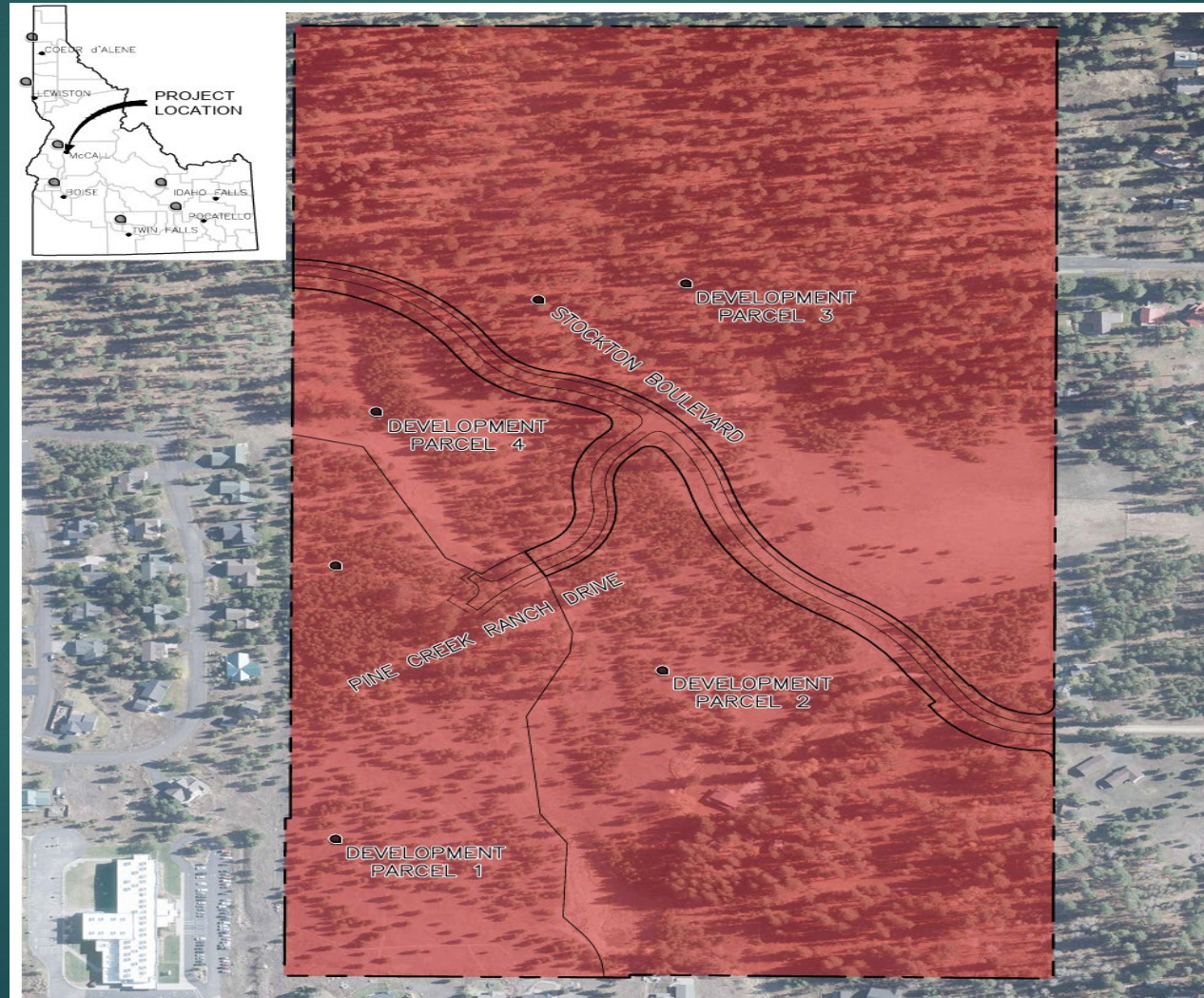


SUB-26-005 Pine Creek Ranch South Subdivision Appeal

1



PROJECT OVERVIEW

PRELIMINARY PLAT-PINE CREEK RANCH SOUTH

DEVELOPMENT DATA:

FLOOD PLAIN NOTE:

FEMA FIRM PANEL (S): 16085C06

FIRM EFFECTIVE DATE(S): 2/1/2019

FLOOD ZONE(S): ZONE X

BASE FLOOD ELEVATION(S): N/A
FLOOD ZONES ARE SUBJECT TO CHANGE BY FEMA AND ALL
LAND WITHIN A FLOODWAY OR FLOODPLAIN IS REGULATED BY
TITLE 9, CHAPTER 8 OF THE McCALL CITY CODE.

NOTES:

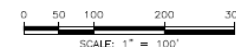
THE SUBDIVIDER OF THIS PROPOSED DEVELOPMENT IS:

PINE CREEK RANCH, LLC
PO BOX 1001
DONNELLY, ID 83615

1. THE LAND SURVEYOR OF THIS PROPOSED DEVELOPMENT IS:
NV5
690 S INDUSTRY WAY, SUITE 10
MEDIOLAN, ID 83642
2. THE EXISTING LAND USE/ZONING IS RESIDENTIAL.
3. THE TOTAL AREA FOR THE DEVELOPMENT IS APPROXIMATELY
±90.68 ACRES.
4. REFER TO EXHIBIT NO. EX-2 FOR EXISTING CONDITIONS
AND TOPOGRAPHY.
5. SETBACKS WILL COMPLY WITH VALLEY COUNTY STANDARDS.
6. ALL LIGHTING MUST BE DARK SKY COMPLIANT.
7. ONLY ONE WOOD BURNING DEVICE PER LOT.
8. THE VALLEY COUNTY BOARD OF COMMISSIONERS HAVE THE
SOLE DISCRETION TO SET THE LEVEL OF SERVICE FOR ANY
PUBLIC ROAD; THE LEVEL OF SERVICE CAN BE CHANGED.
9. STOCKTON BOULEVARD AND PINE CREEK DRIVE WILL BE
PRIVATELY OWNED AND MAINTAINED WITHIN THE PUBLIC
RIGHT-OF-WAY UNTIL PAVED SUBJECT TO THE PRIVATE
DECLARATION RECORDED IN THE OFFICE OF THE
VALLEY COUNTY RECORDER AS INSTRUMENT NO. ____ ONCE
PAVED, OWNERSHIP AND MAINTENANCE WILL BE
TRANSFERRED TO THE APPROPRIATE AUTHORITY HAVING
JURISDICTION.
10. UTILITY AND DRAINAGE EASEMENTS SHALL BE 12 FEET WIDE
PARALLEL TO ALL ROADS AND SHALL PROVIDE ADDITIONAL
SNOW STORAGE OUTSIDE OF THE ROAD RIGHT-OF-WAY.
11. SEE DECLARATION OF INSTALLATION OF UTILITIES RECORDED
FOR PINE CREEK RANCH SOUTH RECORDED AS INSTRUMENT
NO. ____
12. SEE DEVELOPMENT AGREEMENT FOR PINE CREEK RANCH
SOUTH RECORDED AS INSTRUMENT NO. ____
13. SURROUNDING LAND USES ARE SUBJECT TO CHANGE.



NORTH



NO.	REVISION	BY	DATE	DESIGN
				RFP
				DRAWN
				SMF
				CHECKED
				RFP
				APPROVED

CRESTLINE
ENGINEERS
323 DEINHARD LANE, SUITE C · PO BOX 2330
McCALL, IDAHO 83638



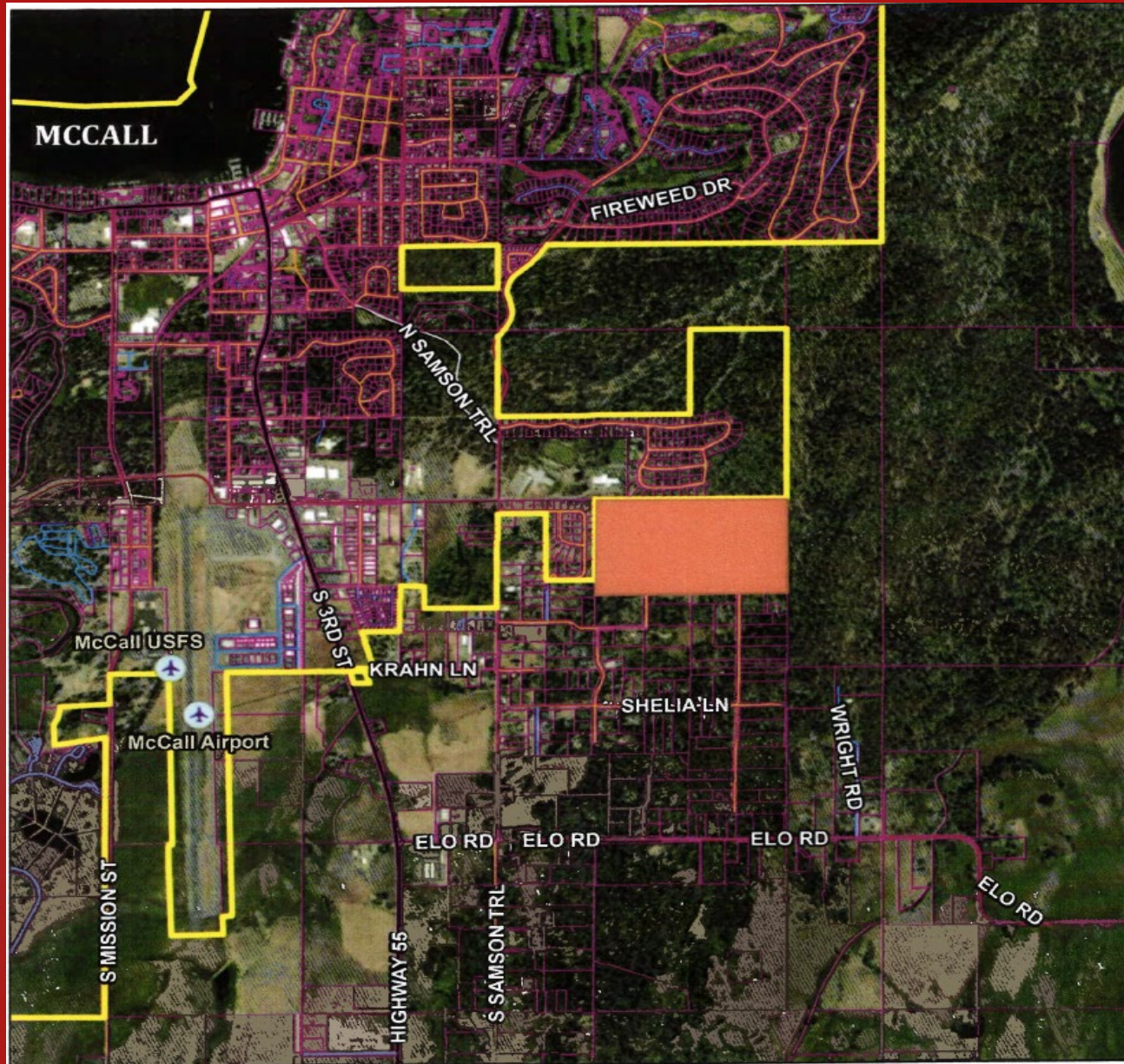
SAFETY IN YOUR HANDS
CALLING FOR BEST TIME

PINE CREEK RANCH SOUTH
McCALL, IDAHO
PRELIMINARY PLAT

VERIFY SCALE	
BAR IS ONE INCH ON FULL SIZE DRAWING	
0  1"	
PROJECT	21012
DATE	2/23/2024
EXHIBIT NO.	SHEET NO.

Purpose of Subdivision is to Create Connector Road

- ▶ Although reviewed as a 4-lot subdivision the purpose of the subdivision is to create a connector road.
- ▶ Stockton Boulevard is proposed to serve Woodlands 3 – a new 176 dwelling unit Planned Unit Development located within the City limits.
- ▶ A Traffic Impact Study for Woodlands 3 has not been submitted.



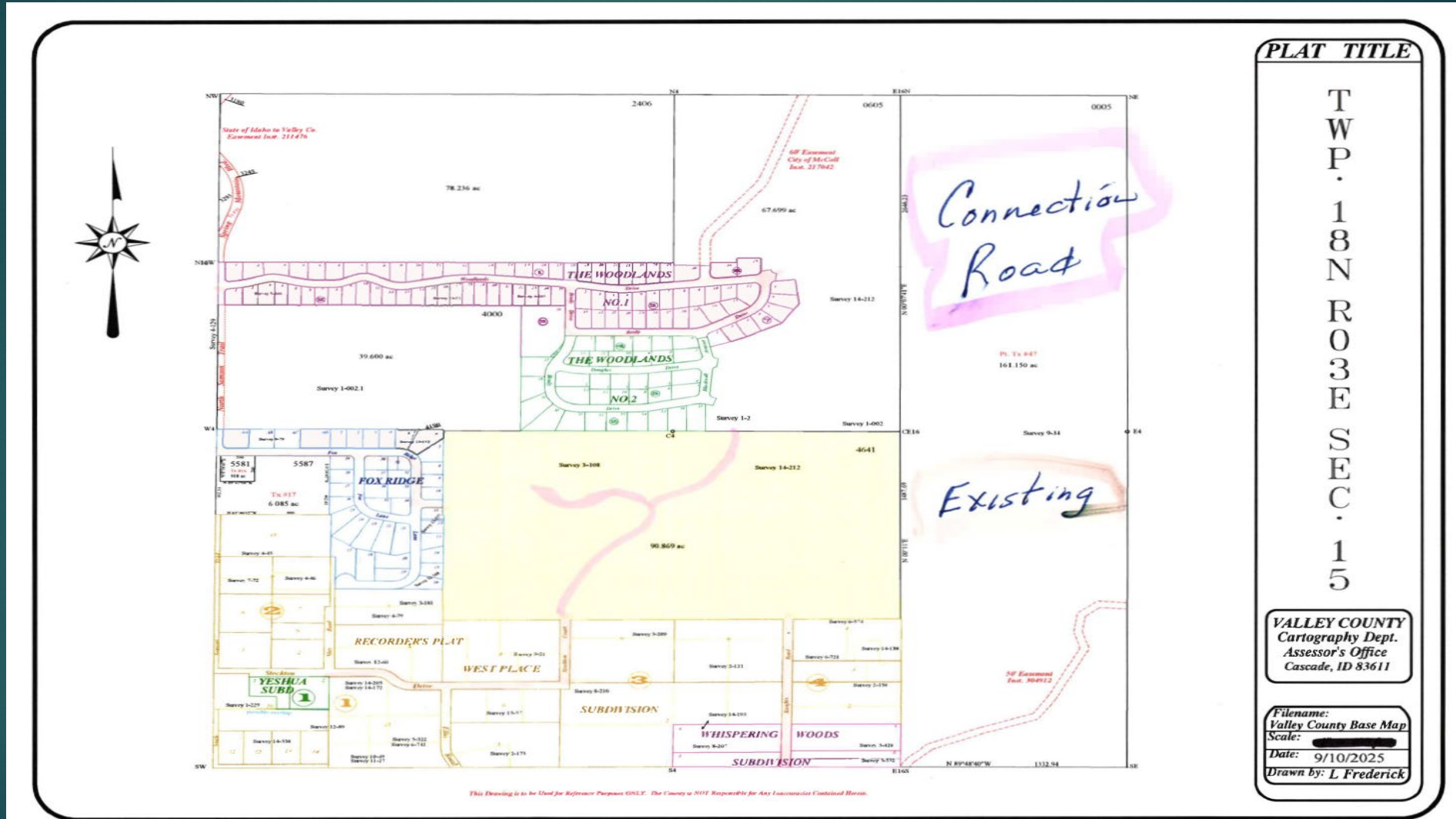
**PINE CREEK RANCH
WAS COMBINED
WITH WOODLANDS
3 AS ONE MASTER
PLANNED PROJECT
FOR SUBMITTAL TO
THE CITY**

Pine Creek Ranch South Applied for Annexation into the Payette Lakes Recreation Water and Sewer District and was Denied.

- ▶ Any annexation into the City would require that Pine Creek Ranch South meet all McCall City standards.
- ▶ However, it is unclear as to whether annexation into the City will be permitted.
- ▶ In the event annexation is not permitted, what becomes of this access road?

Interim Utilization is Unclear

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What Requirements and Mitigation Will Be Required in the Interim

Conditions of Approval all focus on future Development, but what is required in the interim if the connector road is utilized.

What happens if the annexation is never approved?

County road standards should be met now versus at the time of future development

Should require full TIS evaluating Woodlands 3 as Pine Creek Ranch South was proposed as one combined master planned project to the City.

Piecemeal Evaluation Results in Inadequate Mitigation

- ▶ Should consider the intent of Stockton Blvd. to serve the property to the north, including but not limited to Woodlands 3
- ▶ Should require the road meet County Code until annexed, if annexed.
- ▶ Should solidify maintenance requirements based on current utilization prior to annexation or full buildout.

QUESTIONS