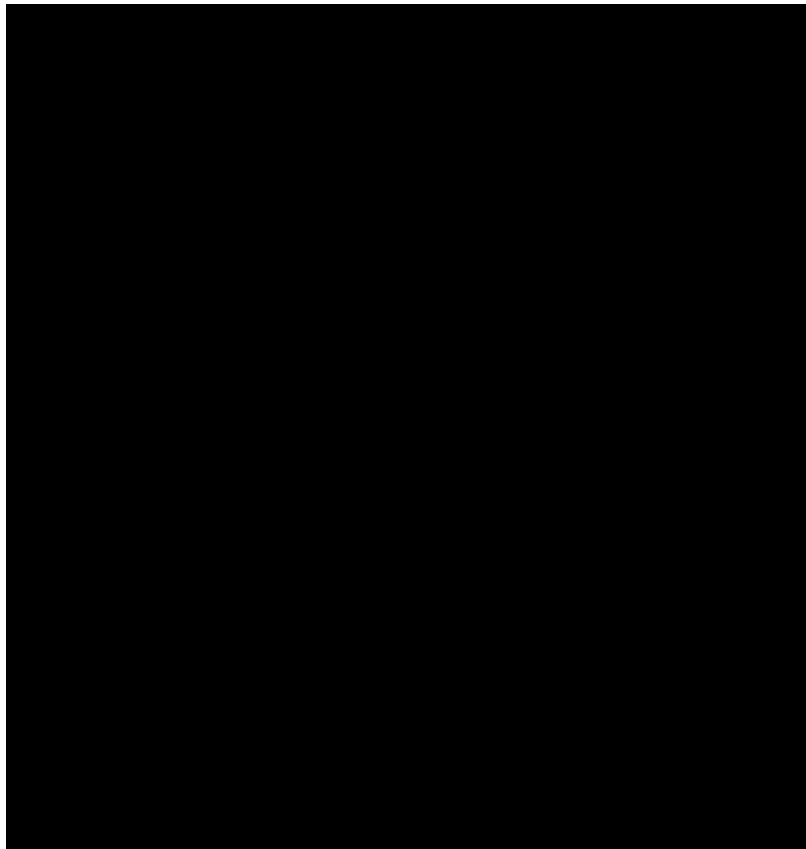
Street address

City

State

Zip code

Country



Q5

Public comment here:

To Whom it may concern,

We have been home owners in McCall on Knights Rd for over 22 years and live here full time. Our single family home is located on approximately 4.5 acres at the intersection of Shelia and Knights road, just outside the city limits but within the impact area. We understand the need for some residential growth and more housing in the McCall area but have serious concerns about the proposed Pine Creek Ranch just north of us.

Our neighborhood consists of widely spaced single family homes with a natural forested buffer separating them that provides habitat for numerous animal species, as verified by visual sighting and remote cameras. These include deer (whitetail and mule), elk, bear, cougar, coyote, fox and wolf plus many bird species, eagle, hawk, woodpecker, and owls just to name a few. We are very concerned that the density of housing in the proposed area, and the fact that Shelia Lane and Knights roads are being considered as alternate access routes to the development. The potentially high vehicle traffic, will have serious impact on the nature in our area.

Access to our area is via a County road that is narrow, poorly maintained and lacking sidewalks or walking paths. The steep grade on Shelia Lane, where there is poor line of sight visibility from adjoining driveways, is often hazardous during winter months. The roadside berms in that area would make widening and improving the road challenging. Considering the number of homes proposed in the development and the likelihood that many will utilize the proposed through our neighborhood, there will certainly be significant impact from increased noise and compromised safety due to inadequate road infrastructure.

Another concern is wildfires and egress from our neighborhood should we have to evacuate in a timely manner. EMS and emergency services must also be addressed as 600+ homes will certainly put a burden on existing infrastructure not to mention schools.

We strongly feel that the McCall City Counsel should consider the above points, in addition to the concerns voiced by others, as they review the proposal and do its best to assess the negative impact to ours and other nearby neighborhoods.

Yours truly,

Anne MacDonald and Mark McClellan

#77

COMPLETE

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Started: Thursday, January 09, 2025 6:20:38 PM
Last Modified: Thursday, January 09, 2025 6:36:13 PM
Time Spent: 00:15:35
IP Address: [REDACTED]

Page 1: Public Portal

Q1

Name

First name **Jenai**
Last name **D'Orazi**

Q2

Email

Email address

Q3

Phone

Phone number

Q4

Resident address

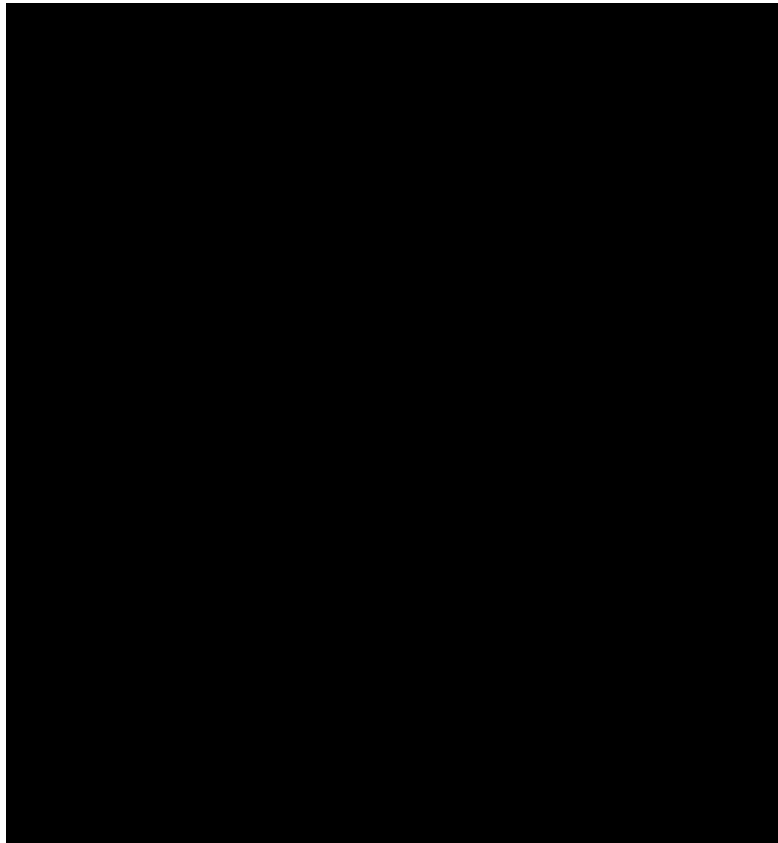
Street address

City

State

Zip code

Country



Q5

Public comment here:

Hello,

My family are full-time residents and homeowners in McCall, living in the neighboring area to this project. Growth is inevitable and we actually very much welcome it, but it must be planned and inclusive of all stakeholders, including nature and wildlife as a stakeholder.

I support this project if it aligns with the zoning rules of the neighborhood: 1 house per acre on the smaller Stockton parcel and 4 per acre on the Woodlands parcel. This density suits McCall, however I definitely have serious concerns about infrastructure, particularly the overburdened sewer and water systems, which already struggle in peak seasons.

Access is another issue. The proposed >600 homes lack sufficient access points. Using Knights Road as an additional access, for example, would require significant upgrades, along with the destruction of old-growth Ponderosa Pines. Both Sheila and Knights Road are poorly maintained, narrowing dangerously in winter, with extreme potholes. The north-end of Knights also includes 200-year-old Ponderosa pines that should not be disturbed. If safety for the future homeowners necessitates the eventual use of Knights road for an access point, we would really like to see the road regraded, widened, and equipped with sidewalks, in the spirit of safety for the current homeowners.

The wildlife report is also a concern, I can confirm this is wolf habitat and frequently home to cougar, bear, deer, and more. I would really like to see the solutions expanded of how to minimize the impact on any and all wildlife. Protecting these species and their ecosystems must be central to the planning process.


Additionally, the project would strain EMS, schools, police, and increase wildfire risk and traffic congestion (over 6,000 vehicle trips/day). Plans addressing these risks, backed by local fire and EMS would be helpful.

This project will likely proceed, but it is critical to hold new developments to the highest standards. Thoughtful solutions must minimize the impact on nature and preserve McCall's natural beauty for future generations, rather than repeating past mistakes.

Thank you,
Jenai

#78

COMPLETE

Collector: Web Link 1 (Web Link)
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Last Modified: Thursday, January 09, 2025 7:27:47 PM
Time Spent: 00:01:10
IP Address: 

Page 1: Public Portal

Q1

Name

First name **Kathy**
Last name **Poston**

Q2

Email

Email address

Q3

Phone

Q4

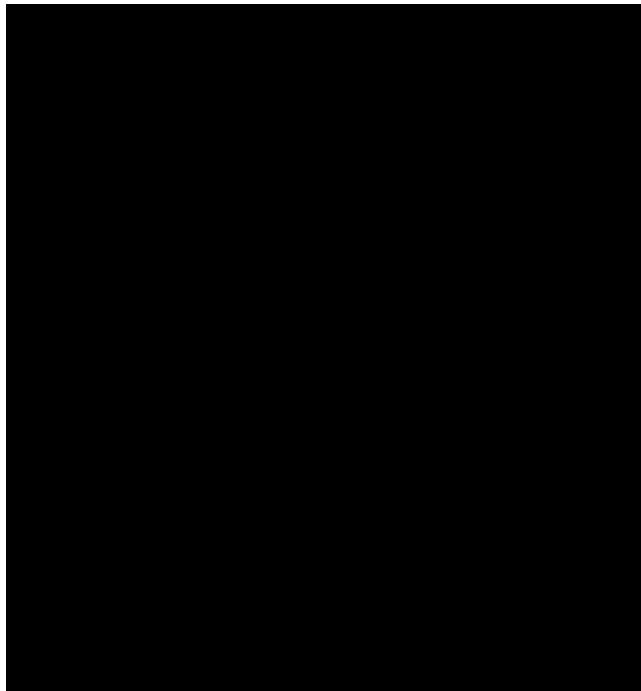
Resident address

Street address

City

State

Zip code



Q5

Public comment here:

I think this development is just too big for our small town. I worry about resources. Let's not let it happen.

#79

COMPLETE

Collector: Web Link 1 (Web Link)
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Last Modified: Thursday, January 09, 2025 7:31:22 PM
Time Spent: 00:14:41
IP Address: [REDACTED]

Page 1: Public Portal

Q1

Name

First name

Lance

Last name

Soderquist

Q2

Email

Email address



Q3

Phone

Phone number

Q4

Resident address

Street address

City

State

Zip code

Q5

Public comment here:

Pine Creek Ranch Development: Currently Woodlands subdivision has approx. 118 home sites, the new development wants to use Woodlands Drive as a through way, this narrow road cannot handle any more traffic that this project will bring, it will be a hazard for the children and many who walk through our neighborhoods, this development is larger than it should be for this beautiful area of McCall, please don't let this over saturation destroy our area, maybe consider cutting amount of housing in half with larger lots, and finding a different access besides Woodlands Drive. Protect this area it is full of wildlife and wetlands

#80

COMPLETE

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Last Modified: Thursday, January 09, 2025 8:18:54 PM
Time Spent: 00:08:53
IP Address: [REDACTED]

[REDACTED]

Q1

Name

First name

Dawna

Last name

Leedom

Q2

Email

Email address

[REDACTED]

Q3

Phone

Phone number

Q4

Resident address

Street address

City

State

Zip code

Country

Q5

Public comment here:

This development proposal is way to many houses. It doesn't fit our neighborhood at all. We purchased our place because we did not want to live in the city. I am worried and sad we will never see another Elk if this is approved. My grandkids will not be able to ride their bikes up and down our road anymore. It will not be safe to ride my horse in my neighborhood. Way to much traffic, way to many houses , what's going to happen with the schools and our small town. It doesn't fit our area al at !

Dawna and John leedom

#81

COMPLETE

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Last Modified: Thursday, January 09, 2025 8:45:04 PM
Time Spent: 00:02:07
IP Address: [REDACTED]

Page 1: Public Portal

Q1

Name

First name

Gauge

Last name

Scrogham

Q2

Email

Email address

Q3

Phone

Phone number

Q4

Resident address

Street address

City

Zip code

Country

Q5

Public comment here:

This is not what we need here in valley county. You are trying to over develop what we can hold. Nothing but greedy people trying to jam more in their pockets.

#82

COMPLETE

Collector: Web Link 1 (Web Link)
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Last Modified: Thursday, January 09, 2025 9:00:03 PM
Time Spent: 01:11:03
IP Address: [REDACTED]

Page 1: Public Portal

Q1

Name

First name

Mark

Last name

Engibous

Q2

Email

Email address

Q3

Phone

Phone number

Q4

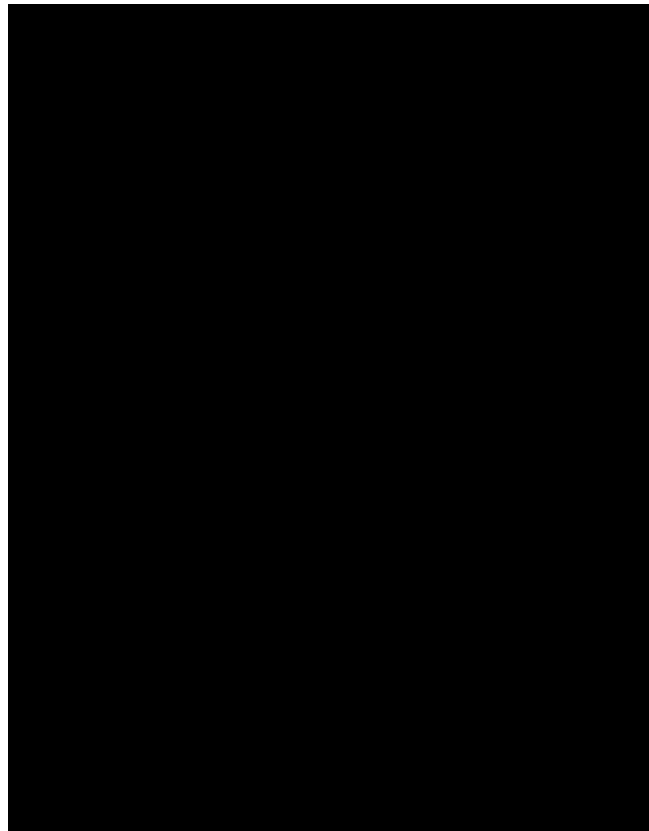
Resident address

City

State

Zip code

Country



Q5

Public comment here:

Pine Creek Ranch development must be rejected when considering the safety of children and the permanent residents of surrounding neighborhoods. The impact this development will have on existing neighborhoods and the schools is incomprehensible from a safety standpoint. Because the Woodlands has a very high percentage of families with young children compared to other McCall neighborhoods, accessing the proposed Woodlands Phase 3 via Woodlands Dr. places the children who walk to school and enjoy playing outdoors at unfathomable risk with such increased construction and vehicle traffic. The environmental impact study says that traffic will most certainly be increased but will have to be evaluated after the fact? Catering to the desires of a developer and ignoring the safety and well-being of McCall residents is reprehensible. The developer has no concern for responsible and sustainable residential development and it is the duty of the planning and zoning to ensure that this community grows with these considerations at the forefront. Invest in our community by keeping it clear of those who wish to exploit it for their own financial gain. The next generation of McCall residents deserve to live in a town that has been developed responsibly.

#83

COMPLETE

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Last Modified: Thursday, January 09, 2025 9:13:37 PM
Time Spent: 00:14:23
IP Address: [REDACTED]

Page 1: Public Portal

Q1

Name

First name

Lea

Last name

Albright

Q2

Email

Email address

Q3

Phone

Phone number

Q4

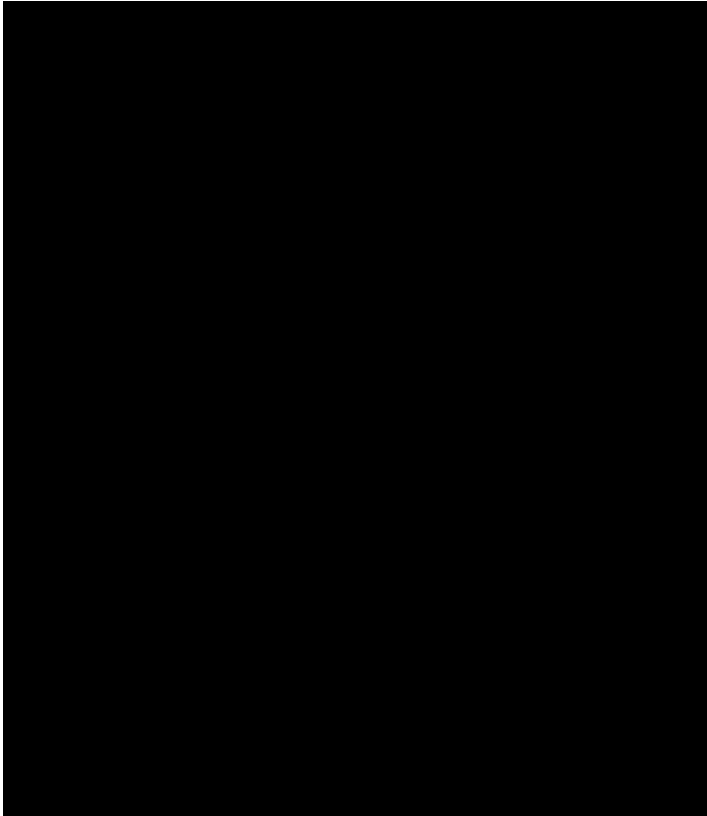
Resident address

Street address

City

State

Zip code



Q5

Public comment here:

Hello,

I have read the Environmental Assessment and appreciate this comment period.

It is concerning that the map of the marsh and water areas is the same as the "open spaces" There should be open spaces other than flood and water areas for wildlife, especially due to the fact that there was evidence that this is an active calving area for elk/deer. If the only preserved areas are those with water, this may not leave appropriate area for calving and movement.

I am also concerned with the amount of traffic around the already congested school intersection. Our kids walk and ride bikes into town and through the woodlands. There are many narrow and blind spots in this neighborhood which is concerning. If the developer should not be allowed to connect into the woodlands and create ore congestion in this small neighborhood.

Concern number three: Water/sewer. How will the city be able to manage this huge demand on our already depleted sewer system? We need to pause, look at safety and health and quality of life for our current residents before adding more homes and density.

Respectfully

Lea'

#84

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, January 10, 2025 8:37:02 AM
Last Modified: Friday, January 10, 2025 9:25:46 AM
Time Spent: 00:48:43
IP Address: [REDACTED]

Page 1: Public Portal

Q1

Name

First name **Christina**
Last name **Rowe**

Q2

Email

Email address

Q3

Phone

Phone number

Q4

Resident address

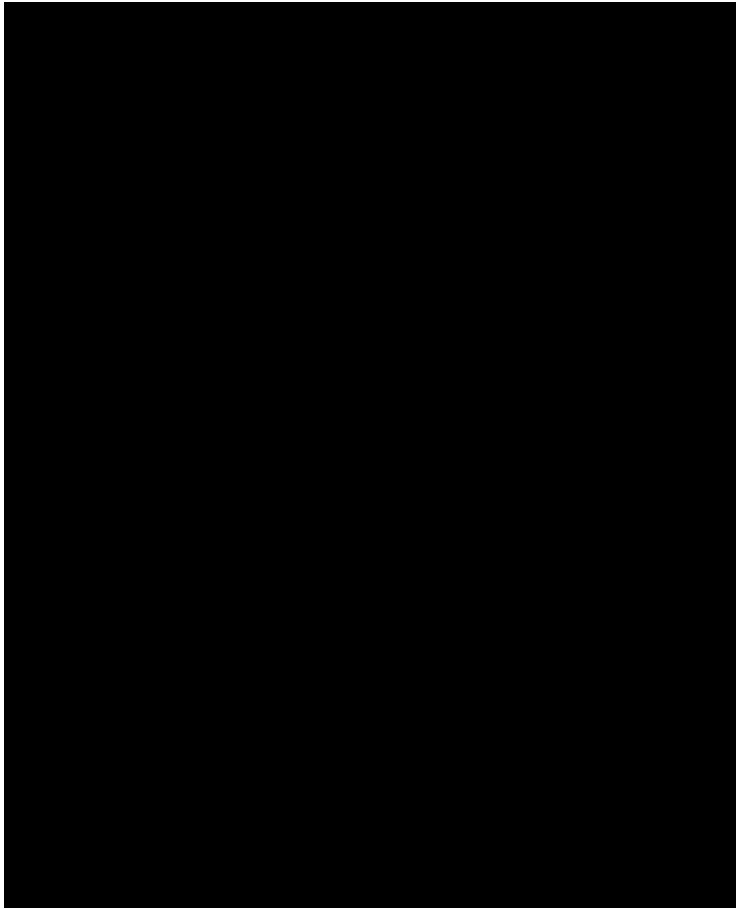
Street address

City

State

Zip code

Country



Q5

Public comment here:

The overall density of this project of 3.9 units per acre and the addition of 600+ units is of great concern. Parts of the proposed development are currently designated as rural residential which allows for 1 unit per ten acres. The percentage of wetland areas and mature Ponderosa trees that will be compromised is very impactful. The eventual, additional strain on the aquifer and the increased traffic will be problematic - despite the argument to the contrary in the report. The density is of great concern with fire-safety as well. I would appreciate the City of McCall requiring much more open space from this development and far less density.

#85

COMPLETE

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Time Spent: 00:46:47
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Page 1: Public Portal

Q1

Name

First name

S

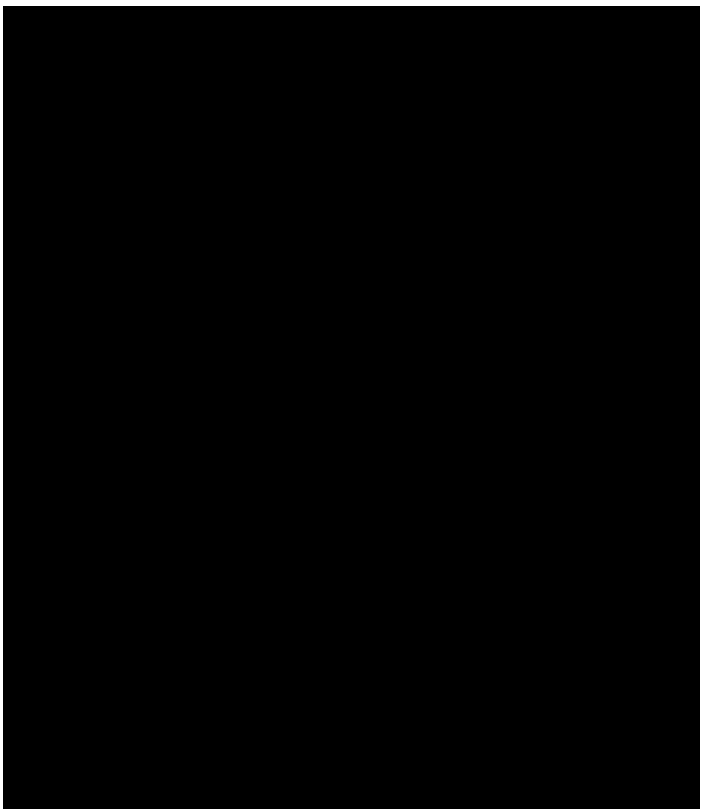
Last name

Montgomey

Q2

Email

Email address



Q3

Phone

Phone number

Q4

Resident address

Street address

City

State

Zip code

Country

Q5

Public comment here:

I am opposed to the Pine creek ranch subdivision (Area of Critical Concern - Parcel RPM00000150605 | Parcel RP18N03E154641)After reading the environmental impact report it would have too much of an impact on wildlife, water, marshland, and way of life to have all this new housing and roads.

There is already planned housing development off of Dienhart and to continue into beautiful forest and wildlife areas would be tragic.

This is mass development in this area and it is too much for beautiful McCall.

We strongly oppose the development.

#86

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, January 10, 2025 12:45:05 PM
Last Modified: Friday, January 10, 2025 12:47:29 PM
Time Spent: 00:02:24
IP Address: [REDACTED]

Page 1: Public Portal

Q1

Name

First name

Dawn

Last name

Matus

Q2

Email

Email address

Q3

Phone

Phone number

Q4

Resident address

Street address

City

State

Zip code

Country



Q5

Public comment here:

To: Meredith Todd, McCall City Planner (mtodd@mccall.id.us)
From: Dawn Matus, 608 Woodlands Drive, McCall
Re: Pine Creek Ranch Environmental Assessment Public Comment

Since the Pine Creek Ranch concept first surfaced, a major worry for area residents and the broader community has been public safety, especially with regard to traffic and fires. Unfortunately, the environmental assessment submitted by the developer does not alleviate these or other serious concerns.

Section “4.2 Transportation” of the assessment acknowledges that “transportation in the area is a significant concern for a number of stakeholders,” yet it does not offer any concrete solutions. It also fails to meaningfully address a specific objective of the assessment: “Identify...the functional classification and carrying capacity of existing streets,” instead leaving readers looking for answers in the technical data in the appendices.

The data include a traffic study that forecasts 5,084 daily vehicle trips to and from the development, which translates to 8 daily trips per residence, a low figure compared to the Institute of Transportation Engineers’ estimate of 9-10 trips on average. Of the total, 1,525 trips—a whopping 30%—would feed onto Woodlands Drive. That volume would transform Woodlands Drive, a curving road with no sidewalks, into a major thoroughfare. The additional traffic would compound existing traffic problems, including speeding. As extensively documented in past public comments on Pine Creek Ranch, current residents of The Woodlands subdivision, as well as Fox Ridge, are extremely apprehensive about the dangers that increased traffic would pose on a daily basis, especially to pedestrians.

Equally unsettling is the scenario that could unfold in an emergency such as a fire. The assessment claims that the proposed development would improve fire safety for The Woodlands and Fox Ridge, in part by adding new roads. However, it presents this assertion in a vacuum. It fails to consider, for example, how these roads would perform in an evacuation involving the existing residents of The Woodlands and Fox Ridge along with residents of 615 proposed new homes and emergency vehicles. Further, it does not address the likelihood that many if not most residents of the 185 proposed homes in the Woodlands Phase 3 parcel would try to flee via Woodlands Drive, resulting in potentially disastrous bottlenecks as Woodlands residents also converge on that and connecting roads.

The location and density of the proposed development present their own hazards when it comes to fire. As noted in the Chapter 5 of the Valley County Comprehensive Plan, housing developments that encroach on the wildland-urban interface make “the possibility of loss of life or property much greater.” The same section states that wildfire has become “the number one hazard risk in Valley County.” The Federal Emergency Management Agency’s (FEMA) National Risk Index assigns Valley County a score of 99.2 or “Very High” for both its wildfire risk index and expected annual loss rating from wildfires, while the USDA Forest Service says that McCall’s wildfire risk is “higher than 96% of communities in the U.S.” One only needs to look at the devastation from recent wildfires to appreciate what such risk implies. Accounts from Los Angeles, as well as Lahaina before that, of people having to abandon their cars and escape on foot to save their lives is not at all unthinkable on our limited roadways.

McCall’s Comprehensive Plan calls for low-density residential development on the parcels in question. The proposed development does not comply. The assessment argues that permitting a high density of housing would ease McCall’s housing crisis, but given the traffic and fire safety issues, this is the wrong site. Constructing hundreds of homes in a heavily forested area lacking adequate road access would put the project’s residents, those of adjacent neighborhoods, and also children and staff at the elementary and middle schools, at unnecessary risk of harm. A development of this size and density is simply incompatible given the environment and the limitations of the site.

Another important consideration is the burden, financial and otherwise, that very large-scale developments like Pine Creek Ranch pose to the entire community. The environmental assessment maintains that property taxes generated by the proposed development would either cover or partially pay for added costs for essential services, along with schools and road maintenance within the development,

but without supporting data.

Growth of the magnitude that would result from the Pine Creek Ranch project threatens to be a drain on city resources and a burden to all taxpayers. Pine Creek Ranch is just one of an increasing number of massive development proposals being floated in our area. Individually and cumulatively, they present unparalleled challenges to our city's fiscal health, not to mention the viability of our natural and manmade resources and a range of services including education and medical care. Projects like Pine Creek Ranch would dramatically and irrevocably diminish McCall's rural character that we all cherish and that is so important to our town's tourism appeal. It would adversely impact quality of life in McCall and beyond.

For the reasons stated above, the Pine Creek Ranch environmental assessment should be viewed as a starting point for deliberate, objective and in-depth scrutiny of the project and its suitability. There is no rush to proceed. An unprecedented proposal of this size demands an unprecedented approach.

At the very least, I strongly encourage the City of McCall and the project's developer to seriously explore alternatives to the current plan that would bring it in line with the McCall Comprehensive Plan, and make it safe and workable for everyone, such as:

- 1) Significantly downsize the scale of the project, including the number of dwellings.
- 2) Require that the developer fund capital, operational and maintenance costs for infrastructure and service improvements, not only within the proposed development but also for city infrastructure and services that are already near or at their maximum limit.
- 3) Introduce traffic calming measures in the proposed street network to reduce the raceway speeding and other dangers that would result from the added loads.
- 4) Require the developer to implement and fund enforcement and monitoring of fire mitigation and emergency response measures for the proposed site.

McCall's inhabitants and leaders have a consequential task and an opportunity before them. People say McCall must grow, but we are at a place where we must and can take time and care to plan for growth strategically. The burgeoning interest in McCall and potential demands placed by developers is not business as usual, and adopting a business-as-usual response would do current and future community members a grave disservice. Creative but carefully considered, common-sense solutions will be critical for ensuring public safety, reducing fire risks and preserving quality of life for residents and our community at large.

#87

COMPLETE

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Last Modified: Friday, January 10, 2025 12:51:23 PM
Time Spent: 00:00:58
IP Address: [REDACTED]

Page 1: Public Portal

Q1

Name

First name

Pam

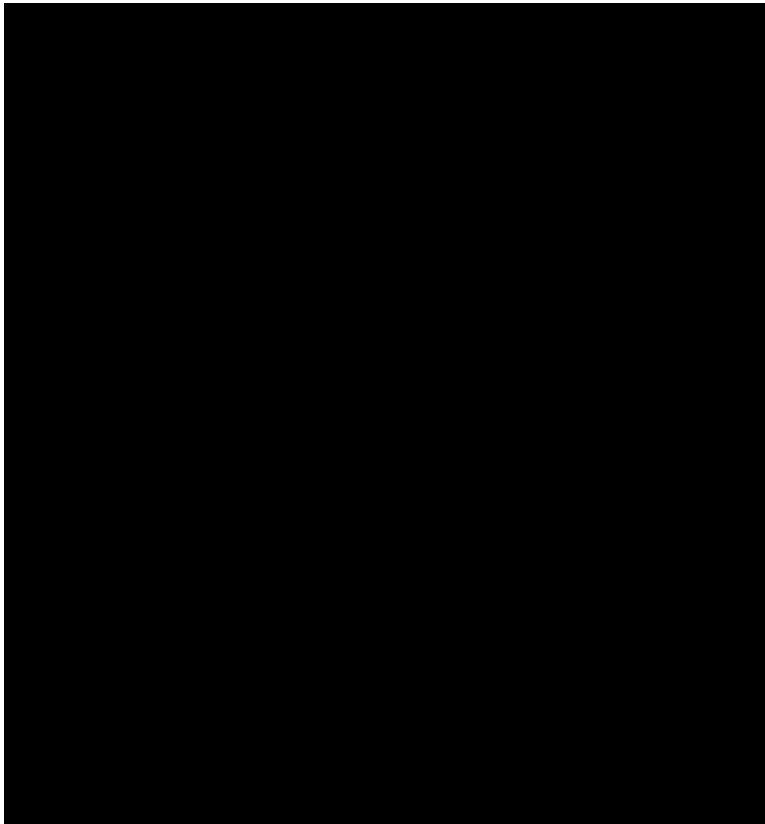
Last name

Wissenbach

Q2

Email

Email address



Q3

Phone

Phone number

Q4

Resident address

Street address

City

State

Zip code

Country

Q5

Public comment here:

A letter with the many concerns of our neighborhood has been emailed to Meredith.

#88

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, January 10, 2025 12:52:46 PM
Last Modified: Friday, January 10, 2025 12:56:26 PM
Time Spent: 00:03:39
IP Address: [REDACTED]

Page 1: Public Portal

Q1

Name

First name

Julie

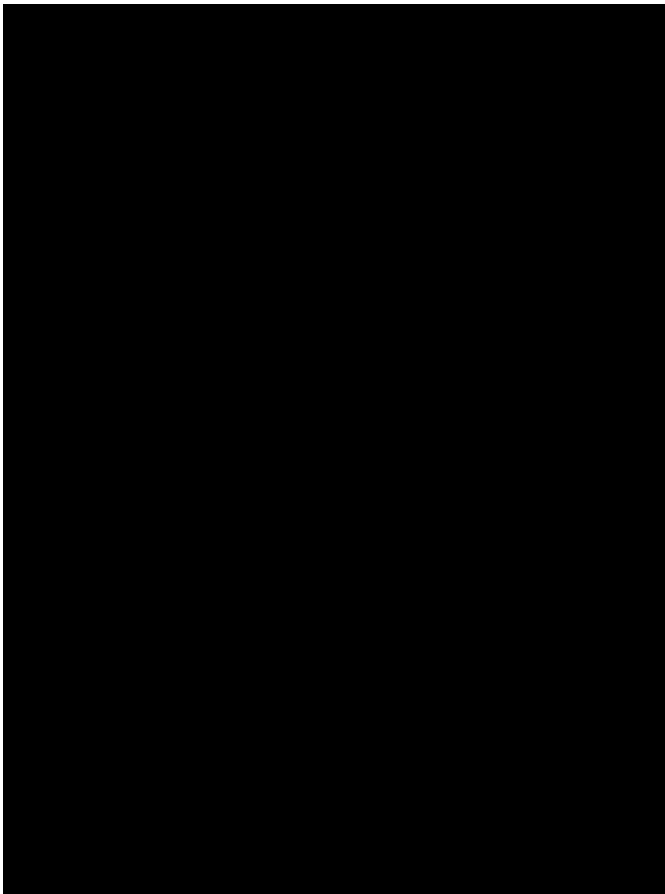
Last name

Conrad

Q2

Email

Email address



Q3

Phone

Phone number

Q4

Resident address

Street address

City

State

Zip code

Country

Q5

Public comment here:

The pretty-colored "overlay" design of this proposed development covering up some of the last of the forested land and wildlife habitat in this area is the first thing I see. 😞

This is a terrible location for 615+ homes and cars. Surrounding an elementary school?

Not sure how they can say that 5,000+ additional daily car trips will not cause any additional congestion or safety problems with a straight face {"All of these roads will see an increase in volume, but not to the point where it creates congestion or causes a safety problem," according to the study.}

I don't have children, but I sure know to avoid the intersection at Deinhard and Spring Mountain/Samson Trail in the a.m. just prior to school starting, and in the afternoon when school is out. The line of cars is at a standstill at the 3-way stop with upwards of 10 cars gridlocked in most directions because no one can turn into the school since the school's driveway in is also backed up to the road with cars waiting to pick up their children.

Did anyone from the City or those conducting the "EIS" try to navigate this area during those times? They can't possibly think that the additional traffic load wouldn't cause any issues?

Samson Trail Road is too narrow, uneven and pot-holed to begin with. With the addition of the "walking path" (which on the surface seems like a good/safe idea), it makes navigating that road even more difficult as it is extremely narrow now with no safety barrier between speeding cars and children walking to and from school and activities.

I literally had to pull over to the far edge of the road a few months ago to let a fire engine and EMT vehicle coming from the opposite direction go past my car safely. They were not on an emergency run, just normal travel speed, but there honestly wasn't room enough for both of us abreast with barely a few inches between us.

I believe the City needs to think very long and hard about putting the brakes on with regard to ANY further developments until you figure out the true impact this will have on residents, wildlife, water and sewer issues and the safety of our children.

The City of McCall continues to send residents warnings about water usage in the summer and "high months" telling us to restrict water usage, as well as stating that our sewer system is not only leaking into our waterways, but cannot keep up with current demand out of one side of their mouths, and allowing continuous developments to pass out the other. Not to mention the current increase in our taxes to remedy these broken systems.

This seems to be an all too familiar, but bad-for-McCall pattern. Please think of long-term ramifications and not just short-term profits and gain.

#89

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, January 10, 2025 2:00:06 PM
Last Modified: Friday, January 10, 2025 2:06:23 PM
Time Spent: 00:06:16
IP Address: [REDACTED]

Page 1: Public Portal

Q1

Name

First name **Karen**
Last name **Stevens**

Q2

Email

Email address

Q3

Phone

Phone number

Q4

Resident address

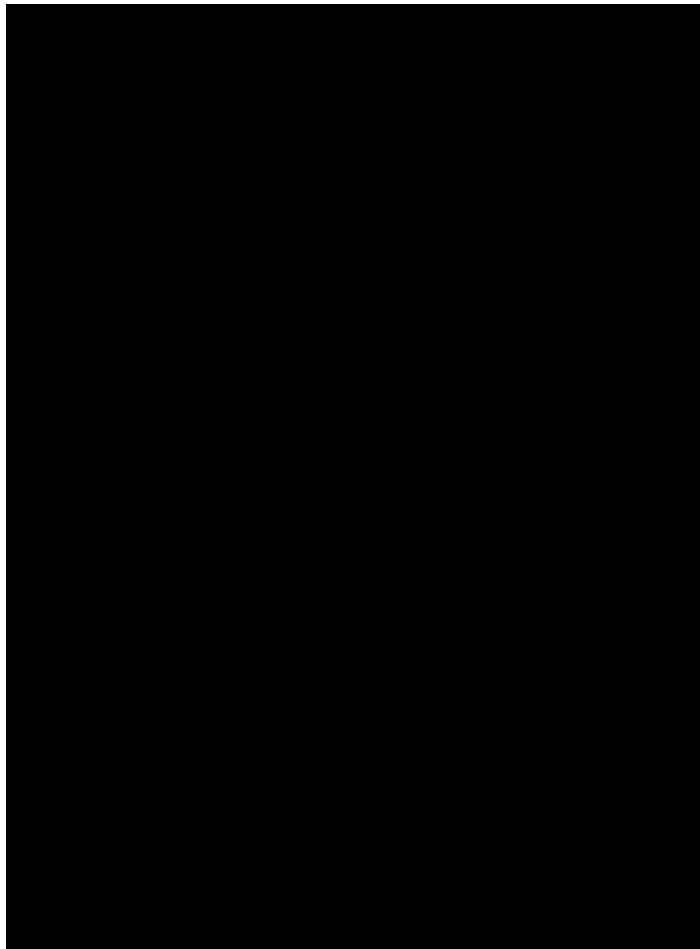
Street address

City

State

Zip code

Country



Q5

Public comment here:

Hello,

My family and I are full-time residents in the Woodlands neighborhood. I am opposed to the Pine Creek Ranch project.

I have not seen any natural resource data to support a low or manageable impact on our environment. The creation of a new housing development will undoubtedly have an impact and to build over 500 houses without proper due diligence is reckless and a disservice to McCall residents.

Our current sewage system is at capacity and with the upcoming repairs/upgrades expansion was not included in the proposed plans. Being reactive instead of proactive will be costly and further deplete what's already lacking like reliable water especially in the summer months.

McCall is well known for abundant wildlife. The number one cause for wildlife decline is human expansion, specifically development. An approval of one development has already proven to lead to another which means fewer wild areas, less wildlife. We should approach such proposals with character and integrity by committing to our responsibility of land stewardship not capital gains.

The Woodlands HOA does not allow for short term rentals. Would this be the same for Pine Creek Ranch? There are many households in the Woodlands with children who play in the streets as they should be able to. Many children are also walking to and from school. There are currently no sidewalks in the neighborhood to allow for safety for pedestrians with an exponential increase in flow of traffic. Traffic will significantly increase without a separate easement which could change not only the feel of the neighborhood but possibly the safety of our children.

The city of McCall claims there is a housing crisis yet I have not seen any data representing the number of potential occupants and quantity of available (and affordable) homes. Will developing a neighborhood in a town that's 70%+ second/vacation homes actually fill the void? At this point, there's clearly a financial motive as there are other options to fulfill the need of available affordable housing.

McCall EMS and police are also at capacity. Has there been an assessment completed demonstrating additional reasonable strain on these public services?

When does the development end? When do existing problems find resolution before more are added? Does McCall really want to turn into places like Sun Valley? I ask you to think of your residents first who raise their children, work in the community and have a vested interest in keeping the valley a beautifully natural playground for all to enjoy.

Thank you.

Karen Stevens

#90

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, January 10, 2025 3:26:59 PM
Last Modified: Friday, January 10, 2025 3:29:36 PM
Time Spent: 00:02:37
IP Address: [REDACTED]

Page 1: Public Portal

Q1

Name

First name

Kari

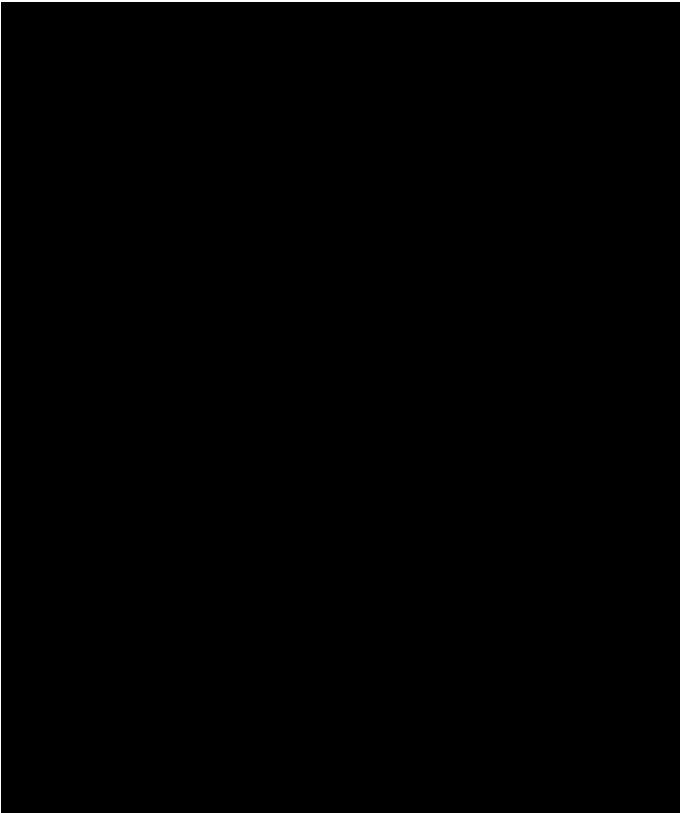
Last name

Schmitz

Q2

Email

Email address



Q3

Phone

Phone number

Q4

Resident address

Street address

City

State

Zip code

Country

Q5

Public comment here:

My family are full-time residents and homeowner in McCall residing in an area adjacent to this project. We recently completed the construction of our home which is part of the McCall impact zone. Of note, we receive zero benefit from being labeled in this special area and we were held to the zoning laws of this designation, despite our voice is not represented on the city council.

There are many reasons to allow the right projects in Valley County and the City of McCall. We absolutely should welcome controlled growth; however, this must be planned by all stakeholders. The City of McCall needs to create a master plan so that we minimize pain points and have adequate protection and availability of our valuable environment, services, and resources. If we approve massive projects via a piecemeal approach, such as this one, the end result will be sub-optimal for everyone.

The density of the housing proposed is unacceptable to maintain any ecological protection. In the impact zone, which our home was required to comply with when built, this was 1 house per acre. Stating there are places where 12 homes per acre are being constructed in the same report as preserving the environment is laughable. The wildlife report is also comical. A survey by walking through is grossly inadequate considering we have technology that allows placement of motion activated game cameras. This is a known wolf habitat and can show you camera footage from the area if needed. Cougar, wolf, fox, bear, whitetail and mule deer are all common sightings in the neighborhood.

I also have significant concerns about the current infrastructure supporting this amount for growth. The sewer system was publicly reported as being over capacity and the current water system already has frequent shortages in the summer months.

Regarding services, this will be a large burden on our EMS, schools, and police, government services (post office!) considering likely bring at least ~1800+ more people in a small town at a given time.

Two additional significant risks that should be added from increased wildfire risk (which we know is primarily secondary to humans) and traffic congestion. More than 600 homes will result in over 6000 vehicle trips a day into and out of the area. I would like to see more in-depth plans specifically addressing these concerns, particularly with the current state of our infrastructure.

Additionally, though there is effort noted to control traffic flow in this new area, there is lack of access for the proposed volume of homes. When reviewing access options, I see that Knights Road is one of the sites which ultimately would be considered. Though there are many old growth Ponderosa pines at the end of Knights Road which I am pleased they intend to keep intact, I am very concerned the need will outweigh the environmental protection.

Knights Road would be a poor access point. It is a small neighborhood with a poorly managed road (again, impact zone) which hasn't been paved since the early 2000s. The grading is horrible, and the potholes are never addressed adequately. During the winter the road narrows to slightly greater than one lane. If growth ultimately dictates this must be an access point, then there is a significant need to replace the road(s), bury utilities, re-grade, and add safety features like sidewalks/paved and maintained trails for local residents from Knights, to Shelia, and all the way to Sampson Trail.

Thank you for the opportunity to voice my concerns.

#91

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, January 10, 2025 3:11:13 PM
Last Modified: Friday, January 10, 2025 3:39:55 PM
Time Spent: 00:28:42
IP Address: [REDACTED]

Page 1: Public Portal

Q1

Name

First name

Stephen

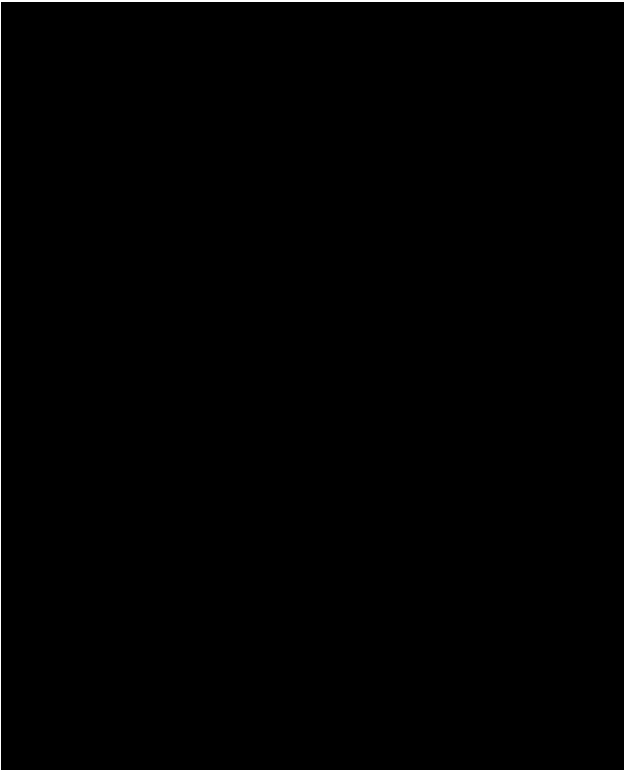
Last name

Harkrader

Q2

Email

Email address



Q3

Phone

Phone number

Q4

Resident address

Street address

City

State

Zip code

Country

Q5

Public comment here:

Steve Harkrader



To whom it may concern,

Thank you for the opportunity to comment on the immense amount of information (758+ pages) submitted on behalf of the proposed Pine Creek Ranch (PCR) development. It's a lot to digest in a short time. Approval of a project this size will change the pace and flavor of life forever on Knights Road, in the other adjacent neighborhoods and in all of McCall. The impact of 615 new PCR homes ("DU"s) in our community will be profound. This in addition to 1,208 other "DU"s (dwelling units) already on the drawing board in Valley County (WCM EDC Assessment). What if the Wilkes Bros. throw down on 1,100 more? I have many questions and concerns regarding this important decision. I hope that this is not the last chance to provide critical feedback as the info has only been available for 28 days (minus weekends and holidays). Let's take the time to make the right decision.

Full disclosure - I am a resident/property owner on Knights Rd. just south of the project. As a neighboring property owner, I am concerned about the intended density of this project. Six hundred fifteen (615) "DU"s on 158 acres is a lot, almost 4 "DU"s per acre. (A little denser than the Woodlands). Currently "Individual large/rural residential parcels that are forested border the southern boundary of the Stockton 90 parcel" (section 4.1.3 of PCR EA). Lot sizes on the southern boundary today range from 1.9 to 7.4 acres. It's clear that 1/3 acre lots, as currently proposed, directly adjacent would not be compatible. In the report itself it states that "lot and housing sizes that are comparable to adjacent neighborhoods around the perimeter would help ensure compatibility between adjoining neighborhoods." (Section 4.1.4 of PCR EA). We need to follow their advice and rethink lot sizes. Fun fact – "The Stockton 90" is currently zoned R1, one dwelling unit per ten (10) acres (page 51 of PCR EA).

As a homeowner living on a potential ingress/egress for this large new subdivision, traffic/transportation issues are of great concern (probably my greatest concern). In the Environmental Assessment (EA), engineers predict an additional 5,084 car trips per day using existing ingress/egress routes (section B2, appendix I). I sure hope that is one way and not round trips! Knights Road, which is/was a dead end, is on the hook for 5% of those trips. Two hundred fifty-four (254) additional cars passing our homes, that is a monumental change in lifestyle for our neighborhood. I can only sympathize with the other adjacent neighborhoods that will bear even greater burdens.

Of major importance will be approving and building the extension of Deinhard Lane to the east past the schools to the project boundary. This by far seems like the most efficient and logical way to access a subdivision of this size. This would not only reduce the trauma inflicted on existing neighborhoods, but it would also be a great opportunity to clean up the outdated and overcrowded traffic patterns surrounding the schools and the Deinhard Lane/Samson Trail intersection.

The housing aspect raises many concerns as well. If McCall is to continue to thrive, we will need more people actually living and working here. It appears as though the majority of Pine Creek Ranch units would become second homes or short-term rentals given that sale prices will almost certainly be higher than current affordability calculations would suggest - around \$300,000.00. According to data gathered by the West Central Mountains EDC, 67% of the 615 added "DU"s will likely fall into the seasonal, recreational or occasional use category, resulting in 412 more housing units falling under the definition of "vacant" (US Census terminology). Leaving perhaps 203 "DU"s defined as long term residential or "occupied", but not necessarily workforce housing. Workforce housing should not be confused with "affordable" housing which often does not carry any restrictions as to whether residents are working in the community. We need to be careful. Increasing non-workforce housing faster than workforce housing only exacerbates existing problems.

I would also like to see plenty of time granted to study the effects of this project. Given the massive amount of information submitted:

traffic studies, soil/test pit Logs, hydrology reports, wildlife affects, housing affordability studies, site plans galore, and much more, there must be sufficient time and opportunity to analyze and understand what the long-term effects will be. Is it months or years? Who knows, but we can't afford to make a hasty, ill-informed decision.



I would hope that a development of this size generates a lot of comments. This is a big project that will change McCall forever, which matters a lot if you live here. The out of area developers may not feel this way. This development can and probably will get built in some form, but significant changes to the current plan are needed to make the project compatible with its neighbors and our community as a whole. I feel that lot size should be increased. I realize that higher densities mean more money for the developer but too dense will be incompatible with neighboring properties and McCall as a whole. The Deinhard connector will be very important to reduce animosity among neighbors and to clean up the growing traffic problems surrounding the schools and roads in the area. Above all give the community enough time to get this decision right, the future of McCall depends on it!

Thank you for the opportunity to voice my opinion. I look forward more discussion in the future.

Steve Harkrder

#92

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, January 10, 2025 3:31:31 PM
Last Modified: Friday, January 10, 2025 3:50:23 PM
Time Spent: 
IP Address: 

Page 1: Public Portal

Q1

Name

First name

Robert

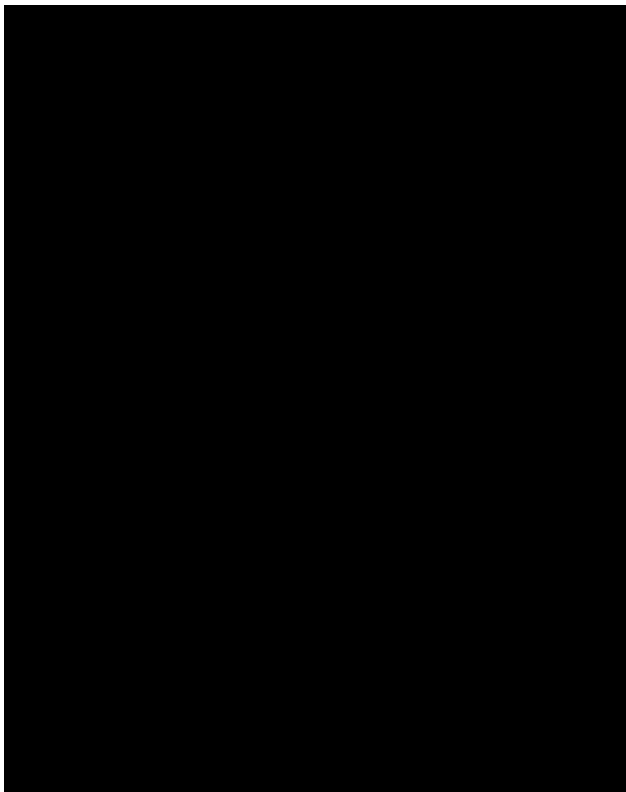
Last name

Barrow

Q2

Email

Email address



Q3

Phone

Phone number

Q4

Resident address

Street address

City

State

Zip code

Country

Q5

Public comment here:

The density of the proposed project is far to great. Even the density allowed per the current zoning on the Woodlands parcel of 4 per acre is excessive. The current zoning on the Samson parcel of 1 unit per 10 acres is acceptable and any request for additional units should be denied. I use Samson Trail, Deinhard and Spring Mountain Blvd. daily as I travel from Carefree Sub to town and the number of additional vehicles would be absolutely overwhelming. The overall impact of this project would be devastating for the residents already living in the surrounding neighborhoods.

#93

COMPLETE

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Started: Friday, January 10, 2025 3:36:59 PM
Last Modified: Friday, January 10, 2025 4:34:42 PM
Time Spent: 00:57:42
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Page 1: Public Portal

Q1

Name

First name

Maryr.

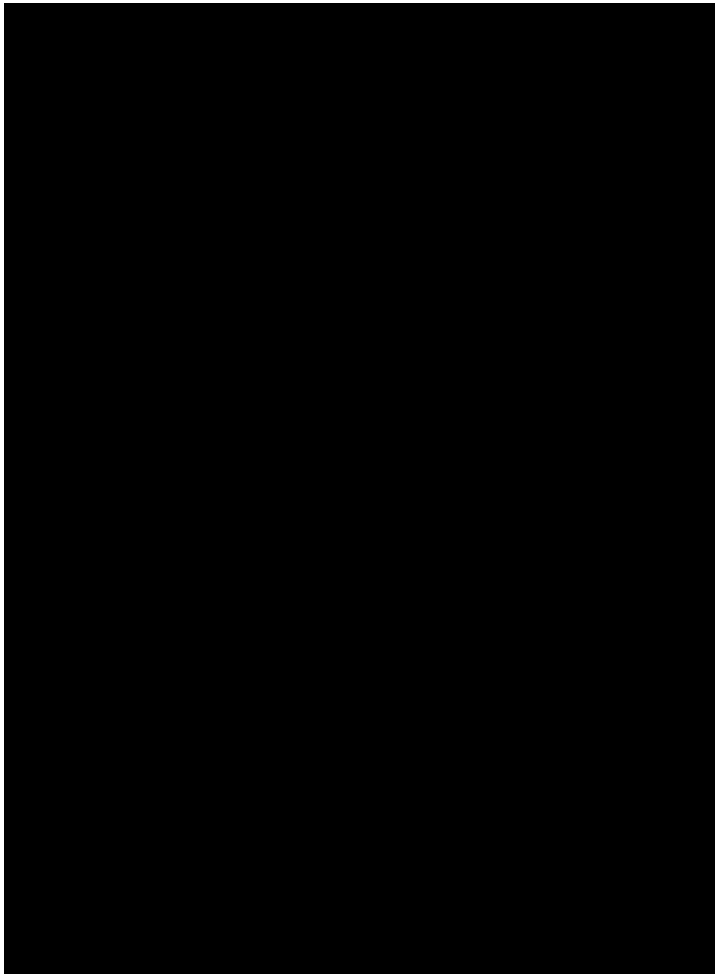
Last name

Palmer

Q2

Email

Email address



Q3

Phone

Phone number

Q4

Resident address

Street address

City

State

Zip code

Country

Q5

Public comment here:

Comments on Pine Creek Ranch Development EIS

I live in the Fox Ridge subdivision and am very familiar with the traffic and street conditions in our neighborhood. As I'm sure you're aware our very small community has a one way in/out access entrance with two roads ending in a Cul de sac. Our two short streets are already showing signs of wear and tear.

Several concerns come to mind. And I'm sure if a proposal this large was being built close to your area you would also have major concerns.

1. The deforestation this subdivision would cause is alarming. The added pollution of (close to or more than) 400 wood burning homes is hard to imagine.
2. The subsequent addition of 2,000 plus vehicles going through our small area is not only unacceptable but very dangerous. School children from the nearby schools use our subdivision as a cut-through on their way to other areas and also to ride their bikes and skateboard in the summer. What kind of danger would the added traffic put on the children? And who would be held accountable? Several people walk their dogs in our community. Some do not pick up after their pets. It's hard to imagine the increase of dogs and cats roaming free because "we are in the country".
3. Also, the added stress put on our current Law Enforcement, Fire/Ambulance services. We are lucky to have excellent snow removal. But adding so much more from the proposed Pine Creek Ranch would that overtax the adequate removal and where would the snow be put. Can our Hospital handle the added burden of additional 500 plus families?
4. During the height of tourist seasons the amount of traffic in the downtown areas already seems staggering. Just crossing the streets (even carrying the magic green flags) is dangerous. I should know. A small recreational vehicle almost hit me this last summer. The older man driving didn't even slow down, but he did manage to honk and yell at me to clear the street. So just multiple that times the added 1,000 to 2,000 more vehicles that don't leave the area but stay here.
5. What will be the dollar value of these homes? Will this area be an Airbnb community? Will it turn into a slum area with homes being forgotten, lost in foreclosure?

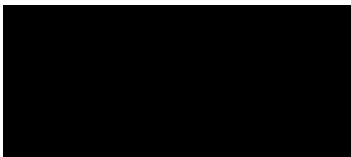
I realize I'm painted a bleak picture of the large, proposed subdivision, but it all has to be taken into consideration.

Safety first, making money second.

For the above reasons I oppose the current Pine Creek proposal and would suggest a plan with much lower density overall. And not use our small subdivision as a CUT THROUGH.

Thank you,

Mary C. Palmer R.N. (retired)



#94

COMPLETE

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Started: Thursday, January 09, 2025 3:09:36 PM
Last Modified: Friday, January 10, 2025 5:36:16 PM
Time Spent: Over a day
IP Address: [REDACTED]

Page 1: Public Portal

Q1

Name

First name **Sadie**

Last name **Noah**

Q2

Email

Email address

Q3

Phone

Phone number

Q4

Resident address

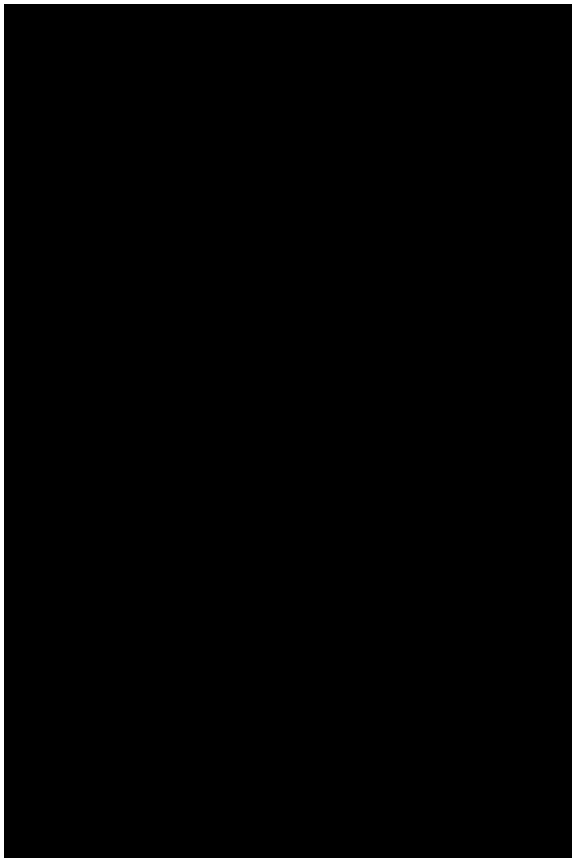
Street address

City

State

Zip code

Country



Q5

Public comment here:

I am in favor of this project. The comprehensive environmental and community studies over the past 3 years show the developers commitment to integrating this additional, much needed, diversified housing development into the existing community and neighborhoods. It will expand housing opportunity to a variety of socioeconomic classes both full time and part time residents, connect roads and infrastructure and it prevents sprawl into less accessible areas that do not have access to centralized services and utilities.

#95

COMPLETE

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Time Spent: 00:37:05
IP Address: [REDACTED]

Page 1: Public Portal

Q1

Name

First name

Deb

Last name

Fereday

Q2

Email

Email address

Q3

Phone

Phone number

Q4

Resident address

Street address

City

State

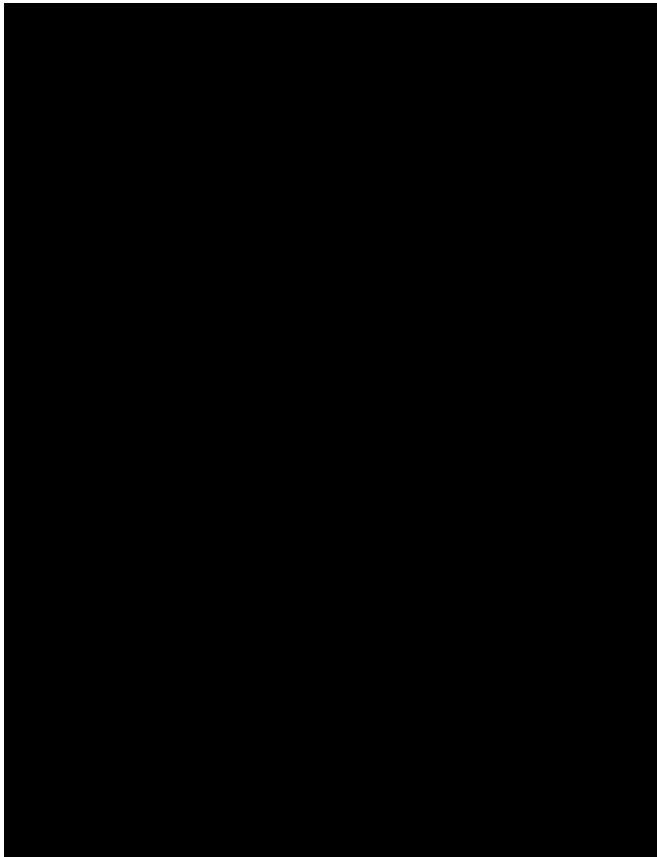
Zip code

Country

Q5

Public comment here:

Letter to P & Z PineCreek Ranch.pdf



#96

COMPLETE

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Last Modified: Friday, January 10, 2025 10:17:57 PM
Time Spent: 00:04:56
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Page 1: Public Portal

Q1

Name

First name

Lauren

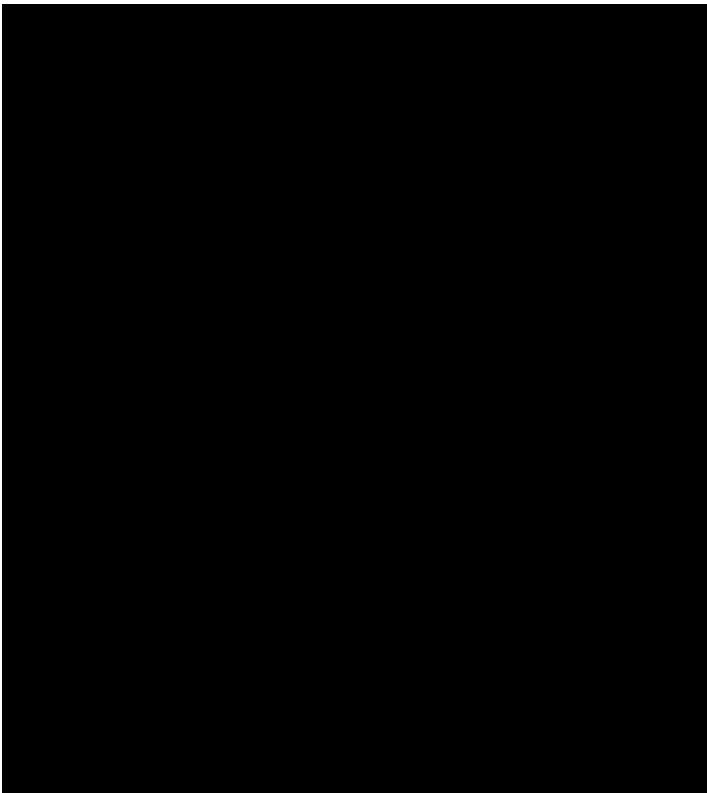
Last name

Hunsaker

Q2

Email

Email address



Q3

Phone

Phone number

Q4

Resident address

Street address

City

State

Zip code

Country

Q5

Public comment here:

Lauren Hunsaker & (Broc Sheue)

[REDACTED]
[REDACTED]

[REDACTED] on the proposed: Pine Creek Ranch Project

My name is Lauren Hunsaker and my partner, Broc Sheue and I live at 590 Knights Road in McCall, Idaho (formally addressed as 1020 Shelia Lane). We purchased this property in August of 2023 and are full-time homeowners and active members of the McCall community. I am a registered nurse at McCall Saint Luke's. One of the main reasons we purchased our property was because our beautiful, forested, 5-acre lot backed up against the renowned 2,000-acre Noke's property, which was placed in a land trust with the state of Idaho and granted permission to the University of Idaho's Natural Resources Department for research and conservation. When buying our property, the understanding was that the adjacent Noke's property would be undeveloped.

We recently heard of the proposed Pine Creek Ranch development of over 600+ homesites on a mere 158.57 acres. This amount of development in McCall, especially in this area, is astounding, illogical, and detrimental to the safety and well-being of our fragile ecosystems, viable habitats, wetlands, school systems, children, current sewer systems and water resources, hospital resources, and staffing, traffic, and roadways, and the never-ending issue of income versus the rising cost of living in this community.

The proposed Pine Creek project is multifaceted in terms of the number and complexity of issues that arise with this planned development.

The first and primary issue as a resident and homeowner of 590 Knights Road is that we own and carry the easement rights to the current access point/ gate entering the Noke's property off Knights Road and Shelia Lane. This access point travels directly through our backyard and is one of the only access points available at this time to the proposed Pine Creek development. Once you cross Shelia and Knight's Road you continue on Shelia which has been converted to a dirt road and a quiet, private driveway for 3 homeowners and residents including ourselves. One would then take a left at a gate that crosses through our backyard to access the Noke's property and reach the forest service road to continue to the proposed development. I bring this up because this access point is a single-lane, dirt road that goes along and through our property and then enters the Noke's property. We completely oppose this roadway which disrupts our property, private living space, and forested acreage. Over the summer, in the conception and infancy of this project, the hired contractors utilized our property and road as an access point and even parking space for their vehicles, gear, and heavy machinery. These individuals not only tore up the road and parallel vegetation but were frequently loud, disrespectful to our property, and left behind copious amounts of trash including fast food containers, soda and water bottles, plastics, cans, energy drinks, etcetera. All of this was found in our backyard where these individuals were parked and accessing the proposed project site. This is just the tip of the iceberg. If Pine Creek and its hired contractors can't respect the property and homeowners of one of the only access points to their project, what makes us think that this project and its array of contractors and laborers will respect the current residents, habitat, and environment alongside and within the proposed development. Law enforcement was notified of these individuals, their trucks and heavy equipment and there is a complaint filed with the police department.

One of the proposed access points to this project goes down Knight's Road which is completely unmaintained by the city, ridden with potholes, and is long overdue for road maintenance. Road maintenance is typically done by the residents and homeowners of Knight's Rd. An increase in traffic caused not only by the proposed 600+ homesite residents but also the large number of construction, engineering, and contractor groups will be affected by the lack of maintained roadway and will further damage Knight's Road. In addition to road damage, the increased traffic caused by future homeowners and construction crews leads to a major issue in safety. Knight's Road and Shelia Lane are full of families with small children, pets that roam freely, and copious amounts of wildlife, all of which will fall victim to the major increase in traffic.

Public safety is another key concern with this proposed project being that 600+ homesites are being developed near the Woodland

Estates and the McCall Elementary and Middle School. The other proposed access and exit points to this large development would consist of going through the Woodland's Estates and/or through Samson Trail in conjunction with the McCall Donnelly School District. An increase in traffic and heavy machinery traveling through these neighborhoods and school zones is a major safety concern. The Woodland Estates is full of families with small children, pets, and elderly adults. Routing a large amount of traffic through the school zone and the Woodlands is increasing the risk of injury or death.

Considering public safety concerning the environment and increased traffic, one has to consider an increased risk of catastrophic wildfires. 600+ additional homesites increase wildfire risk due to the impact of construction, energy needs, heavy machinery, and equipment. Not to mention, many of these new residents will own and recreate with OHVs in this area, and this will further increase the risk of wildfire impacting our community.

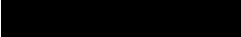
When reviewing the Environmental impact statement some of the features that stick out are the vast array of viable habitats, fragile ecosystems, large amount of wetlands, and mature, old-growth Ponderosa Pines and mixed conifers within and along the proposed project area. The destruction and degradation caused by clearing of old-growth tree stands, leveling, and building in and around these wetlands leads to major consequences. These consequences impact our community and local wildlife far more than just the 160 acres by polluting groundwater and downstream waterways, causing erosion and runoff, increasing the release of stored carbon, decreasing the ability of our region to sequester carbon, destroying habitat for countless species of mammals, amphibians, reptiles, and birds. People come to McCall to experience and engulf themselves in nature. This proposed project uproots the main reason many of us are here in the first place, let alone destroy our backyard. This proposed project requires further NEPA clearance and review.

Another major issue with the proposed 600+ homesites is the influx of people coming into our community. Modernization of our community is supported and necessary, however doing so needs to be done realistically and responsibly. I am a registered nurse at Saint Luke's Hospital here in McCall. I provide care to many of our community members and those of surrounding communities and rural areas. McCall Saint Luke's is considered a critical access hospital. We are the nearest hospital within 100 miles. We have a diverse portfolio of patients with a large array of medical needs. We have limited resources as a small, rural hospital which makes providing quality care challenging at times. We often have to transport patients to Boise who are critically ill or require further resources for care and survival. Unfortunately, our small community can't always transport multiple patients at a time due to the small amount of transport vehicles and aircraft, staffing, and weather. By increasing our community's population by 600 to 2400 people minimum, we are putting further strain on our small hospital, and available resources and risking the health and wellbeing of our community members. This issue goes well above the conversation of the proposed Pine Creek development, however it should be a major consideration.

I hope you take into consideration some of these topics of discussion when proposing the development of this project.

#97

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Friday, January 10, 2025 10:54:00 PM
Last Modified: Friday, January 10, 2025 11:06:02 PM
Time Spent: 00:12:02
IP Address: 

Page 1: Public Portal

Q1

Name

First name **Mariah**

Last name **Keller**

Q2

Email

Email address

Q3

Phone

Phone number

Q4

Resident address

Street address

City

State

Zip code

Country



Q5

Public comment here:

My husband, two kids and I live on Stockton Drive. This road is currently a small quiet dead end street that sees well under 100 car travels per day. The environmental assesment states that: "construction noise, traffic and dust would be similar to that of any other residential development in the area." but the lack of direct access to larger streets will be be an incredible change to the current state of the small roads that they intend to use as their conduits in to PCR and a burden on the current homeowners on these roads. To my knowledge, no other development of this magnitude has ever been built in the vicinity without direct access to larger city streets. If an Extension to Deinhard going directly into PCR is not approved, please do not allow this development to turn our quiet and safe neighborhoods into busy, dangerous conduits for a massive construction undertaking. I know that you all believe deeply in individual property rights, but allowing Craig Groves to do what he wants on his property will have a heart breaking impact on many local's homes along these rural roads. Please help us by keeping the current zoning as is on these parcels.

#98

COMPLETE

Collector: Web Link 1 (Web Link)
Started: Monday, January 13, 2025 7:32:35 AM
Last Modified: Monday, January 13, 2025 7:35:57 AM
Time Spent: 00:03:21
IP Address: [REDACTED]

Page 1: Public Portal

Q1

Name

First name **Kristina**
Last name **Stringer**

Q2

Email

Email address

Q3

Phone

Phone number

Q4

Resident address

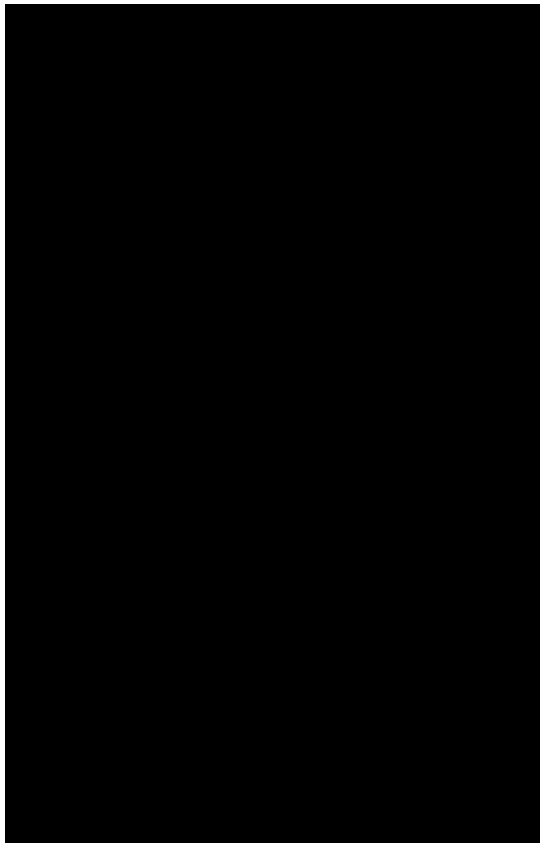
Street address

City

State

Zip code

Country



Q5

Public comment here:

Just say no to building more homes for millionaire

Vacationers. Please focus on the infrastructure of the town, like roads and bike paths, and affordable housing for service workers. We do not even have a decent pharmacy here in this town.

From: [Diane Sanders](#)
To: [Meredith Todd](#)
Cc: [Diane Sanders](#)
Subject: Pinecreek development
Date: Monday, January 6, 2025 4:29:48 PM

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.

This is not a smart development. 615 homes is way too much for our roads, especially highway 55, 95 and our neighborhood roads. It will stress many other services, such as sewer, water, our beautiful lake, EMS, schools, hospital, and businesses just to name a few.

These big developments shouldn't be approved, I only see them as a negative for McCall and the city must see this also. We need smart growth, not these big developments.

Thank you for your time. Please let me know you received my email.

Diane and Fred Sanders

From: [Barbara Kwader](#)
To: [Brian Parker](#)
Subject: Area of Concern Pine Creek Ranch Environmental Assessment
Date: Monday, December 16, 2024 7:41:30 PM

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.

Mr Parker;

I manage all of the Nokes properties. There is some obfuscation in the language of the EA of the Pine Creek property when referring to the Nokes properties which I thought you should be aware of .

The Herald S Nokes Family Experimental Forest (under conservation easement) is owned by my mother, Donna Nokes. The university of Idaho will take ownership of that property under a gift deed (Life Estate) when Donna passes. It will then be managed by a board of family members and personnel from the CNR. That property borders the EA property to the East.

There is no mention of the Nokes Family Limited Partnership property which borders a larger part of the EA area to the West and to the North for two quarter-mile distances. The NFLP property is not under conservation easement, and is still owned by the family. It will never become U OF I property. At this time that property is grazed and logged, and includes all of the property between Spring Mountain and Woodlands, and nothing prevents the family from developing or selling this 190 acres.

It seemed to me that the implication was that anywhere there was a common border between Pine Creek and Nokes, it was the Conservation Easement property, but that is not the case. The NFLP borders more of the Pine Creek area than the EXP Forest does.

It seemed deliberately misleading, but I could just be sensitive. Some realtors in the area have been known to misrepresent ownership of NFLP property in order to increase chances of a sale, using terms like "nature preserve" and the like because the U of I will eventually own the Exp Forest, and it is protected by a vigorous conservation easement. After all, all of the property is owned by "Nokes".

The language describing the ownership was vague, and I don't understand why the Exp Forest property was mentioned but the NFLP property was glossed over.

Maybe they just didn't do the homework, but why mention it at all then?

Mr Parker, I don't have strong feelings about this project. I have met with Mr Grove, and worked with him on a couple other things, and I turned down his offer to buy a chunk of the NFLP property running East/West on the Woodlands border where he wanted to build a road and circumvent the angst being expressed by the Woodlands I and II property owners. This was a few years ago when he first purchased Phase III.

Anyway, I wanted you to be aware of the actual facts. Please give me a call if I haven't made myself clear - I would be delighted to talk to you about the various ownerships, which are, of course, a matter of easily accessed public record.

Yours,

Barbara Nokes Kwader

--

Barbara Nokes Kwader, Manager

Nokes Family Limited Partnership

34 Ilka Lane

McCall Idaho, 83638

208-630-4983



Big Payette Lake Water Quality Council, Inc.
P.O. Box 3108
McCall, ID 83638

January 10, 2025

Dear McCall Planning and Zoning Commission,

Big Payette Lake Water Quality Council (BPLWQC) is concerned about water availability plus the resulting impacts to water quantity in Payette Lake from the proposed Pine Creek Ranch Development. A lake's water quality is directly impacted by its water supply, with a higher volume of water generally leading to better quality due to increased dilution of pollutants, while a lower water supply can concentrate pollutants and negatively affect the overall health of the lake ecosystem; essentially, the more water in a lake, the better it can naturally cleanse itself from contaminants.

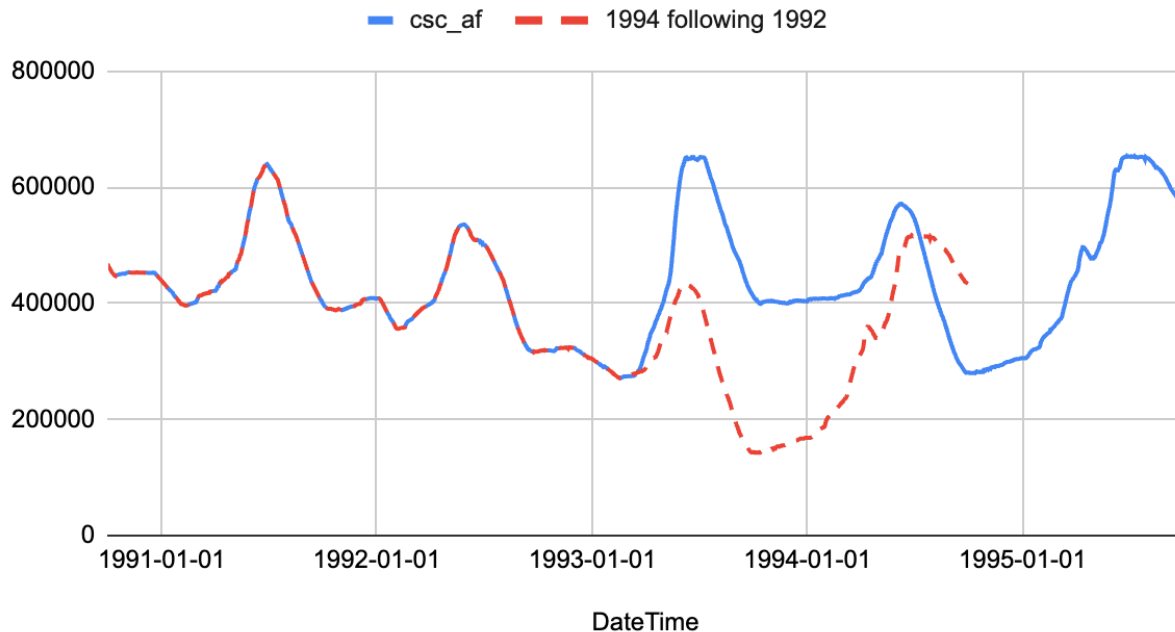
Pine Creek Ranch plans to provide water to the development from the City of McCall. The developers' consultants conducted a study to assess the upgrades needed to the McCall water system to provide fire flow during peak demand. This study found that the city can provide fire flow, with upgrades, to Pine Creek Ranch, but a bigger issue was not assessed which concerns the entire Payette Basin. Will the City of McCall be able to provide water to current customers, not to mention the additional customers from Pine Creek Ranch during a multi-year drought?

The City of McCall has a relatively junior water right for water withdrawals from Payette Lake. All water rights cannot be granted during the summer on the Payette River and water stored in reservoirs make up the difference between what is needed and what is available naturally. Most junior water rights users, like the City of McCall, rent water through the rental pool administered by Water District 65. This is water stored in reservoirs and may not be available when there are multiple low water supply years in a row. We have been lucky in the Payette Basin (unlike the Boise and Upper Snake systems) to avoid having even two dry years in a row since the 1930's. What risk is the City of McCall prepared to take?

BPLWQC recommends that a water availability study be conducted assessing the impacts of a multi-year drought on the water available to the City of McCall. For example, if the dry years of 1992 and 1994 were back-to-back without a wet year (1993), the storage water available would be much less than normal. The following graph illustrates the resulting storage without 1993 (dashed line) as compared with historical storage in Lake Cascade (solid line). Storage (acre-feet) is USBR data. The minimum storage is 300,000 acre-feet. This example shows storage much lower than the

minimum. Who gets the small volume of water? Legally, senior water rights holders (irrigators near Emmett) would get the water leaving Valley County without a source of water.

csc_af and 1994 following 1992



In four of the last ten years (2015, 2018, 2021 and 2024) water levels in Payette Lake have been lower than normal on September 1. Boats stored on beaches and marinas needed to be moved in August and some beaches became muddy. These lower water levels are a combination of lower inflow due to lower snowpack, warmer temperatures and increased withdrawals from the lake. The summer outflow must remain constant at the minimum required flow at the dam. Will additional withdrawals due to Pine Creek Ranch make this problem more noticeable and more frequent? Will it impact recreation in August? This question needs to be addressed before approval of this project.

What will happen if the County takes over the Impact Area? Where will water and sewer come from for this subdivision? Ninety acres of this subdivision are in the Impact Area, thereby complicating the water and sewer issue.

On Behalf of Big Payette Lake Water Quality Council,

Deb Fereday, President

Tom Tidwell, Vice President, Laura Shealy, Secretary/Treasurer, Tyler Harris, Scott. Harris, Pam Pace, Michael Beckwith, Ed Elliott, David Burica, Greg Irvine, Tom Foerstel, Melissa Porter, Heather Crawford, and David Simmonds

From: [Brad Brault](#)
To: [Meredith Todd](#)
Cc: [Tracy Brault](#)
Subject: Objections to Pine Creek Ranch
Date: Friday, January 10, 2025 2:41:25 PM

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.

Dear Ms. Todd,

We're writing to voice our concerns regarding the proposed development of Pine Creek Ranch (PCR).

It is extremely disappointing that our local planners, commissioners and council members let this proposal get as far as it has. The scale and density of PCR is a stark contrast to the McCall Master plan. Granted, the area in question is designated as "most likely to change", but the proposal supports the exact opposite of the current density zoning. Why is such a drastic change even being discussed?

One of our greatest concerns is fire risk. Properties in McCall rarely burn due to natural causes. Rather, the root cause is usually associated with faults in the natural gas and electrical power being provided to each household.

So, with the proposed increase to fire opportunities (homes), the risk of fire in the Woodlands would increase by a factor of 5. In the winter when the roads in the Woodlands are one lane due to snow banks, the risk of becoming trapped by fire are real. It is true that a new escape route via PCR would help to mitigate risk of fire entrapment, but not enough to offset the additional risk due to the increase in fire opportunities.

With regards to infrastructure, what % of capacity are the water and sewer systems? I'm assuming of course that well and septic systems would not be approved for this density. The garbage system is overloaded and broken already.

Socioeconomics. How many more restaurants and stores will be needed to support the added residents? The worker housing situation isn't getting any better.

Quality of life. Imagine owning a home on Woodlands Dr. and having trucks and equipment passing through constantly during the construction years. This will obviously decrease property values making it more difficult for residents to escape the impacts of PCR by selling out and moving.

Please support your neighbors and fellow residents by pushing back hard on the PCR proposal. The parties benefitting from PCR are NOT the residents of McCall.

Respectfully,

Brad and Tracy Brault
669 Koski Dr.
McCall

From: [D.h](#)
To: [Meredith Todd](#)
Subject: Pine Creek Ranch
Date: Friday, January 10, 2025 1:25:42 PM

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Darin and Patricia Hibler
601 Woodlands
McCall, Idaho 83638

Dear Meredith Todd,

We have serious concerns about the possibility of Pine Creek Ranch becoming a reality and it connecting to the Woodlands neighborhood. Our safety in the Woodlands and surrounding neighborhoods should be the cities greatest priority looking into the new development of Pine Creek Ranch.

A wild fire would bring a worse case devastation. Can you imagine what Woodland Drive and Spring Mountain Road would look like with a 100 cars trying to leave and if you added an additional 600 homes to the area it would quadruple the problem. Evacuation would be devastating or impossible.

Water is another problem. The residents on certain times of the day have issues with water pressure. What happens when you add 600 homes on the system?

We keep getting polls and questions sent to us on how we can be more "green" in McCall. If you add 600 more homes of cars, trash and sewage are we really serious about our air and water?

We think that this Pine Creek Ranch development should be declined and stopped.

Thank you,

Darin and Patricia Hibler

Sent from my iPhone

To: Meredith Todd, McCall City Planner (mtodd@mccall.id.us)

From: Dawn Matus, 608 Woodlands Drive, McCall

Re: Pine Creek Ranch Environmental Assessment Public Comment

Since the Pine Creek Ranch concept first surfaced, a major worry for area residents and the broader community has been public safety, especially with regard to traffic and fires. Unfortunately, the environmental assessment submitted by the developer does not alleviate these or other serious concerns.

Section “4.2 Transportation” of the assessment acknowledges that “transportation in the area is a significant concern for a number of stakeholders,” yet it does not offer any concrete solutions. It also fails to meaningfully address a specific objective of the assessment: “Identify...the functional classification and carrying capacity of existing streets,” instead leaving readers looking for answers in the technical data in the appendices.

The data include a traffic study that forecasts 5,084 daily vehicle trips to and from the development, which translates to 8 daily trips per residence, a low figure compared to the Institute of Transportation Engineers’ estimate of 9-10 trips on average. Of the total, 1,525 trips—a whopping 30%—would feed onto Woodlands Drive. That volume would transform Woodlands Drive, a curving road with no sidewalks, into a major thoroughfare. The additional traffic would compound existing traffic problems, including speeding. As extensively documented in past public comments on Pine Creek Ranch, current residents of The Woodlands subdivision, as well as Fox Ridge, are extremely apprehensive about the dangers that increased traffic would pose on a daily basis, especially to pedestrians.

Equally unsettling is the scenario that could unfold in an emergency such as a fire. The assessment claims that the proposed development would improve fire safety for The Woodlands and Fox Ridge, in part by adding new roads. However, it presents this assertion in a vacuum. It fails to consider, for example, how these roads would perform in an evacuation involving the existing residents of The Woodlands and Fox Ridge along with residents of 615 proposed new homes and emergency vehicles. Further, it does not address the likelihood that many if not most residents of the 185 proposed homes in the Woodlands Phase 3 parcel would try to flee via Woodlands Drive, resulting in potentially disastrous bottlenecks as Woodlands residents also converge on that and connecting roads.

The location and density of the proposed development present their own hazards when it comes to fire. As noted in the Chapter 5 of the Valley County Comprehensive Plan, housing developments that encroach on the wildland-urban interface make [“the](#)

possibility of loss of life or property much greater.” The same section states that wildfire has become “the number one hazard risk in Valley County.” The Federal Emergency Management Agency’s (FEMA) National Risk Index assigns Valley County a score of 99.2 or “Very High” for both its wildfire risk index and expected annual loss rating from wildfires, while the USDA Forest Service says that McCall’s wildfire risk is “higher than 96% of communities in the U.S.” One only needs to look at the devastation from recent wildfires to appreciate what such risk implies. Accounts from Los Angeles, as well as Lahaina before that, of people having to abandon their cars and escape on foot to save their lives is not at all unthinkable on our limited roadways.

McCall’s Comprehensive Plan calls for low-density residential development on the parcels in question. The proposed development does not comply. The assessment argues that permitting a high density of housing would ease McCall’s housing crisis, but given the traffic and fire safety issues, this is the wrong site. Constructing hundreds of homes in a heavily forested area lacking adequate road access would put the project’s residents, those of adjacent neighborhoods, and also children and staff at the elementary and middle schools, at unnecessary risk of harm. A development of this size and density is simply incompatible given the environment and the limitations of the site.

Another important consideration is the burden, financial and otherwise, that very large-scale developments like Pine Creek Ranch pose to the entire community. The environmental assessment maintains that property taxes generated by the proposed development would either cover or partially pay for added costs for essential services, along with schools and road maintenance within the development, but without supporting data.

Growth of the magnitude that would result from the Pine Creek Ranch project threatens to be a drain on city resources and a burden to all taxpayers. Pine Creek Ranch is just one of an increasing number of massive development proposals being floated in our area. Individually and cumulatively, they present unparalleled challenges to our city’s fiscal health, not to mention the viability of our natural and manmade resources and a range of services including education and medical care. Projects like Pine Creek Ranch would dramatically and irrevocably diminish McCall’s rural character that we all cherish and that is so important to our town’s tourism appeal. It would adversely impact quality of life in McCall and beyond.

For the reasons stated above, the Pine Creek Ranch environmental assessment should be viewed as a starting point for deliberate, objective and in-depth scrutiny of the project and its suitability. There is no rush to proceed. An unprecedented proposal of this size demands an unprecedented approach.

At the very least, I strongly encourage the City of McCall and the project's developer to seriously explore alternatives to the current plan that would bring it in line with the McCall Comprehensive Plan, and make it safe and workable for everyone, such as:

- 1) Significantly downsize the scale of the project, including the number of dwellings.
- 2) Require that the developer fund capital, operational and maintenance costs for infrastructure and service improvements, not only within the proposed development but also for city infrastructure and services that are already near or at their maximum limit.
- 3) Introduce traffic calming measures in the proposed street network to reduce the raceway speeding and other dangers that would result from the added loads.
- 4) Require the developer to implement and fund enforcement and monitoring of fire mitigation and emergency response measures for the proposed site.

McCall's inhabitants and leaders have a consequential task and an opportunity before them. People say McCall must grow, but we are at a place where we must and can take time and care to plan for growth strategically. The burgeoning interest in McCall and potential demands placed by developers is not business as usual, and adopting a business-as-usual response would do current and future community members a grave disservice. Creative but carefully considered, common-sense solutions will be critical for ensuring public safety, reducing fire risks and preserving quality of life for residents and our community at large.

General Public Comment January 9, 2025

Name Address Email Content

Tim Tibbits 282 Monte Vista Newbury Park Ca 91320

Congratulations to the town and Forest Atkinson! Wish you all the best going forward. Forest and I have some great history together. I was in McCall in the early '80's . I recall seeing Forest riding his bike in the snow and thought then he would go a long way in life to success ! Bravo ! All the best , Tim and Lesley Tibbits

Jennifer Duplisea 687 Fox Ridge Lane McCall ID 83638

Planning and Zoning Re: Pine Creek Ranch Environmental Assessment I appreciate the opportunity to comment on the Environmental Assessment (EA) submitted by Pine Creek Ranch, LLC (PCR) for their proposed development in McCall. There are many concerns regarding the lack of thorough and complete work provided within the EA, and several misstatements included, as well as impacts to the health and capacities of current City of McCall infrastructure, as outlined below. Population Increase Per U.S. Census Data (2023), McCall carries 3,847 full time residents. Growth over the past seven years shows: 2017 – 2018 3.56% 2018 – 2019 3.75% 2019 – 2020 4.12% 2020 – 2021 2.38% Assuming the homes purchased in the proposed PCR by full time residents, growth numbers will explode in McCall as follows (based on 615 new homes): Assuming each home contains 2-residents, an increase of 1,230 residents 32% +/- increase Assuming each home contains 3-residents, an increase of 1,845 residents 48% +/- increase I believe we can all agree that the City of McCall and its' existing infrastructure for utilities and services can in no way accommodate the proposed increase in population. If all homes built are not inhabited by full-time residents, the above numbers could increase due to the historic numbers of tourists and guests that participate in the Air B&B or VRBO programs and allowable guests per unit for structures located within City limits. Utilities and Services At present, the Payette Lakes Recreational Water and Sewer District infrastructure is not designed, nor equipped to connect 615 new residences, which would add 32% to 48% increase in volume, as demonstrated in the above population growth section. With an average gallons per day (gpd) for a 2,000-sf residential home being 400 gpd, this will add to the volume of the existing infrastructure approximately 246,000 gpd. In effect and for simplicity to demonstrate the impact, the water usage will be an additional +/- 246,000 gpd for potable water, and discharge the same. With this estimated addition of +/- 246,000 gpd, entirely new water and wastewater treatment plants will need to be built, and those plants will need to be built with updated processing equipment and facilities. At current rates to build wastewater treatment facilities, this could cost users up to an estimated \$50-million (small treatment plants that

manage a few thousand gallons per day can cost anything between \$5 million and \$50 million. In comparison, large city facilities that treat millions of gallons per day can cost as low as \$50 million and as high as over \$1 billion [rpfacilities.com]). Again, the scale impacts not only the capital cost of constructing the facility but also continued operational and maintenance costs. The cost to either expand or build a new EPA compliant potable water plant could cost residents an estimated \$20-million. Perhaps the City of McCall can require PCR to pay for these added costs, should The City approve this development. In addition to the cost to either build, or increase capacity for McCall potable water, the draw from local water resources would be harmful to existing health of lake habitat, water quality and longevity for future generations. At present, the City of McCall Water District infrastructure is not equipped to add 615 new homes, nor provide the volume of potable water of +/- 246,000 gpd needed to service this volume of water consumption, and the Payette Lakes Water and Sewer District is not equipped to provide service for the volume of wastewater to be generated by the proposed development. Consistency with immediate residential neighborhoods The EA incorrectly states that the proposed schematic and design agrees with immediate residential neighborhoods on lot size. This is not the case. Fox Ridge is set a .37 acres per lot, and all residents located along the eastern boundary to PCR are only one home per two to three lots, making development one home per .74 acres, or 1.11 acres, respectively. With the open space on this boundary with Fox Ridge, this provides large corridors for wildlife movement, migration, and native habitat growth. In addition, Woodlands is also designed and developed to .33 acres per lot, and the Stockton area are up to 5-acre lots. Arterial Traffic The EA demonstrates that the easement through Fox Ridge will be utilized and built to accommodate secondary ingress/egress. In fact, human nature is for residents to access the closest ingress/egress points to enter a development area, and Fox Ridge will become an active primary access point. Fox Ridge is not engineered or designed to handle that volume of traffic, nor would it be considered a safe access point for emergency services. Open Space Wetlands can be considered open space, though should they be considered such when wetlands provide no access for recreation to local residents? Open Space is meant to provide access to allow wildlife movement, migration and safe spaces, as well as space for residents to recreate that is not developed roadway, parking area, or sidewalks. Wildlife would most certainly be displaced from this area or move wildlife further into City street life. Wetland Ecosystems The PCR area provides immense filtering systems and water containment for wildlife. With the proposed design, the current wetlands will be closed, filled, and moved into drainage channels. There exists a native perennial stream on the north end of my property (south/eastern border of PCR proposed development) that drains wetlands from the PCR area. This provides wildlife native habitat all spring and summer, as well as for healthy insect and bird populations. PCR's design would cut off this necessary and important perennial stream which eventually enters the

North Fork Payette River with naturally filtered water. Comprehensive Plan The EA clearly demonstrates that this proposed development is outside of the current City of McCall Comprehensive Plan, This, in its' own right, should disqualify any discussion to the proposed PCR development, until such time as PCR submits an EA in line with the existing Comprehensive Plan. I appreciate the time you are taking to ensure that the residents of the City of McCall have an opportunity to participate in the future of McCall development. Sincerely, Jennifer A. Duplisea Note: all calculations presented are estimations, based on current available building rates, usage rates, and data obtained by the U.S. Census Bureau

To Whom It May Concern,

Thank you for the opportunity to comment on the Environmental Assessment (EA) for the proposed Pine Creek Ranch Development. Upon review, I have identified several critical deficiencies in the EA that warrant a reevaluation of this project's viability and alignment with McCall's long-term vision.

1. Non-Compliance with Comprehensive Plan

The City's Comprehensive Plan reflects a community-driven vision developed through a proper process intended to balance growth and development with environmental preservation and goals to preserve the unique character of the town. Specifically, the Plan's Purpose is "a coordinated set of guidelines for decision-making to guide the future growth and development of the McCall Area."

Unfortunately, the Pine Creek Ranch development conflicts with key goals and policies, including:

- Community Character and Design Goal 2: Preserve McCall's natural environment and small-town character with appropriately scaled development.
- Economic Development Goal 2: Promote balanced, environmentally compatible growth in appropriate areas.
- Public Facilities and Services Goal 4: Encourage development in areas with existing infrastructure while requiring mitigation of impacts.

The proposal for over 600 residential units on 160 acres represents density and scale that are grossly inconsistent with the Plan's emphasis on incremental, sustainable growth.

2. Infrastructure Concerns

The EA lacks evidence that McCall's infrastructure can support the development of this magnitude. The proposed roadway connections rely on unpaved roads, utilize roadways outside the City's network, and cause substantial increased volumes on existing roadways. The EA was clear that the developer would be responsible for constructing necessary roadways within the development. However, it was not clear how long-term maintenance would be funded and what improvements would be made to the roadways throughout the City would be funded and constructed.

The additional roadways, intersection improvements, etc. that are necessary to accommodate a development of this size adds to the City's maintenance costs and effort, which are already lagging due to the high maintenance costs of infrastructure. The short- and long-term costs necessary to upgrade the infrastructure to accommodate this

proposed development would create an unnecessary burden on the City and its taxpayers forever.

The EA provides no assurances that utilities, stormwater systems, or emergency services can accommodate the proposed development:

- **Utilities:** The EA's sewer impact analysis uses assumptions inconsistent with the project scope, identifying adverse impacts on downstream systems, including lift station capacity.
- **Stormwater Management:** There are no enforceable plans to ensure adequate stormwater infrastructure, risking further strain on City resources.
- **Fire Risk:** While the EA mentions improvements to access routes, it fails to detail measures to reduce fire risk, a critical oversight given McCall's susceptibility to wildfires.

Without enforceable infrastructure upgrades, this development would place undue financial and operational burdens on the City, compromising its ability to maintain existing systems sustainably.

3. Environmental Considerations

The Comprehensive Plan clearly prioritizes the preservation and enhancement of McCall's natural resources as integral to the town's identity and sustainability. However, the proposed Pine Creek Ranch development reserves minimal open space, and fails to prioritize the preservation of critical natural features such as wildlife habitats, water quality, and scenic viewsheds. The EA does not provide adequate mitigation for the extensive environmental impacts of such a large-scale project.

The proposed Pine Creek Ranch development is prioritizing density and expansion, undermining the qualities that define McCall as a vibrant mountain community.

The Comprehensive Plan explicitly states that growth must balance development with environmental stewardship. By neglecting to preserve or enhance the natural resources within the project area, this development directly conflicts with the Plan's vision and policies.

4. Inadequate Consideration of Cumulative Impacts

The EA fails to analyze cumulative impacts of this and other developments on McCall's land use, open space, and long-term growth. Such omissions undermine the comprehensive evaluation needed for a project of this size and contradict the Plan's commitment to intentional, community-driven development.

Conclusion

McCall is a place like no other—a community rooted in its small-town charm and natural beauty. These qualities are what drew so many of us here and keep us invested in its future. The proposed Pine Creek Ranch development threatens to overshadow what makes McCall special. Its size, scale, and impacts are simply too much for our town to absorb without losing the character and balance we all cherish.

As someone who has spent my entire life enjoying McCall, and now raising my children to appreciate this magical place, I urge the City to take a step back and redefine the potential development in this area. This is a decision that will shape McCall for generations. We need development that aligns with our community's vision—thoughtful, sustainable, and in harmony with the characteristics of McCall we all love. If large developments are allowed to come in, and modify the Comprehensive Plan and future goals of the City so significantly, what is the point of having a Plan?

Let's work together to ensure that future generations can experience the same sense of pride and belonging that makes this town so unique.

Sincerely,

Jeff & Kristen McCoy

From: [Lisa Lewis](#)
To: [Meredith Todd](#)
Subject: Pine creek ranch proposal
Date: Thursday, January 9, 2025 9:50:29 PM

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.

To whom it may concern,

We purchased a home on Woodlands Dr a couple years ago which was meant to be our retirement home. We have spent several months living here (and years before visiting our family who are long-time residents), and feel so blessed to be a part of the peaceful tranquility McCall offers. We are devastated since learning of the pine ranch proposal and wholeheartedly disagree with this plan. These investors have taken over the small towns that people love to raise their families in. The roads we walk our dog and children on twice a day would become busy and dangerous. This is why we left California for a place we could once again feel neighborly and safe like the old days. This tiny development and City can simply not handle the traffic, congestion, and noise it would bring. The two schools adjacent to the Woodlands are our primary concern as we see numerous children riding and walking in the early hours to school. We are blessed to live in a safe and peaceful neighborhood where families are comfortable and safe. This proposed development is everything BUT what McCall is. Please hear our voices and stop this now.

Warm Regards, Sir

Lisa Caligiuri Lewis, Realtor
CalDRE Lic. #01811543
Concept Fine Homes & Estates
Westlake Village, CA 91361
(805) 794-4654 (cell)

Lynne Hodges
McCall, ID
LynneH@LRH&A-SD.com

Via Email on
January 10, 2025
Please Confirm Receipt

Meredith Todd
City Planner
City of McCall, Idaho
mtodd@mccall.id.us

Dear Ms. Todd:

As resident of McCall since 2015, with shared ownership of a family home on Woodlands Drive, I stridently oppose the Pine Creek Ranch development plan and its responses to the Environmental Assessment questions concerning the addition of 615 residential units on two parcels to the east and south of the Woodlands neighborhood.

I have reviewed the Pine Creek Ranch (PCR) development concept and related materials, and believe it is completely disproportionate to the relative size of our community, the City's and County's comprehensive plans and visions for this unique area, and the infrastructure that would be required to support such an aggressive plan.

In point of fact, Valley County's Comprehensive plan sets forth the following objective: "**To avoid undue concentration of population and overcrowding of land.**" The density proposed by the Pine Creek Ranch development plan is antithetical to this objective, and is incongruent, and incompatible with the design and plans of adjacent properties and subdivisions.

Moreover, allowing one developer to proceed with such a disproportionately outsized project in a confined space with significant impact considerations, creates a slippery-slope precedent in a community built upon the concept of open space, undue concentration of population and overcrowding of land. Again, Pine Creek Ranch's plan is counterintuitive to McCall's and Valley County's visionary growth and development objectives, and what any resident or visitor embraces as a draw to this uniquely special mountain town. Preservation of this place and this space is paramount through careful planning and deliberation.

From this Woodlands' residential ownership perspective, PCR's development proposal will directly impact our existing community in three major ways, including but not limited to: **safety; infrastructure overload + strain on available resources and services; and, material inconsistencies with McCall's Comprehensive Plan.** And I believe it will also negatively impact property values of the Woodlands' homeowners. To mention just a few of the obvious considerations:

Safety

- Significant increase of vehicular traffic on Woodlands Drive, which is narrow and not designed to serve as a thoroughfare to neighboring communities. Even if a detailed traffic survey were performed, it likely would not adequately assess the dangers posed to adults and children who come and go through various means on Woodlands Drive. Speed control is also a serious issue, while imposing speed-attenuating devices (such as speed bumps), would also devalue and impact the existing community. Increase in traffic activity and noise would also impact our otherwise quiet community.
- In addition, there are two schools directly in the paths of PCR's proposed development, which would require significant increases to traffic control, crossing guard, and other protocol implementations. The size of PCR's community will create tangible and real risks to children who attend these schools and after-school events.
- The abounding wildlife in our community would be similarly at risk from increased traffic volume and speeds as drivers pass through one subdivision to get home to theirs.
- Adding 600+ adjacent homes to our community could potentially increase fire risk, as well as impact ingress and egress of emergency-response vehicles.

Infrastructure Overload + Strain on Available Resources and Services

- First off, PCR's development plan appears to contemplate utilization of some already-existing infrastructure conduits (roads, power, water and sewer, refuse collection, recycling, etc.) in which it has no ownership stake. One is a cost issue, and the other involves sufficiency/capacity constraints and related safety issues. Adding 615 proposed PCR homes adjacent to the 118 Woodlands homes is hugely disproportionate, and will no-doubt negatively impact the existing Woodlands' homeowners in many identifiable (quantifiable) and certain unknown (but also detrimental) ways. The other way to put it – the developer has every upside, and the Woodlands homeowners will carry the burden of every downside to this proposed project.

PCR does not adequately address these important constraints and material impacts, which may be because the developer knows its project proposal is oversized and not supportable or sustainable.

- PCR's contemplated extensive and protracted construction activities would also significantly impact the Woodlands residents, including heavy-equipment traffic, noise, degradation to Woodlands Drive pavement, danger to residents, and the list goes on...
- The McCall-Donnelly School District likely lacks the capacity to take in and adequately accommodate a possible influx of 600 to 1,200 students through the PCR development growth over time.
- There is no assessment as to whether real estate taxes or HOA fees will be sufficient to cover capital and operating costs.

Material Inconsistencies with McCall's Comprehensive Plan

- PCR's plan – force-fitting 615 dwellings into a very confined area with modest infrastructure – is inconsistent with McCall's notion of sustainable or incremental growth.
- PCR's project is heavily weighted toward density of homes versus preservation of open or natural spaces, and is grossly out of scale.
- PCR's proposed plan fails to address/include minimal open-space goals/details, and/or any enhancements to the open spaces within the development.

In closing, if any or part of PCR's proposed Pine Creek Ranch development is to be considered or ultimately approved, the Community of McCall should not be expected to pay the price for all of the related or ancillary costs incurred – quantifiable, foreseen or not, and/or consequential. This is why PCR and its backers should have upfront expectations and fiduciary responsibilities that necessarily go hand-in-hand with the scale of its proposed development, including, but not limited to placing funds into a bond for the inevitabilities noted above.

To better understand the scale of PCR's atypical and outsized development plan, I have embedded an aerial image and rendering that was part of a December 20, 2024 Boisedev.com article entitled, *Plan for 600+ homes in McCall set for next step after long-awaited environmental review.* [Note: I have not independently verified this image and infused rendering]

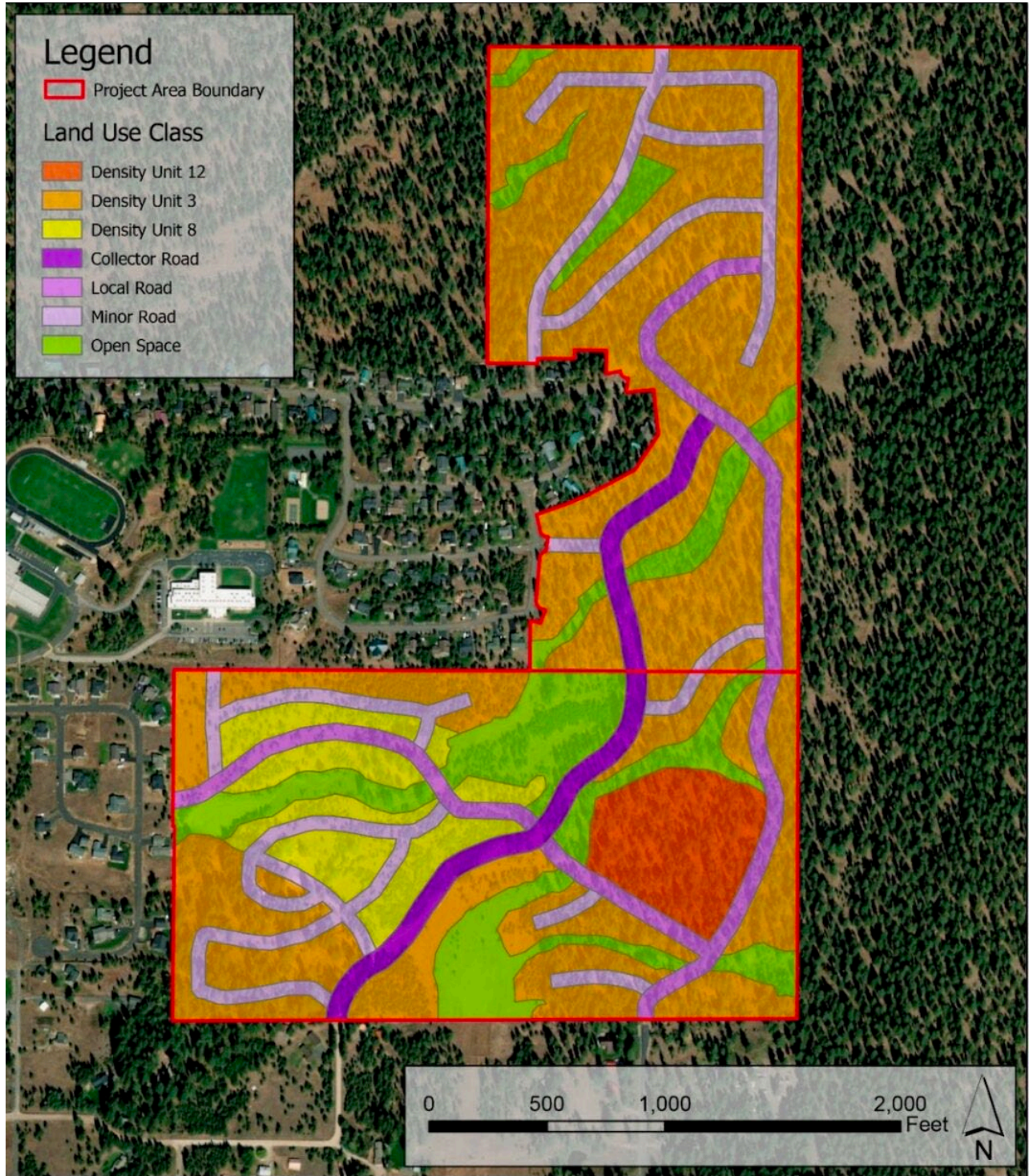
I appreciate the opportunity to submit the above comments and considerations in opposition to PCR's proposed Pine Creek Ranch development.

Sincerely,



Lynne Hodges

A concept plan for Pine Creek Ranch shows proposed roadways and clusters of residential development totaling 615 homes. Photo: Via Ecosystem Sciences LLC



January 10, 2025

To: City of McCall Planning Department
From: Marcia Witte
Re: Pine Creek Ranch Environmental Assessment

Thank you for the opportunity to comment on the Pine Creek Ranch Environmental Assessment.

On June 24, 2021, McCall City Council designated certain properties owned by Pine Creek Ranch, LLC as "Areas of Critical Concern." Section 9.7.08 of McCall City Code specifically provides City Council with this authority and states that, "Special consideration shall be given to any proposed development within, or contiguous with, an area of critical concern to assure that the development is necessary and desirable and in the public interest in view of the existing unique conditions." **It is clear from the Pine Creek Ranch Environmental Assessment that this development is neither necessary nor desirable and is certainly not in the public interest.**

Furthermore, many of the questions asked in the Scope of Work for the Environmental Assessment remain unanswered by the developer or deferred to the development agreement application. One of the greatest concerns is that the developer fails to address in any detail the impact of the proposed development on surrounding neighborhoods and the community as a whole and makes it clear that he will do only the minimum that is required of him to mitigate these impacts.

Specific areas of concern by section in the environmental assessment (EA) include:

NATURAL ENVIRONMENT

Earth

Regarding trees, the EA indicates that "to the extent practical and feasible" roadways and lots would be laid out to avoid any large diameter/old growth trees. While the EA cites the McCall City Code requirements, it does not acknowledge that, per City Code Section 3.8.03, the existing forest in the McCall area is considered a public resource and the purpose of the code requirements are to fulfill the McCall Area Comprehensive Plan goals to (emphasis mine):

- Achieve no net loss of tree canopy coverage and strive to increase the overall tree canopy to reduce storm runoff, absorb air pollutants, reduce noise, stabilize soil, and provide habitat.
- Maintain McCall's heritage trees.
- Preserve, to the extent reasonable, native vegetation consistent with ensuring wildland fire defensible space.
- Strengthen incentives and requirements for tree preservation for new development.

Regarding the geotechnical evaluation (Appendix D), the evaluation found that boulders up to 4 feet in maximum dimension were found throughout the parcels and cautioned that boulders larger than 4 feet may be encountered below ground. Indeed, according to the report, 20 of the 25 test pits that the evaluators installed were terminated at varying depths due to "excavation refusal by large boulders." The report states that "To remove large boulders, fracturing may be required, which could consist of utilizing pneumatic hammers, drilling and blasting techniques, or other methods." The EA does not indicate how such work could impact surrounding neighborhoods and the environment with such issues as excessive noise, heavy equipment, risk of explosives, pollution, and possibly damaging the foundations of nearby houses. Also, importantly, the geotechnical report emphasizes that (emphasis

theirs): “The recommendations provided herein are preliminary in nature and should be used for preliminary planning and design purposes only. As such, this submittal is not professionally sealed and should not be utilized for final design and construction.” The City should require a thorough evaluation and plan for how these large boulders would be managed, including what impacts their management would have on surrounding properties and the environment (including wildlife).

Water

Regarding sewer service, the EA indicates that “wastewater would flow to and be conveyed through new collection lines connected to the Payette Lakes Recreational Water & Sewer District sewer system.” The Stockton 90 parcel is not within the PLRWSD boundaries at this time, and multiple upgrades are required to the collection systems that would service both parcels. The developer has not provided any indication of how sewer service would be achieved and who would pay for the necessary upgrades.

Regarding groundwater, the geotechnical evaluation (Appendix D) and subsequent groundwater monitoring by Crestline Engineers (Appendix F) indicate a high water table during the spring, with 11 of the 22 test pits monitored showing groundwater present within less than one foot below ground surface (BGS) and 5 other test pits showing groundwater present within less than two feet BGS. The high water table currently impacts homeowners in the Woodlands, some of whom have water in their crawl spaces in the spring. **The EA does not address how excavation, fill, and increased impervious areas in the proposed development would impact the water table and properties in the existing adjacent neighborhoods.**

Also, please note that the geotechnical report cautions that (emphasis theirs), “under no circumstances should stormwater be disposed of within higher-elevation portions of the site, such as hillside slopes or valleys, without confirmation that drainable soils extend down vertically to the same elevation as the base of nearby hillside slopes.” The developer should be held to this standard in the development application.

Plants

Noxious weeds are known to occur on the 68-acre parcel. The EA states that, “Noxious weed management will be integrated into the subdivision CCR’s and implemented to meet Valley County Noxious Weed Control and Idaho Code Section 22-24, Noxious Weeds requirements.” However, Idaho Code 22-2407 states that “It shall be the duty and responsibility of all landowners to control noxious weeds on their land and property.” It is currently the responsibility of the developer to manage the noxious weeds on the parcels and not wait until the proposed subdivision is built, with responsibility then deferred to homeowners through the CCRs.

Wildlife

The EA notes a variety of wildlife were directly observed during June 2021 visits including mule deer, whitetail deer, elk, downy woodpecker, northern flicker, and red-tailed hawk. Indirect observations such as scat and browse activity were also observed, including scat from nursing adult does/cows as well as fawns/calves, indicating that elk and deer were calving and rearing within the project and surrounding areas. The EA does not indicate how it would protect the habitats for this wildlife.

The EA also notes that there is one threatened and endangered animal species [the Northern Idaho Ground Squirrel (*Urocitellus brunneus*)], and one candidate species [the Monarch Butterfly (*Danaus*

plexippus]) that potentially occur within the project area (USFWS 2022). The Northern Idaho Ground Squirrel (NIDGS) was listed as a threatened species in April 2000. Populations of this subspecies can only be found in certain areas of Adams and Valley counties. It is estimated that the population of these squirrels has declined by 80% from initial surveys in 1985 (<https://species.idaho.gov/wildlife-species/ground-squirrels/>), and today there are only an estimated 1,500 to 2,200 individual animals in about 54 populations (<https://www.fws.gov/species/idaho-ground-squirrel-urocitellus-brunneus>).

The EA states that “if present within the project area, the Northern Idaho Ground Squirrel is not likely to be abundant in meadows that are directly adjacent to highly dense stands of small trees.” With such a tiny and decreasing population, any presence of the NIDGS within the project area is significant and should be protected. A Woodlands homeowner has observed ground squirrels near his property that he believes to be NIDGS, and a report of this sighting to the Fish and Wildlife Service is pending.

The EA also indicates that there are 10 (although the correct number appears to be 8, per Appendix H) migratory birds on the USFWS Birds of Conservation Concern list known to occur in the project area. In addition, the Bald Eagle *Haliaeetus leucocephalus* and the Golden Eagle *Aquila chrysaetos* are listed as a birds of concern for the project area. The USFWS report indicates probability of presence for all 10 of these birds and probability of presence during the breeding season for 9 of these birds in the project area. The EA does not provide any discussion regarding further evaluation or protection measures for migratory birds at all. In addition, the EA does not mention any plans to evaluate whether the potential presence of the Bald Eagle and Golden Eagle in the project area warrant an eagle conservation plan under the Bald and Golden Eagle Protection Act (16 U.S.C. 668 et seq.) This is a deficiency that should be addressed.

Regarding other wildlife, the EA lists recommendations from IDFG regarding wildlife in neighborhoods but does not indicate the developer has any intention of following these recommendations.

In addition, with regard to wildlife, IDFG states that “Housing development presents an additional risk of wildfires by introducing new ignition sources along the wildland-urban interface. The IDFG recommends development of fire protection measures, which may include measures to reduce ignitions, provide defensible spaces, reduce risk of fires spreading to adjacent lands, and design features intended to facilitate fire-fighting activities.” Wildfire mitigation efforts need to take into account the potentially impacted wildlife, in addition to structures and human lives as discussed further below.

Climate

The EA calculates estimated greenhouse gas removal/emissions but does so with questionable assumptions. For example, the EA states that 2/3 of the land designated for residential units would not be cleared and would retain its existing site-scale land cover classification. It’s unclear whether this is a reasonable assumption but seems unlikely, especially in the more heavily forested areas of the 68-acre parcel. The estimate does not include any calculation of emissions from second homeowners (likely to comprise a significant proportion of the homes in the development) driving up from Boise to enjoy their vacation homes. It doesn’t calculate CO2 emissions from boats, snowmobiles, or other “toys” likely to be owned and used by homeowners. The EA does not indicate that any efforts will be made to develop more “net zero” housing or mitigate CO2 emissions in any way. It does not include any analysis of how increased pollution and CO2 emissions may affect air quality (including air stagnation), warming temperatures in the valley, warming temperatures of the lake and all of the resulting deleterious consequences.

BUILT ENVIRONMENT

Land use

The EA states that “the development of this site would have a similar effect on adjacent properties as all other previous residential developments in the surrounding area.” This is false for many, many reasons detailed in these comments. PCR is anticipated to be one of the largest developments ever to be built in McCall. There is inadequate road access to the project area to support the anticipated traffic volumes, and filtering traffic through local streets of quiet, family/pedestrian/bicycle-friendly neighborhoods will have a profound detrimental effect on those neighborhoods that the previous residential developments did not.

The EA claims that development of the site would also provide much needed fire and life safety improvements for both the Woodlands and Fox Ridge subdivisions, when in fact the impact would seem to be the opposite. Building an enormous subdivision at the wildland-urban interface increases the risk of fire in the area, and providing egresses that would require neighboring homeowners to move TOWARDS the fire source in order to evacuate is a reckless suggestion. Having large numbers of vehicles attempting to exit the area on narrow, local roads increases the risk of bottlenecks and entrapment, with possibly catastrophic results.

The EA acknowledges that the “development of the potential project could affect the normal business operation of the Nokes family property by increasing the risk of a human caused wildfire, the possibility of increased trespassing, and/or increased noise and disturbance from equipment operating close by during management activities such as logging” but does not offer any suggestions on how to mitigate these impacts.

The EA cites the current zoning classification of the 2 parcels, which are not compatible with the proposed development, but does not mention any kind of rezoning process.

Transportation

The EA scope of work (SOW) asks the developer to “Identify the existing street network adjacent to the site, the functional classification and carrying capacity of existing streets. What is the current and expected level of service for existing roads that would be affected by development of the site? What are the peak traffic volumes for key roads that would serve the site, including Spring Mountain Road, Deinhard Road, and Highway 55?”

The EA ignores most of these questions. It does not address the functional classification of the adjacent street network, the carrying capacity of the existing streets, the improvements that would need to be made to (if even possible) handle increased traffic while maintaining pedestrian and bicycle safety, the cost for those improvements, who would pay for the improvements, etc. The traffic impact analysis in the EA (Appendix I) evaluates only the intersections on Sampson Trail (and does not include the Fox Ridge/Sampson Trail intersection despite the fact that the model indicates a volume of more than 1700 trips per day (p 14)). The traffic impact analysis does not address the intersection of Krahn Lane or Elo Road at Highway 55, despite the fact that the analysis assumes that 50% of the traffic from the development will commute to/from the south. The EA seems to suggest that the existing neighborhoods are to blame for encroachment on the rights-of-way but doesn't recognize that many obstacles in the rights-of-way (e.g., large boulders, mature trees) were present at the time the roads were accepted by the City.

The EA states that “A network of connected and continuous pathways would be developed within the proposed project area” but does not indicate how those pathways would connect to the City pathway network in any safe manner, since the local roads through existing neighborhoods would no longer be safe for bikes and pedestrians with the increased traffic from PCR.

The EA acknowledges that Stockton Road is a gravel road but does not detail any plans for improvement, despite the fact that the conceptual development proposes that a collector road would empty onto Stockton Court. In addition, the traffic impact analysis assumes that 50% of the traffic would exit south and recommends paving Stockton Road and bringing it up to City standard, but the EA does not detail any plans to do so.

Although the EA states that, “A possible connection to the project via Deinhard Lane is being explored” the McCall-Donnelly School District has indicated multiple times that they have no intention of allowing an extension of Deinhard Lane through school district property.

The EA SOW requested that the developer, “Assess the alternatives for access to the site in terms of capacity, right of-way, safety, impacts on adjacent properties, direct access, cost, and multimodal potential. Show on a site plan.” This question was unanswered, and no such site plan was included.

The EA SOW requests that the developer, “Identify the City’s Transportation Plan for any system improvements that would serve the site. Are there any other planned street improvements to the streets that could serve the site? Describe any previously undefined street improvements that would be necessary to accommodate development of the site.” This question was unanswered other than referencing the Deinhard extension that is not currently a feasible alternative.

The EA SOW requests that the developer, “Identify costs, funding, and schedule for implementation of the planned improvements, if known, and for any previously undefined street improvement necessary for the site development. Identify financial responsibility for these improvements, if known.” The EA does not provide any cost estimates, funding, or schedule for implementation of any planned improvements.

The EA SOW asks, “How would development of this site change the city’s street maintenance schedule and how would increased costs from maintenance of it be funded?” The EA does not answer the question about the maintenance schedule and only indicates that property taxes would “help” fund the additional maintenance costs.

The EA SOW asks, “What are the current conditions for access to the schools in terms of traffic, congestion, times of day, pedestrian, and bicycle interface? Describe the alternatives for resolving issues including the plan prepared for the school district, including student drop-off, and the extension of Deinhard Lane. Identify the existing pedestrian and bicycle counts from city GIS data and bus routes for current students.” The EA does not answer this question, refers only to completed or ongoing traffic studies, and ignores the questions about bicycles and pedestrians.

The EA SOW asks, “What are the options for site access during construction and what are the impacts of construction traffic? Indicate how construction equipment and crews would be transported to the site and from where.” The EA indicates that most of the construction traffic would enter the site from

Knights Road and Stockton Court. However, it provides no details regarding if those are feasible access points and indicates no plan for improving Stockton Road, which is gravel.

Housing

The EA contends that McCall has a “severe housing shortage” and that “bringing more housing supply and housing options online through private development will have a positive impact” on the issue of affordable housing. This is false without deed restrictions and price caps; additional second homes will only drive up the need for more local services and therefore more employees who need affordable housing. The developer has already indicated that he is opposed to deed restrictions, so it is likely that the development will be comprised of at least 70% second homeowners, mirroring the rest of the City. Deed restrictions with price caps is the only way to provide local affordable housing through new construction. The developer also provides no commitment to housing construction workers locally.

Utilities

Regarding sewer service, as noted above, the Stockton 90 parcel is not within the Payette Lakes Recreational Water and Sewer District boundaries at this time, and multiple upgrades are required to the collection systems that would service both parcels. The developer has not provided any indication of how sewer service would be achieved and who would pay for the necessary upgrades.

Regarding the question of minimizing the need for water for landscaping, the EA indicates that those decisions will be deferred to the homeowners and therefore makes no commitment to being a good steward of this resource.

Public safety

The EA falsely claims that, “the development of Pine Creek Ranch would decrease existing public safety issues, especially in the case of fire, wildfire and emergency evacuation.” In fact, it would seem to be the opposite since building 615 residential units at the wildland-urban interface would dramatically increase the risk of wildfire. In addition, with many more people compared to current conditions trying to evacuate on the existing local roads, there is potential for roadblocks, entrapment, and catastrophic outcomes. The massive destruction with loss of structures and lives in Paradise, CA, Maui, and now Los Angeles has been attributed at least in part to overbuilt communities with inadequate road access. It would seem that PCR would create that exact scenario.

Schools

The EA does not address the questions about school and daycare capacity and indicates that any capital expenses needed to increase capacity would not be the responsibility of the developer but rather would be funded from property taxes. It is clear from the multiple school bonds that have been required over the years that property taxes alone do not fund capital improvement.

Recreation and Open Space

The EA indicates that no open space buffers between the development and the existing built environment adjacent to the site are needed, and therefore makes it clear that there is little regard for the peace and quiet of existing adjacent neighborhoods.

The EA fails to acknowledge that increased traffic on Woodlands Drive and other local roads would jeopardize safety for pedestrians and bicyclists and effectively cut off these neighborhoods (and Pine Creek Ranch) from the City pathway network, since there would be no longer be any safe way to access that network. This is in direct conflict with the goals of McCall's Comprehensive Plan and the McCall Area Pathways Master Plan.

Energy and Natural Resources

The EA lists out options for energy sources but indicates no commitment to more environmentally friendly energy sources.

Environmental Health

Regarding wildfires, the EA indicates that "the normal wind pattern comes from a westerly or south westerly direction and thus the property faces a high danger from human caused fires whether it be embers from a house fire or an escaped fire from burning debris." See above comments regarding the potential catastrophic loss of lives and structures with a large number of residents attempting to evacuate on local roads.

Regarding the impacts of construction traffic, noise, and dust, the EA once again indicates no commitment to minimizing or mitigating this disturbance.

Community services

The EA struggles to address the question of how development of this site can be adequately served to minimize public costs and impacts on existing development, since the development will have significant public costs and impacts for which the developer takes little responsibility.

In summary, Pine Creek Ranch proposes to build "one of the largest residential developments to ever go through the entitlement process in the City of McCall" on a special piece of land sandwiched between forest and quiet residential neighborhoods with no adequate road access. The EA contains multiple unanswered questions, but it is clear that there is significant detrimental impact and little community benefit from such a project. Furthermore, the EA shows little regard for the environment, adjacent neighborhoods, or the community as a whole with no commitment to mitigating impacts beyond what is required. Rather than creating a large, unnecessary subdivision, the better use of this land would be a donation of the parcels to the University of Idaho's College of Natural Resources to be managed as part of the contiguous experimental forest.

Thank you for your consideration of these comments.

Sincerely,

Marcia Witte
McCall, ID

From: [Melissa and Todd Daniels](#)
To: [Meredith Todd](#)
Subject: Pine Creek Ranch
Date: Tuesday, January 7, 2025 9:50:49 AM

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.

Please confirm that the following letter has been received:

Dear City Commissioners,

I am writing to express my concerns regarding the proposed Pine Creek Ranch development in our area. As a resident of the Woodlands subdivision, I am deeply concerned about the potential impact this development could have on the safety, infrastructure, and overall character of our community. I urge you to consider the following points carefully as you evaluate the proposal.

One of the primary concerns is the carrying capacity of Woodlands Drive, both on a daily basis and in the event of an emergency evacuation. The addition of over 185 new residences would result in a significant increase in traffic, and in the case of an evacuation, these vehicles would likely be forced to exit westward at the intersection of Samson Trail and Woodlands Drive. This would place a heavy burden on the already limited road capacity, especially in light of the 118 existing residences in the Woodlands. Already in the winter, it feels crowded and unsafe with so many children playing in our neighborhood. Also, there is a safety risk if we ever need to evacuate. The Woodlands is a community of families and our kids play outside and we walk our dogs every day. With so many more cars, this would be very difficult and a true safety concern. Given the narrow and congested nature of these roads, a safe and efficient evacuation would be highly problematic, which poses a major risk to the well-being of both current and future residents.

Additionally, the proposed development does not appear to include any meaningful plans to address wildfire risks. Our community is situated in a high-risk fire-shed interface, and adding more homes to this area only increases the risk of a catastrophic event. I urge the city to consider the safety of the residents and the broader community when approving any development in fire-prone areas, especially without a clear wildfire risk management strategy in place.

Another significant concern is the potential impact this development could have on our local emergency services and utilities. The proposal lacks any detailed information regarding the funding sources for essential services such as water, sewer, stormwater management, and fire risk management. There are no specific plans for how these utilities will be extended or upgraded to accommodate the new residents, nor does the proposal provide any

justification for the claim that real estate taxes will be sufficient to cover the capital and operating costs of these services. Given the already stretched capacity of local services, particularly fire protection, I am concerned that this development could place an undue financial burden on both the city and existing residents.

Finally, I believe this development is not consistent with McCall's Comprehensive Plan, which prioritizes sustainable and incremental growth. The scale, density, and location of the proposed project seem to contradict the Plan's goals, particularly in terms of balancing residential development with the preservation of natural space. The plan for minimal open space and the focus on maximizing density over enhancing the natural environment appears to be inconsistent with the vision set forth for the community. Moreover, the lack of meaningful efforts to preserve the unique characteristics of the area is concerning, especially when compared to other large-scale developments such as Blackhawk, which have prioritized balance and thoughtful growth.

In light of these concerns, I respectfully ask that you reconsider the approval of this project in its current form. I encourage the city to conduct a more thorough and detailed review of the safety, financial, and environmental impacts of the proposed development and ensure that any future growth aligns with the values and priorities of our community.

Thank you for your time and consideration.

Sincerely,

Melissa Daniels
Resident, Woodlands Subdivision

January 7, 2025

City of McCall Planning and Zoning

Re: Pine Creek Ranch Environmental Assessment

We are writing this letter to express our many concerns as full time residents of McCall regarding the Pine Creek Ranch proposed development as described in the recently submitted Environmental Assessment (EA).

As documented in Appendix I of the EA, the proposed development is anticipated to generate 5,084 vehicle trips in and out of the project area daily. This represents a colossal increase in traffic on all of the existing local roads proposed for access. This increase in traffic would create dramatic adverse impacts to local traffic with associated reductions in safety. In addition, this dramatic increase in vehicular traffic would create adverse impacts in the form of noise, fugitive dust, and light pollution at night. These negative impacts would be felt by motorists and nearby residents. The EA fails to examine impacts from the proposed project to access and transportation on other McCall roadways and nearby State Highway 55. The EA stated several times how the additional arterials through the Woodlands and Fox Ridge would make them safer communities. With the addition of 615 residential units, these roads would become very congested in the event of a wildfire. Stockton is a small, gravel road that is not designed to handle the estimated 2,034 car trips per day that would be generated by the proposed project. The intersection of Stockton and Samson Trail is in an area with blind hills coming from both directions. These safety issues are not properly addressed in the EA. Although the Deinhard Road extension may still be on the drawing table, it has no timeline even if becomes a reality.

The EA states that this proposed project was designed to be consistent with the existing residential neighborhoods. The average lot size of homes in Woodlands and Fox Ridge is approximately .33 acres. The area around Stockton Road is zoned R1, which allows a maximum density of one home per acre. The actual built density is even less. There would be a sharp contrast between the proposed development and the existing neighborhoods, affecting their character and quality.

The areas proposed for designated open space are largely composed of wetlands, which cannot be built on. To retain their proper beneficial functions and values, wetlands cannot be encroached upon or modified, for example with impervious walkways. Additionally, given their narrowness and the intense surrounding development, they would only provide marginal function as wildlife corridors, not enhanced corridors as stated in the EA. The EA states that "wetland mitigation or creation associated with the various impacts in excess of 0.10 acres would be developed in collaboration with the USACE." However, the proposed project site plan does not include areas set aside areas for such mitigation.

Wildlife would certainly be displaced from the project area. The EA states that elk and deer were calving and raising their young in the project area. These animals would no longer use the area for their young when their habitat has been eliminated or dramatically reduced and the land is full of houses, traversed by thousands of vehicles every day, and otherwise disturbed by humans and dogs or other pets.

The EA states that this development would be connected to Payette Lakes Recreational Water and Sewer District. The sewer system is at capacity now, it will not handle an additional 615 residential units

without extensive, costly expansion and upgrades. Any such costs should be borne by the developer. There is no indication in the EA that this would be the case.

At the neighborhood meeting held in 2022, Mr. Groves stated that there would be 500 housing units with the estimated purchase price starting at around \$500K. This is not a price that will help increase the available housing for many of the working population in McCall. In The Star News on 12.26.2024, Mr. Groves stated that he is not in favor of deed restrictions for local residents. Thus, none of the proposed housing units would be included in McCall's housing incentive program.

The development of an additional 615 housing units, as proposed by the project, would create a substantial increase to the current city and county population. This would create significant negative impacts to the McCall-Donnelly School District. Daycare availability would also be a huge concern. Again, adding so many residential units would have negative impacts on already tight services.

This proposed development does not come close to complying with McCall's Comprehensive Plan. The Stockton 90 parcel is within the McCall impact area and is zoned as Rural Residential: maximum density of one dwelling unit per ten (10) acres (RR). Requesting annexation and increasing the average density to 3.9 units per acre would constitute a huge increase. These proposed changes would dramatically and negatively impact our existing residential neighborhoods.

Although the EA does not fully analyze much of the information contained in the appendices, this document begins to show just how huge an impact this massive, proposed development would have on McCall and its residents. The City and County have a responsibility to more fully analyze this proposed project and limit its size and effects.

Thank you for your time and consideration.

| | | | |
|--|------------------------------------|--------------------------------------|-----------------------------|
| Kimberly Apperson 415 S. Samson Trail | Laura Crawford 302 Samson Court | Cassie Johson 290 May Road | Dawn Kolden 331 May Road |
| Joseph Baugh 415 S. Samson Trail | Dave Crawford 302 Samson Court | Pam Wissenbach 280 May Road | |
| Pat Allen 650 Stockton | Johanna Krahn 295 May Road | Michael Wissenbach Stockton Court | |
| Kim Allen 650 Stockton | Bob Krahn 295 May Road | Chris Connolly 331 May Road | |
| Gary Thompson 300 May Road | Mathew Falvey Stockton Court | Dave Ball 375 May Road | |
| Matt Johnson 290 May Road | Cory Corbet Stockton Court | Lewann Ball 375 May Road | |

Cassie Johnson

Dave Ball

Pam Wissenbach

Lewann Ball

Mike Wissenbach

Chris Connolly

William and Patricia Soucek
PO Box 4221, 615 Woodlands Drive, McCall, ID 83638
Email: pattie.soucek@gmail.com

January 10, 2025

City of McCall, Planning and Zoning

Re: Pine Creek Ranch Environmental Assessment

I appreciate the opportunity to comment on the Environmental Assessment (EA) submitted by Pine Creek Ranch, LLC (PRC) for their proposed development in and adjacent to McCall.

I will start by giving you a historical perspective of The Woodlands. I moved into Phase I of The Woodlands in June 1999. There were 2 other phases identified at that time. What is currently being called Phase III was actually Phase II. The area currently being proposed for massive development was supposed to have been built to include a large storage facility for the residents of The Woodlands and house about 65 residences. As the only ingress-egress, this number of homes was the level Woodlands Drive could accommodate and be in compliance.

We have seen many more wildlife species of interest than what the document has listed. From our back deck, we have seen an elk herd frequenting the area, 2 wolves, coyotes, piliated woodpecker and a cougar. We have had cougar kill elk right behind the house, we have had bull elk fighting, and numerous black bears. The cursory wildlife survey is inadequate.

Fast forward to when 1 of the 3 original Woodlands developers passed away, the Phases II and III were sold individually. Phase III became Phase II as that land owner got to the city first for development. The other parcel was left with only 1 residence allowed; landlocked essentially.

When the new Phase II was developed, many negative impacts occurred to Woodlands Drive:

- 1) the amount of traffic going by my house doubled;
- 2) noxious weeds exploded everywhere;
- 3) speeds of up to 50MPH were driven as people would brag about how fast they drove;
- 4) residents along Woodlands Drive were honked at for pulling into or out of their driveway;
- 5) cars lost control in the winter as they rounded the corner in front of my house and ended up smashed into my boulders;
- 6) school buses were nearly rear ended in front of my house;
- 7) somebody walking a leashed dog in front of my house had the dog ran over by a car; and

8) at least 10 vehicles a day use my driveway as a turn around. The list goes on and on.

I cannot even fathom what will happen when the traffic on Woodlands Drive triples according to this proposal; 1500 vehicles/day or 100 vehicles/hour for 15 hours each day is insane.

I have seen where the developer wants to FORCE the 60-foot right-of-way along Woodlands Drive; widen the road and add pathways. He is proposing to remove any and all barriers and structures that are within those 60 feet to accommodate his need. Right now, the boulders in my front yard are what keep out of control drivers from barreling into my front yard and possibly killing someone. I see where none of this development is going to improve the issues along Woodlands Drive. As speeds increase, these issues will worsen.

When we purchased our home at 615 Woodlands Drive, the title search revealed no concerns or issues with our property. Now we are being informed that there are issues. To date, we have never been informed by the city that I am encroaching on the right-of-way.

Pine Creek Ranch is not consistent with immediate neighborhoods. This level of development is way denser. The Woodlands does not allow for short-term rentals and the new subdivision will. So, the noise, trash, traffic, disrespectful visitors, crime, potential presence of sexual predators and impacts to Ken Tyers Park will all be undesirable. I can't wait for all the people poaching the swimming pool and tennis court to fight with Woodlands' residents.

This development will have many negative effects to my property:

- 1) values will decrease exponentially as the road and pathway are affecting my front yard;
- 2) traffic levels and speeds will be unbearable;
- 3) congestion at Woodlands Drive and Spring Mountain Blvd will be inevitable;
- 4) there will be no end in sight for the noxious weeds;
- 5) accidents are going to happen;
- 6) increase of the wildland-urban interface for fire potential will happen;
- 7) my driveway will become a round about for morons turning around trailers;
- 8) use of my driveway way as a "running start" in the winter will increase;
- 9) garbage and litter will increase as people using the pathway will dump it all; and
- 10) dog poop, I can't imagine the increase in the amount of dog poop left on my property.

Bottom line, this EA does not adequately disclose the negative effects to the citizens of The Woodlands, the residents of McCall, the impacts to infrastructure and the impacts to the natural resources. I can think of no positive outcomes from this development. It is not my fault that this developer did not do his homework before he bought this property. Don't make his lack of due diligence my problem. He had no idea about the limits for an ingress-egress until I told him.

The socio-economic impacts resulting from this project are grossly underestimated or not even disclosed. At the very least:

- 1) an anticipated property value assessment pre and post project implementation for all properties along Woodlands Drive must be conducted and disclosed;
- 2) a proposed map of the Woodlands Drive right-of-way and what obstacles or structures must be removed to accommodate this larger thoroughfare and pathway must be prepared and disclosed along with all the environmental effects of the construction;
- 3) the expense of thoroughfare construction and who is going to "really" foot that bill must be prepared and disclosed; McCall does not do sidewalks—why here?
- 4) the expense of increasing sewer and water systems must be calculated and disclosed along with who is "really" going to pay for it;
- 5) disclosure of what the price of this affordable housing will be;
- 6) disclosure of the potential increase in crime, noise, garbage and sexual predators; and
- 7) the increase need in law enforcement, fire and other emergency services and who is going to foot that bill.

At one of our developer meetings, Groves stated that the residents along Woodlands Drive would be paying for all the improvements of the road and construction of the pathway through SID's. This needs to be clearly discussed and vented.

The Woodlands is currently one of the most desirable neighborhoods in McCall. Let's not ruin it so that a developer can make a buck. Let's keep McCall a small town just like what the City Planning Documents state. Please save The Woodlands from this travesty. Protect my private property rights.

Sincerely,

William and Patricia Soucek

Comments Pine Creek EA and Attachments

The primary area of concern for the EA is its current lack of a comprehensive picture of the Woodlands Drive situation that changes with the seasons as well as time of day.

The EA addressed the complex situation with the following:

From section 4.2.2. Constraints include hazardous road conditions; shared roadway situation among vehicles, pedestrians and non-motorized vehicles; excessive speed; inadequacy of access for existing development and for emergency response; and limited right of way width that is encroached on by private property and snow during the winter. (Text removed) The development of the site would also provide much needed fire and life safety improvements for both the Woodlands and Fox Ridge subdivisions.

It also addressed the situation in Appendix I with a Traffic Study. This will be discussed later, but first let me enhance Section 4.2.2 of the EA.

Let us share a brief summary of the situation on Woodlands Drive. We're a couple, Rodger and Donna Daniels, who has lived at 611 Woodlands since 2017. We have 2 vehicles, e-bikes and frequently walk from our home to a variety of locations around McCall. We also spend a lot of time in our front yard and notice the traffic, both pedestrian and vehicular, that includes tractor-trailer, heavy equipment, delivery vehicles (Amazon deliveries are popular), trucks with or without trailers and boats, cars, motorcycles, scooters, e-bikes and golf carts. Pedestrian traffic is also varied including walkers, runners, mothers pushing strollers with additional kids in tow, as well as entire multigenerational families, including leashed and unleashed pets. The substantial pedestrian traffic, especially in summer, is partly because Woodlands drive joins up with the walking/biking paths along Spring Mtn. The biking/walking path leads to locations all over McCall. It was one of the reasons we chose McCall as a retirement community. If you're familiar with Woodlands it is a sloped road, low end where it meets Spring Mtn. with a constant grade to the top of the existing subdivision. It is steep enough to be problematic to drivers going down the road in winter when they need to slow down or stop on an icy surface. I have observed accidents as a result of this and will share a specific incident. Woodland Drive in parts has substantial curves that cause limited visibility. There isn't a lot of room for vehicles to pull off the road and there are typically service vehicles, delivery vehicles and visitors partially pulled off the road. This affects visibility and frequently turns Woodlands into a single lane road that requires waiting while a vehicle going the other direction goes by a parked vehicle, so you can then pass in the other direction whether you are in a vehicle or walking.

In the summer vehicle and pedestrian traffic increase. McCall is a summer town. In the winter the road narrows because McCall is also a snow town. By January Woodlands is typically a much narrower road, still accommodating vehicular, pedestrian (including Mom's, strollers and children) and pet traffic. An additional problem is caused by snow build up. Imagine snow removal equipment piling snow up along the roadway. Some areas get higher snow piles for a variety of reasons. In our location, on a substantial curve, as we enter Woodlands from our driveway, it is a blind entry onto an oftentimes slick road due to the height of the snow piles. In the winter, when returning home, we back into our driveway and garage, which can hold up traffic and due to some drivers lacking patience, even that can become a hazard. When we leave our house we enter the road cautiously. Some drivers are careful and pay attention, while others drive too fast for road conditions, while texting or talking on their phone. I watched a woman drive past my home on a day when the road was slick. I knew there was a UPS parked around the curve and walked to the street because I knew there was going to be an accident. She driving too fast for the slick road conditions., When she came around the curve and could see past the snow berm, she hit the brakes and tried to correct on the slick narrow road. She ran into the UPS truck parked to make a delivery. Fortunately, the UPS driver wasn't in a vulnerable position and there were no pedestrians at the time.

My apologies for the detailed description of the situation on Woodlands. The EA summary was brief enough to seem dismissive. The EA as a whole seemed primarily focused on the number of vehicle trips, which is very important, and I appreciate the resulting data. But the problem is complex, and the EA fails to recognize or address the complexities. The Pine Creek subdivision, as designed, I believe, will result in a bunch of accidents and injuries. If that were to happen, how would you undo it?

It would seem to me that the go ahead for Pine Creek would at a minimum require widening Woodlands Drive, a Dinehard extension and a reduction in the number of dwellings currently specified in the design. Minus any of those changes the plan should be considered a no go. But as a result of these requirements, it seems like the EA should include a realistic examination of widening Woodlands Drive and the extension of Deinhard.

So let me just make some brief comments on specific sections of the EA and some of its attachments. Portions of EA that a comment addresses are listed below.

4.1.3 What are the current uses of adjacent properties? What are characteristics of the existing surrounding neighborhoods in terms of development pattern, housing and demographics? What are the potential impacts to the character of the adjacent neighborhoods?

4.2.2 Identify the constraints posed by the conditions of existing adjacent streets for accommodating additional traffic. Constraints include hazardous road conditions; shared roadway situation among vehicles, pedestrians and non-motorized vehicles; excessive speed; inadequacy of access for existing development and for emergency response; and limited right of way width that is encroached on by private property and snow during the winter.

4.2.3 What street safety issues on access streets through existing neighborhoods would be created by increased traffic from the new development? How would safe pedestrian and bike access to adjacent schools and the city's pathway network be preserved?

Our comment here is that the traffic study in Appendix I describes an ~8.5 times increase in traffic on Woodlands. That increase is not characterized by the seasons, (busier in summer, more difficult in winter). Data cited in Appendix I was only collected on the one day, December 6, 2022. But an ~8.5 times increase should cause everyone to pause and consider the obvious, given the earlier cursory description of what really happens on Woodlands Drive.

The ~8.5 times increase comes from the Traffic Study in Appendix I.

Data collected on for Woodlands Drive is: Peak hour traffic Dec. 6, 2022, AM PM Peak Volumes is 94 vehicles. Midday Volumes is 120 vehicles. About 200 vehicles total. This number isn't a complete count of the entire day, but it is all the data provides.

Appendix I also shows projected numbers after the project is completed.

Figure 8: Overall Site Trip Distribution Patterns shows an additional 1500 traffic trips a day originating from Pine Creek ultimately using Woodlands Drive. This is in addition to the current existing traffic load.

Those numbers $200 + \text{an additional } 1500 = 1700/200 = 8.5$ times increase.

So the increase to Woodlands traffic is from current ~200 vehicles a day to ~1700 vehicles a day, an 8.5 times increase. Spend a moment, given the description of Woodlands Drive, better yet take a walk along Woodlands Drive, and think about that while you walk.

4.5.3 Are there any known public safety issues on or near the site?

4.5.5 What are the existing and planned evacuation strategies and sheltering plans for the area in the event of a catastrophic fire event?

4.5.6 What additional plans are proposed to mitigate any increase in existing public safety issues, in the case of fire, wildfire, emergency evacuation, and emergency healthcare needs?

We're also concerned about the comments on Fire Safety. It seems the EA is somewhat dismissive about that also. If there is an ~8.5 times increase in traffic, 1700 vehicles a day on Woodlands, additional exits won't make it safer than current conditions with one exit and 200 vehicles a day. It's not going to be safer in the event of a fire. I agree there should be another entry/exit to Woodlands regardless of the existence of a new subdivision. But that doesn't require a 600+ subdivision as a remedy, especially one that increases traffic by ~8.5 times, negating the increased safety given by additional exits.

4.10.4 What are the current conditions that make this site prone to wildland fires? What are the considerations that should be made in the design of future site development to mitigate the impacts from wildland fire? What are the existing and planned evacuation strategies for the area in the event of a catastrophic fire event?

What protections are there to prevent fire during construction? Are there restrictions about fires to burn construction waste? Fire is obviously a big concern for everyone. All of us are faced with skyrocketing home insurance costs, with the primary driver of those increases being fire risks.

4.10.5 What are the possible impacts of heavy equipment and construction activity including traffic, noise, and dust

I hope there is a plan to keep construction vehicles off of Woodlands by using Stockton. Maybe local law enforcement could provide discouragement.

In addition, it seems the EA doesn't put the project into the context of McCall's recent history and consideration of its future.

This project seems like an inappropriate proposal for a substantial subdivision in a place that could have been a good place for a subdivision, but because of the history of how planning and development of The Woodlands (limitations of Woodlands Drive), Fox Ridge (limitations of Fox Lane) and the Payette Lakes/Barbara Morgan school site (Limitations of Deinhard Lane) have played out there doesn't seem like a viable solution for a 600+ unit subdivision without disrupting the existing community in unacceptable ways. McCall is a

resort town and a retirement community. The Woodlands is the place many of us searched for as a place to retire. We all made substantial investments in our homes and the City of McCall, so we could live in a well-planned community. The Woodlands attracted many of us, as it is one of the nicer communities in McCall providing us with a variety of important amenities that require a safe passage on Woodlands Drive whether we are driving, riding a bike or walking. The amenities for many are walking based and Woodlands is safe because of the current traffic load. I walk down Woodlands Drive to Spring Mtn. almost every day. Many of us believe there could be a subdivision where Pine Creek would be, but not at the cost of destroying Woodlands by making Woodlands Drive unsafe. We have discussed an alternative with Mr. Groves during community meetings where Pine Creek access to Woodlands Drive would be limited to only a few homes in Pine Creek. But 1500 vehicles a day is far too many. Limited access to Woodlands as a plan seems reasonable at the current time, especially until we know what can be done to Woodlands Drive. Is widening Woodlands Drive a serious proposal? If so, let's see what that entails, as that would also need to be accomplished using sound design principles. What about the school expansion and the extension of Deinhard Lane. It seems like that proposal needs to be fleshed out and made public.

Thanks for considering our comments,

Rodger and Donna Daniels

From: [Randy Resimius](#)
To: [Meredith Todd](#)
Subject: Pine Creek Ranch
Date: Tuesday, January 7, 2025 5:24:12 PM

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.

Meredith

Now that the holiday season is behind us, and our little town is back to “normal”, it gives time to realize what that McCall and Valley County cannot take anymore growth. Everyone I’ve spoken to commented about how crazy the last few weeks have been. Nobody wanted to go to town, the grocery stores were packed with people and the shelves were empty for days. Not to mention the horrible traffic and also parking was incredibly difficult throughout the entire town.

When we hear of new developments taking place, it makes us frustrated because our area can’t support more growth and still provide a quality of life that we full time residents enjoy. When all these developments are at full capacity, the community will suffer. We currently have problems with water, sewer, roads and basic infrastructure demands, and our EMS and police teams are already over burdened. Traffic flows are non-existent and still more developments are approved. Enough is enough. We need to put a stop to or at the very least a moratorium on any new developments.

Sincerely,
Randy Resimius
PO Box 1569
McCall, ID 83638

Sent from my iPad

From: [Robert Bechaud](#)
To: [Meredith Todd](#)
Subject: Pine Creek Ranch Environmental Assessment
Date: Sunday, January 5, 2025 1:49:52 PM

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.

Following are my comments on the EA for Pine Creek Ranch:

1. The assessment for the natural environment is adequate for the proposed development.
2. The assessment for the built environment does not include quantitative detail to support the statements that real estate taxes will be sufficient to mitigate the financial impact on infrastructure and operating costs for municipal services.
3. The assessment for the built environment does not include plans for sewer and water services.
4. The assessment states that safety would be increased with the proposed road infrastructure. In the event of an evacuation the number of residences using Woodlands Drive would increase from 118 to more than 250. The assumption that this would increase safety is flawed. The proposed road planning needs to be revisited.
5. This developer has multiple large approved developments in Valley County. Any approvals for Pine Creek should require that the developer post a bond sufficient to cover the developers share of the costs of required infrastructure improvements for the total development.
6. To address affordable housing needs, the developer should be encouraged to first develop the high density section.

Thank you for considering these comments.

Bob Bechaud
664 Woodlands Drive
idahobob2022@gmail.com
208 315 2417

| # | EA Document Ref. | Comment |
|---|---|---|
| 1 | Comment on Process | How will this document be evaluated by the city? |
| 2 | Comment on Process | Will the city use this as a basis for evaluating CUP/DA materials or is this a one off thing? |
| 3 | NV 5 Traffic Analysis | What is the assumed occupancy rate for PCR housing used in the NV5 Traffic Impact Analysis (TIA) and is it reasonable? |
| 4 | NV 5 Traffic Analysis | The TIA seems to not include any analysis of the Fox Ridge Road / Samson Trail intersection. This seems an omission as this intersection will be heavily used by PCR residents, especially so if the south 90 acres are annexed and developed. |
| 5 | NV 5 Traffic Analysis | There is no mention of the impact of the additional PCR traffic on the pedestrian crossing on Samson Trail, just north of the school driveway N. |
| 6 | NV 5 Traffic Analysis Page 13, B.3 Trip Distribution Assignment | This shows 50% of the traffic commuting to/from the south. Where does this trip pattern assumption come from? (As this drives the numbers for subsequent modeling results.) |
| 7 | NV 5 Traffic Analysis Page 13, B.3 Trip Distribution Assignment | It is unclear if the NV5 trip generation numbers reflect the impact on Woodlands Drive. Woodlands currently has 118 residences relying on one entrance/exit. (Woodlands Drive/Samson Trail) With the current PCR build out plan the Woodlands Drive/Samson Trail intersection will have, approximately, an additional 170 residences relying on the same entrance/exit. This is based upon an estimate of residences using the color code density unit/acre on page 3 of the NV5 study. |
| 8 | NV 5 Traffic Analysis & McCall Buildout Transportation | Extending Deinhard Lane appears to mitigate the impact of PCR traffic using existing residential streets. This is discussed in the PCR 10-18-2024 Environmental Assessment as well as the Adoption of SE McCall Buildout Transportation Recommendations Memorandum (City of McCall Resolution 23-30). Figures 6 and 7 in the SE McCall Buildout Transportation Recommendations Memorandum show a 50% |

| | | |
|----|---|---|
| | Recommendation s Memorandum | reduction in trips generated through Woodlands Drive and Fox Ridge Road with the extension of Deinhard Lane to the east, to PCR. Building out of PCR without extending Deinhard Lane would result in too much traffic on local streets. |
| 9 | NV5 TIA (Page 14, Figure 8) | The figure on page 14, shows approximately 45 % of the trips generated by PCR using Stockton and Knights roads to ultimately travel west and south. Where does this assumption come from? This trip behavior seems unlikely. Even for trips planned southbound on 55. Those trips would most likely not use Krahn Road or Elo Road to try a left turn on uncontrolled intersections on Hwy 55 over the signalized Deinhard / Hwy 55 intersection. |
| 10 | Sections 4.2.2, 4.5.5, 4.5.6 and 4.5.10 | The notion that PCR would offer enhanced evacuation routes for the existing Woodlands and Pine Creek Ranch subdivisions is not supported. It would appear that the greatest fire danger would come from the undeveloped lands to the east of the existing and planned subdivisions. In fact, PCR would add additional traffic trying to exit to the west down Woodlands Drive and Fox Ridge Road. |

TO: Meredith Todd, McCall City Planner mtodd@mccall.id.us
FROM: Sheree Sonfield, 664 Woodlands Drive, McCall
RE: Pine Creek Ranch Environmental Assessment Comments

1. **Inadequate/incomplete responses to the questions:** At least 41 sections of the EA either did not answer the question, submitted an incomplete/inadequate response, did not provide basis for statements, and/or repeated multiple inaccurate statements.
2. **Safety:** The EA repeatedly makes a flawed statement that has no basis in fact, logic or reality: *"The development of Pine Creek Ranch would decrease existing public safety issues, especially in the case of fire, wildfire and emergency evacuation. Pine Creek Ranch could provide the adjacent Woodlands and Fox Ridge subdivisions with critical additional evacuation routes that currently do not exist."*

The proposed roads don't lead to where we in the Woodlands would go in an evacuation scenario. We would go West to the Samson Trail/Woodlands Drive intersection, away from the forest, toward the center of town and Highway 55, certainly not into PCR and toward or further into the forest. Woodlands Drive is too narrow (20 feet), curved, without sidewalks or shoulders, and it was never intended for the volume outlined in the image on the Traffic Study (on pg 409 of the EA). Pressure on the Samson Trail/Woodlands Drive intersection would be significant and more than this intersection could reasonably handle:

Over 300 residences would exit Woodlands Dr/Samson Trail, worsening the current situation for 118 residences. Nearly 200 residences would exit Fox Ridge/Samson Trail, worsening the current situation for about 35 residences.

This volume exiting to Samson Trail is far more than other subdivisions in McCall and not in the interest of public safety. Similarly, an additional 277 residences exiting Stockton and Sheila to Samson Trail is excessive. The 5-minute response time stated by PCR can't possibly be accurate with this poor traffic/access plan, especially in an event where Fire/EMS traffic is going against the flow of residents evacuating toward Samson Trail.

3. **Burden of Capital Improvement Costs will be borne by existing taxpayers:** PCR incorrectly and without basis states that PCR homes' property taxes will pay for public service improvements. This is unreasonable to assume with such a large full-service development. To relate to the scale of PCR, 615 new residences would increase McCall residential water users by about 16% (per City water account records). All services will require substantial capital improvements: water, sewer, stormwater management, hospital, schools, snow removal equipment, fire/EMS and more. These infrastructure improvements can easily cost very big dollars and could be very problematic, if not practically impossible in cases, to accomplish for many reasons. And major upgrades would take years to plan, fund and implement (and in an environment of rising prices). This is a huge unknown and PCR provides no Financial Impact Study or other basis for its statements nor for addressing these unknowns.

Unless PCR agrees to pay for all the upgrades, existing taxpayers all over the McCall area would pay the levies and price increases that would benefit PCR. If PCR does "agree", what is the timing of such capital improvements coming online, funding of them, and what if the developer cannot pay due to unforeseen circumstances? This developer has numerous large developments in the area and there are no guarantees at all that PCR's agreements can be kept, even if a development agreement with bonded security exists.

The scale of PCR and huge amount of capital improvements required has timing, funding, cost and risk implications that are not addressed in the EA nor practical.

4. **Safety: Building in the Urban Wildland Fire Interface (fire shed):** Density is too great for this location; it places the adjacent neighborhoods and McCall region at greater risk than the risk we have now. The scale of the risk simply cannot be mitigated adequately other than significantly less density. FEMA's Valley County wildfire risk index score is "Very High", 99.2 (click [HERE](#)). Many other wildfire/home risk maps support this eg [HERE](#). It's no surprise that I've very recently heard of homeowners' insurance being increased or dropped in our area. And it's only a matter of time after last summer's fires here and insurance renewal dates before we see more of this.

"The largest U.S. primary insurers have meaningfully reduced exposure to California due to costly and unquantifiable wildfire risk, combined with the state's strict pricing controls," analysts at Jefferies wrote in a note. [HERE](#) is the article.

Wildfire risk is difficult for insurers to quantify, and insurers are on the defensive; profits have been significantly hurt and stock prices are down. Allowing this development to proceed would only increase the probability that we will all be struggling with this soon, including new PCR homeowners. Clearly, development in this location, density, design, planning would be detrimental to us in the McCall area and public safety.

The EA makes no mention of any meaningful mitigation measures or a Wildfire Risk Assessment Plan to create them, even though there are many resources to do so. No mention of utilizing fire-retardant building materials, construction methods, multiple other modern ways communities and builders are approaching development in fire prone areas. (eg Idaho Firewise [HERE](#), the International Wildland-Urban Interface Code [HERE](#), Sisters Woodlands, in Oregon, see [HERE](#)) Valley County Wildfire Plans/Studies/Required Assessments, are [HERE](#), and [HERE](#). Page 10 of the 2nd item uses PCR's 58-acre parcel as an example of an area at risk for wildfire and requires a thorough Wildfire Risk Assessment. Mara Hlawatschek, Valley County Wildfire Mitigation Program Director, confirmed by email to me recently that the County Code requires a Wildfire Risk Assessment Plan on the 90-acre parcel (currently in the County), and that the Plan must be prepared by a County approved "Professional" and meeting specific other requirements detailed in County Code and the documents referred to above. The EA inadequately addresses all these issues.

5. **Worsens the housing crisis:** PCR states incorrectly and without basis that building more housing at market prices will help address our affordable housing crisis. An additional 615 market priced homes will worsen the crisis that is impacting local employees and businesses of all sizes.

A) An employee generation study in Teton County (2022) states that each market-priced home in that area will create a need for .21 homes that are sold at an affordable price to local employees. (See pd 8, click [HERE](#)) It's logical that additional residences and people would create more demand for services and therefore more employees to provide the services. The study quantifies this concept for that region and could be used as a general guideline in our conversations here in McCall.

B) The City's housing consultant states that the median McCall household income is about \$93,000. By well-known mortgage industry "rules of thumb" this household can afford a purchase price of about 2-5 times that income, or \$186,000 - \$465,000, depending on household debt and other factors. Similarly, the Big Sky Housing Trust website states that a Household income of \$89,450 could afford a home of \$269,300 "What Locals Can Afford to Spend" click [HERE](#). PCR homes that begin at \$500,000 would not be affordable to locals, residents who depend on local services and business will occupy them, more pressure on the crisis will occur. Even if "deed-restricted" homes were offered, they would need to have an established affordable price about ½ of prices discussed by PCR to be affordable to working locals. Also, it's a very big financial risk for a buyer to pay near market price and have appreciation caps – this scenario has been discussed and frankly, it's worthless and risky to buyers.

In Summary:

Given the inadequacy of the EA responses, it cannot be accepted as is. It's incomplete, inaccurate, does not address what was requested and raises more questions than answers.

A water availability study needs to be conducted assessing the impacts of a multi-year drought on the water available to the City of McCall, as recommended by the Big Payette Lake Water Quality Council. McCall is dependent upon the snowpack and Payette Lake for all our water needs, and our rights are junior water rights to downstream Emmett irrigators' senior rights. In a multi-drought year this could have severe impacts on water users, fire safety and the community economic situation.

In addition, we should be investigating how and within the Idaho legal framework we could better manage the amount, location and quality of growth in our area to match our limited resources needed for all water needs, including for fire suppression. Our water resources are finite, we cannot simply "build a bigger treatment plant and distribution system" to accommodate new development.

Because natural resources are limited and cannot serve all new development that applies, do we need:

- a) To have new Code requirements for low water use construction (eg landscaping) and building (eg appliances)? (Look at Avimor, [HERE](#), others who have used this approach)
- b) To look at a system to rank annual development applications eg a Growth Management Plan?
- c) To take other steps to have development and growth where and how we want it vs where and how developers choose?

Thank you, sincerely, for the opportunity to comment and for your careful consideration of comments from myself and others who are seriously concerned for many reasons about PCR, including its numerous conflicts with the McCall Comprehensive Plan and other City goals. The work we do now is for us and the generations to come.

Exhibit 3
Letter from McCall Tree Committee
& City Arborist

Memo



City of McCall

To: Planning & Zoning
From: McCall Tree Committee & City Arborist
CC: Meredith Todd
Date: 01/21/25
Re: Comments Regarding Pine Creek Ranch Subdivision

The McCall Community Tree Committee and the McCall City Arborist in recognition of best management practices for the community forest would like to provide the following comments as it relates to the Pine Creek Ranch Subdivision Development Applications.

- The Proposed Site plan should identify and map tree species or stands of timber of significant quality and specimen type and or old growth timber worth preserving and protecting when laying out roads, utilities, infrastructure, density configurations, and building envelopes. Striking a balance between preserving and protecting quality trees throughout the site, mitigating wildfire concerns, and laying out proposed infrastructure. Efforts should be made to identify and map these site conditions ahead of site planning efforts.

It is important to note that desirable trees are not always the larger or old growth tree on a site and time should be taken to identify such characteristics and efforts made to work the site plan around quality stands of timber or specimen types.

Desirable native species to consider are typically, Ponderosa Pine, Douglas Fir, and Western Larch but not limited to and can include Grand Fir, Engelmann Spruce, and Lodgepole Pine depending on the health of the stand and existing conditions.

- Develop guidelines that outline and define desirable tree species and specimen type. Not all large trees are good quality trees and sometimes the smaller, younger trees on a site are better specimens worthy of retention and protection during design layout and construction.

A naturally established tree on a site will often outperform a tree or vegetation that is planted during landscaping efforts.

- Consider re-assessing housing density map and the location of highdensity development to areas of less tree canopy density or areas of lesser quality tree species. A site visit is

scheduled to assist with identifying more desirable locations for higher density development on the property based on areas of tree health and canopy density.

- As it relates to the phasing of this project, consideration should be given to a phased approach to timber harvest and fire wise mitigation on the front end of the project to ensure follow through and completion of such activities. The committee recommends doing a complete one phased approach to timber harvest across the entire property on the front end of the project.
- Consideration should be given to the impacts tree and land clearing will have on stands of timber or single trees slated to remain and be incorporated into the proposed project. Tree's exposed to wind throw and environmental conditions that previously have not been, are typically more vulnerable to wind throw and whole tree failure once exposed.
- Where necessary, consider offsetting timber loss with new plantings and landscaping of native species types to maintain the character of the site and community forest for future generations.
- Tree protection plans and Firewise mitigation plans should be well vetted and outlined with strict guidelines for implementation and management throughout the construction process and future management of the subdivision.

Exhibit 4
Land Use Application Flow Charts

Planned Unit Development (PUD) Review Procedure

Pre-Application Review

- Conceptual Plan (Preliminary Development Plan)
- General comments from City staff & Fire Chief
- Commission review (§ 3.15.02)

If a subdivision is required as part of a PUD, the subdivision and PUD approval can run concurrently, however the applicant must submit the appropriate support material in conformance with Title 3 and Title 9. For concurrent subdivision approval see also "Subdivision Review Procedure" Flow Chart. Public Hearings, City and Agency reviews will be held concurrently on both.

Neighborhood Meeting(s) (§ 3.15.02)

- Obtain input to improve plans

If Required, Perform Community Impact Review (§ 3.13.08)

Planned Unit Development Application

- Preliminary Development Plan
- Application, fee, & supporting materials identified in § 3.10.09.C
- City review for application completeness
- Commission Chair sets Commission public hearing date
- Staff review and report

Public Notice (§ 3.15.03)

- Legal notice (City) 15 days prior
- Mailed notice (applicant) 14 days prior
- Posted notice (applicant) 15 days prior

Planning & Zoning Commission Public Hearing

- Recommend action to City Council (or County Board)

Appeal Period (§ 3.15.08)

Public Notice* (§ 3.15.03)

- Legal notice (City) 15 days prior
- Mailed notice (applicant) 14 days prior
- Posted notice (applicant) 15 days prior

City Council (or County Board) Public Hearing*

- Council (or Board) action on Preliminary Development Plan

If Approved or Approved with Conditions

File Final Development Plan (Within 1 Year of Approval)

- Detailed improvement plans submitted to City (§ 3.10.09.F.1)
- Final Development Plan (§ 3.10.09.F)

Final Development Plan Reviewed by Commission

- Recommend action to City Council (or Board)

City Council (or County Board) Action

Approve, approve with modifications, or disapprove

If Approved or Approved with Conditions

Improvement Guarantees (§ 3.10.10)

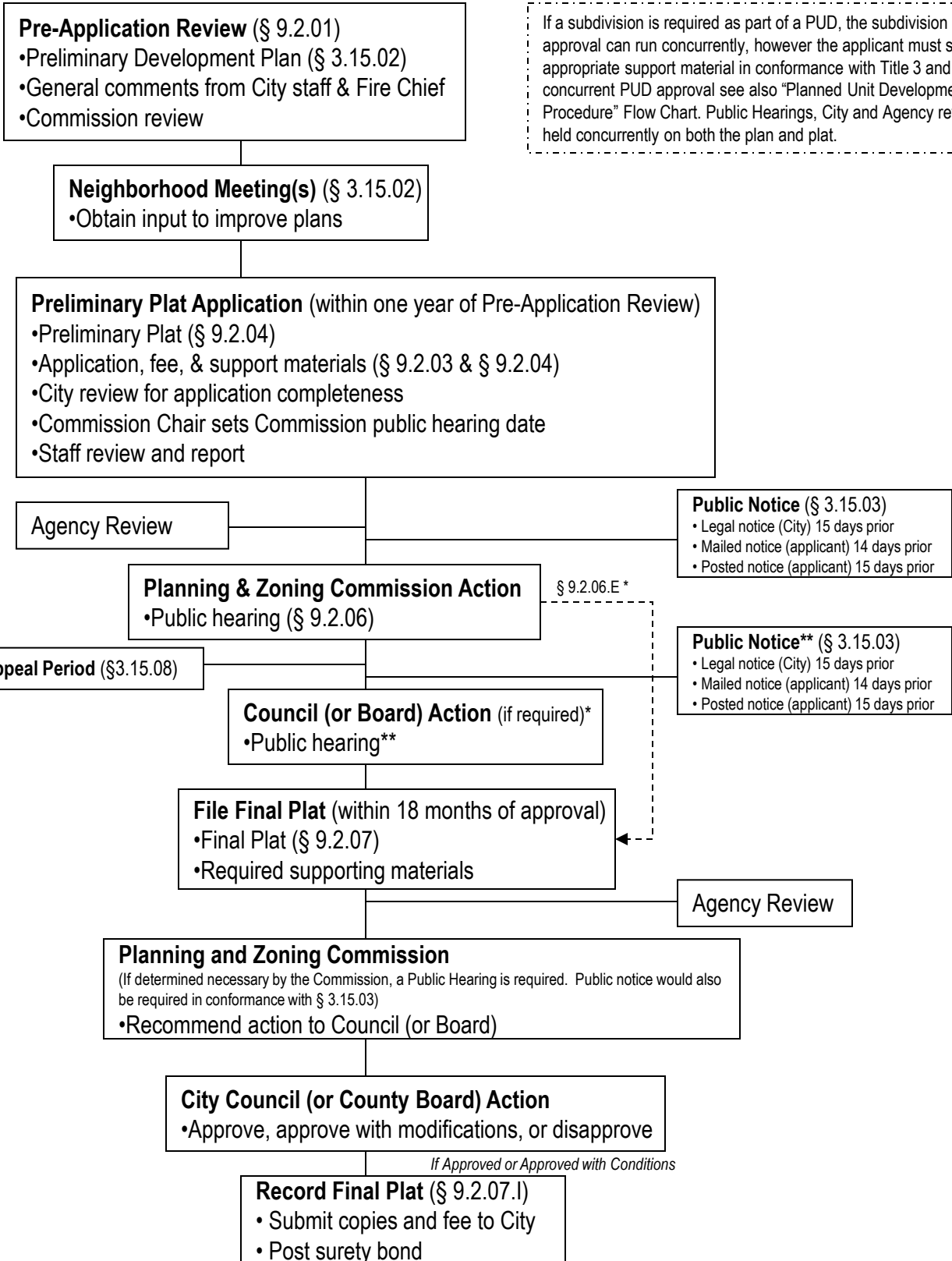
- Required prior to issuance of building permit

* A PUD may be proposed in conjunction with an application to amend the zoning map and the Comprehensive plan. See "Zoning Map or Zoning Text Amendment Review" Flow Chart.

* When conditions of § 3.15.07.A are met the Council may act on recommendation without a second hearing, therefore no public notice would be required.

Subdivision Review Procedure

If a subdivision is required as part of a PUD, the subdivision and PUD approval can run concurrently, however the applicant must submit the appropriate support material in conformance with Title 3 and Title 9. For concurrent PUD approval see also "Planned Unit Development Review Procedure" Flow Chart. Public Hearings, City and Agency reviews will be held concurrently on both the plan and plat.



*Council approval is required on preliminary plats if the Commission does not "approve" or "approve with conditions" or if the plat is accompanied with an application for annexation, re-zoning, or PUD, otherwise only Commission Approval necessary for Preliminary Plats (§ 9.2.06.E).

** When conditions of § 3.15.07.A are met the Council may act on recommendation without a second hearing, therefore no public notice would be required.

Zoning Map or Zoning Text Amendment Review Procedure*

Preliminary Development Plan Review
•General comments from City staff & Fire Chief
•Commission review (§ 3.15.02)

Neighborhood Meeting(s)
•Obtain input to improve plans

Amendment Application (§ 3.13.051)
•Application (in triplicate), fee, & support materials (§ 3.13.052 or § 3.13.053)
•City review for application completeness
•Commission Chair sets Commission public hearing date
•Staff review and report

Agency Review

Public Notice (§ 3.15.03)
• Legal notice (City) 15 days prior
• Mailed notice (applicant) 14 days prior
• Posted notice (applicant) 15 days prior

Planning & Zoning Commission Recommendation
•Public hearing
•Notice to applicant

Appeal Period
(§ 3.15.08)

Public Notice (§ 3.15.03)
• Legal notice (City) 15 days prior
• Mailed notice (applicant) 14 days prior
• Posted notice (applicant) 15 days prior

Council (or Board) Action
•Public hearing
•Approve, approve with modifications, or disapprove
•Notice to applicant

If Approved or Approved with Conditions

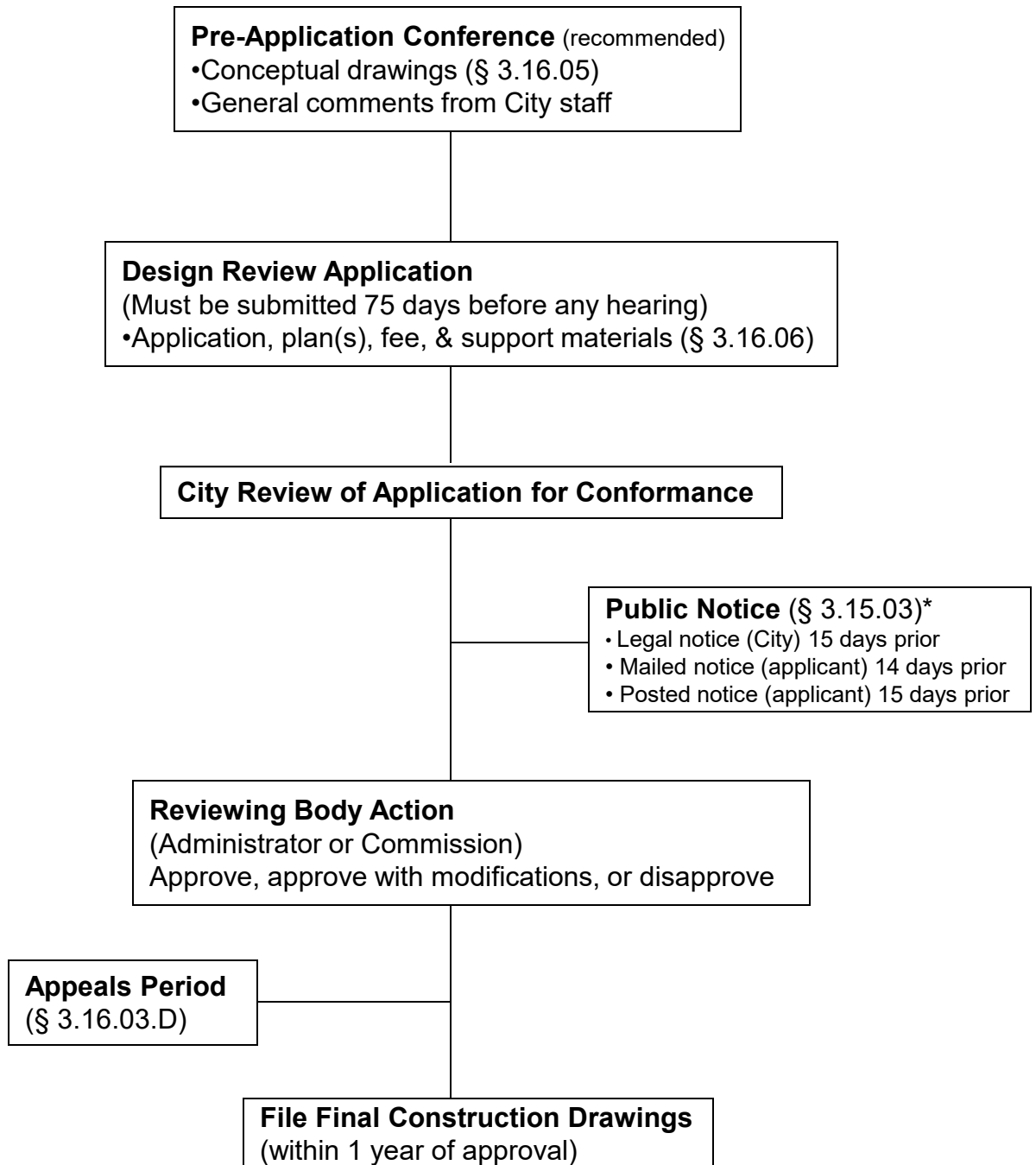
Rezoning Development Agreement (§ 3.13.037)
If part of approval, a Notice of Decision, Findings of Fact and Conclusions of Law of the Council shall be recorded.

* Comprehensive Plan Revisions follow the above process, initiated by the Administrator upon request.

•Final approval of amendments require concurrence of both the Commission and the Council.

•An Environmental Assessment may be required to be submitted prior to approval of a zoning map change (§ 3.13.051)

Design Review Procedure



*Only in cases where a public hearing by the Commission is necessary (§ 3.16.05).

•**Scenic Route Note** - Prior to the issuance of a building permit, and prior to any clearing, grubbing, excavation, or other construction (including removal of any existing structures or improvements), the owner shall apply to the Commission for approval of a site plan in accordance with § 3.7.032.H (see “Scenic Route Review Procedure” Flow Chart). Structures shall require design approval in accordance with Title 3, Chapter 16, *Design Review* (see above).

•A Community Impact Review (§ 3.13.08) may be required.