

Valley County Road and Bridge

PO Box 672 • 520 South Front Street
Cascade, ID 83611-1350



Phone (208) 382-7195
roaddept@valleycountyid.gov

Thursday, April 2, 2026

Craig Groves rcgroves@parkpointe.com
Ben Groves [REDACTED]
Gregg Tankersley gtankerslev@crestline-eng.com
Crestline Engineering
PO Box 2330
McCall, Idaho 83638
Cc: Planning & Zoning Administrator
Cynda Herrick cherrick@valleycountyid.gov
McCall Fire ryan@mccallfire.com

**RE: SUB 26-005 Pine Creek Ranch South - Road Dept. Memo
[P&Z Application Meeting Date 5-14-2026]**

Dear Mr. Groves & Crestline Engineering:

Thank you for completing early coordination with the Road and Bridge Department by submitting your concept plan for review. At this time, based on the applicable codes and adopted planning documents, there are no provisions in place that would discourage addition of 'emergency access' roadway connections through the subject parcels, assuming all roadways are constructed to Valley County and McCall Fire standards.

Thank you for providing documentation of initial McCall Fire review completed on November 14, 2025, confirming intent to construct and maintain access to meet McCall Fire standards.

Additionally, the proposed connections will provide essential secondary emergency access to areas that are currently difficult or impossible for emergency services to reach, thereby improving overall public safety.

Pending P&Z recommendation, and Board of County Commissioner decision, it is anticipated that engineering plans for any right-of-way will be required for Road Department review as well as a maintenance or development agreement terms defining right-of-way maintenance procedures.

We look forward to working with you as the project progresses.

Thank you,

Kerstin Dettrich

Kerstin Dettrich
Valley County Road & Bridge Director

SERVICE ★ TRANSPARENT ★ ACCOUNTABLE ★ RESPONSIVE

From: Kerstin Dettrich <KDettrich@valleycountyid.gov>
Sent: Thursday, May 14, 2026 7:20:02 AM
To: sherpa <[REDACTED]>
Cc: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Re: Hello Kerstin

Sorry Laurence. Got my wires crossed here as the Road Dept. is in the midst of moving to a new facility so we are 'light' on computer time for a few days.

Attached is the roads letter that was sent to the planning dept. and the applicant regarding the review of the application.

What the developer is proposing to complete would provide upgrades to the road as well as secondary emergency access to additional areas. I understand there is much concern about future development, and any future subdivision will require additional roadway review. The developer is engaging with the road department regularly and transparently. For all public roadway, county roadway minimum standards must be met.

In Valley County, we only have 250 miles of paved road of 750 lane miles; many create dust. We do not restrict travel access by code except by breakup limits and for winter over snow travel conditions.

We will continue to monitor the situation.



Kerstin Dettrich
Road & Bridge Director
Valley County Idaho
Office: (208) 382-7195
Cell: (208) 315-0635
Email: kdettrich@valleycountyid.gov

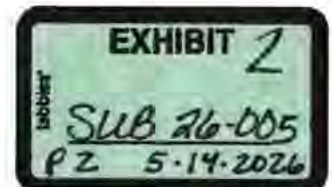
From: Kerstin Dettrich <KDettrich@valleycountyid.gov>
Sent: Thursday, May 14, 2026 6:54 AM
To: [REDACTED]
Subject: Re: Hello Kerstin

Received. I have copies of all emails you have sent the road dept. I have a backlog of development reviews I am working through and have not gotten to this review yet.



Kerstin Dettrich
Road & Bridge Director
Valley County Idaho
Office: (208) 382-7195
Cell: (208) 315-0635
Email: kdettrich@valleycountyid.gov

From: [REDACTED]
Sent: Wednesday, May 13, 2026 11:47:54 PM
To: Kerstin Dettrich <KDettrich@valleycountyid.gov>
Subject: Hello Kerstin



Hello Kerstin-- My name is Laurence Huie and address is 375 S Samson Trl in McCall-- this is a note to you as being part of the road department... I had tried to send the following pictures for upcoming hearing of pine creek subdivision on Stockton Court for approval to expand road thru property to gain access for development of Woodland Phase 3 which is set for presentation on Thursday the 14th-- though i know this is planning stage but i and surrounding neighbors strongly oppose this expansion due to there is nothing to address the use beyond this subdivision onto stockton road to s samson trl which is currently serving less than 20 residences or about 40 cars-- i understand that the county would also need to expand current stockton to wider to match his road-- the following pictures are recent and the first set illustrates less than a month after grading -- i have never seen such degradation in a short time frame-- if approved this will not only include the existing homes but a parade of construction vehicles thus compounding this... the other series of pictures illustrates photos from my home of cars raising a toxic cloud of dust which mostly drifts north onto all the homes bordering the north side of the road - mine included-- there is only one 15 mph speed sign going east but not one to remind those going west towards s samson trl-- so widening this to meet the usage will not mitigate the dust problem-- if approval is imminent the only solution to the residents is have this paved-- as a last resolution-- ideally is not to approve this access as it will impact this area with great amount of traffic once fully built out-- sorry this is long but appreciate that you did receive this as cynda has same and thoughts if you can -- best, Laurence Huie

Valley County Road and Bridge

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Phone (208) 382-7195
roaddept@valleycountyid.gov

Thursday, April 2, 2026

Craig Groves rcgroves@parkpointe.com
Ben Groves [REDACTED]
Gregg Tankersley gtankersley@crestline-eng.com
Crestline Engineering
PO Box 2330
McCall, Idaho 83638
Cc: Planning & Zoning Administrator
Cynda Herrick cherrick@valleycountyid.gov
McCall Fire ryan@mccallfire.com

**RE: SUB 26-005 Pine Creek Ranch South - Road Dept. Memo
[P&Z Application Meeting Date 5-14-2026]**

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Thank you,

Kerstin Dettrich

Kerstin Dettrich
Valley County Road & Bridge Director

SERVICE ★ TRANSPARENT ★ ACCOUNTABLE ★ RESPONSIVE

From: Laurie Frederick <lfr frederick@valleycountyid.gov>
Sent: Monday, March 2, 2026 3:30 PM
To: Megan Myers <mmyers@valleycountyid.gov>; Lori Hunter <lhunter@valleycountyid.gov>; Kathy Riffie <kriffie@valleycountyid.gov>
Subject: Re: Proposed Road Names - Pine Creek Ranch South Subdivision

Hello all,
We agree with Megan regarding these proposed road names.
Thank you.

Please be aware that our county email format has changed to @valleycountyid.gov. see below

Laurie Frederick
Cadastral Specialist III
Valley County Cartography Dept.
lfr frederick@valleycountyid.gov
208-382-7127
Service
Transparent
Accountable
Responsive

From: Megan Myers <mmyers@valleycountyid.gov>
Sent: Friday, February 27, 2026 4:20 PM
To: Lori Hunter <lhunter@valleycountyid.gov>; Laurie Frederick <lfr frederick@valleycountyid.gov>; Kathy Riffie <kriffie@valleycountyid.gov>
Subject: Re: Proposed Road Names - Pine Creek Ranch South Subdivision

We already have Stockton Dr and Stockton Ct in that same area. I'm not a huge fan of adding a Stockton Blvd as well. If we do stick with Stockton Blvd we would need to make sure the addressing is different than Stockton DR (600-700 range I believe) and Stockton Ct (300 range).

I'm ok with Pine Creek Dr since it is in a completely different area. We also have very few calls with Pine Creek Rd.

Megan Myers
Communications Supervisor
Valley County Sheriff's Office
208-382-5160

From: Lori Hunter <lhunter@valleycountyid.gov>
Sent: Friday, February 27, 2026 3:56 PM
To: Megan Myers <mmyers@valleycountyid.gov>; Laurie Frederick <lfr frederick@valleycountyid.gov>; Kathy Riffie <kriffie@valleycountyid.gov>
Subject: Proposed Road Names - Pine Creek Ranch South Subdivision

2 new public road names are proposed for SUB 26-005 Pine Creek Ranch South. See attached PROPOSED preliminary plat that would be located just outside McCall City limits. Your thoughts?

- Stockton BLVD
- Pine Creek Drive - We already have a Pine Creek Road - USFS 601

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

From: Emily Hart <ehart@mccall.id.us>

Sent: Wednesday, March 11, 2026 1:33 PM

To: Lori Hunter <lhunter@valleycountyid.gov>; Michelle Groenevelt <mgroenevelt@mccall.id.us>; BessieJo Wagner <bwagner@mccall.id.us>; Rachel Santiago-Govier <rsantiago-govier@mccall.id.us>; Meredith Todd <mtodd@mccall.id.us>; Yoram Terleth <yterleth@mccallidus.onmicrosoft.com>

Subject: RE: VC PZ Commission - April 9, 2026

Lori,

SUB 26-004 Orange Sky Subdivision: 651 Stockton Dr. is 4000' from Runway 16/34. In the Horizontal Surface. Recommend pre-screening for required FAA 7460-1 submission <https://oeaaa.faa.gov/oeaaa/oe3a/main/#/noticePrescreen> for both proposed lots/building envelopes and notice of proximity to McCall Municipal Airport.

SUB 26-005 Pine Creek Ranch South Subdivision: 389 Stockton Ct is 1.16 miles from end of Rwy 16. East edge of proposed development 1.4 miles from end of Rwy 16. Development Parcels 1, 2, 3 and 4 all in Horizontal Surface. Recommend pre-screening required FAA 7460-1 submission <https://oeaaa.faa.gov/oeaaa/oe3a/main/#/noticePrescreen> for both proposed lots/building envelopes and notice of proximity to McCall Municipal Airport.

CUP 26-004 Maxton Restoration STR Application: 761 Stockton Dr. is 1.15 miles from Runway 16/34. In Horizontal Surface. No Airport Recommendations at this time.

Best,
Emily

Emily Hart, ACE GA/CM | McCall Airport Manager
336 Deinhard Lane Hangar 100 | McCall, ID 83638
Direct: 208.634.8965 | Cell: 208.630.3441
www.mccall.id.us/airport

Valley County Wildfire Mitigation

P.O. Box 1350 • 219 N. Main Street
Cascade, Idaho 83611-1350



Phone (208) 382-7145 x 1404
Cell (208) 817-1103

MARA HLAWATSCHEK

Program Director

mhlawatschek@valleycountyid.gov

March 11th, 2026

To whom it may concern,

Thank you for your recent communication regarding the Wildland Urban Interface (WUI) Subdivision Fire Protection Plan requirement for the proposed development.

Because the project is located within the Wildland Urban Interface and the surrounding vegetation meets the definition of "forested" as defined in Valley County Code Section 10-7-2, the development does not qualify for the exemption outlined in the code. As a result, a WUI Subdivision Fire Protection Plan is required as part of the subdivision review process.

Valley County Code provides a limited exception only under the following circumstances:

Exceptions: Proposed administrative plats of less than five (5) lots and proposed subdivisions with lands less than twenty percent (20%) "forested" (see definition in Section 10-7-2 of this chapter) are exempt from the descriptions. The developer shall complete the plan (see the fire protection form). The plan for an administrative plat can be approved by the administrator upon receiving an approval letter from the Valley County Wildfire Mitigation Director in conjunction with the applicable fire district.

Based on our review, the proposed development exceeds the 20% forested threshold, which triggers the requirement for a Wildland Urban Interface Fire Protection Plan. The intent of this requirement is to assess wildfire risk associated with new infrastructure and ensure that appropriate mitigation measures are incorporated into the design of the subdivision. This includes considerations such as access, water supply, defensible space, and vegetation management to reduce wildfire risk to future residents and responding firefighters.

Please submit a completed WUI Fire Protection Plan form for review. Once received, it will be evaluated in coordination with the applicable fire district to ensure the proposed mitigation measures meet Valley County code requirements.

If you have any questions about completing the form or would like to discuss the requirements further, please feel free to reach out.

Mara Hlawatschek

Mara Hlawatschek

From: Mara Hlawatschek <mhlawatschek@valleycountyid.gov>
Sent: Monday, May 11, 2026 9:48 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>; ryan@mccallfire.com <ryan@mccallfire.com>; Andrew Schaffran <andrew@mccallfire.com>; Mike Bertrand <mike@mccallfire.com>
Subject: Re: SUB 26-005 Pine Creek Ranch South

Hi!

Followed up regarding the WUI sub-plan. 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.

McCall Fire was also consulted in the decision of the following recommendation.

Thank you Cynda for the follow up and discussion on this parcel.



Mara Hlawatschek
Wildfire Mitigation Program Director
Cell: 208-817-1103
Office: 208-382-7145 ext: 1404
219 N. Main Street | P.O. Box 1350
Cascade, ID 83611
mhlawatschek@co.valley.id.us

From: Cynda Herrick <cherrick@valleycountyid.gov>
Sent: Monday, May 4, 2026 3:33 PM
To: Mara Hlawatschek <mhlawatschek@valleycountyid.gov>
Subject: SUB 26-005 Pine Creek Ranch South

Hello Mara,

Pine Creek Ranch South does not propose developable lots at this time. It is basically just the creation of a road and segregation into 4 parcels for future platting.

Do you still think it needs a full blow WUI FPP at this time?

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. T. A. R.





Valley County Transmittal
Division of Community and Environmental Health

Return to:

- ☐ Cascade
☐ Donnelly
☐ McCall
☐ McCall Impact
☒ Valley County

Rezone # _____

Conditional Use # _____

Preliminary / Final / Short Plat SUB 26-005 Pine Creek Ranch
South Subdivision

- ☐ 1. We have No Objections to this Proposal.
- ☐ 2. We recommend Denial of this Proposal.
- ☒ 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- ☐ 4. We will require more data concerning soil conditions on this Proposal before we can comment.
- ☐ 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
☐ high seasonal ground water ☐ waste flow characteristics
☐ bedrock from original grade ☐ other _____
- ☐ 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- ☐ 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
- ☐ 8. After written approvals from appropriate entities are submitted, we can approve this proposal for:
☐ central sewage ☐ community sewage system ☐ community water well
☐ interim sewage ☐ central water
☐ individual sewage ☐ individual water
- ☐ 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
☐ central sewage ☐ community sewage system ☐ community water
☐ sewage dry lines ☐ central water
- ☐ 10. Run-off is not to create a mosquito breeding problem
- ☐ 11. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
- ☐ 12. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- ☐ 13. We will require plans be submitted for a plan review for any:
☐ food establishment ☐ swimming pools or spas ☐ child care center
☐ beverage establishment ☐ grocery store
- ☒ 14. Additional information required before CDEH can comment.

Reviewed By: Bret Coper

Date: 3/27/26

From: Ryan Garber <ryan@mccallfire.com>

Sent: Wednesday, March 18, 2026 9:05 AM

To: Cynda Herrick <cherrick@valleycountyid.gov>

Cc: Mike Bertrand <mike@mccallfire.com>; Andrew Schaffran <andrew@mccallfire.com>; Douglas Miller <doug@mccallfire.com>

Subject: SUB 26-005 Pine Creek Ranch South Subdivision

Cynda,

I have the following comments on SUB 26-005 Pine Creek Ranch South Subdivision:

Access Roads

- The plans attached to the application appear to meet the standards for Access roads. (see attached doc)
- Recommend site verification by MFPD or Valley County Roads Department before issuance of final plat.

Thank you

Ryan

Captain Ryan Garber

Fire Prevention / Code Enforcement

McCall Fire & EMS

201 Deinhard Lane

McCall, ID 83638

www.mccallfire.com

Cell: (208) 469-0135

Schedule a Short Term Rental Safety Inspection

Schedule a Phone Call with Ryan

Schedule a Firewise Safety Inspection

Schedule another type of inspection

MCCALL FIRE PROTECTION DISTRICT

FIRE APPARATUS ACCESS ROADS

References:

- International Fire Code (IFC) 2018 – Sections 202, 501.4, 503, Appendix D
- IDAPA 18.08.01 – Adoption of the International Fire Code
- Idaho Code §41-253 – Adoption of International Fire Code

1. PURPOSE

The purpose of this standard is to establish the minimum requirements for the design, construction, and maintenance of fire apparatus access roads serving new and existing developments within the McCall Fire Protection District (MFPD).

These requirements supplement the 2018 International Fire Code (IFC) as adopted by the State of Idaho and referenced under IDAPA 18.08.01, providing consistent and reliable emergency access for fire department apparatus.

2. SCOPE

This standard applies to all commercial, industrial, and residential developments within the McCall Fire Protection District that require fire department access for firefighting or rescue operations.

Exemption (Idaho Code §41-253):

A detached single-family dwelling constructed on lands of five (5) acres or more outside an incorporated city and not within a designated area of city impact is exempt from the water supply and access requirements of the adopted International Fire Code unless required by county ordinance.

3. RESPONSIBILITIES

- **Developers, contractors, and property owners** are responsible for providing, constructing, and maintaining approved fire apparatus access roads in accordance with this standard.
- **The Fire Code Official** shall review and approve all proposed access roads, gates, and site layouts to ensure compliance prior to permit approval.
- **The property owner or responsible party** shall maintain access roads in operable condition at all times, including snow and vegetation removal.

4. PROCEDURES AND REQUIREMENTS

4.1 ACCESS ROAD DESIGN

Width (IFC §503.2.1; Appendix D103.1)

- Minimum unobstructed width: **20 feet**.
- Minimum width near fire hydrants: **26 feet** within 20 feet of a hydrant. (IFC Fig D103.1)

Vertical Clearance (IFC §503.2.1)

- Minimum unobstructed vertical clearance: **13 feet 6 inches**.

Surface and Load (IFC §503.2.3; Appendix D102.1)

- Roads shall be constructed of an all-weather surface capable of supporting **75,000 pounds gross vehicle weight**.
- Roads shall remain accessible year-round, including during snow and ice conditions.
- The property owner is responsible for snow removal and vegetation maintenance.

Grade (IFC §503.2.7)

- Maximum grade: **10 percent**, unless otherwise approved by the Fire Code Official.
- Steeper grades may require alternate design solutions such as switchbacks or alternative routes.

Turning Radius (IFC §503.2.4; IDAPA 18.08.01.008.22f)

- Minimum inside turning radius: **30 feet**.
- Minimum outside turning radius: **45 feet**.

Dead Ends and Turnarounds (IFC §503.2.5; Appendix D103.4)

- Dead-end roads exceeding **150 feet** in length shall be provided with an approved turnaround (cul-de-sac, hammerhead, or "Y" configuration). (IFC Fig D103.1)
- Turnarounds must meet all-weather surface and load-bearing standards.

Installation Timing (IFC §501.4)

- Required access roads and fire protection water supply must be installed, inspected, and approved prior to vertical construction or the storage of combustible materials within each phase of development.

4.2 MULTIPLE ACCESS ROADS AND ENTRANCES

Residential Developments (Appendix D107.1)

- One- or two-family residential developments with more than 30 dwelling units shall have two separate and approved fire apparatus access roads.

Commercial and Industrial Developments (Appendix D104.2)

- Buildings with a gross floor area exceeding 62,000 square feet shall have two separate access roads.
- **Exception:** Buildings up to 124,000 square feet are permitted with one access road when equipped throughout with an approved automatic sprinkler system.

Separation (Appendix D104.3)

- Multiple access roads shall be located at a minimum of $\frac{1}{2}$ the diagonal distance of the area served, measured between centerlines of access roads.

4.3 GATES AND ACCESS CONTROL

Width (Appendix D103.5)

- **Single gate:** minimum clear opening of **20 feet**.
- **Divided roadway:** each gate shall have a minimum clear opening of **12 feet**.

Operation (IFC §503.6)

- Electric or motorized gates shall be equipped with a siren-activated sensor or other approved emergency opening system compatible with MFPD apparatus.
- Gates shall include a manual override or Knox lock system for power failure conditions.
- Locking methods and gate placement shall be approved by the Fire Code Official prior to installation.

Setback

- Gates shall be installed a minimum of **30 feet** from the nearest roadway edge to allow fire apparatus to clear traffic while accessing.

4.4 MAINTENANCE AND ENFORCEMENT

- Fire apparatus access roads shall be maintained in an unobstructed and serviceable condition at all times.
- Snow, ice, vegetation, or debris shall not block access or reduce required width or clearance.
- Any modification, narrowing, or relocation of an access road requires review and approval by the Fire Code Official.
- Failure to maintain fire apparatus access may result in enforcement under the IFC and MFPD policies.

5. DEFINITIONS

All-Weather Surface:

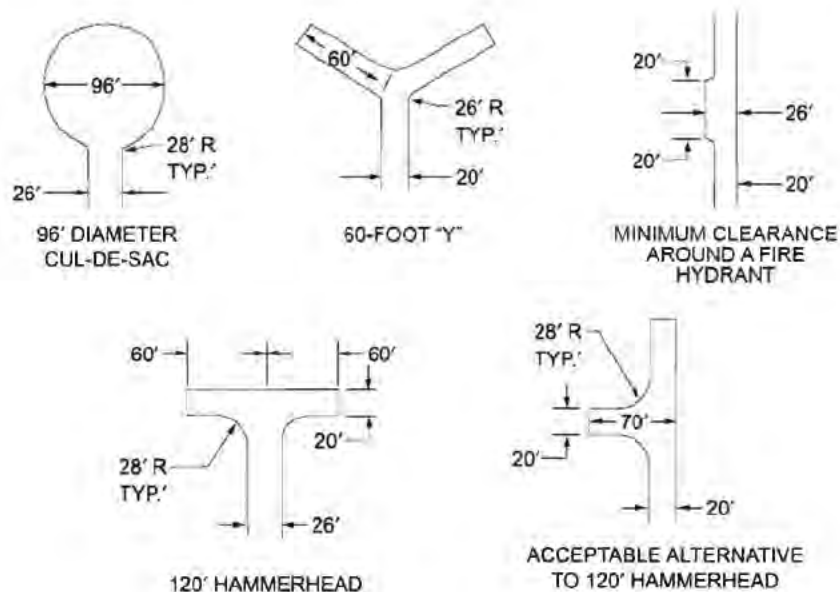
A road surface of asphalt, concrete, or compacted gravel capable of supporting fire apparatus under all weather conditions (Appendix D102.1).

Fire Apparatus Access Road:

A road that provides fire department access from a fire station to a facility, building, or portion thereof, required for firefighting operations (IFC §202).

6. REFERENCES

- International Fire Code (IFC) 2018 – Sections 202, 501.4, 503, Appendix D
- IDAPA 18.08.01.008.22(f) – Fire Department Access
- Idaho Code §41-253 – Adoption of International Fire Code and exemptions



For SI: 1 foot = 304.8 mm.

FIGURE D103.1
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND

Re: Appeal of SUB 26-005 Pine Creek Ranch South

From Ryan Garber <ryan@mccallfire.com>

Date Thu 7/2/2026 10:30 AM

To Lori Hunter <lhunter@valleycountyid.gov>

Cc Mike Bertrand <mike@mccallfire.com>; Andrew Schaffran <andrew@mccallfire.com>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Lori,

All previous comments from MFPD regarding the Pine Creek Ranch proposal apply.

Thank you

Ryan

Captain Ryan Garber

Fire Prevention / Code Enforcement

McCall Fire & EMS

201 Deinhard Lane

McCall, ID 83638

www.mccallfire.com

Cell: (208) 469-0135

[Schedule a Short Term Rental Safety Inspection](#)

[Schedule a Phone Call with Ryan](#)

[Schedule a Firewise Safety Inspection](#)

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Electronic Privacy Notice. This e-mail, and any attachments, contains information that is, or may be, covered by the Electronic Communications Privacy Act, 18 U.S.C. 2510-2521, and is also confidential and proprietary in nature. If you are not the intended recipient, please be advised that you are legally prohibited from retaining, using, copying, distributing, or otherwise disclosing this information in any manner. Instead, please reply to the sender that you have received this communication in error, and then immediately delete it. Thank you in advance for your cooperation.

 Book time to meet with me

Subdivision Recommendations

From: Flack, Brandon<brandon.flack@idfg.idaho.gov>

To: Lori Hunter

Cc: Berkley, Regan; Messner, Jordan; Royse, Josh

Thu 11/21/2024 10:00 AM

Hi Lori,

I got your voicemail. Hopefully this is what you were looking for. All of these won't apply to every residential development, e.g., not every subdivision will have a private pond where they need a water right from IDWR or a private pond permit from IDFG.

In general, IDFG recommends the following practices for residential subdivisions/developments:

- Residents should control pets, including cats, at all times (fenced yard, keep indoors, kenneled, leashed, etc.). Pets, at-large, dramatically increase a residential subdivision's negative effects on wildlife.
- Avoiding or minimizing the potential for wildlife depredations in a subdivision is the responsibility of the individual property owner.
 - Prohibit the feeding of wildlife and require that potential wildlife attractants (pet food, trash cans, gardens, hay stacks, bird feeders, etc.) be maintained in a way to reduce attraction of wildlife species (skunks, foxes, raccoons, magpies, big game, etc.).
 - For example, leaving livestock feed outside will attract big game animals. Make sure any feed is stored in a closed barn or shed.
 - The developer and individual homeowners should be made aware that ornamental plants can attract big game animals and they will eat those plants. Therefore, protecting ornamental plants is the responsibility of the individual property owner.
 - Yew species are highly toxic to wildlife, pets, and humans and should not be used as landscaping plants.
- Native vegetation should be retained to the extent possible during project implementation to support native birds, small mammals, and pollinator species.
- Retain buffers of riparian vegetation that surround any wetland resources on the project property.
- If ponds exist or are developed on the project property, legal water rights issued by the Idaho Department of Water Resources are required for the appropriate beneficial use (storage, irrigation, recreation, etc.). If the ponds will be used for fishing, a private pond permit from IDFG is required to stock the ponds with fish, and a live fish transport permit from IDFG may also be required.
- All fencing within and around the subdivision should be wildlife friendly. IDFG can provide additional details upon request.

Please let me know if you have additional questions.

Brandon Flack

Regional Technical Assistance Manager

Idaho Dept. of Fish and Game

Southwest Region

15950 N. Gate Blvd.

Nampa, ID 83687

Ph: (208) 854-8947





May 4, 2026

Lori Hunter, Planner II
Valley County Planning & Zoning
700 S. Main Street, Cascade, ID 83611
lhunter@valleycountyid.gov

Subject: Valley County May 14 2026 Letter Response

Dear Lori Hunter:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review every project on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at:

<https://www2.deq.idaho.gov/admin/LEIA/api/document/download/15083>.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

1. AIR QUALITY (C1, C2, D4)

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), and trade waste burning (58.01.01.600-617).
- For new development projects, all property owners, developers, and their contractors must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities per IDAPA 58.01.01.651.
- DEQ recommends the city/county require the development and submittal of a dust prevention and control plan for all construction projects prior to final plat approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.
- Citizen complaints received by DEQ regarding fugitive dust from development and construction activities approved by cities or counties will be referred to the city/county to address under their ordinances.
- Per IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractors are responsible for ensuring no prohibited open burning occurs during construction.
- For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

2. WASTEWATER AND RECYLED WATER

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the local public health district.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect groundwater.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.
- For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0459.

3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system. A drinking water system is a Public Water System (PWS) if it has at least 15 service connections or regularly serves an average of 25 or more people per day for at least 60 days per year (refer to the DEQ website at: <https://www.deq.idaho.gov/water-quality/drinking-water/>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of groundwater resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.
- For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0459.

4. SURFACE WATER

- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Multi-Sector General Permit from DEQ may be required for facilities that have an allowable discharge of storm water or authorized non-storm water associated with the primary industrial activity and co-located industrial activity.
- For questions, contact Emily Montague, IPDES Compliance Supervisor, at (208) 373-0433.
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at:
<https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.
- For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0564.

5. SOLID WASTE, HAZARDOUS WASTE AND GROUNDWATER CONTAMINATION

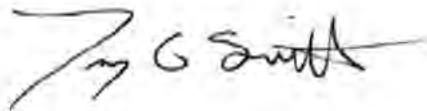
- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards.
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.24.060 and 58.01.24.061). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.24.060.01 and 58.01.24.061.04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
- **Groundwater Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."
- For questions, contact Matthew Pabich, Waste & Remediation Manager, at (208) 373-0510.

6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, additional regulations may apply. If an UST is present, the site should be evaluated to determine whether the UST is regulated by DEQ. If an AST is identified, EPA may have additional requirements. Both UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/> for assistance. If applicable to this project, DEQ recommends that BMPs be implemented for any of the following land uses: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, ponds and outdoor gun ranges. Please contact DEQ for more information on any of these conditions.

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,



Troy Smith
Regional Administrator



July 13, 2026

Cynda Herrick, Planning & Zoning Director
Valley County Planning & Zoning
700 S. Main Street, Cascade, ID 83611
cherrick@valleycountyid.gov

Subject: Appeal of SUB 26-005 Pine Creek Ranch South

Dear Cynda Herrick:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review every project on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at:

<https://www2.deq.idaho.gov/admin/LEIA/api/document/download/15083>.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

1. AIR QUALITY

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).
For questions, contact David Luft, Air Quality Manager, at (208) 373-0201.
- IDAPA 58.01.01.201 requires an owner or operator of a facility to obtain an air quality permit to construct prior to the commencement of construction or modification of any facility that will be a source of air pollution in quantities above established levels. DEQ asks that cities and counties require a proposed facility to contact DEQ for an applicability determination on their proposal to ensure they remain in compliance with the rules.
- For questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.

2. WASTEWATER AND RECYLED WATER

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the local public health district.

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- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect groundwater.
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- For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0459.

4. SURFACE WATER

- A Construction General Permit from DEQ may be required for projects that meet the eligibility criteria and have an allowable discharge of storm water or authorized non-storm water associated with construction activities. For questions, contact Emily Montague, IPDES Compliance Supervisor, at (208) 813-0872.
- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Multi-Sector General Permit from DEQ may be required for facilities that have an allowable discharge of storm water or authorized non-storm water associated with the primary industrial activity and co-located industrial activity.
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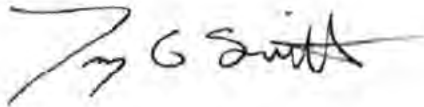
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 - **Groundwater Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."
 - For questions, contact Matthew Pabich, Waste & Remediation Manager, at (208) 373-0510.

6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, additional regulations may apply. If an UST is present, the site should be evaluated to determine whether the UST is regulated by DEQ. If an AST is identified, EPA may have additional requirements. Both UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/> for assistance. If applicable to this project, DEQ recommends that BMPs be implemented for any of the following land uses: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, ponds and outdoor gun ranges. Please contact DEQ for more information on any of these conditions.

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,

A handwritten signature in black ink, appearing to read "Troy Smith", with a stylized flourish at the end.

Troy Smith
Regional Administrator

From: Michelle Groenevelt <mgroenevelt@mccall.id.us>
Sent: Thursday, April 16, 2026 5:10 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>; Meredith Todd <mtodd@mccall.id.us>
Cc: Lori Hunter <lhunter@valleycountyid.gov>
Subject: Re: Annexation

I should also add that annexation into the Sewer District requires annexation into the City limits.

Michelle

From: Michelle Groenevelt <mgroenevelt@mccall.id.us>
Date: Thursday, April 16, 2026 at 5:09 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>, Meredith Todd <mtodd@mccall.id.us>
Cc: Lori Hunter <lhunter@valleycountyid.gov>
Subject: Re: Annexation

Hi Cynda,

The person should schedule a meeting with our City planner, Meredith Todd, to discuss the process for annexation. The annexation application fee is \$2000, and consideration is based on City code, the Comprehensive Plan and State code provisions.

Thanks,
Michelle

From: Cynda Herrick <cherrick@valleycountyid.gov>
Date: Thursday, April 16, 2026 at 11:03 AM
To: Michelle Groenevelt <mgroenevelt@mccall.id.us>, Meredith Todd <mtodd@mccall.id.us>
Cc: Lori Hunter <lhunter@valleycountyid.gov>
Subject: Annexation

Hello Michelle or Meredith,

What would someone need to do to find out if the city would annex them...so we can comply with Valley County Code 7-1-5. What is your annexation process and cost?

I believe we are good on Pine Creek Ranch since it is not a change in the principal land use. For some reason I had thought they had been in discussion with McCall on annexation.

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



City of McCall

www.mccall.id.us

216 East Park Street
McCall, Idaho 83638

Phone 208-634-7142
Fax 208-634-3038

April 30, 2026

Cynda Herrick
Planning & Zoning Director
PO Box 1350
Cascade, ID 83611

RE: SUB 26-005

Dear Valley County Planning and Zoning Commission Members,

On behalf of the City of McCall, we appreciate the opportunity to provide comment on the proposed subdivision application for Pine Creek Ranch South (PCRS) located within the McCall Impact Area. The City recognizes the importance of coordinated review for development within the McCall Impact Area to ensure consistency with long-range planning objectives, infrastructure capacity, and the orderly extension of municipal services. Based on our review of the application materials currently available, we offer the following comments and considerations:

1. Transportation Connectivity and Phasing

The PCRS application indicates the proposed Stockton Blvd. and Pine Creek Drive will connect with the City's roadway network, through forthcoming, detailed subdivision and/or PUD applications for the four development parcels or by development proposals for adjacent vacant parcels to the north.

Coincidentally, in April of 2026, the City of McCall received an application for a new Planned Unit Development for the parcel to the north of PCRS which proposes 176 new dwelling units, open space, and a possible public park. This PUD application is currently named "Woodlands 3." A Traffic Impact Study (TIS) has not been submitted to date but is required for the application to be certified as complete.

While the City supports interconnected street networks and coordinated access planning across jurisdictions, this access raises important questions regarding timing, surfacing, and maintenance given the adjacent proposed subdivision for the County to consider.

2. Compliance with City Road Standards

The preliminary plat and associated road grading, drainage and stormwater management plan indicate the following:

- Stockton Blvd is shown as an 80 ft. ROW, but the roadway is not centered within this ROW.
- Pine Creek Drive is shown as an 80 ft. ROW, but its roadway is also not centered within the ROW.
- 12 ft snow storage and utility easements are identified on all road frontage areas of the proposed lots.
- The typical roadway sections shown on EX-6 for Stockton Boulevard and Pine Creek Drive identify a 28 ft wide gravel road section.

With the exception of the roads being off-center within the proposed ROWs, the proposed road sections appear to meet the City's gravel road standards, except for a missing geotextile fabric layer between the native subgrade and the sub-base course. However, this is not a concern at this time, since future annexation into the City would require the road to be reconstructed to a paved standard and the fabric can be installed at that time.

The road proposed in the PCRS application would act as one of two (2) required points of access for the proposed new subdivision, Woodlands 3. McCall City Code MCC 9.3.04(K) requires the following:

Subdivisions or planned unit developments in excess of five (5) acres or twenty-five (25) residential units must have at least two (2) points of access to public roads outside the subdivision, if possible, for purposes of public safety and access by emergency vehicles. Where through roads are not possible, the developer shall provide stubbed out roads to the boundary of the subdivision or development at points established by the city. Preferably, the two (2) points of access will be located on opposite, or different, sides of the subdivision.

3. Annexation Considerations

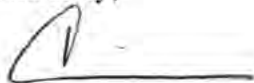
It should be noted that subject property PCRS was combined with the parcel to the north "Woodlands 3" as one master planned project and an 'Environmental Impact Study' was required and completed for both parcels. The PCRS parcel (McCall Impact Area) applied for annexation into the Payette Lakes Recreation Water and Sewer District prior to applying for annexation to the City limits, but the PLRWSD Board denied the annexation request. Further annexation request into the City will require this subdivision and associated infrastructure meet McCall City standards.

In general, the application as submitted to Valley County lacks the specificity or predictability for future developable parcels of this scale that could be on city services and infrastructure in the future that would allow the City to feel comfortable making a recommendation for approval. Based on lack of information, the City is not currently supportive of the application and would encourage the County to request additional information such as a Traffic Impact Study based on the anticipated nature of the development in the long-term. The County should also consider reviewing materials received by the City on the directly adjacent property in City Limits.

We have also received significant input on this application from McCall Residents and property owners living near the subject property, and have included these comments as an attachment to this letter. We hope the county will consider the concerns of McCall residents and community members who have concerns regarding this application.

We appreciate your consideration of these comments and look forward to continued coordination. Please feel free to contact City staff with any questions or to discuss these items further.

Sincerely,



Colby Nielsen
City of McCall Mayor

Cc: Valley County Planning & Zoning Commission
Valley County EMS District
McCall Fire Protection District

General Public Comment April 30, 2026 Regular City Council Meeting

Name Address Email Content

[REDACTED]

Diane Sanders 653 Woodlands Dr McCall Id 83638

To City Council Members, Subject: Proposed gravel road through Stockton 90 parcel We as citizens need more time to review and comment on the City staff letter. It's important that any road (gravel or paved) through the Stockton 90 could drive traffic on Woodlands Drive from both the 68 acre parcel and eventually the 90 acre parcel and eventually the 90 acre parcel and the city has NO jurisdiction over the 90 acre parcel because it is in the County. Woodlands Dr could become a busy corridor for traffic from the 68 acre Woodlands 3 development and any future development on the 90 acres, another large subdivision, a concert venue, or an RV park or any other use the County approves. We need time to review and comment on the City star letter. Diane and Fred Sanders

Marnie-Anne Sell 605 Woodlands Drive McCall Idaho 83638

Dear McCall City Council Members, I am writing to request that the letter from the City of McCall to Valley County, regarding the proposed road through the Stockton 90 parcel from Stockton Court to the 68-acre parcel east of the Woodlands, be made available to the public for review and comment before it is sent. This letter is of great concern to me as a resident of the Woodlands because it could have serious implications for traffic on Woodlands Drive. Thank you for considering my request, Marnie-Anne Sell

Walt Czarniecki 11655 W Peak View Ct Boise Idaho 83709

My wife and I have owned our property in The Woodlands since 1998. We've enjoyed our home and subdivision for all 28 years we've been there. There are 118 lots in The Woodlands and only one road in to and out of The Woodlands. The idea have having more traffic on that one road due to the Stockton 90 development is extremely hard to understand. This would

create a hazard for all residents who live in The Woodlands. In the case of an emergency the traffic trying to exit the subdivision would be unimaginable and extremely dangerous for all involved. If development is something the city wants let the developer figure out a separate entrance and exit from any future development without creating more traffic and possibly an extreme hazard for current residents of The Woodlands. Thank you. Walt Czarniecki

[REDACTED]

Margie Elliott

661 Woodlands Dr. McCall ID 83638

Fifteen years ago we selected McCalls Woodlands, a quiet, affordable, family friendly neighborhood for our retirement home. We are permanent residents. In 2009 it was determined that one egress for 118 lots was not enough and Woodland III was not approved. Later the North side of Woodlands Dr. during a Fire Audit by McCall Fire Department was determined to be indefensible. It is more heavily timbered and borders the Nokes property. Nothing has really changed. The proposed development on 68 acres, 176 lots with a second egress of only a dirt road is acceptable? Not considering what will happen with the Stockton 90 when that is developed. How will these homeowners enter and exit their properties. It seems that we are now dealing with a flawed plan from the past. We need to learn from past

mistakes and we need to make a better, more specific plan before moving forward. We need to have a plan that does not drastically change the Woodlands and Fox Ridge as McCall's more affordable and desirable neighborhoods. Thank you

Don and Pam Sanda 639 Woodlands Dr. McCall ID 83638

We are concerned homeowners residing full time in the Woodlands Subdivision. It has come to our attention that the City has drafted a letter commenting about Craig Grove's application to the County for the development of a gravel road. This road would extend through the 90 acres, that was the Stockton property, for a second "ingress/egress" to his proposed Woodlands III subdivision. As this letter has not yet been released to the public, we need to have ample time to review and provide feedback. Just providing a gravel road to satisfy the requirement for a second ingress/egress from the proposed Woodlands III development would likely not be used as intended. As such, the majority of traffic would then be forced upon Woodlands Drive. Respectfully submitted, Don and Pam Sanda

Sheree Sonfield 664 Woodlands Drive McCall ID 83638

RE: AB 26-177, DRAFT letter to Valley County RE SUB 26-005 Public hearing comments typically clearly state FOR or AGAINST, whether the author recommends approval or denial of the application. City Council should be clear and I propose: Remove this sentence at the bottom: We appreciate your consideration of these comments and look forward to continued coordination. Replace with this sentence: For all the above reasons, the City Council recommends against approval of the Pine Creek Ranch South subdivision until the full buildout plan of the 90-acre parcel is proposed and approved or the owner requests annexation into the City and the 90 acres becomes subject to the McCall Planning and Zoning jurisdiction.

General Public Comment April 30, 2026 Regular City Council Meeting

Name	Address	Email	Content
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Donna Daniels	611 Woodlands Drive	McCall ID 83638	
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McCall City Council, I understand that at your council meeting today, 4/30/26, you will review a letter to Valley County regarding the proposed gravel road through the Stockton 90 parcel from Stockton Court to the 68-acre proposed "Woodlands 3" development. I'd like the council to understand that ANY road through Stockton 90 could drive traffic on Woodlands Drive from BOTH the 68-acre parcel AND eventually the 90-acre parcel. The city has no jurisdiction over the 90-acre parcel because it is in the county. Woodlands Drive could become a busy corridor for traffic to and from the 68-acre "Woodlands 3" development AND any future development on the 90 acres that Valley County approves. If the road is built, you will not be able to control how development on the 90 acres impacts traffic through the Woodlands Subdivision. Please let us city residents have ample time to review and comment on the city staff letter before it is sent to the county. The proposed road has PROFOUND implications for our neighborhood that may end up beyond the ability of the council to control. Thank you, Donna and Rodger Daniels 611 Woodlands Drive McCall, ID 83638

Dawn Matus	608 Woodlands Dr	McCall ID 83638	
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April 30, 2026 Dear City Council Members, I am writing in response to AB 26-177, "Request to review and approve a Public Agency Comment Letter to Valley County on Proposed Subdivision within the Area of City Impact," as published in the amended meeting agenda on Wednesday afternoon. AB 26-177 concerns a draft letter about Mr. Craig Groves' application to Valley County for a new subdivision in the McCall Area of Impact called "Pine Creek Ranch South" ("PCRS"): <https://twistcms-shared.s3.us-west-2.amazonaws.com/meetings/110/attachments/1841.pdf>. With its letter, the City Council has an opportunity to weigh in on "PCRS" — not just on the technical details of the application, but on the substance of the "PCRS" proposal itself. Respectfully, I urge the members of City Council, as our leaders and representatives, to please recommend against Valley County approval for "PCRS" as presented. The reason is that McCall no longer has decision-making authority over the parcel in question as a result of Valley County's revisions this year to the McCall Area of Impact and its jurisdiction, yet the proposed subdivision could have very consequential and lasting repercussions for our city and our residents. Indeed, "PCRS" raises serious concerns for people like me with homes in close proximity to the property in question, particularly with regard to traffic and public safety impacts. As outlined below, these potential impacts would significantly affect residents of the existing Woodlands neighborhood where I live, and the public in general: The "PCRS" application

includes plans for a gravel road bisecting the proposed 90-acre subdivision. One end would connect to Stockton Court. The other end would feed into "Woodlands 3," a 176-unit residential development that Mr. Groves hopes to build on a 68-acre parcel within City limits that is adjacent to both "PCRS" and to the existing Woodlands subdivision. Mr. Groves has told residents of The Woodlands that he intends for our neighborhood's primary road, Woodlands Drive, to also serve as the primary access road for the "Woodlands 3" subdivision, while the gravel road through "PCRS" would be privately maintained and would function as a second access to "Woodlands 3" for emergencies. As a result, the overwhelming majority of vehicles going into and out of "Woodlands 3" would travel on Woodlands Drive, a curving, narrow local road with no sidewalks that was not designed for high-volume traffic. This increased traffic threatens to pose serious safety risks to homeowners along Woodlands Drive, as well as to the drivers and numerous pedestrians, cyclists, etc. — including children — who use it on a daily basis. Meanwhile, nothing is known at this point about what kind of development Mr. Groves has in mind for "PCRS." The subdivision application identifies four "development parcels," but provides no additional detail, such as type of development or proposed density, for any of them. This leaves open the possibility of even greater future traffic demands on Woodlands Drive, since the proposed gravel road would lay the groundwork for direct connectivity between "PCRS" and the City's road network. The truth is, development of "PCRS" and "Woodlands 3" could completely transform Woodlands Drive from a local residential road into a main transportation thoroughfare, fundamentally changing the character of The Woodlands neighborhood and creating considerable traffic-related risks for residents and the broader public. As of now, it appears that Mr. Groves has not submitted an updated study forecasting traffic impacts from either project. However, a study created when Mr. Groves was pursuing an application spanning the 90- and 68-acre parcels predicted the generation of 1,525 additional daily vehicle trips on roads in The Woodlands, including 1,017 additional daily vehicle trips on Woodlands Drive alone. These figures are helpful as a reference for anticipating the increased traffic burdens that could be in store for The Woodlands, particularly Woodlands Drive. The absence of meaningful detail in the "PCRS" application concerning the future scope and scale of potential development leaves important questions unanswered. That, combined with concerns that traffic from any future "PCRS" development as well as the vast majority of traffic from a possible "Woodlands 3" subdivision would impose substantial safety burdens on Woodlands Drive and The Woodlands neighborhood, all add up to a solid argument against allowing the proposed "PCRS" subdivision to proceed. To repeat, I respectfully ask the City Council to please submit a letter to Valley County that expresses the public's concerns about "PCRS" and strongly recommends that the application be denied in its present form. Only when a complete buildout plan for the "PCRS" parcel is proposed and/or the owner requests

annexation into the City should the application be reappraised. Thank you for your consideration of this important matter. Sincerely, Dawn Matus

Kristen McCoy

676 Koski Drive McCall ID 83638

I strongly support the City's concerns regarding transportation connectivity, phasing, and annexation, particularly given that the proposed gravel road may effectively serve as critical infrastructure for the larger Woodlands 3 development before that project has completed required traffic studies, full municipal review, or comprehensive public vetting. As outlined in the City's letter, approving this subdivision infrastructure independently creates significant risk of fragmented decision-making and could undermine McCall's long-term planning, public safety standards, and ability to ensure coordinated, responsible growth within the Impact Area. I urge the City to strengthen its letter by formally recommending that Valley County deny or postpone approval of this proposal until all related development plans are fully reviewed, vetted, and aligned with established infrastructure, safety, and planning standards.

Daniel Hatt

662 Brady Drive McCall ID 83638

Good evening city council members. I would like to submit my concerns regarding the Pine Creek Ranch development. Given the status of the proposed gravel road and where it would be situated, I feel like the noise and dust pollution when used would encroach on the very reasons we purchased our property 10 years ago. It is a beautiful neighborhood with lots of trees, wildlife, and peace and quiet. Our neighbors children along with my own child can safely play and walk in the area without fear of speeding traffic as well as a HUGE jump in vehicular activity. To better support my reasons for being against this development, I have included factors below, that should make the city and the council extremely concerned about Pine Creek Ranch development. - The proposed gravel road would connect Stockton Court to the 68-acre parcel adjacent to the Woodlands. - As the staff letter states, the gravel road would provide a second access for the proposed new 176-unit subdivision, currently called "Woodlands 3." - A gravel road, headed south, is inadequate to disperse traffic from the proposed Woodlands 3. Therefore, the vast majority of traffic from the proposed Woodlands 3 subdivision will utilize the single access of Woodlands Drive. This amount of traffic threatens the safety of our roadways, especially for pedestrians and cyclists (including children) and for residents trying to exit their driveways in the winter. - The City Council should recommend AGAINST approval of the Pine Creek Ranch South subdivision given the road safety issues associated with the proposed development. - The proposed gravel road would not only provide a second access for the 68-acre parcel, it would also provide access between the 90-acre parcel and the City transportation network through the Woodlands once the 68-acre parcel is developed. - The 90-acre parcel is within the Area of Impact, now

under jurisdiction of the County; the City has no decision-making authority over how the 90 acres are developed, unless the owner requests annexation into the City. (And neither the City nor the County can require annexation into the City.) - Therefore, assuming the 90-acre parcel remains in the County, the City will have no control over what project is ultimately approved on the 90-acre parcel. Furthermore, given the County zoning codes, it is unknown what kind of project will be proposed by the developer (will not necessarily be residential). - The future project on the 90 acres would have access to the Woodlands via the proposed gravel road and "Woodlands 3." - This all means that the Woodlands could have traffic from both the 68-acre parcel AND the 90-acre parcel utilizing Woodlands roadways. This is an unsafe situation over which the City may have little control. - The City Council should recommend AGAINST approval of the Pine Creek Ranch South subdivision until the full buildout plan of the 90 acre parcel is proposed & approved OR the owner requests annexation into the City and the 90 acres becomes subject to the McCall Planning and Zoning jurisdiction.

[REDACTED]

Megan Hatt

662 Brady Drive McCall Idaho 83638

I am a resident of the Woodlands neighborhood and a parent, and I am writing to express my concern regarding the proposed Pine Creek Ranch South subdivision and its connection to what is currently referred to as "Woodlands 3." The plan includes a gravel road from Stockton Court to a 68-acre parcel, intended as a secondary access for a 176-unit development. However, this road is inadequate to handle traffic at that scale, meaning most vehicles will still rely on Woodlands Drive. This creates safety risks for residents, especially pedestrians, cyclists, children, and particularly in the winter when roads space is reduced and there are no sidewalks. The concern extends beyond this single development. The proposed road would also connect to a separate 90-acre parcel within the Area of Impact, which is under county jurisdiction. Since the city has no control over how that land is developed unless it is annexed, future traffic impacts are unknown. Regardless, that development would also gain access through the Woodlands. This could result in significant additional traffic from multiple developments using neighborhood roads not designed for that volume, without a coordinated plan or adequate infrastructure. For these reasons, I urge the City Council to recommend against approval of the Pine Creek Ranch South subdivision at this time, or at minimum delay approval until there is a clear plan for the 90-acre parcel or it is annexed into the City.

Russell Royal 654 Brady Dr McCall ID 83638 [REDACTED] As a homeowner in Woodlands I request that Couhncil vote against Pine Creek Ranch South project as currently proposed. The substantial increased traffic flow of estimated 1,400 vehicle trips per day is excessive and unsafe for neighborhood walkers cyclists children etc. Also gravel road proposed is inadequate to handle traffic flow of proposed Wooflands 3 development causing traffic to flow Woodlands drive.the gravel road also provides access to additional 90 acre parcel NOTunder jurisdiction of City McCall Planniing and zoning so recommend that vote against it unless it is annexed to City and any projects approved be under jurisdiction of Mccall planning and zoning. I would like see City vote against any approval pertaining to Pine Creek Ranch South unless developers provides SEPERATE and adequate infrastructure of own for access to own project without any impact to Woodlands. Russ And Janet Royal

April 30, 2026

Dear City Council,

I am writing regarding AB 26-177, *"Request to review and approve a Public Agency Comment Letter to Valley County on Proposed Subdivision within the Area of City Impact."*

This agenda bill involves the City Council's response to a subdivision application within the Area of Impact (AOI) called Pine Creek Ranch South. The application submitted to Valley County is here: <https://twistcms-shared.s3.us-west-2.amazonaws.com/meetings/110/attachments/1841.pdf>.

This subdivision application on its face seems straightforward and almost nonconsequential for the City of McCall. However, the reality is the opposite. This subdivision application has the potential to critically harm one of McCall's most established neighborhoods. Here is why:

- The application proposes a gravel road that would connect Stockton Court to a 68-acre parcel directly adjacent to The Woodlands. The owner of the 68-acre parcel, Mr. Craig Groves, has also submitted a development application (not yet deemed complete) to the City of McCall to develop a 176-unit subdivision on the 68 acres.
- Mr. Groves also owns the 90-acre parcel, and the proposed gravel road would provide connectivity from the 68-acre parcel to Stockton Drive, as stated in the application, but would also create connectivity from the 90-acre parcel to Spring Mountain Ranch Blvd THROUGH THE WOODLANDS, once the 68 acres is developed.
- That means that not only traffic from the 68 acres, but also traffic from the 90 acres, could access the City transportation network through The Woodlands.
- And here is the real problem: The City has no jurisdiction over what happens on the 90 acres. Although City Council fought hard to preserve the previous AOI and McCall's Planning and Zoning jurisdiction, that effort was ultimately unsuccessful. Now, the only influence the City has in the AOI is to offer comment and opinion about any development application that is submitted to the County.
- Given that the City won't be able to control what happens on the 90 acres, unless the owner requests annexation, it is critical that the City Council take a position now to ensure The Woodlands neighborhood remains safe.
- I suggest adding the following language to your letter to the County:
"Given the potential for future development of the 90-acre parcel, over which the City does not have planning and zoning jurisdiction and the traffic from which would be able to access the City transportation network through one of McCall's

neighborhoods that was not built to accommodate such a volume of traffic, we recommend AGAINST the approval of Pine Creek Ranch South at this time. Rather, we recommend that first a full build-out plan for the parcel be established, and traffic studies completed, to determine the impact on City roads, so that appropriate mitigation measures can be established.”

This situation, in which Valley County has jurisdiction over the AOI, but the development decisions profoundly impact the McCall community and residents, is EXACTLY what the City Council was trying to prevent in its efforts to oppose changes to the AOI. However, since that effort was unsuccessful, we rely on you, as our elected City Council members, to have forethought about the possible negative impacts of development in the AOI to our community and to take preventive measures to protect our safety.

Please add a recommendation to your letter to Valley County to recommend AGAINST Pine Creek Ranch South.

With sincere thanks,

Marcia Witte
McCall, ID

Russell Royal – 654 Brady Drive, McCall, ID

Honorable Councilmembers and City Staff, I live at 654 Brady Drive in the Woodlands Development here in McCall. My wife and I have been residents here for about 3 and a half years. I'm here today to urge the city council to vote against the Pine Creek Ranch South project and its proposed gravel road for the secondary access to the 68 acre parcel with a proposed 176 units that is going to be referred to as "Woodlands 3." The gravel road is inadequate for the estimated traffic that would be generated by such a development and that would push traffic to Woodlands Drive entrance and exit to our neighborhood which is paved, which is more favorable to driving a gravel road that would create safety issues for homeowners that live in the neighborhood, the children, the people that walk their dogs, the cyclists and so forth and kids going back and forth to school throughout the neighborhood. The gravel road also provides access to the additional 90 acre parcel that is not under the jurisdiction of the McCall City Planning & Zoning Commission. I would encourage you to vote against it also because until we know what the development of that 90 acres is going to be and what continuity there would be involved between the development of the 2 parcels or unless it is annexed into the City of McCall to be under the jurisdiction to have continuity with the Planning & Zoning Commission I would encourage you to vote against anything pertaining to the Pine Creek Ranch unless the developer provides a separate and adequate infrastructure to their own project that has zero impact on the Woodlands neighborhood and no connection through it.

Marcia Witte - 669 Woodlands Dr., McCall, ID

Good evening, members of City Council, I submitted a letter earlier today regarding AB 26-177 and I hope you've had a chance to read it.

I'm here to make a few additional comments. Last year, the McCall City Council went to great lengths to try to convince Valley County not to change the area of impact. In a letter to the county, the city outlined a number of concerns associated with changing from the McCall City planning and zoning codes to a multiple use designation and CUP process within the area of impact. One of these concerns was unpredictability and specifically that "any use can be proposed anywhere creating uncertainty for residents, developers and decision makers." Ultimately, the city's efforts were not successful in Valley County did shrink the area of impact, made the zoning multi use and took over planning and building administration.

The subdivision application that is the subject of AB 26-177 must be evaluated in this context. Pine Creek Ranch South, on which you have the opportunity to make a

recommendation to Valley County, for or against, is located within the newly conceived Area of Impact and abuts City Limits. A Landowner is proposing a gravel road that transects his property often known as the Stockton 90 and connects Stockton Court to another parcel he owns within the City, which is the 68 acres adjacent to the Woodlands. While this proposal seems innocuous enough, once the 68-acre parcel is developed, this proposed gravel road would be the connectivity between the Stockton Road parcel and the city's road network. At this point, no development plan has been submitted for the 90-acres, and as you all mentioned in your letter to Valley County, any use could be proposed. Therefore, Woodlands Drive could become a primary road access for any number of unknown uses if those uses are deemed compatible by Valley County.

Woodlands Drive was not designed and was never intended to be a major thoroughfare and the city may have no means to restrict this use. This is a classic example of putting the cart before the horse, creating road connectivity before understanding land-use intent is risky and could have unintended consequences and may threaten the safety of Woodland's roadways. So, please proceed cautiously and recommend against the subdivision application until there is a complete and comprehensive understanding of the development plans for both the 68-acre parcel and the 90-acre parcel and road access is more thoroughly evaluated and deemed adequate or not.

We are relying on you to protect the safety of our neighborhoods and it is even more imperative that you make careful decisions with plenty of forethought now that the city has no jurisdiction in the area of impact. Thanks very much for listening and for representing the concern of McCall residents.

Shauna Enders, 648 Woodlands Drive, McCall, ID

I am a resident at 648 Woodlands Dr, I have lived there as a resident for 10-years. I have seen traffic just within the Woodlands itself grow and I can't imagine what it would be if you're going to push a 176 homeowners through the Woodlands. Those roads – kids play on them, they ride their bikes, people walk their dogs, all ages, littles to big, and older people. The track team also practices on Woodland Rd. They go there for a reason and its because it is safe for those kids to be able to run and practice.

Also, I have seen several instances where the special-ed teachers at Payette Lakes Middle School take the little kids with disabilities walking on that road. To put that much traffic on that road would definitely and surely affect our community. So I would ask you please to vote against this road. There is no way that our road as it stands now can handle a thousand more cars a day on that road. For the safety of everyone, being able to pull out of your driveway, for the kids being able to walk to school, for the people who bicycle, and for the

people who just want to enjoy the community. Everybody has worked very hard who lives there, not only in Stockton, Fox Ridge, and the Woodlands, They've worked very hard – I've seen people's hands and for this road to go in and destroy everything that they have worked so hard for to be able to live here would be just devastating for the city of McCall.

Mellissa Daniels 656 Brady Drive, McCall, ID

I wanted to comment about my concern about the gravel road, specifically like Marcia was talking about with the secondary access to the 68-acre parcel it is also going to provide access between the 90-acre parcel and 68-acre parcel once it is developed. When that access happens, then anything that is in the 90 acre parcel can go through the Woodlands and probably will because it is a more direct route. And what I am concerned about is that we have no idea what is going to happen on those 90-acres. As the city, right now it is under county jurisdiction. So when you are thinking about our neighborhood – I think it is really important to think about not having any control over those 90 acres, and if you put the road in, there is not going to be any control over the 90-acres, and if you put the road in, they're going to be able to go through our neighborhood and so I think it's really important that the road is not improved/approved until we have a better understanding of what is happening on those 90 acres. Again, I am not an expert on the rules but I know that the county has different regulations, looser regulations than the City does.

One thing that Craig said off-hand was the mention of a concert venue. I cannot imagine a concert venue with all the cars coming through the Woodlands after having alcohol et cetera. Now I am not saying he is doing that, but that was something that was thrown out there. So I think that it's really really important when you are thinking about our neighborhood to not let this Stockton access to be done until we know what is happening on the 90-acre parcel.

So I think you should recommend against approval until the full build out plan of the 90 acre parcel is proposed or until the owner requests annexation into the city and the 90 acres becomes subject to the McCall Planning & Zoning Jurisdiction. There's always possibility that they might try to annex into the city again and then you would have control but we don't know that yet and we can't assume.

Dave Carter – 656 Douglas Dr, McCall, ID

My name is Dave Carter, I live in the Woodlands and have for 20 years. We are very very concerned about what is essentially going to get jammed down our throat, the metaphor of Woodlands Drive, and how much traffic there would be there, potentially. Additionally, we have had many dialogues with the developer, and it's been, if I may say, a rather shifting target, just to know what he is going to do. And – hence – what Melissa just said, I couldn't

endorse more fully – that not only with the but with the Stockton 90, a full and comprehensive Plan be made and be applied for and then we would know what we're dealing with.

The other thing I want to say is. What I have appreciated about The Woodlands after living there for 20 years is there is a strong sense of consideration and kindness amongst us all – we're not all intimate - don't get me wrong, but there is kindness, especially on the streets. Especially when kids are walking back and forth to the middle school, especially when there's more snow than normal and visibility is restricted and think about Halloween. That place is packed on Halloween and what would it be like with all of the people coming from Woodlands 3, which is really Pine Creek, but it's good marketing, I suppose, and from the Stockton 90 to come through there, it's a real concern and I hope that as a result of the Staff meetings between city and county that happened a couple weeks ago that the city staff would strongly, strongly urge a full and comprehensive plan by the developer for Stockton 90 so we know what we're dealing with.

Thank you.

Margie Elliot – 661 Woodlands Dr, McCall, ID

My name is Margie Elliott. I live at 661 Woodlands Dr.

In 2015, I was on the board of the HOA and we asked for an fire audit for our our little community for the neighborhood and Mark Billmore and Randy Skelton provided that information. We walked the neighborhood and their notes - although I've not been able to find them in our files - were that they would try to save the homes on Brady, Douglas, & Koski but the Woodlands Dr. was considered undefensible because of the fact that we are more heavily timbered and we back to the to the Knox property. I think that that was probably the last time there was a fire audit in our neighborhood.

I think it should be considered again and I think it should be considered that Woodlands Dr. It's paved and most of the traffic is going to go in and out of there. If we had a fire, we would have trucks going in and people trying to get out now, are they going to go on the gravel Rd. that is out of their way? I seriously doubt it.

Please protect our neighborhood.

Karl Lindstrom – 650 Woodlands Dr, McCall, ID

My name is Karl Lindstrom, I live at 650 Woodlands Dr. I don't want to repeat what all my friends have just said to you. I find it hard to believe that you don't already know these things if you're members of the community. We've been talking to Mr. Groves about this

development for over five years. He even mentions that in his application to the Valley County.

I support everything that you've heard from everyone just now. These are all old issues. I want to talk to City Council directly. I read your draft letter submitted by your staff. It's indecisive, it says a few things. And I'm asking you to be a little bit more decisive.

You can help this community to resolve this issue. Mr. Groves has a right to be able to do something. We need to find a solution. And that's gonna be dialogue. And I think City staff's letter is just avoiding dialogue. You're kicking the can down the road. So I'm asking you to be decisive if you feel you cannot just reject his application to the Valley County. At least let Valley County know that there's not enough information there for you to support it.

He says the gravel road is to provide a secondary access and fulfill that requirement that should disqualify you from being able to support his application. And you should be clear about it. And you should say so. Make a stand if you disagree. If you support his application, say so and defend it to the best of your ability. But do something. This has gone on for five years and no one's made any progress.

Thank you.

Parametrix No. 314-4875-001

Kerstin Dettrich
Valley County Road and Bridge Director
520 South Front Street
P.O. Box 672
Cascade, ID 83611

Re: May 14, 2026, Planning and Zoning Commission Agenda Items

Dear Kerstin:

We have reviewed the items listed on the May 14, 2026, Valley County (VC) Planning and Zoning Commission agenda and have the following comments for your consideration:

Old Business:

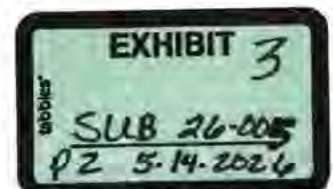
1. **SUB 25-003 Tamarack Resort Phase 3.7 Buttercup Villas – Final Plat**
Not reviewed (No information attached).
2. **C.U.P. 24-24 Gold Fork River Ranch Phase 1 – Final Plat**
Not reviewed (No information attached).

New Business:

1. **VAR 26-001 Walcom Setback Variance**
Not reviewed.
2. **VAR 26-002 Koskella Shared Driveway Variance**
Not reviewed.
3. **C.U.P. 26-004 Maxton Short-Term Rental**
Not reviewed.
4. **SUB 26-004 Orange Sky Subdivision – Preliminary Plat**

Detailed site grading and drainage plans and drainage design documentation signed by a licensed PE for the site improvements may be required for review and approval by the Valley County engineer. Additional stormwater resulting from site improvements will need to be retained on site and addressed in the design and calculations. Improvements to offsite drainage features may be required. Appropriate temporary and permanent best management practices (BMPs) and erosion control measures are required to protect adjacent properties, waterways, and roadway ditches.

All proposed driveway connections to public roads within the development shall meet the criteria outlined in the Valley County Minimum Standards for Private/Public Road Design and Construction



A traffic impact study is not required for this 2-lot subdivision; however, a development agreement identifying public road impacts may be required.

5. SUB 26-005 Pine Creek Ranck South Subdivision – Preliminary Plat

Preliminary plans were included with the CUP application, but detailed site grading and drainage plans and drainage design documentation signed by a licensed PE for the site improvements will be required for review and approval by the Valley County engineer. Additional stormwater resulting from site improvements will need to be retained on site and addressed in the design and calculations. Improvements to offsite drainage features may be required. Appropriate temporary and permanent best management practices (BMPs) and erosion control measures are required to protect adjacent properties, waterways, and roadway ditches.

All proposed roads within the development shall meet the criteria outlined in the Valley County Minimum Standards for Private/Public Road Design and Construction. Stockton Boulevard and Pine Creek Ranch Drive are currently shown as public roads within 80-foot rights-of-way. However, standard local roads and minor collectors require only 70 feet of right-of-way. If 80 feet is provided, a minimum of 35 feet should be dedicated on at least one side of the roadway.

A development agreement may not be required at this time but should be when the property is subdivided into lots.

6. C.U.P. 22-34 Shoemaker Donnelly Storage – Extension Request

Extension request. Original CUP conditions and review apply.

7. C.U.P. 26-006 Tree Equipment Storage and Employee Housing

Detailed site grading and drainage plans and drainage design documentation signed by a licensed PE for the site improvements will be required for review and approval by the Valley County engineer. Additional stormwater resulting from site improvements will need to be retained on site and addressed in the design and calculations. Improvements to offsite drainage features may be required. Appropriate temporary and permanent best management practices (BMPs) and erosion control measures are required to protect adjacent properties, waterways, and roadway ditches.

Valley County requires a 100-foot setback from ITD ROW for any permanent structures. Coordinate with ITD for access off SH-55.

8. C.U.P. 18-10 Garcia/Fredriks Multiple Residence – Extension Request

Extension request. Original CUP conditions and review apply.

9. C.U.P. 26-007 Fish and Game Office and Employee Housing

Preliminary plans were included with the CUP application, but detailed site grading and drainage plans and drainage design documentation signed by a licensed PE for the site improvements will be required for review and approval by the Valley County engineer. Additional stormwater resulting from site improvements will need to be retained on site and addressed in the design and calculations. Improvements to offsite drainage features may be required. Appropriate temporary and permanent best management practices (BMPs) and erosion control measures are required to protect adjacent properties, waterways, and roadway ditches.



There appear to be designated wetlands on the property. The applicant will need to delineate existing wetlands to confirm that there are no wetland impacts. If wetlands are impacted, the project may require approval of the U.S. Army Corps of Engineers under the federal Clean Water Act.

Valley County requires a 100-foot setback from ITD ROW for any permanent structures. Coordinate with ITD for access off SH-55.

10. SUB 25-019 Rocky Mountain Storage – Preliminary Plat

Preliminary plans were included with the CUP application, but detailed site grading and drainage plans and drainage design documentation signed by a licensed PE for the site improvements will be required for review and approval by the Valley County engineer. Additional stormwater resulting from site improvements will need to be retained on site and addressed in the design and calculations. Improvements to offsite drainage features may be required. Appropriate temporary and permanent best management practices (BMPs) and erosion control measures are required to protect adjacent properties, waterways, and roadway ditches.

All proposed roads within the development shall meet the criteria outlined in the Valley County Minimum Standards for Private/Public Road Design and Construction.

A Traffic Impact Study and mitigation of visual impacts are required for this project.

Wetland areas are delineated on the plan as "no build" areas. If wetlands are impacted, the project may require approval of the U.S. Army Corps of Engineers under the federal Clean Water Act.

Please contact me if you have any questions.

Sincerely,

Parametrix



Paul Ashton, PE



From: Annette Derrick <aderrick@valleycountyid.gov>
Sent: Thursday, July 16, 2026 9:06 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Appeal of Pine Creek Ranch

Pine Creek Ranch would require Building Permits

Thanks ,



Annette Derrick
Valley County Building Official
Building Department
Office: (208) 382-7114
700 South Main St | PO Box 1350
Cascade, ID 83611

SERVICE
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