



The Woodlands Homeowners Association Newsletter

www.woodlandemccall.org

Dear Fellow Woodlands Homeowners,

There is a lot going on right now that could directly impact our Woodlands neighborhood, and we have an opportunity to submit written comments, so this is lengthy (not our preference, but it's better to consolidate all in 1 email). Thank you for reading and considering voicing your opinion.

THE "AOI LETTER" SENT TO ALL RESIDENTS [HERE](#)

Many of us have received a letter and a text message from the City of McCall concerning a meeting next Monday on the future of the McCall Area of Impact (AOI). As detailed in the letter, any changes to the AOI and how it is governed could potentially have far-reaching effects on everyone in McCall. We have the opportunity to submit written comments by Mar 9, 5pm, this coming Sunday (when daylight savings time begins).

The City's letter does a very good job of explaining the history and current situation of the AOI. You may still be wondering, *would changes to the AOI affect us in The Woodlands?*
Yes, absolutely.

The Woodlands is inside the City limits, but adjacent property to the north (NFLP) and south (PCR's Stockton 90) is in Valley County and in the Area of Impact (AOI). Zoom in on the map with City and AOI boundaries [HERE](#) if you prefer a visual.

The AOI has been in place for 50 years, and land use is currently guided by the McCall Area Comprehensive Plan, City professional planning, engineering and other services, as well as a process that includes opportunities to voice an opinion and be a part of decisions.

"Valley County has indicated an interest in administering the AOI under the existing single-zone county-wide land use code." (per the City AOI letter). This change could lead to negative impacts to us, as listed in the letter [HERE](#).

The 190 acres of Nokes property north of us between Spring Mountain Ranch and The Woodlands is owned by the Nokes Family Limited Partnership (NFLP), and "nothing prevents the family from developing or selling this 190 acres" per Barbara Kwader, manager (in her public comment on the PCR EA [HERE](#)), Current zoning is RR.

The 90 acre parcel south of us owned currently by Pine Creek Ranch

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Reservations for the Common Area
& Support

The 66 acre parcel south of us owned currently by Pine Creek Ranch is in the AOI and PCR has indicated its intent to request annexation after inclusion in the sewer district (PLRWSD). No written agreements exist at this time. Current zoning is RR.

Residents in The Woodlands benefit from the current approach to land use on adjacent properties that is similar to land use decisions about our property.

We encourage you to read the City's letter and voice your opinion. Click [HERE](#) to comment.

PINE CREEK RANCH (PCR) UPDATE

If you haven't been following PCR, the City designated the 2 parcels of 158 acres total as an Area of Critical Concern (AOCC), the developer has submitted the required Environmental Assessment (EA), public comments were collected, and a draft City Staff review of the EA has been made public and can be found [HERE](#)

To be clear about this PCR development, its size and impact, McCall City Staff said this about it (in the Staff Review, pg 232):

"Pine Creek Ranch is anticipated to be one of the largest developments ever to be built in McCall"

The City's PCR AOCC webpage is the City's history of this project since 2021 and is [HERE](#). You'll find these key items there:

-All our (115) public comments. They are in Exhibit 2 (pg 29) of the "Staff Review of Pine Creek Ranch Environmental Assessment" (this pdf doc is on the AOCC page and [HERE](#).)

-The requirements of PCR, including studies, neighborhood meetings, applications. See the Staff Review document.

-A video recording of the City Staff presentation on Feb 10 at the Library. Staff outlined the process, general timeline, and the requirements of this development application.

COMMUNITY FIRST COALITION

We will continue our direct communications with you about PCR; however, some of you may also be interested in another mega-development on the horizon. A new group is starting up to address the unprecedented level of growth we are seeing in our region, focusing initially on Red Ridge Village that would build thousands of

homes and related high-end amenities on 30,000 acres of forested private land in Valley and Adams Counties west of West Mountain Road.

Below is Community First Coalition's Vision and Mission statements, founding board members, and an email address to get in touch directly and request to be added to their email list.

We encourage you to sign up to receive their communications and get in touch if you'd like to help them. Their communications could potentially include key communications about Pine Creek Ranch as

well.

COMMUNITY FIRST COALITION
In Service to Communities of the West Central Mountains

Our Vision:

To strengthen our community in ways that honor our past, are in service to citizens living in West Central Idaho, wildlife, and environment to ensure a thriving community for generations to come.

Our Mission:

The Coalition provides information and resources to preserve and protect current community members' way of life, environment, and water resources for current and future generations.

We advocate for thoughtful and responsible development that respects the region's rural character and environment while fostering the community's well-being, quality of life, and economic prosperity.

Our First & Urgent Priority: Red Ridge Village

A group of concerned community members are building a coalition in opposition to DF Development's Red Ridge Village proposal

If you have questions or want to get involved, contact us at cfirstc2025@gmail.com

The initial Board of Community First:

Lea Albright
David Gallipoli
Rebecca Hurd
Randy Fox
David Young
McCall Keller
Kelly Martin

Sincerely,
Board of Directors, WHOA

See prior newsletters and other key homeowner information on the homeowners' website:
www.woodlandsmccall.org

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