

To: Cynda Herrick, Valley County Planning and Zoning Director

CC: Kerstin Dettrich, Meredith Todd, Morgan Stroud, Nathan Stewart, Michelle Groenevelt

Date: March 17, 2026

Dear Cynda –

We are writing to express our collective concern regarding SUB 26-005 – a subdivision application for Pine Creek Ranch South. Although we understand a public hearing for this application is scheduled to be held before the Valley County Planning and Zoning Commission on May 14, 2026, we feel our concerns are significant enough to warrant sending this letter to staff prior to the public hearing.

The application proposes subdividing a 90-acre parcel (designated as “Pine Creek Ranch South”), located within the newly defined Area of Impact, into 4 development parcels, a gravel road, and a dead-end street. The gravel road would connect Stockton Court to the Pine Creek Ranch 68-acre parcel located within the City limits. (The applicant refers to this latter parcel as “Woodlands 3” in the application; however, no such designation officially exists and, in fact, would appear to be prohibited by McCall City Code Section 9.2.03 (A) given that the 68-acre parcel is under a different ownership than the Woodlands subdivision.)

We have multiple concerns with this application, detailed as follows:

Purpose of the proposed roads

The applicant states that, “The primary purpose of this application is to create a permanent public right-of-way with a privately maintained 28’ wide gravel access road, creating connectivity to the northern parcel, and fulfilling the requirement for a secondary access should that parcel be developed.” In our view, it is premature to create connectivity to a parcel for which no development application has been submitted (as of last week), much less approved, by the City of McCall. Without an approved plan, it is impossible to evaluate whether a 28’ gravel road built to private road standards would adequately serve future development. As part of the application for the 68-acre parcel, traffic studies should be conducted to estimate traffic volume on the proposed gravel road, as well as more downstream rights-of-way, such as Stockton Court and Stockton Road and the relevant intersections. Without such analysis, how will staff determine whether a gravel road meets the required level of service?

Further, the use of the proposed gravel road is not fully detailed in the application. The applicant stated in a recent neighborhood meeting regarding the proposed development of the 68-acre parcel that, to the extent possible, all construction traffic related to the 68-acre parcel would be routed through the proposed gravel road. Yet, the Valley County subdivision application states, "There will be minimal noise increase due to traffic flows post-construction" (presumably of the proposed gravel road). This claim seems disingenuous at best given the applicant's plans to use the road for construction traffic for the 68-acre development.

Furthermore, the intent of the additional proposed roads is unclear. On the Crestline Engineers Figure 1 of 1 entitled "Pine Creek Ranch South Proposed Subdivision Street Names and Parcel," dated 2/23/2026, Pine Creek Ranch Drive ends in an emergency "hammerhead." From there, dimensioned lines extend north and east to Brady Drive in the Woodlands subdivision and west to the Fox Ridge subdivision, respectively. Is there future intent to stub Pine Creek Ranch Drive into the Woodlands and Fox Ridge subdivisions? Should this potentially impactful connection be subject to public review at this time? If not, what is the implication of approval of this application without further details regarding the full build-out of the 90-acre parcel? And how can the applicant answer "Yes" on p.4 that the subdivision is to be "completely developed at one time" when no build-out plan has been submitted?

Maintenance agreement

The application contains no details of how a maintenance agreement for the proposed roads would be structured. As envisioned, the gravel road would create a second access for the 68-acre parcel, upon which the owner has indicated intent to develop at least 176 residential units. (The applicant identifies this road as a "secondary access" which presupposes a primary access; however, no such primary access has been approved.) Combined with the current Woodlands subdivision, the gravel road could be a second access for over 300 residential units, presumably for routine as well as emergency use. How would a maintenance agreement be structured to ensure indefinite, binding financial guarantees to maintain the road to a minimum standard regardless of ownership? Currently, no HOA exists for either the 90-acre parcel or the 68-acre parcel. If a maintenance agreement is signed with a single private landowner (presumably Pine Creek Ranch LLC), what happens if the land is sold, or Pine Creek Ranch LLC goes bankrupt or otherwise ceases to exist? What is the remedy if the road is not maintained to appropriate standards? Who would pay for the maintenance in this case, since the Pine Creek Ranch South subdivision has no proposed residential units and would generate little additional tax revenue. Furthermore, the application states, "[the gravel road] will be privately maintained until future utilities are installed with the goal of paving the roadway and releasing it to Valley County for public

maintenance after paving.” And yet, there is no identified timing, phasing plan, or trigger for these improvements and the release of the road to Valley County.

Wildfire mitigation

The Pine Creek Ranch South subdivision proposed by the applicant is located in the wildland-urban interface (WUI) adjacent to existing residential areas and the elementary and middle schools. The application states, “Increased summertime thunderstorms, warm temperatures, low humidity, and winds from the south/southwest create an ideal situation for the ignition of a fire from natural or human caused events. The rapid changes of weather conditions in the summer and fall months could create fire behavior that increases the risks of homeowners and firefighters” (p.3, Pine Creek Ranch South Wildland Urban Interface Fire Protection Plan). And, yet, in their cover letter, the applicant states the “desire to not prepare a wildfire mitigation plan at this time.” And the submitted “Pine Creek Ranch South Wildland Urban Interface Protection Plan” is not really a plan at all, but vague statements about what could be done during future development of Pine Creek Ranch South. At this time, the applicant is not planning to provide water service to Pine Creek Ranch South; thus, there would be increased human activity in a wooded, grassy area in the WUI, next to vulnerable neighbors, with no wildfire mitigation plan and no water.

City Council review

Finally, per the currently published Valley County Code section 10-1-4: PROPERTY WITHIN ONE MILE OF CITY LIMITS, please note that given the location of the proposed subdivision, the application needs to be presented to McCall City Council for their recommendation. It is unclear how the McCall City Council could issue a recommendation regarding the subdivision with so little detail provided in the application.

In summary, the application is scant on details and has no clear plan for future development of the 90-acre proposal considered in the application or of the 68-acre parcel to which road connectivity would be achieved. This application represents a piecemeal approach to a potentially significant development spanning the City limits and the Area of Impact. Given all of the above concerns, we urge you to consider this application incomplete until a comprehensive plan with appropriate timeline, phasing, and legal and financial guarantees is submitted and can be reviewed and evaluated.

Thank you for your consideration of our concerns.

Submitted on behalf of:

Doug Campbell
648 Brady Drive

Dave Carter
656 Douglas Drive

Melissa and Todd Daniels
656 Brady Drive

Mac Keller
751 Stockton Drive

Karl Lindstrom
650 Woodlands Drive

Dawn Matus and Ken Enochs
608 Woodlands Drive

Sheree Sonfield and Bob Bechaud
664 Woodlands Drive

Pattie Soucek
615 Woodlands Drive

Gary Thompson
300 May Road

Pam and Mike Wissenbach
280 May Road

Marcia Witte
669 Woodlands Drive

From: sherpa [REDACTED]
Sent: Wednesday, May 6, 2026 5:13 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Re: Pine Creek Ranch South Subdivision proposed roadway expansion

thanx and if one page email you will accept after 5?

On Wednesday, May 6, 2026 at 05:06:06 PM MDT, Cynda Herrick <cherrick@valleycountyid.gov> wrote:
Hello,

Anything over one page should be submitted by 5:00 p.m. According to our ordinance. But if you get it here tonight I will add to the staff report.

Cynda Herrick, AICP, CFM
Valley County
Planning and Zoning Director
Floodplain Coordinator
PO Box 1350
Cascade, ID 83611
(208)382-7116

"Live simply, love generously, care deeply, speak kindly, and leave the rest...."

Service **T**ransparent **A**ccountable **R**esponsive

From: sherpa [REDACTED]
Sent: Wednesday, May 6, 2026 4:53 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Cc: Kerstin Dettrich <KDettrich@valleycountyid.gov>; Pam Wissenbach <[REDACTED]@valleycountyid.gov>
Subject: Re: Pine Creek Ranch South Subdivision proposed roadway expansion

Hello Cynda-- i am attaching in several emails to follow to be added as an addendum to my original letter in regards to the pine creek proposal--- there are photo shots of various stages of use on stockton-- this first series is my discovery after being gone a month and i left just as county roads had big grater come thru and did stockton-- with just the current traffic of residents and various delivery and service vehicles here is some wear and tear--- you can imagine with pine creek using stockton exclusively for all the construction vehicles it will only get worse... so following email will be the lingering toxic dust clouds that plague all of us that border stockton

On Monday, April 13, 2026 at 02:20:40 PM MDT, Cynda Herrick <cherrick@valleycountyid.gov> wrote:

It has been scheduled for May 14, at 4:00 p.m.

I would anticipate a road development agreement for mitigation of impacts to off-site roads.

Thanks, Cynda

Cynda Herrick, AICP, CFM
Valley County
Planning and Zoning Director
Floodplain Coordinator
PO Box 1350
Cascade, ID 83611
(208)382-7116

"Live simply, love generously, care deeply, speak kindly, and leave the rest...."

S*ervice* **T***ransparent* **A***ccountable* **R***esponsive*

From: sherpa [REDACTED]>
Sent: Monday, April 13, 2026 1:56 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Re: Pine Creek Ranch South Subdivision proposed roadway expansion

thanx cynda -- i noticed that the pine creek agenda was rescheduled-- and after reviewing the pdf -- there is no mention of what is proposed for stockon dr/rd up to pine creek proposed private road -- or did i miss something or is that something the county will address at the presentation? thanx in advance for your input --- best, Laurence Huie

On Monday, April 6, 2026 at 09:21:25 AM PDT, Cynda Herrick <cherrick@valleycountyid.gov> wrote:

I have received the pictures and your correspondence. The questions should be answered by the applicant.

Cynda Herrick, AICP, CFM
Valley County
Planning and Zoning Director
Floodplain Coordinator
PO Box 1350
Cascade, ID 83611
(208)382-7116

"Live simply, love generously, care deeply, speak kindly, and leave the rest...."

S*ervice* **T***ransparent* **A***ccountable* **R***esponsive*

From: sherpa [REDACTED]
Sent: Thursday, April 2, 2026 10:22 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Re: Pine Creek Ranch South Subdivision ~~proposed~~ roadway expansion

hi cynda-- can you please confirm you received three screenshots i last sent you to attach to my submission -- thanx -- i also asked what does it mean owner will maintain road ? from what point to what point thanx ;... laurence huie

From: sherpa <[REDACTED]>
Sent: Wednesday, April 1, 2026 12:01 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Re: Pine Creak Ranch South Subdivision ~~proposed~~ roadway expansion

great... here you go let me know they came through please -- examples of the dust cloud ... thanx cynda -- best, laurence huie-- again what is the owner maintains roadway mean? does it end where his property meets stockton dr or all the way to S Samson trl

On Wednesday, April 1, 2026 at 06:55:52 AM PDT, Cynda Herrick <cherrick@valleycountyid.gov> wrote:

Yes, I can accept a screenshot.

Cynda Herrick, AICP, CFM
Valley County
Planning and Zoning Director
Floodplain Coordinator
PO Box 1350
Cascade, ID 83611
(208)382-7116

"Live simply, love generously, care deeply, speak kindly, and leave the rest...."

Service **T**ransparent **A**ccountable **R**esponsive

From: sherpa <[REDACTED]>
Sent: Tuesday, March 31, 2026 6:14 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Re: Pine Creak Ranch South Subdivision ~~proposed~~ roadway expansion

okay thanx Cynda -- it was a video of cars kicking up the dust and showing the drift pattern that we put up with -- so hopefully my statement gets my point across -- i do want to add after reading the description that owner(s) will be responsible for maintaining the roadway while the right-of-way will be dedicated to valley county --- so question to this is maintaining roadway from where and to? ie from his subdivision only or all of stockton drive to S Samson Trl -- that is not clear -- thanx again --- could you accept screen shots of the video ?

On Tuesday, March 31, 2026 at 03:29:34 PM PDT, Cynda Herrick <cherrick@valleycountyid.gov> wrote:

I can't open the attachment. If it is a video, it is difficult to put that in a packet of information for the P&Z Commission.

Cynda Herrick, AICP, CFM
Valley County
Planning and Zoning Director
Floodplain Coordinator
PO Box 1350
Cascade, ID 83611
(208)382-7116

"Live simply, love generously, care deeply, speak kindly, and leave the rest...."

Service **T**ransparent **A**ccountable **R**esponsive

From: sherpa <quidoi@aol.com>
Sent: Tuesday, March 31, 2026 2:18 PM

To: Cynda Herrick <cherrick@valleycountyid.gov>

Subject: Fw: Pine Creek Ranch South Subdivision ~~proposed~~ roadway expansion

sorry misspelled email address -- let's try this again

----- Forwarded Message -----

From: sherpa [REDACTED] >

To: cherrick@valleycountyid.gov <cherrick@valleycountyid.gov>

Cc: Pam Wissenbach [REDACTED] >

Sent: Tuesday, March 31, 2026 at 01:07:14 PM PDT

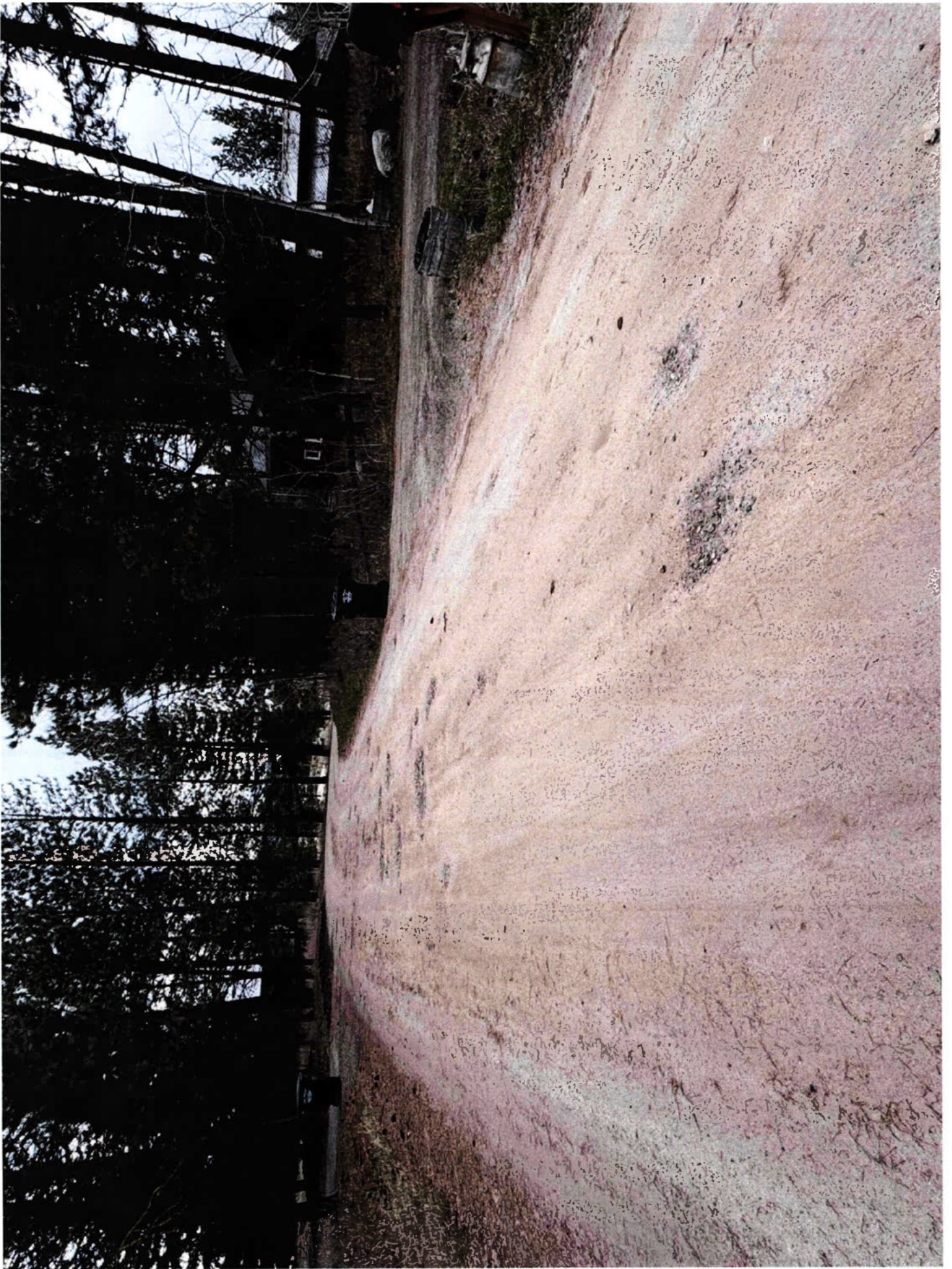
Subject: Pine Creek Ranch South Subdivision ~~proposed~~ roadway expansion

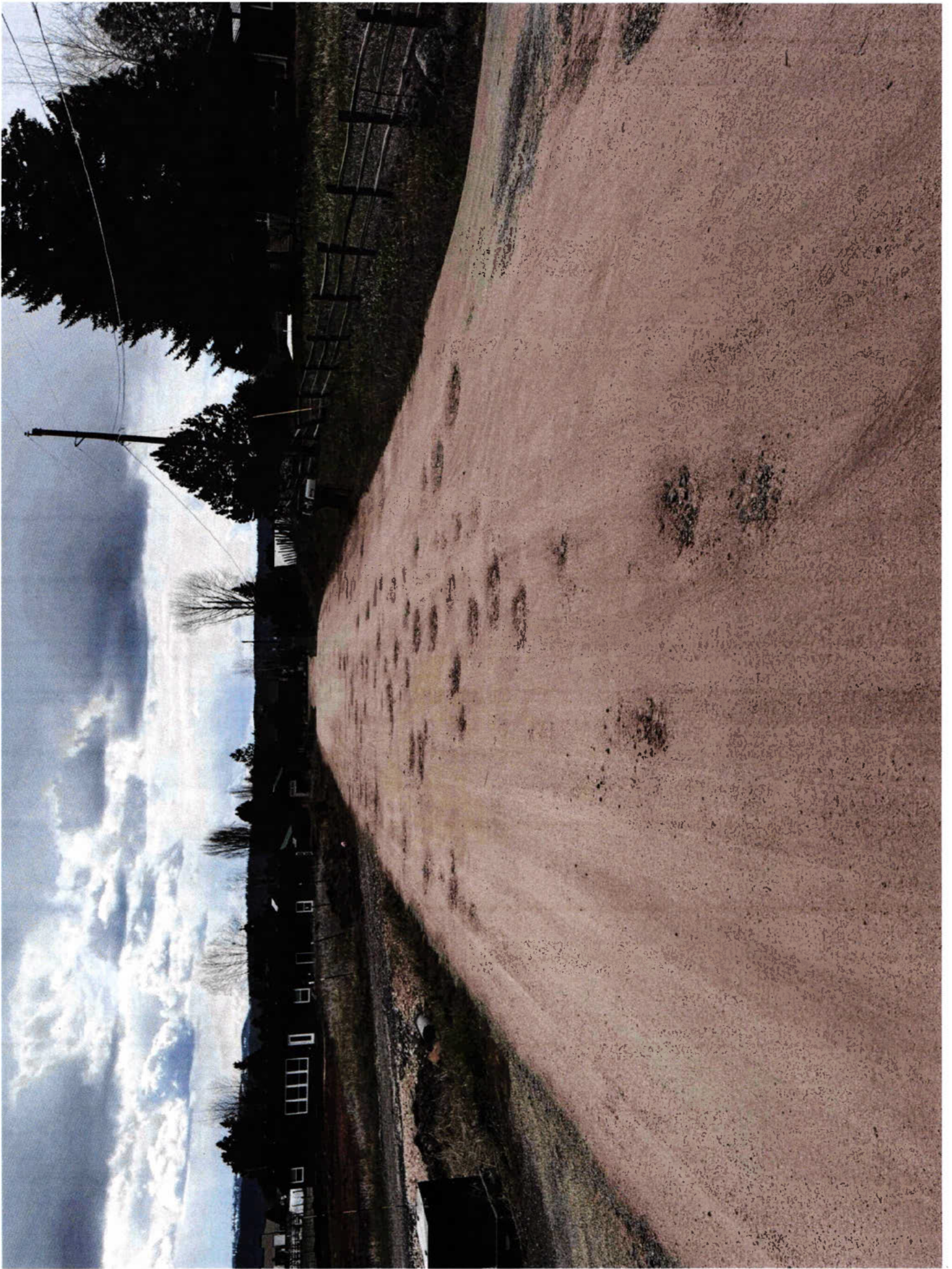
Dear Cynda Herrick;

I am writing in regards to Developer Groves request to have the Stockton Dr road expanded to his Stockton Court access to future development of the woodlands 3 parcel but also future of the Stockton property of 90+ acres. My property is at the north corner of South Samson Trl and Stockton Dr and while the developer says the proposal for the pine creek area is off the table for now -- it will be in the future ... right now Stockton Dr is a small feeder road with a dozen or more residents that utilize the road currently and though it is stated to have 15 mph speed limit only a handful of residents actually respect that limit. The road does take a beating with potholes on this dirt road -- with extensive future use especially as a utility road for all Developers construction vehicles over the next 5-10 years it will only get worse-- I and the resident above me at the corner of May Dr -- The Ball resident , seems to get the highest impact from cars and the amount of dust that blows across our properties being the wind blows south to north -- this is perpetuated by the downward slope of the road towards S Samson Trl -- this to me is my biggest concern from a health and environmental perspective -- the other would be the volume of construction traffic as well as potentially future increased residential traffic... I do have video of the dust cloud of passing cars or delivery vehicles -- i think you and the commission would agree if you lived on this drive you ~~would be opposed to~~ this access --- you could request that paving the road at the developers/county expense would be a workable solution... thanx in advance for considering my opinion-- best, Laurence Huie 375 S Samson Trl

PS i have attached screenshots of video of dust hazard on Stockton Dr















From: Marcia Witte <[REDACTED]@valleycountyidaho.gov>
Sent: Thursday, April 16, 2026 10:26 AM
To: Cynda Herrick
Cc: Michelle Groenevelt; rcgroves; Lori Hunter
Subject: Re: PCR-South subdivision application

Hi Cynda -

The owner applied for and was denied annexation into the sewer district.

Thanks,
Marcia

From: Cynda Herrick
Sent: Thursday, April 16, 2026 9:54 AM
To: Marcia Witte <[REDACTED]@valleycountyidaho.gov>; Michelle Groenevelt; rcgroves
Cc: Lori Hunter
Subject: Re: PCR-South subdivision application

Marcia,

I should have also added that the principal land use is currently residential...

Cynda Herrick, AICP, CFM
Valley County
Planning and Zoning Director
Floodplain Coordinator
PO Box 1350
Cascade, ID 83611
(208)382-7116
"Live simply, love generously, care deeply, speak kindly, and leave the rest...."

Service **T**ransparent **A**ccountable **R**esponsive

From: Cynda Herrick
Sent: Thursday, April 16, 2026 9:50 AM
To: Marcia Witte <[REDACTED]@valleycountyidaho.gov>; Michelle Groenevelt; rcgroves
Cc: Lori Hunter
Subject: Re: PCR-South subdivision application

Hello Marcia,

That is correct. I thought the applicant had applied for annexation previously...and was not annexed.

I have cc'd the city and the applicant on this email to get their response. I know the city is aware of this development.

7-1-5: APPLICATION FOR ANNEXATION REQUIREMENT:

When property located within the McCall impact area is contiguous to the City of McCall and the owner or their agent desires to change the principal land use, the owner must first apply for annexation into the city. A property owner may not purposefully circumvent this requirement by creating a strip of undeveloped land, as determined by the administrator of Valley County. If the annexation is denied, then the owner may proceed with an application to Valley County in accordance with this agreement.

Thanks, Cynda

Cynda Herrick, AICP, CFM
Valley County
Planning and Zoning Director

Floodplain Coordinator
PO Box 1350
Cascade, ID 83611
(208)382-7116

"Live simply, love generously, care deeply, speak kindly, and leave the rest...."

Service **T**ransparent **A**ccountable **R**esponsive

From: Marcia Witte [REDACTED]ail [REDACTED]>
Sent: Thursday, April 16, 2026 9:42 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: PCR-South subdivision application

Hi Cynda -

I have one more question for you regarding the PCR-S subdivision application. The parcel is within the new area of impact, and I'm wondering if VCC 7-1-5 applies? That is, does the application change the principal land use, and does the applicant need to first apply to the City for annexation before applying to VC?

Thanks,
Marcia

From: Tim Thomas <tim@livingwatersllc.com>

Sent: Friday, April 10, 2026 1:25 PM

To: Jamie Parker <[REDACTED]>; Cynda Herrick <cherrick@valleycountyid.gov>

Subject: Re: SUB 26-005 Pine Creek Ranch South

Hi Cynda

I wanted to share a few photos showing the beginning of the proposed easement from the 90-acre parcel toward the road connection near Fox Ridge Lane.

From what I have observed, this area appears to be a wetland and an important natural feature. It regularly serves as a watering area for deer, elk, and other wildlife. Because of this, I believe it is important that this area be carefully evaluated and protected as part of the planning process.

I am concerned that development or road construction in this location could impact both the wetland and the wildlife that depend on it.

I have attached photos for your reference and would appreciate that they be considered as part of the review for this proposal.

Thank you for your time and consideration.

Tim Thomas

Living Waters Plumbing & Mechanical, LLC

Cell: (907) 202-1038

Office: (907) 231-6034

tim@livingwatersllc.com

www.livingwatersllc.com

3405 East Tudor Rd

Anchorage, AK 99507

From: Jamie Parker <[REDACTED]>

Sent: Friday, April 10, 2026 9:13 AM

To: cherrick@valleycountyid.gov <cherrick@valleycountyid.gov>

Subject: SUB 26-005 Pine Creek Ranch South

Good morning Cynda -

Attached is a letter from the Fox Ridge neighborhood regarding our concerns with the proposed Pine Creek Ranch South development (SUB 26-005).

Thank you

Jamie Parker

621 Fox Ridge Lane

McCall, ID







To: Cynda Herrkick, Valley Planning and Zoning Director

Cc: Kerstin Dettrich, Meredith Todd, Morgan Stroud, Nathan Stewart, Michelle Groenevelt

April 10, 2026

Dear Cynda –

This letter is on behalf of the Fox Ridge subdivision in regards to SUB 26-005, application for the Pine Creek Ranch subdivision. We realize there is a public hearing scheduled with Valley County Planning and Zoning Commission on May 14, 2026 but we want our concerns known prior to that meeting.

The application proposes development of four parcels, an all-weather gravel road, and a dead-end street within the Stockton 90 property which is in the newly defined Area of Impact. The Stockton 90 property is adjacent to the Fox Ridge subdivision on the east side of our neighborhood.

The developer is proposing building a road across the Stockton 90 property to provide secondary access to his proposed development on 68 acres adjacent to the current Woodlands subdivision. The road would also provide access to the four development parcels, but nowhere in his application does he state how many houses would be constructed on the 90 acres so it seems like it's premature to ask the county to approve a road without knowing if it will meet the future needs of the Pine Creek Ranch South development. The developer was denied annexation by the Payette Lakes Recreational Water and Sewer District. He stated at a recent neighborhood meeting that he had no plans to develop the Stockton 90 anytime soon but was looking into building his own treatment plant and reapplying to PLRSWD for water hookups. His original proposal was to build 360 houses on the 90 acres – is that still his plan? Would this proposed road be sufficient to service that many houses? And how many additional roads will be built off this original road to service residences in the development?

There is an easement from Fox Ridge Lane to the Stockton 90 property which is included on the Crestline Engineers Figure 1 attachment to the application. What is the intent of the developer regarding that easement? Does he foresee asking the City of McCall to build a road to connect Pine Creek Ranch South development to the Fox Ridge subdivision? A traffic study needs to be done to analyze the impacts of additional traffic in Fox Ridge, The Woodlands and on Samson Trail. Traffic related to the middle and elementary schools which are located between the Woodlands and Fox Ridge subdivisions can be a mess, particularly during morning drop-off hours. Agreeing to add an unknown number of cars from additional residents from the Pine Creek Ranch development to narrow streets which are frequently used by cyclists, pedestrians, and children going to and from school seems unwise.

The proposed easement is adjacent to a pond and there are other environmental concerns on the Stockton property. Will the county require any type of environmental assessment prior to approving the application?

The proposal is for private construction of the Pine Creek South Road and maintenance would be the responsibility of the developer "until future utilities are installed with the goal of paving the roadway and releasing it to Valley County for public maintenance after paving". Without a timeline for development of the Stockton 90 property, it again seems premature to approve the application without additional specifics.

It appears this proposed development is being piecemealed between the county and the City of McCall. This is a large development with the potential for significant impacts to both the environment and the existing neighborhoods. We urge you to slow down and do a coordinated approval process with the City of McCall.

Thank you for your consideration.

Submitted on behalf of:

Dawn Cardwell and Scott Sword
633 Fox Ridge Lane

Sheri and Jason Class
174 Fox Lane

Heidi and Matt Galyardt
Sandy Schlotterbeck
637 Fox Ridge Lane

Jill and Chris Gaughan
683 Fox Ridge Lane

Joan Heider
629 Fox Ridge Lane

Erin Hurley
645 Fox Ridge Lane

Lindsey and Sam Jensen
634 Fox Ridge Lane

Michelle and Craig Johnson
609 Fox Ridge Lane

Robert and Madeline Johnson
150 Fox Lane

Kelsey and Adam Jorck
625 Fox Ridge Lane

Suzanne Mack and Jason Lawhorn
166 Fox Lane

Jamie Parker
621 Fox Ridge Lane

Fabio Pellizzer
664 Fox Ridge Lane

Craig and Cheryl Rabe
686 Fox Ridge Lane

Bruce and Gail Rankin
675 Fox Ridge Lane

Ed and Karen Taylor
690 Fox Ridge Lane

Ryan Taylor
155 Fox Lane

Shawna and Tim Thomas
656 Fox Ridge Lane

From: Kristen McCoy <[REDACTED]>

Sent: Monday, March 30, 2026 8:00 PM

To: Cynda Herrick <cherrick@valleycountyid.gov>

Subject: SUB 26-005 Pine Creek Ranch South Subdivision - Preliminary Plat

Cynda and County Commissioners,

Thank you for providing information on the proposed preliminary plat application at 389 Stockton Court. I am writing to formally oppose the application, specifically the proposal to establish a permanent public right-of-way with a privately maintained access road for the Pine Creek Ranch South Subdivision.

While this may seem like a relatively small step, it's clear the intent is to provide connectivity to the parcel to the north and to satisfy anticipated secondary access requirements for future development within the City of McCall. This is my primary concern—the roadway is being put in place to enable future development that has not yet been fully reviewed or approved. If this roadway is truly necessary, it should be evaluated as part of a complete development proposal, not in advance of it.

From a planning perspective, this feels like one piece of a much larger project moving forward independently, rather than as part of a comprehensive evaluation. Valley County Code requires that approvals be consistent with the Comprehensive Plan and that adequate public facilities and infrastructure are in place to serve development. In this case, infrastructure is being established ahead of a full understanding of what it will ultimately need to support.

I am also concerned about the long-term public obligation this creates. Even if the road remains privately maintained in the near term, designating it as public right-of-way sets the expectation that it will eventually function as part of the public system. That brings future maintenance, upgrades, and service demands that may not be fully funded by the developer. In my view, this conflicts with the intent of ensuring development does not create an undue burden on existing taxpayers.

There is also a broader issue to consider. With portions of the overall development no longer within the City of McCall's Area of City Impact, this creates a situation where approvals can occur incrementally, without a complete understanding of cumulative impacts. Approving this right-of-way now makes it easier for future phases to move forward without the same level of review.

Based on these concerns, I do not believe this application meets the intent of the County's approval criteria—particularly related to public interest, infrastructure adequacy, and long-term fiscal responsibility.

I would also ask, that in these areas where parcels of one development abut parcels within City limits, I ask that coordination and collaboration with the City is at the forefront to understand the full scope of these projects.

For these reasons, I respectfully request that you deny the application.

Thank you,

Kristen McCoy

From: Iryna Nelson <[REDACTED]>

Sent: Tuesday, April 14, 2026 1:02 PM

To: Cynda Herrick <cherrick@valleycountyid.gov>; mtodd@mccall.id.us
<mtodd@mccall.id.us>

Subject: Public Comment: Opposition to Through-Traffic Connectivity – Pine Creek Ranch / Woodlands 3, from: Iryna Nelson and Brian Nelson

Dear Commissioners and Planning Staff,

I am writing as a resident of the Woodlands community to formally express my strong opposition to any proposed public street connectivity between the new Pine Creek Ranch development and the existing Woodlands 3 neighborhood

Opening our quiet, residential cul-de-sacs (such as Brady Drive, Douglas Drive, or Woodlands Drive) to through-traffic from a 178-unit development creates significant safety risks for our families and children. Our current infrastructure was never designed to handle such a high volume of transit traffic.

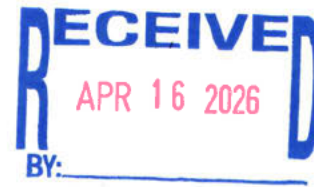
I strongly urge the Commission to require the following conditions for any approval:

1. Emergency Access Only (EVA): Any connection between the two developments must be restricted strictly to emergency vehicles.
2. Physical Barriers: This connection should be secured with permanent, lockable bollards or a gate accessible only by the McCall Fire District (via Knox Box or Opticom).
3. Primary Access via Deinhard Lane: All residential and construction traffic for Pine Creek Ranch must be routed through Deinhard Lane or other arterial roads, not through our local neighborhood streets.

Thank you for your time and for considering the safety of McCall residents.

Iryna and Brian Nelson
663 Woodlands dr
McCall ID 83638

Cynda Herrick, AICP, CFM
Planning & Zoning Director
PO Box 1350
Cascade, Idaho 83611



Dear Ms. Herrick,

I am writing in opposition to the Pine Creek Ranch application to create a privately maintained, gravel access road through the parcel at 389 Stockton Court.

The developer states the primary purpose of the application is to connect to the 68 acres he plans to develop in the City of McCall, which he is calling Woodlands 3.

The developer has submitted an application to the McCall P&Z for a PUD to build 176 residences adjacent to the current Woodlands development.

The planned development has met with strong written and vocal opposition in previous required meetings with the community. There is no guarantee the McCall P&Z will approve the PUD. This makes the application for the access road a possible moot point.

The application for the access road should be denied by Valley County, until the entire PUD process for Woodlands 3 is approved by the City of McCall.

Why should the residents in the area of construction of the road be subject to construction noise and environmental concerns when the Woodlands 3 PUD may be denied or delayed? The developer states his construction timeline for the road would begin this year (2026) and possibly continue into 2027. It is conceivable the PUD would not be approved until well past this timeline. At the very least, construction of the road should be contingent upon the approval of the Woodlands 3 PUD by the City of McCall.

Furthermore, I have a major issue with the access road being privately maintained. Our house is in the City of McCall on a City maintained road, which we appreciate.

Why should the residents of the current Woodlands, who all live on public roads, be dependent on a private person to maintain a road the developer says will improve safety for Woodlands residents. I do not like a private individual, who I do not personally know, being responsible for my safety. Who do we contact if there is an issue with the road not being plowed in the the winter or there is a downed tree blocking the road? Who, in the County, makes sure the developer maintains the road in proper condition? Who do we contact if we have complaints about road conditions such as dust abatement?

If approved, this road should be paved and maintained by Valley County.

This road is not suitable for its stated purpose.

While the road may create connectivity to the developer's Woodlands 3, it's not reasonable that the new residents of Woodlands 3 and the current residents of the Woodlands would use the new road to drive into town or even to drive south. They will all use Woodlands Dr. Why would a person driving into town, drive south on the new gravel road, continue onto graveled Stockton Court and make a 90 degree turn onto Stockton Dr, also graveled and pot hole filled. The total distance just back to Samson Trail So. and Deinhard is close to 2 miles. The connectivity statement, while true, is disingenuous.

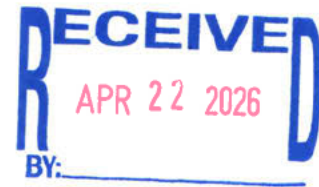
Even if the new road is used for emergency ingress and egress, it is still unsuitable for vehicles coming from the McCall Fire Department or Police Department due to its distant location and gravel construction.

The Pine Creek Ranch – Subdivision Application to Valley County Planning & Zoning dated February 23, 2026 from Crestline Engineers states the applicant's desire to not prepare a wildfire mitigation plan. Apparently, this **must** be completed according to the Valley County Planning and Zoning application form. The application appears to be ambiguous in this regards. The application states there is no plan for any fire hydrants, buried tanks or water supply to help suppress potential fire. The developer touts the new gravel road a secondary ingress and egress for emergency vehicles and residents. Yet he plans for no water supply along the route in case of wildfire. This can not be a valid wildfire mitigation plan. If the new road is approved, it should include some form viable water supply in case of wildfire.

We respectfully request the Valley County Planning and Zoning deny the applicant's conditional use permit request.

Tom and Kathy Kilgore
McCall, Idaho

Valley County Planning and Zoning Commission
219 N Main Street
Cascade, ID 83611



Re: Opposition to Privately Maintained Gravel Road Application

Dear Commissioners,

I am writing to respectfully request denial of the application for a privately maintained gravel road associated with the proposed development on approximately 68 acres. This request is based on the application's failure to meet the County's approval criteria, particularly as it relates to public interest, infrastructure adequacy, and long-term fiscal responsibility.

Public Health, Safety, and General Welfare

The proposed gravel road is intended to facilitate future development on the subject property; however, those development plans have not yet been fully reviewed or approved. Approving access infrastructure in advance of a comprehensive development review is premature and does not allow for a complete evaluation of the project's impacts.

Additionally, the privately maintained gravel road appears to be an attempt to satisfy public road access requirements for a proposed 176-unit development. This approach does not meet the access standards outlined in McCall City Code 9.3.04(K), which governs roadway requirements for developments of this scale.

The application itself is part of a broader development proposal, as detailed in the submitted materials (available at Woodlands McCall Application Document). As such, this road proposal should be evaluated in coordination with the City of McCall and in the context of the full development plan—not as a standalone, preliminary component.

Infrastructure Impacts

The application does not adequately evaluate the impacts of the proposed gravel road on Stockton Court, Stockton Drive, or surrounding neighborhoods. Increased traffic, particularly from construction activity, raises concerns regarding road capacity, safety, and long-term wear.

The proposal indicates that the road will be privately maintained; however, it lacks clarity regarding who will be responsible for maintenance, how such responsibility will be enforced, and what remedies will be available if maintenance obligations are not met. This uncertainty raises significant concerns about long-term reliability and potential burden on public resources.

Furthermore, the applicant has previously indicated that all construction traffic for the proposed development would utilize this gravel road and Stockton Drive. This would likely result in substantial disruption to existing residents and infrastructure that has not been designed to accommodate such use.

Potential impacts to water resources also require closer examination. The proposal does not sufficiently address how the development may affect existing water users, including downstream users and those relying on wells and septic systems in adjacent neighborhoods. These concerns must be carefully weighed alongside the increased demand for firefighting capacity and residential water supply associated with a development of this scale.

Ecological Impacts

The proposal also raises serious concerns regarding ecological impacts, particularly the presence of wetlands within or near the project area. Wetlands are federally protected resources and play a critical role in water filtration, flood control, and ecosystem health.

Construction and ongoing traffic associated with a privately maintained gravel road through or near these areas could result in degradation of sensitive habitats, disruption of natural drainage patterns, and long-term environmental damage. The potential for sediment runoff, erosion, and pollution impacting these ecological systems must be thoroughly evaluated.

Allowing infrastructure that facilitates heavy construction traffic through or adjacent to wetland areas, without comprehensive environmental review and coordination with appropriate regulatory agencies, poses significant risks that are not adequately addressed in the current application.

Long-Term Planning and Community Impact

I would also like to raise a broader question for the Valley County Planning and Zoning Commission regarding the precedent this application may set. The intent behind this proposal appears evident, and the Commission's position at this stage will signal how future land use applications of this nature will be evaluated, and ultimately, what kind of community this region is intended to become.

I believe the Commission can recognize and see through what appears to be a bait-and-switch approach, where large-scale infrastructure is introduced incrementally under the designation of "privately maintained roads." This proposal raises concern as a potential access point not only for the currently referenced development, but also for a broader buildout including 176 units associated with "Woodlands 3" and additional homes on Stockton 90. Evaluating this road in isolation risks overlooking its true scope and long-term implications.

The long-term implications of development at this scale, if not carefully and comprehensively planned, could place significant strain on critical infrastructure, including sewer and water systems, while also impacting the character and livability of the community as a whole. These are not short-term considerations, but decisions that will shape the area for decades.

I respectfully urge the Commission to take a firm and principled stance against piecemeal or insufficiently evaluated planning approaches. Growth can be beneficial, but only when it is done responsibly, with proper infrastructure planning, adherence to established standards, and a clear commitment to the long-term health and sustainability of the community.

Conclusion

For the reasons outlined above, the application does not meet the County's standards for approval. It raises unresolved concerns related to public health and safety, infrastructure adequacy, ecological protection, and long-term fiscal and maintenance responsibility.

Accordingly, I respectfully urge the Commission to deny this application.

Thank you for your time and consideration.

Sincerely,

Emma and Clint Barnett

From: Ryan Marquez [REDACTED] il. [REDACTED]
Sent: Wednesday, April 22, 2026 6:49 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: SUB 26-005

Hello,

I am opposed to this subdivision as contemplated for the following reasons. Action should be taken to deny the application or adjust it so the concerns are alleviated.

Public Health, Safety and General Welfare:

- The gravel road is to enable the applicant's future development on the 68 acres, yet such development plans have not yet been fully reviewed or approved.
- The privately maintained gravel road is an attempt to meet public road access requirements for the 176-unit development. This does not meet the access requirements of McCall City Code 9.3.04 (K).
- This gravel road proposal is part of the applicant's development plan for 176 units and should be evaluated in coordination with the City, not in advance of the major portion of the development plan.

Infrastructure Impacts:

- The privately maintained gravel road's impact on Stockton Court/Stockton Drive and surrounding neighborhoods, has not been evaluated.
- The application states that the gravel road will be privately maintained. With whom will a maintenance agreement be signed, and what will be the remedy if the landowner fails to maintain the road to a proper standard?
- The applicant has previously stated that all construction traffic for proposed development on the 68 acres would utilize this gravel road and therefore Stockton Dr.
- Potential impacts to existing water users in the area must be looked at much more closely. The impact on downstream and well/septic users in the adjacent neighborhoods should be taken into account versus potential firefighting and residential water resource needs.

Thanks,
Ryan

From: [REDACTED]
Sent: Friday, April 24, 2026 12:49 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: UB 26-005 Pine Creek Ranch South

Hi Cynda-

My wife and I have owned our home in The Woodlands since 1998. We have enjoyed our time as owners of this property and the subdivision. There are currently 118 lots in The Woodlands and only one road in to and out of the subdivision. We are very much opposed to having further development adjacent to The Woodlands. A gravel road as proposed by the developer does not make a bit of sense. If this development is approved do you really think new owners would use a gravel road or a paved road to get to their property? My guess would be a paved road which would mean more vehicle traffic through The Woodlands on that one road in to and out of The Woodlands. This would be a major hazard for all homeowners.

If Pine Creek wants to develop let them figure out a way for traffic to get in to and out of Pine Creek WITHOUT having access and to our only road to get in to and out of The Woodlands.

Thank you for your time.

Walt Czarniecki
Homeowner
The Woodlands

From: McCall Keller [REDACTED] il. [REDACTED]
Sent: Saturday, April 25, 2026 7:03 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Pine Creek Ranch Stockton Road

Commissioners,

I live with my wife and two kids under the age of 6 at 751 Stockton Drive.

I am writing in opposition of the proposed road and subdivision of the Stockton 90 parcel. In a neighborhood meeting, Craig Groves stated that he plans to send 100% of construction traffic for his development down Stockton Drive, which would drastically change the safety and nature of our road.

The proposals that Groves is submitting would open up unknown and unspecified development opportunities that could extend heavy construction traffic on Stockton for decades to come. The impact that this will have on Stockton Drive has not been properly studied. I ask that careful measures be taken to understand the impacts that Groves's proposals will have on Stockton drive and its current residents.

Thank you very much
Mac Keller

Thursday, April 30, 2026

Dear Cynda:

We are writing to express our concerns regarding SUB 26-005 – the subdivision application for Pine Creek Ranch South.

The applicant states that the primary purpose of this application is to create a permanent public right-of-way with a privately maintained 28' wide gravel access road, to connect to the northern parcel, and fulfill the requirement for a secondary access should that parcel be developed. It is premature to create a connection to a parcel for which no development application has been approved by the City of McCall. Without an approved plan, it is impossible to evaluate whether a 28' gravel road built to private road standards would adequately serve future development. As part of the application to the City of McCall for the 68-acre parcel, traffic studies should be conducted to estimate traffic volume on the proposed gravel road, as well as on other affected roads, such as Stockton Court, Stockton Road and Samson Trail and the neighborhoods they serve.

There are several key points in this application that have no data or answers. We feel that it would be very difficult to make a well-informed decision about this road with all the "TBD"s. Without having an approved development plan for either the 68 acres or the 90 acres, we feel that it is not possible to move forward on this application.

In summary, the application is scant on details and has no clear plan for future development of the 90-acre proposal considered in the application or of the 68-acre parcel to which it would be connected. This application for proposed development is clearly a piecemeal approach to a large and significant development that would span the jurisdiction of the City of McCall and Valley County. The potential for significant detrimental impacts is great. Such impacts need to be assessed, and the public must be given the opportunity to review and comment on them.

Thank you for considering our concerns.

Michael and Pam Wissenbach

280 May Road

McCall and Mariah Keller

751 Stockton Drive

David and Laura Crawford

PO Box 121

Elva Torres
631 Stockton

Chris Connolly
331 May Road

Gary S. Thompson, Jr.
300 May Road

Larry Huie
375 S. Samson Trail

Dave and Lewann Ball
375 May Road

Raul De La Rosa
Rocio Garcia
PO Box 2863
(residence is on Stockton)

From: Shauna Enders <[REDACTED]@valleycountyid.gov>
Sent: Thursday, April 30, 2026 1:16 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Pine Creek Ranch South

Dear Cynthia,

I'm writing to you as I'm not in favor of Pine Creek Ranch South. A privately maintained gravel road doesn't meet the objective for interest of the public. This road would not be adequate for emergency vehicles and the word private is not defined as something public would be able to utilize. Emergency vehicles weight is exceptional and anything privately maintained would not be kept up. Thus pushing all traffic to woodlands drive. Our community has 118 homes with only 1 egress. Pushing traffic onto Woodlands Dr would not be wise. For your reference, our community road is through a quiet, hard working community, many have small children who play ride their bikes, walk and run up and down the street. The track teams for both the middle school and high school run in our neighborhood because it is a quiet and safe place for the children to practice. Our roads are also utilized by the SPED teachers as they walk their students through the neighborhood. This is evidence that our community is vital in many ways especially for our students, and schools. The privately maintained road does not meet requirements for his planned development. I strongly urge you to deny this request for multiple reasons, some I have mentioned. One thing I would also like you to know when Craig Groves was asked about fires, or the potential of one in his development...he just shrugged and said that people in the woodlands wouldn't get out. Now, we all know we run the risk of fire just because of our location. Craig has no interest in the welfare of our community, nor our location or it's resources. His interest is profit, not the people of valley county. All the residents of the Woodlands, Fox ridge, and those on Stockton road are hard working people who have forged a life here working in sync with others and caring for our land. This is evident when you look at their hands. Please do not destroy what we have by allowing this road to come about.

Thank you for your time & consideration

Shauna Enders

From: Melissa and Todd Daniels <[REDACTED]>
Sent: Saturday, May 2, 2026 3:27 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Stockton Road Build Out SUB 26-005 Pine Creek Ranch South

Dear Planning and Zoning Commissioners,

The proposed gravel road is intended to support a future 176-unit subdivision on the 68-acre parcel to the north, but that development has not yet been fully reviewed or approved by the City of McCall. This road should not be evaluated on its own. It should be considered as part of the full development plan and in coordination with the City. The road would serve as a second access point for nearly 300 existing and planned units, including those in The Woodlands, with the potential for even more as the nearby 90-acre Stockton parcel is developed. However, no comprehensive traffic study has been provided. A study is needed to evaluate full build-out impacts on the gravel road and downstream routes, including Stockton Court, Stockton Drive, and South Samson Trail, as well as key intersections. It should also identify any required road improvements and clarify who will be responsible for them.

The applicant has stated the road will be used for construction traffic, including heavy vehicles, which adds further impact that should be analyzed. In addition, the road is **proposed to be** privately maintained, but there is no clear maintenance agreement or enforcement mechanism if standards are not met. Given these gaps, we respectfully ask Valley County Planning and Zoning to deny or defer this application until the full impacts and intended use of the road are properly evaluated as part of the overall development plan.

Thank you for your consideration.

Melissa and Todd Daniels
656 Brady Dr

Valley County Planning and Zoning Commission

Subject: SUB 26-005 Pine Creek Ranch South

May 3, 2026

Dear Members of the Valley County Planning and Zoning Commission,

We are writing to respectfully request that the Commission deny or defer approval of the current application related to the proposed gravel road until further information and analysis are provided to ensure responsible planning and public safety.

The proposed gravel road appears to primarily serve as access for a future 176-unit subdivision planned on the 68-acre parcel to the north. This subdivision has not yet been fully reviewed or approved by the City of McCall. Therefore, evaluation of the gravel road should occur in conjunction with the full 68-acre development plan, coordinated directly with the City, and not in advance of its approval.

Furthermore, this road would ultimately serve as a secondary access route for nearly 300 units (176 proposed on the 68-acre parcel and 118 existing in The Woodlands), with the potential for even more as the Stockton 90 parcel develops. A comprehensive traffic study addressing the full build-out scenario for both parcels must be completed and submitted to the County before proceeding.

The study should evaluate:

The traffic impacts on the proposed gravel road and on downstream roads—including Stockton Court, Stockton Drive, South Samson Trail, and related intersections.

The impact of heavy construction traffic, as the applicant has stated that the gravel road would be the primary construction access route for the proposed 68-acre development.

This analysis is essential to determine whether additional road improvements will be necessary to ensure safety and adequate traffic flow. The Commission should also require clarification as to who will bear responsibility for any necessary infrastructure improvements if they are not assigned to the developer.

Additionally, the application indicates that the gravel road will be privately maintained. Please request clear documentation regarding:

Who will hold the maintenance agreement, and what remedies will be available should the landowner fail to maintain the road to an acceptable standard.

Given these outstanding concerns, approving the gravel road in isolation would be premature. The road's design, purpose, and impacts must be evaluated as part of the comprehensive development plan for both the 68-acre and 90-acre parcels to ensure alignment with City and County planning objectives.

Thank you for your thoughtful consideration of these requests and for your ongoing service to our community.

Sincerely,

Jim and Angela Troy

668 Koski Drive

May 3, 2026

VALLEY COUNTY PLANNING & ZONING

PO BOX1350, CASCADE ID 83611

We are writing to express our opposition to SUB 26-005 Pine Creek Ranch South Subdivision Preliminary Plat.

1. Per VCC 10-1-4, county P&Z review of the requested conditional use permit cannot occur prior to McCall review of said request due the 90 acre parcel in question abutting the eastern boundary of the McCall city limit, well with the one mile limit stated in the referenced code citation.

10-1-4: PROPERTY WITHIN ONE MILE OF CITY LIMITS:

In those instances when the *subdivision* of land considered by the county planning and zoning commission describes property *situated within one mile outside the limits* or impact area of any incorporated city, *the application shall also be submitted by the administrator to said city for review of the continuity of proposed street patterns, street widths, public infrastructure, drainage provisions or other appropriate standard, and receive a recommendation from the council of said city before a decision is made by the planning and zoning commission.* If no recommendation is given by the city council within forty five (45) days of receipt of an application, it will be assumed that there are no issues with the subdivision. (Ord. 10-07, 8-26-2010).

2. The subdivision requested (four development parcels), and gravel road right-of-way is directly tied to the development of 68 acres immediately north of RP18N03E154641 and should only be considered in light of all factors related to that requested 68-acre subdivision, which is within the McCall city limits. Construction traffic for the 176 home subdivision to the north is intended to be directed to use the requested gravel road, which

would require all that traffic to first use Stockton Drive. I doubt the impact of that traffic loading has been properly studied, presented to, or considered by the County. A traffic study should be undertaken and presented prior to the plat application being considered.

3. The gravel road is planned to be privately maintained, yet no evidence of such a maintenance plan has been presented.

Again, we oppose the issuance of a conditional use permit specifically for the above stated reasons, and generally oppose the development of the 68 acre parcel within the city limits and the 90 acre parcel immediately outside the city limits.

SINCERELY,

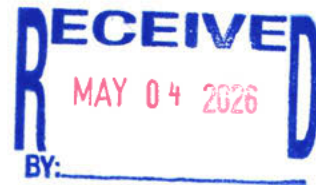
A handwritten signature in black ink, appearing to read 'John Riggins', with a stylized, cursive script.

JOHN RIGGINS

A handwritten signature in black ink, appearing to read 'Ginger Riggins', with a stylized, cursive script.

GINGER RIGGINS

Thursday, April 30, 2026



Dear Cynda:

We are writing to express our concerns regarding SUB 26-005 – the subdivision application for Pine Creek Ranch South.

The applicant states that the primary purpose of this application is to create a permanent public right-of-way with a privately maintained 28' wide gravel access road, to connect to the northern parcel, and fulfill the requirement for a secondary access should that parcel be developed. It is premature to create a connection to a parcel for which no development application has been approved by the City of McCall. Without an approved plan, it is impossible to evaluate whether a 28' gravel road built to private road standards would adequately serve future development. As part of the application to the City of McCall for the 68-acre parcel, traffic studies should be conducted to estimate traffic volume on the proposed gravel road, as well as on other affected roads, such as Stockton Court, Stockton Road and Samson Trail and the neighborhoods they serve.

There are several key points in this application that have no data or answers. We feel that it would be very difficult to make a well-informed decision about this road with all the "TBD"s. Without having an approved development plan for either the 68 acres or the 90 acres, we feel that it is not possible to move forward on this application.

In summary, the application is scant on details and has no clear plan for future development of the 90-acre proposal considered in the application or of the 68-acre parcel to which it would be connected. This application for proposed development is clearly a piecemeal approach to a large and significant development that would span the jurisdiction of the City of McCall and Valley County. The potential for significant detrimental impacts is great. Such impacts need to be assessed, and the public must be given the opportunity to review and comment on them.

Thank you for considering our concerns.

Michael and Pam Wissenbach
280 May Road

McCall and Mariah Keller
751 Stockton Drive

David and Laura Crawford
PO Box 121

Elva Torres
631 Stockton

Chris Connolly
331 May Road

Gary S. Thompson, Jr.
300 May Road

Larry Huie
375 S. Samson Trail

Dave and Lewann Ball
375 May Road

Raul De La Rosa
Rocio Garcia
PO Box 2863
(residence is on Stockton)

Bob and Kathy O'Neil
476 Ellis

From: Alice Wright <[REDACTED]>
Sent: Monday, May 4, 2026 6:23 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: In opposition to proposed gravel road (Stockton)

Hi there,

I am writing to express concern regarding the proposed gravel road access associated with the applicant's future development plans close to my neighborhood.

The proposed gravel road appears to be intended to enable the applicant's future 176-unit subdivision on the adjacent 68-acre parcel. However, these development plans have not yet been fully reviewed or approved by the City of McCall. The gravel road access should be evaluated in conjunction with the complete 68-acre development proposal and in coordination with the City, rather than being considered independently or in advance of the larger project review.

In addition, the gravel road would ultimately serve as a second access route for nearly 300 planned or existing residential units, including the proposed 176 units on the 68-acre parcel and the 118 units within The Woodlands, with the potential for additional traffic as the Stockton 90 parcel develops. A comprehensive traffic study should be required before approval. This study should show impacts of the proposed gravel road, but also on other roads and intersections including Stockton Court, Stockton Drive, and South Samson Trail. Necessary road improvements should be clearly identified, and responsibility for funding and completing those improvements must be established.

The applicant has also stated that the gravel road would serve as the primary construction access for the proposed 68-acre development. The traffic study should include analysis of heavy construction traffic impacts on nearby roads and intersections, including safety, dust, noise, and road wear concerns for existing residents.

The application indicates that the gravel road would be privately maintained. The application should address who would be maintaining the road, and what standards would apply.

Thank you for your consideration of these concerns.

Sincerely,
Alice Brown
624 Woodlands Drive

Sent from Yahoo Mail for iPhone

TO: : Cynda Herrick, cherrick@valleycountyid.gov
FROM: Sheree Sonfield, 664 Woodlands Drive, McCall, ID [REDACTED]
DATE: May 4, 2026
RE: SUB 26-005 Pine Creek Ranch South

I respectfully ask that the Commissioners DENY the application because the privately maintained gravel road application does not meet the intent of the County's approval criteria related to public interest, infrastructure adequacy and long-term fiscal responsibility.

I am AGAINST the application because this is piecemealing and project segmentation. There is a larger plan, and separately reviewing only part of a larger plan often obscures and undervalues the cumulative impact, eg increased load on infrastructure, that would be obvious in a comprehensive review of the entire plan.

The application submitted lacks the information for the County to determine the full impact on County services and infrastructure, as well as its full future impact on adjacent property owners.

KEY CONCERNS:

Public Health, Safety and General Welfare:

The gravel road is to enable the applicant's future development of 176 units on an adjacent 68-acre parcel that's within the City limits, yet such development plans have not yet been fully reviewed or approved. It is a piecemeal and segmented approach by the property owner, a strategy that may not serve anyone well, including the property owner.

The privately maintained gravel road is an attempt to meet public road access requirements for the 176-unit development on the 68-acre parcel. This does not meet the access requirements of McCall City Code 9.3.04 (K).

This gravel road proposal is part of the connectivity for the applicant's development plan for 176 units on an adjacent 68-acre parcel in the City. Therefore, this application for a road and 4 parcels should not be evaluated on its own and in advance of and without any consideration of the major portion of the development plan. Given what we know of future development plans, approval of this application may enable a development that is not in harmony with adjacent areas and street patterns, and is a risk to health, safety and general welfare of the public.

Infrastructure Impacts:

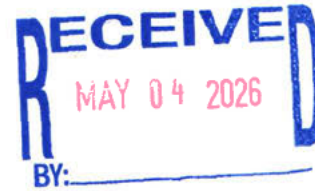
The privately maintained gravel road's impact on Stockton Court/Stockton Drive and surrounding neighborhoods, has not been evaluated.

The application states that the gravel road will be privately maintained. Who will bear the costs of maintenance if the landowner or private entity fails to maintain the road to a proper and safe standard? Will the County end up bearing the costs?

The applicant has previously stated that all construction traffic for proposed development on the 68 acres would utilize this gravel road and therefore Stockton Dr. Is Stockton Drive built for this type of traffic, who will pay for any needed improvements and is this safe for those who reside on this road?

Potential impacts to existing water users in the area must be looked at much more closely. The impact on downstream and well/septic users in the adjacent neighborhoods should be considered versus potential firefighting and residential water resource needs.

Without evaluating this application in the larger context of the major portion of this entire development plan, how does anyone know the full impact and cost and who should pay? How do we know the answer to the infrastructure impact question without knowing and reviewing the full development plans?



Valley County Planning and Zoning Commission

219 North Main Street

Cascade, Idaho 83611

Subject: Sub 26-005 Pine Creek Ranch South Subdivision-Preliminary Plat

Honorable Commissioners,

I am writing this letter to urge Commissioners to vote against the approval of the creation of a permanent public right-of-way with a gravel road thru a 90 acre parcel as connectivity to a 68 acre parcel to east of Woodlands neighborhood.

The developer is attempting to create a secondary access to this 68 acre parcel for a proposed 176 unit subdivision proposed as Pine Creek Ranch South : Woodlands 3, yet such development plans have not been fully reviewed or approved by City McCall.

The 68 acre parcel falls under jurisdiction of City of McCall Planning and Zoning and the 90 acre parcel with the proposed gravel access road falls under the jurisdiction of Valley County Planning and Zoning.

I would purportedly state that the Developer is attempting to circumvent a unified approval process for both his 90 acre and 68 acre parcels and trying to get advance approval of a gravel access road as a secondary connectivity to his yet to be approved 176 unit development on the 68 acre parcel under jurisdiction of City Of McCall Planning and Zoning where he has proposed to have primary access to be thru Woodlands development on Woodlands Drive increasing an estimated 1400 trips per day. Woodlands Dr was not developed or intended for that amount of traffic. This would cause great safety hazards, and negatively impact homeowners property values and negatively impact the Woodlands community.

The key issues are the Developer is proposing that primary access to the 68 acre parcel, 176 units be Woodlands Dr. cutting thru a neighborhood that would create very unsafe travel. This would create safety issues for homeowners year round, especially in the winter when snowbanks further inhibit clear vision, persons walking and cycling thru and in and out of the neighborhood and most importantly children walking and riding bikes to the elementary and middle schools just to west of Woodlands development.

This would be a significant increased hazard for those children and parents who currently live there not to mention the increased number of children that would come along with the addition of 176 added units that would walk or ride bikes thru Woodlands to get to the two schools.

Also, a traffic impact study that addresses full build out of both 68 acre and 90acre parcel developments needs to be completed and submitted to both the City of McCall and Valley County planning and zoning authorities to be assured that all roads and intersections impacted have been evaluated and can handle the substantial increased traffic flow safely and adequately.

The Commissioners are urged to not approve this until a fully developed plan is available for review and approval of both the 68 acre and 90 acre parcels so everyone responsible for planning and zoning at both City of McCall and Valley County as well as the Public know what is going to be the result of both developments.

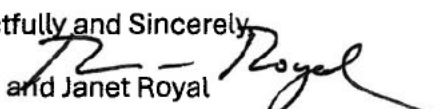
A gravel access road with a secondary agenda for another development certainly should not be approved in advance of, nor not in conjunction of, the 68 parcel development proposed with City of McCall not yet approved.

I would urge Commissioners to vote against this attempt to gain a partial foothold in the development process. The Developer should be required to have both parcel plans be fully proposed and be available for contiguous review and approval by City of McCall and Valley County.

A couple alternatives would be 1) have Developer propose and seek approval of **separate and adequate infrastructure for access and egress** for both the 68 acre parcel and the 90 acre parcel that has **ZERO** impact on Woodlands neighborhood and is a fully self sustainable development without connection thru Woodlands; or 2) have the 90 acre parcel annexed into City of McCall so a single jurisdiction can be the governing authority for the development of the parcels so all factors can be managed by that planning and zoning authority to avoid the discontinuity that is presently a problem.

Please feel free to contact me for any further discussion of these issues.

Respectfully and Sincerely,


Russell and Janet Royal

654 Brady Dr.

McCall Id 83638

██████████8

From: Scott Durham <[REDACTED]@valleycountyid.gov>
Sent: Monday, May 4, 2026 10:27 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Concerns regarding SUB 26-005 Pine Creek Ranch South

Good morning,

I am writing to express my concern regarding the Sub 26-005 Pine Creek Ranch South application. I am against the application.

It seems evident that the gravel road proposed in this application is primarily meant to enable the developer's plans regarding future development of a proposed 176 unit subdivision on the 68 acre parcel to the north and other development plans. None of which have yet to be approved. Segmenting or piecing out parts of larger development plans obscures the overall plan and potential cumulative impacts of all areas of impact concerning the plan.

I respectfully request that the commissioners/counselors deny the application.

Thank you,

Scott Durham
657 Brady Drive, The Woodlands

May 4, 2026

Dear Valley County Planning and Zoning Commissioners,

Please deny the application for SUB 26-005, "Pine Creek Ranch South."

The application states that it is primarily about building a gravel road to secure a required secondary access for a 176-unit residential subdivision in McCall city limits. However, the application for that subdivision ("Woodlands No. 3") is incomplete and has yet to be accepted or reviewed by either McCall's Planning and Zoning Commission or City Council. So, granting approval for SUB 26-005 would be premature. It would put the cart before the horse by allowing for the construction of a road for a subdivision before the subdivision proposal itself is properly vetted — and thereby preempt a thorough assessment of the subdivision in its entirety, including the financial, traffic and infrastructure impacts, and impacts on the health, safety and welfare of the community.

Approval of SUB 25-006 would also lay the groundwork for undefined future development on land next to several established neighborhoods — Stockton Court, Stockton Drive and connecting roads, Fox Ridge and The Woodlands. In addition to the road, the application proposes the creation of four development lots, but it offers no plans, not even a concept, to illustrate what development might consist of. The Impact Report frequently mentions residential construction (see responses to items 4, 5, 11, 12, 13, 14, 15, 16, 20, 21, and the Lighting Plan). The application form says that supporting documents such as a phasing plan and a construction timeline are included, but they aren't in the published submittal. How is anyone supposed to judge the full impacts, financial and otherwise, of this proposal without all of the evidence? Granting permission for a subdivision in a well-populated area that doesn't consist of anything other than a road seems unwise. And it would set a bad precedent.

SUB 25-006 doesn't provide enough information to allow for a thorough evaluation, and it leaves open too many unanswered questions. It would permit piecemeal development that doesn't support comprehensive, orderly, or transparent planning. Please do not approve this application.

Thank you for your attention to this important matter.

Sincerely,

Dawn Matus

From: Louise Laduke <[REDACTED]>
Sent: Tuesday, May 5, 2026 3:23 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: SUB 26-005 Pine Creek Ranch South

Cynda Herrick , Valley County Planning and Zoning Director:

I am writing to request the Commissioners DENY the application for a privately maintained gravel road through the "Stockton 90" portion of the Pine Creek Ranch proposed development.

I am in agreement with the issues presented in the letters submitted by Sheree Sonfield on May 4, 2026, the letter of April 10, 2026 from the Fox Ridge Subdivision and the letter of March 17, 2026 from 11 homeowners in the Woodlands subdivision.

The full development plan should be reviewed and **approved by both** the County and the City of McCall prior to allowing one piece of the development to proceed with so many concerns unaddressed. This will be a very large and consequential housing development for Valley County and the City of McCall. Please take the necessary time to fully examine the entire Pine Creek Ranch/ Woodlands 3 development plan and all of its ramifications.

Thank you.
Louise Laduke
657 Woodlands

From: Nancy Cussler <[REDACTED]>
Sent: Tuesday, May 5, 2026 2:32 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: SUB 26-005 Pine Creek Ranch South

Dear Valley County Planning and Zoning Commission Members,

I am writing to ask your serious consideration as to the safety and full disclosure of the impact of the proposed construction of a privately maintained gravel road through the proposed "Pine Creek Ranch South(PCRS)" subdivision. The developer is asking for approval for the road to allow access to the 90 acre PCRS but it would also to provide a second access point, as required by McCall City Code, to the other proposed 68 acre 176 unit subdivision, "Woodlands 3", which is not disclosed.

A gravel road is totally inadequate to disperse traffic from the PCRS and Woodlands 3 subdivision. It must be emphasized that the vast majority of traffic from these proposed subdivisions would utilize the single access of Woodlands Drive rather than a gravel road or any future road planned to the south. The amount of traffic would threaten the safety of our roads for pedestrians, cyclists and residents living along and in the neighborhood of Woodlands Dr. I live in the Woodlands on Woodlands Dr. and can verify that the traffic created as result of two adjacent subdivisions would be a tremendous traffic hazard especially during the winter months.

I am asking that you consider the comments made in the letter from the City of McCall regarding PCRS and Woodlands 3 subdivisions and the importance of coordination between the County and City jurisdictions. Until further traffic and impact information is provided or assessed, I strongly recommend that the Commission members deny approval of a gravel road as proposed by the developers of PCRS.

Respectfully submitted,

Nancy Cussler

652 Woodlands Dr.
McCall, ID.83638

May 5, 2026

Dear Valley County Planning & Zoning Commissioners,

I am writing in opposition to SUB 26-005, Pine Creek Ranch South – an application to subdivide a 90-acre parcel into 4 developable parcels and construct a gravel road that connects an adjacent 68-acre parcel to the north of the subject property to Stockton Court to the south of the subject property.

This application represents a piecemeal approach to a significant development project with inadequate road access that has major implications for neighboring properties.

Five years ago, the developer envisioned a 600+-unit residential development, called Pine Creek Ranch, spanning both the 90-acre subject property and the 68-acre adjacent property to the north. These plans became wrapped up in discussions about the McCall-Donnelly School District middle school expansion application with an attempt by the City of McCall to secure a road easement through school property to extend Deinhard Lane and provide arterial access to the 90-acre parcel. Ultimately, the MDSD middle school expansion was approved without the road easement, and there is no foreseeable option for extending Deinhard Lane.

Now, without adequate arterial road access via Deinhard Lane, or, as I understand, access through Fox Ridge, the developer is attempting to create access to his two parcels through two local streets, Woodlands Drive and Stockton Drive, that run through quiet neighborhoods to the north and south of the acreage, respectively. With recent changes to the Area of Impact, these two local streets are subject to different jurisdictions (City and County) as are the two parcels. However, while jurisdictions may have firm boundaries, the impact of development in each of those jurisdictions does not.

To the south, the developer is proposing to connect the 68-acre parcel, via the proposed gravel road, to Stockton Court and Stockton Drive. These local streets could imminently serve as a second access for the proposed 176-unit residential development on the 68-acres for which the developer has submitted an application to the City. And yet, the developer has not submitted to Valley County a traffic study or a proposal to make any improvements to Stockton Court or Stockton Drive. (Similarly, to the north, the developer is proposing to utilize Woodlands Drive as the access to the 68-acre development, and yet his application to the City does not contain an updated traffic study or proposal for any improvement or mitigation measures to Woodlands Drive. This comes after years of conversations with the neighbors about their safety concerns related to his use of this road.)

This lack of acknowledgement of the traffic impacts is concerning. What is even more concerning is that further development of the 90 acres could lead to more intense utilization of those same roads with potentially no contribution from the developer to the road infrastructure. Here is why: Piecemeal development of the 4 proposed parcels could mean that the proportional impact of each parcel does not reach the threshold to contribute to road improvements on Stockton Court and Stockton Drive. And, for a City road like Woodlands Drive, there may not be a requirement for improvements in any case, since it is located in a different jurisdiction. Lack of contribution on the part of the developer means the costs to upgrade these roads will fall on the respective jurisdiction.

There are all kinds of problems with this scenario starting with the lack of a traffic impact study and compounded by the fact that two large, adjacent parcels under one ownership are under two different jurisdictions with different rules and different approaches to planning and zoning. The lack of a clear plan for how the City and County will coordinate development of these directly adjacent parcels creates confusion and uncertainty.

Please deny this application until a clearer vision of the overall project, the appropriate mitigation measures, and rational cooperation and coordination among the jurisdictional entities is in place.

Thank you for your consideration of my concerns.

Marcia Witte

McCall, Idaho

From: Heidi Galyardt [REDACTED] o. [REDACTED] i>
Sent: Wednesday, May 6, 2026 8:59 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Cc: Sandywestgate [REDACTED] Paul [REDACTED]; Matthew Galyardt [REDACTED] il. [REDACTED]>
Subject: Pine Creek Ranch Proposal

TO: Cynda Herrick, cherrick@valleycountyid.gov
FROM: Matt and Heidi Galyardt/Sandy Schlotterbeck, 637 Fox Ridge Lane, McCall, ID
DATE: May 6, 2026
RE: SUB 26-005 Pine Creek Ranch South

Good morning Cynda,

We wanted to email you to express our concerns with SUB 26-005, application for the Pine Creek Ranch subdivision. We are against this proposed subdivision as it appears to be lacking specifics for the entire project and is being piecemealed between the county and the City of McCall. This is a large development with the potential for significant impacts to both the environment and the existing neighborhoods. We urge you to slow down and do a coordinated approval process with the City of McCall.

Thank you for your time,

Matt and Heidi Galyardt
Sandy Schlotterbeck

To: Valley County Planning and Zoning Commissioners
From: Dave Carter, 656 Douglas Dr. The Woodlands, McCall, ID 83638
Date: May 6, 2026
RE: SUB 26-005 Pine Creek Ranch South

I am writing in opposition to SUB 26-005, Pine Creek Ranch South. This is an application to subdivide a 90-acre parcel into 4 parcels, and construct a gravel road. This gravel road potentially has two functions: 1) to service any future residences on these TBD 4 parcels, and more importantly 2) to provide a second access to an adjacent 68-acre parcel to the north of the subject property, Pine Creek Ranch (aka Woodlands 3).

This Permit Application is woefully lacking in detail. It smells of "shifti-ness", or another way of saying it: "meet the very minimum requirement, and then create as many parcels as possible, regardless of their impact". As it is, the developer would rather stuff all traffic from the 176 residences down Woodlands Drive, but was told he had to provide a second access, hence the gravel road in PCRS.

Because this application is inadequate in detail and intention, and because of its juxtaposition to not only his 68 acre parcel, but the 25yr old destination subdivision (The Woodlands), the impact is significant just in terms of street traffic alone, let alone all the children walking to and from the K-8 school.

Please DENY this application in its present state. Or at the very least SEND IT BACK (to the developer) WITH NUMEROUS CONDITIONS.

Thank You,

Dave Carter

From: Don Sanda <[REDACTED]@il.gov>
Sent: Wednesday, May 6, 2026 9:32 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: SUB 26-005 Pine Creek Ranch South

Valley County Planning and Zoning;

The Pine Creek Ranch development, represented by Craig Groves, is asking Valley County to approve a gravel access road through the Stockton 90 acre parcel allowing connectivity to his proposed 68 acre Woodlands 3 development. This proposal would be a 176 unit residential subdivision. Our position is that Valley County should deny this gravel road request for the following reasons.

At this time, the only reason that the developer wants to develop this access road is to satisfy the City of McCall's requirement that Woodlands 3 subdivision have at least two ingress/egress roads. This seems to be putting the cart before the horse as the Woodlands 3 subdivision proposal has not yet been fully reviewed and approved.

By the developer's own admission, this gravel road would only be used for construction and emergency vehicle access to the proposed Woodlands 3 subdivision. This would mean that the Woodlands Drive be the main ingress/egress road not only for the existing 118 family residences as well as the proposed 176 units in the Woodlands 3 subdivision.

There has been no traffic study done as to how this proposal would impact the connecting roads which include Stockton Drive and Sampson Trail as well as the intersection at Stockton Drive/Spring Mountain Road and Deinhard. As stated above, If the Woodlands 3 subdivision is ultimately approved, there would be a substantial impact on the existing Woodlands Drive road and the residents who presently live there.

As the proposed gravel road supposedly would be maintained by the developer, what would happen if the road isn't properly maintained in the future?

Supposedly, this proposed gravel road would then enable the development of the 90 acre Stockton property. However, the developer has not submitted any indication of what type of development would be considered for this parcel. Once again, this is like the "tail wagging the dog".

Respectfully submitted,
Don and Pam Sanda
639 Woodlands Dr.
McCall, ID 83638

From: Denise <[REDACTED]@il.[REDACTED]>
Sent: Wednesday, May 6, 2026 9:55 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: SUB 26-005 Pine Creek Ranch South

We would like to express our concern about the Pine Creek Ranch South project. We have a home in the Woodlands subdivision and feel that all our residents will be negatively impacted by this development.

It is our understanding that a full review/approval has not occurred to date by the City of McCall. How can this project proceed without city approval?

Has a full traffic study been done regarding the use of Stockton (which is a dirt/gravel road) to be used as an access for the proposed development?

How would the use of Stockton for construction impact the road conditions and who will be responsible for maintaining the road?

Last, but certainly not least, how will this proposed development impact the current residents of the Woodlands? Woodlands Drive is the ONLY access in and out of our subdivision. Increased traffic along Woodlands Drive from the proposed 176 residences will adversely affect our neighborhood. We have children walking/biking to and from school along our roads. How will the additional traffic impact their safety? What will our residents do if there is an evacuation order? Traffic from an additional 176 residences will put us all at risk. The additional traffic will also have an adverse effect on the peace and tranquillity of our neighborhood.

We urge the Valley County Planning and Zoning Commission to deny this request, or at the very least, defer it until more studies are done on the impact this will have on the roads in the area.

Sincerely,
Denise and Mark Shepard
Sent from my iPhone

From: Darin Hibler <[REDACTED]>
Sent: Wednesday, May 6, 2026 11:03 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: PINE CREEK RANCH

Dear Commissioners,

My name is Darin W. Hibler, and my home ownership is at 601 Woodlands Dr. I am respectfully requesting you deny the application for the privately maintained gravel road that will connect in the future to the development of a 176 residence on 68-acre parcel east of the Woodlands to Stockton Dr. It does not meet the intent of the county's approval criteria related to public interest, infrastructure adequacy and long-term fiscal responsibility. The plans have not yet been fully reviewed or approved.

The privately maintained gravel road is an attempt to meet public road access requirements for a 176-unit development. This does not meet the access requirements of McCall city code 9.3.04 (k). This gravel road should be evaluated in coordination with the city and not the advancement of the major portion of the builder's development plan.

The application states that the gravel road will be maintained. My question is by whom? Where is the contract for said maintaining and what are the penalties if the road is not maintained?

My major concern I have for the gravel road and the future development of 176-unit development is WATER. We already are having water issues. The potential impacts to existing water users in the area must be looked at in more detail. The impact on downstream and well/septic users in the adjacent neighborhoods should be taken into account along with firefighting and residential water usage.

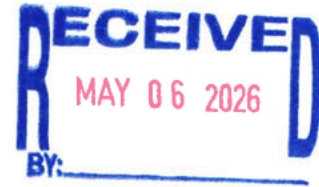
Thank you,

Darin W. Hibler
601 Woodlands Dr.

TO: Cynda Herrick (cherrick@valleycountyid.gov)

FROM: Michelle and Craig Johnson, 609 Fox Ridge Ln, McCall, ID

RE SUB 26-005 Pine Creek Ranch South



I respectfully ask that the Commissioners DENY the application because this is piecemealing and project segmentation. The entire project and request should be revealed up front: Total number of houses, total number of condominiums/apartments, selling price of these "affordable houses", and total roads needed to support the entire project. Current request is for new roads thru the Woodlands and Stockton Drive. Previous plans included a road through Fox Ridge Ln. Has the road through Fox Ridge Ln been delayed or is it permanently off the plan? The children in Fox Ridge Ln do not have bus service and walk to school. The road was not built to support the additional traffic especially in the winter and allow the children to safely walk to school. Homeowners that live on the road in question will have an extremely hard time getting out of their driveway as traffic backs up waiting to turn onto Deinhard Ln. Sampson Trail is a robust road that should be used if another road needs to be added. Has a traffic study been done during arrival and departure from school. It is already very busy and our children's lives should not be put at risk.

The Pine Creek Ranch South gravel road is requested to support future development of a proposed 176-unit subdivision on the 68-acre parcel to the north, yet the development plans have not been fully reviewed or approved by the City of McCall. The gravel road access should be evaluated in conjunction with the entire 68-acre development plan, in coordination with McCall City, not in advance.

The gravel road would provide a second access for close to 300 planned or existing units (176 units on 68 acres plus 118 units in the Woodlands), in addition to potentially more units as the Stockton 90 parcel is developed. A traffic study that addresses full build-out scenario for both parcels needs to be completed and submitted to the County to understand the traffic impacts on the gravel road, further downstream roads including Stockton Court, Stockton Drive, and South Samson Trail and the associated intersections. Who will be responsible for the additional road improvements if the developer is not held responsible for these improvements?

The application states that the gravel road would be the primary access for construction traffic for the proposed development on the 68 acres. A traffic study should include the evaluation of heavy construction traffic on the impacted roads and intersections.

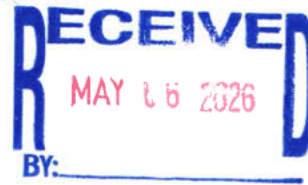
The application states that the gravel road will be privately maintained. Who will sign the maintenance agreement and what happens if the landowner fails to maintain the road to a proper standard?

Is there enough water to support these additional 300 houses? We have already been asked to minimize our use of water this year and adding 300 homes in addition to the other housing projects that have already been approved will be a major hardship on our water supply.

Please deny this application until more information, including the use and impact of the proposed road can be evaluated and understood within the context of the entire plan for both the 68-acre and 90-acre parcels.

Sincerely,

Michelle and Craig Johnson
609 Fox Ridge Ln
McCall, Idaho



May 5, 2026

Dear Valley County Planning and Zoning Commissioners,

This letter is submitted on behalf of the Woodlands Homeowners' Association (WHOA).

The WHOA is very concerned about the Pine Creek Ranch South subdivision application and the long-term implications for our neighborhood. **We urge you to deny this application** until there is a more comprehensive understanding of the development plans for the two parcels connected by the gravel road proposed in the development application.

As a preliminary matter, as this Commission knows, the purpose and intent of the Valley County land use and development ordinances includes protecting and promoting the health, safety, and general welfare of county residents, protecting property rights and property values, and minimizing the adverse impact of development. V.C.C. 9-1-4(A) and (B). The standards of development are intended to, among other things, "encourage well planned development" and safeguard the interests of the public and adjacent property owners, V.C.C. 9-1-4(C).

As you know, the developer is proposing to build a gravel road through his 90-acre parcel (the "Stockton 90"). This road would connect his 68-acre parcel within the City limits to the County road network at Stockton Court. He also plans to divide the 90-acre parcel into 4 developable parcels. The 90 acres are located within the newly defined Area of Impact. Pursuant to V.C.C. 7-1-1, the purpose of establishing the Area of Impact is to ensure that it is appropriately managed in order to provide for planned, orderly, and efficient growth.

Approving the gravel road that transects the 90-acre parcel would have significant long-term impacts on both the City neighborhoods and roads to the north and the County neighborhoods and roads to the south. To the north, the 68-acre parcel has only one access point to the City public road network, and that is via Woodlands Drive through The Woodlands. Woodlands Drive is a narrow local street that lacks shoulders and was not built to handle a substantial volume of traffic. Establishing connectivity between the 90-acre parcel and the 68-acre parcel means that not only traffic generated by development on the 68-acre parcel but also a significant portion of traffic generated by future development on the 90 acres would likely use Woodlands Drive as the most direct route to downtown McCall.

Our primary concern is that even though the City can work with the developer to mitigate the various impacts of development built on the 68-acre parcel, it does not have similar authority over the 90-acre parcel because of recent changes to the Area of Impact, and the developer has not sought annexation of the 90 acres in conjunction with its application, which may be mandatory pursuant to V.C.C. 7-1-5.

Nevertheless, a significant proportion of the traffic from development on the 90-acre parcel would rely on the same narrow roadway through The Woodlands. Unfortunately, the process for ensuring a coordinated, transparent evaluation of traffic impacts and appropriate mitigation across jurisdictions remains unclear. There are too many unknowns, and allowing this subdivision is at cross purposes with the goal of providing for planned, orderly, and efficient growth in the Area of Impact.

The same is true in reverse for the impact of development of the 68-acre parcel on Stockton Court, Stockton Drive, and possibly other County roads and intersections. The developer has submitted to the City of McCall an application for 176 residential units on the 68-acre parcel. That application can be found here:

<https://woodlandsmccall.org/documents/260407%20App.pdf>. An updated traffic impact study for this application has not yet been submitted, and the impact on County roads, including the proposed gravel road, are unknown.

The recent history of these two parcels is also relevant to the current application. Five years ago, the developer initiated plans to build a 600+-unit residential development across the 158 acres. Given the location of the project and special concerns, in June 2021, the McCall City Council designated the two parcels as an Area of Critical Concern, and an environmental assessment, numerous public comments, and subsequent staff report were subsequently generated. That information can be found here:

<https://www.mccall.id.us/1583/Area-of-Critical-Concern>.

Last year, an unsuccessful application to annex a similarly dense version of the residential development into the Payette Lakes Recreational Water and Sewer District generated numerous public comments that can be found with the public hearing meeting recordings and other resource documents here: <https://plrwsdpublichearing-gatewaymapping.hub.arcgis.com/>.

In addition, there have been many neighborhood meetings, letters to the editor, and letters to City Council. Much of this history is documented on The Woodlands website, here:

<https://woodlandsmccall.org/news.html>.

And just last week, there was extensive public comment and discussion regarding the City Council comment to Valley County on this application. The City Council discussion can be heard starting at 1:41 on this recording:

<https://www.youtube.com/watch?v=FXfMGM85go8>.

This is all to say that the parcels in question have been the subject of much public comment and concern over the last several years. What has changed is that the parcels now span two jurisdictions, and the jurisdictional change seems to be leading to piecemeal, uncoordinated development. Decisions made incrementally will lead to long-term impacts on our neighborhood for which the developer cannot be held accountable. Although The Woodlands is our primary concern, our neighbors along Stockton Court and Stockton Drive would be subject to similar risks.

As another example of piecemeal development, the developer proposes not to prepare a wildfire mitigation plan, and the plan submitted with the application is inadequate and generally just makes reference to measures that could be undertaken when the 4 subparcels are further developed. However, a wildfire mitigation plan is mandatory pursuant to V.C.C. 10-7-4, and the application is incomplete without it.

We urge you to take a step back and look at the entire context of current and future plans of both the 68-acre parcel and the 90-acre parcel before allowing a gravel road connection and uncoordinated development. The implications here are significant, and the consequences may be difficult to mitigate once connectivity is established. The developer has provided insufficient information for this Commission to fully assess the context of the two related parcels, and the application should be denied.

Thank you for your consideration of our concerns.

The Woodlands Homeowners' Association

From: John Gatt <[REDACTED]>
Sent: Wednesday, May 6, 2026 11:55 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Public Comment Regarding SUB 26-005

Dear Cynda,

We are writing to express our concern regarding SUB 26-005, application for Pine Creek Ranch South. We realize there is a public hearing scheduled with the Valley County Planning and Zoning Commission on May 14, 2026, but we want our concerns known to the Commission prior to the hearing.

The application proposes subdividing a 90 acre parcel(Pine Creek South), located within the newly defined area of impact. This area would have 4 development parcels, a gravel road and a dead-end street. The gravel road would connect Stockton Court to the proposed development on 68 acres(city limits) next to the Woodlands Subdivision.

Our concerns are detailed below:

1) Purpose of the proposed road. The applicant states "The purpose of the application is to create a public right-of-way with a privately maintained 28 ft. wide gravel access road, creating connectivity to the northern parcel and fulfilling the requirement for a secondary access should that parcel be developed." To my understanding a development application has not been submitted. How can the Commission evaluate whether a 28 ft gravel road, built to private road standards, be adequate for future development. Traffic studies should be conducted by the applicant to determine if the gravel road meets the required service level. Not only for residential traffic, but emergency traffic as well.

2) Maintenance agreement of the proposed road. The application contains no details on how a maintenance agreement of the proposed roads would be structured. How would a maintenance agreement be structured to ensure indefinite, binding financial guarantees to maintain the road to minimum standards regardless of ownership? As the applicant stated, "the gravel road would create a second access for the 68-acre parcel." The owner has indicated intent to develop at least 176 residential units on this 68-acre parcel. The applicant identifies this road as a secondary access, which necessitates a primary access. No primary access has been approved.

3) Wildfire mitigation. The Pine Creek Ranch South subdivision proposed by the applicant is located in the Wildland-urban interface adjacent to a current 118 residential development, middle school and elementary school. Developers would normally have to prepare a wildfire mitigation plan. The application does state "warmer temperatures in the summertime, low humidity and winds from the south/southwest create an ideal situation for ignition of fire

from human or natural causes. The rapid changes of weather in summer and fall months could create fire behavior that increases the risks to homeowners and firefighters." Yet, in the cover letter, the applicant states "desire not to prepare a wildfire mitigation plan at this time". If this development goes through and people need to evacuate, are they going to use a privately maintained gravel road to the south, or a paved, publicly maintained city road(Woodlands Drive) to evacuate. This could potentially become another "Paradise Fire" disaster.

4) McCall City Council review. Valley County Code Section 10-1-4: Property Within One Mile Of City Limits, please note the proposed location of the subdivision, the application needs to be presented to the McCall City Council for recommendation. It is concerning how the City could issue a recommendation regarding the subdivision with little detail provided in the application.

In closing, the application is vague and provides very little detail and no plan for future development of the 90-acre proposal considered in the application or the 68-acre parcel to which road connectivity would be achieved. Given all the concerns stated above, we urge you to consider the application incomplete until a comprehensive plan with appropriate timeline, phasing, legal and financial guarantees is submitted and can be evaluated.

Thank you for your consideration in this matter.

John and Lorine Gatt
Woodlands Residents

From: Lynne Hodges [REDACTED]
Sent: Thursday, May 7, 2026 2:44 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Cc: Lisa Caligiuri Lewis ([REDACTED] r. [REDACTED]) <[REDACTED]ail.[REDACTED]>; Thomas Lewis ([REDACTED]ail.[REDACTED]) <[REDACTED]ail.[REDACTED]>
Subject: SUB-DIVISION 26-005 Pine Creek Ranch South

Dear Ms. Herrick –

As resident of McCall since 2015, with shared ownership of a family home on Woodlands Drive, I want to firmly reassert my **OPPOSITION** to the Pine Creek Ranch development plan. I am writing on behalf of myself and my co-owner family members, Lisa and Thomas Lewis.

As homeowners who will be impacted by the Pine Creek Ranch South proposed application, we stridently oppose the application, in part, because it fails to provide for a cohesive and comprehensive plan, while instead presents compartmentalized pieces of a plan that lack full evaluation, details, and transparency to the members of our community. It is clearly developer centric, and fails to consider the broader impact to the existing community and its limited infrastructure to support such a plan.

My family and I respectfully request that the Commissioners DENY the application because the privately maintained, substandard gravel-road application clearly does not meet the intent of the County's approval criteria related to public interest, infrastructure adequacy, and long-term fiscal responsibility. Moreover, the application, as submitted, lacks adequate information and important details for the County to determine the full impact on County services, infrastructure limitations, as well as construction-related and future impacts on adjacent property owners.

Our understanding is that the proposed gravel road would connect Stockton Court to the 68-acre parcel adjacent to The Woodlands. The sub-standard gravel road would provide a second access for the developer's proposed new 176-unit subdivision, currently called *Woodlands 3*. The sub-standard gravel road would certainly prove inadequate to disperse traffic from the proposed Woodlands 3. And as such, the majority of traffic from the Woodlands 3 subdivision would obviously choose the more direct paved access of Woodlands Drive for daily travel. The significantly increased volume of traffic would threaten the safety of the residents who live on the relatively narrow Woodlands Drive roadway, especially for pedestrians, cyclists, and the children of our community.

These are but a few of the compelling reasons underscoring the need for the Valley County Commissioners to recommend AGAINST approval of the Pine Creek Ranch South subdivision given the road safety and congestions issues associated with the proposed Woodlands 3.

JUST SOME ISSUES of CONCERN:

- The substandard gravel road is a precursor to enable the applicant's future development of 176 units on an adjacent 68-acre parcel that's within the City limits, yet such development plans have not yet been fully reviewed or approved. It is a piecemeal and segmented approach by the property owner, which seems to be an ill-conceived and the least-expensive approach to providing necessary alternative ingress and egress to the proposed development. Moreover, the substandard gravel road is an attempt to meet public road access requirements for the 176-unit development on the 68-acre parcel, but it fails to meet the access requirements of McCall City

Code 9.3.04 (K).

- This gravel-road proposal is part of the connectivity for the applicant's development plan for 176 units on an adjacent 68-acre parcel in the City. As such, the developer's larger and complete plan envisioned has to be fully evaluated in the larger context of the proposed project amid the obvious infrastructure constraints. The community at large deserves numerous in-depth studies and feasibility assessments by independent contractors in order to determine whether the Pine Creek Ranch concept can be reasonably and safely integrated into the confines of this limited infrastructure.
- The applicant has previously represented that construction traffic for proposed development on the 68 acres would utilize this gravel road for ingress and egress and therefore also utilizing Stockton Dr. Several concerns here: 1 – Will the proposed gravel road be sufficient to support hundreds (if not thousands) of heavy trucks and equipment to traverse on a daily basis? 2 – Has McCall's Emergency Response services been asked to assess the plan and whether its vehicles would not be impeded by the gravel road during an emergency? 3 – The developer should be required to submit a life-expectancy assessment regarding the integrity, degradation rate, and estimated replacement of the gravel road. 4 – The developer should be required to submit a multi-year gravel-road maintenance schedule for construction and post-construction years, and possibly place a bond with the county for these annual costs. Moreover, the bond should be commensurate with a life-expectancy and replacement assessment. I think it was also addressed at some point that the developer might possibly consider a paved road. Is that an option?
- Potential impacts to existing water users in the area must be studied closely. The impact on downstream and well/septic users in the adjacent neighborhoods should be considered versus potential firefighting and residential water resource needs.
- And there are so many more...

Thank you for the opportunity to submit these comments in OPPOSITION to the Pine Creek Ranch South subdivision.

Sincerely,

Lynne Hodges, Lisa Lewis and Thom Lewis

From: Mark Engibous <[REDACTED]>
Sent: Friday, May 8, 2026 3:11 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>; Lori Hunter <lhunter@valleycountyid.gov>
Subject: Re: Written Comment Planning and Zoning for May 14th Public Hearing

Thank you for letting me know that you were unable to open my previous emailed document. Here it is below.

Dear Valley County Planning and Zoning Commissioners,

We are writing as full time residents that live in The Woodlands. Thank you for reading the comments of the many concerned people that reside here and in surrounding neighborhoods that would be affected by the Pine Creek Ranch Development. We encourage you to represent rightly the community you serve by protecting our community when making decisions regarding this development.

Let us remember the Idaho Code Local Land Use Planning Act which states " The purpose is to promote the health, safety and general welfare of the people of the state of Idaho."

The PCR development in its current stated plans does not consider the health, safety and general welfare of the people that live here for the following main reasons:

- 1) Lack of paved roads to access the large PCR would congestion the only main entrance and exit on Woodlands Drive. And this road currently has no sidewalks to protect pedestrians and cyclists from increased traffic that PCR would create.
- 2) Fire and Emergency access would be limited to Woodlands Drive or the planned gravel dirt road near Stockton. The gravel road would be much slower and drive more traffic through Woodlands Drive . It would also create excess dust and pot holes which make it difficult to maintain smooth surface for every day driving and it should not be considered a proper entrance/exit.

The majority of full time residents in McCall want to keep our town the smaller rural community it is and slow the growth. It is the reason we live here where small town lifestyle is valued over living in a bigger city. Other reasons to consider are how second homes will only increase the already expensive cost of living for full time residents who live here. The small roads in McCall are not built to handle more traffic. There is already congestion on the roads getting into the elementary and middle schools that are next to Woodlands drive. A traffic study should be done during school hours to reflect this. We believe there needs to be more infrastructure plans in place prior to approving this large development.

Thank you again for taking the time to consider our concerns when making this very important decision and to represent your community well.

Respectfully,

Sonja and Mark Engibous



From: Brad Brault [REDACTED]il.[REDACTED]>
Sent: Sunday, May 10, 2026 9:57 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Cc: Tracy Brault [REDACTED]il.[REDACTED]>
Subject: PCR application

Dear Cynda,

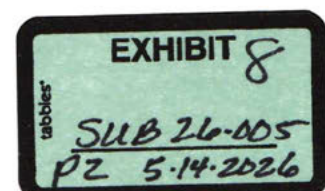
Please understand that the development Craig Groves is trying to access with a gravel road will be "bolted onto" the Woodlands and will be dependent on Woodlands drive for transporting all construction equipment, laborers and materials for decades.....plus the resulting additional residents.

This additional traffic, in addition to the obvious dangers, will erode the quality of life currently enjoyed by the residents of the Woodlands. This will result in more and more properties being put on the market and property values eroding faster than Mr. Groves can profit by destroying what we currently have.

Please consider us opposed to any all applications filed by Groves aka Pine Creek Ranch.

Respectfully,

Brad and Tracy Brault
669 Koski Drive



Dear Valley County Commission,

As lifelong Idahoans, McCall and Valley County have always felt like a refuge to our family — a place of peace, beauty, and quiet that represents what makes Idaho special. For years, my wife and I dreamed of someday owning a small mountain property where our children could grow up making memories surrounded by nature. After years of hard work and saving, that dream finally came true when we purchased our home at 655 Stockton Dr.

This property has become our safe place. A quiet escape from the noise and pace of everyday life. Never in our wildest dreams did we imagine that a major development access road could someday be routed directly in front of our home and through our neighborhood.

Our hearts are honestly breaking over this proposal.

There are many concerns with this project, but most importantly, I want to express the very real impact this road would have on the families who already live here. This area was never designed to support heavy development traffic or become an access point for a large housing project. We are asking you, from one citizen to another, to please protect the character and beauty of this community and require the developers to find another solution.

Some of our concerns include:

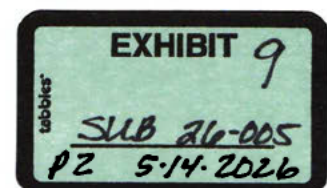
1. The existing roads are narrow, winding, dusty, and uneven. They were never intended to handle constant heavy construction traffic and large equipment.
2. Many homes in this area sit close to the roadway. The noise, dust, traffic, and disruption would dramatically affect our quality of life. Imagine trying to enjoy dinner on your porch while dump trucks and construction traffic pass continuously in front of your home.
3. This project will negatively impact surrounding property values and the peaceful nature of the neighborhood we invested in. Families who worked hard for a quiet mountain property should not bear the financial burden of a development project they never wanted. So these developers can profit.
4. Nearly all homes in this area rely on septic systems. We are deeply concerned whether the infrastructure and long-term sewer planning for a development of this size has truly been thought through.
5. We understand and respect responsible growth and families building homes or cabins in Valley County. What concerns us is large-scale development that prioritizes profit over preserving the very character and natural beauty that make McCall and Valley County so special. There are great communities that have been built, but access to them is off main roads. Spring Mountain Ranch and Woodlands are a great example. These developers need a better plan.
6. Many residents in this area strongly oppose this proposal. We are asking the Commission to stand up for the existing homeowners and preserve the quiet mountain community that people came here to enjoy.

Please do not allow this road to go through our neighborhood. We respectfully ask that you require the developers to find another route that does not permanently damage the beauty, peace, and character of this area.

Please see us and our neighbors not as obstacles to development, but as families who simply want to protect the quiet life we worked so hard to build.

Thank you for your time and consideration.

Sincerely, David & Jessica Argon – [REDACTED]



From: Shealyn Mascheroni <[REDACTED]>
Sent: Wednesday, May 13, 2026 6:47:43 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Pine Creek Ranch

Dear Ms Herrick,

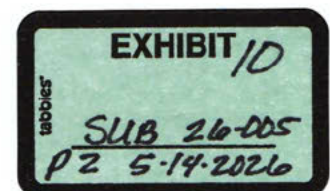
I am writing to you in regards to the proposal submitted for the development of Pine Creek Ranch. I kindly ask you to defer or deny the application at this time. Not only has the applicant filled in several parts of the application with "TBD", he has not clearly defined a plan for the use of the 90 acres along the gravel road. More information is needed before the City and County can determine what is safe and appropriate for the current residents surrounding the property and the city of McCall. Thank you for your time.

Sincerely,

Shealyn and Andre Mascheroni

Residents of Woodlands Drive

Get [Outlook for iOS](#)



Pat Kim Allen 630 Stockton

May 12, 2026

Valley County Planning and Zoning Commission

219 North Main Street

Cascade, Idaho 83611

**Re: Public Comment Opposing SUB 26-005, Pine Creek Ranch South Subdivision /
Conditional Use Permit**

Dear Chair and Members of the Planning and Zoning Commission:

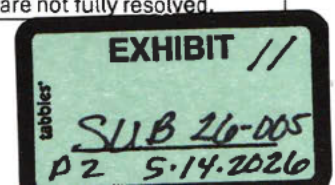
We respectfully submit these comments in opposition to SUB 26-005, Pine Creek Ranch South. We ask that the application be denied, or at minimum continued, until the applicant demonstrates full compliance with the Valley County Conditional Use Permit standards, the Compatibility Matrix, applicable public improvement standards, and the Valley County Comprehensive Plan.

The application is not merely a four-lot subdivision. The applicant proposes a 90.68-acre, four-development-parcel subdivision and a 2,737-linear-foot gravel roadway, with the stated purpose of creating a permanent public right-of-way and privately maintained access road to provide connectivity and secondary access for future development to the north. Existing wetlands, a constructed reservoir, water rights, and future development connections are all identified in the application materials.

Compatibility Matrix Evaluation

Based on the actual impacts to Stockton Drive, West Place Subdivision, wetlands, wildlife habitat, road capacity, emergency services, and future development pressure, the compatibility scoring should be adjusted as follows:

Matrix Question	Suggested Score	Weighted Result	Reason
1. Compatibility with dominant adjacent land use	-1 x 4	-4	Although labeled residential, the proposal functions as a through-access road and future development connector into an established rural large-lot neighborhood.
2. Compatibility with other adjacent land uses	-1 x 2	-2	The proposal may relate more naturally to Fox Ridge or Woodlands, but it is not compatible with Stockton Drive / West Place.
3. Compatibility with overall local vicinity	+1 x 1	+1	Residential use exists in the area, but the proposed access pattern and future development intensity create compatibility concerns.
4. Site layout and mitigation of detrimental impacts	-2 x 3	-6	The proposed road layout directs impacts toward Stockton Drive and does not adequately mitigate wetlands, drainage, fire access, or neighborhood impacts.
5. Similarity of proposed lot / structure scale	-1 x 1	-1	The current four-parcel subdivision masks the likely future development purpose, which is not similar to the 1- to 7-acre character of Stockton Drive.
6. Traffic volume and character	-2 x 2	-4	Stockton Drive is a rural gravel road not designed for high-volume traffic, construction traffic, or cut-through circulation. It does not meet County road standards.
7. Impacts from resources, runoff, emissions, or substances	-1 x 2	-2	Wetlands, drainages, reservoir/water rights, stormwater, fertilizers, and wildlife habitat remain insufficiently addressed.
8. Ability of public agencies to provide services	-1 x 2	-2	Fire access, water supply, road maintenance, emergency response, snow removal, and Central District Health concerns are not fully resolved.



Matrix Question	Suggested Score	Weighted Result	Reason
9. Cost-effectiveness of public services versus revenue	-1 x 2	-2	The application does not adequately identify who pays for long-term road, emergency, stormwater, and off-site impacts.

Suggested compatibility score: -22.

This score better reflects the real-world function of the application: a road and right-of-way designed to enable future development and alter the function of Stockton Drive, rather than a simple four-parcel residential subdivision.

Neighborhood Character and Scale

Stockton Drive and the West Place Subdivision are rural, large-lot neighborhoods with lots generally ranging from approximately 1 acre to more than 7 acres. Residents purchased and improved their properties with the understanding that the area was a low-density, rural residential neighborhood served by individual wells and septic systems. The public comment notes emphasize that Stockton Drive is gravel, narrow, older in design, and not constructed to function as a collector or through road for substantially increased traffic. There is no way the property owners of the Stockton neighborhood could have anticipated that it would be a main artery.

The proposal would permanently and fundamentally change the character of the Stockton Drive neighborhood by introducing a new access corridor and potential future traffic from development that is more compatible with Fox Ridge, Woodlands, or City-connected infrastructure than with Stockton Drive. A through-connection to Stockton Drive should therefore be prohibited. If emergency access is truly necessary, it should be designed as gated emergency-only access, with physical barriers and enforceable restrictions preventing public, construction, or daily residential traffic.

Traffic, Road Capacity, and Public Safety

The applicant's impact report states that the proposed 28-foot gravel roadway would serve four development parcels and provide secondary access to the parcel to the north. It also states that the applicant is concurrently filing a City of McCall PUD application and that the proposed road would fulfill the PUD's secondary access requirement.

Stockton Drive has an existing **60-foot right-of-way**. A 70-foot right-of-way is required for the proposed function and level of service. In an average to above-average winter, Stockton Drive narrows to single-lane travel because of snow storage. It simply is not wide enough to meet County road standards or EMS standards.

That means traffic impacts cannot be evaluated as if this were only a four-parcel subdivision. The Commission should require a full traffic impact study analyzing construction traffic, future residential traffic, emergency response, snow removal, pedestrian and bicycle safety, and cumulative impacts from the related future development. Valley County's own transportation planning goals include proper planning of roadways in new developments to provide good circulation and meet future expansion needs.

Stockton Drive was not designed for that role. The road's width, gravel surface, curves, shoulders, snow-storage limitations, lack of sidewalks or pathways, and sight-distance constraints make it inappropriate for increased traffic volumes. Allowing Stockton Drive to become a through-access route would create an undue adverse impact on adjoining properties and public safety.

Wetlands, Drainage, Water Rights, and Wildlife

The application acknowledges existing wetlands, a constructed reservoir, and water rights for stockwater storage, wildlife storage, and fire protection storage. The property also functions as a collection basin

associated with water rights. It also states that wetland impacts necessary for the road would be permitted through the U.S. Army Corps of Engineers.

That is not enough. Valley County's impact report standards require review of traffic, water demand, drainage, wetlands, vegetation removal, and mitigation of environmental impacts. The open meadow and drainage basin in this area provide water collection, wildlife habitat, and downstream water functions. Residents have observed elk, deer, owls, sandhill cranes, and other wildlife using the basin.

This application should be denied. Any new application or future proposal should be required to provide an independent hydrology and stormwater analysis, a wetland mitigation plan, water-rights analysis, wildlife corridor/open-space plan, and enforceable restrictions on fertilizers, herbicides, and runoff. Approval should not rely on later, parcel-by-parcel mitigation after the road and right-of-way have already been established.

Fire, Emergency Services, and Infrastructure

The applicant originally stated a desire not to prepare a wildfire mitigation plan at this time, proposing instead to defer it until further subdivision. Later materials identify wildfire risk, one primary access route through Stockton Court, no current structural/wildland fire water supply, and no current plan for buried tanks or dry hydrants unless the project is further developed.

The same 60-foot right-of-way limitation affects fire apparatus access and winter emergency response. That is inadequate. Valley County's Wildland Urban Interface requirements state that developers of proposed subdivisions must provide a wildfire protection plan addressing water supply, access, fire protection systems and equipment, defensible space, and vegetation management. The Staff Report also identifies wildfire mitigation, public services, and whether impacts are properly mitigated as key questions for the Commission.

No approval should occur unless the applicant provides a complete WUI Fire Protection Plan, verified fire-flow or water-supply plan, emergency-access plan, road-maintenance plan, snow-removal plan, and development agreement assigning all costs to the developer or future owners-not to existing Stockton Drive residents or Valley County taxpayers.

Comparison to the Valley County Comprehensive Plan

The Valley County Comprehensive Plan emphasizes coordinated growth, protection of rural character, mitigation of hazards, and protection of natural resources. Valley County planning materials describe the County as retaining rural character while addressing growth, and the Comprehensive Plan includes goals to reduce disaster impacts to residents, infrastructure, wildlife, and natural resources.

The proposal is inconsistent with those principles unless substantial changes are made. It does not demonstrate that Stockton Drive can safely accommodate the traffic. It does not fully resolve wildfire, water, wetland, wildlife, or drainage impacts. It does not provide a complete public-service cost analysis. It also appears to use a four-parcel subdivision as a first step toward future development without requiring full cumulative review now.

The Comprehensive Plan's transportation goals also support proper planning of roadways in new developments for good circulation and future expansion needs. A piecemeal approval that creates the road first and studies future development later is the opposite of coordinated planning.

Requested Action

For these reasons, we respectfully request that the Commission deny SUB 26-005. Alternatively, the matter should be continued until the applicant provides, at minimum:

1. A full traffic impact study including all future phases, the related PUD, construction traffic, emergency response, and impacts to Stockton Drive, Woodlands, Fox Ridge, and nearby intersections.
2. A prohibition on through-traffic using Stockton Drive, with any emergency connection physically gated, restricted, and enforceable.
3. A full WUI Fire Protection Plan, including water supply, fire apparatus access, turnarounds, maintenance, and long-term vegetation management.
4. Independent wetland, drainage, stormwater, wildlife, and water-rights analysis.
5. A development agreement requiring the applicant or future owners to pay for all road, drainage, emergency-access, snow-removal, and off-site improvements.
6. Central District Health, sewer/septic, well, and utility capacity verification before any approval.
7. Evaluation of alternative access through Fox Ridge, Woodlands, City property, school-district property, or other routes more compatible with the proposed future development.

Property owners who purchased land in Stockton Drive and West Place could never have anticipated that Stockton Drive could potentially become a main artery to service hundreds of properties.

Stockton Drive should not be converted from a quiet rural residential road into a through-access corridor for unrelated future development. This is not a minor adjustment; it is a complete change in neighborhood function. The proposal, as submitted, is not harmonious with the established character of Stockton Drive and does not satisfy the compatibility standards necessary for approval.

Respectfully submitted.

A handwritten signature in dark ink, appearing to be a stylized 'P' followed by a cursive name.

From: Sheree Sonfield <[REDACTED]>
Sent: Monday, June 8, 2026 12:05 PM
To: Lori Hunter <lhunter@valleycountyid.gov>
Subject: Re: Fw: Request RE SUB 26-005

Thank you for contacting me and confirming receipt, Lori.
But I am very confused because this IS a request to reopen the public hearing and describes the basis for the request.
Is there a specific form or other format required to request to reopen a hearing?
Another procedure to make this request that I am not aware of?
I think it's a clear request to reopen and provides the reasoning.
Sheree

Sheree Sonfield
Cell & What'sApp +1 [REDACTED]
[REDACTED]

On Mon, Jun 8, 2026 at 11:38 AM Lori Hunter <lhunter@valleycountyid.gov> wrote:
Your letter has been received. However, it will only be submitted to the Commissioners and added to the record if the PZ Commission chooses to reopen the public hearing.

Lori Hunter
Valley County Planning & Zoning Planner II
208-382-7115
700 South Main Street • P.O. Box 1350
Cascade, ID 83611

Service **T**ransparent **A**ccountable **R**esponsive

From: Cynda Herrick <cherrick@valleycountyid.gov>
Sent: Monday, June 8, 2026 11:01 AM
To: Lori Hunter <lhunter@valleycountyid.gov>
Subject: Fw: Request RE SUB 26-005

Cynda Herrick, AICP, CFM
Valley County
Planning and Zoning Director
Floodplain Coordinator
PO Box 1350
Cascade, ID 83611
(208)382-7116

"Live simply, love generously, care deeply, speak kindly, and leave the rest...."

Service **T**ransparent **A**ccountable **R**esponsive

From: Sheree Sonfield <[REDACTED]>
Sent: Monday, June 8, 2026 9:59 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Request RE SUB 26-005

Hi, Cynda,
Attached is a request of the Planning and Zoning Commission RE SUB 26-005.
Would you please confirm receipt of this and confirm that the Commission will see it?
Much appreciated,
Sheree

Sheree Sonfield
Cell & What's App +1 [REDACTED]
[REDACTED]

Sheree Sonfield

664 Woodlands Drive, McCall, ID 83638

T [REDACTED]: [REDACTED]@ [REDACTED]

June 8, 2026

VIA EMAIL: cherrick@valleycountyid.gov

Hard copy to follow:

Valley County Planning and Zoning Commission
c/o Cynda Herrick, AICP, CFM
Planning and Zoning Department Director
700 South Main Street
PO Box 1350
Cascade, Idaho 83611

Re: Request to Reopen and Continue Hearing and Delay Decision Pine Creek Ranch South Subdivision – Preliminary Plat SUB 26-005

Dear Valley County Planning and Zoning Commissioners,

Thank you for your time and consideration of this request. I am a property owner and resident in The Woodlands, a neighborhood adjacent to the subject property. My neighbors and I are affected by decisions on this matter. I am requesting that the Valley County Planning and Zoning Commission ("Commission") reopen the public hearing from May 14, 2026, consider additional pertinent information, and continue the hearing to a date certain for further consideration and deliberation.

Of greatest concern is the lost opportunity to publicly testify and comment at the hearing on the lack of a requirement for a Wildland Urban Interface Fire Protection Plan ("Fire Plan"). We were all quite surprised to be told at the public hearing that no Fire Plan would be required, but as of publication of the Staff Report for the public hearing, a Fire Plan was required. To this date, I am told that some of my neighbors are still trying to clarify whether a Fire Plan will be required and if not, when a Fire Plan will be required.

Second greatest concern is the confusion on everyone's part, voiced by the Commission, how to evaluate and properly document decisions and findings of fact relating to an application for a roadway for an uncertain use that may not be ascertained or become a reality by any date certain, if ever. The Commission wisely chose to request Conditions of Approval ("Conditions") that reflect the likely scenarios and indicated an expectation of quite different Conditions for each scenario because the impacts in each are so very different. We were quite surprised on June 5, 2026, to see the **proposed Conditions** contain only minor differences for each scenario. This is of great concern because there are no Compatibility Questions and Evaluation matrix or agency requirements specific to the 176-unit scenario. There appears to be insufficient documentation to make defensible findings of fact for this scenario. On the other hand, the proposed road design is much more than necessary for access to 4 parcels on the subject property, creating excessive infrastructure. Also, there is no turnaround for emergency vehicles where the road abruptly ends at the northern boundary of the property, creating a safety issue for emergency access.

Wildland Urban Interface Fire Protection Plan

Please note that currently my neighbors tell me they have not been able to confirm whether a Fire Plan is required. My neighbor in The Woodlands, Marcia Witte, has written a letter to you detailing this and their difficulty determining the requirement.

Valley County Planning and Zoning Commissioners
June 8, 2026
Page 1

The separate issue is that we were all quite surprised to learn of a change in the proposed requirement literally minutes prior to the hearing. All that we knew prior to the hearing was that a "full Wildland Urban Interface Fire Protection Plan is required". If we had known prior to the hearing that no WUI Plan would be required of this applicant, we would have had the opportunity to consider all the potential risks and impacts of no WUI Fire Protection Plan and then testify to our concerns. We would have had the opportunity to consult a qualified fire professional who may have provided statements about the risks and potential impact on us as adjacent landowners. We had no such opportunities because we did not know of the change in the requirement until literally a few minutes prior to the hearing. Below is an excerpt from the May 14 meeting minutes, a summary of the letter included in the Staff Report and what we knew prior to the hearing:

"Mara Hlawatschek, Valley County Wildfire Mitigation Director, stated the proposal does not meet the requirements for an exemption to VCC 10-7-2. Thus, a full Wildland Urban Interface Fire Protection Plan is required. (March 11, 2026)"

A few minutes prior to opening public testimony on May 14, everyone in the room was told that several items had been received after the Staff Report was made public. Included was a letter (summarized below in the May 14 minutes excerpt below) that "A WUI Plan is not currently recommended".

"Exhibit 1 — Mara Hlawatschek, Valley County Wildfire Mitigation Director, stated since developable lots are not proposed at this time, A WUI plan is not currently recommended. Once the parcels are further developed or proposed for residential development a WUI plan is recommended. (May 11, 2026)"

At a minimum, we should have the opportunity to understand the proposed requirement in a timely manner to then be able to provide testimony about our concerns so that a fair and fully informed decision can be made.

Incomplete supporting documentation for a land use decision, findings of fact, determination of impacts, risks, costs to the public in Scenario #2

At the May 14 meeting, the Commissioners discussed at length the considerable difficulty in how to appropriately approach an informed land use decision on this unique application with an uncertain use and timeline of the proposed roadway. The Commissioners wisely chose to look at the application as having very different scenarios, each having very different impacts and therefore very different conditions of approval. Commissioners' comments included what is in the May 14 minutes below, indicating the difficulty in evaluating the application appropriately:

"Commissioner Schneider stated it is hard to separate if the approval would be for a right-of-way for future development versus a shared roadway to four parcels. The conditions of approval would look very different for each.

Chairman Roberts stated a possible condition of approval would be to reserve the right of the PZ Commission to add conditions.

Commissioner Potter stated the impact to neighbors is different for the two scenarios. Commissioner Schneider stated a secondary access is needed for safety of the neighborhoods. She agreed that the two scenarios would have different impacts and result in different development agreements."

"Chairman Roberts recommended that the Commission direct staff to come up with a proposal to review in writing that includes tiered conditions of approval with options and different levels of approval. Concerns should be incorporated. Tiered approaches would be: 1) if road built, 2) if road only accesses four lots, and 3) if road is used to access development within the City of McCall."

This tiered approach makes sense because of the uncertainty of the roadway use and related timing, but the necessary supporting documentation for this Scenario #2 (176 units) has not been presented for planning approvals and public comment, specifically including: a "Compatibility and Questions Evaluation" matrix for Scenario #2, taking into account compatibility with adjacent land uses, impact on access roads, safety, and property values, environmental or traffic studies, cost analysis for public infrastructure and services, roadway mitigation, agency comments.

The proposed size of the roadway is evidence that the primary goal of this application is to attempt to meet City requirements for approval of a 176-unit development on 68 adjacent acres in the City, yet the documentation provided to date for making this land use decision has been centered around the use of the roadway as solely to access 4 parcels (Scenario #1). There is insufficient documentation for a decision on Scenario #2 (176 units), the documentation has not been presented.

The matrix for the Compatibility Questions and Evaluation appears to be prepared based on the roadway's use by 4 parcels, not the much greater impact, incompatibility with adjacent landowners, potential fire risk due to construction and other traffic volume, cost to public services of the roadway's use by the 176 units to the north. All agency comments appear to assume that the road's use is to access 4 parcels, not a 176-unit development.

On the other hand, and regarding Scenario #1 (access to 4 parcels), the roadway is grossly oversized, abruptly ends at the north end property boundary, has no cul-de-sac for emergency turnaround, and is not designed to meet solely the purpose in Scenario #1, access for 4 parcels.

The application is unique and difficult for everyone to evaluate as it is.

Scenario #2 (connectivity to 176 units) may never occur, and we do not know how many years from now it may occur, if ever.

The only way to gain clarity and ensure compliance with Valley County Code requirements is to either split the application into 2 separate applications, or, at a minimum, ensure that the Conditions for each Scenario have sufficient documentation to make defensible findings of fact and that the public has a fair opportunity to comment. It appears that the Conditions and scenarios may need to incorporate the following to accomplish this:

- 1) If Scenario #2 (connectivity to 176 units) should become a necessity, the applicant shall be required to apply to obtain a new and separate CUP, and the Valley County Code required supporting documentation for this particular land use scenario should be prepared, including an evaluation matrix, agency comments and discussions addressing all the costs and impacts to adjacent landowners and the County, with opportunity for public comment; and
- 2) In Scenario #1 (access to 4 parcels), the proposed road dimensions exceed what is necessary for the proposed use in this scenario #1, potentially in violation of guidelines aimed at minimizing environmental impacts or unnecessary infrastructure. The abrupt end of the road at the north end of the parcel likely needs to include a cul-de-sac or turnaround, to avoid a safety hazard as it inhibits the ability of emergency vehicles to turn around. The applicant should revise the site plan to reduce the road dimensions to match the needed capacity for 4 parcels and include a proper turnaround at an appropriate point at the northern end.

I respectfully request that the Commission reopen the public hearing to consider additional testimony. Everyone, including the Commissioners, Valley County, the community, and my neighborhood will be better served by ensuring that all information related to this application has been reviewed and considered before making a final determination.

Sincerely,



Sheree Sonfield
664 Woodlands Drive

From: Marcia Witte [REDACTED]@il.[REDACTED]
Sent: Monday, June 8, 2026 8:14 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Correspondence regarding SUB 26-005

Hi Cynda -

Hope you had a good weekend. Attached is a letter to the Planning and Zoning Commission and staff submitted on behalf of myself and some of my neighbors regarding SUB 26-005. I recognize that the public hearing is closed and that this letter won't be considered part of the record unless the public hearing is reopened. However, since this letter represents a concern about a possible procedural error, I am hoping that it will be forwarded to the Commission as correspondence. Can you let me know if that is the case and, if so, when the Commission will see the letter?

Thanks,
Marcia

June 7, 2026

Dear Valley County Planning and Zoning Commissioners and staff –

We are writing to respectfully request that the Valley County Planning and Zoning Commission (the “Commission”) reopen the public hearing for SUB 26-005 to allow for additional public input. The reason is that the developer’s Wildland Urban Interface Fire Protection Plan (“Fire Protection Plan”) is not finalized, and the process for the submission and review of that plan has not followed Valley County Code (“VCC”) Title 10 Chapter 7 “Wildland Urban Interface Fire Protection Plan.” Alternatively, if the developer is being granted a variance, the process for granting a variance pursuant to VCC 9-5H-10: Variances has not been followed.

VCC 10-7-4(A) states that “all developers of proposed subdivisions shall provide a wildland urban interface fire protection plan (the plan) for review and approval by the planning and zoning commission with their preliminary plat application or planned unit development submittal. The plan shall be submitted to the Wildfire Mitigation Director by planning and zoning staff for review and comments to the planning and zoning commission.” Alternatively, if a variance to a particular code is requested by a developer, VCC 9-5H-10 outlines a process by which the developer must apply for and show evidence of meeting certain conditions, including “showing of undue hardship as a result of characteristics of the site.”

The current record for SUB 26-005 does not demonstrate that the process for either of the above alternatives has been followed. Specifically:

- In the application, the applicant states “...it is the Applicant’s desire to not prepare a wildfire mitigation plan at this time...” Yet, in the Subdivision Application (pp. 82-89), the developer did submit an incomplete plan that is more of an assessment than a plan.
- The staff report prepared for the May 14, 2026 Commission meeting states “A Wildland Urban Interface Fire Protection Plan (short form) was submitted. A variance from the requirement of a full plan may be needed since the developer does not intend to create housing options at this time.”
- The staff report for the May 14, 2026 Commission meeting also states “Mara Hlawatschek, Valley County Wildfire Mitigation Director, stated the proposal does not meet the requirements for an exemption to VCC 10-7-2. Thus, a full Wildland Urban Interface Fire Protection Plan is required. (March 11, 2026)”

- However, confusingly, an email from the Valley County Wildfire Mitigation Program Director, written May 11, 2026, and submitted into the record as an exhibit at the May 14, 2026 Commission meeting, states “Since the Pine Creek subdivision does not propose developable lots at this time, a WUI plan is not recommended currently. Once the parcels are further developed or proposed for residential development, a WUI plan is recommended, as the area contains greater than 20% forested vegetation and would present increased wildfire risk considerations.” This email was not contained in the staff report available to the public prior to the May 14, 2026 public hearing.
- In addition, prior to the May 14, 2026 public hearing, but after the staff report had been posted, the developer submitted a different fire protection plan, labeled “Pine Creek Ranch Wildfire Mitigation Plan (Draft).” In the public hearing the developer’s engineer, Gregg Tankersley, stated that the plan was indeed still in draft form, and “it may not make sense to implement it in its entirety.” There is no documentation that this plan has been reviewed by the Valley County Wildfire Mitigation Director.
- In subsequent emails to the Wildfire Mitigation Director on May 31, 2026 and again on June 3, 2026 (after receiving no response to the email on May 31, 2026), she was asked why the developer would be relieved of a fire protection plan given that such an approach contradicts VCC 9-5H-10. In her reply on June 3, 2026, she stated “The Pine Creek Subdivision has provided a subdivision fire plan, which has been recorded with Planning and Zoning as part of the public record. If you have any questions regarding the subdivision fire plan, please direct your inquiries to the Planning and Zoning Director.”
- Subsequent inquiries to the Valley County planning staff on June 5, 2026 asked which document represented the subdivision fire plan that was referenced by the Wildfire Mitigation Director. The response was, “The WUI plan you mention was an exhibit at the May 14th meeting.”
- As noted above, the plan submitted as an exhibit at the May 14th meeting was a draft plan, and there is no documentation that this plan has been reviewed by or commented on by the Wildfire Mitigation Director as required by VCC 10-7-4(A).
- Furthermore, under the Proposed Conditions of Approval in the staff report for the June 11, 2026 Commission meeting, it states “8. Consider this approval of a variance from the requirement of a full-blown Wildland Urban Interface Fire Protection Plan.” There is no accompanying documentation that the developer has applied for or provided evidence of the need for a variance, as required by VCC 9-5H-10.

The public is left wondering whether or not there is a Fire Protection Plan for SUB 26-005 and, if so, which plan it is, since two incomplete plans have been submitted by the developer, neither of which have documentation that indicate the plan was reviewed by the Wildfire Mitigation Director as required by VCC 10-7-4(A).

We suggest that the public hearing be reopened and that the public be provided with one of two clear approaches prior to the public hearing so they are given an opportunity to provide public comment:

- 1) If the developer is required to submit a Fire Protection Plan, please make it clear which plan is considered "the plan" and include in the staff report the comments submitted by the Wildfire Mitigation Director. The public deserves access to this information with sufficient time to offer meaningful public comment.
- 2) Alternatively, if the developer is requesting a variance to the requirement for a Fire Protection Plan, please provide in the staff report the developer's formal request and the supporting documentation, including evidence of undue hardship, as required by VCC 9-5H-10. Please provide the public an opportunity to comment on this request.

As we all are aware, wildfire is a significant risk in our region and particularly in the WUI. Indeed, Valley County has recognized this risk and wisely created the requirement for a fire protection plan for all proposed subdivisions in the WUI. The Valley County Fire Working Group also recently convened a seminar to review these issues and raise awareness. It would be baffling if the Commission does not follow the VCC regarding this issue given the potential for a catastrophic wildfire in the development area that could impact surrounding neighborhoods, especially since the developer does not propose to extend water service at this time (which also appears to be required per VCC 9-5A-6 unless a formal variance request is submitted and approved).

Thank you for your consideration of our request to reopen the public hearing, provide the finalized version of and the Wildfire Mitigation Director's review of the developer's Fire Protection Plan, or, alternatively, state clearly that the developer is requesting a variance and provide the developer's evidence that he is not required to comply with the VCC at this time. And please provide an opportunity for meaningful public comment on this new material. Without such procedure and documentation, it is unclear how the Commission can determine compliance with the applicable code requirements.

Sincerely,

Marcia Witte
669 Woodlands Drive

Dawn Matus
608 Woodlands Drive

Melissa Daniels
656 Brady Drive

Dave Carter
656 Douglas Drive

Karl Lindstrom
650 Woodlands Drive



Abigail R. Germaine

251 E. Front St., Ste. 300, Boise, ID 83702

T: (208) 343-5454 | E: arg@elamburke.com

www.elamburke.com

June 5, 2026

VIA EMAIL: cherrick@valleycountyid.gov

Hard copy to follow:

Valley County Planning and Zoning Commission
c/o Cynda Herrick, AICP, CFM
Planning and Zoning Department Director
700 South Main Street
PO Box 1350
Cascade, Idaho 83611

Re: Request to Reopen and Continue Hearing and Delay Decision
Pine Creek Ranch South Subdivision – Preliminary Plat
SUB 26-005

Dear Valley County Planning and Zoning Commissioners:

Thank you for your time and consideration on this matter. We have been recently retained by Mathew Falvey who is working on behalf of and at the request of the Stockton Neighborhood property owners and Mr. Randy Wall, PE, related to this matter. We are requesting that the Valley County Planning and Zoning Commission ("Commission") reopen the public hearing from May 14, 2026, consider additional pertinent information, and continue the hearing to a date certain for further consideration and deliberation.

The Applicant is seeking approval of a four-lot subdivision located in the City of McCall Impact Area. The primary purpose of this application is to create a permanent 80' wide public right-of-way to create connectivity to a parcel to the north and fulfill the requirement of secondary access to that parcel. As noted in the comments provided by the City of McCall on May 4, 2026, as presented, the proposal lacks specificity and predictability and therefore the City is not supportive of the project. Furthermore, as noted by Mr. Randy P. Wall, PE, in his formal comments submitted on June 3, 2026, there are many unanswered questions related to the application, connectivity, and traffic impacts and several criteria for approval do not appear to be met.

We respectfully request that the Commission reopen the public hearing to consider additional testimony and the report from Mr. Wall regarding the application's insufficiencies. The Commissioners, Valley County, and the community will be better served by ensuring that all information related to this application has been reviewed and considered before making a final determination.

Sincerely,

ELAM & BURKE
A Professional Association



Abigail R. Germaine

From: Cynda Herrick <cherrick@valleycountyid.gov>
Sent: Monday, June 8, 2026 8:09 AM
To: Randy Wall <randy@pe-services.biz>; Lori Hunter <lhunter@valleycountyid.gov>
Subject: Re: SUB 26-005 Pine Creek Ranch South Subdivision

Hello,

The letter was not included in the staff report because the public hearing was closed.

The only way new information will be added to the record is if the Commission believes they have new information. The only thing they received differently was a defined condition of approval per their direction.

Thanks, Cynda

Cynda Herrick, AICP, CFM
Valley County
Planning and Zoning Director
Floodplain Coordinator
PO Box 1350
Cascade, ID 83611
(208)382-7116

"Live simply, love generously, care deeply, speak kindly, and leave the rest..."

Service Transparent Accountable Responsive

From: Randy Wall <randy@pe-services.biz>
Sent: Friday, June 5, 2026 11:01 AM
To: Lori Hunter <lhunter@valleycountyid.gov>; Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Re: SUB 26-005 Pine Creek Ranch South Subdivision

Ms. Hunter,

Thank you for sending me the documents.

I do not see my letter included in the staff report. Will my letter be distributed to the Planning Commissioners prior to the hearing?

Also, my letter clearly introduces new information into the record. The staff report states the following, "The public hearing was closed. Additional testimony will not be taken unless new information is added to the record." Therefore, will the public hearing be opened based upon the new information I submitted?

Thanks for your help with this.

Sincerely,

Randy P. Wall, PE, MPA
Principal

(208) 382-7116



**PROFESSIONAL
ENGINEERING
SERVICES**

From: Lori Hunter <lhunter@valleycountyid.gov>
Sent: Friday, June 5, 2026 10:07 AM
To: Randy Wall <randy@pe-services.biz>; Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Re: SUB 26-005 Pine Creek Ranch South Subdivision

See attached.

Lori Hunter
Valley County Planning & Zoning Planner II
208-382-7115
700 South Main Street • P.O. Box 1350
Cascade, ID 83611

Service Transparent Accountable Responsive

From: Randy Wall <randy@pe-services.biz>
Sent: Friday, June 5, 2026 9:36 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Cc: Lori Hunter <lhunter@valleycountyid.gov>
Subject: Re: SUB 26-005 Pine Creek Ranch South Subdivision

Ms. Herrick,

Good morning and happy Friday. I hope you have fun plans for the weekend.

Can you please send me the updated agenda and the staff report for SUB 26-005 for the June 11 hearing?

Thank you.

Sincerely,

Randy P. Wall, PE, MPA

Principal

(b) (5) DPP, (b) (5) ACP, (b) (5) AWP, (b) (5) CFP, (b) (5) CPF, (b) (5) CTP, (b) (5) CFP, (b) (5) CPF, (b) (5) CTP



**PROFESSIONAL
ENGINEERING
SERVICES**

From: Cynda Herrick <cherrick@valleycountyid.gov>
Sent: Thursday, June 4, 2026 8:16 AM
To: Randy Wall <randy@pe-services.biz>
Cc: Lori Hunter <lhunter@valleycountyid.gov>
Subject: Re: SUB 26-005 Pine Creek Ranch South Subdivision

Hello,

Yes, I am confirming it was tabled to June 11. The P&Z Commission had closed the public hearing, they were deliberating, but wanted me to fine-tune a condition of approval.

If there was something that came to light that had not already been presented, they might consider opening the hearing, but I doubt that will happen.

Thanks, Cynda

Cynda Herrick, AICP, CFM
Valley County
Planning and Zoning Director
Floodplain Coordinator
PO Box 1350
Cascade, ID 83611
(208)382-7116

"Live simply, love generously, care deeply, speak kindly, and leave the rest..."

Service Transparent Accountable Responsive

From: Randy Wall <randy@pe-services.biz>
Sent: Wednesday, June 3, 2026 5:03 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Cc: Lori Hunter <lhunter@valleycountyid.gov>
Subject: Re: SUB 26-005 Pine Creek Ranch South Subdivision

Ms. Herrick,

Thanks for the confirmation. According to the agenda for 6/11, the item was continued from the May 14 hearing. Are you saying there will not be an opportunity for public testimony at the 6/11 hearing? If that's the case, can I request that the public hearing be re-opened?

Thanks.

Sincerely,

Randy P. Wall, PE, MPA
Principal

(208) 382-7116



**PROFESSIONAL
ENGINEERING
SERVICES**

From: Cynda Herrick <cherrick@valleycountyid.gov>
Sent: Wednesday, June 3, 2026 4:57 PM
To: Randy Wall <randy@pe-services.biz>
Cc: Lori Hunter <lhunter@valleycountyid.gov>
Subject: Re: SUB 26-005 Pine Creek Ranch South Subdivision

I have received the letter but the public hearing was closed and the Commission is in their deliberations.

Cynda Herrick, AICP, CFM
Valley County
Planning and Zoning Director
Floodplain Coordinator
PO Box 1350
Cascade, ID 83611
(208)382-7116

"Live simply, love generously, care deeply, speak kindly, and leave the rest...."

Service Transparent Accountable Responsive

From: Randy Wall <randy@pe-services.biz>
Sent: Wednesday, June 3, 2026 4:30 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: SUB 26-005 Pine Creek Ranch South Subdivision

Ms. Herrick,

Please find the attached letter of objection for the referenced application. Can you please confirm that you received the attachment prior to the deadline of 5:00 pm today for inclusion in the P&Z Commissioner staff report for the June 11, 2026, hearing?

Thank you.

Sincerely,

Randy P. Wall, PE, MPA
Principal

(REDACTED)



**PROFESSIONAL
ENGINEERING
SERVICES**



**PROFESSIONAL
ENGINEERING
SERVICES**



June 3, 2026

Planning & Zoning Commission
Valley County
219 N. Main St.
Cascade, ID 83611

Re: *Objection To SUB 26-005 (Pine Creek Ranch South) - Preliminary Plat, CUP, and Requested Variances*

Honorable Members of the Planning & Zoning Commission:

The purpose of this letter is to request the Valley County Planning & Zoning Commission (P&Z) deny the Preliminary Plat, Conditional Use Permit (CUP), and variances for the referenced project, because the application fails to satisfy the required findings under Valley County Code ("VCC") Title 9 and Title 10.

My observations of the Preliminary Plat and associated CUP and variances are as follows.

- This application is not a typical "4-lot subdivision." The record demonstrates it is designed primarily to establish a right-of-way and road intended to serve (and unlock) a substantially larger development pattern in the McCall Impact Area, including a concurrent City Planned Unit Development (PUD) application to the north, The Woodlands No.3¹.
- According to the administrative record, the development of the property over 20 years would be about 270 dwelling units (DU's) on 68 acres within the McCall city limits, and about 360 DU's on 90 acres located in Valley County (the subject of this application), which clearly demonstrates the owner's desire to change the principal land use on the subject property. The current application, The Woodlands No. 3 PUD, proposes 176 DU's on the 68 acres within the City of McCall.
- According to the Preliminary Plat² and renderings³ contained in The Woodlands No. 3 PUD application, the viability of the project is dependent on the creation of a secondary access, "Stockton Boulevard", a "Collector Road"⁴ that connects to the south proposed by this

¹ The Woodlands No. 3 PUD application dated April 2026

² Exhibit 2 – The Woodlands No. 3 Preliminary Plat

³ Exhibit 3 – Woodlands Three Phase One Rendering

⁴ Exhibit 4 – Pine Creek Ranch Potential Land Uses dated October 2024

application. Stockton Boulevard proposed by this application⁵ is proposed to have an 80-foot right-of-way and a 28-foot-wide travelled way, similar to the Typical Road Section for a Collector Street required by the City of McCall.⁶

- The Traffic Impact Analysis dated January 9, 2023, for the Pine Creek Ranch Development contains the following statement in the Executive Summary.

Because one of the primary points of access will be via Stockton Drive, which is a gravel road, the development should bring that road up to city standards and pave it. The road is about ½ miles long between Samson Trail and the entrance to the new subdivision and will carry approximately 2000 vehicle per day at build-out of the subject development.

Given Stockton Drive/Court is currently a rural dead-end road that serves large lots, this is an extraordinarily significant increase in traffic, and significant road improvements would be required, including right-of-way widening and acquisition⁷, drainage increases and associated improvements, paving. Adverse impacts to adjacent properties would include, but not be limited to loss of land due to right-of-way requirements, decreased safety for pedestrians, reduced quality of life due to traffic volumes, air quality, and reduced property values

The reasons for the P&Z to deny the application for the Preliminary Plat and associated CUP and variances are as follows.

- The P&Z should not approve a Preliminary Plat, a CUP, or a variance on the theory that impacts can be addressed “later,” where the code requires demonstration and mitigation now⁸, and where the applicant seeks to defer road and traffic impacts, adverse impacts to adjacent properties, essential utilities, and fire protection.
- The 90 acres that is the subject of this application is undisputably contained within the “McCall Impact Area Map - Area 3”, and, according to Section 7-1-5 of Valley County Ordinance Number 2025-08⁹, when “the owner or their agent desires to change the principal land use, the owner must first apply for annexation into the City.” However, the subject property is not included in The Woodlands No. 3 PUD application, and as of the

⁵ Exhibit 5 – Pine Creek Ranch South Preliminary Site Plan

⁶ Exhibit 6 - McCall Area Transportation Master Plan, Figure 12

⁷ Exhibit 8 – Stockton Drive/Court Right-of-Way Impacts

⁸ Exhibit 1 - Valley County Ordinance No. 2025-08

⁹ Id.

writing of this letter, to the best my knowledge, the City of McCall has not received an application to annex the property.

- The P&Z should not “paper over” omitted analyses of impacts and missing mitigation measures by reaching clear, ordinance-tracked findings and either deny or impose enforceable conditions. This application has so many omitted analyses of impacts and associated mitigation measures, the P&Z has no choice but to deny the application.
- Staff states “Variances from VCC 9-5A-6: UTILITIES and 10-5-1 STREET AND UTILITY IMPROVEMENTS are part of the permit.” The applicant’s cover letter, by contrast, claims “Currently we are not requesting any variances.” That internal inconsistency matters. P&Z needs to make the applicant identify each standard it seeks to waive, the code vehicle authorizing that waiver, and the evidence supporting it. Bundling waivers into a CUP and requesting variances to self-imposed hardships should be denied by the P&Z.
- The P&Z should not approve the application based on informal assumptions that the City will “fix” the impacts later through annexation, especially where the City’s written comments state the subdivision “lacks specificity and predictability” and is “not currently supportive.” The County must make its own ordinance-based findings now and deny the application.
- VCC 9-5A-6(A) requires lots/parcels in conditional uses shall be provided, or have direct access to utility services including water supply and sewage disposal. Furthermore, VCC 9-5A-6(F) requires a utility plan showing the schedule of construction/installation. The application does not include a meaningful utility plan or enforceable schedule, only “none proposed at this time.” Since the application does not meet the requirement of this Code section, the application should be denied by the P&Z.
- VCC 10-7-4 requires submission of a WUI plan with the preliminary plat, based on a site-specific assessment addressing water supply, access, defensible space, vegetation management, etc. The applicant sought to avoid a WUI mitigation plan “at this time.” Staff indicates a short form was submitted and that a variance from the full-plan requirement “may be needed.” The Wildfire Mitigation Director expressly stated the proposal does not qualify for an exemption and a full WUI plan is required. A variance should only be granted when the size, shape, and topography of the land deprive the landowner of property rights enjoyed by others with the same land use designation. Simply not wanting to originate a full WUI plan “at this time” is a self-imposed hardship. The purpose of a variance is specifically not to relieve an applicant of a self-imposed hardship.

- The P&Z should not create an unclear approval that functionally commits the County or the City of McCall to later phases without enforceable triggers. Since the off-site impacts and cross-jurisdictional connectivity, specifically the connector road between the PUD to the north and Stockton Drive/Court, are central to the approval of The Woodlands No. 3 PUD, they need to be addressed now through clear findings and explicit conditions which are not included or mentioned in this application. Therefore, this application should be denied.
- The application's impact analysis is framed as though only "typical" single-family access will occur and utilities/fire water can be addressed later. This application should be denied by the P&Z, because VCC 9-5-2 requires that impacts, including, but not limited to extensive public comments about traffic volume, safety, maintenance, dust, and neighborhood impacts, shall be mitigated through conformance with conditions of approval, and the P&Z cannot lawfully make affirmative findings and craft associated conditions of approval if critical impacts are undefined or deferred.
- Simply connecting "Stockton Boulevard" to the existing Stockton Drive/Court creates the following impacts that have not been identified, and associated mitigation measures have not been proposed by the applicant in either this or The Woodland No. 3 PUD application.
 - The horizontal alignment of Stockton Drive/Court has three horizontal curves that have radii of 120.71', 120.71', and 0.0' (90-degree angle)¹⁰; the minimum safe radius for a 25-mph design speed is 300'; referring to Exhibit 8, it can be seen that a significant take of property will be required from Lots 3, 4, and 15 to accommodate a 300' radius curve.
 - The minimum right-of-way width for a collector road is 70-feet¹¹ and the existing right-of-way for Stockton Drive/Court is 60-feet. Therefore, 5-feet of additional right-of-way shall be required on both sides of Stockton Drive/Court to comply with the City of McCall collector road standards.
 - A minimum of nine parcels will be physically impacted in the West Place Subdivision along Stockton Drive/Court¹² in varying degrees to safely accommodate the additional traffic from The Woodland No. 3 PUD and the future development of the Pine Creek South parcel.

¹⁰ Exhibit 7 – West Place Subdivision

¹¹ Exhibit 6 - McCall Area Transportation Master Plan, Figure 12

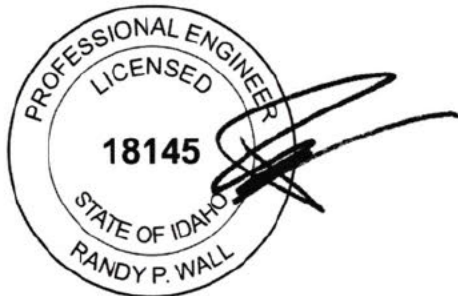
¹² Exhibit 8 – Stockton Drive/Court Right-of-Way Impacts

There is no mention of the impacts created by the connection of "Stockton Boulevard" to Stockton Drive/Court and the required mitigation measures in the Pine Creek South application. If this project was approved by the P&Z without requiring substantial improvements to Stockton Drive/Court through findings and conditions of approval, this would significantly increase risk, reduce safety, and the P&Z would be negligent in their ignorance of protecting the health, safety, and welfare of the citizens of Valley County. For these reasons, the P&Z should deny the application.

In conclusion, based upon the information and the justifications contained in this letter, I am respectfully requesting that the Valley County P&Z deny application SUB 26-005 (Pine Creek Ranch South) - Preliminary Plat, CUP, and Requested Variances.

Thank you for your attention to and consideration of my request. Please do not hesitate to contact me on my cell phone at [REDACTED] if you should have any questions or require additional information

Sincerely,



Exp. 8/31/27

Randy P. Wall, PE

Principal

Attachments: Exhibits 1 - 8 as noted above

**ORDINANCE NO: 2025-08
CITY OF MCCALL IMPACT AREA BOUNDARY**

AN ORDINANCE AMENDING VALLEY COUNTY CODE, IN ORDER TO CONFIRM THE CITY OF MCCALL IMPACT AREA BOUNDARY SO AS TO ESTABLISH THE AREA OF IMPACT WHERE GROWTH AND DEVELOPMENT ARE EXPECTED TO OCCUR, IN ACCORDANCE WITH IDAHO CODE 67-6526; TO RESCIND PORTIONS OF ORDINANCE 2025-06; TO ESTABLISH THE VALLEY COUNTY COMPREHENSIVE PLAN AND VALLEY COUNTY CODES IN THE FORMER MCCALL IMPACT AREA (INCLUDING A REZONE FROM EUCLIDIAN ZONING TO A MULTIPLE USE ZONE); AND, TO ADOPT THIS CODE AS VALLEY COUNTY CODE 7-1.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF VALLEY COUNTY, IDAHO, THAT VALLEY COUNTY CODE, BE AMENDED, AS FOLLOWS:

Rescind portions of Ordinance 2025-06 City of McCall Impact Area Boundary recorded as Instrument # 2025-004809 on September 15, 2025, in regards to Valley County Code 7-1

Retain the portions of Ordinance 2025-06 that amends Title 6 Building Regulations 6-1-2.

SECTION:

7-1-1: Purpose And Intent

7-1-2: Geographic Area Of Impact

7-1-3: Changes In Area Of Impact Outermost Boundaries

7-1-4: Jurisdiction And Development Review

7-1-5: Application For Annexation Requirement

7-1-6: Comprehensive Plan

7-1-7: Zoning

7-1-8: Subdivision

7-1-9: Joint Review And Time Lines For Action

7-1-10: Public Improvement Standards

7-1-11: Building Codes, Permit Requirements

7-1-12: Approach Permits

7-1-13: Floodplain Ordinance

7-1-14: Public Street Maintenance

7-1-15: Amendments

7-1-16: Severability

7-1-1: PURPOSE AND INTENT:

The purpose for establishing this area of impact is to identify a logical urban fringe area adjoining the city of McCall, Idaho. The governing bodies of the city of McCall and Valley County recognize the importance of planning for future growth in the area of impact and understand that the delivery of most public services is, or will be, associated with the city of McCall. The area of impact is comprised of land that may reasonably be expected to be annexed into the city of McCall in the next five years and meets the criteria in IC 67-6526. The urban fringe area is experiencing growth and development pressures that must be managed in order to provide for planned, orderly, and efficient growth. Furthermore, it is the intent of this agreement to:

- A. Set forth a formal mechanism for planning and growth management regardless of jurisdictional boundaries.
- B. Consider the interests of both the city of McCall and Valley County in planning and land use decision making.
- C. Engage, involve, and consider the interests of those most impacted by land use decisions, regardless of the jurisdiction in which they may reside.

7-1-2: GEOGRAPHIC AREA OF IMPACT:

The officially adopted and agreed upon area of impact boundary is established by Valley County and is set forth on the map titled "City Of McCall Impact Area". The McCall impact area is defined as that unincorporated landmass which lies contiguous to the city of McCall, Idaho, having as its closest boundary to the city, the limits of said city, as they now exist or as they may be altered by future annexation of land to the city of McCall, and having as its outermost boundary a defined line positioned and described in exhibit A.

7-1-3: CHANGES IN AREA OF IMPACT OUTERMOST BOUNDARIES:

In the event the city of McCall or Valley County desires to alter the outermost boundaries of the city impact area, or to change the jurisdiction over said area, it shall do so in accordance with Idaho Code 67-6526.

7-1-4: JURISDICTION AND DEVELOPMENT REVIEW:

All matters beyond the city limits of McCall within the area of impact concerning zoning and subdivisions shall be under the guidance of the Valley County planning and zoning commission with

Exhibit 1
Page 3 of 6

the Valley County board of commissioners having final permitting authority. Notice of all developments shall be submitted to the city of McCall for review and comment. Valley County shall take into consideration all comments in relationship to the future land use map so long as responses are received in a timely manner.

7-1-5: APPLICATION FOR ANNEXATION REQUIREMENT:

When property located within the McCall impact area is contiguous to the city of McCall and the owner or their agent desires to change the principal land use, the owner must first apply for annexation into the city. A property owner may not purposefully circumvent this requirement by creating a strip of undeveloped land, as determined by the administrator of Valley County. If the annexation is denied, then the owner may proceed with an application to Valley County in accordance with this agreement.

7-1-6: COMPREHENSIVE PLAN:

The Valley County comprehensive plan and subsequent amendments thereto as officially adopted by Valley County shall apply within the McCall impact area as set forth in Idaho Code title 67, chapter 65. A specific section describing the uses envisioned in the impact area will be included in the plan and depicted on an attached future land use map.

7-1-7: ZONING:

The Valley County land use and development ordinance and subsequent amendments thereto as officially adopted by Valley County shall apply within the McCall impact area as set forth in Idaho Code title 67, chapter 65. All permits within the impact area including, but not necessarily limited to, zone changes, variances, records of survey, conditional use permits, special use permits, and planned unit developments, shall be reviewed by the Valley County Planning and Zoning Commission with final approval authority resting with the Valley County Board of Commissioners.

7-1-8: SUBDIVISION:

The Valley County subdivision ordinance and subsequent amendments thereto as officially adopted by Valley County shall apply within the McCall impact area as set forth in Idaho Code title 67, chapter 65. Valley County shall modify their subdivision regulations to accommodate different standards in accordance with the city of McCall upon request and review.

7-1-9: JOINT REVIEW AND TIME LINES FOR ACTION:

A. Upon receipt of any development request, permit application or discretionary action submitted to Valley County for developments within the city of McCall area of impact, the county shall deliver a copy of the completed application and supporting documents to the city of McCall at least forty five (45) days prior to any county public hearing or public meeting.

B. The city of McCall will then have the opportunity to review the application and submit recommendations or opinions. These must be submitted in writing to the Valley County planning and zoning commission on official city letterhead at least seven (7) days prior to the county hearing or meeting date.

C. All official communications between the city and county pertaining to a development proposal within the city of McCall impact area shall be in writing. If the city does not provide written comment on any particular proposal, then the note, "No comment from the City of McCall", will be entered into the official public record for the affected project. (Ord. 10-05, 8-23-2010)

7-1-10: PUBLIC IMPROVEMENT STANDARDS:

All public improvements within the city of McCall impact area should be designed and constructed according to the city standards for future annexation consideration when appropriate. Valley County should consider adopting city of McCall public improvement standards for use within the impact area if changes or annexation are requested. City of McCall water and sewer service may be available subject to city of McCall service extension policies and city code requirements being met. All costs associated with upgrading or extending main lines and/or connecting to city services will be paid by the landowner or developers according to the city code and fee schedule.

7-1-11: BUILDING CODES, PERMIT REQUIREMENTS:

All building code administration within the McCall impact area will be conducted by Valley County outside of the present city limits.

7-1-12: APPROACH PERMITS:

Approach permits, when required, shall be obtained from the Valley County road department or the Idaho transportation department prior to construction of project improvements. Permit requirements must be completed prior to recordation of a final plat or final occupancy of a structure.

7-1-13: FLOODPLAIN ORDINANCE:

The floodplain ordinance adopted by Valley County shall apply within the McCall impact area and shall be administered by Valley County.

7-1-14: PUBLIC STREET MAINTENANCE:

Maintenance of public streets within the McCall impact area shall be the responsibility of Valley County unless otherwise stipulated by written agreement between the county and city.

7-1-15: AMENDMENTS:

This agreement shall not be amended, supplanted or repealed except pursuant to the Idaho Code 67-6526.

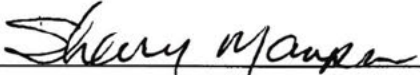
7-1-16: SEVERABILITY:

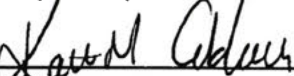
Exhibit 1
Page 5 of 6

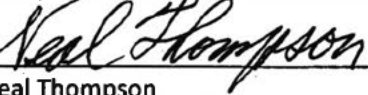
Should any section, clause, or provision of this agreement be declared by the courts to be invalid, the same shall not affect the validity of the agreement as a whole or any part thereof, other than the part so declared to be invalid. The provisions of the agreement may be enforced by either the city of McCall or Valley County by virtue of legal action initiated to require specific performance with the terms of this agreement.

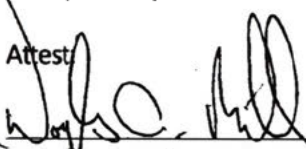
Attachment A – City of McCall Impact Area Boundary

NOW, THEREFORE, BE IT ORDAINED AND APPROVED by the Valley County Board of Commissioners, Idaho this 8th day of December, 2025, with an effective date being January 1, 2026.


Sherry Maupin, Chairman
Valley County Board of Commissioners


Katlin Caldwell
Valley County Board of Commissioners

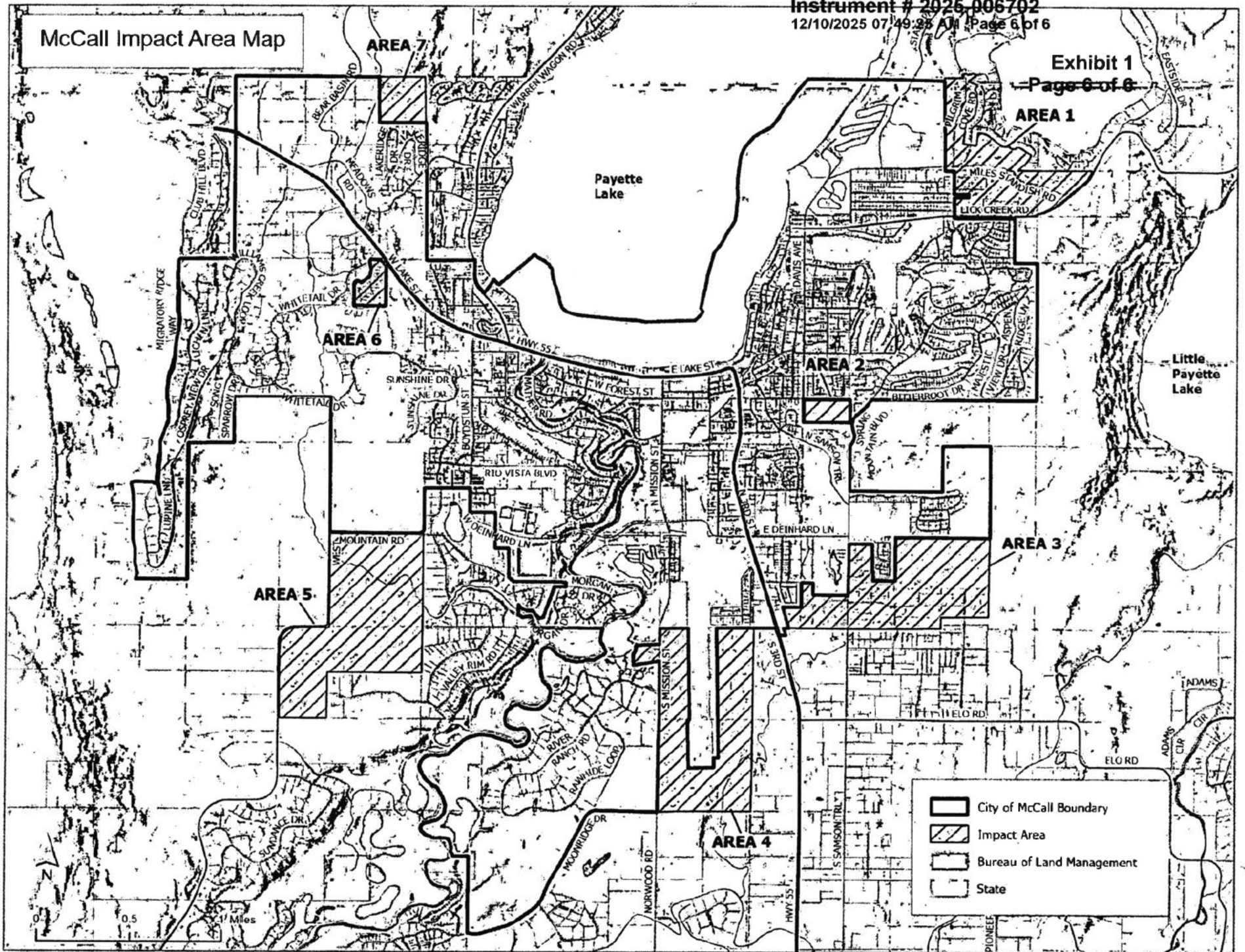

Neal Thompson
Valley County Board of Commissioners

Attest

Douglas A. Miller, Valley County Clerk

McCall Impact Area Map

Exhibit 1

Page 6 of 6



NOTES:

- SUBORDINATE OF THIS PROPOSED DEVELOPMENT IS:
PINE CREEK RANCH, LLC
PO BOX 1001
DONNELLY, ID 83615
(208) 794-7694
- THE LAND SURVEYOR OF THIS PROPOSED DEVELOPMENT IS:
NVS
880 S INDUSTRY WAY, SUITE 10
MERRIDIAN, ID 83642
(208) 342-5400
- PUBLIC UTILITY AND SNOW STORAGE EASEMENT WILL BE 12' WIDE ADJACENT TO THE PUBLIC RIGHT-OF-WAY. ALL OTHER EASEMENTS ARE AS SHOWN.
- THE EXISTING ZONING IS RURAL RESIDENTIAL AND LOW DENSITY RESIDENTIAL (R4). THE PROPOSED ZONING FOR THE DEVELOPMENT IS LOW DENSITY RESIDENTIAL (R4).
- RIGHT-OF-WAY IS TO BE PUBLIC AND MAINTAINED BY THE CITY OF McCALL.
- ALL LOTS ARE SUBJECT TO THE RULES, STANDARDS AND REGULATIONS AS ADOPTED BY THE HDA AND AS CONTAINED IN THE CC&RS.
- SNOW REMOVAL SHALL BE THE RESPONSIBILITY OF THE CITY OF McCALL.

LEGEND:

- PROPERTY BOUNDARY
- EXISTING RIGHT-OF-WAY
- EXISTING EASEMENT LINE
- ROAD CENTER LINE
- PROPOSED RIGHT-OF-WAY
- PROPOSED EASEMENT LINE
- PROPOSED LOT LINE
- PHASE 1 DEVELOPMENT BOUNDARY
- DELINEATED WETLANDS

FLOOD PLAIN NOTE:

FEMA FIRM PANEL(S): 16085C0689C
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.

DEVELOPMENT DATA:

PROPERTY AREA (PHASE 1) 25.21 ACRES
PUBLIC RIGHT-OF-WAY AREA 6.58 ACRES
OPEN SPACE 5.18 ACRES
LOT DEVELOPMENT AREA 13.47 ACRES

PRELIMINARY PLAT THE WOODLANDS NO. 3 PUD - PHASE 1

A RESIDENTIAL SUBDIVISION LOCATED IN
A PORTION OF S 1/2 OF THE NW 1/4 OF SECTION 15
T.18N R.3E, B.M
McCALL, IDAHO
2026

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD LENGTH
C1	45.08	200.00	12.91	N75° 05' 46"W	44.99
C2	20.26	250.00	4.47	S74° 40' 18"E	20.26
C3	40.25	30.00	78.87	S34° 21' 13"E	37.30
C4	40.55	30.00	77.46	S43° 40' 11"W	37.04
C5	44.79	30.00	85.55	S55° 03' 59"E	40.75
C6	36.97	30.00	70.61	S60° 48' 20"E	34.68
C7	26.85	100.00	13.38	S76° 18' 34"W	26.76
C8	51.41	30.00	98.18	S19° 31' 39"W	45.35
C9	42.86	154.00	15.95	N37° 50' 13"W	42.72

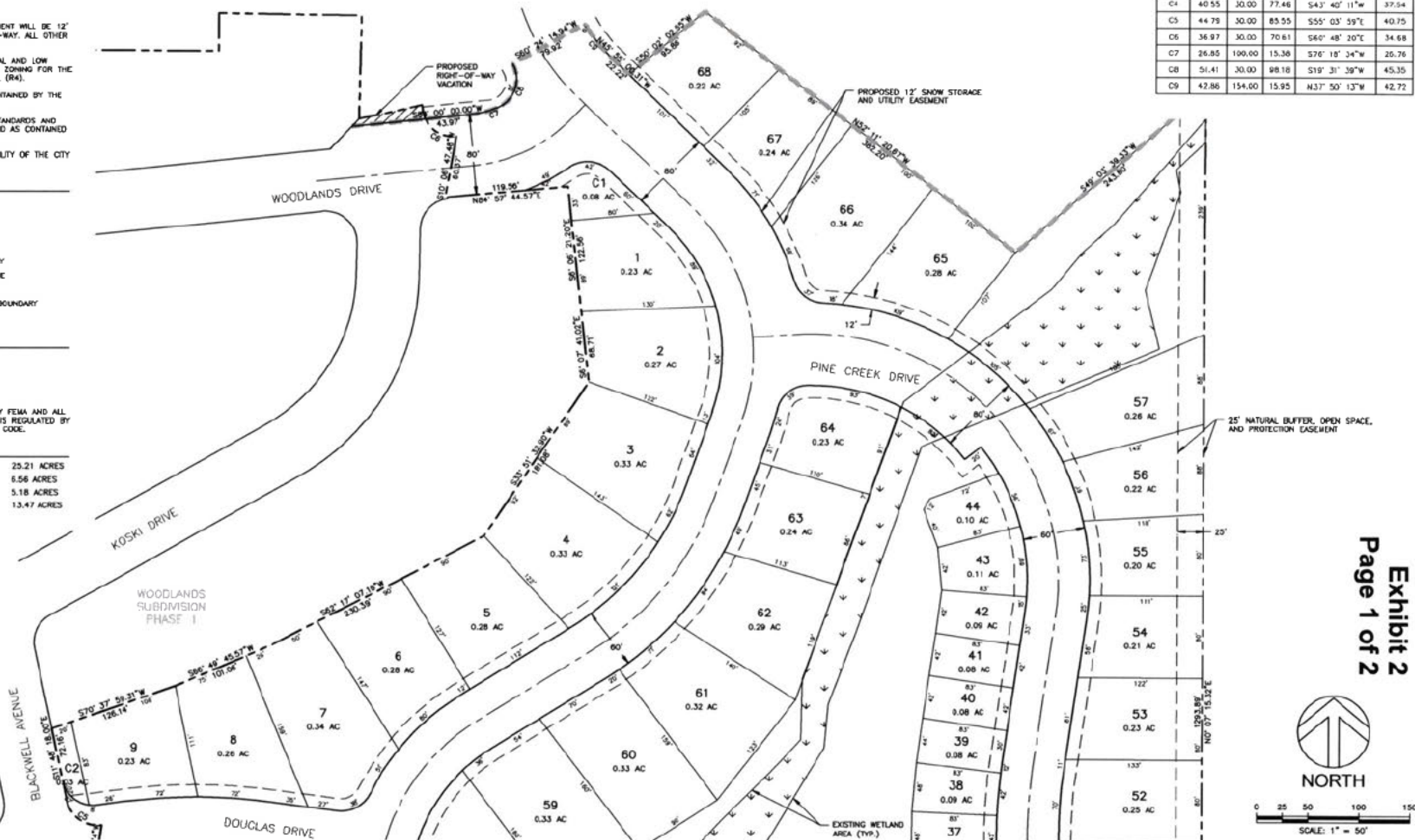


Exhibit 2
Page 1 of 2



SCALE: 1" = 50'

NO.	REVISION	BY	DATE	DESIGN	QTY
				DRAWN	REF
				CHECKED	QTY
				APPROVED	QTY

CRESTLINE ENGINEERS
323 DEINHARD LANE, SUITE C · PO BOX 2330
McCALL, IDAHO 83638
208.634.4140 · 208.634.4146 FAX

THE WOODLANDS NO. 3 PUD
McCALL, IDAHO
PHASE 1
PRELIMINARY PLAT - 1

VERIFY SCALE
DATE: 2/2/2026
PROJECT: 21012
SHEET NO: 6 OF 12

NOTES:

1. REFER TO EX. 6 - PHASE 1 PRELIMINARY PLAT - 1 FOR NOTES, LEGEND, AND DEVELOPMENT DATA.

PRELIMINARY PLAT THE WOODLANDS NO. 3 PUD - PHASE 1

A RESIDENTIAL SUBDIVISION LOCATED IN
A PORTION OF S 1/2 OF THE NW 1/4 OF SECTION 15
T.18N R.3E, B.M.
McCALL, IDAHO
2026

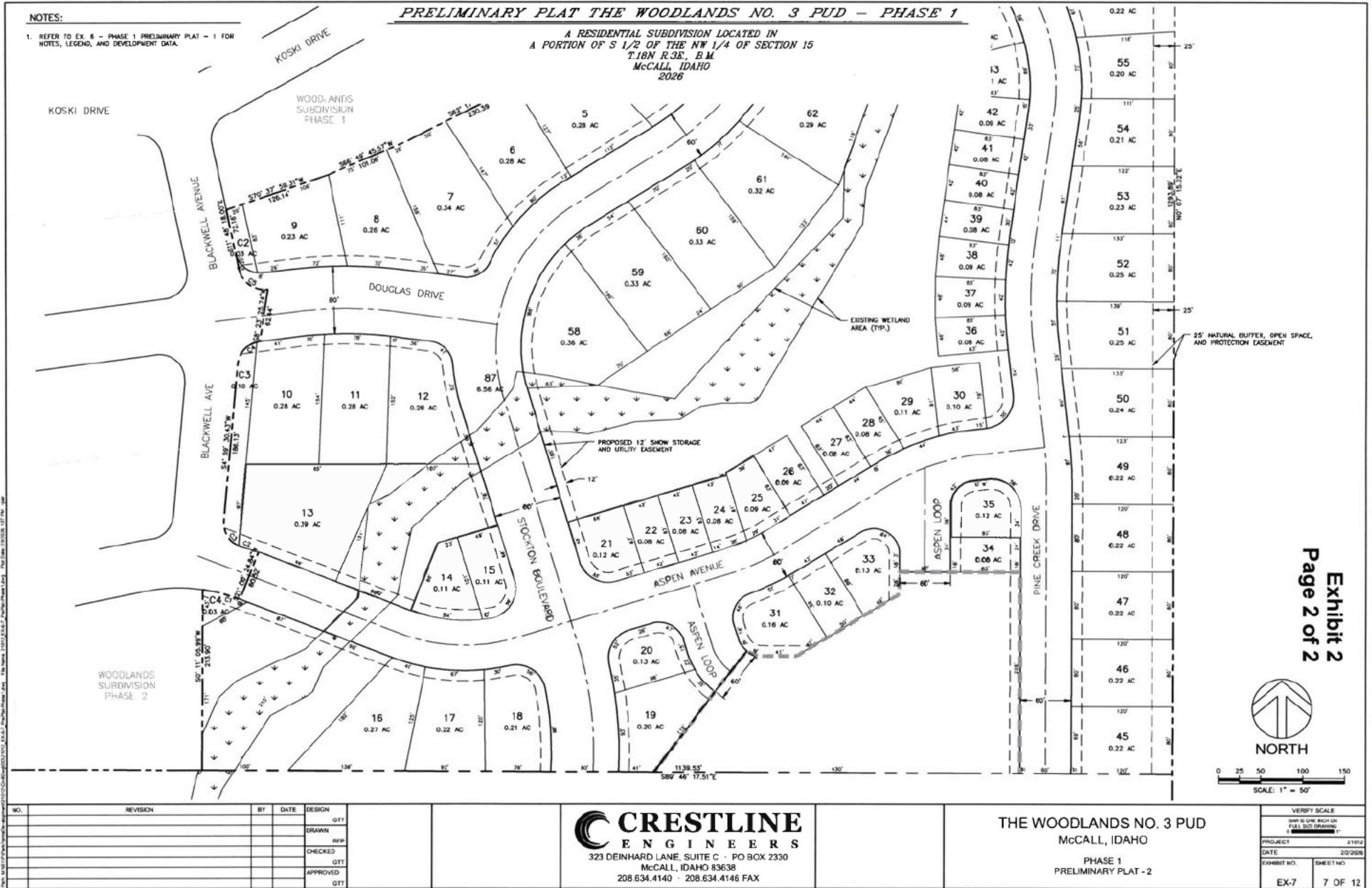


Exhibit 2
Page 2 of 2



NORTH

0 25 50 100 150
SCALE: 1" = 50'

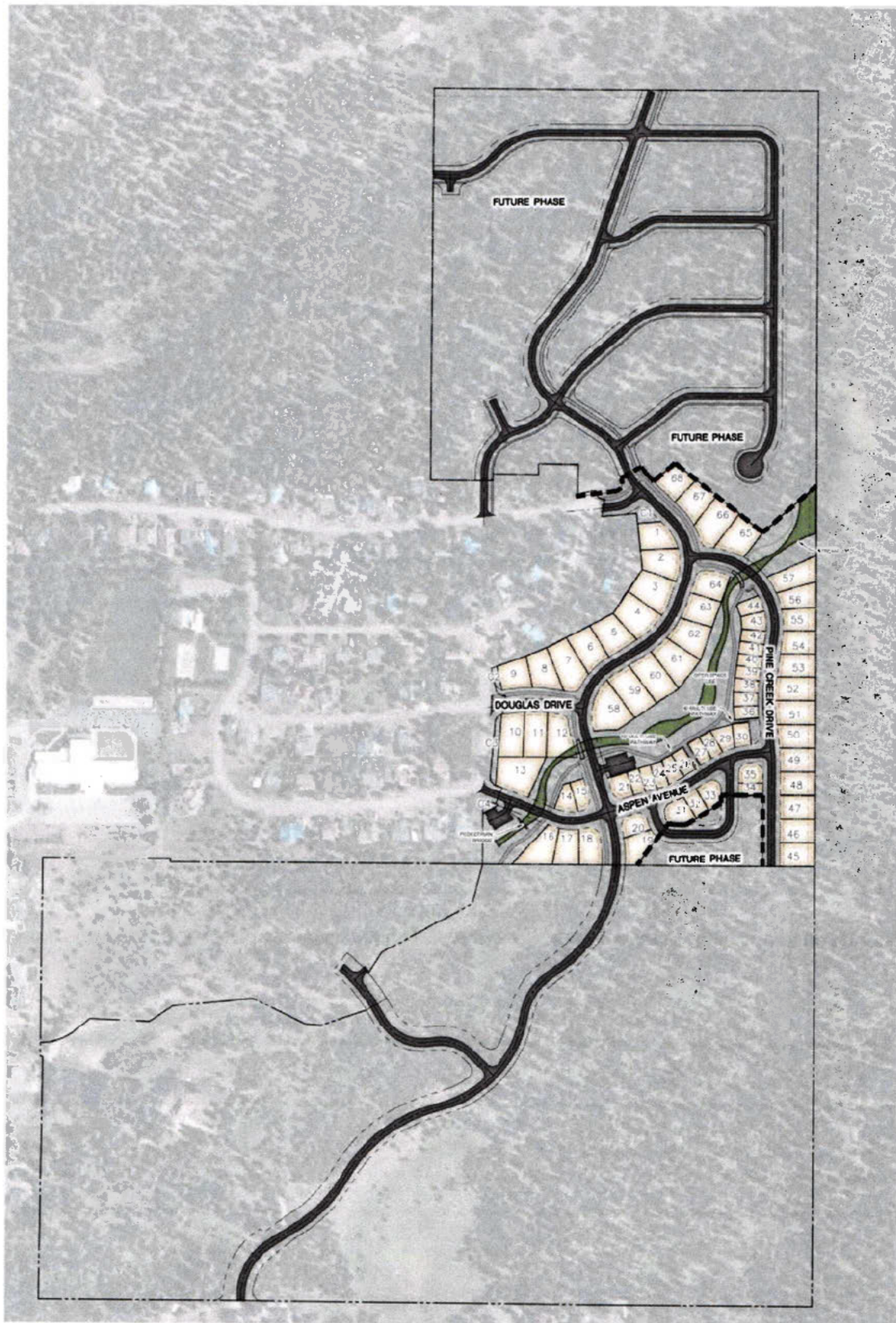
NO.	REVISION	BY	DATE	DESIGN

DESIGN
GTT
DRAWN
GTT
CHECKED
GTT
APPROVED
GTT

CRESTLINE
ENGINEERS
323 DEINHARD LANE, SUITE C - PO BOX 2330
McCALL, IDAHO 83638
208.634.4140 · 208.634.4146 FAX

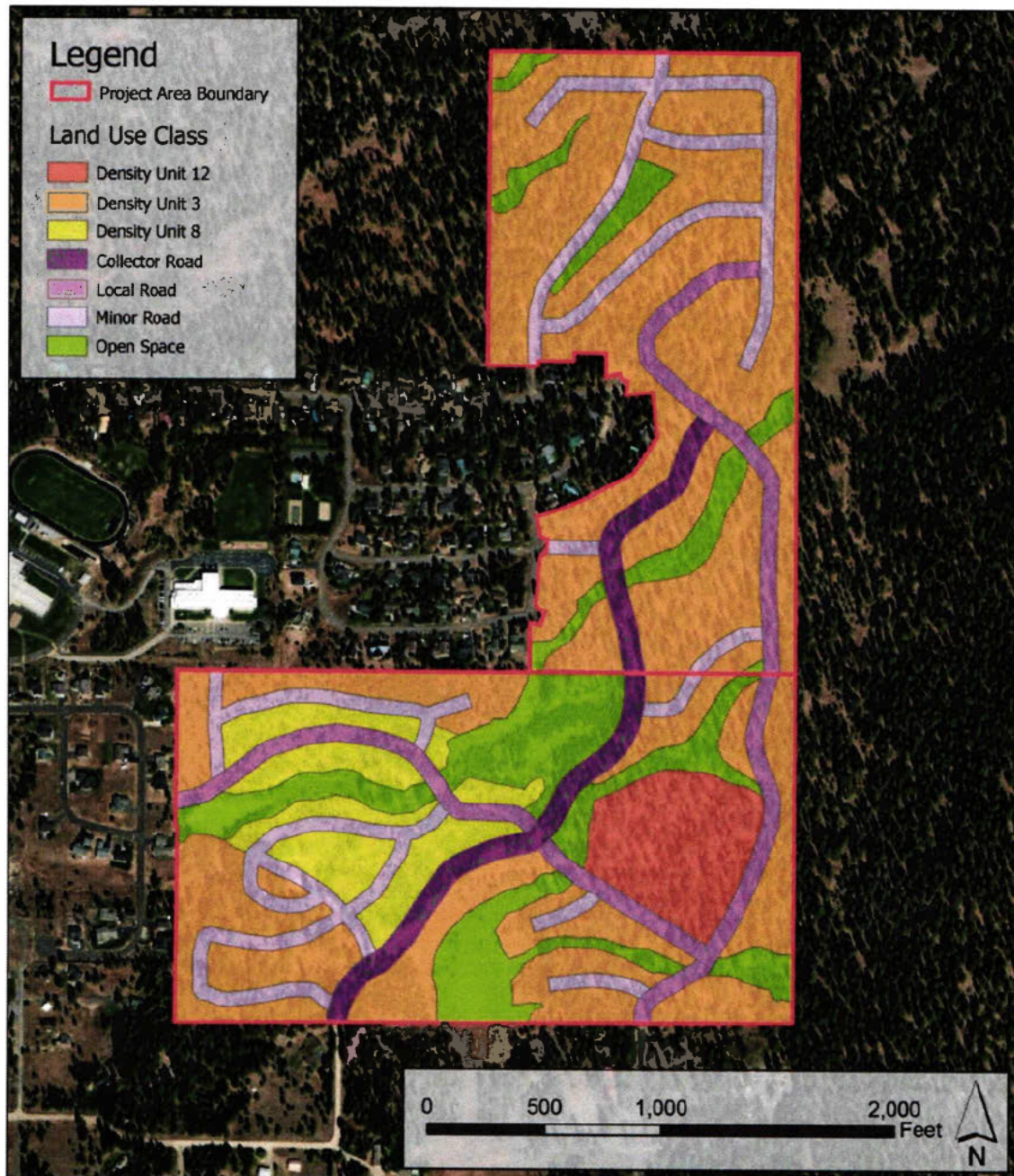
THE WOODLANDS NO. 3 PUD
McCALL, IDAHO
PHASE 1
PRELIMINARY PLAT - 2

VERIFY SCALE	21014
DATE	2/2/2026
EXHIBIT NO.	SHEET NO.
EX-7	7 OF 12




WOODLANDS THREE
MCCALL, IDAHO
PHASE ONE
 SCALE: 1" = 150'-0"


 Breckon Landscaping
 1000 North Main Street
 McCall, Idaho 83628
 Phone: 208-837-6100
 Fax: 208-837-6101



Pine Creek Ranch

Potential land use classes within the project area

Ecosystem Sciences, LLC

Science Design Planning

Disclaimer - This map (or data product) is for illustration purposes only. It is not intended to be used for description, conveyance, authoritative definition of legal boundary, or property line. This is not a survey product. Users are encouraged to examine the documentation or metadata associated with the data upon which this map is based for information related to its accuracy, currency, and limitations.

Figure 3. Potential land use classes within the project area.

NOTES:

1. EXISTING TOPOGRAPHY, PROPERTY BOUNDARIES AND SITE INFORMATION AS SHOWN ON THIS PLAN ARE BASED UPON SURVEY DATA PROVIDED BY RUSSELL SURVEYING, INC. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE COMPLETENESS OR ACCURACY OF THE EXISTENCE OF OBJECTS OR UTILITIES ENCOUNTERED, BUT WHICH ARE NOT SHOWN ON THESE DRAWINGS.
2. EXISTING UNDERGROUND UTILITIES AS SHOWN ON THIS PLAN ARE BASED UPON MAPPING PROVIDED BY THE LOCAL UTILITIES AND ARE CONSIDERED APPROXIMATE.
3. THE PROPERTY SLOPES ACROSS THE SITE ARE APPROXIMATELY 2% TO 20%. THE SOILS LOCATED ON THE PROPERTY CONSIST PRIMARILY OF MISC. COMPLEX WITH PORTIONS OF MICHIGAN, AND CUSTON LAM.

LEGEND:

- 5/100 — PROPERTY BOUNDARY
- — — — — EXISTING CONTOUR
- — — — — ADJACENT LOT LINES
- — — — — EXISTING RIGHT-OF-WAY
- — — — — APPROXIMATE ASPHALT ROAD
- — — — — APPROXIMATE GRAVEL ROAD
- — — — — EXISTING SANITARY SEWER MAIN
- — — — — EXISTING WATER MAIN SIZE & GATE
- — — — — EXISTING FIRE HYDRANT
- — — — — DELINEATED WETLANDS

WOODLANDS
SUBDIVISION
PHASE 2



0 50 100 200 300
SCALE 1" = 100'

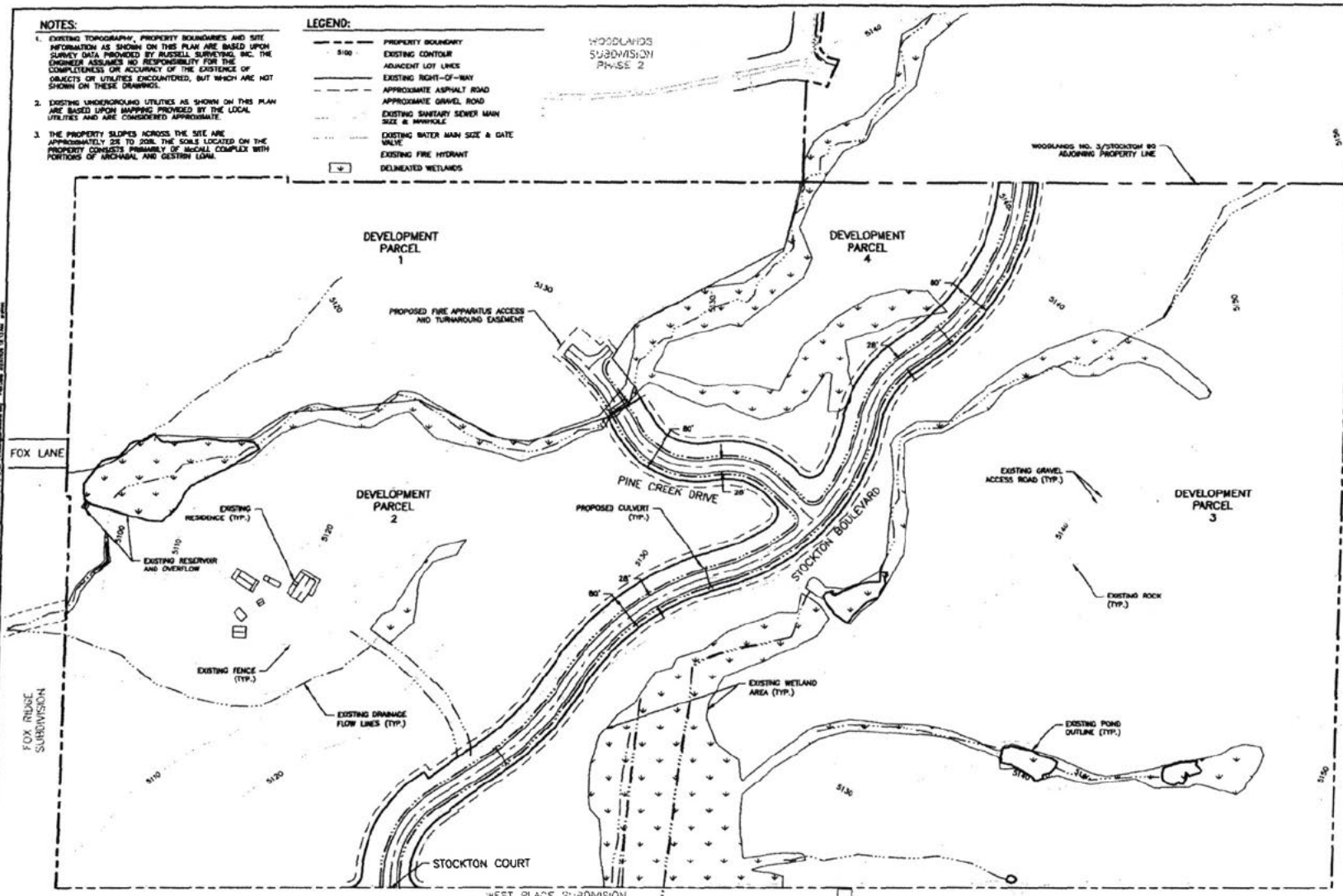


Exhibit 5
Page 1 of 1

NO.	REVISION	BY	DATE	DESIGN
				TMS
				DRAWN
				LS
				CHECKED
				APP
				APPROVED
				GT

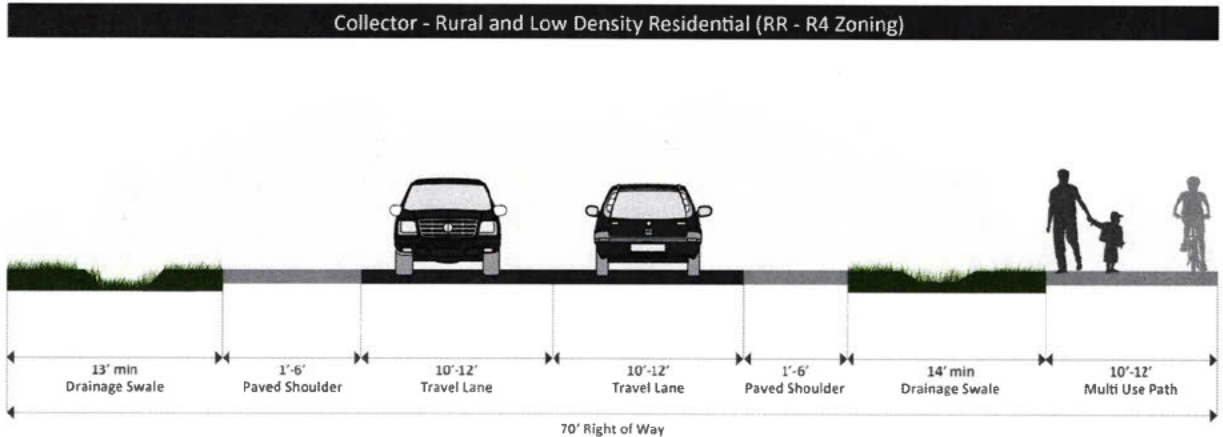
CRESTLINE
ENGINEERS
323 DEINHARD LANE, SUITE C • PO BOX 2330
McCALL, IDAHO 83638
208.634.4140 • 208.634.4148 FAX



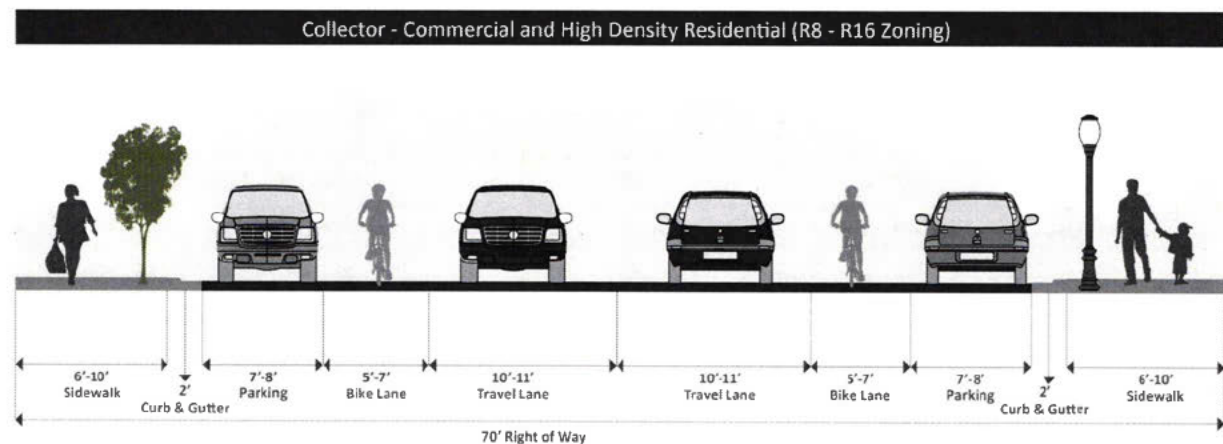
PINE CREEK RANCH SOUTH
McCALL, IDAHO
EXISTING CONDITIONS WITH PRELIMINARY SITE PLAN

VERIFY SCALE	
BANK IS ONE INCH ON PLAN, VERT. DIMENSIONS 1"	
PROJECT	218-2
DATE	9/23/2009
EXHIBIT NO.	SHEET NO.
EX-2	2 OF 6

Figure 12. Typical Roadway Cross-Section - Collector Streets



- Minimum width of drainage or landscaping buffer will depend on drainage needs. Minimum width shown is based on a standard swale treatment. Less width may be required for other stormwater treatments
- Provision of a path or bike lane is dependent on designation in McCall Area Pathways Master Plan or McCall Transportation Master Plan. Consult with City staff



- Assumes underground stormwater facilities are provided; otherwise drainage will need to be provided via surface based methods which may impact section that can be built
- Provision of a bike lane is dependent on McCall Area Pathways Master Plan or McCall Transportation Master Plan and consultation with City staff
- On street parking is dependent on right-of-way and need for center turn lane
- Street trees and lighting may be required

1. The Northerly and Southerly boundary line lengths of Lots 10 and 11 of said Block 6 should be corrected to read 215.00 feet (Plat shows 245.00 feet).
2. The Northerly and Southerly boundary line lengths of Lot 12 of said Block 6 should be corrected to read 499.93 feet (Plat shows 529.93 feet).

The above listed corrections should be made in order to conform with the original intent of the land descriptions and the actual location of property corners in the field after streets were laid out and designated on the plat.

RECORDER'S PLAT OF WEST PLACE SUBDIVISION

Located in SECTIONS 15 & 22 - T.18N. - R.3E. - B.M. - VALLEY COUNTY, IDAHO

Surveyor's notation in force
under Title 19
Chapter 13, Idaho Code.

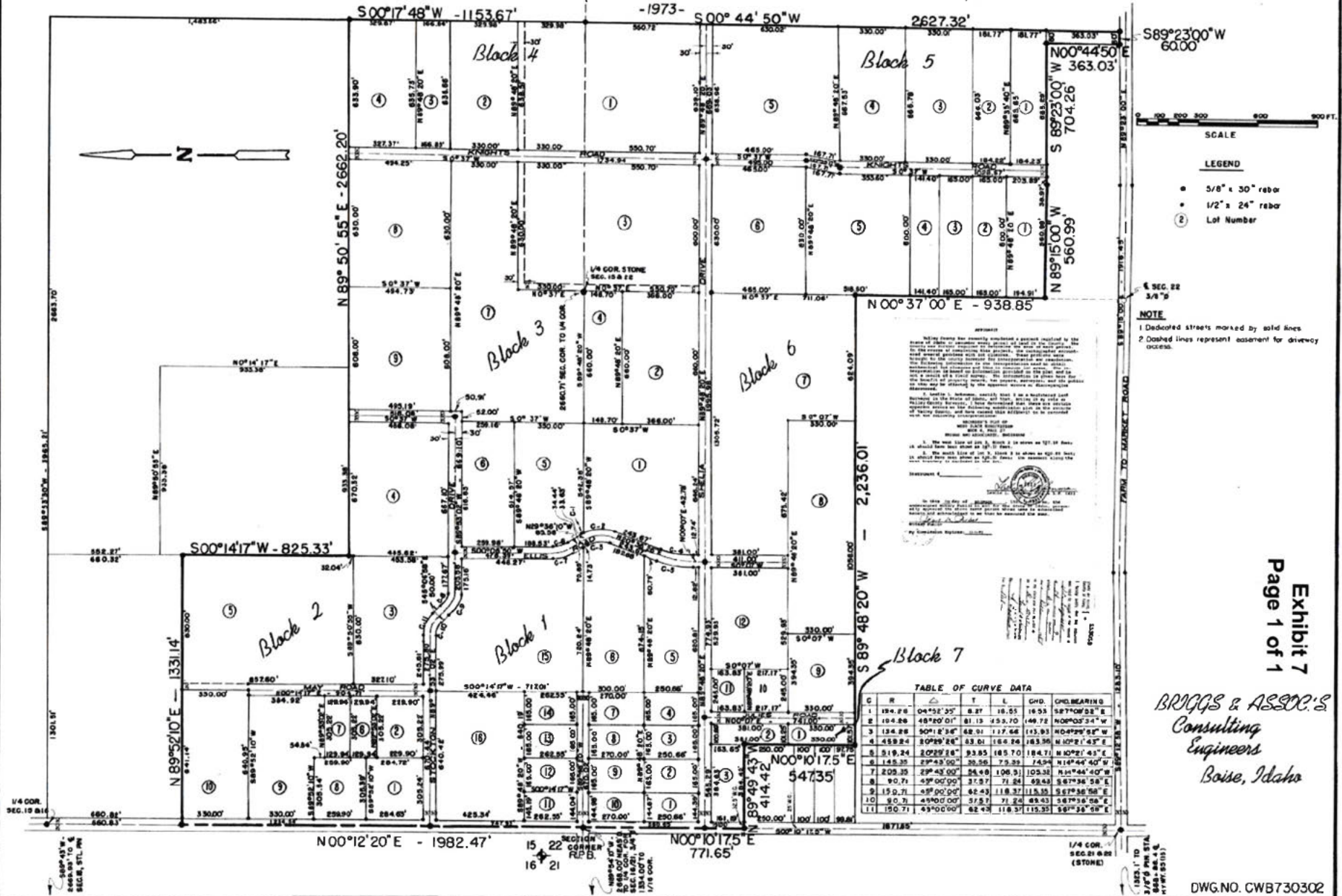
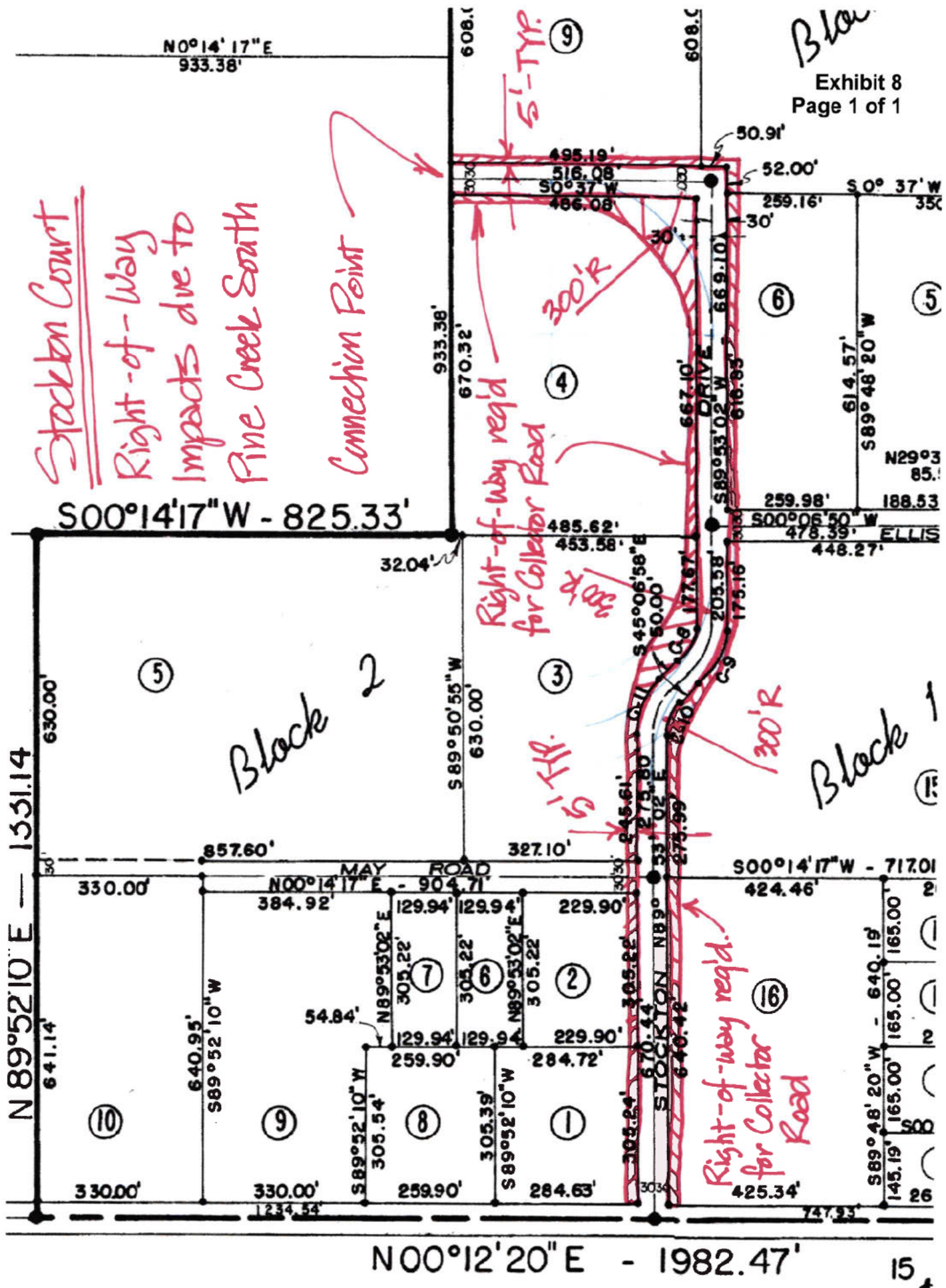


Exhibit 7
Page 1 of 1

BRIGGS & ASSOC.'S
Consulting
Engineers
Boise, Idaho

DWG. NO. CWB730302



From: Kristen McCoy <[REDACTED]>
Sent: Friday, June 5, 2026 5:16 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: SUB 26-005 Pine Creek Ranch South – Written Comment for June 11 Deliberations

Dear Commissioners and Staff,

Thank you for the considerable time and effort devoted to reviewing SUB 26-005 Pine Creek Ranch South. I understand the public hearing has been closed; however, after reviewing the June 11 addendum and proposed conditions, I felt compelled to submit the following comments for your consideration.

A primary issue discussed during the May 14 hearing was that the impacts associated with a roadway serving four rural parcels are fundamentally different from those associated with a roadway intended to function as secondary access for future development within the City of McCall. Multiple Commissioners acknowledged this distinction and expressed concern that the conditions of approval would necessarily differ depending on the roadway's ultimate function. The June 11 addendum appears to acknowledge that reality by contemplating the roadway serving as secondary access for up to 176 future residential units. Yet many of the impacts associated with that scenario—including traffic, roadway improvements, emergency access, maintenance obligations, and utility demands—remain undefined.

Instead, the proposed conditions largely defer those issues to future studies, future agreements, and future negotiations. Respectfully, I question whether impacts can be determined to be adequately mitigated when the mitigation measures themselves have not yet been identified.

In particular:

- No finalized Traffic Impact Study has been submitted to Valley County despite the roadway being discussed as access for future development.
- The proposed Development Agreement establishes a framework for future mitigation but does not identify specific improvements, thresholds, funding obligations, or performance standards.
- The application acknowledges that future development intensity, traffic generation, and roadway function remain dependent on approvals that have not yet occurred.
- The **proposed conditions** do not appear to require amendment of the CUP before the roadway transitions from serving four parcels to serving future development beyond the property.

I am also concerned that the record does not contain a complete circulation and access plan for the broader area. If the roadway is being justified as secondary access for future development, what is the approved primary access plan, and where in the record is the Commission able to evaluate how future traffic will be distributed between the proposed roadway and existing streets within and around The Woodlands?

Without a completed traffic analysis and a defined circulation plan, it remains unclear whether existing local streets would continue to carry a significant portion of future traffic, what improvements may be required, and whether those impacts can be adequately mitigated. In my view, those questions are directly relevant to the Commission's required findings regarding impacts to adjoining properties, transportation facilities, and governmental services.

At a minimum, if the Commission determines approval is appropriate, I would encourage consideration of a condition requiring amendment of the CUP before the roadway may function as secondary access for development beyond the four proposed parcels. Such a condition would preserve the County's ability to evaluate future impacts when the scope and intensity of development are known and meaningful mitigation measures can be established.

Thank you for your service and thoughtful consideration of this unique application.

Kristen McCoy

From: david@stormorsheds.com <david@stormorsheds.com>
Sent: Wednesday, May 27, 2026 3:01 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: SUB 26-005 Pine Creek Ranch South Subdivision - OPPOSE!!!

Dear Valley County Commission,

This email is a follow-up regarding the Stockton 90 project. I previously submitted a letter, but during the meeting it was only briefly referenced. My concern is that the voices and complaints of the neighboring residents are not truly being heard or considered by the Commission.

I would respectfully request the following:

1. That members of the Commission personally drive down Stockton Drive and see firsthand how problematic this proposal would be for the surrounding residents and neighborhood.
2. One of the primary arguments mentioned during the meeting was that the Woodlands subdivision currently has only one emergency access point. While that may be true, poor planning decisions made during the original development of the Woodlands should not justify opening up our quiet, narrow dirt road to ongoing traffic and future construction impacts that could affect our families for decades to come. Two wrongs don't make a right.
3. There are other potential emergency access solutions that could be explored for the Woodlands. However, I do not believe it is appropriate for the County to burden an established rural residential road simply because it is the most convenient option for the developer to get his wish.
4. Most importantly, I ask that you please view the families living here as human beings simply trying to peacefully live, raise our children, and protect the character and safety of our neighborhood.

Thank you for your time and consideration.
Respectfully,



David Argon

david@stormorsheds.com
208.887.6500
1301 S. Teare Ave
Meridian, ID 83642

From: Cynda Herrick <cherrick@valleycountyid.gov>
Sent: Wednesday, June 3, 2026 5:00 PM
To: Lori Hunter <lhunter@valleycountyid.gov>; Mathew Falvey <mathew@falveysearthworks.com>
Subject: Fw: PINE GROVE/ WOODLANDS 3

Hello Mathew,

The public hearing was closed. The Commission is in deliberations at this time.

Thanks, Cynda

Cynda Herrick, AICP, CFM
Valley County
Planning and Zoning Director
Floodplain Coordinator
PO Box 1350
Cascade, ID 83611
(208)382-7116

"Live simply, love generously, care deeply, speak kindly, and leave the rest...."

Service T transparent A accountable R responsive

From: Mathew Falvey <mathew@falveysearthworks.com>
Sent: Wednesday, June 3, 2026 4:28 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: PINE GROVE/ WOODLANDS 3

Hello Cynda,

A Stockton Drive neighborhood meeting was held this past weekend. I wanted to share with you some highlights.

We would like to request that the commissioners visit our neighborhood, for a collective tour on a set day and time, prior to June 11. They are welcome to park at my residence, 781 Stockton Drive. The purpose of this request is to demonstrate to the planning and zoning commissioners the non-compatibility of less than one acre parcels adjoining larger parcels, as well as the inability to turn Stockton Drive subdivision road into a collector road, as well as the neighborhood transforming its current condition to something so massively different, that it would likely receive a negative rating on the Valley County Matrix. The commissioners should see in person the current environment, which cannot be achieved by a letter, or a Google map. The property owners believe for the P&Z commission to make a fully informed decision, it is important for them to experience the road, the land, and the neighborhood in person. The proposed connection would alter property values, lifestyle, and public safety. Generally speaking, the residence are not opposed to Mr. Groves developing the land, they are opposed to the lack of comprehensive planning and consideration of what would be consistent and compatible with surrounding and existing land use. The Stockton property owners request the Valley County Planning and Zoning Department put forward a full investigation, inquiry, study, to provide adequate information for the benefit of everyone's property rights. The property owners believe a planned site visit is a significant part of that process.

Thank you, and feel free to contact me with any questions.

Mathew Falvey
Owner
Falvey's Earthworks



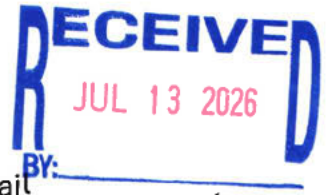
Office: 208-634-2021
PO Box 710 McCall, ID 83638

[WEBSITE](#) [INSTAGRAM](#) [FACEBOOK](#)

Valley County Planning and Zoning Commission
219 North Main Street
Cascade, Idaho 83611

July 10, 2026

via email and US Mail



Subject: Appeal of PZ Commission Approval of Sub 26-005 Pine Creek Ranch South
Subdivision-Preliminary Plat July 27th Public Hearing

Honorable Commissioners,

I will be unable to attend in person and speak to the issues as I will be out of town at that time so I am writing this letter to urge the Commission to reverse their approval of Sub 26-005 Pine Creek Ranch South Preliminary Plat and deny application.

As a commercial and residential property owner I respect the rights of an owner to develop a property. *However, they do not have right to do so at the detriment of other property owner's properties.*

The Commissioners vote to approve the creation of a permanent public right-of-way road thru a 90 acre parcel as connectivity to a 68 acre parcel to east of Woodlands neighborhood was done despite the Commission failing to provide required reasoned statement and failing to resolve relevant contested facts. Failure to demonstrate impacts of proposed use having been satisfactorily mitigated. Failure to identify standards governing the project. Commission failure to evaluate the actual use being approved and deferring any potential issue to future proceedings, neglecting the real intentions of developer and his proposed use of 90 acre parcel.

As everyone knows, the developer is purporting to create a secondary access to this 68 acre parcel for a proposed 176 unit subdivision proposed as Pine Creek Ranch South : Woodlands 3. In the process creating a four(4) parcel subdivision capable of accommodating numerous additional residential structures which has not been presented for review or approval and therefore the proposed access road should not be approved until a full future development plan is submitted for overall consideration. The developer is attempting to gain a "partial foothold" towards the 68 acre development that has yet to be approved by City McCall Planning and Zoning. I would also purportedly state that the Developer is attempting to circumvent a unified approval process for both his 90 acre and 68 acre parcels. It should also be noted that the City of McCall has taken position that they also oppose approval of access corridor as presently presented.

The key issues are the Developer is proposing that primary access to the 68 acre parcel, 176 units be Woodlands Dr. that would significantly increase traffic flow into and thru Woodlands neighborhood, estimated to be 1400 vehicle trips per day creating very unsafe

travel. This would create safety issues for homeowners year round, especially in the winter when snowbanks further inhibit clear vision, persons walking and cycling thru and in and out of the neighborhood and most importantly children walking and riding bikes to the elementary and middle schools just to west of Woodlands development. This would also negatively impact property values for Woodlands homeowners.

Also, a traffic impact study that addresses full build out of both 68 acre and 90acre parcel developments needs to be completed and submitted to both the City of McCall and Valley County planning and zoning authorities to be assured that all roads and intersections impacted have been evaluated and can handle the substantial increased traffic flow safely and adequately.

An access road with a secondary agenda for another development certainly should not be approved in advance of, nor if not in conjunction with the 68 parcel development proposed with City of McCall, not yet approved.

I would urge Commissioners to reverse their approval of said plan.

The developer should be required to propose and seek approval of **separate and adequate infrastructure for access and egress** for both the 68 acre parcel and the 90 acre parcel that has **ZERO** impact on Woodlands neighborhood and is a fully self sustainable development without connection thru Woodlands neighborhood.

A second alternative would be to have the 90 acre parcel annexed into City of McCall so a single jurisdiction can be the governing authority for the development of the parcels so all factors can be managed by that planning and zoning authority to avoid the discontinuity that is presently a problem.

Please feel free to contact me for any further discussion of these issues.

Respectfully and Sincerely,

Russell and Janet Royal

654 Brady Dr.

McCall Id 83638

██████████

From: Robert Bechaud <[REDACTED]@il.gov>
Sent: Monday, July 13, 2026 2:48 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Fwd: Appeal of PZ Commission Approval of SUB 26-005

Please note that on the drawing in the attachment there is a section labeled "city housing". This is such a clear example where Valley County should not trust vague statements from this developer and should require clear designation of the intended use of the 4 parcels.

Thanks, Bob Bechaud

----- Forwarded message -----

From: Robert Bechaud <[REDACTED]@il.gov>
Date: Fri, Jul 10, 2026 at 10:08 AM
Subject: Appeal of PZ Commission Approval of SUB 26-005
To: <cherrick@co.valley.id.us>

Greetings:

Many of the comments regarding SUB 26-005 recommended NOT approving the PCR submission until more complete information about the intended use of the development parcel is available for review.

Attached are minutes of a May 20 meeting of the McCall Parks and Recreation Advisory Committee in which PCR representatives including Craig Groves presented their plan to designate Development Parcel 4 of Pine Creek Ranch South as a park and have it incorporated into Woodlands 3.

This is a clear example of why the Appeal is appropriate and why the PZ Commission Approval should be rescinded and not considered for approval until PCR's planning is complete, for both this parcel and for Woodlands 3, so that both Valley County and McCall can evaluate the impact of the developers complete plans.

Thank you,
Bob Bechaud

Parks & Recreation Advisory Committee
Meeting Minutes
5/20/2026 4:00pm
Legion Room/Virtual Meeting- McCall, Idaho

Committee Members Present: Matt Stebbins, Steve Noyes, Jennifer Sizemore and Avi Azoulay (via teams)

Staff Members' Present: Kurt Wolf

Guests Present:

Greg Tankersley with Crestline Engineering, civil engineer for Pine Creek Ranch development

Craig Groves, representing the owners of the Pine Creek Ranch development

Welcome: Avi called the meeting to order at 4:01pm.

Public Comment: None

Agenda Review & Updates: None

Review Minutes: Steve motioned for approval of the April minutes, seconded by Matt, all were in favor. Motion carried.

Parks Requirement Pine Creek Ranch (Proposal review/discuss)

Greg Tankersley and Craig Groves have been working with City of McCall Planning and Zoning for the Pine Creek Ranch development. They submitted a full application, however planning and zoning have considered it incomplete due to missing components. Greg and Craig have met with Kurt and discussed how the southeast area of town is a very park deficient area of the community.

Greg points out the current proposal is more than double the amount necessary to fulfill the parks requirement. He argues it creates a nice working canvas to determine what everyone wants to do next. Based on conversations with Community Development, Kurt feels it will be possible to annex development parcel 4 into the city as a public park. Areas within parcel 4 to the south of phase one will be easier to work with in terms of terrain to accommodate public park development. Conceptually, Kurt looked at the space and saw significant potential. The proposed area would have some parking tied to it which would be very helpful moving forward.

The committee reviewed Dave Petty's emailed comments on the proposed development. Dave commented on the efforts of the developers and engineers and highlighted six points for further discussion. The committee agreed with these comments and shared similar comments.

- Must be annexed into the city. Parks and pathways must be part of phase 1 of the development.
- Park amenities will be designed by a parks department selected vendor but completely paid for by the developer.
- Internal pathways will not count as a credit for improvement costs.
- These paths will mostly be used by development residents.
- Public (non-resident) parking should be included as well as agreements on whether the city or the HOA will handle maintenance of internal pathways.
- Wetlands do not count as parkland.

Greg raises concerns regarding the development timeline. He asks if the committee needs a formalized, final plan before they can move forward. Kurt explains once things have moved forward with planning and zoning the Parks and Recreation Advisory Committee can do a final touch on the development

Parks & Recreation Advisory Committee
Meeting Minutes
5/20/2026 4:00pm
Legion Room/Virtual Meeting- McCall, Idaho

proposal. Kurt confirms the committee can move forward and draft a recommendation for planning and zoning that the current proposal is heading in a positive direction and works to meet the goals of the parks requirement for new development.

Steve seeks confirmation on the five feet natural pathways and raises concerns about users transferring material from gravel to driveways. Steve thinks sidewalks would work better than multiple multi-surface transitions. Kurt highlighted the difficulties of managing sidewalk/curb & gutter in McCall because of the resources available to move snow and store snow. The intent is not to plow them in the winter. Greg talks about the more woodsy neighborhood feel of this area of McCall. Kurt points out the flexibility of working around landscaping issues, perhaps keeping more trees by using the natural pathways.

Matt talked about looking to the future, ensuring the pathway extends from parcel 4 to the roadway to the south. Greg agrees and confirms this was always the intention. Kurt recommends using arrows to highlight future connectivity in their drawings. Craig mentions the master plan was first put together many years ago, with the idea that McCall should have more north to south connectivity. Matt mentions one of the issues people in the community raise when discussing this development proposal are concerns regarding connectivity.

The committee continues discussing possibilities for the designated park space in the proposed development drawings. Kurt talks about a low maintenance open space fitting in with the needs highlighted in the PROS Plan. Avi brings up the idea of a dog park. Jennifer brings up a multi-use space; dog park, play field, etc. Craig brings up the possibility of a frisbee golf course.

Avi raises the question of parking. Craig says there will be room for 18-20 spots. Craig talked about how much the McCall community values hiking and mountain biking, and raises the possibilities of expanding to the east.

Craig asks a question about park improvements. If he works on a design with Kurt, does he get to select the contractors? While Kurt recommends Craig select his own contractors there are certain things the parks department would like to weigh in on so maintenance is easier for them once the development has been completed. Kurt recommends the proposed area be developed based on the feedback from staff and the McCall PROS Plan. Working within that framework the layout and grading are going to dictate what makes the most sense for this site. Greg highlights that we will continue to work together on this and can come back for a final touch after going through planning and zoning.

Avi makes a motion. The City of McCall Parks and Recreation Advisory Committee agrees the Pine Creek Ranch development proposal for parks improvement is headed in the right direction as it relates to the park requirement. As the developers work within the parameters of city code the committee looks forward to seeing the specific ways the community needs highlighted in the McCall PROS Plan are met in the Pine Creek Ranch development. Matt seconds the motion, all in favor. Motion carried.

Recreation update (Info Only)

o Summer Programming- opened May 1st , limited spots in summer programs, others are on a waitlist.

Kurt says the Parks and Rec staff have a very busy summer ahead of them.

Taylor Pingray is the new recreation coordinator and is a great addition to the team.

Taylor and Stefanie are at a wilderness/first aid training. Kurt says all the Parks and Rec staff work to maintain first aid qualifications to ensure they are knowledgeable and able to help if necessary.

Parks & Recreation Advisory Committee
Meeting Minutes
5/20/2026 4:00pm
Legion Room/Virtual Meeting- McCall, Idaho

o Events next up Lakeside Liberty Fest, July 3rd movie night showing "National Treasure", July 4th Free Yoga, Welcome tent, Volleyball Tournament, America 250 honored with National Anthem and Color Service provided by American Legion, closing Fireworks at Dark.

Received a sponsorship from Toyota for ~\$20k to help offset the cost of the Lakeside Liberty Fest. Hiring MAV Event Services for security. They will be an additional presence to lessen the burden on the police and will help bring attention to the drinking policies, however they are not able to make arrests. The whole length of Legacy will have barriers up. There will be an ordinance in place for trespassing. The police department and city are working hard to mitigate some of the issues they've seen in previous years.

Parks Projects Update

o General Projects (Info Only)

The McCall marina expansion is almost completed.

There has been a decision to delay opening the public boardwalk until after July 4th. Avi asks if the concrete structure/ramp/gangway took away the dogpark. Kurt said it did not, the contractor ran into a hiccup because they didn't realize the lake rises as fast as it does. Next fall Kurt is working on some permitting to try and get back some of the shoreline which would help expand this area.

Legacy stairs are poured and redone. Kurt thinks they will be open for Memorial Day weekend. Gusti is going to work with Kurt on a planting plan for this area at Legacy.

Capitol improvements are going well for the museum site.

Kurt says the parks department has received a lot more seasonal applicants than they've seen in previous years.

o LWCF Grant application for Brown Park Phase 2 restroom and ADA (action)

Kurt requests Avi take action if the committee is in favor of applying for a LWCF grant to make the final phased improvements to Brown Park. The improvements include, but are not limited to, making the restroom more ADA compliant, adding insulation and other features to allow the restrooms to operate year round, installing lighted bollards and other public amenities consistent with waterfront access parks.

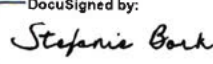
Avi makes a motion. The McCall Parks and Recreation Advisory Committee motions for approval of applying for a LWCF grant application for the final phase of improvements at Brown Park. Matt seconds the motion, all in favor. Motion carried.

Next Meeting Business- Brown Park walk on June 17th at 4pm. Matt will not be there.

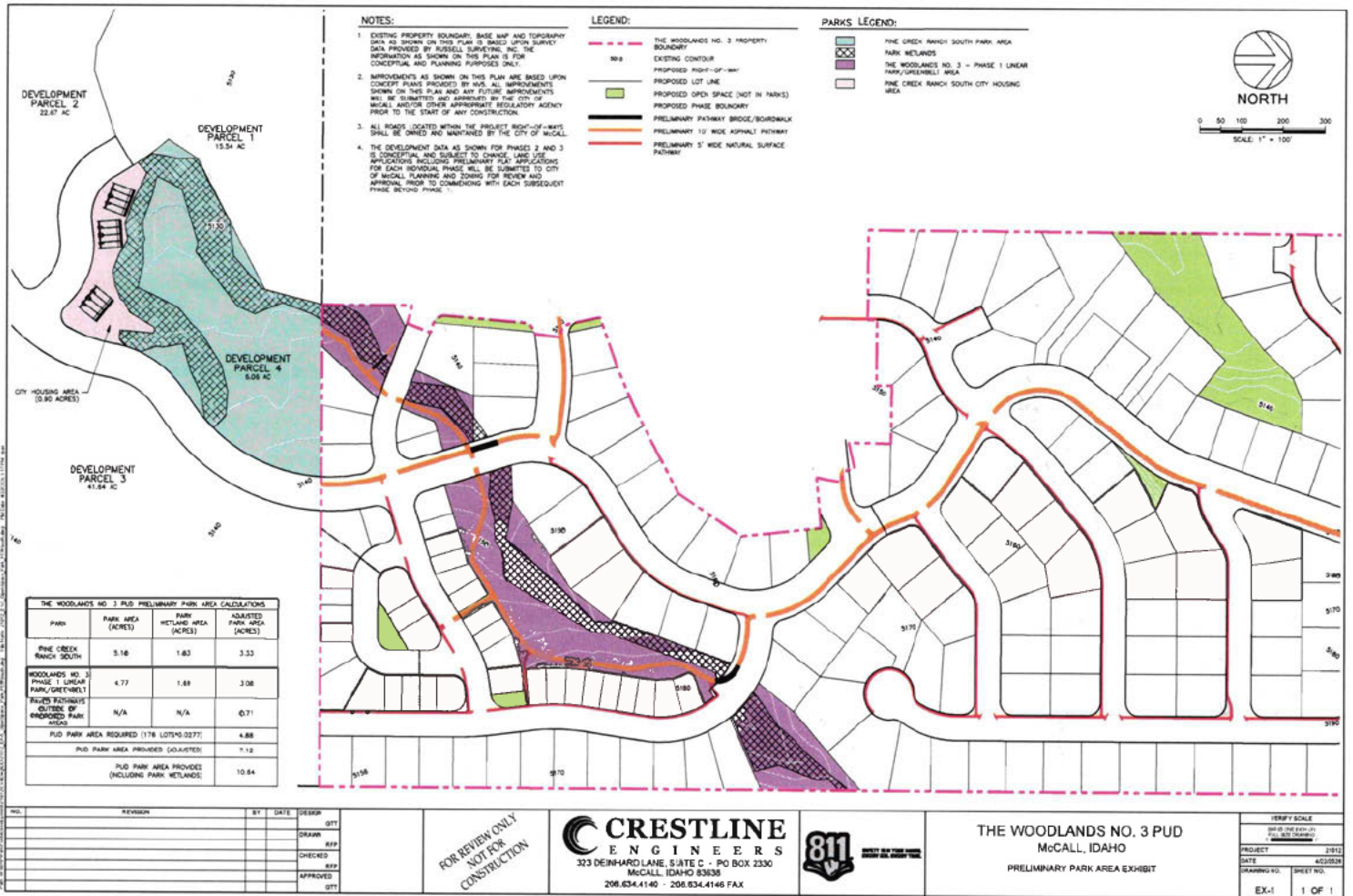
Adjournment: The meeting adjourned at 5:17 moved by Avi, seconded by Steve, all were in favor.

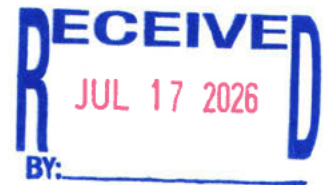
DocuSigned by:

554DD16B166A4C7...
Committee – Chair

DocuSigned by:

1F42AF76A1324FD...
City Staff Liaison

Parks & Recreation Advisory Committee
Meeting Minutes
5/20/2026 4:00pm
Legion Room/Virtual Meeting- McCall, Idaho





To the Valley County Board of County Commissioners:

I am submitting this written comment in **strong support of the appeal filed by counsel** regarding the Planning & Zoning Commission's approval of **SUB 26-005 Pine Creek Ranch South Subdivision – Preliminary Plat**, affecting parcel **RP18N03E154641**. After reviewing the appeal letter and the underlying record, it is clear that the Commission's approval was **procedurally deficient, unsupported by the evidence, and noncompliant with Idaho Code § 67-6535**.

My comment is intended to reinforce the attorney's appeal by highlighting **specific failures in the Commission's process**, all of which are documented in the record and summarized in the appeal and **information the applicant did not disclose to the Commission**.

1. The Commission approved the subdivision without resolving major contested facts.

The appeal letter identifies multiple unresolved factual disputes raised by:

- The City of McCall
- Randy Wall, P.E.
- Neighboring property owners

These disputes were not minor—they went to the core of the project's impacts:

- The true purpose of the proposed 80-foot right-of-way
- Traffic impacts from both the four lots and the anticipated future development
- Roadway standards and compliance with Title 10
- Maintenance obligations
- The relationship between this subdivision and the large-scale **Woodlands 3** development to the north
- The inability to evaluate long-term impacts due to missing information

The Commission **did not resolve these disputes**, did not identify the evidence supporting its conclusions, and did not explain how the application satisfied Valley County Code. This is exactly the type of procedural failure the Idaho Supreme Court has repeatedly held invalid under **Idaho Code § 67-6535** and cases such as Northwest Neighborhood Association and Jasso v. Camas County.

2. The Commission failed to issue the required reasoned statement.

The appeal letter correctly notes that the Commission has not issued its Findings of Fact, Conclusions of Law, and Decision. But even based on the oral record, it is clear that:

- No findings were made identifying **how** the application complies with Valley County Code.
- No findings were made resolving factual disputes.
- No findings were made explaining **why** impacts were considered mitigated.
- No findings were made identifying applicable roadway standards under Title 10.

Idaho Code § 67-6535 requires a **reasoned statement** that identifies:

- The applicable standards
- The factual basis for compliance
- The legal conclusions reached

The Commission provided **none of these**, making the approval procedurally invalid.

3. The Commission improperly deferred essential issues to future proceedings.

The appeal letter documents that the Commission repeatedly deferred:

- Traffic analysis
- Roadway design and compliance
- Maintenance obligations
- Future connectivity
- Off-site improvements
- Impacts associated with the future development the roadway is intended to serve

Idaho Code § 67-6535 does **not** allow approval based on speculation that unresolved issues will be addressed later. The Commission must determine **present compliance**, not future possibility.

This failure is especially serious because the subdivision's primary purpose is to create a **transportation corridor** for future development—not merely four lots. The Commission evaluated the wrong project.

4. The Commission failed to identify the applicable standards governing the roadway.

The appeal letter makes clear that the Commission approved:

- An 80-foot **public right-of-way**
- Containing a **privately maintained gravel road**
- Intended to serve **future development**
- Without identifying whether public or private road standards apply
- And without explaining compliance with **Title 10**

This is a fundamental procedural failure. A governing body cannot approve a roadway without identifying the standards that apply to it.

The City of McCall's comments (Exhibit A) reinforce this deficiency, noting:

"The application lacks the specificity or predictability... the City is not currently supportive of the application."

5. The record does not demonstrate that impacts were mitigated as required by Valley County Code § 9-5-2.

The appeal letter correctly identifies that Valley County Code requires impacts to be **satisfactorily mitigated** before approval. The record shows they were **not**:

- Traffic impacts remain undefined
- Roadway standards remain unresolved
- Maintenance obligations remain uncertain
- Future connectivity remains speculative

- Off-site improvements remain unknown
- The relationship to Woodlands 3 remains unaddressed
- The 6 criteria for a CUP were not met

The Commission approved the subdivision **without knowing the impacts**, let alone mitigating them.

5. The applicant's real plans were not disclosed

The appeal letter correctly states that the record demonstrates that the Commission did not possess sufficient information to evaluate the impacts.

Not mentioned at all during the May 14 P&Z public hearing or the June 11 P&Z meeting, on May 20, the applicant proposed to the City Parks and Recreation Committee (PARC) and told Payette Lake Water and Sewer District that Development Parcel 4 is proposed to be **developed and annexed** into the City of McCall, including:

- A City park with 18-20 vehicle parking spaces
- "City Housing", without any details (description, #units, access, parking)
- Without specifying the type of park
- Without specifying the connectivity to the park
- Without mention of safety, traffic, wildfire safety and other issues

The commission approved the subdivision **without knowing the plans** for it, **the applicant did not share these plans**. What other plans does the applicant have for the 90 acres that have not been disclosed but would make a difference in the approval or denial?

Conclusion

Based on the appeal letter and the record, it is clear that the Commission's approval of SUB 26-005 was:

- **Procedurally invalid**
- **Unsupported by findings**
- **Noncompliant with Idaho Code § 67-6535**
- **Noncompliant with Valley County Code**
- **Premature**
- **Based on unresolved and unmitigated impacts**
- **Not based on the applicants' plans for the parcels, the applicant did not disclose the plans**

For these reasons, and in strong support of the attorney's appeal, I respectfully request that the Board of County Commissioners **reverse the Commission's approval and deny the application**.

Sheree Sonfield



664 Woodlands Drive
McCall, Idaho 83638

From: Emma Barnett [REDACTED]
Sent: Sunday, July 19, 2026 7:42 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: I support Statement - Pine Creek Ranch

I support the appeal of Mathew Flavey, Wall, P.E. and Stockton Neighborhood property owners. Further impact reports and traffic reports need to be done before approval should be issued. Thank you!

Emma & Clint Barnett

From: Brad Brault <[REDACTED]@il.com>
Sent: Sunday, July 19, 2026 3:32 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Cc: Brad Brault <[REDACTED]@il.com>; Tracy Brault <[REDACTED]@il.com>; WHOA President Shauna Enders <Shauna_Enders_WHOA_President@mail.vresp.com>
Subject: Pine Creek Ranch Plan

Dear Cynda and other VC commissioners,

Everybody knows what Craig Groves plans are, and that they go WAY beyond building an 80' wide gravel road into four lots. MANY of us are forced to spend our time attending meetings, writing letters and Emails and doing whatever is legally possible to prevent him from bolting hundreds of new homes onto established and mature neighborhoods. Residents in the Woodlands and Stockton Dr. care about each other, drive slower than the posted speed limit and enjoy a quiet and peaceful neighborhood. Craig's plans will destroy what we have now by truck after truck of equipment and materials traveling on our narrow roads. Many winter months, the current roads are nearly impassable by two passenger vehicles heading in opposite directions. This will occur over multiple decades, which for many of us will be the rest of our lives.

His plans, if allowed to proceed, will destroy existing property values at a rate greater than any wealth Craig creates for himself. It's a lose/lose situation for McCall if he is allowed to move forward.

Please take this chance provided by the appeal to stop Craig, sooner rather than later.....

Thank you for your consideration.

Respectfully,

Brad and Tracy Brault
Woodlands year round residents

From: Kristen McCoy <[REDACTED]@il.gov>
Sent: Sunday, July 19, 2026 5:45 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: SUB 26-005 Commission Approval Appeal

Cynda,

Please include my written statement for the Public Hearing on 7/27 regarding the Pine Creek Ranch Sub-Preliminary Plat Approval.

I support this appeal and encourage the Board to take a careful look at the issues it raises. Throughout this process, there were important questions about which standards applied, what the roadway is ultimately intended to serve, and whether the record contained enough information to support the Commission's decision. In my view, those questions were never fully resolved before the application was approved.

My previous comments are already part of the record, so I won't repeat them here. For the reasons outlined in the appeal and in my prior submissions, I respectfully ask the Board to grant the appeal and remand the application for further review.

Thank you,
Kristen McCoy

To: Valley County Commissioners

From: Marcia Witte

Date: July 19, 2026

Re: Appeal of the Valley County Planning and Zoning Commission's approval of SUB 26-005

Dear Valley County Commissioners,

I am writing to strongly support the appeal filed by Abigail R. Germaine of Elam & Burke of the Valley County Planning and Zoning Commission's ("Commission") decision approving Pine Creek Ranch South Subdivision – Preliminary Plat SUB 26-005 ("SUB 26-005"), on June 11, 2026. The Commission's decision should be reversed, and SUB 26-005 should be denied, until more complete information regarding the proposed land use and associated impacts is provided by the developer and can be evaluated.

I have previously written numerous letters to Valley County Planning and Zoning Staff and to the Commission with my concerns about SUB 26-005. I understand those submissions will be provided to the Board of Valley County Commissioners, and therefore I won't repeat my multiple concerns here. However, I would like to specifically call out two issues:

First, as documented in the attached letter (Attachment 1) that was submitted to the Commission, the Commission did not follow Valley County Code (VCC) with regard to a wildfire mitigation plan. The proposed project is located within the wildland-urban interface, and a wildfire mitigation plan is required by VCC Title 10 Chapter 7 "Wildland Urban Interface Fire Protection Plan" to be "submitted to the Wildfire Mitigation Director by planning and zoning staff for review and comments to the planning and zoning commission." This did not happen. Nor did the developer submit a request for a variance from this code requirement pursuant to VCC 9-5H-10. VCC simply wasn't followed.

Accordingly, the Commission's decision should be reversed, and SUB 26-005 should be denied. If the applicant chooses to resubmit an application to Valley County, it needs to be complete and compliant with VCC.

Second, I would like to reiterate my concerns previously expressed in multiple communications that the impacts of the proposed project have not been sufficiently evaluated. These impacts are not theoretical. The developer has submitted an application to the City of McCall for a 176-unit development on the 68-acre parcel within City limits that would utilize the gravel road proposed in SUB 26-005. On April 20, 2026, the applicant submitted a memo (Attachment 2) to the City of McCall estimating that 10% of the traffic generated from the proposed development would utilize the gravel road. Furthermore, on May 20, 2026, the applicant met with the McCall Parks and Recreation Advisory Committee

to present a proposal for a public park, with 18-20 parking spaces, located on the 6.06-acre Development Parcel 4 that would be created with the approval of 26-005. The impacts of these imminent plans on the gravel road proposed in SUB 26-005, and the development of at least one of the parcels created by approval of SUB 26-005, should be evaluated now, as part of the application process and with sufficient opportunity for the public to respond, not at some future date with the impacts discussed only with staff, out of the public view, and with a development agreement rather than with conditions of approval.

For this reason, and the many others that I have expressed in previous correspondence, I ask the Valley County Commissioners to reverse the Commission's decision and deny this application.

Thank you for your consideration.

Sincerely,

Marcia Witte

June 7, 2026

Dear Valley County Planning and Zoning Commissioners and staff –

We are writing to respectfully request that the Valley County Planning and Zoning Commission (the “Commission”) reopen the public hearing for SUB 26-005 to allow for additional public input. The reason is that the developer’s Wildland Urban Interface Fire Protection Plan (“Fire Protection Plan”) is not finalized, and the process for the submission and review of that plan has not followed Valley County Code (“VCC”) Title 10 Chapter 7 “Wildland Urban Interface Fire Protection Plan.” Alternatively, if the developer is being granted a variance, the process for granting a variance pursuant to VCC 9-5H-10: Variances has not been followed.

VCC 10-7-4(A) states that “all developers of proposed subdivisions shall provide a wildland urban interface fire protection plan (the plan) for review and approval by the planning and zoning commission with their preliminary plat application or planned unit development submittal. The plan shall be submitted to the Wildfire Mitigation Director by planning and zoning staff for review and comments to the planning and zoning commission.” Alternatively, if a variance to a particular code is requested by a developer, VCC 9-5H-10 outlines a process by which the developer must apply for and show evidence of meeting certain conditions, including “showing of undue hardship as a result of characteristics of the site.”

The current record for SUB 26-005 does not demonstrate that the process for either of the above alternatives has been followed. Specifically:

- In the application, the applicant states “...it is the Applicant’s desire to not prepare a wildfire mitigation plan at this time...” Yet, in the Subdivision Application (pp. 82-89), the developer did submit an incomplete plan that is more of an assessment than a plan.
- The staff report prepared for the May 14, 2026 Commission meeting states “A Wildland Urban Interface Fire Protection Plan (short form) was submitted. A variance from the requirement of a full plan may be needed since the developer does not intend to create housing options at this time.”
- The staff report for the May 14, 2026 Commission meeting also states “Mara Hlawatschek, Valley County Wildfire Mitigation Director, stated the proposal does not meet the requirements for an exemption to VCC 10-7-2. Thus, a full Wildland Urban Interface Fire Protection Plan is required. (March 11, 2026)”

- However, confusingly, an email from the Valley County Wildfire Mitigation Program Director, written May 11, 2026, and submitted into the record as an exhibit at the May 14, 2026 Commission meeting, states “Since the Pine Creek subdivision does not propose developable lots at this time, a WUI plan is not recommended currently. Once the parcels are further developed or proposed for residential development, a WUI plan is recommended, as the area contains greater than 20% forested vegetation and would present increased wildfire risk considerations.” This email was not contained in the staff report available to the public prior to the May 14, 2026 public hearing.
- In addition, prior to the May 14, 2026 public hearing, but after the staff report had been posted, the developer submitted a different fire protection plan, labeled “Pine Creek Ranch Wildfire Mitigation Plan (Draft).” In the public hearing the developer’s engineer, Gregg Tankersley, stated that the plan was indeed still in draft form, and “it may not make sense to implement it in its entirety.” There is no documentation that this plan has been reviewed by the Valley County Wildfire Mitigation Director.
- In subsequent emails to the Wildfire Mitigation Director on May 31, 2026 and again on June 3, 2026 (after receiving no response to the email on May 31, 2026), she was asked why the developer would be relieved of a fire protection plan given that such an approach contradicts VCC 9-5H-10. In her reply on June 3, 2026, she stated “The Pine Creek Subdivision has provided a subdivision fire plan, which has been recorded with Planning and Zoning as part of the public record. If you have any questions regarding the subdivision fire plan, please direct your inquiries to the Planning and Zoning Director.”
- Subsequent inquiries to the Valley County planning staff on June 5, 2026 asked which document represented the subdivision fire plan that was referenced by the Wildfire Mitigation Director. The response was, “The WUI plan you mention was an exhibit at the May 14th meeting.”
- As noted above, the plan submitted as an exhibit at the May 14th meeting was a draft plan, and there is no documentation that this plan has been reviewed by or commented on by the Wildfire Mitigation Director as required by VCC 10-7-4(A).
- Furthermore, under the Proposed Conditions of Approval in the staff report for the June 11, 2026 Commission meeting, it states “8. Consider this approval of a variance from the requirement of a full- blown Wildland Urban Interface Fire Protection Plan.” There is no accompanying documentation that the developer has applied for or provided evidence of the need for a variance, as required by VCC 9-5H-10.

The public is left wondering whether or not there is a Fire Protection Plan for SUB 26-005 and, if so, which plan it is, since two incomplete plans have been submitted by the developer, neither of which have documentation that indicate the plan was reviewed by the Wildfire Mitigation Director as required by VCC 10-7-4(A).

We suggest that the public hearing be reopened and that the public be provided with one of two clear approaches prior to the public hearing so they are given an opportunity to provide public comment:

- 1) If the developer is required to submit a Fire Protection Plan, please make it clear which plan is considered "the plan" and include in the staff report the comments submitted by the Wildfire Mitigation Director. The public deserves access to this information with sufficient time to offer meaningful public comment.
- 2) Alternatively, if the developer is requesting a variance to the requirement for a Fire Protection Plan, please provide in the staff report the developer's formal request and the supporting documentation, including evidence of undue hardship, as required by VCC 9-5H-10. Please provide the public an opportunity to comment on this request.

As we all are aware, wildfire is a significant risk in our region and particularly in the WUI. Indeed, Valley County has recognized this risk and wisely created the requirement for a fire protection plan for all proposed subdivisions in the WUI. The Valley County Fire Working Group also recently convened a seminar to review these issues and raise awareness. It would be baffling if the Commission does not follow the VCC regarding this issue given the potential for a catastrophic wildfire in the development area that could impact surrounding neighborhoods, especially since the developer does not propose to extend water service at this time (which also appears to be required per VCC 9-5A-6 unless a formal variance request is submitted and approved).

Thank you for your consideration of our request to reopen the public hearing, provide the finalized version of and the Wildfire Mitigation Director's review of the developer's Fire Protection Plan, or, alternatively, state clearly that the developer is requesting a variance and provide the developer's evidence that he is not required to comply with the VCC at this time. And please provide an opportunity for meaningful public comment on this new material. Without such procedure and documentation, it is unclear how the Commission can determine compliance with the applicable code requirements.

Sincerely,

Marcia Witte
669 Woodlands Drive

Dawn Matus
608 Woodlands Drive

Melissa Daniels
656 Brady Drive

Dave Carter
656 Douglas Drive

Karl Lindstrom
650 Woodlands Drive



Transportation Impact Study Scoping Checklist

General Project Information:

Project Name: The Woodlands No. 3 PUD

Project Address: 667 Woodlands Drive

Representative: Adam Miera

Phone: 505-348-5259

Email: Adam.Miera@nv5.com

TIA Preparer Firm: NV5, Inc.

Contact Name Adam Miera

Phone: 505-348-5259

Email: Adam.Miera@nv5.com

Project Description: A residential subdivision including Single Family Residential and common area facilities.

Zoning for the entire property is anticipated to include up to four units to the acre (R4)
for a total of up to 176 units.

Proposed Buildout Year: 2035

Project Built in Multiple Phases? ☒ Yes ☐ No

If yes, number of phases how many? 2 Phase Years: Phase 1=2030, Phase 2=2035

Required Attachment: Site plan showing proposed development layout and access points.

ITE Land Use	ITE Land Use Code	Units	Project Phase	Daily Trips	AM Peak Hour Trips	PM Peak Hour Trips	Friday PM Hour Trips
Ph1 Single Family Detached	210	96	1	1,040	70	93	
Ph2 Single Family Detached	210	80	2	911	59	78	
(See attachment for weekend trip data)							
TOTAL		176		1951	129	171	

TRANSPORTATION ANALYSIS REQUIRED

THRESHOLDS

TRANSPORATION MEMO

TRANSPORTATION IMPACT STUDY (TIS)

- Under 200 weekday trips
- Less than twenty (20) dwelling units proposed, or
- Industrial Buildings, under 10,000 square feet,
- 200 or more weekday trips,
- Twenty (20) or more dwelling units proposed, or
- Industrial Buildings, over 10,000 square feet,
- For phased projects: TIS includes all phases

**City Engineer, Planning & Zoning Commission and/or City Council may require a Transportation Memo, a TIS or neither during a project review if unique transportation concerns are identified, regardless of whether thresholds are exceeded.*

Proposed TIA Type: Memo: ☐ or TIS: ☒

Trip Distribution / Assignment: Attach a figure/map showing the proposed trip distribution percentages on the surrounding roadway network and the proposed trip assignment.

Background Growth Rate Proposed: 3.0 % per year

List In-Process Developments to be included (if applicable): Full school capacity will be included at Phase 2

Proposed Study Years/Scenario (check all that apply):

- ☒ Existing Conditions 2026
- ☒ Background (No-Build) Conditions Ph1 =2030, Ph2=2035
- ☒ Total (Buildout) Conditions Ph1=2030, Ph2=2035
- ☐ Phased Year(s) _____
- ☐ Other (specify) _____

Proposed Off-Site Study Intersections:

- 1 Woodland Dr./Samson Tr.
- 2 Samson Tr./Deinhard Ln.
- 3 Deinhard Ln./SH55
- 4 Woodland Dr / Brady Dr.
- 5 Samson Tr./Stockton Dr.
- 6
- 7 see attachment
- 8

Proposed Access Locations (Include type – full, right-in/right-out/left-in, right-in/right-out):

- 1 see attachment
- 2
- 3
- 4

Proposed Study Roadways:

	Street Name	Classification	Existing Lanes	Speed Limit	ROW Width (ft)	Pavement Width (ft)	PASER value*
1.	Deinhard Lane: East of SH55	Major Collector	2	25	65	35	9
2.	Samson Trail: North of Deinhard	Major Collector	2	25	80	24	8
3.	Samson Trail: Samson Trl-Woodlands Dr	Major Collector	2	25	80	24	6
	See additional page for local roadways						

*PASER – Pavement Surface Evaluation and Rating. The information in this table is provided by City Staff.

Proposed Study Time Periods:

Weekday AM Peak Hour (7-9AM) ☐

Weekday PM Peak Hour (4-6PM) ☐

Friday PM Peak Hour (4-6PM) ☐

Other? ☐

Local Roadway(s) being utilized

Proposed Study Roadways:

	Street Name	Classification	Existing Lanes	Speed Limit	ROW Width (ft)	Pavement Width (ft)	PASER value*
4	Woodlands Dr: Koski Dr - Brady Dr	Local	2	20	60	24	5
5	Woodlands Dr: Brady Dr - Spring Mtn. Blvd	Local	2	20	60	24	8
6	Koski Dr: Woodlands Dr - Blackwell Ave.	Local	2	20	60	24	7
7	Koski Dr: Brady Dr - Blackwell Ave	Local	2	20	60	24	7
8	Brady Dr: Woodlands Dr - Koski Dr	Local	2	20	60	24	5
9	Brady Dr: Koski Dr - Douglas Dr	Local	2	20	60	24	7
10	Brady Dr: Douglas Dr ~648 Brady	Local	2	20	60	24	6
11	Brady Dr: ~648 Brady - Blackwell Ave	Local	2	20	60	24	7
12	Blackwell Ave: Brady Dr - Douglas Dr	Local	2	20	60	24	6
13	Blackwell Ave: Douglas Dr: Koski Dr	Local	2	20	60	24	6
14	Douglas Dr: Brady Dr - Blackwell Ave	Local	2	20	60	24	5
15	S. Samson Trail: Deinhard Ln - City Limits	Minor Collector	2	25	60	24	8

During the scoping meeting applicant discussed connection to Stockton Ct. Stating there would be a gravel roadway (County private roadway standards, exceeds Fire standards, 10% estimated south). Evaluation needs to be provided on County roadways and if they can handle the additional impacts without improvements to paved. As a reference, N. Samson Trail (unpaved) in the City is listed as a PASER value of 0). Need to discuss routing public infrastructure to a private roadway.

Snip of City's 2025 Pavement Ratings for this project.



FOR CITY-USE ONLY:

Scoping Meeting Date: Internal Review - 6/9/26

City Staff Present: Morgan Stroud, Meredith Todd, Nathan Stewart, Michelle Groenevelt, Lauren Nuxoll (Kittelson)

Applicant/Consultant Present: _____ Internal Review - No applicants present

REQUIRED TIA CONTENT:

CONTENT	MEMO	TIS	REQUIRED?
Scoping Meeting	☒	☒	☐
Compliance with City Plans	☒	☒	☐
Study Area	☒	☒	☐
Trip Generation, Distribution & Assignment	☒	☒	☐
Roadway Characteristics	☒	☒	☐
Site Access Evaluation	☒	☒	☐
Intersection Analysis		☒	☐
Multimodal Facilities	☒	☒	☐
Crash History and Safety	☒	☒	☐

Approved Build-Out Year(s): ☒ Yes ☐ No/Modified: _____

What lots are being included in each phase. How does this work with the proposed phasing of the subdivision and entitlements? It would be cleaner to match phasing between all application materials.

Approved Trip Generation: ☐ Yes ☒ No/Modified: _____

Trip Distribution / Assignment Approved: ☐ Yes ☒ No/Modified: _____

discussion regarding if 10% is still reasonable for Phase 2, and if the roads are paved, this % would likely increase.

Approved Background Growth Rate: ☐ Yes ☒ No/Modified: update to 1%

Approved In-Process Development (if applicable): ☒ Yes ☐ No/Modified: _____

Approved Scenarios: ☒ Existing ☒ Background/No-Build ☒ Buildout ☒ Phased ☐ Other: _____

see note above regarding phasing questions



Study Intersections Approved: ☒ Yes ☐ No/Modified: _____

Access Points Approved: ☒ Yes ☐ No/Modified: _____

Roadway Segments Approved: ☒ Yes ☐ No/Modified: _____

Peak Periods Required: ☒ AM ☐ Midday ☒ PM ☒ Weekend ☐ Other: _____

Other Requirements (seasonal variation, pedestrian/bike counts, etc.):

Reminder: note to discuss multi modal connections in detail in report because of adjacency to school.

CITY CONFIRMATION

☐ Scoping Checklist Complete

☒ Applicant may proceed with Transportation Impact Analysis **with modifications mentioned above.**

City Staff Signature: _____

Morgan Stroud

Date: 06/10/2026

MEMORANDUM OF UNDERSTANDING

To: Morgan Stroud (mstroud@mccall.id.us)
 From: Adam Miera, P.E. (adam.miera@NV5.com)
 cc: Craig Groves, Park Pointe Development
 Date: April 20, 2026
 Re: Traffic Impact Study Scoping Memo R1 for
 The Woodlands No. 3 PUD Development

This memo conveys current information related to a proposed development in McCall, Idaho and outlines the preliminary scope of the required Traffic Impact Study (TIS), including trip generation, trip distribution and analysis scenarios. **This is a revised draft following a scoping meeting held on 5/5/2026.**

Site Description

The site illustrated below is a proposed 176-unit Single-Family Detached housing development located east of the existing Woodlands development. The project is expected to be completed by 2035.

Site Trip Generation

The number of trips generated by the proposed development was estimated using rates provided in the *ITE Trip Generation Manual, 12th Edition*. The following tables provides a summary of the results for daily, AM peak hour, and PM peak hour conditions for both Mid-Week and Weekend trips. Note: no pass-by or internal traffic was considered in the trip generation.

MID WEEK Trip Generations

Land Use Code	Detail	Factor	Daily	AM Peak Hour			PM Peak Hour		
				IN	OUT	TOTAL	IN	OUT	TOTAL
210	Single Family Detached - Ph 1.	96 Units	1,040	19	51	70	57	36	93
210	Single Family Detached - Ph 2.	80 Units	911	16	43	59	49	29	78
Total		176 Units	1,951	35	94	129	106	65	171

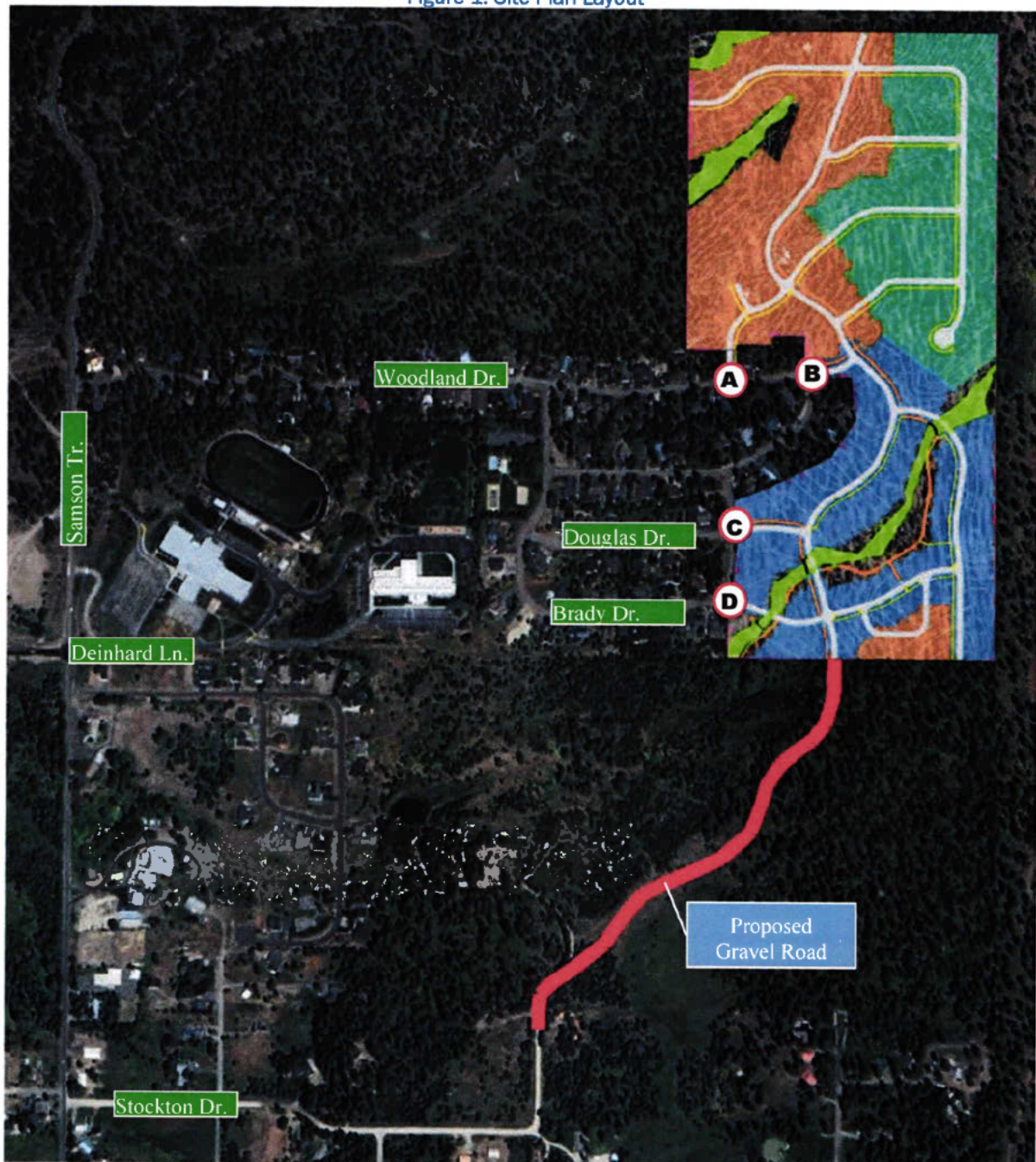
WEEKEND (Friday) Trip Generations

Land Use Code	Detail	Factor	Daily	PM Peak Hour		
				IN	OUT	TOTAL
210	Single Family Detached - Ph 1.	96 Units	920	52	45	97
210	Single Family Detached - Ph 2.	80 Units	789	44	39	83
Total		176 Units	1,709	96	84	180

Site Access

The Development features four access points shown circled below and will be included in the study.

Figure 1. Site Plan Layout



Study Intersections

The following intersections and segments are part of the overall site analysis and are shown below.

Intersections

1. Samson Trail & Woodland Dr.
2. Samson Trail & Deinhard Ln
3. Deinhard Ln & SH55
4. Woodland Dr & Brady Dr.
5. Samson Trail & Stockton Dr.

Roadway Segments

The 15 roadway segments are shown in the scoping checklist.

Figure 2. Study Location Map



Background Growth

The *McCall Buildout Transportation Recommendations Memorandum* (update to the Transportation Mater Plan) used varying growth rates from 1.5% to 5%, while other studies in the area used 2.25% growth. Discussions with City staff and their consultant felt 5% was generally high, so for this study we propose a **growth rate of 3.0%.**

Planned Roadway & Approved Development Projects

Other developments and roadway designs are planned for the area. These include the following approved projects:

- Traffic Impact Study for Payette Lakes Middle School & Barbara Morgan Elementary School Campus. **The Woodlands TIS will include Full School Capacity as adjacent development traffic for Phase 2 Full Build.**
- ITD is in the process of completing design of an eastbound to southbound free right turn lane at the intersection of SH 55 and Deinhard Lane. Design of the eastbound approach will include a separate left turn lane and separate right turn lane. Preliminary design isn't anticipated to be complete until 2026.

Crash History

This study will evaluate safety conditions within the study area using the most recent five-years of crash data obtained from the Idaho Transportation Department Crash Map. <https://itd.idaho.gov/safety/>

Trip Distribution

The assignment and directional distribution of new project trips on the transportation network are based on reasonable assumption of local travel patterns and origin destination points. The directional distribution of traffic is shown in Figure 3 for Phase 1 and Figure 4 for Phase 2.

Figure 3. Expected Trip Distribution – PHASE 1



Figure 4. Expected Trip Distribution – PHASE 2



Turning Movement Counts

Midweek AM and PM turning movement counts along with Weekend (Friday) PM turning movement counts will be collected at each of the five identified study intersections.

Seasonal Factor

The seasonal factor for the area is calculated by dividing the Annual Average Daily Traffic by the month the counts were collected in. This results in a seasonal growth factor of 0.97. For the purpose of this study, a seasonal growth factor will not be applied to the collected turning movement counts.

Instead, counts will be collected again during the summer months for reevaluation of the study.

SEASONAL FACTOR CALCULATION

ITD's ADT Application
<https://experience.arcgis.com/experience/60e217d60b81425f5e5356f73b6ab738>

		ADT/Month	Yearly	Seasonal
Year	Location	May	ADT	Growth Factor
2024	Deinhard	5,475	5,300	0.97

4. **Calculate the Seasonal Factor (SF):** Divide the AADT by the monthly ADT to determine the factor for that month:

$$\text{Seasonal Factor} = \frac{\text{AADT}}{\text{Monthly ADT}}$$

1. **Result Interpretation:** If the factor is < 1, the monthly traffic is higher than average (likely summer). If > 1, it is lower (likely winter).

5. **Apply to Short-Term Counts:** Multiply a short-term traffic count (e.g., 24-hour, 48-hour) by the corresponding monthly seasonal factor to estimate the AADT for that roadway segment. ◀ Click to open - 5

Common Types of Seasonal Factors

- **Monthly Factors:** Account for variations between months (e.g., higher summer traffic).

Analysis Scenarios

Capacity analyses will be completed utilizing Synchro 12® and *Highway Capacity Manual, 7th Edition* methodology. All study intersections will be analyzed during the surrounding roadways' midweek AM and PM peak hours, as well as weekend (Friday) PM peak hour under the following traffic scenarios:

- Existing (2026)
- Phase 1 No-Build (2030)
- Phase 1 Build (2030)
- Phase 2 No-Build (2035)
- Phase 2 Build (2035)

Other Considerations

Per previous discussions with the City of McCall, this study will include discussion of the following:

- Compliance with City Plans and Policies:
 - Examples of Adopted City Plans:
 - Transportation Master Plan
 - Southeast McCall Buildout Transportation Recommendations Memorandum
 - Pathways Master Plan
 - McCall Area Comprehensive Plan

- Access Management Policy
 - Complete Streets Policy
- Multi-modal Analysis
 - Transit Services: Describe existing transit locations and services in relation to the development site. Explain how the development will utilize existing transit services and if any enhancements to existing services are proposed.
 - Pedestrian Infrastructure: Describe existing pedestrian infrastructure that is near the development site that can be used by the public and future users of the development. Explain how the development will enhance or connect to the existing pedestrian infrastructure.
 - Bicycle Infrastructure: Describe existing bicycle infrastructure that is near the development site that can be used by the public and future users of the development. Explain how the development will enhance or connect to the exiting bicycle infrastructure.

From: Don Sanda [REDACTED]
Sent: Monday, July 20, 2026 10:30 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Appeal of PZ Commission of SUB 26-005 Pine Creek South Subdivision Preliminary Plat

Valley County Planning and Zoning;

We support the appeal of the Valley County Planning and Zoning Commission's approval of a gravel road and piecemeal development proposal for the Stockton 90 ("Pine Creek Ranch South"). Our support of this appeal revolves around the purpose and unresolved use of this gravel road for future development of both the Stockton 90 and the Woodlands 3 proposed subdivision. The Commission failed to meaningfully evaluate the impact on the affected neighborhoods and infrastructure, especially Stockton Road.

Respectfully submitted,
Don and Pam Sanda
639 Woodlands Dr.
McCall, ID 83638

From: Jeffrey Hulskamp [REDACTED]
Sent: Monday, July 20, 2026 10:15 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Appeal of PZ Commission Approval of SUB 26-005

Hello Cynda and Valley County PZ,

I support the Appeal of PZ Commission Approval of SUB 26-005 Pine Creek Ranch South Sub-Preliminary Plat because no factual information defining "affordable" housing has been presented therefore a new subdivision is of no fiscal benefit to local community members seeking home ownership. Also, using the Woodlands neighborhood just in the development stage has already had a noticeable impact on safety, noise pollution and increased traffic. Without a dedicated ingress/egress for Pine Creek Ranch one which does not use the Woodlands neighborhood safety, noise pollution and increased traffic will only elevate for the sake of an individual pocket book. The interest must be in those who reside and raise children in the community, not an investor.

Thank you.

Jeff Hulskamp
Full-time Woodlands neighborhood resident

From: Darin Hibler <[REDACTED]@[REDACTED]>

Sent: Monday, July 20, 2026 11:09 AM

To: Cynda Herrick <cherrick@valleycountyid.gov>

Subject: APPEAL OF PZ COMMISSION APPROVAL OF SUB 26-005 PINECREEK RANCH
SOUTH SUB-PRELIMINARY PLAT

CYNDA HARRICK, AICP, CFM
PLANNING 7 ZONING DIRECTOR
P.O. BOX 1350
CASCADE, ID 83611

Dear Cynda Herrick,

I am in support of the appeal of PZ commission approval of SUB 26-005 Pinecreek Ranch South SUB-PRELIMINARY PLAT. Please review the reasons for the appeal given in said appeal. The proposed Pinecreek Ranch and all of its plans does nothing to improve nor maintain the quality of the Woodlands Subdivision and surrounding subdivisions, it only damages them. Evidence and facts have been given.

Darin W, Hibler
601 Woodlands
McCall, Idaho

From: [REDACTED]
Sent: Monday, July 20, 2026 11:20 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: PZ Commission Approval of Pine Creek Ranch

Cynda –

I am in support of the appeal of the PZ Commission approval of SUB 26-005 Pine Cree Ranch South Sub-Preliminary Plat. In my opinion the Commission did not fully evaluate the impact of this use. It makes no sense to me how something like this could be approved.

Walt Czarniecki

From: Jeff McCoy <jmccoy@metroquip.net>
Sent: Monday, July 20, 2026 9:17 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: SUB 26-005 Commission Approval Appeal

Cynda,

Please accept this letter as my written statement for the Public Hearing on July 27 regarding the Pine Creek Ranch Sub-Preliminary Plat Approval.

I respectfully support the appeal and ask the Board to give careful consideration to the issues it raises. During the review of this application, several fundamental questions remained unresolved, including which applicable standards should govern the proposal, the ultimate purpose and function of the roadway, and whether the evidence contained in the record was sufficient to support the Planning and Zoning Commission's decision. In my view, these matters warranted further analysis before approval was granted.

Because my previous written comments are already included in the record, I will not repeat them here. Instead, I respectfully ask the Board to consider those comments together with the arguments presented in the appeal. Based on those materials, I believe the record supports granting the appeal and remanding the application for additional review to ensure that all applicable standards are fully evaluated and that the decision is supported by a complete and adequate record.

Thank you for your time and thoughtful consideration of this matter.

Jeff McCoy

President

JMcCoy@metroquip.net

<http://metroquip.net/>

Cell: (208) 921-5332

Office: (208) 344-3318



20 July 2026

Dear Valley County Board of Commissioners:

I am writing to express my strong support of the appeal before you concerning the Valley County Planning and Zoning Commission's June 11, 2026, decision to approve SUB 26-005 for the Pine Creek Ranch South subdivision — preliminary plat.

The appeal clearly and convincingly explains why both the application for SUB 26-005 and the Valley County P&Z Commissioners' favorable decision are deficient, and therefore why approval of the application should be reversed.

I respectfully ask the County Commissioners to overturn the decision regarding SUB 26-005 and approve the appeal.

Sincerely yours,

Dawn Matus
608 Woodlands Dr., McCall

From: Al King <[REDACTED]>
Sent: Monday, July 20, 2026 9:52 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Appeal of SUB-26-005

I fully support the appeal of the Valley County P&Z approval of the piecemeal development proposal for the Stockton 90 (Pine Creek Ranch South; SUB-26-005).

There are numerous negative impacts that have not been adequately analyzed in the P&Z approval process. These impacts remain unmitigated and there is no plan to address them.

I wholeheartedly agree that the Board of County Commissioners should reverse the P&Z approval and deny the development application.

Thank you!

Allen King
610 Woodlands Dr
McCall, ID 83638
[REDACTED]
[REDACTED]@gmail.com

From: Michael Wissenbach <[REDACTED]>
Sent: Monday, July 20, 2026 2:00 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Cc: !2Pam <[REDACTED]ail.[REDACTED]>
Subject: Comments in regard to appeal of SUB 26-005

To: Cynda Herrick, Planning and Zoning Director

We are writing in support of the current appeal of the approval of SUB 26-005 Pine Creek Ranch South Sub – Preliminary Plat. This appeal reiterates and focuses on the concerns raised by the many Stockton neighborhood residents and submitted to the Valley County Planning and Zoning Commission at their previous meetings. We feel that many of these concerns were not properly addressed by the Commission in making their decision. Chief among our continuing concerns are the following:

1. The application has at least seven TBDs. It is not possible for the P&Z Commissioners to make an informed decision about an application that lacks so much critical information.
2. This parcel adjoins the West Place subdivision, where the minimum lot size is 1 acre. The application states that there would be four development parcels, with no details about lot sizes or what the development plans are. Nor does the application provide necessary information about the timing and extent of future roadway extensions and connections, which would presumably be made with adjoining properties. Without this information, it is not possible to know if the proposed road meets the needs of existing neighborhoods or future development.
3. Stockton Drive and Stockton Court are dead end roads. The present traffic level is very low. To increase the traffic as stated in the traffic study to 2000 car trips per day would be an enormous detrimental change. Significant road improvements would also be required, including right-of-way widening, improved drainage, paving, etc. Adverse impacts to adjacent properties would include loss of land due to ROW requirements, decreased safety for pedestrians and cyclists, reduced quality of life due to traffic volumes, degraded air quality, and reduced property values. These impacts and construction traffic for the next 20 years on Stockton would have a huge negative impact on the current residents and the nature of our neighborhood.
4. This developer appears to be trying to piecemeal approvals for a very large development that would have huge detrimental impacts, not only to the neighboring residents, but to the City of McCall and Valley County. We and other neighbors have consistently identified concerns regarding the uncertainty associated with future development and the inability to evaluate the ultimate impacts associated with the proposed access. The governing agencies that are responsible for new development must have the complete plan before them so that they can make informed decisions.
5. The developer has stated that he has personal property rights. It is important to remember that the neighboring residents and property owners also have personal property rights. We need to know the details of this proposed development and road to ensure that our rights are not cut short.

Given our above unresolved concerns, we are asking that the Board of County Commissioners reverse the Planning and Zoning Commission's approval and deny the application for Pine Creek Ranch Subdivision – Preliminary Plat, SUB-005.

Sincerely,

Michael and Pam Wissenbach

280 May Road
McCall, ID 83638

--

~<>~<>~<>~<>~<>~<>~

Mike Wissenbach

[REDACTED]

[REDACTED]

~<>~<>~<>~<>~<>~<>~

From: McCall Keller [REDACTED]
Sent: Monday, July 20, 2026 1:42 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Public Opinon Pine Creek Ranch

Hello commissioners,

I live at 751 Stockton Drive and appreciate you considering my objection to the Pine Creek Ranch South Subdivision. My main concerns are regarding the purpose and ultimate use of the roadway which are undefined. Commissioners during a public hearing made it clear that they are interested in this application because it will provide an additional entrance and exit to the woodlands. But I urge Valley County as a whole to be more careful about approving this project as we don't fully know what Craig Groves plans to do with this approval nor if his subdivision will be approved. Approving this undefined application defers important issues to future meetings and future applications which would not be fair to those living along Stockton Drive.

As a resident of this road, I know that the approval of this project would have harsh effects on the value of our property and quality of life. Groves has made it clear that he intends to use Stockton Drive as the sole entrance and exit for all construction for his planned subdivision. This would mean an unknown amount of years of heavy construction traffic using a once dead end, low density neighborhood road. The dramatic shift that this would have on our road alone is a burden that I do not feel should only fall on the heads of Stockton Drive homeowners.

Thank you
Mac

--

macmoss.studio

-

[REDACTED]
[REDACTED]