Public Comments in Opposition

Comments received after the public hearing on August 27, 2026, are highlighted in yellow.

Some people submitted comments on multiple dates; thus, comments are grouped by name.

	Name(s)	Address Given	Dates of Comments
1	Brett Keller	3737 West Mountain RD	October 19, 2025, August 14, 2026
2	Lea' and Wyatt Albright	3731 West Mountain RD	Oct. 20, 2025; Feb. 17, 2026; Testimony Feb. 25, 2026; Aug. 18, 2026; Testimony Aug. 27, 2026; Sept. 3, 2026; Nov. 11, 2026
3	Sarah Helgeson	19 Thunderbolt PL	November 22, 2025; February 4, 2026, August 14, 2026; November 9, 2026
4	Bryan Donaldson	19 Thunderbolt PL	Nov. 22, 2025; Feb. 6, 2026; Testimony Feb. 25, 2026, Aug.14, 2026; Testimony Aug. 27, 2026; November 9, 2026
5	Christine and/or Brent Thayer	7 Thunderbolt PL	November 23, 2025; Feb. 17, 2026; Testimony Aug. 27, 2026;
6	Joseph Wiemken, JW Engineering LLC		January 15, 2026, August 17, 2026
7	Lily Blakeman		January 18, 2026
8	Kevyn Booth		January 20, 2026
9	Keith Radwanski	McCall	January 26, 2026; August 13, 2026
10	Jon Mullin		January 26, 2026
11	Steve Holder	McCall	January 27, 2026
12	Erin Fanning	McCall	January 28, 2026; August 13, 2026; August 26, 2026; November 9, 2026
13	Eric Young		February 10, 2026; August 19, 2026; Testimony Aug. 27, 2026;
14	Pam and Jim Nielsen	64 Sundance DR	February 11, 2026; Nov. 11, 2026
15	Carl Schreiner		February 11, 2026
16	Susan McCandless	McCall	February 11, 2026
17	Bill McCandless	McCall	February 11, 2026
18	Erica Seeds	McCall	February 11, 2026
19	Linda Klind	137 Mather RD	February 11, 2026
20	Wesley Keller	260 Moonridge DR	February 11, 2026; Testimony Aug. 27, 2026;
21	Jeffrey Oldham	22 Sundance DR	February 12, 2026
22	George Seeds	February 12	February 12, 2026
23	Eric and Penelope Geisler	17 Haymaker PL	February 12, 2026
24	Julie Conrad		February 12, 2026; August 19, 2026
25	Tanya and/or Jason Gordon	4 Haymaker PL	February 13, 2026; August 26, 2026; November 4, 2026
26	Robert Bechaud	McCall	February 13, 2026; August 19, 2026; November 8, 2026
27	Kristin Hoff Sinclair; Walt Sinclair	McCall	February 13, 2026; August 19, 2026

28	John Schott	McCall	February 13, 2026; August 19, 2026
29	Claire and Steve Ryberg	McCall	February 15, 2026
30	Mia Schreiner		February 15, 2026
31	The Ondler Family	White Cloud Subd.	February 15, 2026
32	Ann Nimmo and Jack Blair	29 Moonbeam Circle	February 15, 2026
33	Sally and Garth Walbert	34 Sundance DR	February 15, 2026; Nov. 11, 2026
34	Paul and Deanna Warner	3789 West Mountain RD	February 15, 2026; August 17, 2026
35	Bradshaw Ranch Trust, Roger Bradshaw Trustee	3771 West Mountain RD	Feb. 15, 2026; Aug.t 18, 2026; Testimony Aug. 27, 2026; Nov. 11, 2026
36	Lynne Hodges	McCall	February 16, 2026; August 19, 2026
37	David and Ann McQuade	14042 Deerfield RD	February 16, 2026; Testimony February 25, 2026
38	Beth Warner	970 Sylvan Creek RD	February 16, 2026; Testimony February 25, 2026; August 19, 2026
39	Barr Quarton		February 16, 2026; August 18, 2026; Aug. 25, 2026; Testimony Aug. 27, 2026; Nov. 10, 2026
40	Peter Fitzsimmons	8 Sawtooth CT	February 16, 2026; August 19, 2026; November 10, 2026
41	Martin Rand	Minidoka CT	February 16, 2026
42	Lisa and Thomas Lewis	626 Woodlands DR	February 16, 2026
43	John and/or Judith Molinski	45 Sundance DR	February 16, 2026; Nov. 10, 2026
44	Luke Wardle and Julie Wardle	220 Wisdom RD	February 16, 2026; July 27, 2026; November 9, 2026
45	Stacy Beeson	746 Chad Loop	February 16, 2026; August 17, 2026
46	Patricia Bonacic	Broken Ridge Commons Townhomes	February 16, 2026
47	Wayne and Angela Hersel	White Cloud Subd.	February 16, 2026
48	Carolyn and Josh Warden	McCall	February 16, 2026; August 12, 2026; November 6, 2026
49	Ed Garcia	McCall	Jan. 31, 2026; February 16, 2026
50	Dylan Beeson	746 Chad Loop	February 17, 2026; August 17, 2026
51	Pat Bicknell	223 Moonridge Dr	February 17, 2026
52	Scott and Rebecca Hurd	McCall	Feb. 17, 2026; Testimony Feb. 25, 2026; Mar. 21, 2026; Mar. 30, 2026; Aug. 19, 2026; Exhibit 1, Aug. 27, 2026; Testimony Aug. 27, 2026; Nov. 11, 2026
53	Mary Beth Resimius	McCall	February 17, 2026; August 19, 2026
54	William Marineau	3306 Shaggy Mane CT	February 17, 2026; Testimony February 25, 2026; August 19, 2026
55	Harold and Peggy Nickle	424 McGinnis ST	February 17, 2026
56	Nancy Romero	21 Crestview LN	February 17, 2026
57	Patty Young	McCall	February 17, 2026; August 19, 2026; Testimony Aug. 27, 2026;
58	Brett and Marcie Keller	3737 West Mountain RD	February 17, 2026
59	McCall Keller		February 17, 2026; August 19, 2026
60	Dean, Amy, Finn, and Willa	10 Bitterroot Ct	February 17, 2026; August 19, 2026

	Cromwell		
61	Jeannie Carpentier and John Whalen	Valley County	February 17, 2026; August 18, 2026; Testimony Aug. 27, 2026;
62	Lydia and Don McMillin	White Cloud Subd.	February 17, 2026; August 19, 2026
63	Jim Fitzgerald and Karen Olde	13737 Clear View RD	February 17, 2026
64	Kim and Doug Cooper	58 Sundance DR	February 17, 2026; August 19, 2026
65	Alsy Cory		February 17, 2026
66	Randy Resimius	McCall	February 17, 2026; August 19, 2026
67	Dawn Matus	McCall	February 17, 2026; August 18, 2026
68	Kelly Martin and Paul Hefner	171 Finn Church LN	February 17, 2026
69	Idaho Conservation League, Randy Fox		February 17, 2026; Testimony February 25, 2026; August 19, 2026
70	Pam Wissenbach	280 May RD	February 17, 2026; August 19, 2026
71	Jessica Rawlings	McCall	February 17, 2026; August 17, 2026
72	Josh Cory		February 17, 2026
73	Todd Fereday		February 17, 2026; August 18, 2026
74	Mike Wissenbach	280 May RD	February 17, 2026; August 19, 2026
75	Scott Fereday	713 Wooley Ave	February 17, 2026; August 19, 2026
76	Wayne Albright	938 Kodiak Lane	February 17, 2026
77	Matt Dixon		February 17, 2026
78	Rick Fereday	McCall	February 17, 2026; August 19, 2026
79	Leslie Pierce and Robert Suydam	405 N Samson Trail	Feb. 17, 2026; Testimony Feb. 25, 2026; Aug. 19, 2026; Nov. 10, 2026
80	Damon Johnson	12 Haymaker PL	February 17, 2026
81	Ronald Hamerly		February 18, 2026
82	Anderson White		February 18, 2026
83	Miles Hohler	6 Smylie CT	February 18, 2026
84	Rachelle Leach	McCall	February 18, 2026
85	Graysen Harris		February 18, 2026
86	Kaleb Berger		February 18, 2026
87	Angie Michaels	3381 Ridge DR	February 18, 2026
88	Zanny White		February 18, 2026
89	Susan Rouske	Blackhawk on the River	Exhibit 1, February 25, 2026
90	Betsy Booth; McCall		Exhibit 3, February 25, 2026
91	Melissa Coriell	McCall	Exhibit 5, February 25, 2026; August 26, 2026
92	John Phipps	Fruitland	Exhibit 6 and Testimony, February 25, 2026; Testimony Aug. 27, 2026;
93	Gary and Renee Ladd	8 Oneida DR	Exhibit 7, February 25, 2026
94	Margot Lojek	1045 Valley Rim RD	Testimony February 25, 2026
95	Robert S (last name unknown)	405 N Samson Trail	Testimony February 25, 2026
96	Ted McManus	1045 Valley Rim RD	Testimony February 25, 2026
97	Larry Brockman	81 Sundance DR	Testimony February 25, 2026
98	Corey Price	Adams County	February 28, 2026
99	Alaina Barnett	New Meadows	Testimony February 25, 2026; February 28, 2026; August 5, 2026

100	Rachel Arndt		March 7, 2026
101	Amy Cooper		April 17, 2026
102	Dave Curtis	White Cloud Subd.	December 3, 2024
103	Dylan Hopkins	Blackhawk Ranch	August 4, 2026
104	Brent Collins	16 Thunderbolt PL	August 12, 2026; Nov. 11, 2026
105	Gwen Asmussen		August 13, 2026
106	Marshall Haynes	Farm to Market Road	August 13, 2026
107	Janet White	14098 Morell Road	August 15, 2026
108	Judi Rawlings		August 17, 2026
109	Nori and Behzad Cohan	140 Mariah Ct	August 17, 2026
110	Michael Josepher	McCall	August 17, 2026; November 7, 2026
111	Steve and Silvia Mollner		August 17, 2026; November 7, 2026
112	Jerry Kelly	13079 Highway 55	August 17, 2026
113	Kathy Deinhardt Hill & Bob Hill	14068 Pioneer Road	August 18, 2026
114	Alexandra Schiebel		August 18, 2026
115	Gregg Wilkinson	Boise and Blackhawk	August 18, 2026
116	Josh Cretser		August 18, 2026
117	James Bleuer	Rio Vista area, McCall	August 18, 2026
118	Jean Odmark	McCall	August 18, 2026;Testimony Aug. 27, 2026; October 5, 2026
119	Christopher Shake	August 18	August 18, 2026
120	Lynn Lewinski	McCall	August 18, 2026
121	Stacey Davis	White Cloud Subd.	August 18, 2026
122	Julie Murphy		August 18, 2026; August 19, 2026
123	Debbie Cook	McCall	August 18, 2026
124	Abi Aronson	McCall	August 18, 2026
125	Richard McChrystal		August 18, 2026
126	Perry and Tina Rowe	140 Sue DR	August 19, 2026
127	Erin Ferguson	1040 Blackhawk Lake DR	August 19, 2026
128	Ellen and Mike McKinney	McCall	August 19, 2026
129	Jeri Rehberg	749 Chad Loop	August 19, 2026
130	Tami Parkinson	Valley County	August 19, 2026
131	Patricia Fereday	330 Forest ST	August 19, 2026
132	Sheree Sonfield	McCall	August 19, 2026; Nov. 8, 2026
133	Paula Shultz		August 19, 2026; Nov. 11, 2026
134	Clara Day	Texas; Blackhawk Lake	August 19, 2026
135	Shelley Lupher		August 19, 2026
136	Preston and Catherine Roper	McCall	August 19, 2026
137	Thomas and Jean Wild	342 Maki LN	August 19, 2026
138	Bill Thomas	650 Brady DR	August 19, 2026
139	Aron Robie	Valley County	August 19, 2026
140	Marilyn Olson	890 Timber Ridge CT	August 19, 2026
141	Kathleen Poston		August 19, 2026; Nov. 11, 2026
142	Pamela McChrystal	McCall	August 19, 2026
143	Karen Morrow	796 Chad Loop	August 19, 2026
144	Katie Warner	3789 West Mountain RD	August 19, 2026
145	Judy Anderson	West Lake Fork	August 19, 2026; Testimony Aug.

			27, 2026;
146	Lori MacNichol		August 19, 2026; Nov. 11, 2026
147	Brian Renstrom	McCall	August 19, 2026
148	Tina McBride	Whitetail Subd.	August 19, 2026
149	Meg Lojek	1045 Valley Rim RD	August 19, 2026
150	John Watkins and Esther Mulnick	303 Brook DR	August 19, 2026
151	Galen Shaver	13775 Nisula RD	August 19, 2026
152	Jack McManus	1045 Valley Rim RD	August 19, 2026
153	John T McManus	1045 Valley Rim RD	August 19, 2026
154	Ali Kaminski		August 19, 2026
155	Cheryl Meinzer	McCall	August 19, 2026; Nov. 11, 2026
156	Bob Carroll	258 Morgan Drive	August 25, 2026
157	Scott and Connie Harris	McCall	August 26, 2026
158	Emily Wilson	146 E Lake Fork RD	Testimony Aug. 27, 2026;
159	Ron Minegar	1425 Chris Lane	Testimony Aug. 27, 2026;
160	Art Troutner	193 W Lake Fork RD	Testimony Aug. 27, 2026;
161	Royce Bartholomew	3600 Fish Creek RD	Testimony Aug. 27, 2026;
162	Brandon Rowley		August 31, 2026
163	Kay Snodgrass	McCall	September 2, 2026
164	Ron Nahas		September 2, 2026
165	Laurie Josepher	McCall	November 7, 2026
166	Terry Avitable	119 Moon Drive	November 8, 2026
167	Scott and Kathleen Weber	McCall	November 8, 2026
168	John and Ann Link		November 9, 2026
169	Lori G. Banducci		November 11, 2026
170	Beverly Hellman	218 Ferguson Way	November 11, 2026
171	Chris and Joanne Sours	320 Moon DR	November 11, 2026

From: Brett Keller <bkeller@gmail.com>
Sent: Sunday, October 19, 2025 6:08 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>; Cynda Herrick <cherrick@valleycountyid.gov>; info@dfdevelopmentllc.com <info@dfdevelopmentllc.com>; dfdproperty@dfdevelopmentllc.com <dfdproperty@dfdevelopmentllc.com>
Subject: Property Buffer Zones for Red Ridge

Christine Richman
Valley County Planning & Zoning Commission

Christine,

We are writing as the owners of 46 acres of land that sits immediately adjacent to the proposed Red Ridge Village development on the west side of McCall. While I understand and appreciate the intent to thoughtfully accommodate growth in Valley County, we are deeply concerned about the current boundary of the proposed project and the lack of adequate buffering between this high-density development and surrounding rural parcels such as our own.

Our property has been maintained in a largely natural state for decades. Like many neighboring landowners, we value the open space and wildlife that define this area. We frequently enjoy outdoor activities such as ATV riding and recreational shooting—activities that are consistent with the rural character of the area but would be incompatible with a nearby dense residential development.

Placing an urban-style community immediately next to multi-acre properties creates several challenges that should be addressed through a stronger buffer zone:

- Wildlife and Environmental Impacts: This area serves as an important corridor for elk, deer, and other wildlife. The introduction of dense housing, traffic, and lighting would severely disrupt natural migratory and grazing patterns that are integral to the local ecosystem.

- Land-Use Conflicts: Existing rural uses—including farm equipment use, ATV recreation, firearm use, livestock, and other outdoor activities—would create conflicts with future residents who may not expect or tolerate these activities. This can also create potential safety risks for children and other residents.

- Loss of Rural Character: The western side of McCall has long served as a transition between town and open forest. Preserving a meaningful buffer would maintain that sense of space and ensure that McCall's unique charm and tranquility are not lost as growth occurs.

For these reasons, I respectfully request that the Commission require a substantially larger buffer zone—ideally consisting of natural, undeveloped greenspace—between the Red Ridge Village development and the surrounding rural parcels. This would help preserve ecological connectivity, protect existing property uses, and maintain the scenic and peaceful qualities that have defined this area for generations.

I would welcome the opportunity to discuss these concerns further or provide additional context regarding the land and wildlife patterns in this area.

Thank you for your consideration and for your ongoing efforts to balance responsible development with the preservation of McCall's natural and rural heritage.

Sincerely,
Brett and Marcie Keller
McCall Property Owners
3737 West Mountain Road, Valley County

From: Lea Albright <lmalbright23@gmail.com>
Sent: Monday, October 20, 2025 12:36 PM
To: crichman@gsbsconsulting.com <crichman@gsbsconsulting.com>
Cc: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Concerns and Proposal Regarding Planned Development Adjacent to Our Property

Lea' & Wyatt Albright

3731 West Mountain Road
McCall, ID, 83638

Lmalbright23@gmail.com
208-310-6209

10/16/2025

Christine Richman & DF Development

375 W 200 South

Salt Lake City, UT, 84101

CC: Cynda Herrick

Christine Richman and DF Development;

We are writing regarding the proposed Red Ridge village and condominium center development adjacent to our 20-acre property, which holds both agricultural and timber status. As the neighboring landowners, we have serious concerns about the incompatibility of use between this proposed development and the existing agricultural and forestry operations that have been established on my property.

Our property is actively maintained for agricultural and timber purposes, which naturally involve regular equipment use, noise, dust, and other activities that may not align well with dense residential living. The proximity of the proposed development raises concerns about potential conflicts related to noise expectations, fencing boundaries, livestock containment, and destruction of native migratory patterns that play a vital role in our ecosystem.
The currently revised proposal places high-density residential and commercial use directly next to active farmland and managed timberland. This presents several major issues, including but not limited to:

- *Noise and operational conflicts due to farm equipment, saw operations, livestock, gun fire, and standard agricultural activity.*

- *Noise, lighting and congestion conflict from dense residential and commercial development.*
- *Destruction of natural migratory elk and deer habitat that use our farm and forest land as a migratory and grazing corridor. The current ecosystem plays a vital role in the forest's health.*
- *Potential disputes over fencing, livestock containment, property boundaries and safety risks of residential persons or animals crossing onto farmland; and*
- *Overall loss of rural character and degradation of the working-land environment.*

Given these substantial concerns, We are formally requesting that a significantly larger buffer zone be incorporated between our property line and the nearest planned residences. We are also proposing that a commercial village is not compatible with nearby land use and should be considered for removal. A much larger and permanent buffer of native greenspace would be essential to preserving compatibility, safety, and privacy between the two distinct land uses.

Thank you for your time and consideration. We look forward to your response and to working collaboratively toward a mutually beneficial solution.

Sincerely,

Lea' and Wyatt Albright

208-310-6209

From: Lea Albright <lmalbright23@gmail.com>
Sent: Tuesday, February 17, 2026 1:27 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: RedRidge Village Opposition

2/14/2026
RedRidge Village Concept PUD 26-001
Cynda Herrick
Valley County P&Z
cherrick@co.valley.id.us

West Mountain Road is truly a special place, it part of McCall's Scenic Byways and is used by bikers, foot traffic, thousands of grazing sheep, and community members coming to escape the hustle and bustle of town. Neighbors know each other by name and will lend a hand when needed. At night it is dark, people come to star gaze in meadows for unobstructed views of astrological events. West mountain is quiet, both day and night, wildlife can be heard sounding to each other and moving across the landscape.

We continue to have many concerns and unanswered questions regarding the Red Ridge Village proposal. In addition, we would like to put several concerns on record. During the neighborhood meeting, the Red Ridge presentation was abruptly ended (early) by the presenter while there were still questions and concerns coming into the chat. We received no follow up communication to revolve the early ended meeting or answer additional questions. Is this the foundation for which big developers should collaborate and treat existing community members?

Our concerns have not been addressed and no attempt has been made by the development team to work with adjacent landowners that will be directly and negatively impacted by this proposal. Please see Emails on file that were CC'd to Cynda Herrick.

The proposed 100 feet of green space Between RedRidge Village and adjacent property lines is not adequate for wildlife corridors or movement, not enough information is included in this proposal to ensure native land is protected from future development and expansion within the RedRidge Village. Nor is it compatible to have proposed high density residential condos next to timber and agricultural land using the Valley County Compatibility Matrix.

Valley County's Dark Sky Initiative:
Valley County has committed to dark sky protection. Red Ridge Village's 722 units will introduce significant nighttime illumination visible from adjacent properties including 3731 W Mountain Road, which will:

- Disrupt wildlife nocturnal behavior (elk movement, bird migration timing)
- Degrade night sky visibility for adjacent property owners (our investment in mountain property includes dark sky value)
- Create light trespass that violates our quiet enjoyment and existing use rights
- Undermine County's own dark sky initiative if not stringently controlled

We request:

- Submittal of detailed photometric plan (IES standards) showing zero light trespass beyond property line, not "recommended" lighting as written in the proposal.
- Binding covenant restricting light color temperature to 2700K, full cutoff fixtures only, with annual third-party audits
- Construction-phase lighting restrictions and night-work prohibition
- Enforcement mechanism allowing adjacent property owners to trigger County action if violations occur
- Developer liability for remediation if lighting non-compliance is documented

Request for Developer-Funded Fencing and Buffer Barriers BEFORE Construction begins.

Red Ridge Village is immediately adjacent to our working farm. Construction of 722 units will create trespass liability from curious residents and livestock safety risk if domestic animals cross from RRV onto our property.

We are requesting a developer-funded fence be constructed along property boundaries before any site construction begins that is at least 4 feet high and made of materials that will not allow RRV pets or people to accidently cross onto our property.
This fence will be maintained in operable condition by DF Development or any subsequent property owners.

Request for a Comprehensive Cumulative Impact Assessment

The applicant has not provided cumulative impact analysis showing how Red Ridge Village, when combined with Tamarack Resort expansion, Whitetail expansion, Valley County School District growth, and other concurrent developments, will collectively strain West Mountain Road, fire protection services, and groundwater aquifers. We request an independent hydrological and traffic study commissioned by Valley County that specifically models worst-case concurrent construction scenarios and demonstrates no adverse impacts to adjacent properties including 3731 West Mountain Road.

Request for a Detailed Hydrological Studies with Binding Guarantees

Before approval of the Red Ridge Village application, we request that P&Z require a 3-year hydrological study by a hydrogeologist licensed in Idaho, independent peer review by the U.S. Geological Survey, and binding developer liability for water supply impacts to adjacent properties and their current water rights. Baseline measurements must be established before any ground disturbance.

- Annual groundwater monitoring on 3731 W Mountain Road and adjacent properties at developer's expense
- Quarterly reports to Valley County showing aquifer levels compared to baseline (establish baseline before construction begins)
- Immediate halt to new Phase approvals if groundwater levels decline more than 5 feet below baseline measurements.
- Developer shall fund supplemental water supply (trucked water or connection to City of McCall system) for any adjacent property experiencing decline of 10+ feet
- Remediation bond of $3 million to guarantee performance—held by Valley County.

Request for Elk, ground squirrel and wildlife impact and migratory study's BEFORE approval of the RedRidge Village PUD.

At the statewide level, Idaho's Action Plan under Secretarial Order 3362 emphasizes conservation and improvement of habitat quality in key big game winter ranges and migration corridors, including strategic work with private lands to maintain intact landscapes and functional movement routes.

Within the Red Ridge Village PUD area, cumulative impacts include ongoing construction and development, road network development, recreation, historic timber harvest areas, and other uses. If unmanaged, these changes could gradually convert large interior habitat blocks into smaller fragments, reduce connectivity between seasonal ranges, and increase edge effects such as weed invasion and human disturbance.

- Ground Squirrel Mitigation
    - For Northern Idaho Ground Squirrel, the project will implement measures consistent with the federal recovery plan before construction begins:
        - § Avoiding development in shallow, well drained meadows that meet the species habitat criteria.
        - § Conducting pre-construction surveys in suitable habitats and applying no disturbance buffers where the species is present.
        - § Managing forest encroachment in designated conservation meadows to prevent further loss of open habitat.

Thank you for taking the time to review and address our concerns.

Lea' and Wyatt Albright.
208-310-6209

From: In-Motion Performance Bike Service <inmotionpbs@gmail.com>
Sent: Tuesday, February 17, 2026 4:32 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: DF PUD

I am in opposition of the DF development red Ridge proposal. I do not Feel that a development of that nature is fitting to the surrounding environment and neighborhoods in the area
Wyatt albright

"IN-MOTION"
208.310.6866
INMOTIONPBS.com
McCall ID 83638

November 22, 2025
Delivered via E-mail

RE: Red Ridge Neighborhood Meeting of November 10, 2025

Dear Commissioners,

We attended the virtual meeting referenced above and can state that many of the concerns identified during the original 2024 application's public process were either not addressed, glossed over, or dismissed as referenced in reports that were not made available.

Specifically:

- Increased vehicle volumes and traffic noise resulting in service level degradation were dismissed as referenced in a draft report. The same was true for any noise mitigation measures that should be implemented.

- Hastened degradation of West Mountain Road was not addressed and any increased upkeep necessary was specifically passed to Valley County as being the party responsible. The same was said for any public safety concerns on West Mountain Road.

- The applicant negated addressing West Mountain Road entrance location concerns.

- High density housing remained depicted adjacent to existing low density residential and agricultural uses.

- Open space was depicted westerly away from existing county residents and therefore of no use as a buffer to existing low density properties.

- Wastewater treatment was specifically identified as being aerobic and non-discharging, but no specifics were presented as to the type of aerobic treatment or location of any land application systems.

- Water availability and possible impacts to existing wells were dismissed.

Without specifics the meeting seemed to be a box checking exercise rather than communicating how pertinent issues were going to be addressed, if at all.

Regards,

Bryan Donaldson
Sarah Helgeson
19 Thunderbolt Pl
McCall, ID 83683

Director Cynda Herrick
PO Box 1350
Cascade, ID 83611

RE: Comments in Opposition to PUD 26-01 Red Ridge Village Concept Application

Dear Director Herrick and P&Z Commissioners,

I am writing to express my opposition to the proposed Red Ridge Village PUD Application for development (Proposal) and conclude that it does not conform to the Valley County Comprehensive Plan (Plan). The stated goals of the Plan include, among others, the following:

- ...prevent future damages to the environment and community which attracted development here in the beginning
- ... Manage growth and development while protecting quality of life within Valley County
- ...maintain or improve existing level of service

The Proposal documents conditions that would fundamentally fail to preserve the character of our current rural community. This degradation will harm existing property, lower property values and lower existing levels of service and contribute to a decrease in roadway safety. Additionally, the Proposal is deficient in providing information on key areas relating to water supply, wastewater treatment and disposal, traffic safety, impacts due to commercial and construction activity and roadway/intersection service level mitigation.

Below is a summary of the Proposal to Plan failures.

Ch #	Chapter Name	Goal	Meets Goal	How the Proposal Does NOT Contribute to the Goal
2	Population	Manage growth and development while protecting quality of life within Valley County	N	The Proposal does not include mitigation of negative impacts on surrounding residents. The Proposal merely references that noise, lighting and traffic impacts will be similar to those of like subdivisions.
2	Population	Retain the rural and small-town character enjoyed by residents and visitors to Valley County	N	The Village proposed is a suburban city, not like the surrounding rural subdivisions.
3	Private Property Rights	Protect individual private property rights while considering community rights	N	The Proposal includes clustered high-density areas are bordering large acreage residential and agricultural land uses. This is not protecting existing residence's rights. The high-density areas should be well centered within the boundary of the proposed village area and could be surrounded by the development's low-density areas. All properties

Ch #	Chapter Name	Goal	Meets Goal	How the Proposal Does NOT Contribute to the Goal
				should be permanently deed-restricted to prevent rentals which degrade existing property values (See High Density Development section below for further details).
4	Natural Resources	Conserve and manage groundwater and surface water in all its forms in order to prevent depletion or pollution[1]	N	There is no data to indicate impact on nearby agricultural and existing residential wells. Existing open spaces are not irrigated, and water should not be diverted to landscape maintenance uses. Simply monitoring surface and ground water quality is not useful without setting allowable degradation criteria and providing enforcement mechanisms.
4	Natural Resources	To protect fish and wildlife as natural resources of critical importance in Valley County	N	The densities indicated on the eastern edge of the development in the Proposal preclude habitation and migration of big game animals as they are too close together.
4	Natural Resources	To protect desirable vegetation as a valuable resource in Valley County	N	The planting of anything but existing, native vegetation should be prohibited.
4	Natural Resources	To protect water bodies in Valley County	N	Subdivisions with manicured landscaping are known to have excessive use of fertilizer, herbicides and pesticides that will contribute to the degradation of water quality throughout the drainage areas.
6	Special Areas and Sites	To recognize the waterways and water bodies in Valley County as special areas	N	The Proposal indicates a 50-foot setback from streams and waterways and is inadequate to mitigate transport of common suburban/urban nutrients, automotive, and hazardous chemicals. Setbacks should, at the least, mimic the rules for wastewater land application and be set to 300 or more feet.
6	Special Areas and Sites	To recognize important wildlife habitats	N	The Proposal shows no real boundaries between the clustering of the high-density development areas on the eastern boundary. This closeness effectively negates the use of historic big game/wildlife corridors. Nearly the entire eastern boundary is blocked off by high-density development and will prevent

[1] City of McCall has a full-time staff of professional and licensed water and wastewater operators. The HOA is unlikely to possess full-time, qualified water and wastewater staff.

Ch #	Chapter Name	Goal	Meets Goal	How the Proposal Does NOT Contribute to the Goal
				wildlife access to their historic migration corridors.
7	Transportation	To improve county wide transportation		Notable transportation safety degradations caused by the increased traffic are glossed over or unaddressed. Any mention of necessary improvements to mitigate loss of service are passed to Valley County. The traffic study fails to address safety related to the existing and extensive use of West Mountain Road, among others, by pedestrians and bicyclists.
7	Transportation	To develop a valley wide pathway system	N	The Proposal does not contain a plan for any bike/walkways along West Mountain Road to connect to any existing or planned Valley County Pathways.
7	Transportation	To fund the construction, improvement, and maintenance of the Valley County road system	N	Increased traffic will escalate maintenance costs to existing Valley County vehicle registrants. Second homes and/or vacation properties do not increase funds available for roadway maintenance.
8	Housing and Community Design	To encourage an adequate supply and variety of affordable, safe, and quality housing types for the local residents including current and future, working and retired	N	The Proposal fails to meet objective 5: Consider higher densities and multi-family units where services are available. Community services are not available at the proposed location (Transportation, bussing, city services). The deed restrictions proposed are fluid and have the potential of reverting to non-deed restrictions. The deed restrictions need to be permanent and should be required to transfer when ownership transfers.
8	Housing and Community Design	To encourage existing subdivisions to improve their standards for infrastructure and public services	N	The Proposal results in a degradation not an improvement to existing rural subdivisions.
8	Housing and Community Design	To encourage innovative and attractive designs for new development, preservation of the rural flavor of the regional, and	N	The Proposal fails to meet preservation of the rural flavor due to the extensive high-density areas bordering existing agriculture and low-density residential areas. High-density land uses need to be moved far away from the perimeter and to

Ch #	Chapter Name	Goal	Meets Goal	How the Proposal Does NOT Contribute to the Goal
		protection of special areas		the western center of the development.
8	Housing and Community Design	To encourage new development in or near the existing cities and communities in Valley County	N	The Proposal does not meet the need for the development to be near existing commercial services. The addition of a commercial space as large as the one proposed does not coincide with the low-density residential rural flavor of the existing area.
9	Economic Development	To promote and encourage activities which will maintain a strong, diversified economy	N	The Proposal provides no diversification beyond initial construction and maintenance activities associated with secondary homes. Construction of the development is a temporary economic impact both negative and positive.
10	Recreation and Open Space	To promote and support a viable recreation and tourism program that is in harmony with the Land Use section of this plan	N	Any areas claimed to be public and public access points within the Proposal need to be included on the final plat as public, in perpetuity, so as not to revert to private at a later date.
10	Recreation and Open Space	To promote and support acquisition and protection of our trail systems and recreation sites	N	Any areas claimed to be public and public access points within the Proposal need to be included on the final plat as public, in perpetuity, so as not to revert to private at a later date.
13	Land Use	Retain the rural atmosphere of Valley County by protecting its natural beauty and open characteristics and preserving its historical and scenic beauty		The Proposal's location of high-density clustering adjacent to existing low-density and agricultural uses does not meet this goal. Additionally, the development is not near existing infrastructure and does not mitigate lighting, noise and air pollution, it merely adds to existing. The development does not discourage scattered, sprawling development. It will prevent Dark Sky Reserve adherence.
13	Land Use	Develop a policy of clean-up and fix-up	N	The existing landscape cannot be improved upon by adding cookie-cutter, manicured suburban landscaping.
13	Land Use	Consider the effect of land use changes on the source, quantity and quality of ground water	N	Again, the references to water monitoring are inadequate without adherence to a formal quantitative plan to maintain water quality.

Ch #	Chapter Name	Goal	Meets Goal	How the Proposal Does NOT Contribute to the Goal
13	Land Use	Consider each community's unique character and plans	N	The proposed development is contiguous with Whitetail, which is part of the City of McCall. It should be annexed into the City and become a contributor to extensions and capacity improvements of the existing City of McCall water and wastewater systems.

High-Density Development

With respect to paragraph 1 on page 24 of the Plan Overview_PUD Criteria Compliance_CUP Criteria Review, the positioning of the high-density development near West Mountain Road will not lessen the impact on open spaces any more than single family residential areas. I would contend that clustered, high-density housing with associated parking requirements, in the location shown, obliterates an open timbered area in its entirety. Whereas low-density, single-family lots can preserve significant portions of the existing landscape. Repositioning the high vs low-density housing will not change the quantity of utilities installed or surface area paved.

Additionally, high-density development at this location is inconsistent with the existing low-density area uses. The location of the proposed high-density housing is not served by community services or in a location where community services can be easily accessed. Such services include public transportation and low-income resources that are within McCall city limits.

The Proposal suggests commercial spaces and possible music venues which are not consistent with the exiting area uses, but rather more consistent with urban developments. These venues add noise levels (mitigated or not, used only during specific times or not) and take away from the natural landscape and sounds that exiting residents enjoy today. The development adds lighting that will also detract from our natural landscape. Encouraging the Village concept and luring city residents to frequent the development conflicts with the Plan and further degrades the surrounding uses.

Traffic Study

Noise from the added traffic was brushed aside as a potential mitigatable measure in the traffic study. The increase in traffic levels alone will add to the considerable noise levels already produced, especially with resulting UTVs and large construction vehicles. Note that UTVs have an average noise rating of 70-110dB with 85-95dB being the threshold for suggested noise abatement and restrictions (offroadingutv.com) while SUVs average 50-60dB (Car Confections).

Noise impacts are commonly evaluated when significant increases occur according to 23 CRF Part 772 and Section-1300 of Traffic Noise, Idaho Transportation Department. A Noise Impact Study should be completed as part of the Proposal to evaluate mitigatable effects.

The Proposal places the development's primary entrance near the intersection of the southern part of Sundance Drive and West Mountain Road. At this location, there is a series of curves and a hill with reduced line of sight. The posted speed limit is 45 MPH, not 35 MPH as the Traffic Studies state. These conditions lead to unnecessary safety issues. Whitecloud residents will experience increased traffic, loss of service, noise-related consequences and safety issues if the primary entrance is located at this point.

Relocation of the development's primary access and active constructed mitigation measures are needed to lessen traffic noise impacting existing residents and should be required of the developers as part of the Proposal. Relocating the construction entrance to the emergency entrance as shown in the Proposal's Appendix Figure A.3. will mitigate excessive wear and tear on West Mountain Road and reduce noise for existing residents.

The traffic study identifies several existing intersections, aside from West Mountain Road, that will experience deteriorated levels of service due to the Proposal and suggests mitigation measures that should be incorporated. The mitigation measures that produce a level of service closest to the existing level should be a minimum condition of approval with construction of mitigation being started in conjunction with the first phase of the development.

At a minimum the County needs to establish that the developers will provide improvements on West Mountain Road and the other intersections/roads shown to have a loss of service. It also needs to include the required construction of active noise abatement for existing residents.

Water and Wastewater

Since the development abuts the City of McCall it is logical that the wastewater from the development go to the City where it can be processed for treatment and effluent disposal through the beneficial reuse system currently employed by the Payette Lakes Recreational Water and Sewer District and the City of McCall. The beneficial reuse of the effluent reduces the negative impacts of the nitrogen and phosphorus in the Valley's waterways. It is important to understand these systems before granting approval to a development that is larger than a significant number of communities in the state. Monies the development might expend on its own decentralized treatment system could be used to help upgrade the existing water and wastewater treatment system and will lessen the decentralization, general sprawl, and the introduction of contaminants into our waterways.

Decentralized utility systems across the county have a mixed record of success/failure based on how effective the HOA/developer funds the initial construction as well as funding the management of continuous operation and maintenance expenses. Failures of these systems are damaging to the environment, human health and safety, and the lot owners who become unable to secure building permits.

Subdivisions such as the proposed notoriously use water and fertilizer for landscaping that is not commensurate within the area. There is nothing in the Proposal that indicates mitigation of irrigated landscaping within the "open areas" or on the private property held

by owners within the subdivision. The Proposal needs to ensure the HOA will establish homeowner requirements to prevent the use of fertilized landscaping. Such use will degrade ground water and eventually the Payette River and Cascade Lake.

Significant effort and money have been expended through the TMDL (Total Maximum Daily Load) process to improve the water quality in Cascade Lake. Conditions need to be imposed to ensure backsliding does not occur as a result of developments like the ones in this Proposal.

Wildlife

The Proposal does not reference the wildlife that traverses West Mountain Road from the Payette River up to the Red Ridge hillside. The Proposal includes plans to have commercial spaces and high-density clusters that will interfere with wildlife. These are not town deer/elk/moose. These animals are accustomed to the existing open and quiet areas.

Conclusion

- The region is not in need of giant decentralized developments with commercial and entertainment venues in rural locations.
- Yes, we need centralized, affordable housing, and the people who will reside there need to be close to resources like public transportation, grocery stores, schools, etc. The Proposal does not meet those critical needs.
- The location of the proposed main entrance will add to noise, traffic, safety and loss of service issues for existing residents and needs to be relocated to a more suitable location. The traffic study needs to address noise and non-motorized safety issues on West Mountain Road as is commonly done.
- The proposed high-density clusters are placed too closely to each other and to existing low-density neighbors.
- Thorough water and wastewater impact studies need to be completed to ensure that current residents and Valley County waterways are not negatively impacted.

The Red Ridge Village, as proposed, is clearly a violation towards maintaining a rural environment. Efforts need to be made to ensure the development of the area is in keeping with the rural nature of the land uses and not to degrade the quality of life for existing residents and degrade the levels of service for the community at large.

Regards,
Sarah Helgeson
19 Thunderbolt Pl
McCall, ID 83638
sjhelge@outlook.com
208-250-5724

Director Cynda Herrick
PO Box 1350
Cascade, ID 83611

RE: Comments in Opposition to PUD 26-01 Red Ridge Village Concept Application

Dear Director Herrick and P&Z Commissioners,

I am writing to express my opposition to the proposed Red Ridge Village PUD Application for development (Proposal) and conclude that it does not conform to the Valley County Comprehensive Plan (Plan). The stated goals of the Plan include, among others, the following:

- ...prevent future damages to the environment and community which attracted development here in the beginning
- ... Manage growth and development while protecting quality of life within Valley County
- ...maintain or improve existing level of service

The Proposal documents conditions that would fundamentally fail to preserve the character of our current rural community. This degradation will harm existing property, lower property values and lower existing levels of service and contribute to a decrease in roadway safety. Additionally, the Proposal is deficient in providing information on key areas relating to water supply, wastewater treatment and disposal, traffic safety, impacts due to commercial and construction activity and roadway/intersection service level mitigation.

Below is a summary of the Proposal to Plan failures.

Ch #	Chapter Name	Goal	Meets Goal	How the Proposal Does NOT Contribute to the Goal
2	Population	Manage growth and development while protecting quality of life within Valley County	N	The Proposal does not include mitigation of negative impacts on surrounding residents. The Proposal merely references that noise, lighting and traffic impacts will be similar to those of like subdivisions.
2	Population	Retain the rural and small-town character enjoyed by residents and visitors to Valley County	N	The Village proposed is a suburban city, not like the surrounding rural subdivisions.
3	Private Property Rights	Protect individual private property rights while considering community rights	N	The Proposal includes clustered high-density areas are bordering large acreage residential and agricultural land uses. This is not protecting existing residence's rights. The high-density areas should be well centered within the boundary of the proposed village area and could be surrounded by the development's low-density areas. All properties

Ch #	Chapter Name	Goal	Meets Goal	How the Proposal Does NOT Contribute to the Goal
				should be permanently deed-restricted to prevent rentals which degrade existing property values (See High Density Development section below for further details).
4	Natural Resources	Conserve and manage groundwater and surface water in all its forms in order to prevent depletion or pollution[1]	N	There is no data to indicate impact on nearby agricultural and existing residential wells. Existing open spaces are not irrigated, and water should not be diverted to landscape maintenance uses. Simply monitoring surface and ground water quality is not useful without setting allowable degradation criteria and providing enforcement mechanisms.
4	Natural Resources	To protect fish and wildlife as natural resources of critical importance in Valley County	N	The densities indicated on the eastern edge of the development in the Proposal preclude habitation and migration of big game animals as they are too close together.
4	Natural Resources	To protect desirable vegetation as a valuable resource in Valley County	N	The planting of anything but existing, native vegetation should be prohibited.
4	Natural Resources	To protect water bodies in Valley County	N	Subdivisions with manicured landscaping are known to have excessive use of fertilizer, herbicides and pesticides that will contribute to the degradation of water quality throughout the drainage areas.
6	Special Areas and Sites	To recognize the waterways and water bodies in Valley County as special areas	N	The Proposal indicates a 50-foot setback from streams and waterways and is inadequate to mitigate transport of common suburban/urban nutrients, automotive, and hazardous chemicals. Setbacks should, at the least, mimic the rules for wastewater land application and be set to 300 or more feet.
6	Special Areas and Sites	To recognize important wildlife habitats	N	The Proposal shows no real boundaries between the clustering of the high-density development areas on the eastern boundary. This closeness effectively negates the use of historic big game/wildlife corridors. Nearly the entire eastern boundary is blocked off by high-density development and will prevent

[1] City of McCall has a full-time staff of professional and licensed water and wastewater operators. The HOA is unlikely to possess full-time, qualified water and wastewater staff.

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Water and Wastewater

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The decentralized utility systems across the county have a mixed record of success/failure based on how effective the HOA/developer funds the initial construction as well as funding the management of continuous operation and maintenance expenses. Failures of these systems are damaging to the environment, human health and safety, and the lot owners who become unable to secure building permits.

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by owners within the subdivision. The Proposal needs to ensure the HOA will establish homeowner requirements to prevent the use of fertilized landscaping. Such use will degrade ground water and eventually the Payette River and Cascade Lake.

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Conclusion

- The region is not in need of giant decentralized developments with commercial and entertainment venues in rural locations.
- Yes, we need centralized, affordable housing, and the people who will reside there need to be close to resources like public transportation, grocery stores, schools, etc. The Proposal does not meet those critical needs.
- The location of the proposed main entrance will add to noise, traffic, safety and loss of service issues for existing residents and needs to be relocated to a more suitable location. The traffic study needs to address noise and non-motorized safety issues on West Mountain Road as is commonly done.
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The Red Ridge Village, as proposed, is clearly a violation towards maintaining a rural environment. Efforts need to be made to ensure the development of the area is in keeping with the rural nature of the land uses and not to degrade the quality of life for existing residents and degrade the levels of service for the community at large.

Regards,
Bryan Donaldson
19 Thunderbolt Pl
McCall, ID 83638
bddhelgeson@outlook.com
208-936-0617

From: Christine Thayer <christinethayer@msn.com>
Sent: Monday, November 24, 2025 10:52 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: RE: Red Ridge Neighborhood Meeting of November 10, 2025

11/23/25

Christine and Brent Thayer
7 Thunderbolt Pl
McCall, ID 83638

Dear Commissioners,

Thank you for the opportunity to comment on the proposed Red Ridge development. Our home is located within 300 feet of the planned project, yet we did not receive an invitation to the Red Ridge Neighborhood Meeting held on November 10, 2025. We only learned of it afterward from a neighbor. As a result, our primary concerns appear not to have been considered or addressed.

1. Setback and Buffer Concerns
Our property sits approximately 100 feet from West Mountain Road in an existing subdivision of 1.5+ acre parcels. We respectfully request a minimum 300-foot natural buffer between West Mountain Rd and any parking lot or developed structures. We are deeply concerned about increased noise, light pollution, and loss of natural landscape, all of which would negatively impact property value and our ability to enjoy our home.

- Workforce or affordable housing seems better suited closer to McCall services and infrastructure rather than four miles outside of town.
- Given the large total acreage available, lower-density residential development similar to ours could be placed near West Mountain Road, with higher density units set farther into the site, where they would have less impact on surrounding homeowners. We ask for your support in advocating for this approach.
- If apartment buildings are ultimately placed in close proximity, we request additional mitigation measures, such as increased setbacks, natural sound and sight barriers, or other protections.

2. Wastewater and Environmental Impact
The scale of this development represents a significant increase in sewage output. Have wastewater capacity, ground water protection, stormwater management, and runoff risks been fully evaluated and addressed?

3. Traffic and Road Concerns
One of the reasons we chose to build and live here was to avoid heavy traffic and associated noise. This issue was also not discussed. We ask whether the entrance to the development could be relocated rather than positioned near the White Cloud subdivision. Additionally, West Mountain Road already experiences heavy wear and frequent potholes. How will the road be improved and maintained to support the substantial increase in traffic this project would generate?

Thank you for your consideration of these concerns. We appreciate your attention to how this development will impact existing residents and the surrounding community.

Sincerely,
Christine and Brent Thayer

From: Joseph Wiemken <joey@jwengineeringllc.com>
Sent: Thursday, January 15, 2026 12:25 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Red Ridge Village - Public comments - Traffic Impact Study

Cynda,

As a professional engineer, one of the primary factors I evaluate when reviewing proposed developments is the capacity and adequacy of the existing infrastructure to support increased demand. In this case, the Traffic Impact Study was prepared by an out-of-state firm based in Utah, which may not have the same level of firsthand familiarity with local traffic patterns, seasonal fluctuations, and corridor constraints. Developers can select consultants whose analyses may not fully capture or emphasize critical local conditions and utilize those findings to persuade planning departments.

The study notes that a significant portion of the proposed homes and condominiums may be used as second homes or short-term rental units. Such uses typically generate higher traffic volumes than permanent residences, due to increased turnover, shorter stays, and more frequent trips to and from larger metropolitan areas. As a result, traffic demand on major regional routes—particularly Highway 55—would be further intensified.

Based on observed conditions, Highway 55 is already operating beyond its practical capacity during peak periods, especially on weekends, with sustained congestion between McCall and Boise. In my professional opinion, the existing transportation infrastructure is not capable of accommodating the additional traffic generated by this development without significant degradation to safety and mobility.

It is also notable that much of the support expressed for this project comes from parties who stand to benefit financially from the development. Conversely, local residents are more likely to bear the long-term impacts of increased congestion, infrastructure strain, and reduced quality of life.

Additionally, the Wilks brothers have demonstrated a consistent pattern of prioritizing financial interests over local considerations. They are not local residents, and their past actions indicate limited engagement with or support for the long-term interests of the surrounding community or stewardship of Idaho land.

Thanks,

Joey

Joseph Wiemken, S.E., P.E.
JW Engineering LLC
(208) 906-3267

From: Shiny <augray.3@gmail.com>
Sent: Sunday, January 18, 2026 11:19 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Comment - Red Ridge Village proposal

McCall does NOT need to be more commercialized than it already is. People who have lived their whole lives in the area are getting priced out, and the infrastructure is not built for the amount of people and traffic that this proposal would bring in. The same thing is happening in multiple cities around Idaho, especially Meridian where I have watched this process over the past 20 years. The ecosystem would suffer immensely from the initial disturbance of construction, subsequent disruption of travel/migration routes after buildings, roads, and fences are installed, light pollution, noise pollution, dogs and cats, trash, habitat loss, food source loss, and traffic danger. It would also increase conflict between large predators and humans, leading to greater incidences of pets being predated on and the opportunity for humans to be attacked as well, and more opportunity for zoonotic disease transfer. The semi-tame raccoons are already an issue around McCall and this expansion would exacerbate the problem. The existing population of McCall - both human and animal - would suffer from this addition. Please consider their wellbeing before prioritizing the profit of the few billionaires who stand to benefit from destruction.

-Lily Blakeman

--

truth is stranger than fiction.

From: Kevyn Boothe <idkydboot@gmail.com>
Sent: Tuesday, January 20, 2026 6:47 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: In response to the Red Ridge proposal

To whom it may concern,

In response to the proposed DF Development's Red Ridge project:

I understand that DF Development currently holds title to the land in question. However, it should be acknowledged that this title is not as uncontested or straightforward as it is often presented.

The title to these lands has been disputed since the time they were granted. Much of the land ownership in this region arose from historical processes in which banks, railroad interests, and timber companies leveraged capital and political influence to claim lands that had been placed into the United States public domain. The region itself was incorporated as U.S. territory following the Lewis and Clark expedition in the early 1800s and the 1846 Oregon Treaty with Great Britain.

It is widely documented that many of these lands were taken from Indigenous peoples through treaties that were never ratified or were otherwise coercive and unjust. These lands are the unceded homelands of the Nimíipuu (Nez Perce) and Newe (Shoshone) peoples. This reality raises serious ethical questions about land legitimacy and stewardship that remain unresolved today.

If the land and its management are not returned to Indigenous stewardship, there is at minimum a collective responsibility to ensure that it is managed in a way that protects ecological integrity, biodiversity, and long-term environmental function.

Decisions regarding this land should prioritize ecosystem health, public interest, and intergenerational responsibility over short-term private gain.

For these reasons, I unequivocally oppose the subdivision of this land. Further fragmentation and development would irreversibly harm the ecosystem and undermine the broader public interest. Land of this nature should not be treated solely as a financial asset to be subdivided and sold, but as a living system that requires careful, responsible stewardship.

Thank you.
Thank you!
Kevyn Boothe
idkydboot@gmail.com
208-906-6533

From: Keith Radwanski <keithradwanski@yahoo.com>
Sent: Monday, January 26, 2026 8:45 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Red Ridge Village PUD 26-001

Dear Ms. Herrick and the Valley County Planning and Zoning Commission,

After reviewing the Red Ridge Village PUD 26-001, I urge you to deny the application for these reasons:

-It doesn't comply with Valley County's comprehensive plan that deters sprawling developments on foothills, building in forested locations, and constructing subdivisions outside of urban boundaries.

-The Traffic Impact Study only concentrates on roads surrounding the development and doesn't address the increased traffic on ID 55 and US 95 coming from the Boise Valley.

-The emergency access points in Appendix A are lacking.

- Appendix K - WUI Fire Protection Plan was written by a DF Development forester, not an unbiased specialist.

-The threat of forest fires is making it more and more of a challenge to insure property in Valley and Adams Counties. For these reasons alone, it's questionable to approve a development of this size in a mostly forested location.

-Appendices F (Ecological Considerations), G (Lighting Standards), and I (Open Space and Amenities) review habitat/wildlife, dark-sky standards, and open-spaces/trails; however, none of the information truly addresses the impact a development of this size would have on the flora and fauna. The only way to preserve the natural environment throughout Valley County's pristine mountain landscape is to reject projects like Red Ridge Village.

Sincerely,
Keith Radwanski
McCall, ID

From: Jon Mullin <jonamullin@outlook.com>
Sent: Monday, January 26, 2026 5:39 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Red Ridge Village

I am writing again in opposition against the proposed 700+ home Red Ridge Village development near McCall. It may be smaller than the last proposal, but 700 homes is still a significant burden to the area's resources and environment. We continue to support organic growth that can be managed in concert with available services. Please disapprove this proposal.

Thank you,
Jon Mullin

From: Steve Holder <ss29holder@outlook.com>
Sent: Tuesday, January 27, 2026 11:39 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: PUD 26-001

100% against this for the following reasons and Valley County needs to take a look in the mirror on this one.

1. We a short in law enforcement by double digits. The sheriff has not done anything to correct this. The last time I called a deputy out to report a crime, he first apologized for the delayed response and stated "were a little short on deputies."
2. This includes the failure to also maintain West Mountain Road. Which has been destroyed in part by the number of gravel pit operations allowed in this area. It's none stop gravel trucks 2-3 every minute in the summer. Plus, the road was not built correctly, helping lead to nothing but potholes and unsafe driving as people weave in and out trying to miss them. After years, they tried to repair the poles holes this fall, they are already showing up again. Try and ride a bike on this road and you will take your life into your hands.
3. The current developments out here after 30 plus years (Blackhawk and White Cloud) are really only at ~50% build out. Why would you approve another 800 home sites? It's not needed, kills property values and I expect that to be reflected in our tax assessments going forward.
4. Tommy Ahlquist's now failed development or what Valley County approved as a Blackhawk Lakes expansion and never should have been approved without first knowing that he had no right to do so. The HOA members voted this down. Hopely people that bought lots sued him over the lies that was in fact (only 4 - 5 lots were) in Blackhawk Lake. The one home that was built has had a for sale sign on it for the past year. So all of those other lots, have for sales signs on them after 5 years.
5. Is McCall going to allow more restaurants, bars? No! More parking spaces for cars and boats? No! McCall is very anti-growth, and they want no more boats on Payette.
6. I see no path for Valley County to enforce these "only primary residents" homes only. It is a lie on the part of these developers that have pissed off all of the locals for years with the land grabs and closures of those areas. Now in their 70's and looking for a way out. Perhaps Valley County and the State of Idaho should ask them to donate the land for a state park?

Regards,

Steve Holder
McCall, Idaho

From: Erin Fanning <erinfanning@yahoo.com>
Sent: Wednesday, January 28, 2026 7:03 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Letter in opposition to Red Ridge Village PUD 26-001

Dear Ms. Herrick and the Valley County Planning and Zoning Commission,

I am writing to encourage you to reject the Red Ridge Village PUD application. Valley County has already experienced historic growth over the past few years. The result has not been a better standard of living; rather, the opposite is true. Homes continue to become more expensive; roads are congested; pollution has increased on waterways, and, as developments encroach into heavily timbered areas, fire danger is at a high.

Furthermore, the Red Ridge plans do not conform with the McCall and Valley County Comprehensive Plans which discourage sprawl, development on foothills, building outside urban centers, and construction in timbered areas.

Additionally, after reviewing the Red Ridge Village PUD 26-001, there are reasons for further concern:

-Nowhere in the Traffic Impact Study (Appendix J) does it mention the effect the development would have on U.S. 95 and ID 55 beyond Red Ridge's or McCall's boundaries. During the February 2025 open house at the McCall Public Library, the representative from GSBS Consulting, who spoke about the traffic study, was unaware of U.S. 95 and ID 55. He also didn't know that Boise is the only major airport servicing Valley County.

-I was also told that Valley County was selected for the majority of the development because it had more infrastructure than Adams County. The truth is that Valley County doesn't have the capability to handle such a large influx of homes. Parking lots in McCall, alone, couldn't sustain the increase in visitors and traffic.

-The maps in Appendix A display minimum emergency access points, and the rest of the information in this appendix, such as architectural styles, materials, and paving, is boilerplate, as if someone simply cut and pasted it from another application. This is also true of Appendix L - Design Standards.

-I attended the online Nov. 10th meeting, led by Christine Richman from GSBS Consulting, mentioned in Appendix D - Neighborhood Meeting. The meeting was cut short; although, there were more questions from the attendees. It seemed that DF Development was only interested in doing the minimum required to move their plans forward.

-Appendix E - Technical Drainage Memo and Appendix F - Ecological Considerations: After reading through these two sections, I was left with the conviction that neither one

truly addresses the destruction of the forest, wildlife habitat, and the increased threat of wildfire.

-Furthermore, Appendix K - WUI Fire Protection Plan, was prepared by a forester employed by DF Development. It would have been helpful if this section had been analyzed by an impartial forest expert.

-At the February 2025 open house, another representative from GSBS was surprised to learn that it's becoming more difficult to insure homes in Valley and Adams Counties because of fire danger. It seems counterintuitive to propose a large development in a heavily timbered area, putting all of Valley and Adams Counties at risk for fire.

-It's also illogical to think that Red Ridge Village will be able to attain, "... nighttime darkness consistent with recognized dark-sky principles..." (Appendix G - Lighting Standards). Again, this appendix seemed cookie-cutter, pasted from another application. The only true way to retain a dark-sky is to leave the land wild.

-In Appendix H - Local Housing, it states that 170 of the 722 proposed units will be deed-restricted (or about 23 percent); however, "... the developer reserves the right to introduce additional standards." It's easy to imagine a scenario in which the developer decides that deed restrictions should be eliminated or redefined.

-Appendix I discusses open spaces and potential trails; however, it's obvious that the author of this section doesn't understand the recreation surrounding McCall. The only way to truly preserve open space and maintain the character of this area is to not develop the land. If DF Development really cared about Valley County and its citizens it would have employed a consulting company based in the county and not Salt Lake City.

It's time to consider what is best for Valley County and its residents instead of assisting developers in their quest to turn our beautiful valley into another Summit County, CO or Blaine County, ID, places jammed with overdevelopment that only the extremely wealthy can afford.

Sincerely,
Erin Fanning
McCall, ID

From: Eric Young <epyoung1@outlook.com>
Sent: Tuesday, February 10, 2026 9:02 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Cc: Eric Young <epyoung1@outlook.com>
Subject: RRV Application - Opposition and Concerns

Dear P&Z Commissioners –

I am very concerned about the proposed RRV development. As proposed, it will have a profound negative impact to Valley County. I am also concerned and against this development being approved in any form, prior to key elements of the 2025 VC Comprehensive Plan being implemented including the goal to improve the compatibility matrix.

VC Comprehensive Plan's Land Use Chapter 13 stated first goal is to retain the rural atmosphere of Valley County. Valley Country does not need another village in a residential, rural area of our valley with commercial businesses and dense housing and goes against this goal. This type of development should only be encouraged near existing VC cities and villages and should not be allowed in this PUD.

VC P&Z code 9-5-2.B.3: states development shall be allowed "without undue adverse impact on the environment, adjoining properties, or governmental services and where consistent with the county comprehensive plan". Significant changes to this PUD must be done to ensure that this PUD complies with this VC P&Z land use regulation.

The VC Comprehensive Plan also states that economic development needs to occur. I support this, however there are many areas of the world where I and others in this valley do not want to visit or live because short term economic development took priority ("or paved over paradise") over the long-term values and goals of the local residents and planning documents.

The RRV PUD needs significant changes and many additional environmental and government studies prior to allowing this PUD to be approved.

Sincerely,

Eric Young
McCall, Id

From: Pam Nielsen <pamnielsen521@gmail.com>
Sent: Wednesday, February 11, 2026 8:50 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>; Jim Nielsen <jnielsen109@gmail.com>
Subject: RRV Opposition Letter for February 25 PUD Hearing

To: Cynda Herrick

Dear Valley County Planning & Zoning Commissioners,

We oppose the Red Ridge Village PUD application. The increased danger for wildfires, and lack of fire evacuation puts Valley County residents in danger, safety is jeopardized as a result of inadequate planning for road improvements and increased traffic, and the scale of this development completely changes and puts at risk the local environment and culture. Ultimately, the application is incomplete and premature, with either the developer not addressing its responsibilities or shifting responsibilities to the county and taxpayers of which the leaders *are failing to address. Valley County deserves thoughtful development that preserves our community character, not a large-scale project rushed through approval.*

The risk of wildfire increases significantly with this encroachment into forested area. The McCall Fire District has a 15+ minute response time to the area and has stated they "cannot serve this area with current resources". The county has not addressed this issue and ultimately if addressed would come with a significant cost to the residents of Valley County. Furthermore, the limited egress creates evacuation bottlenecks for residents. And finally, this additional wildland-urban interface will likely impact insurance rates across the area, where current residents are already struggling to secure sufficient insurance to protect against fire risks.

As it relates to traffic, the additional 8071 daily vehicle trips will completely overwhelm West Mountain Road. As cited, there are two dangerous 90-degree curves requiring $500k-$1M each to fix, with an additional five sharp curves running to the proposed site. The developer is suggesting that the responsibility is the county's; ie we the taxpayers. The level of service F is also predicted at multiple intersections by 2029, with no protected bike lanes or pedestrian infrastructure – eliminating these current uses for the average Valley County resident.

This expansive development, with a commercial village and condominium complexes in a rural area are not consistent with the Valley Comp Plan goals and objectives of Chapter 13. It violates urban density goals and the 250 nightly rental condos creates a transient population and associated community problems. The proposed local housing units are insufficient to offset displacement pressure of population surge, property value inflation and service cost increases.

Please deny this application for the above reasons.

Please reply to confirm receipt of our opposition letter and that it will be included in the staff report.

Pam and Jim Nielsen
Valley County Residents
64 Sundance Dr
McCall, ID 83638

From: Carl Schreiner <carlschreiner4@gmail.com>
Sent: Wednesday, February 11, 2026 9:35 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: RRV Opposition Letter for February 25 PUD Hearing

Dear Valley County Planning and Zoning Commissioners,

I oppose the Red Redge Village PUD application for multiple reasons. The road improvements will increase taxes and traffic. The review process has not adequately addressed major issues that impact wildlife, the waster supply, and wildfire risk.

It's time for the Planning and Zoning Commission to listen to the voices of the citizens who actually live in Valley County. A project of this size is too big to be rushed through the approval process. This project would fundamentally alter the character of McCall and Valley County. It deserves a hard look at whether this is what the citizens want.

Please confirm receipt of my opposition letter and confirmation that it will be included in the staff report.

Carl Schreiner
McCall

rom: Susan McCandless <susan.mccandless@me.com>
Sent: Wednesday, February 11, 2026 9:54 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: RRV Opposition Letter for February 25 PUD Hearing

TO: Valley County Planning adn Zonng Commission % Cynda Herrick

Dear County Commissioners,

I am writing to formally oppose the Red Ridge Village PUD application based on several significant concerns that directly impact the safety, infrastructure, and long-term wellbeing of Valley County.

First, the proposed West Mountain Road ingress and egress plan is both inconvenient to county residents and creates unsafe driving conditions. Increased traffic on this roadway raises serious public safety concerns and places an undue burden on existing infrastructure that was not designed to support development of this scale.

Second, the proposed fire evacuation plan is dangerously inadequate. In the event of a wildfire or other emergency, limited access routes could place not only future residents but the entire surrounding community at risk.

Third, there remains substantial uncertainty regarding water supply and water quality management. There is insufficient information regarding a treatment facility, and the wastewater management system appears unproven. These unresolved issues present unacceptable environmental and public health risks.

Additionally, the proposal appears to disregard Valley County P&Z Code Section 9-5-2.B3, which requires that high-density projects be located near existing infrastructure or established communities. This project does not meet that standard.

Finally, the application fails to clearly address the potential taxpayer burden required to support expanded school capacity, fire services, and other public services necessary for a development of this magnitude.

Valley County deserves thoughtful, responsible development that preserves our community character and aligns with established planning standards—not a city-sized project rushed through approval without adequate safeguards and careful oversight.

For these reasons, I respectfully request that you deny the Red Ridge Village PUD application.

Please confirm receipt of this opposition letter and that it will be included in the official staff report.

Sincerely,

Susan McCandless

McCall, Idaho

From: William McCandless <idbillymac@icloud.com>
Sent: Wednesday, February 11, 2026 10:36 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: RRV Opposition Letter for February 25 PUD Hearing

Dear County Commissioners,

I am writing to formally oppose the Red Ridge Village PUD application based on several significant concerns that directly impact the safety, infrastructure, and long-term wellbeing of Valley County.

First, the proposed West Mountain Road creates unsafe traffic issues. The estimated 8,000 daily vehicle trips on this roadway raises serious public safety concerns and places an undue burden on existing infrastructure that was not designed to support development of this scale. In addition, the estimated $2-3.5 Million in unfunded road improvement requirements will add to local taxpayer burden. Clarity on the "negotiated" cost-sharing is required for the public, as any tax burdens will ultimately fall upon them.

Second, the proposed fire evacuation plan is dangerously inadequate. In the event of a wildfire or other emergency, limited access routes could place not only future residents but the entire surrounding community at risk. In addition, McCall Fire has stated that they "cannot serve this area with current resources". This is a red flag that cannot be ignored and jeopardized the entire McCall Community should a fire occur in the development.

Third, there remains substantial uncertainty regarding water supply and water quality management. There is insufficient information regarding a treatment facility, and the wastewater management system appears unproven. These unresolved issues present unacceptable environmental and public health risks.

Additionally, the proposal appears to disregard Valley County P&Z Code Section 9-5-2.B3, which requires that high-density projects be located near existing infrastructure or established communities. This project does not meet that standard. Nor does it meet the goals and objectives found in Chapter 13 "retaining the rural atmosphere of Valley County".

Finally, the application fails to clearly address the potential taxpayer burden required to support expanded school capacity, fire services, and other public services necessary for a development of this magnitude.

Valley County deserves thoughtful, responsible development that preserves our community character and aligns with established planning standards—not a city-sized project rushed through approval without adequate safeguards and careful oversight.

For these reasons, I respectfully request that you deny the Red Ridge Village PUD application.

Please reply to confirm receipt of my opposition letter and that it will be included in the official staff report.

Sincerely,

Bill McCandless
McCall, Idaho

From: ericaseeds@gmail.com <ericaseeds@gmail.com>
Sent: Wednesday, February 11, 2026 11:12 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: RRV Opposition Letter for February 25 PUD HearingDear Valley County Planning & Zoning Commissioners,

Dear Valley County Planning & Zoning Commissioners,

I am writing to formally oppose the Red Ridge Village PUD application. No aquifer studies have been completed, wildlife surveys rely on observation rather than comprehensive scientific study, the proposed fire evacuation plan raises serious safety concerns, and the application appears incomplete and premature.

Valley County deserves thoughtful, responsible development that preserves our community character and prioritizes safety and environmental stewardship — not a city-sized project rushed through approval.

For these reasons, I respectfully ask that you deny this application.

Please reply to confirm receipt of my opposition letter and that it will be included in the staff report.

Sincerely,
Erica Seeds

McCall Id

From: Linda Klind <klindlinda3@gmail.com>
Sent: Wednesday, February 11, 2026 11:59 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Red Ridge Concept Public Hearing

Thank you for taking my brief comments regarding the Red Ridge proposal and upcoming meeting on Feb.26, at the Courthouse.

I've been following this proposal, including attending a previous "informational meeting" sponsored by the promoters of this project. As a long time resident of Valley County and McCall, I have many misgivings about this endeavor and will not waste your time by repeating what the Commissioners know is of significant concern. There are too many important unanswered questions that will impact essentially everyone who lives or visits the area to approve this bombastic plan at this time.

I trust that the County Commissioners elected by the citizens of the valley will listen to the concerns already articulated many times. The tenor of when and where the meeting is held and my sense that the commissioners are quite weary of hearing from citizens is concerning at best. My short **summation is that this much fabricated request should not be moved forward**

Thank you,

Linda Klind, 137 Mather Rd, McCall, ID 83638

Wesley Keller wkwesleykeller@gmail.com

260 Moonridge Drive

McCall, ID 83638

2/11/2026

Dear Valley County Planning and Zoning Commissioners,

Thank you for the opportunity to provide comments on P.U.D. 26-001, the Red Ridge Village Concept proposed by DF Development LLC.

Red Ridge first presented a concept plan in 2024. At that time, the information provided was insufficient for Valley County residents to meaningfully understand the full impacts of a development of this magnitude. I attended the neighborhood meetings at the McCall Public Library seeking clarity but was surprised by the limited ability of the developer's Salt Lake City–based consultants to answer basic questions. The meetings appeared to function more as data-gathering sessions than as genuine opportunities to address concerns and provide substantive information to the community.

After reviewing the updated application and associated appendices, I remain concerned about the lack of meaningful detail necessary to evaluate the impacts of adding 722 homes — effectively creating a new town within Valley County. A development of this scale will have lasting consequences for the character of our community. It will affect local taxes, our viewshed and watershed, already strained infrastructure, and wildlife habitat. Approving such a vague proposal would be a disservice to Valley County residents and a failure of due diligence. Given DF Development's substantial resources, it is reasonable to expect a far more comprehensive and thoroughly studied application. At minimum, the following critical questions remain unanswered:

- **Economic Impacts:** DF Development should be required to fund an independent economic impact study assessing the burden on local taxpayers and shared community services. St. Luke's, local fire services, and area schools are already strained under current population levels. What will be the true fiscal impact of this development?
- **Water Supply and Wastewater:** Is there sufficient groundwater to support 722 additional homes? The application contains no aquifer studies. There is also no detailed information regarding the proposed wastewater treatment facility. Will treated effluent be discharged to local streams or applied to land? These are essential environmental questions that require thorough analysis.
- **Traffic and Road Infrastructure:** The application estimates an additional 8,071 daily vehicle trips, which will significantly impact West Mountain Road. Current Valley County taxpayers funded this roadway. What improvements, maintenance commitments, or cost-sharing measures will DF Development provide to offset this increased burden?
- **Affordable Housing:** With affordable housing already limited in Valley County, how does this development meaningfully address the issue? Bringing in outside contractors to construct 722 homes will likely further strain the already tight rental market. Appendix H

(Local Housing Covenant) is extremely vague, containing no binding commitments and offering only a four-page document with a sample deed template.

- **Open Space Preservation:** The application references 1,400 acres of "open managed space," yet provides no enforceable preservation mechanisms. A review of the topographic map in Appendix A-14 suggests much of this land consists of slopes exceeding 45%, which are largely unbuildable regardless. There are no binding agreements detailing how this land will be protected in perpetuity.
- **Wildlife Impacts:** Longtime Valley County outdoorsmen understand the importance of Red Ridge as a migration corridor for elk moving to lower winter range. Appendix F devotes less than one page to elk impacts and provides only general statements without substantive mitigation measures.

Summary

Valley County is experiencing significant development pressure. Given the scale of this proposal, Planning and Zoning should require a far higher standard of detail, analysis, and accountability. DF Development must provide comprehensive studies and concrete commitments so residents can fully understand the long-term impacts on our taxes, infrastructure, watersheds, wildlife, and quality of life.

Until sufficient information is provided to adequately assess these impacts, this concept plan should be denied.

Respectfully,

Wesley Keller

From: Jeff Oldham <coldcut@me.com>
Sent: Thursday, February 12, 2026 11:39 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Opposition to the Red Ridge Village Planned Unit Development Application

Jeffrey T. Oldham

22 Sundance Drive

McCall, Idaho 83638

coldcut@me.com

(951)265-4332

February 12, 2026

Valley County Planning and Zoning Commissioners

Valley County Courthouse

219 North Main Street

Cascade, ID 83611

Dear Valley County Planning and Zoning Commissioners,

I am writing to formally express my strong opposition to the acceptance of the Red Ridge Village (RRV) Planned Unit Development (PUD) application. As a concerned resident of Valley County, I believe this proposal poses significant risks to our community's safety, environment, infrastructure, and rural character. Below, I outline eight key points of concern that highlight why this application should not be approved.

1. **Traffic Issues**
   The proposed development would add an estimated 8,071 daily vehicle trips, potentially overwhelming West Mountain Road. The traffic study identifies two dangerous 90-degree curves requiring $500,000 to $1 million each to mitigate, but in reality, there are five very sharp curves between Deinhard/Boydstun and the proposed RRV site. By 2029, multiple intersections are predicted to reach Level of Service F, resulting in total gridlock. Furthermore, there are no protected bike lanes or adequate pedestrian infrastructure along West Mountain Road, which is designated in the Valley County Comprehensive Plan as a long-term proposed Valley County Pathways route. The vague "negotiated" cost-sharing agreements for improvements mean that local taxpayers will likely bear the financial burden. Critically, the traffic study fails to account for

additional anticipated traffic from the Stibnite Gold Project and other significant development proposals in the area.

2. **Wildfire Risks**
   The site's location would result in emergency response times exceeding 15 minutes from the McCall Fire District, which has stated it "cannot serve this area with current resources." With 722 units planned in a high-hazard Wildland-Urban Interface (WUI) zone characterized by overstocked forests and beetle infestations, the risks are unacceptable. Homeowner fuel management requirements are unenforceable, and limited egress routes could create deadly evacuation bottlenecks, similar to the Paradise Fire scenario. Additionally, expanding the WUI will likely increase insurance rates across West Central Idaho and Valley County; several carriers, including Farmers and American Family, already no longer offer coverage in the 83638 ZIP code.
3. **Wildlife Habitat Destruction**
   The development threatens federally threatened Northern Idaho Ground Squirrel habitat through degradation. It would also fragment elk migration corridors in the McCall Elk Zone. The applicant admits that Idaho Fish and Game lacks site-specific elk telemetry data or mapping. While a 149-acre "preserved" meadow is proposed, surrounding it with 722 homes would lead to chronic disturbance, rendering it ineffective for wildlife.
4. **Water Supply and Water Quality Uncertainty**
   No completed aquifer studies have been conducted, leaving groundwater capacity unknown. Water rights verification is described as "ongoing" by the applicant. The wastewater system, located in a "no-discharge" zone, relies on unproven infiltration methods, posing risks of contamination to Duffner Creek and groundwater. There is also no information provided on the location of the Central Sewage Treatment Facility or the criteria for required connections.
5. **Rural Character Degradation**
   The inclusion of a Commercial Village and condominium complexes in a rural area contradicts the Valley County Comprehensive Plan's goals and objectives in Chapter 13 (Land Use), which emphasize retaining the rural atmosphere of Valley County. A density of 6.9 units per acre in the Village Center represents urban-level development. The 250 nightly rental condos would introduce a transient population, bringing associated problems. Moreover, the proposed 170 local housing units are insufficient to offset the displacement pressures from population surges, property value inflation, and increased service costs.
6. **Added Local Taxpayer Burden**
   The project would impose $2-3.5 million in unfunded road improvements, with unspecified costs for a new fire station. School impact studies are required, as approximately 275 year-round units could add hundreds of children to the

system. Long-term maintenance obligations for infrastructure would further strain local taxpayers.

7. **Inadequate Review Process**
   Critical studies remain incomplete, including those on aquifers, wetlands, elk, and other wildlife surveys. The application relies on vague promises to "coordinate with agencies" at a later date, which is insufficient for a project of this scale.
8. **Future Use Map**
   The RRV proposal references the newly adopted Future Use maps from the Valley County Comprehensive Plan, interpreting large purple "residential" designations as permission for high-density development. However, the Comprehensive Plan does not specify residential density, and RRV appears to exploit this omission through the PUD process. This ignores Valley County Planning and Zoning Code Section 9-5-2.B.3, which requires higher-density projects to be located near existing infrastructure, developed areas, or established incorporated communities. The Village Commercial Center and condominiums are incompatible with existing nearby land uses.

In conclusion, approving the Red Ridge Village PUD would irreparably harm Valley County's environment, infrastructure, and quality of life. I urge you to reject this application and prioritize sustainable development that aligns with our community's values and comprehensive planning guidelines. Thank you for considering my concerns. I am available for further discussion and look forward to your decision.

Sincerely,

Jeffrey Oldham

(951)265-4332

coldcut@me.com

From: georgeseeds@gmail.com <georgeseeds@gmail.com>
Sent: Thursday, February 12, 2026 1:01 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: RRV Opposition Letter for February 25 PUD Hearing

Dear Valley County Planning & Zoning Commissioners,

I oppose the Red Ridge Village PUD application. The application is incomplete and premature, with no completed aquifer studies, inadequate wildfire evacuation planning, and insufficient analysis of traffic, wildlife, and public service impacts. Valley County deserves thoughtful development that preserves our rural character, not a city-sized project pushed forward without the necessary data to ensure public safety and long-term sustainability.
Please deny this application until all required studies are completed, impacts are fully disclosed, and the proposal is brought into compliance with the Valley County Comprehensive Plan and P&Z code.

Please reply to confirm receipt of my opposition letter and that it will be included in the staff report.
George Seeds
McCall, Idaho

George Seeds
C. (208) 315-2327
georgeseeds@gmail.com

To : Valley County P&Z

From: Eric and Penelope Geisler
17 Haymaker Place
McCall, ID 83638

RECEIVED
FEB 12 2026
BY:

Subject: Red Ridge Proposal – OPPOSITION - P.U.D. 26-001 Red Ridge

The Red Ridge proposal continues to have several issues that remain unresolved and may not be possible to resolve. This basically creates a new village within Valley County without requiring the amenities that a separate village would normally be responsible for like, fire, emergency services, policing, water and sewer. Additional non-resident housing is not needed in the north end of Valley County where we already have 73% vacancy. Adding high density housing in this area is also contrary to the existing nature of development which is characterized by larger lots (2 to 40 acres), forestry and agricultural uses. While a neighborhood meeting was held the meeting was cut short by the proponent after the first hour and there were many questions they did not have answers to in the portion of the meeting they did allow.

Below are just some of our concerns about the proposed development;

1. Traffic Issues

- The addition of 8,071 daily vehicle trips will overwhelm West Mountain Road
- Improving two corners out of the five right angle curves will not appreciably improve traffic safety and higher speed traffic allowed through improving the curves is not a desirable change.
- The proposed gridlock is not acceptable and it will likely happen first during the construction phase
- West Mountain Road is currently used regularly for biking and pedestrian traffic year around. In the long-term West Mountain Road is proposed as a Valley Country Pathways route. This Red Ridge proposal does not provide for bike lanes walking paths or public safety for non-motorized use of West Mountain Road.
- There should be up front agreements on road improvement and road maintenance cost associated with the Red Ridge proposal that address the full build out of the property including the lands in Adams County.
- While there is a traffic study for the current proposed project it fails to include additional anticipated traffic increases related to the full build out as any future development on

this ownership will rely on services in the McCall area and thus exponentially increase traffic load.

- The traffic Study included Johnson and Burr Roads which have no connection to this proposed development.

2. Wildfire Risks

- There is currently a 15+ minute response time from McCall Fire District even though this area is within 4.5 driving miles from the McCall Fire Station. This affects the fire insurance availability and the potential for catastrophic fire events.
- McCall Fire states they already "cannot serve this area with current resources." And there needs to be a clear contract and definition of costs to be paid by the developer to be included in the proposal. This should include the requirement for a separate fire station and staffing to serve the development and the surrounding area as part of the proposal to be paid for by the developer.
- According their wildfire risk map much of the developer's property within the proposal and beyond is in a high-hazard WUI zone with overstocked forests, beetle infestations. The limited fire breaks proposed through roads and other treatments is not sufficient to offset the addition of this many units. A comprehensive Fire Hazard Reduction Plan is needed. This should include major fire breaks and fuel reduction to the south and west of the proposed project and the greater land ownership (Jasper, Alberta).
- We have already experienced that homeowner fuel management requirements are not enforceable in the adjacent developments.
- High density housing increases wildfire risk from structure-to-structure ignitions and this is not addressed in the proposal.
- In emergency situations limited egress creates evacuation bottlenecks (Paradise Fire scenario). The proposed emergency egress at the north end is not designed for the type of traffic it would need to carry in the event it is actually used.
- An expanded Wildland-Urban Interface will likely impact insurance rates across West Central Idaho and Valley County; several insurance carriers (including Farmers, Progressive and American Family) no longer offer coverage in the development area.

3. Wildlife Habitat Destruction

- The proposal to address habitat for the federally threatened Northern Idaho Ground Squirrel habitat seems vague and will likely result in degrading the habitat.

- Elk currently travel throughout the developer's property and they migrate directly through the area proposed for development. This area lies within the McCall Elk Zone and there needs to be data to show there would not be negative impact to the elk migrating from red Ridge to the North Fork Payette River.
- A 149-acre meadow surrounded by 722 homes is not an area big game will readily use. The open space is desirable but will not contribute appreciably to wildlife habitat with the housing development in close proximity.

4. Water Supply and Water Quality Uncertainty

- The groundwater capacity is unknown and ground water survey must be completed before a development of this size is permitted.
- It would be beneficial to have the developer connect to the City of McCall water system instead of relying on groundwater resources for a development of this size.
- They have not yet verified that they even have the water rights if they are allowed to use wells as the water source. This is a fundamental flaw in the proposal. Those of us who currently rely on well water for our domestic needs could be severely impacted if the development relies on ground water.
- The Developer has stated they will have a no-discharge system but has not provided any details of the system design, location of holding ponds or the location of land application or infiltration sites. The system needs a full design and approval from the Health Department before the project gets any approvals to move forward.
- We cannot risk contamination of Duffner Creek and groundwater.
- Knowing that several other sewage treatment systems in the area are struggling with capacity and connection issues, we must have information on the Central Sewage Treatment Facility location or the required connection criterion and the ability to expand the system and treatment to meet future development needs.

5. Rural Character Degradation

- The creation of a Commercial Village and Condominium complexes in a rural area are not consistent with the Valley Comp Plan goals and objectives found in Chapter 13 (Land Use), "Retain the rural atmosphere of Valley County."
- The Village Center creates an urban density which is not consistent with the Rural Character of the area.

- McCall and this area in particular is not in need of an additional 250 nightly rental condos as it creates a transient population and associated problems. It also further exasperates the need for service workers and their affordable housing needs.
- Proposing 170 local housing units is insufficient meet the current demand and is certainly not sufficient to offset displacement pressure (population surge, property value inflation, service cost increases). The cost of this housing needs to such that persons in the service sector can afford to live/buy in the immediate area ($250K- $300k Max, rents $800 to $1300).

6. Added Local Taxpayer Burden

- There is a substantial proposal for road improvements and increased maintenance needs without any mention of developer responsibility to provide these funds which will then go back on the county road department which already has a limited budget as seen by the ongoing maintenance of West Mountain Road that bear the additional traffic load.
- A new fire station and staffing should be provided at the developers cost rather than expecting existing services too be provided at taxpayer expense.
- There will be impact to the McCall school district and if only 275 units are occupied year around it could be a significant increase on schools. If more units are occupied by service workers this could be exponentially more students. This needs to be addressed in the proposal.

7. Inadequate Review Process

- There are many critical studies which are incomplete (aquifer, infiltration, wetlands, elk and wildlife surveys).
- There is additional engineering design needed for the sewage system.
- There should not be any vague promises to "coordinate with agencies" later. These issues need to set out in writing ahead of this project. You do not begin construction (approve projects) before you have a sound foundation (agreed coordination in writing).

8. Future Use Map

- RRV includes newly adopted Future Use maps from VC Comp Plan, relying on large purple "residential" designations as a green light to proceed. This not a fixed plan and as seen from the reduction of the McCall Impact Area is far from correct.

- VC Comprehensive Plan does not specify residential density. RRV appears to interpret this failure as an opportunity for unlimited density approval through the PUD process. It is not consistent with the existing use in the area.
- The proposal ignores Valley County P&Z code Section 9-5-2.B.3 requirement that higher density projects be located "near existing infrastructure and/or developed areas: or "near existing established incorporated communities."
- Village Commercial Center and Condominiums are clearly not compatible with existing nearby land uses.

From: Julie Conrad <julieconrad11@yahoo.com>
Sent: Thursday, February 12, 2026 1:16 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: OPPOSITION LETTER REGARDING RED RIDGE VILLAGE

I would like it recorded that I am fully opposed to the Red Ridge Village for the following reasons:

1. Traffic Issues

- Additional 8,071 daily vehicle trips potentially overwhelming West Mountain Road
- Cited two dangerous 90-degree curves requiring $500K-$1M each to fix, though there are actually five very sharp curves between Deinhard/Boydstun and the RRV proposed site.
- Level of Service F (total gridlock) predicted at multiple intersections by 2029.
- No protected bike lanes, inadequate pedestrian infrastructure along West Mtn Road. West Mtn Road is, per the Valley County Comp Plan, a long term proposed Valley Country Pathways route.
- Vague "negotiated" cost-sharing means local taxpayers will likely pay.
- Traffic study fails to include additional anticipated traffic increases related to the Stibnite Gold Project and other significant development proposals.

2. Wildfire Risks

- 15+ minute response time from McCall Fire District.
- McCall Fire states they "cannot serve this area with current resources."
- 722 units in high-hazard WUI zone with overstocked forests, beetle infestations.
- Unenforceable homeowner fuel management requirements.
- Limited egress creates evacuation bottlenecks (Paradise Fire scenario).
- An expanded Wildland-Urban Interface will likely impact insurance rates across West Central Idaho and Valley County; several insurance carriers (including Farmers and American Family) no longer offer coverage in the 83638 zip code.

3. Wildlife Habitat Destruction

- Federally threatened Northern Idaho Ground Squirrel habitat degraded.
- Elk migration corridors fragmented (McCall Elk Zone).
- **No detailed elk telemetry data** — applicant admits Idaho Fish & Game lacks site-specific mapping.
- 149-acre "preserved" meadow surrounded by 722 homes = chronic disturbance.

4. Water Supply and Water Quality Uncertainty

- **No completed aquifer studies** — groundwater capacity unknown.
- Water rights verification "ongoing" per applicant's admission.
- Wastewater in the "no-discharge" zone relies on unproven infiltration.
- Risk of Duffner Creek and groundwater contamination.
- No information on the Central Sewage Treatment Facility location or required connection criterion.

5. Rural Character Degradation

- Commercial Village and Condominium complexes in a rural area are not consistent with the Valley Comp Plan goals and objectives found in Chapter 13 (Land Use), "Retain the rural atmosphere of Valley County."
- 6.9 units/acre in Village Center = urban density.
- 250 nightly rental condos creates a transient population and associated problems.
- The proposed "170 local housing units" are insufficient to offset displacement pressure (population surge, property value inflation, service cost increases).

6. Added Local Taxpayer Burden

- $2-3.5M in unfunded road improvements.
- New fire station costs are unspecified.
- School impacts studies required:: ~275 year-round units = potentially hundreds of children.
- Long-term maintenance obligations.

7. Inadequate Review Process

- Critical studies incomplete (aquifer, wetlands, elk and wildlife surveys).
- Vague promises to "coordinate with agencies" later.

8. Future Use Map

- RRV includes newly adopted Future Use maps from VC Comp Plan, relying on large purple "residential" designations as a green light to proceed.
- VC Comprehensive Plan does not specify residential density. RRV appears to interpret this failure as an opportunity for unlimited density approval through the PUD process.
- Ignores Valley County P&Z code Section 9-5-2.B.3 requirement that higher density projects be located "near existing infrastructure and/or developed areas: or "near existing established incorporated communities."
- Village Commercial Center and Condominiums are clearly not compatible with existing nearby land uses.

Julie Conrad
208-949-4505

From: Tanya Gordon <tanyacud@hotmail.com>
Sent: Friday, February 13, 2026 10:01 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: RRV Opposition Letter for February 25 PUD Hearing

Dear Valley County Planning & Zoning Commissioners,

We oppose the Red Ridge Village PUD application.
These are our main concerns that we believe would significantly and negatively impact the quality of life in McCall:

- Thousands of additional daily vehicle trips on West Mountain Road.
- Fire response potential and protection.
- Groundwater capacity limitations.

Valley County deserves thoughtful development that preserves our rural community character.
Please deny this application.

Please reply to confirm receipt of our opposition letter and that it will be included in the staff report.

Sincerely, Tanya & Jason Gordon
Valley County

From: Robert Bechaud <idahobob2022@gmail.com>
Sent: Friday, February 13, 2026 4:42 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Red Ridge Village, letter of opposition

To: Valley County Planning and Zoning Commissioners

I oppose the Red Ridge Village PUD application for the following reasons:

1. The traffic study was conducted on August 8 when the McCall schools were not in session. There are significant volumes of traffic on Deinhard Lane, Boydston Street and HIghway 55 before the start and at the end of school hours due to students being transported in personal vehicles. These are the peak hours of traffic and the traffic study should have been conducted during those hours. DF Development should be directed to repeat the traffic study during the school year at the peak morning and afternoon hours.

2. Daily trips are estimated at 8,071 with 1091 (13.5%) occurring during peak morning and evening hours, with the notation (page 9 of the traffic study) " due to the mix of uses it is likely that many trips will remain internal to the development". Since no significant commercial development is projected to occur before 2036, it seems highly unlikely that the remaining 6980 daily trips will occur on the roads internal to Red Ridge Village. DF Development should be required to validate the assumption that 86% of the 8,071 daily trips will occur within the confines of Red Ridge Village.

3. The application does not present data on water availability and usage. The applicant should be required to conduct a study of water availability
(test wells with projected volume and flow rates, aquifer capacity, etc) and also present data on the projected daily water usage for each stage of development. Aquifer depletion should also be considered including the impact on surrounding property.

4. The application does not present a plan for management of treated wastewater, including daily volumes and discharge routes. Much more information should be required.

This application is not yet ready for approval. There are far too many generalities and assumptions to demonstrate the viability of a large scale development.

Thank you for considering these comments.

Robert Bechaud
McCall,

From: Kristin Sinclair <khoffsinclair@gmail.com>
Sent: Friday, February 13, 2026 1:45 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Red Ridge Application

I have concerns about and so oppose the most recent Red Ridge Village PUD application. I believe in property rights but not when decisions made on properties negatively impact the surrounding properties or community. I believe that is the case in this situation.

The community of Valley County and properties surrounding Red Ridge will be forever negatively impacted by this size of this project especially if rushed through without thorough planning, testing and vetting.

The infrastructure required to hold this many homes is not in place and the development would overpower the existing homes and community and most likely increase existing homeowners taxes.

The Fire evacuation plan is dangerous and leaves the surrounding homes at risk - of losing their insurance coverage or worse yet their homes

Critical studies are incomplete (aquifer, wetlands, elk and wildlife surveys) and the developer offers vague promises to "coordinate with agencies" later.

This isn't what we want to see in rural Valley County nor can any of us afford to allow it to happen.

Thanks for your time and consideration.

Please reply to confirm receipt of my/our opposition letter and that it will be included in the staff report.

Kristin Hoff Sinclair, McCall

From: John Schott <jlschott2@frontiernet.net>
Sent: Friday, February 13, 2026 12:44 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: RRV Opposition Letter for February 25 PUD Hearing

Dear Valley County Planning & Zoning Commissioners,

I urgently oppose the Red Ridge Village PUD application. It is totally incompatible with the rural nature of the location. It harms the quality of life, peace, safety and affordability of our community, all to satisfy the greed of extremely wealthy outsiders.

The adverse impacts on water quality and wildlife are unacceptable. There are no completed aquifer studies, and no credible wildlife surveys. Building a dense small city in a wooded, dry area with poor access is exceptionally dangerous in this era of increasingly intense wildfire. Packing all these homes into a risky wildfire-prone area could jeopardize home insurance rates and availability for all of us.

I enter and exit Broken Pine townhomes daily from Boydstun. The turn from the townhomes onto the narrow and heavily-travelled West Valley/West Mountain Road is already risky. We do not need an exponential increase in traffic and speeds at these intersections or anywhere along the narrow, rural road. And the county already has more road than it can effectively maintain. Existing pavement, bridges and other infrastructure are not in good condition in many cases. Why should we residents pay to create a wider, faster road we do not want, again to subsidize billionaire outsiders.

The application for a small city with dense commercial condominium development in a rural location is not consistent with the Valley Comprehensive Plan goals and objectives found in Chapter 13 (Land Use), "Retain the rural atmosphere of Valley County."

Thank you for the opportunity to comment. Please deny this application.

Please reply to confirm receipt of my opposition letter and that it will be included in the staff report.

John A. Schott
McCall, Idaho

From: Claire D Ryberg <cryberg2@gmail.com>
Sent: Sunday, February 15, 2026 4:47 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Oppose RRV Feb 25 PUD hearing

Dear Valley County P & Z Commissioners,

We are opposed to the Red Ridge Village PUD application and have serious concerns of how this proposal would change the rural nature of Valley County. RRV's proposal is a high density mini city that is not in keeping with the characteristics of Valley County. We hope that you, as Commissioners, will take a studied, conservative and methodical approach to this development considering the current zoning codes and plans—specifically, P & Z Code Section 9-5-2.B3 (requirement that higher density projects be located "near existing infrastructure &/or developed areas: or "near existing established incorporated communities").

Not only is this proposal incompatible with the surrounding land uses, it does not appear to have taken into (serious) account the disturbance to wildlife, the water supply or quality including *details* for sewage treatment. The ripple effect of this proposal will also have serious impacts on our schools, traffic, fire and existing infrastructure.

We ask that you require the applicant to complete studies for aquifer, wetlands, elk/wildlife surveys as well as provide detailed water rights and water and waste treatment plans.

Development and change is inevitable but it should not be rushed or lacking in detail. Most importantly, it should be change that the citizens of Valley County want.

Lastly, the P & Z Commissioners are taking gross liberties by assuming that "if you do not submit a comment, we will assume you have no objection".

Please reply to this email to confirm receipt.

Claire and Steve Ryberg
McCall, Idaho

xv

-
- Critical studies incomplete (aquifer, wetlands, elk and wildlife surveys).
-
- Vague promises to "coordinate with agencies" later.

To: Cynda Herrick
cherrick@valleycountyid.gov Subject Line: RRV Opposition Letter for February 25 PUD Hearing
Dear Valley County Planning & Zoning Commissioners,
I/we oppose the Red Ridge Village PUD application. [Pick your reason: No aquifer studies have been completed / Wildlife surveys rely on observations, not science / Fire evacuation plan is dangerous / The application is incomplete and premature]. Valley County deserves thoughtful development that preserves our community character, not a city-sized project rushed through approval.
Please deny this application [pick your reasons].
Please reply to confirm receipt of my/our opposition letter and that it will be included in the staff report.
YOUR NAME
YOUR CITY

From: Mia Schreiner <miaschreiner@gmail.com>
Sent: Sunday, February 15, 2026 9:29 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: red ridge village development opposition letter

Cynda Herrick and Valley County Planning and Zoning Commission:

I am opposed to the proposed Red Ridge Village development (P.U.D. 24-01). I feel that the proposal neither solves urgent housing needs in Valley County nor addresses traffic, fire, or EMS issues. I am also concerned about increased light pollution that may violate the dark sky ordinance and about the impact on wildlife habitat and wildlife migration routes. Lastly, I am concerned that information regarding the Adams County side development is lacking, so there is no way to assess for how this will impact Valley County.

The proposed Red Ridge Village development does not adequately address Valley County's housing needs as outlined by the recently completed West Central Mountain Regional Housing Needs Assessment survey. This survey concluded: "In order to best serve the community and meet stated housing affordability goals, this housing should be constructed at a wide range of price points with a significant number of new housings entering the market as low-cost rental units to support households within the 30-80% area median income bands." I am unable to find documentation that breaks down the purchase and rental cost of proposed houses and units at Red Ridge Village to support that this development will positively impact the housing needs in Valley County. At worst, it may negatively impact the housing crisis by contributing to a greater number of high income band housing and second homes.

The Red Ridge Village development proposal does not sufficiently address the strain on community services such as emergency medical services, law enforcement, and fire protection. In the most recent election, voters approved a much needed increase in the levy rate for the local EMS district to increase the funding to account for increase in EMS services currently needed. The proposed Red Ridge Village development would add a significant number of dwellings hence EMS users, which may put yet another strain on emergency services.

The proposal does not adequately address increased traffic and its effects on current roads. At buildout, the proposed Red Ridge Village development would result in **9,490 daily vehicle trips** on weekdays on West Mountain Road. Does the county and the city of McCall have the funds to widen West Mountain Rd, create turn lanes, fill potholes and fix damage to the road from heavy equipment traffic during years of construction, and create bicycle lanes to keep bike riders safe on a much busier road?

The proposed development would likely have a negative impact on the local wildlife and the ecosystem. Has an environmental impact study been done? This development raises concerns about loss of habitat, interference with migration routes, and light pollution, which impacts many animals, particularly migratory birds.

Lastly, the concept plan does not include any concept build out information for the land located in Adams County. Specifically, information is lacking regarding how the Adams side build-out will impact the Valley County side.

As you consider this development proposal, please keep in mind the long-term ramifications to Valley County residents, to the infrastructure of McCall, and to the environment. I do not feel that the current proposal has adequately assessed these impacts, and I do not feel that this development would help solve our housing needs, as outlined in the West Central Mountain Regional Housing Needs Assessment survey. Thank you for your time.

Sincerely,
Mia Schreiner

From: Cory Ondler <corkyoddler@gmail.com>
Sent: Sunday, February 15, 2026 5:04 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Formal Opposition to the Red Ridge Village PUD Application for February 25 PUD Meeting

Subject: Formal Opposition to the Red Ridge Village PUD Application
To: Valley County Planning and Zoning Commission
From: Cory Ondler & Family, McCall, ID

Dear Commissioners,

My name is Cory Ondler. As native Idahoans and residents of the White Cloud subdivision off West Mountain Road, my family and I are writing to express our **strong opposition** to the Red Ridge Village PUD application. We implore the Commission to deny this request, as the proposed development fundamentally threatens our rural way of life and the stability of our local infrastructure.

Our concerns include, but are not limited to, the following:

1. Incompatibility with Rural Character

- **Density:** A 722-unit development featuring a commercial village, 250 condominiums, and 170 townhomes is entirely inconsistent with the rural atmosphere of West Mountain Road and surrounding single-family acreage lots.
- **Transient Impact:** The inclusion of 250 nightly rental condos will introduce a high volume of transient visitors, disrupting the quiet, residential nature of the West Mountain area.
- **"Local" Housing:** While the developer proposes 170 local housing units, they admit these will be built first to house constructions crews that will then build the rest of the project. This serves the developer's bottom line in the guise of building local housing.
- **Valley County Code:** Valley County P&Z Code Section 9-5-2.B.3 suggests high-density workforce housing to be located near existing infrastructure and services—neither of which exist at the Red Ridge site.

2. Public Safety and Infrastructure

- **Fire Risk:** This is a high-risk fire zone with a 15+ minute response time from McCall Fire. 722 units with limited egress routes creates a dangerous bottleneck, mirroring the tragic conditions seen in the California "Paradise Fire."
- **Traffic Hazards:** The estimated 8,071 additional daily vehicle trips will overwhelm West Mountain Road. Furthermore, the proposed entrance sits near a dangerous curve, and the five sharp turns between Boydstun and West Mountain Road are ill-equipped for this volume.
- **Water Security:** Most West Mountain developments rely on well water. Moving forward without a **completed aquifer study** puts the water security of every existing neighbor at unknown risk.

3. Environmental and Community Impact

- **Wildlife:** The project will directly impact the McCall Elk Zone migration corridor, leading to irreversible habitat destruction.
- **School Crowding:** The McCall-Donnelly School District is a point of pride for our community. Adding hundreds of new students without a completed school impact study risks over-crowding classrooms to 30+ students, mirroring the issues seen in Ada County.
- **Taxpayer Burden:** The projected $2–3.5M in road improvements and the potential multi-million dollar cost of a new fire station should not fall on the shoulders of local taxpayers.

4. Lack of Transparency and Necessary Data

The current proposal is incomplete. Critical studies regarding the **aquifer, wetlands, elk migration, and school impacts** must be finalized before any approval is considered. Additionally, the current proposal only accounts for the Valley County portion; the total impact (including the Adams County side) remains dangerously understated.

Conclusion The Red Ridge Village PUD is an ill-advised development that prioritizes high-density profit over the safety and character of Valley County. We ask the Commission to stand with local residents and say **NO** to this application.

Thank you for your time and for your service to our community.

Sincerely,

The Ondler Family

From: Ann Michele <annnimmo@comcast.net>
Sent: Sunday, February 15, 2026 11:00 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: P.U.D.26-001. RED RIDGE VILLAGE Proposal

Attention, Planning and Zoning Commission:

We are submitting this letter of opposition to express our deep concern regarding the proposed establishment of this "small city" on the outskirts of McCall.

The huge size of the Red Ridge plan would strain the resources of our existing community and necessitate costly investment by current citizens into everything from road additions and improvements to wildfire containment and higher insurance costs—not to mention probable additional taxes.

Various wildlife patterns would no doubt be disturbed, as well.

And, the inclusion of a "commercial village" and rental condominiums would change the entire aspect of this tranquil rural area.

Thank you for your attention.
Ann Nimmo
Jack Blair
29 Moonbeam Circle
McCall

2/15/26

To: Cynda Herrick

cherrick@valleycountyid.gov

Subject Line: RRV Opposition Letter for February 25 PUD Hearing

Dear Valley County Planning & Zoning Commissioners,

We oppose the Red Ridge Village PUD application for the following, but not limited to, reasons:

- Overwhelming traffic issues that will be created on West Mountain Road.
- Water supply and water quality uncertainty. No aquifer studies have been completed.
- Wildfire Risks - Fire evacuation plan is dangerous; McCall Fire can't support with current resources.
- Wildlife Habitat Destruction - Wildlife surveys rely on observations. A "preserved" meadow surrounded by 722 homes = chronic disturbance for wildlife. No detailed elk telemetry date provided.
- Added local taxpayer burden – Unfunded road improvements; New fire station costs unspecified; School impact studies have not been provided; Long term maintenance obligations.
- The application is incomplete and premature. Valley County deserves thoughtful development that preserves our community character, not a city-sized project rushed through approval.

Please deny this application for the reasons stated above and to protect our quality of life.

Please reply to confirm receipt of our opposition letter and that it will be included in the staff report.

Sally Walbert
sally.walbert@gmail.com
McCall, ID

Garth Walbert
gcwalbert@gmail.com
McCall, ID

RECEIVED
FEB 15 2026
BY:

To: Valley County Planning & Zoning Commission

Re: P.U.D. 26-001 – Red Ridge Village (Concept) – Opposition

Hearing Date: February 25, 2026

From: Paul & Deanna Warner, Adjacent Landowners (3789 West Mountain Rd., McCall)

Introduction:

We submit this letter in opposition to the proposed Red Ridge Village PUD Concept. Based on the County's posted application materials, the project represents urban-scale expansion, lacks publicly disclosed groundwater or aquifer studies, and does not demonstrate no-harm to existing residential and agricultural wells. The Plan only states that a closed sewer system will be installed, they provide no details of the scope size, or type of treatment plant intended. They do not share the viability of pumping effluent over two miles to a treatment plant. How can DF propose affordable housing concepts when it is very possible that the required HOA fees added by the developer to cover infrastructure upgrades will eliminate the affordable purchase price.

There is no doubt that this first proposal by DF is stage one of a new city in Valley County. If approved each subsequent proposal from the developer will increase the size and complexity of this project until it completely changes the rural nature of the surrounding area.

1) SCALE: The proposal is city-sized, not a "village."

A. Total project scale

According to the applicant's Concept Overview, the Red Ridge PUD covers ~2,250 acres, with development clustered on ~798–850 acres, producing ~722 dwelling units. The plan also includes a 36-acre village center with ~250 condos/nightly rentals and ~50,000 sq. ft. of commercial space.

B. Comparison to McCall downtown

Downtown McCall occupies approximately 37 acres (google earth). The Red Ridge Village Center is 35 acres—functionally a second city. The 50,000 SF of commercial space included in this proposal is just the first step to a commercial area that will have economic effects on McCall, Donnelly, and Lake Fork.

C. Larger DF Development context

Red Ridge Village is described as the front door to more than 30,000 acres of DF-owned land.

2) WATER SUPPLY: No groundwater or aquifer analysis disclosed

No aquifer test data, pumping analysis, safe-yield study, groundwater model, or drought-year reliability demonstration is included in posted materials. The developer has not provided any information regarding total water rights required for the development at full build out.

3) WELL-INTERFERENCE: No analysis of impacts on surrounding residential/ag wells

No drawdown modeling, no well-interference assessment, and no mitigation plans are provided.

4) PROPOSED MAINTENANCE AREA: The proposal includes a 42-acre maintenance area. As stated in the community meeting held with DF's developer, this area would include the sewer treatment plant, water works, snow removal equipment, etc.

The City of McCall uses approximately 49 acres for wastewater treatment (google earth) to service 4647 connections in the city of McCall (2024), Red Ridge proposes only ~42 acres to include all public services required including sewer, water treatment facilities, road maintenance, etc. It would seem their maintenance area is undersized considering the scope of their final build out.

5) Developer provided buffer zones

The Developers plan states that there will be a 100-foot minimum buffer zone along West Mtn. Road and other developments. The plans provided show no buffer between the village area and neighboring properties. They also do not show a buffer where lots being sold would have a buffer next to adjoining parcels. The proposal needs to have specific surveyable information included prior to approval.

6) Traffic and service load:

Daily traffic load information is a benefit, but what the County and City of McCall need from this plan is the current ESAL (equivalent single axle load) status of West Mtn. Road, Dienhard Lane, and associated roadways. Valley County and the City of McCall need to be able to budget for the roadway repair costs that will impact their budgets if this development is approved.

7) Sewer Treatment and use for Irrigation:

How can a plan of this magnitude be approved when the most basic engineering has not been provided as part of the plan. At a minimum some understanding of flow rates, storage capacities and worst-case scenarios should be included prior to approval.

Requested Actions:

1. Require full groundwater/aquifer analysis.

2. Require a reduction in the proposed village area. The current plan shows 35 acres for 50,000 square feet of commercial space? Either a reduction to the plan size or a more fully developed village plan should be provided.

3. Require wastewater feasibility studies and plans.

4. Provide adequate information on buffer areas that the developer will be held to, not blanket statements they can change later.

Conclusion:

We support responsible growth, but the Red Ridge Village proposal at city scale, without water studies, without well-protection modeling, and with a lack of basic engineering data is not a responsible proposal for Valley County to approve.

Sincerely,

Paul Warner & Deanna Warner

Adjacent Landowners

3789 West Mountain Rd.

McCall, ID 83638

February 15, 2026

Cynda Herrick, AICP, CFM
Planning and Zoning Director
P.O. Box 1350
Cascade, ID 83611

Reference: P.U.D. 26-001 Red Ridge Village Concept

Dear Valley County Commissioners,

I am writing to formally oppose the proposed Red Ridge development. As currently presented, the project conflicts with specific provisions of local, county, state, and federal law intended to protect public safety, environmental resources, and fiscal responsibility. The following citations highlight key areas where the application fails to demonstrate compliance.

1. Traffic and Adequate Public Facilities
The projected 8,071 additional daily trips and forecast Level of Service F conditions are inconsistent with the transportation and public services elements required under Idaho Code § 67-6508(j) (transportation) and (k) (public services, facilities, and utilities). Approval without demonstrated capacity would also conflict with the requirement that zoning decisions be in accordance with the comprehensive plan under Idaho Code § 67-6511(a). The traffic study's failure to consider cumulative impacts from heavy equipment and other construction traffic further undermines the adequacy of the record.

2. Wildfire Risk and Emergency Services
Locating dense development in a high-hazard WUI area with limited emergency access raises consistency issues with the public safety and services planning requirements of Idaho Code § 67-6508(k). Statements from the McCall Fire District indicating service limitations demonstrate that adequate facilities have not been shown to exist.

The applicant proposes using an existing U.S. Forest Service road at the north end of the property as an emergency evacuation route and plans to keep the road open during the winter. The applicant provides no evidence that they have applied for the required Special Use Permit from the U.S. Forest Service. Further, there is no evidence that this road is adequate to handle anticipated emergency traffic.

3. Wildlife Protection and Habitat
Potential impacts to the federally threatened Northern Idaho Ground Squirrel implicate the consultation and protection provisions of the Endangered Species Act, including 16 U.S.C. §1536 (Section 7 consultation) and 16 U.S.C. §1538 (Section 9 take prohibitions). Local approvals should ensure development avoids or minimizes impacts consistent with these standards.

Appendix F of the application, Ecological Considerations and Impact Mitigation, indicates that measures will be taken to preserve and protect meadow areas, yet the Village Center covers one of the largest contiguous meadows in the development area.

4. Water Supply, Wetlands, and Water Quality
Unresolved groundwater capacity and wastewater disposal questions conflict with the natural resources element required by Idaho Code § 67-6508(f). In addition, the failure to clearly delineate and protect freshwater emergent wetlands and riverine features designated by the U.S. Fish and Wildlife Service (Figure 1) raises compliance concerns under the Clean Water Act, specifically 33 U.S.C. §1344 (Section 404 permitting for waters of the United States).

5. Interagency Coordination Requirements
Meaningful coordination with the Valley Soil and Water Conservation District has not been demonstrated, contrary to the ordinance consistency and coordination intent of Idaho Code § 67-6509(a), which requires land use regulations to be consistent with the comprehensive plan and adopted policies. Coordination with other Local, County, State, and Federal agencies is incomplete, pending, or missing.

6. Rural Character and Density Location Standards
The proposal appears inconsistent with Valley County Code § 9-5-2.B.3, which directs higher-density development to areas near existing infrastructure, developed areas, or established communities. Approval without findings of consistency would conflict with Idaho Code § 67-6511(a), requiring zoning decisions to be in accordance with the comprehensive plan.

7. Fiscal Impacts and Capital Facilities
Potentially unfunded road upgrades, fire protection expansion, and school impacts raise concerns under the capital facilities and public services planning framework of Idaho Code § 67-6508(k), which requires that growth be supported by available services.

8. Incomplete Record and Evidentiary Standard
Critical studies — including aquifer analysis, wetlands delineation, and wildlife surveys — remain incomplete. Decisions under LLUPA must be supported by substantial, competent evidence in the record; deferring essential analyses to future phases fails to meet this evidentiary standard.

9. Adjacent and Local Landowner Concerns
The applicant conducted neighborhood input events to meet legal obligations but did not thoroughly address public participant comments and questions. Responses from the applicant were often lacking in specifics and indicative of the lack of complete engineering, wildlife, and environmental studies. The request by participants for a 200-foot buffer between new development in Red Ridge and existing properties did not even appear in applicant's Appendix D, Neighborhood and Public Input.

The applicant did not make any changes to their proposal as a result of the October 2025 meetings. Public input was ignored or dismissed as invalid. Our concerns are real and deserve serious consideration.

Conclusion
Because the Red Ridge proposal does not yet demonstrate compliance with Valley County Code, the Comprehensive Plan, Idaho's Local Land Use Planning Act, and applicable federal environmental statutes, I respectfully request that the County deny or defer the application until all required studies are complete and full compliance can be clearly demonstrated.

Thank you for your careful consideration and your service to the residents of Valley County.

Sincerely,

Bradshaw Ranch Trust
Roger L. Bradshaw, Trustee
3771 West Mountain Road
McCall, ID 83538



Figure 1. U.S. Fish and Wildlife Service Wetlands Inventory, Red Ridge

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

February 16, 2026
Please Confirm Receipt

Re: **Hodges Opposition to Red Ridge Village Concept PUD 26-001**

Cynda Herrick
Valley County Planning & Zoning

Dear Ms. Herrick –

Please take note of my opposition points below concerning the Red Ridge Village Concept PUD 26-001 plan amid related submissions and many well-founded opposition filings.

The areas surrounding and accessed by West Mountain Road are special in many ways, and have long been designated as part of McCall's Scenic Byways -- utilized daily by bikers, pedestrians, a history of shepherd-led grazing sheep, and visitors who come to McCall to enjoy its unique seasonal beauty and splendor.

As a long-time member of the McCall community, who is drawn to this area for its small-town allure and everything its founding community members envisioned to maintain that feel for a controlled-growth approach that is inevitable, I am compelled weigh in on the Red Ridge Concept Plan that is antithetical to that notion, and is not only untenable in concept, unsupported in its plan and claims, and clearly unsustainable in any long-term implementation if such an ill-planned notion escaped keen review and scrutiny by the City of McCall and Valley County, I offer the following oppositional thoughts and considerations:

The Red Ridge plan is problematic and deficient in many areas, including the following key areas (not entirely inclusive of all areas of concern):

1. **Significant Wildfire Risks**

- 15+ minute response time from McCall Fire District.
- McCall Fire states they "cannot serve this area with current resources."
- 722 units in high-hazard WUI zone with overstocked forests, and no fire wise plan.
- Unenforceable homeowner fuel management requirements.
- Limited egress creates real-life evacuation impediments (Paradise Fire scenario); and would also impede emergency response ingress into the area.
- An expanded Wildland-Urban Interface will no doubt increase insurance rates across West Central Idaho and Valley County. In fact, numerous insurance carriers have canceled policies and/or no longer offer coverage in the 83638-zip code.

2. Inadequate Review Process

- Critical studies have either not been performed or are incomplete – including aquifer, wetlands, elk and wildlife surveys.

3. Wildlife Habitat Destruction

- Federally threatened Northern Idaho Ground Squirrel habitat degraded.
- Elk migration corridors fragmented (McCall Elk Zone).
- No detailed elk telemetry data — applicant admits Idaho Fish & Game lacks site-specific mapping.
- A 149-acre "preserved" meadow surrounded by 722 proposed homes would create a chronic disturbance.

4. Rural Character Degradation

- Commercial Village and Condominium complexes in a rural area are not consistent with the Valley Comp Plan goals and objectives found in Chapter 13 (Land Use) – "**Retain the rural atmosphere of Valley County**."
- 6.9 units/acre in Village Center rises to the level of *urban density*; and is inconsistent with the rural character that existed.
- 250 nightly rental condos creates a transient population and associated problems.
- The proposed "170 local housing units" are insufficient to offset displacement pressure (population surge, property value inflation, service cost increases).

5. Water Supply and Water Quality Uncertainty

- **No completed aquifer studies** — groundwater capacity unknown.
- Water rights verification "ongoing" per applicant's admission.
- Wastewater in the "no-discharge" zone relies on unproven infiltration.
- No information on the Central Sewage Treatment Facility location or required connection criterion.

6. Significant Roadway Infrastructure Costs, Impediments and Safety-Related Issues

- An estimated additional 8,071 daily vehicle trips would prove to be absolutely detrimental and dangerous on West Mountain Road
- Cited two dangerous 90-degree curves requiring $500K-$1M each to fix, though there are actually five very sharp curves between Deinhard/Boydstun and the RRV proposed site.
- Level of Service F (total gridlock) predicted at multiple intersections by 2029.
- No protected bike lanes, inadequate pedestrian infrastructure along West Mtn Road. West Mtn Road is, per the Valley County Comp Plan, a long-term proposed Valley Country Pathways route.
- Vague "negotiated" cost-sharing means additional burden on local taxpayers.
- Traffic study fails to include additional anticipated traffic increases related to the Stibnite Gold Project and other significant development proposals.

7. **Unfair Financial Burden on Local Taxpayers**

- $2-3.5M in unfunded road improvements.
- New fire station costs are unspecified.
- School impacts studies are required: ~275 year-round units = potentially hundreds of children.
- Long-term maintenance obligations.

8. **Future Use Map**

- RRV includes newly adopted *Future Use* maps from VC Comprehensive Plan, relying on large purple "residential" designations as a green-light to proceed.
- VC Comprehensive Plan does not specify residential density. RRV appears to interpret this failure as an opportunity for unlimited density approval through the PUD process.
- Ignores Valley County P&Z code Section 9-5-2.B.3 requirement that **higher density projects** be located "near existing infrastructure and/or developed areas: or "near existing established incorporated communities."
- Village Commercial Center and condominiums are inconsistent and incompatible with existing nearby land uses.

I appreciate the opportunity to submit the above comments and considerations in opposition to RRV's proposed development.

Sincerely,

LR Hodges

Lynne Hodges

From: damcquade@frontiernet.net <damcquade@frontiernet.net>
Sent: Monday, February 16, 2026 10:38 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: RRV Opposition Letter for February 25 PUD Hearing

Dear Valley County P & Z Commissioners

We oppose the Red Ridge Village PUD application. Growth of this magnitude will never pay its own way. During my lifetime in Idaho from the early 70's we have always been told new developments will increase the tax base and not increase our taxes or cost of living. Shortly after the developers make their fortune they leave and we end up with the cost of new roads, new schools, more Fire, EMS, Police protection, and more employees to run our local government. Valley County Road Department is so far behind after 20 years of being under funded they will never get caught up. A development of this size is going to greatly increase our traffic and cause more wear and tear on our worn-out roads. We saw when Tamarack went in how our crime and thief went up.

We purpose if you approve this development which you probably will, there needs to be a HEFTY impact fee for our roads, schools, and infrastructure. A development of this size should also be set up in several phases so construction would not have to come in from outside Idaho. Each phase would need to be evaluated before the next phase could start.

You really need to take a close look at what is happening in Star, Idaho now with their fast growth problems and a new State Bill # 389.

Please deny this application.

Please reply to confirm receipt of our opposition letter and that it will be included in the staff report.

David & Ann McQuade
14042 Deerfield Rd
McCall, ID 83638

From: Beth Warner <beth.warner.6@gmail.com>
Sent: Monday, February 16, 2026 10:38 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Opposition Letter — Red Ridge Village PUD Hearing February 25

Dear Valley County Planning & Zoning Commissioners,

I am writing to formally oppose the Red Ridge Village (RRV) Planned Unit Development application.

This proposal is far too large, too dense, and too premature for a rural area with limited infrastructure, high wildfire risk, and unresolved water and wildlife impacts. Valley County deserves thoughtful development that aligns with our Comprehensive Plan and protects public safety—not a city-scale project rushed forward without critical supporting studies.

Traffic and Road Safety Impacts

The application projects an additional 8,071 daily vehicle trips on West Mountain Road, a corridor that already contains multiple sharp curves, limited visibility, and no safe pedestrian or bicycle infrastructure. The traffic study predicts Level of Service F (gridlock) at several intersections by 2029, yet it fails to account for additional growth pressures such as the Stibnite Gold Project and other pending developments.

The proposal also relies on vague "negotiated" cost-sharing for road improvements, leaving local taxpayers at risk of funding millions in upgrades.

Severe Wildfire and Evacuation Concerns

This development would place 722 housing units in a high-hazard Wildland Urban Interface zone, in overstocked forests with beetle infestations and limited egress. McCall Fire has stated directly that they cannot serve this area with current resources, and response times may exceed 15 minutes.

Evacuation bottlenecks on West Mountain Road create a Paradise-Fire-type scenario, and unenforceable homeowner fuel-management requirements are not an adequate mitigation strategy.

Wildlife Habitat Destruction

RRV threatens critical habitat, including fragmented elk migration corridors in the McCall Elk Zone. The applicant admits Idaho Fish & Game lacks site-specific mapping, and no detailed telemetry studies have been completed.

A so-called "preserved meadow" surrounded by hundreds of homes will not function as meaningful habitat due to chronic disturbance.

Water Supply and Water Quality Uncertainty

No aquifer capacity studies have been completed, and water rights verification is still ongoing. Wastewater disposal in a no-discharge zone depends on unproven infiltration methods, creating contamination risks to Duffner Creek and groundwater.

The application also lacks clarity on sewage treatment facility requirements and long-term service plans.

Incompatibility with Rural Character and the Comprehensive Plan

The Valley County Comprehensive Plan emphasizes retaining the rural atmosphere of the county. The proposed Village Center density of 6.9 units per acre, combined with commercial development and 250 nightly rental condos, is not rural development—it is an urban resort expansion.

This project would fundamentally change the character of West Mountain Road and surrounding communities.

Unfunded Burden on Local Taxpayers

RRV will generate major public costs, including:

- $2–3.5 million in road improvements
- Unspecified fire protection expansion
- Long-term maintenance and service obligations

These costs will fall on the public if the applicant's promises do not materialize.

Incomplete and Premature Review Process

Critical studies remain unfinished, including aquifer analysis, wetlands review, wildlife surveys, and evacuation planning. The application repeatedly promises to "coordinate with agencies later," which is not acceptable for a project of this magnitude.

Misuse of the Future Use Map

RRV appears to interpret broad residential designations as permission for unlimited density through the PUD process. This ignores Valley County Code Section 9-5-2.B.3, which requires higher density development to be located near existing infrastructure or established incorporated communities.

This proposal is not compatible with surrounding land uses and should not be approved in its current form.

For these reasons, I urge the Planning & Zoning Commission to deny the Red Ridge Village PUD application.

Please confirm receipt of this letter and ensure it is included in the official staff report and public record for the February 25 hearing.

Thank you for your service and for protecting the long-term safety, environment, and rural character of Valley County.

Sincerely,

--

Beth Warner
McCall, Idaho

From: Barr Quarton <barrquarton@gmail.com>
Sent: Monday, February 16, 2026 7:49 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Hello Cynda.

I strongly oppose the Red Ridge development. For the following reasons.
To much new traffic. Water quality issues. No good infrastructure.
Let's face it we are loving Idaho to death. Time to put the brakes on!
Cheers.

From: Pete Fitzsimmons <fitzf15@gmail.com>
Sent: Monday, February 16, 2026 3:34 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Cc: Lori Hunter <lhunter@valleycountyid.gov>
Subject: Comments on P.U.D 26-001 Red Ridge Village

Peter Fitzsimmons
8 Sawtooth Ct Blackhawk Ranch McCall
Also Blackhawk Lake Estates Phase 1 Lot 6

Red Ridge Village is a bad idea, and a bad deal.

1. This kind of development isn't just inappropriate for West Mountain Road, it's simply incompatible with any location in McCall or Valley County. Its scale/scope brings suburban style and encroachment that is completely at odds with what we value in our beautiful county. It would be a huge step down the road of McCall going from the "last best" undiscovered place to just the latest to be despoiled.

2. Despite the old saying that "development pays for development", we all know that doesn't happen. Without large outlays from other parties the scale and timeline of this neighborhood is unsupportable in terms of services and infrastructure.

3. It will rob equity from current homeowners while lining the pockets of out-of-state billionaire developers. I would expect surrounding properties to take a 30% hit in property values, to include homes in Whitetail, White Cloud, the three Blackhawk neighborhoods and other unincorporated properties. That adds up to tens of millions of dollars out of the pockets of current residents while the billionaires enrich themselves.

4. Environmentally unsuitable:
   a. This entire development sits on the Duffner Creek drainage. Runoff from the 722 homes will flow downhill into Blackhawk Lake, most likely ruining it. From there it will destroy Duffner Creek, and its associated wetlands before flowing into the North Fork of the Payette river and eventually into Lake Cascade which already has yearly battles with cyanobacteria.
   b. Water table: this concentration of homes will seriously affect the aquifer. Who pays when surrounding property owners wind up having to redrill deeper wells?
   c. It sits on an area that is both a summering area and migration corridor for elk. It also has a generous whitetail deer population and is shown as containing the largest geographical meta-population of the Northern Idaho Ground Squirrel, currently listed as "Threatened" under the Endangered Species Act.

5. Road usage: From their own study, over 8,000 additional vehicle trips a day on West Mountain, peak AM weekday trips at 445/hr, peak weekday PM trips of 646/hr, peak Saturday trips 834/hr. That's almost 11 cars per minute on weekday afternoons, and almost 14 cars per minute on Saturday mornings (or one car every 4.2 seconds)! West Mountain road is already falling apart, as above, development never pays for development. This neighborhood would need to fund a complete rebuild of West Mountain, Wisdom and West Valley roads, and also establish a significant/ongoing road maintenance fund. And who's going to pay for all the traffic control changes that will be needed for the Deinhard/Boydstun Loop and their associated intersections? Further, those of us that recreate/exercise on West Mountain can forget about that in the future given this level of projected traffic.

6. Fire risk: two words, Paradise California.

From: Martin Rand <mrand410@gmail.com>
Sent: Monday, February 16, 2026 3:40 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Fwd: Red Ridge Development

---------- Forwarded message ---------
From: **Martin Rand** <mrand410@gmail.com>
Date: Mon, Feb 16, 2026 at 10:24 AM
Subject: Red Ridge Development
To: <cherrick@co.valley.id.us>, <cherrick@valleycounty.id.gov>

To Valley County Planning and Development

Re: Red Ridge Development

As a full time McCall resident and someone who lives on Minidoka Ct. I am directly effected by this proposal. I need to state my concerns and opposition to a development of this size and the effect it would have on our community.

We are already seeing a strain on the infrastructure of the city of McCall and the surrounding areas. This would cause a total overload to services, roads & traffic , law enforcement, sewer, and the surrounding environment. All to enrich the developers with little or no regard for our local communities. The developments like this do not realistically address affordable housing and only drive up costs for many of the people that call this their primary home. The traffic on West Mountain Road with traffic signals and increased number of vehicles will have a huge impact let alone the impact of all the construction vehicles over a long term time period. Additionally the environmental impacts are not at all properly addressed.

Please lets not continue down this path and let McCall become another Sun Valley or Jackson Hole and at least try to maintain our unique qualities that would be permanently lost if this is allowed to go through.

Thank you.
Sincerely
Martin Rand
McCall, Idaho

From: Lisa Lewis <lisa.lewis524@gmail.com>
Sent: Monday, February 16, 2026 12:33 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: RRV Opposition Letter for February 25 PUD Hearing

Dear Valley County Planning & Zoning Commissioners,

My husband I whole-heartedly oppose the Red Ridge Village PUD application for numerous reasons. We retired to The Woodlands Community from California just a few years ago after falling in love with the peaceful neighborhood that allows us to take twice-daily walks safely right from our front door. Because we live adjacent to the school property, we see numerous young families playing and biking to school, deer roaming, and neighbors walking their dogs along the quiet streets. We were very saddened to see our nearby forest groves toppled to build new homes, and now our neighbors, and our own daily walks will be directly impacted by traffic. It's obvious to so many of us proper research and planning for traffic, wildlife corridors, and fire evacuation plans have not been done thoroughly and properly. ***Our quiet and beautiful community deserves thoughtful and respectful development that preserves the safety and character it is known for.***

Please deny this application for countless reasons!!

Lisa and Thomas Lewis
626 Woodlands Dr.

Please reply to confirm receipt of my/our opposition letter and that it will be included in the staff report.

From: john molinski <jmolinski@yahoo.com>
Sent: Monday, February 16, 2026 5:02 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>; john molinski <jmolinski@yahoo.com>
Subject: Objection to Red Ridge Village concept PUD 26-001

Valley County P&Z Director, Cynda Herrick:

Objection to PUD 26-001: Preserving McCall's Character and Infrastructure

The Red Ridge Village concept represents a fundamental threat to the long-term sustainability, environment, and character of the McCall area. While the revised plan reduces the initial 1,130-unit count to **722 residential units**, the core issues of urban sprawl and infrastructure strain remain unaddressed. The City of McCall has officially expressed concern that this project would effectively create a "new city" roughly half the size of McCall itself, yet it would sit outside city limits, depriving the municipality of the property tax revenue necessary to maintain the roads and services these new residents will inevitably use.

Unsustainable Infrastructure and Fiscal Burden

The most immediate concern is the immense pressure the development will place on local transportation and public services.

- **Traffic Congestion:** The development is expected to generate thousands of daily trips on **West Mountain Road** and city streets. Without a mechanism for the city to recoup maintenance costs from these out-of-boundary residents, the fiscal burden of road wear-and-tear falls unfairly on current McCall taxpayers.
- **Public Safety Risks:** The project is located in a designated **high-risk wildfire area**. Introducing hundreds of homes into this wooded terrain complicates evacuation routes and places an unsustainable demand on local fire and EMS departments.
- **Service Subsidization:** Similar to concerns raised with other large projects like Pine Creek Ranch, there is a deep-seated objection to local taxpayers subsidizing the infrastructure for an affluent private development that does not align with the community's core needs.

Environmental and Ecological Degradation

The ecological impact of developing these foothills cannot be overlooked. Red Ridge is a prominent natural feature that defines the viewscape for most Valley County residents.

- **Wildlife Disruption:** The area serves as critical habitat and migration corridors for elk. While the developer claims to follow "best practices," the sheer scale of human activity, noise, and fencing will inevitably fragment these historical ranges.

- **Watershed Protection:** Residents have voiced concerns regarding potential damage to the **Duffner Creek watershed** and **Blackhawk Lake**. The conversion of productive timberland into residential sprawl will permanently alter the local water cycle and risk the contamination of nearby water bodies with runoff.
- **Light Pollution:** The introduction of hundreds of homes and a village center threatens McCall's prized dark night skies, a hallmark of the rural Idaho experience that this urban-style development would erode.

Incompatibility with Regional Planning

The Red Ridge Village proposal directly conflicts with both the McCall Area Comprehensive Planand the Valley County Comprehensive Plan.

- **Urban Sprawl:** The McCall plan envisions this ridge as preserved open space and an "urban edge," not a site for dense suburban development.
- **Housing Misalignment:** While the developer highlights workforce housing components, approximately half of the units are projected to be **second homes or short-term rentals**. This does little to solve McCall's actual housing crisis and instead accelerates the town's transition into an exclusive resort economy that pushes out year-round locals.

In conclusion, PUD 26-001 is a project of inappropriate scale and location. It prioritizes private profit for out-of-state owners over the fiscal health, safety, and environmental integrity of the McCall community. We urge the Valley County Planning and Zoning Commission to deny this application.

Thank you for your time and serious consideration of the above,

21 year Residents.
John & Judith Molinski
45 Sundance Dr.
Mccall, ID 83638
970-389-1971

From: Luke Wardle <ljw.stup@icloud.com>
Sent: Monday, February 16, 2026 2:24 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>; Hannah Smith <hsmith@valleycountyid.gov>
Subject: Red Ridge opposition!

Dear Cynda and Hannah,

Just a quick note to let you know how distressing it is contemplating the traffic increase (and the kind of traffic, e.g., large trucks) Red Ridge will result in.

We live at the corner of Wisdom Rd. and West Mountain Rd. It's already bad enough with 6 existing housing developments South of us. I cannot imagine the number of cars going by our house if Red Ridge is approved, I've heard rumors it could be up to 8000 cars a day with multiple stop lights if the Adams County portion of the project is approved and they connect up.

I don't want to sound NIMBY (not in my back yard) but I probably do. Generally I'm in favor that private owners can do what they want but this is way beyond any expectation.

Again, we (and everyone I know) are against Red Ridge development.

Many thanks,
Luke Wardle

From: STACY BEESON <middleton11@msn.com>
Sent: Monday, February 16, 2026 1:27 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Opposition to large scale development by Wilkes brothers of Red Ridge

To Whom it May Concern:

I have owned a cabin in Valley County for more than twenty years and have never found any other place as special as McCall. I am in opposition to the large scale, high density development of Red Ridge by DF Development of which the out-of-state Wilkes brothers own. This goes in the direct opposite direction of the Valley County thorough comprehensive plan, a legal, guiding document to which planners must follow.

It goes against the Valley County Comprehensive Plan's goal of "managing growth and development while protecting the quality of life" and the goal of "retaining the rural and small town character" and the goal of "retaining the rural atmosphere of Valley County by protecting its natural beauty and open characteristics and preserving its historical and scenic beauty" and goal of "protecting the Payette River National Scenic Byway". DF Development is not protecting Idaho's natural beauty as the front page of their website states, if they set it aside as a conservation easement, that is protecting Idaho's beauty.

The development's plan of 722 homes is too much strain on the roads, water, Highway 55, Payette Lake, not to mention the creation of a village which does not belong in McCall, the one place where people can still feel analog America. The designation of an average of .3 units/acre is too dense.

Please oppose the recent requests of the developer, abide by the comprehensive plan and be thoughtful with your decisions. Listen to the community versus bending to the wishes of out-of-town billionaires.

Stacy Beeson
746 Chad Loop, McCall, ID 83638

From: Martin Rand <mrand410@gmail.com>
Sent: Monday, February 16, 2026 10:24 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>; cherrick@valleycounty.id.gov <cherrick@valleycounty.id.gov>
Subject: Red Ridge Development

To Valley County Planning and Development

Re: Red Ridge Development

As a full time McCall resident and someone who lives on Minidoka Ct. I am directly effected by this proposal. I need to state my concerns and opposition to a development of this size and the effect it would have on our community.

We are already seeing a strain on the infrastructure of the city of McCall and the surrounding areas. This would cause a total overload to services, roads & traffic , law enforcement, sewer, and the surrounding environment. All to enrich the developers with little or no regard for our local communities. The developments like this do not realistically address affordable housing and only drive up costs for many of the people that call this their primary home. The traffic on West Mountain Road with traffic signals and increased number of vehicles will have a huge impact let alone the impact of all the construction vehicles over a long term time period. Additionally the environmental impacts are not at all properly addressed.

Please lets not continue down this path and let McCall become another Sun Valley or Jackson Hole and at least try to maintain our unique qualities that would be permanently lost if this is allowed to go through.

Thank you.
Sincerely
Martin Rand
McCall, Idaho

From: patriciabonacic <patriciabonacic@gmail.com>
Sent: Monday, February 16, 2026 9:36 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: RRV Opposition Letter for February 25 PUD Hearing

Dear Valley County Planning & Zoning Commissioners,

I live in Broken Ridge Commons Townhomes and enter and exit daily from Boydstun. The turn from the townhomes onto the narrow and heavily-travelled West Valley/West Mountain Road is already risky. We do not need an exponential increase in traffic and speeds at these intersections or anywhere along this narrow, rural road.

I urgently oppose the Red Ridge Village PUD application. It is totally incompatible with the rural nature of the location. It harms the quality of life, peace, safety and affordability of our community, all to satisfy the greed of extremely wealthy outsiders.

The county already has more road than it can effectively maintain. Existing pavement, bridges and other infrastructure are not in good condition in many cases. Why should we residents pay to create a wider, faster road we do not want, again to subsidize billionaire outsiders?

The adverse impacts on water quality and wildlife are also unacceptable. There are no completed aquifer studies, and no credible wildlife surveys. Building a dense small city in a wooded, dry area with poor access is exceptionally dangerous in this era of increasingly intense wildfire. Packing all these homes into a risky wildfire-prone area could jeopardize home insurance rates and availability for all of us.

The application for a small city with dense commercial condominium development in a rural location is not consistent with the Valley Comprehensive Plan goals and objectives found in Chapter 13 (Land Use), "Retain the rural atmosphere of Valley County."
Please deny this Red Ridge Village PUD application and reply to confirm receipt of this opposition letter. I ask that it be included in the staff report.

Thank you for the opportunity to comment.

Patricia L Bonacic
McCall, Idaho

From: wayne & angela hersel <wahersel@hotmail.com>
Sent: Monday, February 16, 2026 8:27 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Red Ridge Village Comments

Angela and Wayne Hersel (life long 68+ years and 52+ year McCall area/Valley County residents) would like to provide the following comments on the proposed Red Ridge Village development proposal.

We built a home and reside within close proximity to the main eastern entrance off West Mountain Road in the White Cloud Subdivision. This subdivision was built in the early 2000's, long before all of this huge influx of development occurred in the valley. We bought and built here for the peace and quiet that it is now. If this development is approved and becomes reality that peace and quiet will no longer exist. We have lived in this area for a very long time and have seen many growth spurts and much development happen over the years, some of which have greatly impacted the area bringing more and more people and traffic which in our opinion the area cannot continue to support nor handle. Developers come into the area buy up large parcels of bare land at a way reduced price than the average person, they then develop it and sell the land and/or housing at ridiculously high prices (which causes existing homeowners values to increase which they pay higher property taxes on) and then take the money and run and leave the residents, some long term to be stuck with the mess they leave. The developers are not doing this for the betterment of the area or community but for the betterment of their pocketbook. How much more development can our infrastructure take? It's a huge impact to our schools, stores, roadways, power supply, EMS, Law Enforcement, County, Cities, public forests, lakes and rivers, groundwater, air quality, and existing residents that never seem to have a say whether a development should happen or not. Outside of a few semi flat spots that exist on the proposed land, most of the land should be managed for timber, wildlife, and open undeveloped lands. Neither will be managed with the proposed development. Do you know why California areas seem to burn from wildfires every year? It's because they build in areas prone to wildfire and areas not meant for development. Most of the proposed development area is prone to wildfires. When is enough development enough? We fail to see the benefit to the area or it's residents'. Only the benefit to the developers and the many outside workers and suppliers that only come here and leave and we have to put up with all the extra people that for the most part are not always good abiding citizens.

The amount of traffic on our main highways and some county roads is already to the point where it is very difficult to commute anywhere within the county and cities within a reasonable and safe amount time. Even if the main highways and county roads are widened, lanes increased, curves straightened how will the communities and area handle even more people and traffic? How is growth good for the area and the county? If we wanted to live in the middle of the hustle and bustle, we would live in the Treasure Valley amongst the mass of people and all their traffic.

Points to Ponder:

- How does this benefit our area and community in general
- Impact it has on wildlife
- What does this do to our area aquifer
- Can Highway 55 or West Mtn. Road handle more traffic

- Having the developer pay for improving a few dangerous corners on West Mtn. Road will only make traffic drive faster than they do now
- The proposed development will greatly impact the City of McCall
- Does Valley County need a new "Mini City"?
- There are no pedestrian or bike paths along West Mtn. Road – they are needed
- Fire Prevention
- Does this help our worker housing need
- Is this project self sustaining - water and sewer system, Power plant, will they build and maintain their roads (who repairs the roads that they travel to get there), or will McCall and surrounding area have to pay to maintain them
- What's the investor's buy in-take the money and run?
- McCall infrastructure is not adequate to support such a community..ie. Fire Department, Police, EMS, Schools, Stores, gas stations, roads
- Think of the housing it would take for workers to have a place to stay while they build - this takes away what little housing we have for people who work and live here
- Do we need more planes flying in and out, can the airport accommodate more planes
- Do we really need another High-end Subdivision with 700+ houses?

Thank you for taking the time to read and think about our comments,
Respectfully,
Wayne and Angela Hersel

From: Joshua Warden <joshwarden@gmail.com>
Sent: Monday, February 16, 2026 5:07 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: PUD 26-001 Public Comment

I'm writing as a Valley County resident with professional experience in wildfire mitigation. My concern is simple: this plan does not keep our community, our responders, or our landscape safe.

First, this plan does not align with Valley County's CWPP or Hazard Mitigation Plan.
This development sits in an area that is already stretched thin for mitigation and response. As a second-home, high-value retreat, it will inevitably pull attention and resources away from higher-priority communities. The plan offers no performance metrics, no monitoring, and no way to show it contributes to countywide risk reduction.

Second, the plan leans on landscape treatments while ignoring the most common ways homes ignite.
There is no requirement for ignition-resistant construction. Firewise is treated as optional. The plan assumes thinning and shaded fuel breaks will make up for the lack of ember-resistant design. They won't. Homes need to be built to survive without a fire engine parked in the driveway.

Third, the plan assumes responders will be available to protect these homes, but that is not the reality in Valley County.
McCall Fire and SITPA do not have the staffing or engines to defend even a small portion of this development during a fast-moving fire. Adding hundreds of homes to an already under-resourced area without addressing this imbalance is not responsible planning.

Fourth, evacuation is the biggest unresolved risk—and the plan does not take it seriously.
There is no analysis of how long it would take to move residents out, how many vehicles the roads can handle, or how evacuation would work when West Mountain Road and ID-55 are already congested during a regional event. Visitors, second homeowners, and older adults are not considered at all.
On top of that, the plan relies on fire behavior modeling without identifying who conducted it or whether they are qualified (FBAN or LTAN). The modeling is used to justify safety assumptions, yet the expertise behind it is unclear and the results are not transparent. When evacuation is already the most fragile part of the plan, unverified modeling only adds more uncertainty.

Fifth, the water supply is not resilient.
There is no clear plan for maintaining water availability during power loss, drought, or infrastructure failure. That puts firefighters in danger and undermines the entire suppression strategy the plan depends on.

Finally, the plan never identifies who is responsible for long-term maintenance or enforcement.
There is no clarity on whether the developer, HOA, or individual homeowners are accountable. Without defined responsibility, the plan's promises are not durable and will not hold up over time.

In its current form, this plan increases risk for residents, responders, and the county.

I urge the Commission to require ignition-resistant construction, a realistic evacuation analysis, redundant water supply, clear responsibility and enforcement, and measurable alignment with the County's CWPP and HMP before considering approval.

Carolyn & Josh Warden
McCall, Idaho

From: Ed Garcia <edlynn1919@gmail.com>
Sent: Monday, February 16, 2026 5:09 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Re: Wilks Brothers Proposed Red Ridge Commercial Village and Homes

Resending this because in the article I read in Valley Lookout, it had the incorrect email address.
Please submit, as you can see I sent it in January.
On Sat, Jan 31, 2026 at 9:01 PM Ed Garcia <edlynn1919@gmail.com> wrote:
TO: Valley County Planning and Zoning Committee
FROM: Ed Garcia

I am vehemently opposed to the Red Ridge Village proposal. As a native Idahoan and property owner in McCall, this pretentious proposal goes against my moral fiber. These billionaires from Texas came to our beautiful state and purchased 172,000 acres of private land. They immediately closed off all the land to any public access, put up gates and fencing, they said because of abuse by users, that is simply not true. This is property that was owned by Boise Cascade and Potlatch. Both companies allowed public access to hunt and fish in that area for generations, without any issues. The Wilks brothers also purchased a lot of land in eastern Oregon as well. I have a friend that lives by Vale Oregon and they did the exact same thing there. They closed off all their property to all public access, as soon as the deal went through. People like this cannot be trusted to honor their word. I also see in their proposal for Red Ridge, that they say they would allow public access on their biking and snowmobile trails. Based on their past behavior, this is simply not true.

If this development is approved, it will change the face of McCall and the surrounding area forever. I am concerned that the extra traffic on the two lane roads will create very dangerous driving situations for all residences in Valley County.
Also, who will pay for the extra fire and police protection that will be needed...24 hours a day. New schools will have to be built and/or expanded. We the taxpayers will have to pay for all the extra costs. The beauty and charm of McCall and Valley county will be lost forever. This development will help turn the McCall area into another Lake Tahoe area. We do not want or need this huge development to ruin our peaceful way of life. It will impact affordable housing in McCall and increase property values significantly.

That large of a development will have a lasting negative impact on all the wildlife in that area. The fact they are proposing an 18 mile non-motorized "public" trail and 5 mile ridgeline trail for snowmobiles in the winter and ATVs in the summer will disrupt all the wildlife in the area.

I feel we need to take a stand against out-of-state billionaires coming into our state, buying up huge tracts of land and then arrogantly proposing building huge commercial and residential developments that will change the everything in that area.

Thank you for your consideration.

From: dylan beeson <dylan@travel-well.org>
Sent: Tuesday, February 17, 2026 7:42 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>; Stacy Beeson <stacybeeson515@gmail.com>
Subject: Opposition to Wilkes developments

Hello,

My name is Dylan Beeson. I live at 746 Chad Loop, McCal, Idaho. We have resided there for almost 20 years. In those 20 years we have fallen more and more in love with the community, the beauty of the surroundings and the small town feel. At the same time we have witnessed tremendous change and growth.

This growth feels unsustainable and at odds with the Comprehensive plan moving forward. We strongly oppose either of the Wilkes developments. We feel that these developments will add to what is already an usafe drive on highway 55, increased strain on water, congestion and traffic in downtown, strain on infrastructure, debilitating congestion and safety concerns relating to the marina and boating on the lake and untold environmental impacts in a place that is one of the last great places.

I travel all over the world and all over our country and I am astounded at how we as a species have chosen to, time after time, ruin the places we have chosen to inhabit.

What if we were a holdout, like the old- well built bungalows of the 1920s surrounded by coughing industry and big box stores? What if we made a courageous choice to resist growth for growth sake so that we could truly be a great place to live?

Warmest regards,

Dylan Beeson
CEO and Founder
www.travel-well.org



From: Pat Bicknell <bickhome@Reagan.com>
Sent: Tuesday, February 17, 2026 9:36 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Object to Red Ridge Village Concept

Valley County:

Growth is occurring too rapidly in the Valley County, Meridian and Boise areas. Meridian and Boise are already crowded with not much city planning for water and roads.

In respect to Valley County, there is another large development brewing between McCall and New Meadows. Both of these will absolutely ruin the small mountain town feeling of McCall. Absolutely ruin McCall.

I understand housing for employees is a problem. But these huge developments are NOT the answer. McCall visitors travel from Boise for peace and quiet and less traffic.

Please do not allow this travesty to happen.

Pat Bicknell
223 Moonridge Dr
McCall, Idaho

To: Valley County Planning & Zoning Commissioners
From: Scott and Rebecca Hurd
Date: February 17, 2026

Re: Opposition to Red Ridge Village PUD Application

We respectfully submit this opposition letter to the Red Ridge Village PUD application.

We request that the Commission address the procedural issues outlined in **Part I** on the record at the beginning of the February 25, 2026 public hearing.

This application fails on two independent grounds, each of which mandates denial:

1. **Part II: Comprehensive Plan Violation:** RRV violates Valley County Code §9-5-2.B.3, which requires higher density development to be located 'near existing infrastructure and/or developed areas' or 'near existing established incorporated communities.' RRV's 722-unit development on rural West Mountain Road meets neither test.
2. **Part III: Compatibility Matrix Failure**: Valley County Code §9-9-3.A requires PUDs to achieve a positive score on the nine-question compatibility rating system. RRV scores -36 points, systematically failing every compatibility criterion.

PART I: PROCEDURAL ISSUES

We request that the Commission address these procedural matters on the record at the beginning of the February 25, 2026 public hearing:

I. REQUEST FOR SPECIFIC ATTENTION TO ECONOMIC INTERESTS

Valley County Planning and Zoning Commission procedures require Commissioners to state any conflicts of interest or ex parte contact at the beginning of each hearing. We are not alleging that conflicts exist. However, given the unprecedented scale and scope of the Red Ridge Village PUD application, we request that Commissioners give specific attention to potential economic interests as defined under Idaho law when making their standard conflict of interest disclosures.

Legal Requirement

Idaho Code § 67-6506 prohibits Planning and Zoning Commissioners from participating in any proceeding when they have an "economic interest" in the matter. The statute separately requires disclosure, stating: "A member or employee of a governing board, commission, or joint commission shall not participate in any proceeding or action when the member or employee or his employer, business partner, business associate, or any person related to him by affinity or consanguinity within the second degree has **an economic interest** in the procedure or action. Any **actual or potential interest** in any proceeding shall be disclosed at or before any meeting at which the action is being heard or considered."

Requested Disclosures

We respectfully request that each Planning and Zoning Commissioner addresses on the record at the February 25, 2026 public hearing whether they have any economic interests or actual or potential interests that could be affected by the Red Ridge Village decision, including:

- Business relationships with the applicant (DF Development), entities controlled by or associated with Dan and Farris Wilks, any contractors or consultants hired for Red Ridge Village, or their representatives

- Ownership or employment in businesses that could benefit from this 722-unit development (real estate, construction, equipment rental, etc.)
- Financial interests in properties that could be affected by this development
- Any other economic interests as defined under Idaho Code § 67-6506

This 722-unit development would generate substantial economic activity across multiple business sectors over many years. Thorough conflict of interest disclosures are essential to ensure compliance with Idaho law and maintain public confidence in the decision-making process.

II. OBJECTION TO HEARING NOTICE LANGUAGE

The public hearing notice states: "If you do not submit a comment we will assume you have no objections." We objected to this exact language in our October 23 P&Z public hearing opposition letter, and object to it again. We do not consent to having anyone's silence interpreted as approval of this application. This language violates basic principles of administrative law and due process.

Legal Problems

- It attempts to convert silence into affirmative consent, contrary to established legal principles.
- It discourages legitimate public participation by creating a coercive "speak now or be deemed to approve" requirement, chilling due process rights.
- It has no basis in Idaho Code § 67-6509 or § 67-6521, which govern public hearings and appeals.

We request that the Planning and Zoning Commission, on the record at the February 25, 2026 hearing:

1. State explicitly that the language "If you do not submit a comment, we will assume you have no objections" does not reflect the Commission's position and will not be used as a basis for decision-making in this or any application.
2. Clarify for the record that silence will not be interpreted as approval, lack of objection, or consent in this proceeding.
3. Confirm that the decision on the Red Ridge Village application will be based solely on whether the applicant has demonstrated compliance with applicable legal standards, regardless of the volume or absence of public comment.
4. Commit to removing this improper language from all future Planning and Zoning hearing notices.
5. Issue corrected guidance to staff regarding proper notice language that does not shift the burden of proof from applicant to public.

PART II: COMPREHENSIVE PLAN VIOLATIONS

I. COUNTY POLICY REQUIRES INFRASTRUCTURE COMPATIBILITY

A. The Comprehensive Plan's Scale and Location Policy

Valley County Code §9-5-2 implements the Comprehensive Plan's fundamental framework for where intensive development belongs:

- Low density development: acceptable on valley floor
- Higher density development: acceptable near existing infrastructure/developed areas
- Commercial/industrial: acceptable in commercial hubs, villages, or near incorporated communities

This tiered framework exists for practical reasons: infrastructure, emergency services, and environmental carrying capacity scale with development intensity. The policy prevents overwhelming rural infrastructure with urban-scale demands.

B. RRV's Location Violates Both Infrastructure Tests

Test #1: Existing Infrastructure Capable of Supporting Higher Density
West Mountain Road's existing infrastructure:

- Two-lane rural residential roads with no shoulders
- **Five** 90-degree turns to access RRV from Boydstun Road, via an initial turn onto West Valley Road, followed by a 90-degree turn onto Wisdom Road, then another 90-degree turn onto West Mountain Road, followed by 3 more 90-degree turns on West Mountain Road (not two as developer claims)
- No sidewalks, bike lanes, or pedestrian infrastructure
- No transit service
- 15+ minute fire response times (developer's own WUI Fire Plan)

The Traffic Impact Study documents zero pedestrians and zero cyclists, calling West Mountain Road 'unsafe for pedestrian and bicycle travel' yet proposing to add 8,071+ daily vehicle trips, 445 vehicles per hour at the morning peak and 646 for the evening peak. Per the developer's own study the current morning peak is @ 70 vehicles. The true and full impact cannot be assess without 24 baseline counts. Yet this **traffic impact study omits any 24-hour average daily vehicle trips count for West Valley, Wisdom and West Mountain Roads**.

The study acknowledges future "excessive queueing" and "poor LOS" at multiple intersections but defers solutions to future phases.

There is no mention or count of walkers, runners and bikers who frequently use these roads for commuting and recreational activities. West Valley/Wisdom/West Mountain Road is the ONLY route for residents who live off of West Mountain, Chad and Coy Roads and their connecting roads to the east, west and south to travel from their homes. West Valley/Wisdom/West Mountain Road is one of three limited road cycling surfaces in our area and the ONLY one on the west side of our community.

We have run on West Mountain Road for close to 13 years, adjusting when we do and don't go on it because of growing safety issues. Jumping into the culvert is a common part of these runs due to current safety issues. We no longer bike on it due to the increased speeding traffic, with no bike lane, or even a shoulder to travel on.

Test #2: Proximity to Developed Areas with Similar Infrastructure

- 6.5 miles from McCall—no urban corridor connecting them
- Adjacent properties: 1-40 acre rural residential, legacy ranches, timber land
- Area character: wildland interface, elk winter range, recreational forestland

The developer points to small subdivisions nearby as 'existing development,' but these are rural-scale developments compatible with existing infrastructure. RRV would add 722 units, overwhelming the area.

II. THE 'RESIDENTIAL DESIGNATION' DEFENSE FAILS

A. Developer's Circular Logic

The developer's application states the Future Land Use Map 'identifies this area for residential development' and 'does not assign a distinct or prescriptive residential classification' to the site, therefore any density is acceptable through the PUD process.

This is circular reasoning that would nullify §9-5-2.B.3 entirely. If 'residential' designation alone authorizes unlimited density anywhere painted residential on a map, then the infrastructure/context policies become meaningless.

We, and fellow citizens, provided written opposition letters and testimony against the inclusion of these Future Land Use Maps at both P&Z and BOCC Commissioners' public hearings in 2025. It was called out that these maps would pave the way for developers to attempt this dangerous interpretation of these vast purple swatches of residential areas. It's exactly what DF Development is attempting to do.

B. Why Density and Scale Matter

- Traffic impacts scale exponentially: 722 units = 8,071 daily trips overwhelming a two-lane rural road built for <1,000
- Emergency response degrades catastrophically: wildfire evacuation of 1,600+ people on single-egress road
- Environmental carrying capacity has limits: elk winter range, wetlands, water supply degraded at urban scale
- Service costs burden taxpayers: Sheriff patrol, road maintenance, winter plowing—all stretched thin

III. VALLEY COUNTY COMPREHENSIVE PLAN GOAL VIOLATIONS

A. 'Retain Rural and Small-Town Character' (Chapter 2)

RRV's 722 units would create Valley County's largest unincorporated community—larger than the cities of Donnelly (256), Cascade (997), or adjacent Adams County's New Meadows (561). This is urbanization without municipal governance, services, or accountability.

B. 'Protect Rural Atmosphere...Natural Beauty' (Chapter 13)

The developer claims 1,400 acres of 'preserved open space,' but this is steep slopes and wetlands legally unbuildable anyway. The buildable meadows and ridgelines—the visual and ecological heart of the property—are targeted for intensive development visible for miles.

C. 'Manage Growth While Protecting Quality of Life' (Chapter 2)

The Comprehensive Plan prioritizes protecting the "quality of life" that drew residents here by preventing "uses of land harmful to the community in general" and preserving "natural beauty and open characteristics," yet RRV violates these core principles through unsafe 800% traffic increases, permanent destruction of wildlife habitat, threats to water quality, and catastrophic wildfire risk in the Wildland Urban Interface. This city-scale development will exponentially worsen the quality of life across every dimension the Plan was designed to protect.

PART III: COMPATIBILITY MATRIX FAILURE

Valley County Code §9-9-3.A requires PUD approval to achieve a positive score on the nine-question compatibility rating system (§9-11-1 Appendix A). Each question receives a score from -2 (no compatibility) to +2 (full compatibility), multiplied by a weight factor. This analysis demonstrates that RRV receives negative scores on all 9 questions:

QUESTION 1 (Weight: ×4) — DOMINANT ADJACENT LAND USE

Is the proposed use compatible with the dominant adjacent land use?

Dominant Adjacent Use	1-40 acre rural residential (Legacy Ranch at Whitetail, Blackhawk Ranch, small farms/ranches)
Proposed Use	722-unit mixed-use development (population 1,600+), larger than 3 of Valley County's 4 incorporated cities
SCORE	**-2 (no compatibility) × 4 = -8 points.** Urban-scale density incompatible with low-density rural residential.

QUESTION 2 (Weight: ×2) — OTHER ADJACENT LAND USES

Is the proposed use compatible with the other adjacent land uses (total and average)?

Adjacent properties include wildland, agricultural/grazing land, open space, and legacy ranches. All are rural in character with minimal development intensity. RRV's 722 units with commercial components represents urbanization incompatible with surrounding uses.

SCORE	**-2 (no compatibility) × 2 = -4 points**

QUESTION 3 (Weight: ×1) — LOCAL VICINITY COMPATIBILITY

Is the proposed use generally compatible with the overall land use in the local vicinity?

Within a 3-mile radius: McCall is 6.5 miles away, and is the only urban center. The local vicinity is characterized by small rural residential subdivisions, grazing acreage, wildlands, and open space. RRV would become the largest unincorporated community in Valley County.

SCORE	**-2 (no compatibility) × 1 = -2 points**

QUESTION 4 (Weight: ×3) — PROPERTY SIZE & LAY OF LAND

Is the property large enough, does the existence of wooded areas, or does the lay of the land help to minimize any potential impacts the proposed use may have on adjacent uses?

RRV claims 1,400 acres of 'preserved open space,' but this includes steep unbuildable slopes and wetlands—not meaningful buffering. The buildable meadows and ridgelines are where development is concentrated, maximizing visual impacts visible for miles. Traffic impacts (8,071 daily trips) cannot be buffered—every West Mountain Road, Wisdom Road and West Valley Road resident, and all residents who access their homes off of Coy Road and Chad Loop are negatively impacted. The 100-foot perimeter buffer is meaningless for screening a 722-unit city. Light pollution from ridgeline development will glow across the valley. Property size provides zero mitigation when you build a city on the most visible terrain.

DF Development has not made it easy for anyone to grasp what this city in the forest will look like. In order to do so, print out Appendix A, specifically A3 (plat map) and A12 (topographic map), hold them on top of each other and up to the light. Then you will grasp the magnitude and danger; the yellow Estate Lot areas will line up exactly with the western ridgeline contours.

SCORE	**-2 (no compatibility) × 3 = -6 points.** Property size provides zero mitigation when building a city on ridgelines.

QUESTION 5 (Weight: ×1) — LOT/STRUCTURE SCALE

Is the size or scale of proposed lots and/or structures similar to adjacent ones?

Adjacent properties: 1-40 acre single-family homes. RRV proposes: condominiums, multi-family housing, ¾-acre lots, 1-acre lots, commercial buildings, and structures up to 50 feet tall in the Village Center. The density and building types bear no resemblance to adjacent development.

SCORE	**-2 (no compatibility) × 1 = -2 points**

QUESTION 6 (Weight: ×2) — TRAFFIC VOLUME & CHARACTER

Is the traffic volume and character to be generated by the proposed use similar to the uses on properties that will be affected by proximity to parking lots, on-site roads, or access roads?

Current Conditions	West Valley Road, Wisdom Road and West Mountain Road: well under 1,000 daily trips, two-lane rural roads, no shoulders, zero pedestrian infrastructure
RRV Impact	+8,071 daily trips = 800% increase. Developer's Traffic Study predicts LOS D-F (failing) at key intersections by 2029.
SCORE	**-2 (no compatibility) × 2 = -4 points.** Traffic volume overwhelms rural road designed for <1,000 daily trips.

QUESTION 7 (Weight: ×2) — RESOURCE CONSUMPTION/EMISSION

Is the potential impact on adjacent properties due to the consuming or emission of any resource or substance compatible with that of existing uses?

Resource consumption/emission incompatibilities:

Water: No completed aquifer studies = unknown impact on shared groundwater. Could directly deplete neighbors' wells. Complete incompatibility.
Light pollution: 722 units on ridgeline = city-scale glow visible for miles, destroying rural night sky and dark sky values.
Wildlife: Elk winter range will become fragmented habitat with roads, houses, and human disturbance that blocks migration routes, forces elk abandonment of the area, and increases vehicle collisions.
Noise: 8,071 daily trips = constant urban traffic noise incompatible with rural tranquility.
Air quality: Vehicle emissions from 8,071 trips degrade clean rural air quality.

SCORE	**-2 (no compatibility) × 2 = -4 points.** Urban resource consumption/emission fundamentally incompatible with rural uses.

QUESTION 8 (Weight: ×2) — PUBLIC SERVICE CAPACITY

Is the proposed use compatible with the abilities of public agencies to provide service or of public facilities to accommodate the proposed use demands on utilities, fire and police protection, schools, roads, traffic control, parks, and open areas?

Fire Protection	McCall Fire: 15+ min response time, 4.1 miles away. District stated it 'cannot serve this area with current resources.' No funding guarantee for new station.
Sheriff/EMS	Valley County Sheriff serves 3,733 square miles.[Adding 1,600+ residents in remote location stretches resources dangerously thin.
Roads	West Valley, Wisdom and West Mountain Roads maintained by Valley County. No capacity for 800% traffic increase. Winter plowing, maintenance costs explode.
Schools	McCall-Donnelly schools already near capacity. 1,600+ residents could add 300+ students.
SCORE	**-2 (no compatibility) × 2 = -4 points.** Public services designed for rural density cannot scale to city-sized population.

QUESTION 9 (Weight: ×2) — COST-BENEFIT ANALYSIS

Is the proposed use cost effective when comparing the cost for providing public services and improving public facilities to the increases in public revenue from the improved property?

Revenue side (developer's claims):

Increased property tax revenue from 722 residential units. However, developer provides no detailed analysis of net fiscal impact

Cost side (undisputed facts):

- Fire station construction + staffing + equipment: $3-5 million initial, $500K+ annually
- Road improvements, maintenance, winter plowing: millions in capital, $200K+ annually
- Sheriff patrol, EMS coverage: additional deputies, vehicles, equipment
- School capacity expansion: facilities + teachers for 300+ students
- Administrative costs: planning, permitting, code enforcement for city-sized community

Developer proposes 'impact fees' and 'development agreements,' but provides no binding commitments or calculations demonstrating full cost recovery.

SCORE	**-1 (minimal compatibility) × 2 = -2 points.** No demonstrated cost-effectiveness; taxpayers likely subsidize infrastructure.

COMPATIBILITY SCORE SUMMARY

Question	Weight	Weighted Score
1. Dominant adjacent land use	×4	-8
2. Other adjacent land uses	×2	-4
3. Local vicinity compatibility	×1	-2
4. Property size/lay of land	×3	-6
5. Lot/structure scale	×1	-2
6. Traffic volume/character	×2	-4
7. Resource consumption/emission	×2	-4
8. Public service capacity	×2	-4
9. Cost-benefit analysis	×2	-2
TOTAL COMPATIBILITY SCORE		**-36**

Valley County Code §9-9-3.A requires that a PUD 'nets a positive score on the compatibility rating system.' Red Ridge Village scores -36 points, failing the compatibility test by a devastating margin. This is not a close call—RRV systematically fails every single compatibility criterion, receiving negative scores on all 9 questions.

CONCLUSION

The Compatibility Matrix and Comprehensive Plan exist precisely to prevent developments like RRV from overwhelming rural communities. Valley County cannot approve this application without violating its own land use regulations.

Valley County Code requires baseline data at concept stage. This application asks approval based on:

- Incomplete studies and unsecured water rights
- No drainage baseline or hydraulic analysis
- No wetland surveys, wildlife data, or threatened species surveys
- Missing adjacent property documentation (Code violation)
- No baseline traffic ADT (only peak hour)
- Fire plan by developer employee, not independent professional
- Vague local housing with no enforcement
- No conservation easements for "permanent" open space
- Design standards deferred to future CC&Rs not yet written

Approving this concept means approving blindly - without the fundamental baseline information Valley County Code explicitly requires to make an informed decision about whether this development should proceed on this particular site.

We respectfully urge the Planning & Zoning Commission to deny this application.

Scott and Rebecca Hurd

February 17, 2026
Emailed 11:30AM MST

To: Valley County Planning and Zoning Commission and Valley County Commissioners

Re: Wilks/DF Development RedRidge Development

At what point will our local and county officials realize there is already too much growth, more than our local area can handle?

Developers present their proposals under the guise of creating affordable housing and worker housing. Has the county done any studies on how much affordable/worker housing we actually need? With all of the current development already approved or under construction, I can assume that the need for affordable/worker housing has been met.

The proposed Wilks/DF Development RedRidge Village will add significant more stress to our infrastructure, our unspoiled terrain, beautiful environment, and our communities, and an unnecessary risk created for fire and also increased insurance rates for current home owners.

Let's put everything together regarding their proposal…

The few thousand acres set aside for wildlife is a complete joke, we already have expansions taking place with Brundage, Tamarack, Whitetail, Black Hawk, additional subdivisions, and the possibility of the proposed Stibnite mine. What is left for our flora and fauna???? Also, this area they are "setting aside" for wildlife will basically be a private hunting preserve for "special" members.

The concern for our water sources and water tables gets little traction and seem to fall on deaf ears of our local officials. This is their 3rd time "at bat" and they still have no clear plan for water. We can't get ahead of the pollutants already flowing in our rivers now.

The traffic increases are just one portion of the total picture. There are already approved subdivisions and developments that aren't at full capacity, and we are already seeing negative impacts on traffic and our communities. With about 70 percent of houses in our area being second homes, summertime is already a huge problem. Let's not add to this situation. When is enough, enough!

Developers who don't live here ruin our communities. They truly don't care about or see the negative impacts to our communities and our beautiful Idaho. We need to start keeping something for us and the flora and fauna. When all these areas are fully developed, what will our area look like?

Now is the time to start saying "NO" to any additional developments to preserve our beautiful Idaho! Put a moratorium on any new subdivisions or developments for 10 years and let things settle down so we can really evaluate what the need is for our county and it's communities. Right now everything is just a money grab for developers. We are at the tipping point….as I said enough is a enough!

The Wilks/DF Development have no true interest in what is good for Idaho, its residents, or the environment. They are out for the money and will be profiting by destroying pristine land and natural habitats for our flora and fauna without caring about the consequences.

Respectfully submitted,
Mary Beth Resimius
PO Box 1569
McCall, ID 83638

William (Bill) Marineau
McCall, ID
William.marineau@outlook.com

February 17, 2026
Please Confirm Receipt

Re: **Marineau Opposition to Red Ridge Village Concept PUD 26-001**

Cynda Herrick
Valley County Planning & Zoning

Dear Ms. Herrick,

I have written letters in the past in opposition of the Red Ridge Development where I outlined wildlife, transportation, and education concerns with any development of the proposed scale in this proposal. I am vehemently opposed to this plan because it is nothing but a profit-focused plan that will put a burden on all public utilities, transportation, this proposal will cause an increased tax burden if this plan is allowed to move ahead. Please take note of my specific opposition points below concerning the Red Ridge Village Concept PUD 26-001 plan amid related submissions and many well-founded opposition filings.

I have spent my life in the mountains of Idaho, fishing, running whitewater, biking, skiing and hiking in the alure of the area. I am also drawn to this area for it's small-town allure and everything its founding community members envisioned to maintain that feel for a controlled-growth approach that is inevitable, We have already felt the unwelcoming nature of these new land owners after they fenced off all the county roads into the area we used to enjoy. Even less inviting is the monitoring of their property with unfriendly, armed guards. Expressing these thoughts I am further compelled to weigh in on the Red Ridge Concept Plan that is antithetical to that notion, and is not only untenable in concept, unsupported in its plan and claims, and clearly unsustainable in any long-term implementation if such an ill-planned notion escaped keen review and scrutiny by the City of McCall and Valley County, I offer the following oppositional thoughts and considerations:

The Red Ridge plan is problematic and deficient in many areas, including the following key areas (not entirely inclusive of all areas of concern):

1. **Significant Wildfire Risks**

- 15+ minute response time from McCall Fire District.
- McCall Fire states they "cannot serve this area with current resources."
- 722 units in high-hazard WUI zone with overstocked forests, and no fire wise plan.
- Unenforceable homeowner fuel management requirements.
- Limited egress creates real-life evacuation impediments (Paradise Fire scenario); and would also impede emergency response ingress into the area.
- An expanded Wildland-Urban Interface will no doubt increase insurance rates across West Central Idaho and Valley County. In fact, numerous insurance carriers have canceled policies and/or no longer offer coverage in the 83638-zip code.

2. **Inadequate Review Process**

- Critical studies have either not been performed or are incomplete – including aquifer, wetlands, elk and wildlife surveys.

3. **Wildlife Habitat Destruction**

- Federally threatened Northern Idaho Ground Squirrel habitat degraded.
- Elk migration corridors fragmented (McCall Elk Zone).
- No detailed elk telemetry data — applicant admits Idaho Fish & Game lacks site-specific mapping.
- A 149-acre "preserved" meadow surrounded by 722 proposed homes would create a chronic disturbance.

4. **Rural Character Degradation**

- Commercial Village and Condominium complexes in a rural area are not consistent with the Valley Comp Plan goals and objectives found in Chapter 13 (Land Use) – "**Retain the rural atmosphere of Valley County**."
- 6.9 units/acre in Village Center rises to the level of *urban density*; and is inconsistent with the rural character that existed.
- 250 nightly rental condos creates a transient population and associated problems.
- The proposed "170 local housing units" are insufficient to offset displacement pressure (population surge, property value inflation, service cost increases).

5. **Water Supply and Water Quality Uncertainty**

- **No completed aquifer studies** — groundwater capacity unknown.
- Water rights verification "ongoing" per applicant's admission.
- Wastewater in the "no-discharge" zone relies on unproven infiltration.
- No information on the Central Sewage Treatment Facility location or required connection criterion.

6. **Significant Roadway Infrastructure Costs, Impediments and Safety-Related Issues**

- An estimated additional 8,071 daily vehicle trips would prove to be absolutely detrimental and dangerous on West Mountain Road
- Cited two dangerous 90-degree curves requiring $500K-$1M each to fix, though there are actually five very sharp curves between Deinhard/Boydstun and the RRV proposed site.
- Level of Service F (total gridlock) predicted at multiple intersections by 2029.
- No protected bike lanes, inadequate pedestrian infrastructure along West Mtn Road. West Mtn Road is, per the Valley County Comp Plan, a long-term proposed Valley Country Pathways route.
- Vague "negotiated" cost-sharing means additional burden on local taxpayers.

- Traffic study fails to include additional anticipated traffic increases related to the Stibnite Gold Project and other significant development proposals.

7. Unfair Financial Burden on Local Taxpayers

- $2-3.5M in unfunded road improvements.
- New fire station costs are unspecified.
- School impacts studies are required: ~275 year-round units = potentially hundreds of children.
- Long-term maintenance obligations.

8. Future Use Map

- RRV includes newly adopted *Future Use* maps from VC Comprehensive Plan, relying on large purple "residential" designations as a green-light to proceed.
- VC Comprehensive Plan does not specify residential density. RRV appears to interpret this failure as an opportunity for unlimited density approval through the PUD process.
- Ignores Valley County P&Z code Section 9-5-2.B.3 requirement that **higher density projects** be located "near existing infrastructure and/or developed areas: or "near existing established incorporated communities."
- Village Commercial Center and condominiums are inconsistent and incompatible with existing nearby land uses.

I appreciate the opportunity to submit the above comments and considerations in opposition to RRV's proposed development.

Sincerely,

William Marineau

From: PDNickle <PDNickle@protonmail.com>
Sent: Tuesday, February 17, 2026 10:42 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Cc: Hal Nickle <halnickle@aol.com>
Subject: Objection to P.U.D. 26-001 Red Ridge Village Concept

Valley County:

DF Development LLC aka Wilks Brothers Development Company is again presenting their plans to create a manufactured community. This plan to grow McCall under the guise of "helping" the Valley County economy is just that - a disguise. It will stretch resources for water, sewer, roads and maintenance of water supply, sewer and roads. How will this be paid for? More taxation? How can people pay more when they are already feeling the pressure of a slowed economy? Not to mention severely increased traffic congestion during the summer months.

This development is being sold to the community under the benefits of "growth". Why would more restaurants, retail spaces, food sources and an organic greenhouse and farm facilities be needed when existing restaurants and retailers are already struggling to stay in business and closing their doors at a rapid rate?

How much power and water will be needed for more residential communities, a farm and greenhouses? Did the residents ask for this type of farm?

Haven't all of you heard the voices of the local residents talk about high cost of housing? Who can afford to live and work in this "manufactured community"? This is not going to solve reasonable cost of housing for the local residents, now is it?

In respect to Valley County, there is another large development proposed between McCall and New Meadows. Both of these developments can and will absolutely ruin the charming and quiet mountain town atmosphere, which is the primary reason people choose to live and own a home there. Are you willing to risk that??

I understand housing for employees is a problem. But these costly enormous developments are NOT the answer. As homeowners, we strongly object to this proposed development.

Harold WM Nickle and Peggy Nickle
424 McGinnis Street
McCall ID 83638

Sent with Proton Mail secure email.

From: nancyr@frontiernet.net <nancyr@frontiernet.net>
Sent: Tuesday, February 17, 2026 10:49 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Red Ridge Village

Hello, I am a long time resident of Valley County, McCall Id residing here full time. I am writing to express my concerns about the Red Ridge development being considered for approval by out Valley County Commissioners. I urge the commissioners to vote NO on this proposal.

1. The Red Ridge location geography makes it prone to wildland fires. We have seen from our house wildfires start there from lightening. The prevailing wind blows towards McCall. If this is developed not only will we have wildland fires from lightening but there will be human caused fires as well. Again, the prevailing winds move towards McCall with the potential to bring a fire into McCall. As we saw in California last year with the Palisades fire once a wildfire hits homes and developments the fire will carry with homes and structures being the source of fuel.

2. The Red Ridge development will add an estimated 8,000 vehicle trips daily in Valley County. Highway 55 and 95 cannot handle this amount of traffic. Highway 55 is already the most dangerous highway in Idaho. More vehicles will add to this. The town of McCall cannot handle this volume of traffic either.

3. Our local schools are at capacity. Our schools can not absorb the volume of students that will need education if this is approved. McCall Donnelly school district is highly ranked and my children received a good education here. This will be eroded when schools become overcrowded.

4. Our local healthcare facilities will not be able to accommodate the influx in care that will be needed if this development is improved.

5. Who does this development benefit? The Wilks brothers and the developer, at the detriment of those that call Valley County home.

Again, I urge you to vote NO and please consider the following statement.

Valley County has no comprehensive management plan for development in our county. We are one of only 2 counties in the state of Idaho that does not have a plan. This worked in the past when there was minimal development. This approach has long since served our county. I urge you to develop a comprehensive plan.

Thank You,
Nancy Romero
21 Crestview Lane
McCall, ID
83638

From: Patricia Young <patriciaayoung59@gmail.com>
Sent: Tuesday, February 17, 2026 12:29 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Objections to RRV Concept

February 17, 2026

Dear Director Herrick,

I'm writing to object. My first objection is regarding the enormous assumptions made on the Red Ridge Village Concept and other public hearing invitations. **"If you do not submit a comment, we will assume you have no objections."** This assumption is so absurd it could be mistaken for a sarcastic joke but, unfortunately, it is no joke. It is a threat.

I also object to the lack of substance in DF Development's new RRV PUD application especially where traffic issues and road maintenance are concerned. At a presentation in 2023 a Stibnite traffic study was predicting an AVERAGE of 156 trucks daily and over the next 20 years there could be approximately 1.3 million truck trips. The RRV traffic study has neglected to include this additional projected traffic increase and has failed to do a serious evaluation of the true cost of road improvements. They do however predict an additional 8071 daily vehicle trips on West Mountain Road, which feeds directly onto Deinhard/Boydstun. Our infrastructure is currently strained far beyond its intended capacity. Heavy traffic will accelerate wear and tear on roads but municipal budgets will continue to fall short of covering necessary repairs. As a result, potholes will linger, maintenance will be delayed, and residents will endure longer commutes and vehicle damage all while permanent residents shoulder the burden of these repairs. Red Ridge Village should be required to have a specific plan to support these infrastructure costs.

Sincerely,
Patty Young
McCall, ID

From: Brett Keller <bkeller@gmail.com>
Sent: Tuesday, February 17, 2026 12:09 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>; Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Opposition to Red Ridge Village

Good Afternoon,

We are writing as the owners of 46 acres of land that sits immediately adjacent to the proposed Red Ridge Village development on the west side of McCall. While I understand and appreciate the intent to thoughtfully accommodate growth in Valley County, I am deeply concerned about the current boundary of the proposed project and the lack of adequate buffering between this high-density development and surrounding rural parcels such as our own.

Based on the current development plan, Red Ridge Village would place housing units, a community center, a restaurant, an amphitheater, and other public gathering areas immediately behind our property. This is completely uncharacteristic of this entire landscape. In fact, the location proposed for this commercial area sits right in the middle of a green zone/natural habitat area at the base of West Mountain used frequently by elk, deer, and bear. Like many neighboring landowners, we value the open space and wildlife that define this area. This proposed development is inconsistent with the rural character of the area.

Placing an urban-style community immediately next to multi-acre properties creates several challenges that should be addressed through a stronger buffer zone:

Wildlife and Environmental Impacts: This area serves as an important corridor for elk, deer, and other wildlife. The introduction of dense housing, traffic, and lighting would severely disrupt natural migratory and grazing patterns that are integral to the local ecosystem.

Land-Use Conflicts: Existing rural uses—including farm equipment use, ATV recreation, firearm use, livestock, and other outdoor activities—could create conflicts with future residents who may not expect or tolerate these activities. This can also create potential safety risks for children and other residents.

Loss of Rural Character: The western side of McCall has long served as a transition between town and open forest. Preserving a meaningful buffer would maintain that sense of space and ensure that McCall's unique charm and tranquility are not lost as growth occurs.

For these reasons, I respectfully request that the Commission require a substantially larger buffer zone—ideally consisting of natural, undeveloped greenspace—between the Red Ridge Village development and the surrounding rural parcels. Additionally, we request prohibiting any proposal for large gathering areas such as amphitheaters, community centers, and eating establishments. This would help preserve ecological connectivity, protect existing property uses, and maintain the scenic and peaceful qualities that have

defined this area for generations.

I would welcome the opportunity to discuss these concerns further or provide additional context regarding the land and wildlife patterns in this area.

Thank you for your consideration and for your ongoing efforts to balance responsible development with the preservation of McCall's natural and rural heritage.

Sincerely,
Brett and Marcie Keller
McCall Property Owners
3737 West Mountain Road, Valley County

From: McCall Keller <mccallkeller@gmail.com>
Sent: Tuesday, February 17, 2026 1:43 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Red Ridge opposition

I oppose Red Ridge Village and the strain it will cause on all infrastructure of Valley county. I oppose the density it plans to butt up against neighbors who have single homes on 20+ acres of land. This does not fit the environment. I oppose the traffic concerns related with construction and density of the project. Red Ridge is not suitable for Valley County.

McCall Keller

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macmoss.studio
-
macmoss.studio
203.524.6088

From: dcromwell@frontier.com <dcromwell@frontier.com>
Sent: Tuesday, February 17, 2026 3:22 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Red Ridge Village - Opposition Letter for February 25 PUD Hearing

As longtime and full-time residents of McCall, specifically in Blackhawk Ranch, we oppose the Red Ridge Village PUD application that will be reviewed during the February 25th PUD hearing. We would love to attend the meeting and express our opposition in person, but unfortunately, we will be out of the country on the date of the hearing. Here are some of our **key concerns**:

1. Traffic and Infrastructure Issues

- Additional 8,071 daily vehicle trips would very easily overwhelm West Mountain Road, which currently is and has been in bad shape for many years. Although the county tries, this is a very poorly maintained road without the additional daily vehicle trips that would be created by Red Ridge Village.
- The City of McCall does not have nearly enough current infrastructure to support a development of this size.
- Study cited two dangerous 90-degree curves requiring $500K-$1M each to fix, although there are actually five very sharp curves between Deinhard/Boydstun and the Red Ridge Village proposed site.
- No protected bike lanes, and totally inadequate pedestrian infrastructure along West Mountain Road. West Mountain Road is, per the Valley County Comprehensive Plan, a long term proposed Valley Country Pathways route.
- Vague "negotiated" cost-sharing means local taxpayers will likely pay for any road improvements.

2. Wildfire Risks

- 15+ minute response time from McCall Fire District.
- McCall Fire states they "cannot serve this area with current resources."
- 722 units in high-hazard Wildland-Urban Interface zone with currently overstocked forests and beetle infestations.
- Unenforceable homeowner fuel management requirements.
- Limited egress creates evacuation bottlenecks.
- An expanded Wildland-Urban Interface will likely impact insurance rates across West Central Idaho and Valley County; several insurance carriers (including Farmers and American Family) no longer offer coverage in the 83638 zip code.

3. Wildlife Habitat Destruction

- Federally threatened Northern Idaho Ground Squirrel will have its habitat degraded.
- Elk migration corridors will be even more fragmented (McCall Elk Zone).
- **No detailed elk telemetry data** — the applicant admits Idaho Fish & Game lacks site-specific mapping.
- 149-acre "preserved" meadow surrounded by 722 homes is a chronic disturbance of wildlife habitat.

4. **Water Supply and Water Quality Uncertainty**

- **No completed aquifer studies** — groundwater capacity is currently unknown.
- Water rights verification "ongoing" per applicant's admission.
- Wastewater in the "no-discharge" zone relies on unproven infiltration.

- Risk of Duffner Creek and groundwater contamination.
- No information on the Central Sewage Treatment Facility location or required connection criterion.

5. Rural Character Degradation

- Commercial Village and Condominium complexes in a rural area are not consistent with the Valley County Comprehensive Plan goals and objectives found in Chapter 13 (Land Use), "Retain the rural atmosphere of Valley County."
- 6.9 units/acre in Village Center is an urban density.
- 250 nightly rental condos creates a transient population and associated problems.
- The proposed "170 local housing units" are insufficient to offset displacement pressure (population surge, property value inflation, service cost increases).

6. Added Local Taxpayer Burden

- $2-3.5M in unfunded road improvements.
- New fire station costs are unspecified.
- School impacts studies required:: ~275 year-round units = potentially hundreds of additional children in the McCall Donnelly School District.

7. Inadequate Review Process

- Critical studies are currently incomplete (aquifer, wetlands, elk and wildlife surveys).
- Vague language to "coordinate with agencies" later.

8. Future Use Map

- Red Ridge Village includes newly adopted Future Use maps from VC Comprehensive Plan, relying on large purple "residential" designations as a green light to proceed.
- VC Comprehensive Plan does not specify residential density. Red Ridge Village appears to interpret this failure as an opportunity for unlimited density approval through the PUD process.
- Ignores Valley County P&Z code Section 9-5-2.B.3 requirement that higher density projects be located "near existing infrastructure and/or developed areas: or "near existing established incorporated communities."

Valley County deserves thoughtful development that preserves our community character, not a city-sized project rushed through the approval process.
Please deny this application for all the reasons cited above.
Please **reply to confirm receipt of our opposition letter** and that it will be included in the staff report.

Sincerely,
Dean, Amy, Finn, and Willa Cromwell
10 Bitterroot Ct.
McCall, ID 83638

From: Jeannie Carpentier <jeanniecmyb@gmail.com>
Sent: Tuesday, February 17, 2026 3:29 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Opposition of RRV PUD Feb 25

Dear Valley County Planning & Zoning Commissioners,

Lack of a complete and updated/current Comprehensive Plan is already showing it's problematic.

Will you be appeasing every (out of town/state)developer that puts forth an application and makes loads of money off our beautiful community, while creating a burden for full time residents/tax payers?

We strongly oppose this development. Concerns listed:

1. How can Valley County approve another "city"?

2. St. Lukes is a critical access hospital. (Rural)
   That means they cannot have more than 25 beds. I cannot speak for the hospital, but it cannot handle an influx of that many more households/people and maintain their designation.
   Increasing staffing would be a burden as well.

3. Aquifer studies need to be completed. Water quality will be affected.

4. Wildlife corridors will be disrupted.

5. Valley County does not have adequate fire, EMS services to cover this development.

6. The application is incomplete.

7. The developers are not taking into consideration retaining many of the qualities of our valley and community for this huge development.

8. Public land access will be minimized.

9. It is not compatible with surrounding land use.

10. A traffic study at highest commute times is needed.

11. Wildfire mitigation is a concern.
    Can future homeowners get fire insurance?

Please reply with confirmation receipt of our letter and that it will be included in the staff report and read in full.

Sincerely,

Jeannie Carpentier
John Whalen

Valley County

No aquifer studies have been completed / Wildlife surveys rely on observations, not science / Fire evacuation plan is dangerous / The application is incomplete and premature]. Valley County deserves thoughtful development that preserves our community character, not a city-sized project rushed through approval.
Please deny this application [pick your reasons].
Please reply to confirm receipt of my/our opposition letter and that it will be included in the staff report.
YOUR NAME

From: Lydia McMillin <lydmcmillin@gmail.com>
Sent: Tuesday, February 17, 2026 3:02 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Cc: Lydia McMillin <lydmcmillin@gmail.com>
Subject: Opposition to Red Ridge

February 17, 2026

Valley County Planning & Zoning,

I am writing in opposition to the Red Ridge development proposal. There are several problems that stand out to me. These include traffic, water and sewer, density, fire/police, and wildlife.

The traffic impact study estimates over 8,000 vehicle trips a day on West Mountain Road. West Mountain Road can barely handle the traffic on it today. The county has struggled to keep up with maintenance as is. If you consider the impact to the roadway during construction the entire roadway would need to be redone. The cost to the taxpayers would be overwhelming.

The water for this development is undefined. There is no study showing the aquifer is adequate to support the 700+ homes while still maintaining the existing residential wells on the same aquifer. For a city this size they should have a waste water treatment plant and public water system not reliant on the aquifer.

The density numbers are misleading. By including the areas that would not be developed simply lowers the number but this is a high-density proposal.

The risk of fire is evident in our forests. The fire departments struggle to handle what the community needs now. Doubling the size of the community will be overwhelming, not just to the fire departments but also the police departments.

The high-density of building around the meadow will greatly affect wildlife in the area. By having homes and walking paths at the meadow will move the wildlife into other areas. Migration paths will be severely disrupted during construction.

A project this large will impact McCall in ways that are not in line with the goals of Valley County Comprehensive Plan. I encourage the Valley County Planning and Zoning to push back against this project. It is built on a lot of promises and vague assumptions.

Thank you,

Lydia & Don McMillin
Whitecloud Subdivision

From: Christine Thayer <christinethayer@msn.com>
Sent: Tuesday, February 17, 2026 2:54 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: In Opposition to Red Ridge Village Concept

February 17, 2026
Christine Thayer
7 Thunderbolt Pl
McCall, ID 83638
Dear Commissioners,
Thank you for the opportunity to provide public comment on the proposed Red Ridge development. I am writing to express my opposition to the current Red Ridge proposal and to share specific concerns regarding its potential impacts on existing residents and the surrounding environment.
1. Setback and Buffer Concerns
Our property is located approximately 100 feet from West Mountain Road within an established subdivision of parcels exceeding 1.5 acres. I respectfully request a minimum 300-foot natural buffer—with no tree removal—between West Mountain Road and any parking areas or developed structures.
I am deeply concerned about increased noise, light pollution, loss of wildlife habitat, and degradation of the natural landscape, all of which would negatively affect property values and my husband's and my ability to enjoy our home.
Workforce or affordable housing would be more appropriately located closer to McCall's existing services and infrastructure, rather than four miles outside of town. Given the significant acreage of the proposed site, a lower-density residential layout similar to existing homes could be situated nearer to West Mountain Road, with higher-density units placed farther into the property where they would have less impact on neighboring homeowners. I respectfully ask for your support in advocating for this approach.
If apartment buildings are ultimately constructed in close proximity to existing residences, we request additional mitigation measures, including increased setbacks, natural sound and visual barriers, and other protections to minimize impacts.
2. Wastewater and Environmental Impact
The scale of this development represents a substantial increase in wastewater generation. I am concerned about whether wastewater capacity, groundwater protection, stormwater management, and runoff risks have been fully evaluated and adequately addressed.
3. Traffic and Road Concerns
One of the primary reasons my husband and I chose to build and live in this area was to avoid heavy traffic and the associated noise. Any entrance to the proposed development should be relocated away from the White Cloud subdivision. In addition, West Mountain Road already experiences significant wear and frequent potholes. How will the road be improved and maintained to accommodate the increased traffic this development would generate?
Road maintenance is the responsibility of the county, and I ask whether the county's current budget includes sufficient funding to support these necessary improvements.
Thank you for your consideration of these concerns and for your attention to how this development may affect existing residents and the broader community.
Sincerely,
Christine Thayer

From: Jim Fitzgerald <jimfitzgerald1955@gmail.com>
Sent: Tuesday, February 17, 2026 4:00 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: RRV Opposition Letter for February 25th PUD Hearing

To the Valley County Planning & Zoning Commissioners:

Please deny this application as there are many unresolved issues, such as:

1. Traffic Issues

- Additional 8,071 daily vehicle trips potentially overwhelming West Mountain Road
- Cited two dangerous 90-degree curves requiring $500K-$1M each to fix, though there are actually five very sharp curves between Deinhard/Boydstun and the RRV proposed site.
- Level of Service F (total gridlock) predicted at multiple intersections by 2029.
- No protected bike lanes, inadequate pedestrian infrastructure along West Mtn Road. West Mtn Road is, per the Valley County Comp Plan, a long term proposed Valley Country Pathways route.
- Vague "negotiated" cost-sharing means local taxpayers will likely pay.
- Traffic study fails to include additional anticipated traffic increases related to the Stibnite Gold Project and other significant development proposals.

2. Wildfire Risks

- 15+ minute response time from McCall Fire District.
- McCall Fire states they "cannot serve this area with current resources."
- 722 units in high-hazard WUI zone with overstocked forests, beetle infestations.
- Unenforceable homeowner fuel management requirements.
- Limited egress creates evacuation bottlenecks (Paradise Fire scenario).
- An expanded Wildland-Urban Interface will likely impact insurance rates across West Central Idaho and Valley County; several insurance carriers (including Farmers and American Family) no longer offer coverage in the 83638 zip code.

3. Wildlife Habitat Destruction

- Federally threatened Northern Idaho Ground Squirrel habitat degraded.
- Elk migration corridors fragmented (McCall Elk Zone).
- **No detailed elk telemetry data** — applicant admits Idaho Fish & Game lacks site-specific mapping.
- 149-acre "preserved" meadow surrounded by 722 homes = chronic disturbance.

4. **Water Supply and Water Quality Uncertainty**

- **No completed aquifer studies** — groundwater capacity unknown.
- Water rights verification "ongoing" per applicant's admission.
- Wastewater in the "no-discharge" zone relies on unproven infiltration.
- Risk of Duffner Creek and groundwater contamination.
- No information on the Central Sewage Treatment Facility location or required connection criterion.

5. Rural Character Degradation

- Commercial Village and Condominium complexes in a rural area are not consistent with the Valley Comp Plan goals and objectives found in Chapter 13 (Land Use), "Retain the rural atmosphere of Valley County."
- 6.9 units/acre in Village Center = urban density.
- 250 nightly rental condos creates a transient population and associated problems.
- The proposed "170 local housing units" are insufficient to offset displacement pressure (population surge, property value inflation, service cost increases).

6. Added Local Taxpayer Burden

- **$2-3.5M in unfunded road improvements.**
- New fire station costs are unspecified.
- School impacts studies required:: ~275 year-round units = potentially hundreds of children.
- Long-term maintenance obligations.

7. Inadequate Review Process

- Critical studies incomplete (aquifer, wetlands, elk and wildlife surveys).
- Vague promises to "coordinate with agencies" later.

8. Future Use Map

- **RRV includes newly adopted Future Use maps from VC Comp Plan, relying on large purple "residential" designations as a green light to proceed.**
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- Ignores Valley County P&Z code Section 9-5-2.B.3 requirement that higher density projects be located "near existing infrastructure and/or developed areas: or "near existing established incorporated communities."
- Village Commercial Center and Condominiums are clearly not compatible with existing nearby land uses.

Thank you for the opportunity to comment,
Jim Fitzgerald and Karen Olde 13737 Clear View Rd. McCall Idaho

From: KIM COOPER <kdcooper68@msn.com>
Sent: Tuesday, February 17, 2026 12:29 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: RRV Opposition Letter for February 25 PUD Hearing

Dear Valley County Planning & Zoning Commissioners,

We OPPOSE the Red Ridge Village PUD application

For many reasons including but not limited to the following.

A large concern besides not approving of this development is time involved to complete the project and the possibility that this project would not even be completed. Here are some key concerns.

1. Traffic Issues

- Additional 8,071 daily vehicle trips potentially overwhelming West Mountain Road
- Cited two dangerous 90-degree curves requiring $500K-$1M each to fix, though there are actually five very sharp curves between Deinhard/Boydstun and the RRV proposed site.
- Level of Service F (total gridlock) predicted at multiple intersections by 2029.
- No protected bike lanes, inadequate pedestrian infrastructure along West Mtn Road. West Mtn Road is, per the Valley County Comp Plan, a long term proposed Valley Country Pathways route.
- Vague "negotiated" cost-sharing means local taxpayers will likely pay.
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- Federally threatened Northern Idaho Ground Squirrel habitat degraded.
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- 149-acre "preserved" meadow surrounded by 722 homes = chronic disturbance.

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- Risk of Duffner Creek and groundwater contamination.

- No information on the Central Sewage Treatment Facility location or required connection criterion.

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- Commercial Village and Condominium complexes in a rural area are not consistent with the Valley Comp Plan goals and objectives found in Chapter 13 (Land Use), "Retain the rural atmosphere of Valley County."
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- Critical studies incomplete (aquifer, wetlands, elk and wildlife surveys).
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- Ignores Valley County P&Z code Section 9-5-2.B.3 requirement that higher density projects be located "near existing infrastructure and/or developed areas: or "near existing established incorporated communities."
- Village Commercial Center and Condominiums are clearly not compatible with existing nearby land uses.

The town resources are limited and seem to be unable to support a development of this magnitude.

This is in my back yard.

Kim and Doug Cooper
Whitecloud Sub.
McCall Idaho.

From: Alsy Cory <alsycory@gmail.com>
Sent: Tuesday, February 17, 2026 4:15 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: DF Development

To the Commissioners of Valley County, Idaho,

My name is Alsy Cory, and I am writing to formally express my strong opposition to the proposed development by DF Development.

This project raises serious concerns about long-term environmental impact, infrastructure strain, and traffic congestion in our community.

First, the environmental consequences cannot be overlooked. The area slated for development provides important natural habitat, open space, and ecological balance that make Valley County such a special place to live and visit. Increased construction, land clearing, and higher population density will inevitably disrupt wildlife, degrade water quality, and permanently alter the character of the landscape. Once this type of development occurs, it cannot be undone.

Second, our county does not currently have the infrastructure or services to adequately support a project of this scale. Emergency services, road maintenance, schools, utilities, and healthcare resources are already stretched. Adding a significant number of new residences or commercial units will place additional burdens on taxpayers and strain systems that are not designed for rapid expansion.

Finally, traffic congestion is a major concern. Our roads were not built to accommodate high-density development. Increased traffic will not only create daily inconvenience for residents, but also pose safety risks and reduce emergency response efficiency. What is now a manageable and peaceful area could quickly become overcrowded and difficult to navigate.

Growth should be thoughtful, sustainable, and aligned with the capacity of our county. This proposal does not appear to meet those standards. I respectfully urge the Commission to carefully consider the long-term impacts of this development and prioritize the protection of our environment, infrastructure, and quality of life.

Thank you for your time and consideration.

Sincerely,
Alsy Cory

February 17, 2026
Emailed 1:25 PM MST

To: Valley County Planning and Zoning Commission and Valley County Commissioners

Re: Wilks/DF Development Red Ridge Development

At what point will our local and county officials realize there is already too much growth, more than our local area can handle?

Developers present their proposals under the guise of creating affordable housing and worker housing. Has the county done any studies on how much affordable/worker housing we actually need? With all of the current development already approved or under construction, I can assume that the need for affordable/worker housing has been met.

The proposed Wilks/DF Development Red Ridge Village will add significant more stress to our infrastructure, our unspoiled terrain, beautiful environment, and our communities, and an unnecessary risk created for fire and also increased insurance rates for current home owners.

Let's put everything together regarding their proposal…

The few thousand acres set aside for wildlife is a complete joke, we already have expansions taking place with Brundage, Tamarack, Whitetail, Black Hawk, additional subdivisions, and the possibility of the proposed Stibnite mine. What is left for our flora and fauna???? Also, this area they are "setting aside" for wildlife will basically be a private hunting preserve for "special" members.

The concern for our water sources and water tables gets little traction and seem to fall on deaf ears of our local officials. This is their 3rd time "at bat" and they still have no clear plan for water. We can't get ahead of the pollutants already flowing in our rivers now.

The traffic increases are just one portion of the total picture. There are already approved subdivisions and developments that aren't at full capacity, and we are already seeing negative impacts on traffic and our communities. With about 70 percent of houses in our area being second homes, summertime is already a huge problem. Let's not add to this situation. When is enough, enough!

Developers who don't live here ruin our communities. They truly don't care about or see the negative impacts to our communities and our beautiful Idaho. We need to start keeping something for us and the flora and fauna. When all these areas are fully developed, what will our area look like?

Now is the time to start saying "NO" to any additional developments to preserve our beautiful Idaho! Put a moratorium on any new subdivisions or developments for 10 years and let things settle down so we can really evaluate what the need is for our county and its communities. Right now everything is just a money grab for developers. We are at the tipping point….as I said enough is a enough!

The Wilks/DF Development have no true interest in what is good for Idaho, its residents, or the environment. They are out for the money and will be profiting by destroying pristine land and natural habitats for our flora and fauna without caring about the consequences.

Respectfully submitted,
Randy Resimius
PO Box 1569
McCall, ID 83638

February 17, 2026

Dear Valley County Planning and Zoning Commissioners,

The revised Red Ridge Village Concept application is an improvement over the original in the sense that it is reduced in overall scale. But even the current proposal of 722 residential units, including nightly lodgings, along with commercial space, would essentially create a new city in our area that is incompatible in a number of ways with existing land use and Valley County's long-range planning goals.

As a full-time resident of McCall who also owns property near the proposed development site, I have strong concerns about the proposed project. As currently presented, it would fundamentally and substantively change the local character and identity of northwestern Valley County, and would have real-life impacts on critical matters such as public safety, essential services and transportation infrastructure and fire risk, as well as on the quality of life of residents in both the immediate vicinity and beyond for decades to come.

Here are just a few of my concerns:

The proposal itself seems rushed (for example, see typos such as "Rid Ridge" on p.1 and "since xx years ago" on p. 5 of the Concept Application). It is strong on persuasive language, but is lacking in important details, such as:

- There is no financial impact study, depriving the County of a crucial tool for evaluating the concept from an economic perspective and for negotiating development agreements;
- There are no completed aquifer studies (see Neighborhood Meeting comment summary), raising questions about water resources;
- The proposal fails to contemplate the development in the broader context of Valley County and major projects such as the Stibnite Mine and other large residential developments that are already in progress, thereby inviting questions about the applicability of its conclusions concerning impacts and the actual effectiveness of proposed mitigations;
- Vague language about workforce housing and a lack of information about pricing and other measures to promote affordability and encourage year-round residents lead to questions about the developer's commitment to benefitting the community.

The application is eye-opening when it comes to the question of compatible use, particularly the proposal to build 111 townhomes, 94 ¾-acre lots and 95 1-acre lots immediately bordering existing large residential lots of around 20 acres each. This kind of density would absolutely not be similar to the existing land use, nor would the introduction of a commercial center with the potential for motels, hotels, restaurants, banks, office buildings and a veterinary clinic (see Table 2, p. 4 of Concept Application) be compatible with the dominant adjacent land use. How would approving these proposed uses be fair to existing property owners? How would it affect their property values?

By proposing the creation of a 2,250-acre development on a heavily wooded ridge, the proposal does not meet the Valley County Comprehensive Plan's land use goals/objectives of discouraging sprawl and controlling suburban development on open foothills. The creation of a community with enough housing for close to or upwards of 2,000 residents and a commercial center does not align with the Valley County Comprehensive Plan's goal of retaining the rural atmosphere of Valley County. The plan would also push new development into the WUI, inherently adding to fire risk.

The proposal also raises significant concerns when it comes to traffic and transportation infrastructure:

- The estimated generation of more than 8,000 daily vehicle trips would create real public safety concerns for pedestrians, cyclists and other non-motorized users on area roads. I do not see any proposals in the application about investments by the developer in dedicated sidewalks or bike paths, etc., along West Mountain Road, Valley Road, etc., to protect the public.
- The proposal to straighten curves on West Mountain Road could wind up making it more dangerous by encouraging faster driving speeds.
- The increased traffic to and from the development would result in considerable wear and tear on West Mountain Road and connecting roads. I don't see any commitment from the developer to contribute to the cost of improving and maintaining these roads; rather, in the comment section of the Neighborhood Meeting document, the developer stated that ongoing maintenance of roads leading to the development "will be through the various entities (sic) regular budget processes."

As currently proposed, Red Ridge Village would create far-reaching disruptions and impacts that would significantly affect existing residents, services and resources in northwestern Valley County and McCall for years to come. A proposal of this magnitude should not be rushed to approval. I respectfully ask that Commissioners take the public's comments and concerns to heart, and to take the time needed to work with the developer to further refine and improve its project so that it can be accepted by, and add some benefit to, the wider community.

Sincerely,

Dawn Matus
McCall

Formal Opposition letter to the Red Ridge Development Proposal, located in Valley County and Adams County, Idaho

Valley County Board of Commissioners

Valley County Planning & Zoning Commission

P.O. Box 1350

Cascade, ID 83611

February 17, 2026

cherrick@valleycountyid.gov

Dear Members of the Board of Commissioners and Planning & Zoning Commissioners:

The undersigned residents of Valley County write in strong and unequivocal opposition to the proposed Red Ridge residential development. This letter serves as a formal objection grounded in public safety, fiscal equity, land use policy, and the solemn responsibility that elected officials bear to protect the lives and livelihoods of those they represent. We urge the boards to deny this application in its current form and to establish clear, enforceable standards that guide all future development away from Idaho's most dangerous wildland-urban interface zones.

I. Extreme Wildfire Danger: A Clear and Present Threat to Public Safety

The Red Ridge area sits squarely within one of the highest wildfire risk zones in the state of Idaho. The terrain is characterized by steep drainages, dense stands of dead and dry timber, and limited road access which creates conditions that fire behavior analysts like myself, consistently classify as extreme. During Idaho's increasingly prolonged fire seasons, which now routinely stretch from May through October due to sustained drought, record summertime temperatures, and reduced snowpack, areas like Red Ridge, experience the precise combination of low humidity, erratic high winds, and accumulated fuel loads that transform routine ignitions into catastrophic, life-threatening events.

The risk is not theoretical. Over the last several decades, we have witnessed these large wildfires throughout the Boise and Payette National Forests, Idaho Department of Lands and large private property parcels. Neighboring communities across the intermountain West have been devastated by exactly this type of development pattern. When residential subdivisions are permitted in high-hazard wildland-urban interface (WUI) zones, the consequences are tragic and predictable: homes ignite, evacuation corridors become gridlocked, and firefighters are placed in impossible tactical positions protecting lives during extreme fire events and suppressing structure fires. Volunteer and paid fire departments and county emergency services in Valley and Adams Counties are already stretched thin. Dispatching first responders into a dense

residential development at the end of a single-access mountain road during an active fire event is not a risk calculation, it is a near certainty of catastrophic loss.

Approving the Red Ridge development would expose future residents to dangers they may not fully understand at the time of purchase and would place the county in the position of having implicitly accepted liability for any resulting harm. No development profit, no projected tax revenue, and no political accommodation to a developer's timeline justifies placing Idaho families and the men and women of our fire service in harm's way.

II. Undue Developer Pressure on Planning and Zoning: A Pattern That Must Be Recognized and Rejected

We are deeply concerned by the apparent pressure that development interests have placed on county planning and zoning staff and commissioners throughout this review process. It is a well-documented phenomenon across the rural West that well-capitalized developers leverage economic arguments, employment promises, and tax base projections to create a sense of urgency and inevitability around approvals that, when examined objectively, do not meet established safety or land use standards.

Planning and zoning commissions exist precisely to serve as a checks and balances between short-term economic pressure and long-term community welfare. When that function is compromised, when staff are asked to minimize hazard findings, when public comment periods are truncated, or when commissioners feel that denial is not a realistic option, the entire purpose of land use planning is undermined. We ask that this board conduct a transparent, evidence-based review of whether the Red Ridge approval process has proceeded with the full rigor that public safety demands. Commissioners have not only the authority but the legal and ethical obligation to say no when a proposal fails to meet the county's own adopted standards for wildfire hazard mitigation, emergency egress, and infrastructure capacity.

III. The Hidden Cost Shifted to Existing Homeowners: Insurance Inequity and Financial Harm

The harm caused by approving development in high fire hazard areas does not fall exclusively on the buyers of those new homes. It is distributed, invisibly but relentlessly, across the entire community through the property insurance market. Insurance carriers use geographically broad risk models. When new high-risk structures are added to a fire zone, carriers reassess the aggregate exposure for entire counties, ZIP codes, and fire rating districts. The result is that existing homeowners, people who built or purchased their homes responsibly, in lower-risk areas, years or decades ago, face premium increases, coverage reductions, or outright policy cancellations that have nothing to do with any change in their own property or behavior.

This dynamic is no longer a future concern. It is already occurring in Idaho and across the Mountain West. Major insurers have begun withdrawing from high-risk counties entirely, leaving homeowners to rely on increased expensive coverage. When a single ill-conceived development in a recognized fire corridor triggers a broader reassessment of county-wide risk, every family in Valley and Adams County that suddenly cannot

afford or obtain homeowners insurance, a requirement for virtually every mortgage, has been directly harmed by a planning decision they had no part in making. This is a fundamental equity issue: the private profits of one developer are being socialized as financial burdens onto thousands of existing residents who played no role in the decision and received no benefit from it.

IV. What Elected Officials Must Do: Standards for Denial and a Path Forward

We call on the Valley County Boards of Commissioners to take the following actions with respect to the Red Ridge proposal and to establish lasting policy that protects the public interest.

Deny the Red Ridge Application. The application should be denied based on the following documented deficiencies: failure to demonstrate adequate emergency egress with a minimum of two independent access routes meeting Idaho fire code standards; failure to provide a compliant Community Wildfire Protection Plan (CWPP) that accounts for current fuel loads and realistic fire spread modeling; failure to demonstrate that the local fire district has the staffing, equipment, and water supply capacity to protect the proposed density; and failure to adequately disclose wildfire risk to prospective buyers as required under Idaho Code.

Adopt or Update Wildfire Hazard Overlay Zoning. Valley and Adams counties should adopt, or immediately update, wildfire hazard overlay maps using current fuel, slope, aspect, and access data. These overlays should carry binding development restrictions, not merely advisory guidelines, and should be updated on a five-year cycle or following any significant fire event that changes the landscape.

Direct Future Development to Safe, Serviceable Areas. New residential and commercial development should be directed toward the established valley floors and incorporated areas of McCall, Donnelly, Cascade, and New Meadows, where road infrastructure, emergency services access, water systems, and fire protection capacity already exist or can be cost-effectively expanded. Infill development within existing platted subdivisions served by paved roads and defensible space should be prioritized. Development on ridge tops, in steep timber drainages, and at the end of single-lane forest roads should be prohibited or subjected to a moratorium pending completion of a county-wide WUI risk assessment.

Require Developer-Funded Fire Impact Assessments. Any future application in a mapped wildfire hazard area should be required to fund an independent fire behavior and emergency services impact analysis, conducted by a certified fire behavior analyst, prior to any public hearing. The cost of this analysis shall not be borne by the county or its taxpayers.

V. Conclusion

Valley County and Adams County are among the most beautiful and beloved places in Idaho. The communities here have deep roots, strong values, and a shared understanding that the land demands respect. We are not opposed to thoughtful, well-planned growth. We are opposed to reckless development that puts our neighbors, our

firefighters, our financial security, and our landscape at risk for the benefit of a single developer's balance sheet.

We ask that this board stand firm, exercise the authority entrusted to you by your constituents, and deny the Red Ridge development proposal. Future generations will judge the decisions made today by whether we had the courage to protect what matters most: the safety of the people who call these valleys and ridgelines home.

Respectfully submitted,

Kelly Martin

Paul Hefner

171 Finn Church Ln

Valley County, Idaho

Submitted to the Valley County Boards of Commissioners and Planning & Zoning Commissions

February 17, 2026

IDAHO CONSERVATION LEAGUE

February 17, 2026

Ms. Cynda Herrick, Valley County Planning and Zoning Director
Valley County Planning and Zoning Department
P.O. Box 1350
Cascade, ID 83611
(208) 382-7115

Electronically submitted: cherrick@valleycountyid.gov

RE: Idaho Conservation League's Comments for the Proposed 2026 Red Ridge Village P.U.D. Concept Public Hearing

I am writing on behalf of the Idaho Conservation League (ICL) to provide our comments and recommendations on the proposed 2026 Red Ridge Village Planned Unit Development (P.U.D.) Concept plan.

Founded in 1973, the mission of ICL is to create a conservation community and pragmatic, enduring solutions that protect and restore the air you breathe, the water you drink, and the land and wildlife you love. ICL's seven strategic initiatives include confronting climate change, recovering Idaho's wild salmon and steelhead, cleaning up the Snake River, protecting public land, restoring abundance and diversity of Idaho's wildlife, safeguarding North Idaho lakes and waters, and reducing pollution. ICL achieves these goals through public outreach and professional advocacy. With offices in Boise, McCall, Ketchum, and Sandpoint, the organization is a consistent, statewide voice for conservation in Idaho and represents more than 30,000 members and supporters. ICL's members and supporters care deeply about protecting and restoring the environment.

We appreciate the Valley County Planning and Zoning Commission (P&Z) making the Red Ridge Village concept P.U.D application and accompanying documents available to the public, and we thank the Commission for providing the opportunity for the public to submit comments regarding the Red Ridge Village proposal. While our organization primarily focuses on advocating for clean water, clean air, and our public lands, we believe there are numerous unanswered questions regarding the Red Ridge Village proposal and P.U.D. application. One of our primary concerns regarding the Red Ridge proposal is that the P.U.D. application is largely incomplete with the response, "TBD by phase" in the majority of the significant sections. These include, but are not limited to: maximum proposed structure height, number of proposed structures,, commercial square footage, residential square footage, Site Design, Parking, Setbacks, Number of Proposed Roads, Proposed Utility Easement Widths, Drainage, Grading and/or Site Preparation, Irrigation plans, and Stormwater and runoff plans. While we

understand that the application and forthcoming Planning and Zoning (P&Z) presentation on February 25, 2026 are conceptual, we believe that the missing information is critical for the P&Z to determine if the proposal fits within the community without causing untenable stresses on the natural environment, water resources, and wildlife habitat through additional fragmentation, and whether the project will impact existing infrastructure, capacity, and compatibility. Until DF Development LLC can provide more specific information, such as plans for parking, drainage, square footage (commercial and residential), domestic water source guarantees and data regarding water availability, proposed roads and road construction styles, more detailed information on wastewater treatment and the proposed facility, amongst others, we do not believe that P&Z can, or should, move the project forward through an approval of the current P.U.D. application.

Domestic Water Source and Wastewater Treatment

DF Development stated in their 2024 P.U.D. application, which was subsequently withdrawn by the proponent, that the 30,000-acre parcel (most of which is located in Adams County) has irrigation water rights associated with the property that the developer will use to satisfy domestic water and irrigation needs for the Red Ridge Village. The current application states that, "A centralized community water system serves potable and domestic demands," (P.U.D. application, p. 8). However, none of the application documents detail the amount of water rights owned by DF Development. Even without that information, we find it highly unlikely that the existing water rights are significant enough to adequately supply domestic water to either proposed residences or commercial properties as well as satisfying landscaping irrigation needs. Further, the P.U.D. application indicates that, "The domestic water system supports fire protection through a coordinated network of hydrants and on-site water storage tanks sized to meet applicable fire flow standards," (P.U.D. application, p. 4 of the Continuation Sheets).

One question that remains unanswered is where the Village will source and obtain the water necessary to meet domestic, commercial, landscaping, and fire protection needs for the phased development. Based on the proposal to have domestic water wells for each of the Estates areas, we suspect that DF Development will propose additional wells to meet those needs. Hauling water is unsustainable and would have far-reaching impacts on water sources in either Valley or Adams County. The P.U.D. application states that DF Development will obtain water rights "incrementally" as development phases advance. There is no guarantee that water rights would be or are currently available without over allocation as a potential consequence. Therefore, Valley County P&Z should not approve the P.U.D. application without having assurances that said water is available and deliverable in quantities sufficient to meet demand plus extra for the presumed fire protection (discussed below).

We are concerned that DF Development has provided no study or analysis of the underlying water table and how numerous domestic water wells for individual homes, let alone a major well system for domestic water supply will impact the water tables in not only the North Fork Payette watershed, but in the headwaters of the Little Salmon River watershed as well. Without a full hydrologic analysis, DF Development cannot ensure that the groundwater supply is sufficient to meet RedRidge Village needs, nor can the project proponent ensure that water wells associated

with the Village will not adversely impact groundwater reserves and the water table in either the North Fork Payette or Little Salmon River watersheds. This project could potentially lead to significant drops in water levels, affecting established residences and agricultural operations in both watersheds.

We understand that the Valley Soil and Water Conservation District has recently obtained a significant grant, the majority of which will fund a water availability study. ICL recommends that Valley County P&Z table any discussions or considerations of large project proposals like the Red Ridge Village until that study is completed and local decisionmakers and the public have a shared understanding of water availability, and especially groundwater capacity, in the region to help determine appropriate locations and sizes for future community growth.

Further, the application fails to address domestic water treatment issues. The P.U.D. application states that, "A centralized community wastewater system collects and treats wastewater generated by the project. Disposal relies on a combination of reuse and on-site infiltration, consistent with DEQ requirements and site specific conditions," (Continuation Sheets, p. 4). Previous development projects in Valley County with similar size proposals were required to provide their own wastewater treatment facilities, specifically Blackhawk and Tamarack. Valley County should require the same of Red Ridge. Unfortunately, the P.U.D. application does not contain information detailing the specifics of this project component. The project proponent should not rely on "tying" into established wastewater treatment facilities. Wastewater discharge in the "no discharge" zone will rely on unproven technology. We recommend Valley County coordinate with the Idaho Department of Environmental Quality to obtain peer reviewed studies and input regarding the proposed systems prior to P.U.D. approval. Further, the project maps fail to identify even a proposed location for a wastewater treatment facility. This is critical information the developer should know prior to initiating the application review process, and we believe that Valley County residents will benefit from this information.

The application also fails to address fire suppression infrastructure and how Red Ridge Village will build and maintain water lines and hydrants for fire protection services. These are significant issues that demand a full accounting and detailed descriptions that are necessary for P&Z to make informed decisions.

Wildfire Risk

The construction of Red Ridge Village would significantly increase the Wildland-Urban Interface (WUI) in Valley County, and thus increase the risk of wildfire. Given the increased threat of wildfire from heavy fuel loads associated with 150 years of fire suppression and climate change bringing hotter and dryer conditions with less reliable snowpacks, we believe that expanding the WUI into undeveloped areas represents irresponsible growth. Red Ridge Village will have a 15+ minute response time from McCall Fire District, and longer for mutual aid support from Meadows Valley or other communities. In fact, McCall Fire has stated that they cannot serve the Red Ridge development with current resources. Brundage Resort recently created their own fire district to provide fire protection for resort infrastructure and the growing residential development

associated with the resort. This was necessary because neither Meadows Valley nor McCall could sufficiently support Brundage with current budgets, capacity, and resources.

The same may be true of Red Ridge Village and Valley County should consider requiring Red Ridge Village to create its own fire district with sufficient staffing and infrastructure to provide initial response to wildfire or domestic home fires, as needed. While the currently proposed 722 units is down from the original proposal of over 1,000 units, the proposal still represents a significant expansion into the WUI. A review of the Red Ridge maps (Figure A1) shows the primary and secondary access/egress points along the east side of the project area, connecting to West Mountain Road. An emergency route is proposed for the northern boundary of the project area, using presumed existing Forest Service roads to access Highway 55. Limited egress creates evacuation bottlenecks, similar to situations during the Paradise Fire in California. DF Development commissioned a wildfire study which determined that the Red Ridge Village would, "function as a strategic fuel treatment that disrupts fire pathways and provides a net wildfire mitigation benefit to McCall's western edge," Figure A.16, Red Ridge Village detail - Xyloplan Fire Pathways Modeling).

Yes, it is true that removing vegetation to construct homes and infrastructure will provide a fuel break from wildfire entry to McCall. And at what price does that mitigation come? An expanded WUI will likely impact insurance rates across West Central Idaho and Valley County. Indeed, several insurance carriers (including Farmers and American Family) no longer offer coverage in the 83638 zip code. A loss of Red Ridge Village to wildfire, whether partial or in its entirety, may provide some protection for McCall to some degree, but the results will be similar, with insurance rates increasing and carrier options decreasing. Willfully increasing and expanding the WUI sends the message to land management agencies, fire response agencies, and the insurance industry that Valley County isn't necessarily concerned with reducing wildfire risk. This message would directly contradict the recently adopted Comprehensive Plan language that specifically calls for locating future development in areas with or adjacent to existing infrastructure and away from high-risk wildfire prone areas, such as the Red Ridge development site.

Valley County has recently approved several new subdivision and housing projects. We recommend that the P&Z Commission review all the approved and pending CUP applications and use that information to help determine if Red Ridge Village is compatible with the future vision for Valley County and if it contributes to the existing "character" of the community, or detracts from the qualities that make Valley County special.

Traffic Impacts

The current proposal in Valley County is based on existing access to the property via West Mountain Road and through secondary roads located in the Whitetail and Blackhawk subdivisions. None of the roads in question were constructed with the additional traffic loads associated with Red Ridge Village in mind. Furthermore, the traffic study cited in the P.U.D. application states that the intersection of Boydstun St./Hwy. 55 will become a bottleneck with excessive lines and waiting at the intersection. Although the traffic study projects a 3% growth

rate into 2029, it remains unclear if the study takes into account the anticipated traffic additions related to the Stibnite Gold Project. Additional traffic leads to increased emissions, water quality issues from sediment delivery, dust and air quality concerns, let alone safety issues.

DF Development's traffic study cites an additional 8.071 daily vehicle trips, which significantly contributes to congestion, air quality degradation through emissions, and will tax existing infrastructure capacity. The study also references two dangerous 90-degree curves on West Mountain Road, requiring $500,000 to $1 million each to reconfigure. In fact, there are five (5) very sharp curves that will need attention for public safety. There are no protected bike lanes and inadequate pedestrian infrastructure along West Mountain Road, which is used by local residents for walking and biking. We are also concerned that the "negotiated" cost-sharing will result in tax payers bearing the burden.

We note that the majority of DF Development's property lies within Adams County, although all of the current proposals are within Valley County. Within the past three years, Adams County rejected a proposal to subdivide many of these same lands within Adams County, citing incompatibility and lack of infrastructure to successfully subdivide the land into smaller parcels. We encourage Valley County P&Z Commissioners to consult with their counterparts in Adams County regarding the proposal as an approval from either entity could result in negative impacts for both and will certainly impact the nature and character of the two primary communities affected by the construction of Red Ridge Village (McCall and New Meadows).

There are many aspects of this proposal that remain unknown, particularly the effects the project would have on water resources (quantity and quality), the impacts from an expanded Wildland-Urban Interface, and the demands on existing community and infrastructure capacity. We urge the Valley County Planning and Zoning Commission to carefully consider the potential impacts of Red Ridge Village before making a decision to approve or deny the P.U.D. application.

Thank you very much for this opportunity to comment. If you have any questions regarding these comments and recommendations, please feel free to contact me via email or phone. Please keep us informed on developments as this issue moves forward.

Respectfully submitted,

Randy Fox
West Central Idaho Director
Idaho Conservation League
rfox@idahoconservation.org
(208) 345-6933 x 510

To: Cynda Herrick and Valley County Planning and Zoning Commissioners

Re: PUD 26-001 Red Ridge

From: Pam Wissenbach 280 May Road McCall, ID

I am opposed to the proposed Red Ridge Village PUD application. This proposed development definitely does NOT fit in with the small town and community feel of Valley County. The number of residents that would be added from Red Ridge would significantly impact Valley County in several ways:

It will not manage growth and development while protecting the quality of Valley County. There will be a significant increase in light which is in contrast to the lighting ordinances to protect dark skies. The traffic will increase significantly on West Mountain Road, Wisdom Road and West Valley Road. These narrow roads are not equipped to handle so many car trips per day. I didn't see a plan for Red Ridge to aid in developing a Valley wide pathway system.

Water is the new gold. There are no details about how ground and surface water will be monitored. With the proposed size of Red Ridge, there will be degradation of the water due to chemical runoff from the landscaping.

Wildlife will be impacted. This area is a corridor for elk, deer, bear and mountain lions. Yes, there will be open space, but not in large enough areas to allow migration as the wildlife know it.

Red Ridge will not promote or encourage a diversified economy. Many of these homes will be second homes. The plans for affordable housing are not clearly defined. This type of community will NOT protect Valley County's open space, natural and scenic beauty.

This proposal for Red Ridge is NOT aligned with the goal to maintain the quality of the Valley County's environment. Having such a large "community" is going to have impact on the services in McCall, health care access is one of the biggest concerns.

Please send DF Development back to the drawing board to present a concept of their proposed development that is compatible with Valley County and its communities. Please vote NO!

Jessica Rawlings
PO Box 409
McCall, ID 83638
jr@jessirawlings.com
208-450-3716

RECEIVED
FEB 17 2026
BY:

February 13, 2026

Cynda Herrick, AICP, CFM
PO Box 1350
Cascade, ID 83611

To Valley County Commissioners and All Whom This May Concern:

I am writing to express my strong opposition to the proposed Red Ridge Village Concept (P.U.D. 26-001). While the applicant may claim economic benefits, this development raises serious and unresolved concerns regarding public safety, emergency response capacity, wildfire risk, and infrastructure. In its current form, Red Ridge Village Concept places Valley County residents at unnecessary risk.

It is the responsibility of the Planning Department and County Commissioners to independently evaluate these risks and to consult directly with public safety leaders—including fire districts, EMS, and the Sheriff's Office—before approving a development of this size and location. Based on the information presented to the community to date, DF Development has not demonstrated that Valley County has the capacity or infrastructure to safely support this project.

Public Safety, Emergency Services and Infrastructure
Valley County already faces significant challenges in providing adequate law enforcement, fire protection, and emergency medical services. These agencies are stretched thin, particularly during peak seasons. The public safety risks associated with large-scale residential developments in rural, fire-prone forest environments are well-documented. Such developments increase ignition risk, endanger residents and first responders, strain wildfire response capacity and increase emergency response times.

Safe access is a fundamental public safety requirement. West Mountain Road is narrow, winding, and already heavily impacted by daily traffic and heavy truck use. A development of this size will significantly increase traffic, accelerate road deterioration, and reduce safety—especially during winter storms, wildfires, or medical emergencies. The proposal does not include a credible, enforceable plan to ensure that road access and evacuation routes can safely support this level of development.

Beyond immediate safety concerns, development in high-fire-hazard areas has contributed to rising property insurance costs, reduced availability of coverage, and, in

some cases, insurers withdrawing entirely from offering coverage in portions of Valley County. These impacts do not stop at the boundary of a single development; they affect neighboring homeowners and the broader community.

Conflict of Interest and Wildfire Risk Assessment
A significant conflict of interest must also be addressed regarding any wildfire risk assessments and/or mitigation proposals presented by DF Development for The Red Ridge Village Concept. Colin Chambers serves as Director of Land Operations for DF Development while simultaneously serving as President of the Southern Idaho Timber Protective Association (SITPA).

SITPA plays a central role in wildfire prevention, forest protection, and coordination of fire management efforts across Southern Idaho. These responsibilities directly intersect with wildfire risk assessments, mitigation standards, land-use decisions, and public messaging related to development in forested areas.

This dual role creates both a real and perceived conflict of interest. When an individual involved in promoting a private development also leads a regional wildfire protection organization, it raises legitimate concerns about whether wildfire risk is being evaluated and communicated independently and in the best interest of public safety. At a minimum, this conflict requires full disclosure and careful consideration by the County.

Conclusion
For these reasons, I urge the Valley County Commissioners to reject the Red Ridge Village Concept proposal as currently presented. Valley County should prioritize responsible growth that protects public safety, preserves emergency response capacity, addresses genuine housing needs, and safeguards the natural environment that makes Valley County so special.

Approving this development without resolving these critical issues would place long-term costs and risks on existing residents and future generations. I respectfully ask you to consider the full consequences of this decision and to act in the best interest of your Valley County constituents, not an out of state developer.

Thank you for your time and consideration.

Sincerely,

Jessica Rawlings

From: Josh Cory <joshua.j.cory@gmail.com>
Sent: Tuesday, February 17, 2026 4:51 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Opposition to DF Development

To the Commissioners of Valley County, Idaho,

My name is Josh Cory, and I am writing to formally express my strong opposition to the proposed development by DF Development.

This project raises serious concerns about long-term environmental impact, infrastructure strain, and traffic congestion in our community.

First, the environmental consequences cannot be overlooked. The area slated for development provides important natural habitat, open space, and ecological balance that make Valley County such a special place to live and visit. Increased construction, land clearing, and higher population density will inevitably disrupt wildlife, degrade water quality, and permanently alter the character of the landscape. Once this type of development occurs, it cannot be undone.

Second, our county does not currently have the infrastructure or services to adequately support a project of this scale. Emergency services, road maintenance, schools, utilities, and healthcare resources are already stretched. Adding a significant number of new residences or commercial units will place additional burdens on taxpayers and strain systems that are not designed for rapid expansion.

Finally, traffic congestion is a major concern. Our roads were not built to accommodate high-density development. Increased traffic will not only create daily inconvenience for residents, but also pose safety risks and reduce emergency response efficiency. What is now a manageable and peaceful area could quickly become overcrowded and difficult to navigate.

Growth should be thoughtful, sustainable, and aligned with the capacity of our county. This proposal does not appear to meet those standards. I respectfully urge the Commission to carefully consider the long-term impacts of this development and prioritize the protection of our environment, infrastructure, and quality of life.

Thank you for your time and consideration.

Regards,
Josh Cory

From: Todd Fereday <fereday832@gmail.com>
Sent: Tuesday, February 17, 2026 4:41 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Red Ridge PUD

I'm opposed to the Red Ridge Development.

From: Brent Thayer <brentthayer8896@gmail.com>
Sent: Tuesday, February 17, 2026 4:39 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: PUD 26-001 Comments

February 17, 2026

Director Cynda Herrick
PO Box 1350
Cascade, ID 83611

RE: Opposition to PUD 26-01 Red Ridge Village Concept Application

Dear Director Herrick and Commissioners,

I recently moved into our newly built home and am working to understand the details of this proposed development. One corner of my lot is only 140 feet from the DF development sign, yet I was not included on the 300-foot notification list.

When we purchased our lot in the Sundance development, we reviewed the CCRs, which include architectural review, propane tank placement requirements, a prohibition on ADUs, no RV parking, and other standards. At that time, both our lot and the property across West Mountain Road were within the McCall impact area, and it appeared that any future development would result in a similar residential neighborhood. Now, however, Valley County appears to be paving the way for a large apartment complex by adopting mixed-use zoning. I do not want to walk out my front door and face the side of an apartment building, or experience the associated noise. Our CCRs will feel somewhat meaningless if this occurs.

I recognize that there is a housing shortage for seasonal workers and hard-working Valley County residents. However:

1. Additional empty single-family lots will not help. There are already many existing lots, and the area is nowhere near being built out.
2. Terms such as "worker housing" or "low-cost housing" may reflect good intent, but they can also become a justification for low-quality construction followed by profit maximization. Deed restrictions are essential.
3. A location closer to town would be far more practical for future residents.

Is this proposal truly beneficial to the community as a whole? DF has not demonstrated positive community engagement in the past—closing off recreational access, hiring armed guards, etc. The Sunflower Flat Red Ridge snowmobile trail appears on the county recreation map, yet the area is blocked by a locked gate with multiple no-trespassing signs. If this project moves forward, please ensure that any commitments related to access are protected through recorded easements.

I respectfully request that the County prohibit DF from constructing a large apartment complex within sight or sound of my home. Single-family lots or a forested buffer would be far more consistent with Valley County values and with the Valley County Comprehensive Plan.

Sincerely,
Brent Thayer

From: Michael Wissenbach <mjw.pra4snow@gmail.com>
Sent: Tuesday, February 17, 2026 4:38 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Comments in Opposition to PUD 26-01 Red Ridge Village Concept Application

Director Cynda Herrick
PO Box 1350
Cascade, ID 83611

RE: Comments in Opposition to PUD 26-01 Red Ridge Village Concept Application

Director Herrick and P&Z Commissioners:

I am opposed to DF Development's proposal as outlined in their Red Ridge Village PUD Concept Application. The massive scale of this proposed development clearly puts it in violation of the Valley County Comprehensive Plan. The increase in population associated with this proposed development will dramatically and permanently degrade the quality of life within Valley County. The proposal fails to put in place restrictions and measures to prevent future damage to the environment and community, which are the primary attractions for visitors and new residents of the county.

The proposal purports to create a rural residential community, when in fact it will create a suburban city, the source of light pollution, noise pollution, water pollution, impacts to wildlife, and traffic impacts affecting nearly all of Valley County. The rural and small-town character enjoyed by residents and visitors to Valley County will be permanently lost.

The proposed development is large enough in size and density to displace valuable wildlife habitat and create a significant impediment to existing wildlife migration corridors.

In addition to the impact that the proposed development would have on West Mountain Road and other local roads, there would be a concomitant traffic impact on roads within McCall and Donnelly and on Highways 55 and 95. Such impacts have not been adequately quantified or addressed. Additionally, noise pollution associated with residential and construction traffic is not adequately addressed. Such impacts threaten to undermine the rural character of the area and County.

The Valley County Lighting Ordinance requires outdoor lighting that prevents light trespass in all areas of the county and protects and reclaims the ability to view the night sky. Due to the massive scale of the Red Ridge proposal, it is doubtful that these goals can be achieved.

The large-scale residential and commercial development envisioned in the proposal would use large quantities of water and fertilizer for landscaping that is not commensurate with the surrounding area. The proposal does not specify mitigation measures for irrigated landscaping within open areas or private property. The proposal needs to specify requirements to prevent the use of fertilized landscaping. Such use would degrade ground and surface water and threaten the Payette River.

In short, the proposed Red Ridge development is everything that Valley County isn't and should not be. How can we, the guardians of this fantastic piece of Idaho, allow this massive assault on our home to occur? Valley County Planning and Zoning is the first line of defense against this threat. Please stand up to this development pressure and scale it back or prevent it from proceeding.

Sincerely,

Mike Wissenbach
280 May Road
McCall, ID 83638

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~<>~<>~<>~<>~<>~<>~
Mike Wissenbach
208-308-3870
mjw.pra4snow@gmail.com
~<>~<>~<>~<>~<>~<>~

From: Scott Fereday <rider138@hotmail.com>
Sent: Tuesday, February 17, 2026 4:30 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Red ridge PUD

To all concerned - this potential development on Red Ridge is a cash grab by parties already richer than any person need be. It will irreversibly change the character of our valley forever and have lasting impacts and implications beyond what's on the surface. Doesn't anyone care to stand up for the lands we've all known and loved for our lifetimes? Please, I implore you, as a business owner at May Hardware in McCall, and a 5th generation valley county resident, PLEASE, take opposition to this project. I would love to be able to share the beauty of this county with my children, but it's getting snatched away as we speak.

Regards,

Scott Fereday
Owner
May Hardware
McCall, ID

From: 338lrs@gmail.com <338lrs@gmail.com>
Sent: Tuesday, February 17, 2026 4:28 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: DF Development

To Whom It May Concern
I am writing to express my opposition to the Proposed DF Development.

Wayne Albright
938 Kodiak Lane
Lewiston, ID 83501
Phone: 208-791-2963

From: Matt Dixon <mattlcc324@yahoo.com>
Sent: Tuesday, February 17, 2026 4:20 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Red ridge development

To whom this may concern

I have lived in a few towns that allowed wealthy developers/ developments to be built and ruined the community. I am curious how this development can go through with out massive improvements to the valley and town. Do you actually think the current infrastructure could handle even half this expansion?

Matt Dixon
Sent from my iPhone

From: Rick Fereday <aviator81t@gmail.com>
Sent: Tuesday, February 17, 2026 7:36 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Red Ridge Sub

Sent from my iPhone

I am opposed to allowing such a large development when we have so many already approved subdivisions that have yet to be built. The environmental impacts are myriad and should require an EIS before consideration. The Counties recent Comprehensive plan update was inadequate and allowed no chances for the public to give input which could have helped P & Z make a more informed decision about the negative impacts a development of this size could have.

The County is negligent in not adopting a comprehensive zoning ordinance.
A huge NO to this Texas invasion.

Rick Fereday
McCall

From: Leslie Pierce <fireweed23@yahoo.com>
Sent: Tuesday, February 17, 2026 5:40 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Red ridge

I still do not agree with the Red Ridge proposal for all of the reasons that I stated before.

Sincerely,
Leslie Pierce
405 N Samson Trail
McCall, ID 83638

PO Box 3042

From: Damon Johnson <damon@seminarecapital.com>
Sent: Tuesday, February 17, 2026 5:12 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: P.U.D. 26-001 - Red Ridge Village Concept

Dear Cynda and P&Z Commissioners,

Opposition to Red Ridge Village PUD Application

The proposed development fails to align with the Valley County Comprehensive Plan, threatening the rural character, environment, and quality of life in the area.

1. Environmental Degradation: The plan inadequately protects natural resources, including groundwater, wildlife corridors, and waterways. High-density clustering near boundaries risks pollution from landscaping chemicals, insufficient setbacks from streams, and disruption of big game migration, without enforceable monitoring or native vegetation mandates.
2. Community and Property Impacts: It disregards private property rights and rural atmosphere by placing high-density housing adjacent to low-density agricultural lands, potentially lowering property values through noise, lighting, and short-term rentals. Commercial elements like music venues conflict with existing quiet, open spaces.
3. Infrastructure and Safety Deficiencies: Traffic studies overlook noise from increased vehicles (e.g., UTVs), pedestrian/bicyclist safety on West Mountain Road, and degraded intersection service levels. Water/wastewater systems should integrate with McCall's existing infrastructure rather than decentralize, to avoid environmental harm and ensure long-term viability without burdening county maintenance.

As a long-time resident of Valley County, I have been here long enough to see the DF Development group lock residents out of access to State and Federal land. The land they acquired was sold at government subsidized pricing to large timber companies in order to provide low cost building materials. Rather than work with the County and the State, DF Development chose to block access to their neighbors. This neighbor is not interested in supporting DF Development and believes that this project will also create lasting deleterious impacts on our community. Please reject this proposal.

Damon Johnson
12 Haymaker Place
McCall, ID 83638

From: Ron Hamerly <ronhamerly@icloud.com>
Sent: Wednesday, February 18, 2026 4:31 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Red Ridge Village Concept P.U.D. 26-001

Dear Members of the Planning and Zoning Commission,

I am writing to express my strong opposition to P.U.D. 26-001, Red Ridge Village Concept. While I understand the desire for growth and economic expansion, I believe this project would cause irreversible harm to the environment, strain local resources, and diminish the very qualities that make this region special.

Mountain ecosystems are fragile and uniquely adapted to their terrain and climate. Construction in these areas often requires extensive grading, tree removal, and road building, all of which increase the risk of erosion, landslides, and long-term soil instability. Once disturbed, these landscapes can take decades—if not centuries—to recover. The loss of native vegetation and wildlife habitat would permanently alter the natural balance of the area.

In addition, mountain development frequently places significant pressure on infrastructure. Steep terrain complicates emergency access, snow removal, water delivery, and sewage management. Wildfire risk is another critical concern. Building homes deeper into forested mountain areas increases the likelihood of property loss and endangers both residents and first responders. In an era of intensifying climate conditions, expanding into high-risk zones is not a responsible long-term strategy.

There are also economic considerations. While development may generate short-term construction jobs and tax revenue, the long-term costs of maintaining roads, utilities, and emergency services in remote mountainous terrain often outweigh initial gains. Taxpayers may ultimately bear the burden of supporting infrastructure that is expensive to build and maintain.

Beyond practical concerns, there is the issue of community character. The mountains provide open space, scenic beauty, and recreational opportunities that benefit all residents. Transforming these landscapes into residential subdivisions would compromise viewsheds, reduce public access, and erode the sense of natural heritage that defines our region.

Growth should be guided by sustainability, safety, and respect for the environment. I urge the Commission to consider alternative locations better suited for residential expansion—areas where infrastructure already exists and environmental disruption would be minimized.

For these reasons, I respectfully request that you deny approval of the proposed mountain neighborhood development and prioritize long-term environmental stewardship and community well-being over short-term expansion.

Thank you for your time and thoughtful consideration.
Ronald Hamerly
Sent from my iPhone

From: Anderson White <andersonmwhite24@gmail.com>
Sent: Wednesday, February 18, 2026 4:37 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject:

Dear Members of the ,
I am writing to express my strong opposition to the proposed Red Ridge Village Concept in the mountains surrounding our community. While I understand the desire for growth and economic expansion, I believe this project would cause irreversible harm to the environment, strain local resources, and diminish the very qualities that make Adams and Valley counties so special. Mountain ecosystems are fragile and uniquely adapted to their terrain and climate. Construction in these areas often requires extensive grading, tree removal, and road building, all of which increase the risk of erosion, landslides, and long-term soil instability. Once disturbed, these landscapes can take decades—if not centuries—to recover. The loss of native vegetation and wildlife habitat would permanently alter the natural balance of the area. In addition, mountain development frequently places significant pressure on infrastructure. Steep terrain complicates emergency access, snow removal, water delivery, and sewage management. Wildfire risk is another critical concern. Building homes deeper into forested mountain areas increases the likelihood of property loss and endangers both residents and first responders. In an era of intensifying climate conditions, expanding into high-risk zones is not a responsible long-term strategy. There are also economic considerations. While development may generate short-term construction jobs and tax revenue, the long-term costs of maintaining roads, utilities, and emergency services in remote mountainous terrain often outweigh initial gains. Taxpayers may ultimately bear the burden of supporting infrastructure that is expensive to build and maintain. Beyond practical concerns, there is the issue of community character. The mountains provide open space, scenic beauty, and recreational opportunities that benefit all residents. I urge you to consider alternative locations better suited for residential expansion—areas where infrastructure already exists and environmental disruption would be minimized. For these reasons, I respectfully request that you deny approval of the proposed Red Ridge Village Concept and prioritize long-term environmental stewardship and community well-being over short-term expansion.
Thank you for your time and thoughtful consideration.

From: Miles Mohler <milesm90@icloud.com>
Sent: Wednesday, February 18, 2026 4:36 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Objection to PUD 26-001

Miles Mohler
6 Smylie ct.
Milesm90@icloud.com
2/18/2026

To Valley County Planning and zoning,

I am writing to formally object to P.U.D 26-001. Red Ridge Village Concept.

This area is pristine, undeveloped forest which is the key to our area's beauty. There are few places like this left in the world. Developing here would be cause irreversible change. Our county has already transformed a lot especially in the last decade. Once a development is established, the land will never be the same. Not to mention the impact on wildlife habitat, this will cause more social division. More million dollar homes in the mountains will only benefit second home owners and part time residents, not the locals who live and work here. The last thing valley county needs is to look like Avimore and the south side of horseshoe bend. Allowing this development will only open the door to more development and destruction in the future. We need do our part to keep greedy developers from destroying what is left of the great beauty of Valley County.

Sincerely,
Miles Mohler

From: Rachelle Leach <raesresinwerks@gmail.com>
Sent: Wednesday, February 18, 2026 4:36 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Red Ridge Opposition

To Whom It May Concern,

I am writing this letter to formally express my strong opposition to the proposed Red Ridge Development. I am a resident of McCall and believe this project is detrimental to our community for the following reasons:

Infrastructure Strain: The proposed density exceeds the capacity of our current aging infrastructure in terms of road capacity, sewage, and water supply.

Density and Character: The proposal to rezone this area to a high-density housing development is inconsistent with the surrounding community, damaging the character of McCall and Valley County as a whole. It will ruin the "small town" vibe we hold dear.

Safety and Traffic: The increase in traffic will create dangerous bottlenecks on nearby streets and highways, affecting public safety. Both highway 95 and 55 already have high accident rates.

Environmental/Quality of slide: The project will increase light pollution, noise, and reduce green space. The wildlife migrating across the valley floor already struggle to cross Highway 55 as it is, making it more and more dangerous with the growing traffic.

Impact for Locals: As a local who is looking to purchase property, these developments continue to drive prices upwards to the point locals can't even afford to buy property at a reasonable price. Lots were easily $25-35k five or more years ago. With the building growth and developer greed, it's difficult to find anything less than 200k for just an acre, and along with it come insane CC&R's or HOA restrictions to the point you can't even choose the type of roof or color of shingle without approval.

I urge you to deny the request for the Red Ridge development and hold the developer accountable for providing a plan that truly benefits existing residents, rather than just increasing development density. This sets the precedence for future developments. If we approve this development, then everything here on will have to be approved. Where do we draw the line to keep Valley County our home and our sanctuary?

Thank you for taking the time to read through my concerns.

Sincerely,
Rachelle Leach

From: Graysen Harris <ktownpro23@gmail.com>
Sent: Wednesday, February 18, 2026 4:52 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Re:

Yes, I would.

On Wed, Feb 18, 2026 at 4:52 PM Cynda Herrick <cherrick@valleycountyid.gov> wrote:

Did you want to share your name?

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

"Live simply, love generously, care deeply, speak kindly, and leave the rest...."
S*ervice* **T***ransparent* **A***ccountable* **R***esponsive*

From: 20hp20 <ktownpro23@gmail.com>
Sent: Wednesday, February 18, 2026 4:50 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject:

I am writing to express my strong opposition to the proposed Red Ridge Village Concept in the mountains surrounding our community. While I understand the desire for growth and economic expansion, I believe this project would cause irreversible harm to the environment, strain local resources, and diminish the very qualities that make Adams and Valley counties so special. Mountain ecosystems are fragile and uniquely adapted to their terrain and climate. Construction in these areas often requires extensive grading, tree removal, and road building, all of which increase the risk of erosion, landslides, and long-term soil instability. Once disturbed, these landscapes can take decades—if not centuries—to recover. The loss of native vegetation and wildlife habitat would permanently alter the natural balance of the area. In addition, mountain development frequently places significant pressure on infrastructure. Steep terrain complicates emergency access, snow removal, water delivery, and sewage management. Wildfire risk is another critical concern. Building homes deeper into forested mountain areas increases the likelihood of property loss and endangers both residents and first responders. In an era of intensifying climate conditions, expanding into high-risk zones is not a responsible long-term strategy. There are also economic considerations. While development may generate short-term construction jobs and tax revenue, the long-term costs of maintaining roads, utilities, and emergency services in remote mountainous terrain often outweigh initial gains. Taxpayers may ultimately bear the burden of supporting infrastructure that is expensive to build and maintain. Beyond practical concerns, there is the issue of community character. The mountains provide open space, scenic beauty, and recreational opportunities that benefit all residents. Transforming these landscapes into residential subdivisions would compromise view sheds, reduce public access, and erode the sense of natural heritage that defines our local mountains. Growth should be guided by sustainability, safety, and respect for the environment. I urge you to consider alternative locations better suited for residential expansion—areas where infrastructure already exists and environmental disruption would be minimized. For these reasons, I respectfully request that you deny approval of the proposed Red Ridge Village Concept and prioritize long-term environmental stewardship and community well-being over short-term expansion.

From: Kaleb Berger <bergerkaleb0@gmail.com>
Sent: Wednesday, February 18, 2026 4:45 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject:

I am writing to express my strong opposition to the proposed Red Ridge Village Concept in the mountains surrounding our community. While I understand the desire for growth and economic expansion, I believe this project would cause irreversible harm to the environment, strain local resources, and diminish the very qualities that make Adams and Valley counties so special. Mountain ecosystems are fragile and uniquely adapted to their terrain and climate. Construction in these areas often requires extensive grading, tree removal, and road building, all of which increase the risk of erosion, landslides, and long-term soil instability. Once disturbed, these landscapes can take decades—if not centuries—to recover. The loss of native vegetation and wildlife habitat would permanently alter the natural balance of the area. In addition, mountain development frequently places significant pressure on infrastructure. Steep terrain complicates emergency access, snow removal, water delivery, and sewage management. Wildfire risk is another critical concern. Building homes deeper into forested mountain areas increases the likelihood of property loss and endangers both residents and first responders. In an era of intensifying climate conditions, expanding into high-risk zones is not a responsible long-term strategy. There are also economic considerations. While development may generate short-term construction jobs and tax revenue, the long-term costs of maintaining roads, utilities, and emergency services in remote mountainous terrain often outweigh initial gains. Taxpayers may ultimately bear the burden of supporting infrastructure that is expensive to build and maintain. Beyond practical concerns, there is the issue of community character. The mountains provide open space, scenic beauty, and recreational opportunities that benefit all residents. Transforming these landscapes into residential subdivisions would compromise view sheds, reduce public access, and erode the sense of natural heritage that defines our local mountains. Growth should be guided by sustainability, safety, and respect for the environment. I urge you to consider alternative locations better suited for residential expansion—areas where infrastructure already exists and environmental disruption would be minimized. For these reasons, I respectfully request that you deny approval of the proposed Red Ridge Village Concept and prioritize long-term environmental stewardship and community well-being over short-term expansion.

From: Angie Michaels <angie@ewsid.com>
Sent: Wednesday, February 18, 2026 5:39 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Red Ridge Village PUD 26-001

Dear Ms. Herrick,

I've reviewed the latest application by DF Development. This application, like the last, does not comply with the goals of the Valley County Comprehensive Plan.

It does not encourage urban and urban-type development within incorporated cities. It is outside of any city and will require infrastructure - wells, septic systems, roads, power, etc. All of these have the potential to impact groundwater quantity, and more concerning, quality.

It does not protect fish, wildlife, and recreation resources. It still impacts riparian areas and the wildlife migration corridor. Putting a motorized trail on top of Red Ridge will absolutely impact that corridor. A future phase is shown right in the middle of the Managed Natural Open Space. This undoes any of the beneficial buffer to wildlife that this open space would have provided. I encourage you to require that the future Estate Lots proposed be moved south and east - closer to existing development to minimize impacts to the migration corridor.

This plan does not avoid undue water and air pollution. There are creeks running all through that area. Putting wells and numerous septic systems in will definitely impact surface and groundwater.

The applicant states that they have met with and discussed strategies to address impacts on the local school system but that's it. No outcome, no path forward, no support from the school district. Our schools are already struggling and this does not sound like an applicant who's teaming up with our schools to be part of the solution.

Lastly, the international fire code 2015, adopted by the Idaho Fire Marshal requires developments with more than 30 units to have two separate fire apparatus access roads. It looks as if there are well over 100 homes north of the last secondary access other than an emergency access exiting north into Adams County. That area is part of a gated community (Whitetail?). If there's a fire are they going to give every resident of this development access through their community? The fire code requires access for fire trucks to meet certain standards in surface type, width, and year round accessibility. Does this access meet these standards? Is there an agreement in place with the adjacent community?

I hope you will deny this application and encourage them to come back with something that meets ALL of the comp plan goals. At the very least, consider adding conditions to this application to:

- Require a groundwater impact study and reduce the number of lots to minimize impacts to surface and groundwater quality.
- Better protect the wildlife migration corridor by moving the future estate phase out of the center of the Managed Natural Open Space.
- Ensure the emergency access to the north meets the requirements of the fire code, require proof of an access agreement with the community to the north, and if not reduce the number of lots to less than 30 that only have one access/egress.
- Require an agreement with the school district for ongoing financial support of our schools.

Respectfully,

Angie Michaels
3381 Ridge Drive
McCall, Idaho

From: Zanny White <zannywhite26@gmail.com>
Sent: Wednesday, February 18, 2026 4:34 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Red Ridge Village Concept

I am writing to express my strong opposition to the proposed Red Ridge Village Concept in the mountains surrounding our community. While I understand the desire for growth and economic expansion, I believe this project would cause irreversible harm to the environment, strain local resources, and diminish the very qualities that make Adams and Valley counties so special. Mountain ecosystems are fragile and uniquely adapted to their terrain and climate. Construction in these areas often requires extensive grading, tree removal, and road building, all of which increase the risk of erosion, landslides, and long-term soil instability. Once disturbed, these landscapes can take decades—if not centuries—to recover. The loss of native vegetation and wildlife habitat would permanently alter the natural balance of the area. In addition, mountain development frequently places significant pressure on infrastructure. Steep terrain complicates emergency access, snow removal, water delivery, and sewage management. Wildfire risk is another critical concern. Building homes deeper into forested mountain areas increases the likelihood of property loss and endangers both residents and first responders. In an era of intensifying climate conditions, expanding into high-risk zones is not a responsible long-term strategy. There are also economic considerations. While development may generate short-term construction jobs and tax revenue, the long-term costs of maintaining roads, utilities, and emergency services in remote mountainous terrain often outweigh initial gains. Taxpayers may ultimately bear the burden of supporting infrastructure that is expensive to build and maintain. Beyond practical concerns, there is the issue of community character. The mountains provide open space, scenic beauty, and recreational opportunities that benefit all residents. Transforming these landscapes into residential subdivisions would compromise view sheds, reduce public access, and erode the sense of natural heritage that defines our local mountains. Growth should be guided by sustainability, safety, and respect for the environment. I urge you to consider alternative locations better suited for residential expansion—areas where infrastructure already exists and environmental disruption would be minimized. For these reasons, I respectfully request that you deny approval of the proposed Red Ridge Village Concept and prioritize long-term environmental stewardship and community well-being over short-term expansion.

From: Sue R <audidogr@gmail.com>
Sent: Friday, February 20, 2026 2:02 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: DF Development Red Ridge

To the Valley County Planning & Zoning Committee,

The proposed Red Ridge planned unit development (PUD) seems very well organized and planned out. After reading through all the concept memos, appendixes and traffic studies, I have found some alarming inconsistencies.

The very long and detailed traffic study from Hales Engineering shows the "Main Access" to this PUD as Spine Road & West Mountain Road. With a "South Access" as "Fawnlily Dr. & West Mountain Rd." (Document Future 2029 plus project - mitigation 1:West Mountain Road & South Access/Fawnlily Dr). The traffic survey also recommends a turn only lane installed at both these access points. The traffic report showed a mere 15 trips for morning peak, 52 trips for evening peak, and only 37 trips for weekend on West Mountain Rd. In 2024 (at Fawnlily Dr./Fig.3A,3B,3C). In 2029 the study showed an increase to 117, 302, and 358 (respectively, Fig. 3D, 3E, 3F). It seems to me that two access points were already decided, and that Fawnlily Dr. Is a main access point.

The Main Proposal document/legend shows colorful maps displaying dashes and lines that make it hard to determine exactly where the main and secondary access points will be for this PUD, just snowflake stars on a map that are vague and out of focus. But the two main access points are in the general location of Spine Rd. And Fawnlily Dr.

In a meeting with the Blackhawk on the River HOA in November, 2025, Christine Richmond stated that the townhomes (170) and the village apartments or condos (250) would be built first and that most of these units were to be "local housing units" and rental units.

All in, as proposed this PUD would house 722 potential residences, with only two access points, both off of West Mountain Rd. With the planned amphitheater that seats 2000, I can only imagine what our nice, quiet piece of Valley county will be like in ten years.

I realize this is just the start of moving forward with this PUD, and I have no doubt that DF Development has done everything right according to Valley County
P & Z rules and regulations. But I feel that this plan is just too big and too vague to continue down the path to development as is.

Thank you for the opportunity to voice my concerns.



Susan Rouske
Blackhawk on the River

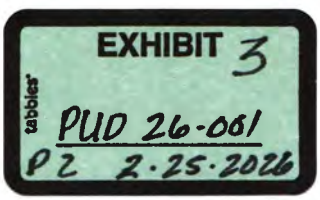
From: Betsy Booth <23lupine@gmail.com>
Sent: Monday, February 23, 2026 3:50 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Red Ridge Village Project Comment

Respectfully,

NO. Absolutely not. Please do not allow the Red Ridge Village project to proceed.

Signed by a mom, University of Idaho McCall employee, married to a McCall smokejumper,

Betsy Booth



From: Melissa Newell <meli.newell@gmail.com>
Sent: Wednesday, February 25, 2026 9:59 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: RRV Opposition Letter for February 25 PUD Hearing

Dear Valley County Planning & Zoning Commissioners,

Please deny the Red Ridge Village PUD application. The proposal raises too many issues to count. For example, no aquifer studies have been completed; the wildlife surveys rely on observations rather than scientific analysis; and the fire evaluation plan presents significant safety risks.

As currently proposed, Red Ridge Village would be unsafe and would permanently alter the character, economic livelihood, and overall safety of our community.
Please reply to confirm receipt of my letter.

Sincerely,

Melissa Coriell

McCall



From: John Phipps <JohnLewisPhipps@hotmail.com>
Sent: Wednesday, February 25, 2026 12:17 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Wilks Brothers

Hello, my name is John Phipps, I come from a multi generational Idaho family from Adams and Washington Counties. I just wanted to let you know of my opposition to the planned Red Ridge Village by the Wilks Brothers. You are here to serve the people of your community first; by good managers of the land within Valley County.

The Wilks Brothers are not of the community, and have made it well known that they do not care for what is best for the people of the community. As such it is moral and legal obligation of the Planning and Zoning Commission to vote no on this plan; it will be bad for the land, bad for the people, and even bad for the outsiders. They wish to come to this place called Idaho, because how well taken care of the land has been by those who have been here. If we wish to keep it such a good place, then we need to keep taking good care of it as well.

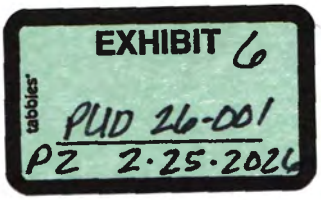
And if any wish to gaslight about things regarding economy and jobs; the jobs will go to outsiders, the land will go to outsiders, the profit will go to outsiders; none of the money will stay in the community. And love him or hate him, Trump is trying to bring logging back, and already timber sales will be doubled what they are now by 2028. So the real jobs that made our communities, that will be local, that will be good for the land, will be coming back.

I pray for you all, for the Wilks Brothers, for the land and the people of the land, that you make the right decision.

Take care and God bless,

John Phipps

Sent from Outlook



From: Gary Ladd <gary4.ladd@gmail.com>
Sent: Wednesday, February 25, 2026 4:01 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Red Ridge Development

Good afternoon Cynda,

This is Gary Ladd, my wife Renee and I have been out of town and are late to the program regards the Red Ridge Development. I apologize for writing this message at the last moment. Our home is located at 8 Oneida Drive in Blackhawk Ranch and we are full time residents. We have lived in the valley fulltime since 2018.

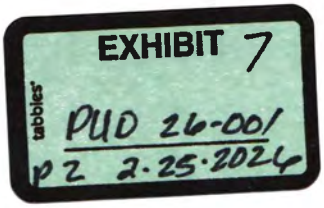
We would like to register our dismay at the current scope of the Red Ridge project and the impact it will have on residents living on and off West Mountain road. We chose Blackhawk Ranch for our home due to its quiet rural location, with abundant wildlife and easy access to water and land recreational activities. It is a unique location and the drive to McCall is one of the most beautiful drives imaginable.

In reading the Red Ridge proposal it appears that out of town developers who do not have to live with the results of the project are happy to seriously impact the quality of life for current residents in the West Mountain road area. West Mountain road is a beautiful biking, walking, and commuting country road with low pressure traffic. The Red Ridge project will, during its development, upend that quiet travel space with road work, increased heavy vehicle traffic during project construction, with traffic pressure only increasing as the project matures. As it is now the noise and dust created by what appears to be a quarry digging operation on that land during the spring, summer, and fall months is not a pleasant contribution to quality of life for current property owners.

All of this will likely impact the property values of current residents in a negative fashion. We are hopeful that the Commissioners will seriously look at this effort to create a new "village" off West Mountain road and the impact it will have on current residents for both the short and long term. The McCall area is not a Sun Valley and hopefully will not become a Sun Valley. This is a small town area not a small city in waiting. That is what is priceless about McCall and Valley county.

Respectfully submitted,

Gary and Renee Ladd
8 Oneida Drive
McCall, Idaho 83638
715-617-2130
gary4.ladd@gmail.com



From: Alaina Barnett <oakleybarn@gmail.com>
Sent: Saturday, February 28, 2026 11:53 AM
To: Valley County Commissioners <commissioners@valleycountyid.gov>; Cynda Herrick <cherrick@valleycountyid.gov>; mfisher@co.adams.id.us <mfisher@co.adams.id.us>; joeiveson@yahoo.com <joeiveson@yahoo.com>; dward@co.adams.id.us <dward@co.adams.id.us>; vpurdy@co.adams.id.us <vpurdy@co.adams.id.us>
Subject: Red Ridge Village Public Comment

Dear Valley County and Adams County Commissioners and Planning & Zoning Commissioners,

I am writing as a fourth-generation resident of Adams County to express serious concerns regarding the proposed Red Ridge Village development and the long-term regional impacts associated with this project and its planned expansion.

This proposal is not a typical subdivision. It is effectively a new city-scale development situated between two of the most expensive communities in Valley County—Whitetail Club and Blackhawk Lake Estates—and is projected to include approximately 38% "local" housing and 62% secondary homes or short-term rentals.

At a time when the median household income in our region is approximately $76,125 and the median home price is already near $650,000, I respectfully ask:

- How many of the proposed "local" units will be permanently deed-restricted workforce housing tied to actual Valley and Adams County median incomes?
- Will those units be legally prohibited from converting into short-term rentals?
- What mechanisms ensure these homes remain affordable long-term for local families?

Without enforceable affordability protections, labeling units as "local" does not meaningfully address housing access for long-time residents.

Infrastructure & Fiscal Impact

Valley County roads are already strained, and Adams County infrastructure is even more limited. Adams County relies on a volunteer fire department, has road systems not built for high-density traffic, and lacks even basic commercial services such as a grocery store.

I request clarification on:

- Who bears long-term road maintenance costs?
- What is the projected daily vehicle trip count at full buildout?
- Has a comprehensive Traffic Impact Study been completed?
- What binding development agreements ensure taxpayers are not left subsidizing infrastructure upgrades?

Water, Aquifer, and Sewage Concerns

The Adams County expansion area lies within the headwaters of the Little Salmon River watershed. This river supports threatened Chinook salmon and steelhead spawning habitat.

Given the scale of development—up to 4,850 acres in Adams County—I request detailed clarification on:

- What happens to existing water rights under this proposal?
- What is the cumulative watershed impact analysis?
- Where will water for sewage treatment facilities be discharged?
- How will nutrient loading and downstream impacts be prevented?
- What protections are in place for aquifer recharge zones when large-scale well drilling occurs?
- Has a comprehensive hydrogeologic study been conducted?

Headwaters development has permanent downstream consequences. This is not simply a localized land use issue—it is a regional watershed issue affecting fisheries, agriculture, and future water availability.

Wetlands & Habitat

- Has a formal wetland delineation been completed?
- What wetland mitigation plans are proposed?
- Has habitat for sensitive species, including the Northern Idaho ground squirrel, been formally surveyed within the project footprint?
- If habitat is present, what mitigation and federal consultation processes are underway?

Cumulative Impacts

Given the stated intent to expand into Adams County, cumulative impacts must be evaluated—not just Phase One in Valley County. This includes wildfire evacuation capacity, emergency services demand, aquifer drawdown, traffic corridors, and watershed integrity.

Community Benefit

I respectfully ask the Commission to clearly explain how a development projected to be 62% second homes or short-term rentals materially improves housing affordability, infrastructure stability, and economic resilience for long-time local families.

Growth is not inherently negative. However, growth without enforceable affordability measures, infrastructure guarantees, and watershed protections shifts long-term costs onto existing residents.

As a multi-generation resident, I ask that these concerns be formally addressed in the public record before any approvals are granted.

Thank you for your time and consideration.

Respectfully,

Alaina Barnett
Adams County Resident

From: Alaina Barnett <oakleybarn@gmail.com>
Sent: Wednesday, August 5, 2026 7:28 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject:

To the Valley County Planning & Zoning Commission,

I am writing to express my strong opposition to the proposed Red Ridge Village Planned Unit Development.

As a lifelong local resident, I have watched our communities change dramatically over the past several years. Unfortunately, many of those changes have not benefited the people who actually live, work, and raise families here year-round. Instead, they have primarily benefited wealthy second-home owners and developers while placing increasing burdens on local residents.

Our transportation infrastructure is already beyond capacity. From Thursday through Monday, Highway 55 and the surrounding roadways are frequently backed up to the point of near gridlock. Emergency response times, school transportation, and the daily commute for working families are all negatively affected. Adding hundreds of additional residential units and commercial development will only worsen an already serious problem.

This development does not solve the housing crisis facing local working families. It instead encourages more luxury and second-home development that drives up surrounding property values, property taxes, and the overall cost of living. Native local families are already struggling to afford housing and remain in the communities their families have lived in for generations. Approving developments like this only accelerates that trend.

Beyond the economic impacts, continued large-scale mountain development increases wildfire risk by placing more homes in forested areas that require protection during increasingly severe fire seasons. These projects also place additional demands on law enforcement, fire protection, roads, schools, utilities, and other public services that taxpayers ultimately help support.

Equally concerning is the gradual loss of the character that makes Valley County unique. Our small towns are becoming resort communities designed primarily for seasonal residents rather than the people who keep this community functioning every day. Visitors and second-home owners are welcome, but continued approval of massive developments is changing the culture, increasing congestion, and creating an atmosphere where many residents feel pushed aside in their own hometowns.

I respectfully ask the Commission:

- To prioritize infrastructure before approving large-scale developments.
- To protect agricultural land, wildlife habitat, and open spaces that define our county.
- To place greater emphasis on housing that truly serves local workers and permanent residents.
- To consider the cumulative impacts of development rather than evaluating each project in isolation.

At what point does our local government begin protecting the values, heritage, and quality of life of the communities it was elected to serve? There must be a balance between growth and preservation. Many of us feel that balance has already been lost.

I respectfully urge the Planning & Zoning Commission to deny approval of the Red Ridge Village Concept Plan.

Thank you for your consideration and for listening to the voices of the residents who call Valley County home year-round.

Respectfully,

Alaina Barnett
New Meadows, Idaho

From: Bull Pine <fresh.corn3278@gmail.com>
Sent: Saturday, February 28, 2026 11:15 AM
To: commisioners@valleycountyid.gov <commisioners@valleycountyid.gov>; Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Public comment-Red Ridge Village impacts

Dear Valley County Commissioners and Planning & Zoning Commissioners,

I am writing as a resident of Adams County to express serious concerns regarding the proposed Red Ridge Village development and the long-term regional impacts associated with this project and its planned expansion.

This proposal is not a typical subdivision. It is effectively a new city-scale development situated between two of the most expensive communities in Valley County—Whitetail Club and Blackhawk Lake Estates—and is projected to include approximately 38% "local" housing and 62% secondary homes or short-term rentals.

At a time when the median household income in our region is approximately $76,125 and the median home price is already near $650,000, I respectfully ask:

- How many of the proposed "local" units will be permanently deed-restricted workforce housing tied to actual Valley and Adams County median incomes?
- Will those units be legally prohibited from converting into short-term rentals?
- What mechanisms ensure these homes remain affordable long-term for local families?

Without enforceable affordability protections, labeling units as "local" does not meaningfully address housing access for long-time residents.

Infrastructure & Fiscal Impact

Valley County roads are already strained, and Adams County infrastructure is even more limited. Adams County relies on a volunteer fire department, has road systems not built for high-density traffic, and lacks even basic commercial services such as a grocery store.

I request clarification on:

- Who bears long-term road maintenance costs?
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Given the scale of development—up to 4,850 acres in Adams County—I request detailed

clarification on:

- What happens to existing water rights under this proposal?
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Headwaters development has permanent downstream consequences. This is not simply a localized land use issue—it is a regional watershed issue affecting fisheries, agriculture, and future water availability.

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Community Benefit

I respectfully ask the Commission to clearly explain how a development projected to be 62% second homes or short-term rentals materially improves housing affordability, infrastructure stability, and economic resilience for long-time local families.

Growth is not inherently negative. However, growth without enforceable affordability measures, infrastructure guarantees, and watershed protections shifts long-term costs onto existing residents.

As Native Idahoan , I ask that these concerns be formally addressed in the public record before any approvals are granted.

Thank you for your time and consideration.

Respectfully,

Corey Price
Adams County Resident

From: Rachel Arndt <rarndt414@gmail.com>
Sent: Saturday, March 7, 2026 11:51 AM
To: Valley County Commissioners <commissioners@valleycountyid.gov>
Subject: No to Red Ridge Village

Dear County Commissioners,

I strongly oppose the colossal Red Ridge Village proposal, which as planned appears to create a new town in McCall. Many of us value the rural and natural beauty of the area, and a project of this magnitude would greatly impact that and also put a large burden on our infrastructure.

Please do all you can to halt or diminish this ill conceived project.

Thank you for your consideration.

Rachel Arndt
McCall ID

From: Amy Cooper <tinydawgs@yahoo.com>
Sent: Friday, April 17, 2026 11:44 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Cc: commissioners@valley-countyid.gov <commissioners@valley-countyid.gov>
Subject: Red River Village - Wrong for Valley County

Ms Herrick -

Red Ridge Valley is wrong for Valley County. As noted in Rebecca and Scott Hurd's Viewpoint piece in the April 6 Star News, Valley County has no regulatory framework adequate to a self-governing community of 1,800 people with private water, sewer, roads, and fire funding - anchored by a 50,000 sf commercial center.

The developer - Red River Village - should not be guiding the process that evaluates it's own application.

There must be an opportunity for ongoing public input and participation before the June 25 public hearing.

This process demands public scrutiny.

I request that this letter be entered into the project file for PUD 26-001, Red Ridge Village Concept Application, and that it be made available to decision makers in connection with any further proceedings on this application, including review by the Board of County Commissioners.

Best regards,

Amy Cooper
Valley County resident, home owner, business owner.

From: Rebecca Hurd <rhurd18@gmail.com>
Sent: Saturday, March 21, 2026 7:30 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Cc: Scott Hurd <hurd0007@gmail.com>
Subject: Email and attachment for P&Z Commissioners

Hello Cynda,
Please forward this email in its entirety and the attached PDF to each of our five Valley County P&Z Commissioners as soon as possible this week.

Please reply all to confirm your receipt, and that this email and the attached PDF have been emailed to them.

Thank you for your assistance.
Rebecca & Scott Hurd

Dear Valley County P&Z Commissioners,

Before your March 31 Red Ridge Village workshop, we have two simple requests:

1. Please read our attached Letter to the Editor which ran in The Star News on March 12, 2026.
Our letter outlines legal and procedural concerns we believe the Commission must address. Please give it your consideration and ask your own questions.

2. Please visit the proposed RRV site.
Drive on Deinhard Lane/Boydstun Street, turn onto West Valley Road, Wisdom Road, and West Mountain Road. By the time you get to the proposed entrance to RRV, you traveled close to 3 miles and navigated 5 @90-degree turns. Drive with your windows down and listen to the quiet. Notice how few vehicles are on the road. Now that the snow has melted, you may see the bicyclists, walkers and runners who frequently use these roads.

These are the roads that would absorb more than 8,000 additional daily vehicle trips at buildout. These are rural roads serving rural neighbors — and no traffic study conveys what that will feel like the way a drive does.

Take the time to also turn left onto Chad Drive at its intersection with West Mountain Road. You will drive into the various existing neighborhoods accessed off of Chad Drive and Coy Road. There is no other route in/out of these neighborhoods than onto Wisdom Road.

Visit the proposed RRV site. Two thousand two hundred fifty acres west of McCall is a lot of land, and what is proposed for it is a lot of people. Seeing the terrain, the access points, and the surrounding properties puts the application in a context that documents alone cannot provide.

And please talk to the neighbors — the people who live closest to the proposed development. Many of them, including our family, have submitted opposition letters and spoke in opposition at the February 28 public hearing. You have their names and contact information available through the P&Z staff. Their knowledge and voices matter.

Thank you,
Rebecca & Scott Hurd
McCall

Letter to the Editor

The Star News

March 12, 2026 issue

Red Ridge Village Is Not a Development. It Is a City.

The Valley County Planning and Zoning Commission is being asked to approve Red Ridge Village (RRV) as a Planned Unit Development. It is not a PUD. It is an unincorporated municipality — and that distinction matters to everyone who lives here.

DF Development proposes 722 residential units — including 250 condominiums/nightly rentals — on 2,250 acres west of McCall, anchored by a 50,000-square-foot commercial village center with retail, restaurants, hotel, and other commercial uses. At buildout, roughly 1,800 people would live there — nearly twice the population of the City of Cascade. At least 8,071 daily vehicle trips — generated by residents and nightly rental guests, and not including traffic created by village events and commercial businesses — would spread in every direction: onto West Mountain, Wisdom and West Valley Roads, Deinhard Lane/Boydstun Street (aka 55 bypass), and Highway 55. The burden and danger will reach every road connecting RRV to McCall and surrounding communities. RRV would operate its own private water system, sewer system, road network, and fire district funding mechanism, all governed by a private HOA. That is not a development. That is a city.

Adopted in 2010, Valley County's PUD ordinance was designed for small projects that cluster buildings to create open space. It has never been amended to address a project of this scale. Jug Mountain Ranch is what that looks like: 325 home sites on 1,410 acres. RRV is something else — and neither Valley County's ordinance nor Idaho state law has any category adequate for it.

Idaho Code §67-6515 — the state's entire PUD statute — is four sentences. Written in 1975 to provide design flexibility for land use and site planning, it has never been amended to address scale, population, or infrastructure governance. It authorizes counties to process PUD permits. It says nothing about building cities. That absence is not permission to use the wrong tool.

Creating a self-governing community with private municipal infrastructure for 1,800 people is precisely what Idaho Code Title 50 was designed to regulate — requiring a voter petition, a public hearing, and a county board resolution before any such community can be authorized. By routing RRV through a land use permit instead, DF Development avoids that process entirely: no voter petition, no fiscal impact analysis, and no public oversight of the HOA that will govern the water, sewer, and roads.

This is a concept application — the earliest stage of approval — and the developer's own submission admits the deficiencies. Water rights will be "secured incrementally as development phases advance." Wildlife surveys are promised as future work. Their traffic study is incomplete and lacks any baseline. The fire protection plan was written by DF

Development's own paid employee — a direct conflict of interest that undermines any claim to independent analysis. McCall Fire Protection District stated, and Donnelly Rural Fire Protection District agrees, that the district cannot provide fire protection without additional funding for capital improvements and staffing directly attributable to the project — and no such funding is guaranteed.

The appropriate response is denial without prejudice: the developer may return when required studies are complete, fire service is secured, and Valley County has established a regulatory framework adequate to what is actually being proposed. Completing those studies will not guarantee approval.

The Commission has both the authority and the obligation to hold this line — not against development, but against the wrong process for the wrong project in the wrong place.

Rebecca & Scott Hurd

McCall

From: Dave Curtis <dave@cherokeeroadtrip.com>
Sent: Tuesday, December 3, 2024 10:13 PM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: NO on Red Ridge Village

Hello Cynda,

My name is Dave Curtis and I am an owner in the White Cloud subdivision. I am deeply saddened and sickened by the Red Ridge Village proposal. I always support reasonable and respectful development that is in balance with the surrounding landscape and existing community, and allows for well-managed growth, but this proposal is none of those. It is just unmitigated greed at the expense of the existing communities and nature. It will be devastating to the charm and character of the valleys. Nearly 10,000 vehicles per day along West Mountain Road? Let's not forget West Mountain Road is a designated Scenic Byway. It won't be any more if this development is approved. A sewage processing plant? Mansions? You've got to be kidding.

And their estimates say 10 years of construction. As we all know, it always takes longer than estimates state. That means likely 12-15 years of constant construction that the existing neighbors will have to listen to and deal with on a daily basis. Some of those residents will never know the scenic views, peace and tranquility they came here for in the first place.

I understand the importance tax dollars. I have a lake home on Lake Vermilion in Minnesota. The lake has 1000 miles of shoreline and 365 islands. All of the homes and cabins that dot the shoreline are owned by individuals. No developments, no condos. There are many wealthy homeowners on the lake. The Dayton family, for instance (until recently, the owners of Target) have land on the lake including 1200 feet of shoreline, and not a building is visible, only a small dock. Not all the homes are like that, but most are. The people care about keeping the natural beauty of the lake for generations to come. Our little town of Cook has about 800 people, but we have a nice hospital. emergency room, facilities for the aging, as well as excellent modern schools. Those assets are the result of second-homeowner tax dollars. So I get it.

But the Red Ridge Village project is too big, and is completely out of balance with the character of Valley County. Please don't let this come to pass. Valley County can grow without it.

Respectfully,
Dave Curtis

From: Luke Wardle <ljw.stup@icloud.com>
Sent: Monday, July 27, 2026 1:59 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Cc: Valley County Commissioners <commissioners@valleycountyid.gov>
Subject: Red Ridge Village opposition

Dear Cynda,

I wanted to send you a quick note to let you know that I and my family are still opposed to Red Ridge in all it's forms and are becoming more so as the days go by.

We live on the corner of Wisdom Rd. and West Mountain Rd., currently the only paved road going south linking about 500 homes to McCall and highway 55. If we knew then how the traffic patterns would increase (and become obnoxious, e.g., burnouts, drag racing, speeding, loud [I'm talking seriously loud] exhausts, trucks of all shapes and sizes ignoring the law [e.g., using jake brakes, ignoring speed limits and stop signs, overloading so rocks, gravel and dirt fall out in front of our driveway, etc]) we probably wouldn't have bought this house. I'd like to invite you to our house for an hour on any given day at about any time just to observe what it's like.

If it's bad now it's hard to imagine how bad it will be for the next 10 years if Red Ridge gets approved and the building starts. Unless of course the county does something different like pave Smiley, open other paved roads to West Mountain Rd.

I normally don't get too involved in the ongoing development but I've written twice in 4 days. I'm an Idaho native and have been coming to Valley county since before I can remember (my first memory is when I was about 4 years old in 1967). My wife graduated from Twin Falls. We bought property in 2016 and we've lived here permanently since 2017. We get the freedoms and opportunities Idaho and Valley county offer and appreciate them but there has to be a limit. We think we've hit the limit for this stretch of road.

Thanks for your consideration.

Regards,
Luke

From: Dylan Hopkins <dhopkins415@gmail.com>
Sent: Tuesday, August 4, 2026 1:26 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Formal Opposition to Proposed Red Ridge Village Development (PUD Application)

Dear Director Herrick and Members of the Valley County Planning and Zoning Commission,

Please accept this public comment regarding the proposed Red Ridge Village development. As a homeowner in the neighboring Black Hawk Ranch community and a professional wildlife biologist practicing in the region, I am writing to express my strong opposition to this project as currently proposed.

Red Ridge Village proposes **722 residential units and a village center across approximately 2,250 acres** southwest of McCall. To put this scale into perspective: at 722 homes, this single development would instantly contain **more housing units than the incorporated cities of Donnelly (~150 homes) and Cascade (~550 homes)**. At full buildout, it would effectively create the **3rd largest population center in Valley County**—an unincorporated, municipal-scale mini-city inserted directly into a critical wildland-urban interface and biological buffer zone.

Furthermore, this 2,250-acre parcel cannot be evaluated in isolation. It represents the eastern footprint of a **30,000+ acre contiguous landholding owned by the developer (DF Development) spanning both Valley and Adams counties**. Failing to evaluate the cross-border connections, shared water resources, and future infrastructure linkages into Adams County leads to an unstudied underestimation of cumulative regional impacts.

1. Cross-County Connectivity, Piecemeal Review, and Cumulative Regional Impacts

Ecological systems, aquifers, traffic, and wildfire threats do not observe county boundaries.

- **Piecemeal Environmental Review:** The developer's broader 30,000-acre holding extends west across the West Mountain ridgeline into Adams County toward US Highway 95. Approving a 722-home municipality on the Valley County boundary without a multi-county environmental assessment ignores cumulative growth. The initial Valley County buildout will inevitably establish road cuts, utility corridors, and trail networks that penetrate and fragment adjacent Adams County holdings.
- **Severance of Trans-Ridgetop Migration Corridors:** The West Mountain ridgeline is a primary high-elevation movement corridor for elk, mule deer, and large carnivores transitioning between the Payette River basin and the Little Salmon watershed. Intense residential construction on the eastern slope, coupled with future land-use changes on the western (Adams County) slope, creates a habitat pinch-point that severs cross-ridge wildlife movement.

2. Severe Ecological Impact on Wildlife Habitat, Sensitive Avian Species, and Dark Skies

From a biological standpoint, inserting a town-sized footprint into contiguous wildland creates acute, irreversible fragmentation.

- **Habitat Severance & Edge Effects:** Converting thousands of acres of forest and open canopy into residential pods severs seasonal movement pathways and degrades critical winter range.
- **Sensitive & Raptor Species:** The forest canopy and cavity trees surrounding West Mountain host sensitive avian species, including nesting raptors and cavity-dependent wildlife. Forest clearing, persistent noise, and year-round human activity will cause nest site abandonment and localized population declines.
- **Light & Noise Pollution on Nocturnal Ecology:** Introducing thousands of outdoor light fixtures and ambient noise into a dark-sky corridor severely impacts nocturnal species, disrupting natural hunting behaviors for owls, bats, and crepuscular predators.
- **Human-Wildlife Conflict:** Concentrating thousands of new residents and vehicles adjacent to migration corridors will sharply increase wildlife-vehicle collisions along West Mountain Road and connecting routes.

3. Hydrology, Water Rights, and Lake Cascade Watershed Health

A development of this magnitude poses profound risks to regional water tables and downstream water quality.

- **Aquifer Depletion & Wildlife Hydrology:** Supplying domestic water to 722 homes, commercial space, and irrigation will require high-capacity production wells. Deep groundwater extraction risks lowering the localized water table, potentially drying up adjacent seasonal wetlands, natural springs, and low-order tributaries relied upon by local wildlife.
- **Wastewater & Nutrient Loading:** Servicing 722 units via central or mechanical treatment systems raises critical concerns regarding nutrient discharge (phosphorus and nitrates) into groundwater aquifers that drain toward Lake Cascade, compounding seasonal toxic algae blooms.
- **Runoff & Sedimentation:** Converting natural forest floor into impervious surfaces will alter natural drainage, accelerating stormwater runoff and sediment loading into nearby streams and wetlands.

4. Wildfire Egress, Infrastructure Strain, and Incompatibility with Surrounding Land Use

Red Ridge Village creates serious public safety and land-use concerns for surrounding residents:

- **Single-Corridor Fire Egress:** West Mountain Road is a narrow rural corridor that serves as a primary access route. Adding thousands of daily vehicle trips from 722 homes creates a bottleneck, posing an extreme public safety risk during wildfire evacuations when quick egress off the mountain is critical.
- **Incompatibility with Rural Character:** As a Black Hawk Ranch homeowner, I invested in this community because Valley County historically prioritized balanced, low-impact development that preserves open space. An urban-style density hub is incompatible with the low-density, rural footprint of neighboring properties.

Requested Action

Because Red Ridge Village would establish a community larger than two of Valley County's incorporated towns without municipal infrastructure, and because its ecological and hydrological impacts extend directly across the applicant's 30,000-acre Adams County holdings, I respectfully urge the Planning and Zoning Commission to **deny** the current PUD application.

If the Commission considers any future application on this site, it must mandate:

1. A comprehensive, independent **Environmental Impact Statement (EIS)** covering both the Valley County parcel and contiguous Adams County landholdings.
2. A joint **Trans-County Hydrogeological Study** to model aquifer drawdown, well interference, and cumulative nutrient runoff into Lake Cascade.
3. A formal **Wildfire Evacuation & Traffic Capacity Model** for West Mountain Road.
4. Strict development conditions including continuous, undisturbed wildlife corridor buffers, enforceable quiet zones, and full International Dark-Sky Association (IDA) lighting compliance.

Thank you for your dedicated service to Valley County and for considering these critical ecological and community concerns.

Sincerely,

Dylan Hopkins, M.S.
Wildlife Biologist & Homeowner, Black Hawk Ranch
McCall, ID 83638

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Email: dhopkins415@gmail.com
Cell: (208) 870-6086

"If it looks like a duck, and quacks like a duck, we have at least to consider the possibility that we have a small aquatic bird of the family anatidae on our hands." -Douglas Adams

Brent Collins
16 Thunderbolt Place
McCall, Idaho 83638
August 12, 2026

Valley County Planning & Zoning Commission
Board of County Commissioners
P.O. Box 1350
Cascade, ID 83611

SUBJECT: FORMAL OPPOSITION TO THE PROPOSED RED RIDGE VILLAGE PLANNED UNIT DEVELOPMENT

Dear Commissioners:

I am writing to express my strong opposition to the approval of the Red Ridge Village Planned Unit Development (PUD) and its associated concept plan. My objections focus directly on two severe threats this project poses to our community: its inappropriate housing density and the long-term financial burden it will place on Valley County taxpayers.

1. Incompatible Housing Density and Sprawl

The high-density townhome portion of this project represents a jarring and disruptive shift in land use. This section sits directly adjacent to West Mountain Road, a 21-acre parcel, multiple larger agricultural holdings of 40 acres or more, and an existing single-family subdivision with a sparse density of one-half lot per acre.

- **Abrupt Density Transition:** Shifting immediately from 40-acre rural tracts to tightly packed townhomes creates a severe architectural and cultural clash.
- **Destruction of Rural Character:** The proposal inserts an urban-style housing configuration into a traditional, low-density rural setting without adequate buffering.
- **Negative Local Impacts:** This high concentration of units will generate intense traffic, noise, and light pollution, forever changing the quiet nature of West Mountain Road.
- **Conflict with Agricultural Uses:** Placing high-density housing next to working farms invites operational conflicts that threaten long-standing local agricultural operations.

2. Unsound Public Financing and Lasting Fiscal Burden

The fiscal impact analysis prepared by BBC Research and Consulting reveals that this project will place an ongoing financial strain on Valley County, our fire districts, the school district, and emergency medical services.

- **Unrealistic Timelines:** The study relies on an aggressive construction and occupancy schedule. If build-out slows down, public service costs will compound while tax revenues lag.
- **Deficit Projections:** According to the developer's own data, the local school district will remain in a financial deficit until roughly 2040, and the fire department will face a deficit until 2038. Existing taxpayers will have to subsidize these shortfalls.
- **Volatile Revenue Stream:** The project's financial feasibility relies almost entirely on property tax revenue. Relying on this funding source is highly imprudent given that the elimination of property taxes remains a central platform priority for Idaho's majority party leadership.

Conclusion

The Red Ridge Village PUD brings high-density urban sprawl to a rural landscape that the Valley County Comprehensive Plan is mandated to protect. It forces current residents to absorb the financial risks and infrastructure costs of a project that does not fit our community.

I strongly urge the Planning & Zoning Commission and the Board of County Commissioners to deny this proposal. Thank you for your service and your commitment to protecting Valley County's fiscal health and rural heritage.

Sincerely,

Brent Collins
208-250-1163
Red27chief@gmail.com

From: Joshua Warden <joshwarden@gmail.com>
Sent: Wednesday, August 12, 2026 8:39 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Opposition to Red Ridge Village PUD26-001

Dear Planning and Zoning Commissioners and Ms. Herrick,

I am writing to again express my opposition to the Red Ridge Village PUD (PUD26-001) as proposed and respectfully request that the Planning and Zoning Commission recommend denial.
My opposition is not based on opposition to growth or development in Valley County. It is based on the scale, location, and cumulative impacts of this proposal—and my concern that the record does not demonstrate those impacts can be adequately mitigated.

I am particularly concerned about wildfire and emergency response.

Red Ridge would add hundreds of residences and commercial development to an existing wildland-urban interface, introducing substantially more people, structures, ignition sources, evacuation needs, and emergency response demands into an area where those demands do not currently exist at this scale.

The applicant's own WUI Fire Protection Plan acknowledges the potential for rapid fire spread, limited summer water availability, and estimated response times of approximately 15 minutes or greater for McCall Fire and SITPA.

More importantly, the issue is not simply the wildfire hazard—it is response capacity.
Valley County and the surrounding region already rely on limited fire, EMS, and wildland firefighting resources. Those resources are routinely stretched during periods of high fire activity. We are seeing that reality across Idaho and the West right now, with significant fires already placing extraordinary demands on firefighting resources. This is not a hypothetical future concern; it is the operating environment in which this development would exist.

Adding hundreds of residences and additional infrastructure to that system increases demand precisely when resources are most constrained. A development should not be approved based solely on whether individual structures can be built to withstand wildfire. The County must also establish that adequate fire suppression, EMS, evacuation, communications, water, and other emergency response capacity exists to serve the additional population when conditions are at their worst.

Fire-resistant construction, defensible space, sprinklers, access, and fuel treatments are important mitigation measures, but they do not create additional firefighters, engines, ambulances, water, or evacuation capacity.
The Commission has previously recognized the need for additional information regarding fire, EMS, water, roads, and other public-service impacts and whether those impacts can actually be mitigated. Those questions should be answered before, rather than after, a recommendation is made.

I am also concerned that significant attention has been given to economic and fiscal impacts while other fundamental questions remain unresolved. Economic benefit does not substitute for

demonstrating that water resources, wastewater, transportation, evacuation, emergency response, wildfire, wildlife, and infrastructure impacts can be adequately addressed.
Ultimately, the question is not simply whether this project can be engineered to meet individual development requirements. It is whether development of this scale, in this location, is compatible with Valley County's plans, infrastructure, public services, and community character.
I do not believe the current record establishes that it is.

For these reasons, I respectfully request that the Planning and Zoning Commission recommend denial of PUD26-001 as proposed.

Valley County has an opportunity to demonstrate that responsible growth means more than making development technically possible. It means ensuring that impacts are understood before decisions are made and that existing residents and public agencies are not left to absorb risks and costs that have not been adequately evaluated.

Thank you for your consideration.

Sincerely,

Joshua Warden
McCall, Idaho

From: Erin Fanning <erinfanning@yahoo.com>
Sent: Thursday, August 13, 2026 11:25 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Opposition to Red Ridge Village

August 13, 2026

Dear Valley County P&Z Commissioners,

I am writing to ask that the August 27th meeting regarding the Red Ridge development be changed to an extension of the February 25th meeting so that the public can continue to comment, including remote testimony. It is too soon to decide on the development and further analysis is needed.

The following are the main reasons why the decision should be delayed:

1. Valley County does not have procedures in place for a development of this size, which is a city not a Planned Unit Development.

2. Complete information for the project is lacking. More analysis is needed on water accessibility, watershed viability, traffic flow, and the impact on U.S. 95 and ID 55.

3. The approval process has been rushed. Although the P & Z Commission has met with DF Development numerous times, the public has not had a chance to comment on the project since February 25.

4. There needs to be an independent fiscal analysis. The only fiscal impact analysis was funded by DF Development and was not independent. Negative aspects of the development, along with the positive, need to be addressed. Without a precise evaluation, it's possible that tax payers will ultimately be responsible for the developer's costs.

Thank you for your time and consideration in this matter. I request that this letter be entered into the project file for PUD 26-001, Red Ridge Village Concept Application, and that it be made available to decision-makers in connection with any further proceedings on this application, including review by the Board of County Commissioners.

Sincerely,
Erin Fanning
McCall, ID

From: Keith Radwanski <keithradwanski@yahoo.com>
Sent: Thursday, August 13, 2026 11:54 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Letter in opposition to Red Ridge PUD

August 13, 2026

Dear Ms. Herrick and Valley County P&Z Commissioners,

I oppose the Red Ridge Valley Planned Unit Development and respectfully request that it be denied. The reasons that it should be rejected include the following:

-The approval process has been hasty.
-Red Ridge Village, if developed, will be a city not a PUD, and Valley County doesn't have policies in place for a development of this size.
-More information is needed, such as the effects on the watershed, flora and fauna, overall traffic flow throughout Valley County, and U.S. 95 and ID 55.
-And there has not been an independent study. The only analysis was funded by DF Development, which was potentially biased in favor of the developer.

Thank you for your careful consideration of this matter. I request that this letter be entered into the project file for PUD 26-001, Red Ridge Village Concept Application, and that it be made available to decision-makers in connection with any further proceedings on this application, including review by the Board of County Commissioners.

Sincerely,
Keith Radwanski
McCall, ID

From: Gwen Abbott <gwena79@gmail.com>
Sent: Thursday, August 13, 2026 12:43 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Red ridge letter of opposition

08/13/2026

Dear Planning and Zoning Commissioners and Ms. Herrick,

I am writing to express my opposition to the RRV PUD as proposed and request that it be denied.

My reasons for making this request are the following:

It is abundantly clear that the residents in and around the area don't want This development as well as those of us who don't live near the proposed development. Mccall and Valley County does not need another Haven for vacation homes and the ultra wealthy. We are ready, have a housing crisis here with people not being able to find affordable housing, which is also causing an employment crisis. Business owners are overworked, as are the staff that they can hire

Not only will it impact an already strained Road infrastructure, it will have massive environmental impacts, Decimating forests that are housing animals already being threatened by development.

The amount of construction traffic on a town that already can barely handle summer traffic, will annihilate our roads that are already desperately in need of repair.

It's also just another example of billionaires using their money to get what they want. Their plan is to do whatever they want, however they want, without any thought or consequences to our small community.

Sincerely,

Gwen Asmussen

McCall

From: Brett Keller <bkeller@gmail.com>
Sent: Friday, 14 August 2026 08:55:46
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Fwd: Opposition to Red Ridge Village

Hello Again,

Please note the comments below with the upcoming P&Z meeting on August 27 regarding Red Ridge Village.

We are writing as the owners of 46 acres of land that sits immediately adjacent to the proposed Red Ridge Village development on the west side of McCall. While I understand and appreciate the intent to thoughtfully accommodate growth in Valley County, I am deeply concerned about the current boundary of the proposed project and the lack of adequate buffering between this high-density development and surrounding rural parcels such as our own.

Based on the current development plan, Red Ridge Village would place housing units, a community center, a restaurant, an amphitheater, and other public gathering areas immediately behind our property. This is completely uncharacteristic of this entire landscape. In fact, the location proposed for this commercial area sits right in the middle of a green zone/natural habitat area at the base of West Mountain used frequently by elk, deer, and bear. Like many neighboring landowners, we value the open space and wildlife that define this area. This proposed development is inconsistent with the rural character of the area.

Placing an urban-style community immediately next to multi-acre properties creates several challenges that should be addressed through a stronger buffer zone:

Wildlife and Environmental Impacts: This area serves as an important corridor for elk, deer, and other wildlife. The introduction of dense housing, traffic, and lighting would severely disrupt natural migratory and grazing patterns that are integral to the local ecosystem.

Land-Use Conflicts: Existing rural uses—including farm equipment use, ATV recreation, firearm use, livestock, and other outdoor activities—could create conflicts with future residents who may not expect or tolerate these activities. This can also create potential safety risks for children and other residents.

Loss of Rural Character: The western side of McCall has long served as a transition between town and open forest. Preserving a meaningful buffer would maintain that sense of space and ensure that McCall's unique charm and tranquility are not lost as growth occurs.

For these reasons, I respectfully request that the Commission require a substantially larger buffer zone—ideally consisting of natural, undeveloped greenspace—between the Red Ridge Village development and the surrounding rural parcels. Additionally, we request prohibiting any proposal for large gathering areas such as amphitheaters, community centers, and eating establishments. This would help preserve ecological connectivity, protect existing property uses, and maintain the scenic and peaceful qualities that have defined this area for generations.

I would welcome the opportunity to discuss these concerns further or provide additional context regarding the land and wildlife patterns in this area.

Thank you for your consideration and for your ongoing efforts to balance responsible development with the preservation of McCall's natural and rural heritage.

Sincerely,
Brett and Marcie Keller
McCall Property Owners
3737 West Mountain Road, Valley County

August 14, 2026

Director Cynda Herrick
cherrick@valleycountyid.gov
PO Box 1350
Cascade, ID 83611

RE: Comments in Opposition to PUD 26-001 Red Ridge Village Concept Application

Dear Director Herrick and P&Z Commissioners,

I am opposed to the Red Ridge Village PUD (RRV) development and its concept plan for the following reasons:

- It represents an ongoing financial burden to the county and other taxing districts
- It is a text-book example of ill-fitting leapfrog urban sprawl (poor planning)
- It is inconsistent with adjoining existing land uses
- It is inconsistent with Valley County's Comprehensive Plan and its goal of preserving rural character

RRV will cause an ongoing financial burden on Valley County, the fire district(s), school district and our EMS that may never be recovered. As a result, resident taxpayers will bear the expenses associated with this development. County residents will suffer the resulting negative impacts. The RRV Fiscal Impact Study Developed by BBC Research and Consulting relied on property taxes as the sole basis of projected future revenue and an aggressive build and occupancy schedule that would imply potential positive revenues being realized sooner than if the development languished. A slower buildout and occupancy results in increased cumulative county and district expenses while potential tax revenues would lag. As presented, the School District was projected at a deficient level until approximately 2040, Fire Department until 2038. Compounding this situation is the Idaho Republican Party's dominate platform issue of eliminating the property tax. Considering elimination of property taxes is heavily supported by the legislative majority party and legislative and executive branch leadership, any reliance on this revenue stream is clearly unwise and ill-advised.

The townhome portion of the development is situated adjacent to West Mountain Road, 21-acre and 40+ acre agricultural/residential properties and a single-family subdivision of approximately 0.5 lots/acre. The townhome portion of the RRV development has a density of approximately (170 units/111 acres) 1.5 units per gross acre. That density is three times higher than the development across West Mountain Road and over 30 times denser than the adjoining property. Unlike Jug Mountain Ranch, which buffers development away from neighboring properties, RRV concentrates its high-density portion, and it's associated negative impacts along shared boundaries, disproportionately affecting adjacent and existing residents/landowners. The right to develop should not override the established rights of existing residents. The county should follow its comprehensive plan goals and require the high-density portion of the

development to be relocated significantly westerly to mitigate the negative impacts on existing property owners and existing county residents.

As proposed, RRV will impose a degraded level of service on the existing transportation system. The RRV proposal is for 722 dwelling units with all vehicular impacts isolated to a singular ingress and egress (West Mountain Road). By comparison Jug Mountain Ranch, another isolated PUD approved for 325 dwelling units, has multiple access routes and significantly fewer impacts. RRV is more than twice that size, with at least 35% designated for nightly rentals. The result will have unprecedented, long-lasting negative impacts for the county and its residents. The county has already allowed the overloading and resulting degradation of West Mountain Road in terms of vehicle weight, number of trips and speed. Conditions will only be made worse by a development such as RRV further depleting limited county maintenance budgets.

Valley County staff reporting identifies an adjoining CUP 25-035 condition of approval: "No events are allowed; this includes weddings, that would create noise impacts and increase traffic." Conditions such as this are likewise warranted for the RRV PUD and should not be overlooked as part of the review process aimed at preserving the rural nature of the county.

I request that this letter be entered into the project file for PUD 26-001, Red Ridge Village Concept Application, and that it be made available to decision-makers in connection with any proceedings on this application including, but not limited to, review by the Board of County Commissioners.

Regards,

Bryan Donaldon
19 Thunderbolt Pl
McCall, ID 83638

Delivery by email: cherrick@valleycountyid.gov August 14, 2026

Director Cynda Herrick
PO Box 1350
Cascade, ID 83611

RE: Letter in Opposition to PUD 26-001 Red Ridge Village Concept Application

Dear Director Herrick and P&Z Commissioners,

I am opposed to the Red Ridge Village PUD (RRV) development and its concept plan for the following reasons:

- RRV Traffic Study was erroneously completed with a 35 MPH speed limit on West Mountain Road
- RRV places the financial burden on the county and other taxing districts
- RRV is a text-book example of ill-fitting leapfrog urban sprawl (poor planning)
- RRV layout is inconsistent with adjoining existing land uses and Valley County's goal of preserving rural character (Comprehensive Plan)

Please deny the PUD application.

TRAFFIC STUDY

The Traffic Study was completed based on a 35 MPH speed limit on West Mountain Road; however, the speed limit signs are clearly 45 MPH. Increased vehicle traffic on this road at this speed is dangerous. The Traffic study was never re-done to correct this oversight. Reducing the speed limit to 35 MPH should be considered regardless of the PUD.

FINANCIAL BURDEN

The financial burden put on Valley County by RRV to support fire district(s), school district and our EMS may never be recovered. Resident taxpayers, not the developers, will end up bearing the expenses associated with this development and county residents will suffer the resulting negative impacts.

The RRV Fiscal Impact Study Developed by BBC Research and Consulting relied on property taxes as the sole basis of projected revenue. An aggressive buildout and occupancy schedule would lead to potential positive revenues being realized sooner than if the development languished. A slower buildout and occupancy will result in increased cumulative county and district expenses while tax revenues lag (i.e. continued county deficit). As presented, funding for the School District will have deficits until approximately 2040 and Fire Department until 2038. Compounding this situation is the Idaho Republican Party's dominate platform issue of eliminating the property tax altogether. Considering elimination of property taxes is heavily supported by the state's

majority party and legislative and executive branch leadership, any reliance on this revenue stream is clearly unwise and ill-advised.

URBAN SPRAWL and RRV LAYOUT

The townhome portion of the development is situated adjacent to West Mountain Road, 21-acre and 40+ acre agricultural/residential properties and a single-family subdivision of approximately 0.5 lots/acre. The townhome portion of the RRV development has a density of approximately (170 units/111 acres) 1.5 units per gross acre. That density is three times higher than the development across West Mountain Road and over 30 times denser than the adjoining property. Unlike Jug Mountain Ranch, which buffers development away from neighboring properties, RRV concentrates its development's negative impacts along shared boundaries, disproportionately affecting adjacent and existing residents/landowners. The right to develop should not override the established rights of existing residents. The county should follow its comprehensive plan goals and require the high-density portion of the development to be relocated significantly westerly to mitigate the negative impacts on existing property owners and existing county residents.

As proposed, RRV will impose a degraded level of service on existing transportation systems. The RRV proposal is for 722 dwelling units with all vehicular impacts isolated to a singular ingress and egress via West Mountain Road. By comparison Jug Mountain Ranch, another isolated PUD approved for 325 dwelling units, has multiple access routes and significantly fewer impacts. RRV is more than twice that size, with at least 35% designated for nightly rentals. The result will have unprecedented, long-lasting negative impacts for the county and its residents. The county has already allowed the overloading and resulting degradation of West Mountain Road in terms of vehicle weight, number of trips and speed. Conditions will only be made worse by a development such as RRV further depleting limited county maintenance budgets.

Valley County staff reporting identifies an adjoining CUP 25-035 condition of approval: "No events are allowed; this includes weddings, that would create noise impacts and increase traffic." Conditions such as this are likewise warranted for the RRV PUD and should not be overlooked as part of the review process aimed at preserving the rural nature of the county.

I request that this letter be entered into the project file for PUD 26-001, Red Ridge Village Concept Application, and that it be made available to decision makers in connection with any proceedings on this application including, but not limited to, review by the Board of County Commissioners.

Regards,

Sarah Helgeson
19 Thunderbolt Pl
McCall, ID 83638

From: Marshall Haynes <haynes.marshall@gmail.com>
Sent: Thursday, 13 August 2026 16:51:11
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Opposition to Red Ridge Village, PUD26-001

Valley County Planning and Zoning Commissioners,

I am opposed to the Red Ridge Village, PUD26-001, as submitted, and I request that it be denied. I request my comments be added to the official record. I oppose this application for the following reasons:

- I believe the costs of this development away from current county infrastructure will add expense burdens on current Valley County residents which will not be mitigated. Examples include added costs to roads, schools, EMS, law enforcement, etc...

- I believe the application violates the County Comprehensive Plan by failing to preserve open space in the county and does not promote growth near existing infrastructure.

- I have a wildlife biology degree and over 30 years of professional experience working for the Idaho Department of Fish and Game. The last 14 years of my career I worked based out of Valley County and I have extensive experience with wildlife issues in our County. Based upon that experience, I provide the following input relevant to the Red Ridge Village Application. The Idaho Department of Fish and Game (IDFG) provided comments during the May 21, 2026 work session which were brief, preliminary and general in context. Comments were also provided in a letter dated December 4, 2024 (IDFG Comments_RedRidge Village Concept_PUD 24-01_12042024.pdf) (See attached) and in an email submitted Feb. 13th (pages 15 & 16).

It is important to understand IDFG's mission and role as an agency. IDFG is responsible for preserving, protecting and perpetuating fish and wildlife on a statewide scale. IDFG can provide options but staff are prohibited from advocating for alternatives. IDFG listed the alternatives from greatest to least effectiveness for fish and wildlife resources being: 1) Avoid impact as the "gold standard" 2) Minimize impacts and 3) Compensation for impacts. Regional IDFG staff noted that Valley County is not preferred winter range for deer and elk; they "move through this area" transitioning from summer and winter habitat ranges. In order to gain scientific data to document local wildlife migration corridors IDFG would need to capture wildlife, place radio or GPS collars on a significant number of individual animals, and monitor their locations and status for multiple seasons. These kinds of local studies, while very important for understanding development impacts to wildlife, are generally not funded until after a development proposal arises, if at all. Such detail is likely needed to create a meaningful Wildlife Mitigation Plan for such a large proposal. However, even without data from a wildlife tracking study a number of educated and professional conclusions can be made. The Red Ridge Village development proposal is located at approximately 5,000 feet at the base of a north/south ridge (West Mountain) to its west which extends for roughly 40 miles from near the Little Ski Hill on the north, to Snowbank and Tripod Peaks on the south. The West Mountain ridge reaches over 8,000 feet at points and tapers down to the north at over 5,600 feet to the west of the proposed development. This is a significant geographic feature in the area which shapes wildlife movement on the

west side of Valley County. Wildlife, especially deer and elk, must cross this topography multiple times per year when traveling to/from lower elevation winter habitats in either the Payette River drainage near Indian Valley and Emmett, or the Little Salmon drainage north of New Meadows. IDFG does have wildlife collar data documenting deer and elk traveling from Valley County to these areas annually. Less than a mile to the west of the Red Ridge Village proposal site are two low saddles on the ridge at approximately 5,500 feet in elevation (the head of Duffner Creek and a second saddle to the east of it). Wildlife frequently seek out lower saddles on long ridges to cross through and will also travel along gently sloping ridges such as Red Ridge does to the north of the development proposal. Fragmenting wildlife travel routes by scattering development away from current cities and towns will have permanent impacts on wildlife populations and will increase human/wildlife conflicts.

On December 4, 2024 IDFG provided the following comments as part of a letter attached this email (IDFG Comments_RedRidge Village Concept_PUD 24-01_12042024.pdf) regarding the original Red Ridge proposal: "The proposed development property and surrounding undeveloped lands currently provide significant habitat for a variety of species. Once developed, that habitat will disappear or be potentially rendered ineffective by the development because it could displace wildlife that are currently using the broader area.... as more and more development occurs in Valley County, IDFG is concerned about the potential for cumulative effects on fish and wildlife populations, and the habitats which they rely on. A single project may have limited effects on native wildlife populations. But, as projects are developed over time, habitat is lost or fragmented, wildlife species are displaced, and human-wildlife interactions and conflicts increase. These factors can lead to a change in wildlife behaviors and space use and create an added burden on local communities and on the local, state, and federal agencies responsible for managing those conflicts. IDFG encourages Valley County to consider how continual widespread development could affect wildlife populations, and the local communities that value those natural resources."

I request IDFG's original letter regarding the Red Ridge Concept proposal, which is attached to this email, be included along with my comments for the PUD26-001 file.

Thank you, Respectfully,

Marshall Haynes
Valley County resident
Farm to Market Road

IDAHO DEPARTMENT OF FISH AND GAME
SOUTHWEST REGION
15950 N. Gate Blvd.
Nampa, Idaho 83687

Brad Little / Governor
Ed Schriever / Director

December 4, 2024

Cynda Herrick, AICP, CFM
Planning and Zoning Director
PO Box 1350
Cascade, ID 83611

RE: P.U.D. 24-01 RedRidge Village Concept

Dear Cynda Herrick,

The Idaho Department of Fish and Game (IDFG) has reviewed the PUD concept application for the RedRidge Village development (Project), submitted by DF Development. The Project aims to develop approximately 2,250 acres in Valley County along West Mountain Road, SW of McCall.

The purpose of these scoping comments is to advise Valley County about the potential fish, wildlife, habitat, and associated recreation implications related to the project. Resident species of fish and wildlife are property of all Idaho citizens, and the Department and the Idaho Fish and Game Commission are expressly charged with statutory responsibility to preserve, protect, perpetuate and manage all fish and wildlife in Idaho (Idaho Code § 36-103(a)). In fulfillment of our statutory charge and direction as provided by the Idaho Legislature, we offer the following comments, recommendations, and suggestions.

Because this is a request for approval of a concept plan for development, the application materials submitted by DF Development are vague and lack details. This makes it difficult for IDFG to determine if or how the development might affect native fish, wildlife, and plant populations. Some ideas in the plan, like clustering residential development and locating it near existing developments on adjacent properties, are sound and can be helpful in avoiding effects to native populations. However, to simply state that some actions "will include best practices" is too simplistic and vague and does not provide sufficient basis for IDFG to review and provide comments.

The development footprint is adjacent to tens of thousands of acres of undeveloped private and National Forest lands. At 2,250 acres (additional acreage is owned and likely planned for future development), the proposed development will result in substantial acreage added to the Wildland Urban Interface (WUI). Creating additional WUI comes with many challenges and does have the potential to affect native species. The proposed development property and surrounding undeveloped lands currently provide significant habitat for a variety of species. Once developed,

that habitat will disappear or be potentially rendered ineffective by the development because it could displace wildlife that are currently using the broader area.

In general, as more and more development occurs in Valley County, IDFG is concerned about the potential for cumulative effects on fish and wildlife populations, and the habitats which they rely on. A single project may have limited effects on native wildlife populations. But, as projects are developed over time, habitat is lost or fragmented, wildlife species are displaced, and human-wildlife interactions and conflicts increase. These factors can lead to a change in wildlife behaviors and space use and create an added burden on local communities and on the local, state, and federal agencies responsible for managing those conflicts. IDFG encourages Valley County to consider how continual widespread development could affect wildlife populations, and the local communities that value those natural resources.

If the RedRidge Village development concept is approved by Valley County, IDFG requests coordination from the county and the developer very early in the planning process. That effort will provide the best possibilities to avoid or minimize project effects on native fish, wildlife, and plant populations. IDFG can provide general recommendations for managing wildlife activities in and adjacent to the development including wildlife friendly fencing and recommendations for the types of ornamental vegetation that should or should not be used in landscaping plans. We can also provide topics for the developer and homeowners to consider as they develop CC&Rs and best practices that can help avoid human-wildlife conflicts.

IDFG appreciate the opportunity to provide input pertinent to the proposed project. Please contact me in the Southwest Regional office at (208) 465-8465 or brandon.flack@idfg.idaho.gov if you have any additional questions concerning this letter.

Sincerely,



Josh Royse
Southwest Regional Supervisor

JR/BF

ecc: Josh Royse, Brandon Flack, Regan Berkley: IDFG Southwest Region
Cynda Herrick, Lori Hunter: Valley County

e-file: S:\TECH ASSISTANCE\Counties\Valley County\RedRidge Village PUD\IDFG Comments_RedRidge Village Concept_PUD 24-01_12042024_DRAFT

Delivery by email: cherrick@valleycountyid.gov August 14. 2026

Director Cynda Herrick
PO Box 1350
Cascade, ID 83611

RE: Letter in Opposition to PUD 26-001 Red Ridge Village Concept Application

Dear Director Herrick and P&Z Commissioners,

I am opposed to the Red Ridge Village PUD (RRV) development and its concept plan for the following reasons:

- RRV Traffic Study was erroneously completed with a 35 MPH speed limit on West Mountain Road
- RRV places the financial burden on the county and other taxing districts
- RRV is a text-book example of ill-fitting leapfrog urban sprawl (poor planning)
- RRV layout is inconsistent with adjoining existing land uses and Valley County's goal of preserving rural character (Comprehensive Plan)

Please deny the PUD application.

TRAFFIC STUDY

The Traffic Study was completed based on a 35 MPH speed limit on West Mountain Road; however, the speed limit signs are clearly 45 MPH. Increased vehicle traffic on this road at this speed is dangerous. The Traffic study was never re-done to correct this oversight. Reducing the speed limit to 35 MPH should be considered regardless of the PUD.

FINANCIAL BURDEN

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majority party and legislative and executive branch leadership, any reliance on this revenue stream is clearly unwise and ill-advised.

URBAN SPRAWL and RRV LAYOUT

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Valley County staff reporting identifies an adjoining CUP 25-035 condition of approval: "No events are allowed; this includes weddings, that would create noise impacts and increase traffic." Conditions such as this are likewise warranted for the RRV PUD and should not be overlooked as part of the review process aimed at preserving the rural nature of the county.

I request that this letter be entered into the project file for PUD 26-001, Red Ridge Village Concept Application, and that it be made available to decision makers in connection with any proceedings on this application including, but not limited to, review by the Board of County Commissioners.

Regards,

Sarah Helgeson
19 Thunderbolt Pl
McCall, ID 83638

From: Janet White <janet.vlasach@gmail.com>
Sent: Saturday, August 15, 2026 1:46 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Opposition to Red Ridge Village

To: Valley County Planning and Zoning Commissioners and Ms. Herrick,

When first hearing of the application for construction of Red Ridge Village, I thought it was an April Fools joke. Then, when realizing that it was a serious proposal, I was interested to see how it could possibly be approved.

I am very disappointed in the Commission because what we have on our plates now, is a meeting on August 27 to decide 'yea' or 'nay' on this outrageous proposal.
I'm shocked that the Commission happily accepted the applicant's choice of company rather than an impartial voice to decide on its economic outlook going forward. Of course, it came out all rosy and a benefit to all.

Without venturing to discuss and address all the other aspects of this project, the Commission has decided that an up or down vote is now in order.
This is a dereliction of your duty to the people of McCall and Valley County.

I hope and expect you to address all the questions that so many have asked and not give any approval until they have been answered.
That's your job!

With all due respect,

Janet White
14098 Morell Road
McCall ID 83638

From: Judi Rawlings <rawlingsjudi@gmail.com>
Sent: Monday, August 17, 2026 8:11 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Concern Red Ridge Village proposal

My concern is about the truck traffic and additional road use. Many people walk or bike the road on a daily basis enjoying the beauty of living in a mountainous area. The forest edges right up to the road and there is little comfortable area available to walk next to the road. One does not drive to or from your home without passing many folks, oftentimes youngsters. Oftentimes there is enough traffic on the road that readily moving into the next lane to get around the foot or bike traffic isn't a given. One must be willing to slow down and very carefully pass this foot and bike traffic. This could be very inconvenient for a driver of a big rig with a heavy load.

My next concern is about the condition of the road. The road conditions driving from town out to our home aren't too concerning. There's the typical winter damage from frost heaves, etc. that one should expect in an area that experiences snow and freezing weather. Driving into town is a whole different story. I would ask each of you responsible for making this decision to please drive out to the suggested site and back into town. There are a number of areas on the road which have been badly damaged where truck traffic with heavy loads have consistently driven. One must dodge many potholes in order to not damage your tires or undercarriage of your vehicle. West Mountain Road is obviously low man on the totem pole when it comes to road repairs. I certainly understand the need for a road work in town to make our area more hospitable for visitors but it is now mid August and there have been minimum repairs to our road. To be perfectly honest I somewhat question whether repairs will be made before winter weather hits which will make driving into town even more interesting.

Again, I request that each of you responsible for making this decision drive out to the proposed site and back into town to see for yourselves the basis for my being against this proposal that would add additional truck traffic to a road that is already being damaged by the heavy truck traffic.

Thank you for your consideration.

Judi Rawlings

From: Jessi | JR Design <jr@jessirawlings.com>
Sent: Monday, August 17, 2026 2:28 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Letter of Opposition to Red Ridge Village - PUD26-001

August 17, 2026

Dear Planning and Zoning Commissioners and Ms. Herrick,

I am writing to oppose the Red Ridge Village development (PUD 26-001) as currently proposed. My concerns center on the lack of transparent, independent analysis regarding the project's impact on three critical areas: public safety and emergency response capacity, long-term viability of water resources, and traffic and road safety. Allowing the developer to hand-pick and fund the very studies used to justify its own project is a clear conflict of interest that undermines the integrity of the P&Z Commission's review process. A project of this scale demands full transparency, with no perceived conflict of interest or bias. This project fails Valley County's own Compatibility Matrix, and I urge the Commission to deny this application.

Incompatibility with Valley County's Comprehensive Plan
Valley County's Comprehensive Plan and Compatibility Matrix require proposed developments to be compatible with surrounding land uses, existing infrastructure, and community character. Red Ridge Village does not score well under this framework. The rural, low-density character of the area cannot absorb a development of this scale without overwhelming roads, emergency services, and water resources. The Compatibility Matrix is designed to prevent exactly this kind of mismatch. The Commission should apply it strictly and find this project incompatible.

Emergency Response Capacity
Adding 744 homes on a single, substandard road raises serious public safety questions. Fire response, ambulance access, and law enforcement coverage are already stretched in this area. To the best of my knowledge, no independent Emergency Services Impact Study has been made public for review. The Commission should require one before any vote.

Water Table and Groundwater
Valley County's aquifers and the health of Payette Lake and Cascade Lake are already under pressure from existing development and changing climate conditions. The Commission itself has identified water quality as a "hinge pin" issue. An independent Hydrogeological Study showing how 744 new units will affect the local water table, nearby wells, and surface water must be completed before a project of this scale is allowed to proceed.

Negative Impact on Local Roads
The Valley County Road Department's staff and budget are severely limited and cannot adequately meet current maintenance needs, let alone the inevitable

demands that will come with the addition of a major subdivision. Recently, a local paving company had to fix two large, axle-breaking potholes near the entrance to the Blackhawk on the River subdivision because the County did not have the staff or resources to address them in a timely manner. These potholes were deep enough to be a genuine danger to drivers.

A traffic study for Red Ridge estimates roughly 8,100 daily vehicle trips from this development. Nearly all of those trips will use West Mountain Road as the primary route to and from McCall. One deteriorating road serving that many new car trips is not just inconvenient — it is unsafe and irresponsible. The applicant has not provided a funded road improvement plan, nor has the county identified the budget to maintain it.

Conclusion

Red Ridge Village is incompatible with Valley County's Comprehensive Plan and Compatibility Matrix. It would overwhelm West Mountain Road, strain emergency services, and risk the water resources that residents depend on. I respectfully ask the Commission to deny this application until these fundamental issues are addressed with independent, publicly available data and studies.

Thank you for your service to our community.

Sincerely,

Jessica Rawlings
PO Box 409
McCall, ID 83638
jr@jessirawlings.com
208-450-3716

From: Joseph Wiemken <joey@jwengineeringllc.com>
Sent: Monday, August 17, 2026 9:29 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Red Ridge Village - DF Development Proposal

Hello Cynda,

This proposal does nothing for the existing residents of Valley County and Adams County. All this proposal does is allow out of state interests to make money on the backs of the residents of Idaho. The DF Development boys have done nothing to better the area and have only made life more difficult for the local residents by trying to block public roads through their property. A friend of mine said that some of the DF Development people were standing in the middle of a public forest service road with their hand on a pistol saying that was a private road. It was not and my friend had every right to access it.

Also, the infrastructure cannot support this much growth. On heavy traffic days like Fridays and Sundays, cars can be backed up for miles going from Boise.

Please vote no on the proposal.

Thanks,

Joseph Wiemken, S.E., P.E.
JW Engineering LLC
(208) 906-3267

From: Nori Cohan <ndcohan@outlook.com>
Sent: Monday, August 17, 2026 9:02 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Letter of opposition to Red Ridge Village - PUD26-001

Dear Planning and Zoning Commissioners and Ms. Herrick,

I am writing to express my opposition to the RRV PUD as proposed and request that it be denied.

My reasons for making this request are the following:

Uncertainty of the fiscal impact and safety of the project.

Thank you for your consideration.

Sincerely,

Nori and Behzad Cohan
140 Mariah Ct.
McCall, ID 83638
213-675-1641
ndcohan@outlook.com

From: STACY BEESON <middleton11@msn.com>
Sent: Monday, August 17, 2026 8:33 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: OPPOSE Red Ridge Development PUD

Cynda Herrick and Planning Committee:

I adamantly oppose the Red Ridge development and recommend the PUD be denied. It is a village in a rural area and does not fit the quality-of-life people seek in Valley County. The volume of homes at 722 is too much strain on resources and impacts wildlife habitat. Please make wise decisions about our precious acres of wild land, it is the year 2026 and we need to reconsider the way development happens, it is changing our community forever. The idea of a village near the village of McCall is poor planning, and the wilderness is not where retail belongs.

722 home is too massive of a development and it goes against the Valley County Comprehensive Plan's goal of "managing growth and development while protecting the quality of life" and the goal of "retaining the rural and small town character" and the goal of "retaining the rural atmosphere of Valley County by protecting its natural beauty and open characteristics and preserving its historical and scenic beauty" and goal of "protecting the Payette River National Scenic Byway". DF Development is not protecting Idaho's natural beauty as the front page of their website states, if they set it aside as a conservation easement, that is protecting Idaho's beauty.

The development plan of 722 homes is too much strain on the roads, water, Highway 55 and Payette Lake. The designation of an average of .3 units/acre is too dense.

Please oppose the PUD requests of the developer, abide by the comprehensive plan, and be thoughtful with your decisions. Listen to the community. The community is saying NO.

Stacy and Dylan Beeson
Chad Loop, McCall, ID 83638

From: Michael Josepher <josefear32@yahoo.com>
Sent: Monday, August 17, 2026 5:48 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: PUD 26-001 Red Ridge Village Concept- OPPOSE

Dear P@Z Commission and Ms Herrick

This letter is to oppose the Red Ridge Village Development and request that it be denied

This "new town" on Red Ridge will significantly alter the quality of life on West Mountain road the we moved here to experience.

My concerns range from not only increased traffic which already is impacted by the endless gravel trucks on the road, but the infrastructure required to support such a massive increase to the area population from grocery stores to the water quality impacts. Please don't let this new proposed development forever change the McCall area.

Mike Josepher
McCall, ID

From: Steve Mollner <cbadmollner@gmail.com>
Sent: Monday, August 17, 2026 5:24 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Formal Opposition to RedRidge Preserve Development – Groundwater, Wastewater, Traffic and Infrastructure Concerns

8/17/2026

Dear Valley County Planning Commissioners and County Officials and Ms. Herrick
I am writing to formally express my strong opposition to the proposed RedRidge Preserve development and to ask that the County not approve this project until the significant environmental, water, wastewater, traffic, and infrastructure concerns have been fully and independently evaluated.

My husband and I are considering leaving California and relocating to the McCall area because we are specifically looking for a community with less congestion, less traffic, lower density, and a more rural quality of life. The scale of this proposed development is deeply concerning to us because it appears capable of changing the character of the area and creating many of the same problems we are trying to leave behind.

Groundwater and wastewater concerns

One of my greatest concerns is whether the groundwater impacts of this project have been adequately studied.

The proposal to use treated Class A recycled water or effluent through landscape spraying or ground-injection systems is particularly concerning because even treated wastewater can contain residual nitrates and phosphorus. Introducing these nutrients into the soil and groundwater system raises important questions about long-term groundwater quality and potential impacts to downstream waters within the North Fork of the Payette watershed, including Lake Cascade.

I am particularly concerned by the possibility of exempting large estate lots from connection to a centralized sewer system. If numerous large lots are permitted to use individual wastewater systems, the cumulative impact of septic systems and other wastewater disposal methods needs to be evaluated—not simply the impact of each individual property in isolation.
Before approval, I believe the County should require:

- A comprehensive and independently reviewed groundwater study.
- A cumulative groundwater-impact analysis that considers the entire proposed development.
- A detailed analysis of groundwater flow and potential migration of nitrates, phosphorus, and other contaminants.

- Independent evaluation of the proposed recycled-water disposal and irrigation methods.
- Evaluation of potential impacts to the North Fork of the Payette River watershed and Lake Cascade.
- Clear monitoring requirements and enforceable safeguards if recycled water is permitted.
- Centralized wastewater treatment for all structures where feasible, including the large estate lots, rather than allowing exemptions that could increase long-term groundwater risks.

I also support the concerns raised by the Valley Soil & Water Conservation District in its July 2, 2026 comments regarding the proposed sewer and wastewater approach.
Given the scale and permanence of this project, I do not believe the County should rely solely on assumptions about groundwater behavior or the effectiveness of proposed mitigation measures. Once groundwater quality is compromised, it can be extremely difficult or impossible to reverse.

Traffic and Highway 55 safety

I am also extremely concerned about the additional traffic this development would generate.
Highway 55 is already an important regional transportation route, and a development of this scale could add substantial traffic during construction as well as permanently increase residential traffic.
The potential impacts on Highway 55 safety, intersections, emergency response, congestion, and the surrounding road network need to be fully evaluated before the project is approved.

West Mountain Road

I also believe approval should be delayed until the County has completed its evaluation of the West Mountain Road corridor.
West Mountain Road is a vital regional route, and I understand that the Valley County Road and Bridge Department is currently seeking a BUILD grant to study the optimal development of this corridor.
It seems premature to approve a major development that will generate additional traffic and require road improvements before the County has completed its own long-term transportation planning.
The County should ensure that any developer-funded road improvements are consistent with the County's long-term transportation plan rather than allowing this project to establish infrastructure needs before that planning process is complete.

On-site gravel pits

I am also concerned about the proposed on-site gravel pits and the potential impacts on surrounding properties, groundwater, noise, dust, traffic, wildlife, and the overall character of the area.
These impacts should be independently evaluated as part of the overall project rather than considered separately from the development itself.

A request for caution

I understand that growth is inevitable and that property owners have rights to develop their land. However, a project of this size has consequences far beyond the boundaries of the development.
The County has an obligation to consider the cumulative impacts on water resources, roads, public safety, emergency services, wildlife, neighboring properties, and the long-term character of the McCall area.
I respectfully ask that the Planning Commission and County Commissioners:

1. Deny approval of the project in its current form, or at minimum postpone approval.
2. Require an independent and comprehensive groundwater study.
3. Require a cumulative analysis of wastewater and recycled-water impacts.
4. Require centralized wastewater treatment rather than exemptions for large estate lots.
5. Complete the West Mountain Road corridor study before approving additional development that will materially affect the corridor.
6. Require a thorough Highway 55 traffic and safety analysis.
7. Fully evaluate the environmental and community impacts of the proposed gravel pits.
8. Make all supporting technical studies and modeling available for public review.
9. Hold additional public hearings before any final approval is granted.

My concern is not simply about whether this particular development is attractive or desirable. It is about whether the County has sufficient independent scientific and infrastructure information to responsibly approve a development of this magnitude.
My husband and I are looking toward McCall because we value its natural environment, lower-density character, and quality of life. We would hate to see the very qualities that are attracting people to this area undermined by development that proceeds faster than the infrastructure and environmental studies necessary to support it.

Thank you for considering my concerns and for your responsibility to protect the long-term interests of Valley County and its residents.

Sincerely,
Steve & Silvia Mollner

From: Jerry Kelly <corvidsupply@gmail.com>
Sent: Monday, August 17, 2026 5:21 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject:

Subject: Strong Opposition to the Red Ridge Village Development (PUD 26-001)
Dear Ms. Herrick and Members of the Planning and Zoning Commission,
I am writing to you today as a 12 year half year resident of Donnelly to express my firm opposition to the proposed Red Ridge Village development. After seeing the recent *Star-News* article ("1000015874.png") noting that the 722-home project will be considered at your August 27th public hearing, I felt compelled to speak out against a project that poses a severe threat to our community, our infrastructure, and our natural resources.
Allowing an out-of-state corporation to construct a city-sized development in the middle of our pristine wilderness is a terrible idea for several key reasons:

- **The Developers Have No Relevant Experience:** DF Development is owned by Dan and Farris Wilks. They did not make their fortune building sustainable, master-planned mountain communities; they made billions in the Texas hydraulic fracturing (fracking) industry. Their background is in masonry and oilfield services. Their track record here in Idaho primarily consists of purchasing massive tracts of private timberland, gating off historic access roads, and aggressively locking locals out of areas we have recreated in for generations. They are resource extractors and land speculators, not community builders.
- **A Threat to the Lake and Environment:** Injecting hundreds of homes, commercial spaces, and miles of pavement into undeveloped terrain will have devastating downstream effects. The sheer volume of impermeable surfaces will lead to significant runoff, carrying pollutants and sediment directly into our local watershed and threatening the water quality of Lake Cascade. Furthermore, the development sits on prime habitat for local wildlife, including elk populations and the endemic northern Idaho ground squirrel.
- **Severe Strain on the Community and Infrastructure:** Valley County simply does not have the infrastructure to support a sudden influx of thousands of new residents. West Mountain Road cannot safely handle the massive increase in traffic without extensive, costly upgrades and new stoplights. Furthermore, recent studies suggest that it could take nearly a decade for the property taxes generated by Red Ridge Village to fully fund the public services it will require. This means that the existing residents of Valley County will be left holding the bag, subsidizing the emergency services, road maintenance, and utility expansions required for a billionaire's vanity project.

We cannot allow Valley County to be permanently altered by a corporation that does not understand or respect the rugged, secluded nature of our home. I strongly urge the Commission to deny the application for Red Ridge Village and protect the future of our mountains.

Sincerely,
Jerry Kelly
Donnelly, Idaho

Background Research on DF Development & The Wilks Brothers

To help arm you with the facts for your fight against the development, here is a breakdown of what I found regarding the Wilks brothers and their operations:

Developer Experience

The Wilks brothers do not have a history of building eco-friendly mountain resorts. They started as bricklayers in Texas and founded Frac Tech, a hydraulic fracturing company that they sold in 2011 for $3.5 billion. Since then, they have used their wealth to buy up hundreds of thousands of acres of land across the West, including over 170,000 acres in Idaho alone. Their standard operating procedure in Idaho has been to buy land that was historically open to the public (such as former Potlatch or Boise Cascade timberlands), install gates, hire armed security guards, and post "No Trespassing" signs.

Community & Environmental Impacts

- **Infrastructure Deficits:** A local study highlighted that the tax revenue from Red Ridge Village will not cover the cost of the public services it demands for up to ten years. Valley County EMS, the McCall Fire District, and the Donnelly Fire Department are already stretched thin, and this development would operate essentially as a "new city" requiring massive public support.
- **Wildlife Disruption:** The 30,000-acre area where the Wilks brothers are focusing their efforts is pristine, previously untouched habitat. Developing it will directly displace elk and threaten the endangered northern Idaho ground squirrel, which is endemic to Valley and Adams counties.
- **False Advertising:** The developers have marketed "lots" for sale, but the Valley County P&Z (including Cynda Herrick herself) has previously had to publicly clarify that these are not true subdivision lots, as they do not come with guaranteed utilities, water wells, or septic standard approvals.

- Jerry Kelly
- 13079 Highway 55
- Donnelly Idaho 83615
- 520.261.6181

From: Kathy Deinhardt Hill <kdh.bmb@gmail.com>
Sent: Tuesday, August 18, 2026 7:00 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Red Ridge Village, PUD26-01

Valley County Planning and Zoning Commissioners:

I am writing to ask that you deny approval for Red Ridge Village, PUD26-01.

While there is much reason to push pause and deny this application, I have four specific concerns. Two could be addressed by placing additional requirements on the applicant before any consideration could be given. The other two cannot be mitigated in any positive way.

1) The fire risk on Red Ridge cannot be mitigated without extensive additions to the PUD, and even then, residents and the entire county will be at risk for a catastrophic fire. The recent Old Trails Fire in Spokane is a good example where even the best fire prevention practices did not work. Over 600 homes burned in the fire. The entire neighborhood used fire wise methods to reduce fire risk. Red Ridge Village plans to use the McCall and Donnelly Fire Departments for fire protection. There is no way those departments can get to Red Ridge Village in time to stop a wild fire.

Approval for this should not even be considered unless the developers construct and operate a well equipped, manned fire station central to the development year round. The fire station would be in addition to the required hydrants, underground water storage, and substantial fire wise mitigation. Without these steps, this PUD should not even be considered.

2) The proposed waste water treatment for Red Ridge Village is totally unacceptable. The proposed design will allow phosphorous and nitrogen to leach their way into the North Fork of the Payette River and Lake Cascade. The only way to stop this is for the developers to build a state of the art water treatment plant that completely removes phosphorous and nitrogen before the effluent enters the watershed.

3. During the summer of 2025, a spokesman for the Idaho State Transportation Department stated that Highway 55 had "close to the most number of cars that you can fit through a given segment of the road in a given time period." He added "This year, really for the first time, we're getting pretty close to what we consider to be capacity on the road on certain days and for certain hours. Red Ridge Village will only add to the problem for all of the people of Valley County who use Highway 55

on a regular basis. Highway 55 is the main highway all Valley County residents use, and its overcrowding and dangers are a reason to deny this application

In addition, West Valley Road and all the connectors to West Valley Road are totally inadequate for this type of development. The road is already falling apart in several areas because of heavy truck traffic, and the county has not repaired it because it doesn't have the resources. Also, with the increased use, the sheriff's department will need to patrol this road creating a need for more resources which Valley County does not have.

4. Valley County, McCall, and Donnelly do not have the infrastructure and services to meet the needs of a development of this size. Traffic issues, roads, parking, medical services, fueling stations, grocery stores are at capacity in the summer and winter during peak seasons, which seem to extend each year. Law enforcement is already stretched thin; more homes and people will result in less coverage and a longer response time. This development will be a disaster for all the people who live in McCall and Donnelly and use the services offered there.

Red Ridge Village will have a negative impact on every person and entity in Valley County. The taxes it will add to Valley County's coffers cannot begin to cover the costs, damage, and harm this development will cause.

For the sake of all the people who already call Valley County home, please deny the application for Red Ridge Village, PUD26-1.

Thank you.

Kathy Deinhardt Hill
Bob Hill
14068 Pioneer Road
McCall, Idaho 83638

From: Alexandra Schiebel <alikschiebel@gmail.com>
Sent: Tuesday, August 18, 2026 8:25 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Red ridge

Dear valley county,

For all of our beloved locals and new members of our county. Our family is saying NO to the proposed red ridge village. We were born and raised here, our town has already been impacted enough. We do not need nor desire to be another city. I understand the want for growth and money but could we just sit back and realize if we keep going our town won't be the desirable place it currently is.

From: Gregg Wilkinson <wilkinson.gregg@gmail.com>
Sent: Tuesday, August 18, 2026 7:50 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Red Ridge Village objection

Cindy,

Please add me to the list of valley county property owners who object to the Red Ridge development. We own a lot in the Blackhawk subdivision and would hate to see the pristine area around us developed by out of state billionaires. I've got no problem with billionaires, development and capitalism, that isn't my beef. If approved this would impact our ability to enjoy our quiet mountain retreat as we know it. Endless construction, prohibitive traffic and the influx of hundreds if not thousands of construction workers who would not be able to assimilate to the culture of valley county is not appealing to us. If approved we would certainly sell our Blackhawk lot and rid ourselves of the mess west mountain road would become. Look no further than Lake Tahoe to see how too much growth would impact citizens in a lake vacation town. The uber wealthy can insulate themselves with fences, private planes and large swaths of private property while the citizens of the county are stuck with the mess of unnecessary growth. Thank you for your consideration, I hope you are well.

Gregg Wilkinson
6114 W Twp Dr, Boise, ID 83703
916-384-6181

From: Josh Cretser <joshcretser@yahoo.com>
Sent: Tuesday, August 18, 2026 9:55 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Red Ridge

I feel like the majority of the people that live in this county Know this development proposal is a terrible idea. Please please please, listen to the local community. We don't want, need, and cannot support this type of growth. We can't even handle the growth that we currently are experiencing. Please consider the voices of locals and visitors alike. Thanks.

From: James Bleuer <james.bleuer@gmail.com>
Sent: Tuesday, August 18, 2026 11:57 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Red Ridge Village - public comment

I am a full time McCall resident living in the Rio Vista neighborhood. I strongly object to the Red Ridge proposal. We should learn from the Spokane fires - we need to stop developing in areas of high fire risk that are better suited to be timber lands than neighborhoods. The area where this project is proposed would be incredibly challenging to defend, put firefighters lives at risk, and take fire resources from existing developments in the city. Further, we also need to know what the impact will be on the water table if they are pumping substantial water from the North end of the valley. We should not be depleting our groundwater to develop another water-intensive vacation home subdivision.

James Bleuer

From: Jean Odmark <jodemark1935@gmail.com
Sent: Tuesday, August 18, 2026 12:12 PM
To: Cynda Herrick <cherrick@valleycountyid.gov
Subject: Fwd: Opposition to Red Ridge PUD

To valley county PZ

Please confirm you have received and will read my comments. Jean@jeanodmark.com OR. Text 208 634 9280

For the following reasons i am opposed to allowing the concept for this development in our community

1. There has been no hydrology investigation of the aquifer that would be needed to increase the projected amount of homes and/or the effect it would have on existing homes

2. The 2 lane dangerous road from Boise to Valley County can not safely handle the increase of vehicles that would be needed to develop or occupy a large development of this size

3 The absence of turnnout lanes along highway 55 would further hinder the traffic flow both north and south

3. The projected 8,000 vehicles that would use west mt 2 lane road would decrease the value of homes in blackhawk lake, blackhawk ranch , whitecloud and all property entering or leaving the mccall area via west mt road

4. The infra structure of Hospital, fire department, road maintenance, police , can not accommodate such a development both financially or by labor supply and lack of housing.

5. The quality of life now drawing people from cities to our area would dramatically change with such a population increase

6. The increase of building permits in cascade, Donnelly and mccall that have been permitted should take preference over approving a concept that would allow the development of 225,000 acres that by its size would devalue Both property and quality of life in valley county

Sincerely, Jean Odmark. ...

54 year McCall resident, former valley county PZ member, mccall chamber board , 49 year current McCall realtor, a business education degree from UCLA, HS teacher. former rancher for 6 years and mother of 2 sons who graduated mccall Donnelly school

From: Chris Shake <chrisshake23@yahoo.com>
Sent: Tuesday, August 18, 2026 12:58 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Wilkes Brothers

Hi Cinda,

Yes its Larry's son. I, in general do not agree with my father's politics, however things like the crane yard/Idaho Power yard next door was absolutely out of bounds. But more so is the Wilkes Brothers red ridge development. This county has been beaten to death. All that needs to happen is more steal buildings, storage buildings along 55. The highway looks more and more like Fairview Avenue every 6 months. And its nauseating. The last thing that needs to happen is more housing for rich blue haired clowns.

Not to mention our roads being destroyed by tourists transplants and ALL THE CONSTRUCTION. I know i shouldn't complain to you about roads. I call at least once a week to tax these obscenely wealthy people who are wrecking our infrastructure.

NO NO NO NO on red ridge development.

Christopher Shake
208-849-2260

RECEIVED
AUG 18 2026
BY:

August 17. 2026

To The Valley County Planning & Zoning, ~~Staff and~~ Valley County Commissioners;
These comments are directed to the proposed Red Ridge Development, however, also apply to our County overall.
We are past a tipping point of solid planning with forethought to our future.
The needs have gone beyond the capacity with a rush like that of a wild fire running through the forest.
Note that there are other large developments already approved, and some others have given notice of; ie Tamarack 1000 plus Units for one.
The proposal of Red Ridge is equivalent to being a town.
That said, red flags of warning should be raised highly!
The amount of detail given is still not enough to ensure success, of the development or this county being able to absorb its impacts.
The taxpayers will most surely bare undue burdens of cost that should be on the developers. Remember the taxpayer?, They vote. Rushing this proposal may very well change how votes are given.
Issues of concern have been brought forward with extended detail and solid reference. These comments should be paid attention to! Used for better results.

TO POINTS;

No water. No water tests of what is available, how, where or otherwise.
Wells will drain an aquafir, if they are even viable for need.
Septic?, sewer?. This is the Watershed of Cascade – an existing trouble.
Traffic. Roads. Built to last?, By whom?, Taken care of by whom?,
Studies of effects to the rest of the County have not been done.
Civil services already struggle for staff, equipment and ability to serve.
Police, Firemen. Medics, et all.
Healthcare is being underfunded by State and Federal, with lack of staffing a huge issue.
Trash. Waste. with building as well as the upheaval of Earth &, Air creating this huge buildout.
· Utility sourcing is currently speratic at best.

- Groceries. Let us not forget the impacts COVID had on our food availabilities. This will create a situation like that.
- Building &, General supplies will also be impacted.
- Soils &, Plants &, Natural Habitat &, features will be totally destroyed.
- Wildlife migration, denning &, takings will be forever altered.

No. A hunting preserve is not conservationally correct.

This listing could go on &, on. The fact is, that Red Ridge is wanting to create a community and should be trying to set up a brand new town. Not just of houses and silly luxury perks, but a real live working town. One that has searched out where is water and safety from forest fires. One that has a health clinic, a police station, a school, and sources of utilities and food.

The Red Ridge proposal has a very long way to go before it is ready to become a healthy asset to Valley County.

With great concerns,

Lynn Lewinski

McCall Idaho

From: rogerlb@att.net <rogerlb@att.net>
Sent: Tuesday, August 18, 2026 4:50 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Letter of opposition to Red Ridge Village - PUD26-001

Ms. Herrick,

Please include the attached letter in the public comments and staff report for the August 27, 2026, Public Hearing regarding PUD26-001 Red Ridge Village Concept.

Thank you,

Roger L. Bradshaw
913.706.9047

Red Ridge Village PUD 26-001

Citizen Opposition and Evidence Summary

Evidence-based comments for the Valley County Planning & Zoning Commission

Application	PUD 26-001 - Red Ridge Village
Applicant	DF Development LLC
Requested action	Recommend denial; alternatively, continue until threshold issues are resolved
Prepared by	Bradshaw Ranch Trust, Roger L. Bradshaw Trustee

Prepared from the 2026 Red Ridge records supplied for review, including the May 12 Traffic Impact Study, agency comments, ecological and wildfire appendices, P&Z work-session minutes, County code worksheets, applicant responses, and the independent fiscal analysis.

Executive Summary

The record supports a focused objection: the County is being asked to establish a major land-use entitlement while several threshold questions that determine the supportable scale of that entitlement remain unresolved.

This submission does not argue that Red Ridge Village is unchanged from the earlier proposal, or that every proposed mitigation is inadequate. The current record shows meaningful revisions, substantial proposed open space, local-housing commitments, agency coordination, a revised traffic analysis, a WUI fire plan, and an independent fiscal study. The issue is whether the present record is sufficient to approve the scale, density, and development pattern now, rather than after the studies needed to determine what the site and public-service systems can actually support.

Water is the clearest threshold issue. The Valley Soil & Water Conservation District recommended a comprehensive groundwater study and a water-availability study and stated that those studies should be completed before preliminary concept approval, together with an approved IDWR water-right application. Its later letter recommended that the groundwater work be performed by a disinterested third-party professional team and include aquifer inflow, recharge, outflow, and watershed impacts.[1]

The project program is also not internally consistent across the record. The July fiscal analysis evaluates 722 residential units. The May 12 TIS states in narrative that the project contains 767 housing units; its Table 5 lists 374 single-family detached, 170 townhomes, and 250 condos/apartments (which arithmetically totals 794 units); and its trip-generation Table 6 uses 170 attached units, 324 detached units, and 250 multifamily units, totaling 744 units. Before approval, the County should establish one controlling maximum development program and confirm that every supporting analysis evaluates that same entitlement.

Traffic impacts are documented, not speculative. The May TIS continues to estimate 8,071 weekday daily trips from the development program used in its trip-generation table. It identifies two 90-degree curves on West Mountain Road and recommends increasing their radii to about 500 feet for safety and maneuverability. It also reports 22 crashes in the study area during 2020-2024. In 2029 plus-project conditions, the study identifies poor LOS at Boydstun/SH-55, West Valley/Boydstun, and Johnson/Burr/SH-55, plus excessive queueing at Deinhard/3rd. The TIS expressly states that a center left-turn lane at Johnson/SH-55 is not expected to improve LOS.[2]

Fire and EMS capacity remains a separate question from wildfire-site design. The WUI plan estimates McCall Fire/SITPA response time at approximately 15 minutes or greater and says on-site summer water is insufficient for routine drafting. At the May 21 P&Z work session, McCall Fire identified staffing, buildings, and apparatus as a distinct service-capacity issue and identified a Public Safety Study as the next step. The independent fiscal consultant likewise states that a project of this scale may require a new fire station, additional personnel, apparatus, and gear.[3]

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1. Valley Soil & Water Conservation District, letter to Valley County Planning & Zoning Commission, Feb. 5, 2026, recommending groundwater and water-availability studies before preliminary concept approval and an approved IDWR water-right application; VSWCD letter, Feb. 12, 2026, recommending a disinterested third-party groundwater assessment and watershed study.

2. Hales Engineering, Red Ridge Traffic Impact Study, May 12, 2026, Executive Summary and pp. 3-6, 11-12, 31-37. The study estimates 8,071 weekday daily trips, identifies two 90-degree West Mountain Road curves, reports 22 study-area crashes, and identifies poor 2029 plus-project LOS at several intersections.

3. Red Ridge Village Appendix K, Wildland-Urban Interface Fire Protection Plan, pp. K-8 to K-11; Valley County P&Z Minutes, May 21, 2026, pp. 6-7; BBC Research & Consulting Fiscal Impact Analysis, pp. 9-10.

Forest Service emergency access is a related threshold issue. The applicant's Appendix A depicts the tertiary/emergency-access route north of the PUD on the Adams County side of the county boundary. Adams County's May 15, 2026 agency-comment letter confirms that Fish Lake Road is proposed as an emergency-access route into the PUD, identifies portions under Adams County jurisdiction and private ownership, and requests that the road be brought to standards determined by the International Fire Code and Adams County agencies, that the developer bear improvement and ongoing maintenance costs, and that a maintenance agreement among DF Development, Adams County, and the private landowner be approved as a condition of approval. That letter does not resolve the portion of Fish Lake Road associated with parcel RP18N02E01USFS. The record should separately establish the legal and operational status of that Forest Service segment, if used, and any required federal authorization, improvements, maintenance obligations, and responsible public road authority before the route is credited as assured emergency egress.

Environmental mitigation is proposed, but several baselines are still to be developed. The applicant's ecological report acknowledges that IDFG does not maintain fine-scale elk-use mapping for the specific PUD and that a more rigorous baseline using accepted wildlife survey methods is needed. The report itself identifies potential long-term fragmentation, human disturbance, traffic, lighting, and human-wildlife conflict. For Northern Idaho Ground Squirrel, the applicant proposes pre-construction surveys and buffers where the species is present. Those are reasonable measures, but they also show that site-specific information will still be gathered after the overall development pattern is established unless the County requires otherwise.[4]

Compatibility and site design deserve the same level of scrutiny. Much of the land adjoining Red Ridge is characterized by large rural residential and agricultural parcels, including many properties of approximately 20 to 40 acres. The Commission should evaluate compatibility at the project perimeter, not only by dividing total units by the entire 2,250-acre holding. The proposed neighborhoods also appear to rely heavily on relatively uniform rectangular lots arranged side-by-side along internal streets. The PUD process should be used to shape roads, lots, building envelopes, buffers, and density transitions around topography, vegetation, wetlands, drainage, wildlife movement, viewsheds, and adjoining rural properties rather than simply concentrating a conventional suburban subdivision pattern within a larger open-space holding.

The proposed local-housing program also requires greater certainty. Red Ridge commits 170 townhome/duplex units to deed-restricted local occupancy and prohibits short-term rental use, which is a meaningful benefit. However, Appendix H states that eligibility standards are not yet finalized; income-based limits would apply only "if applied"; resale appreciation limits "may be" imposed; and administration remains to be determined. The City of McCall independently identified the same gaps, including the absence of target prices, income-level mix, ownership-versus-rental details, long-term compliance provisions, assurances of affordability, and an analysis of workforce demand generated by Red Ridge itself. The final BBC fiscal analysis further uses a DF Development-supplied tax-model valuation of approximately $930,868 for the local-housing townhomes/duplexes. That figure is not necessarily a final asking price, but it underscores why local occupancy should not be equated with affordability.

The fiscal study should be used accurately. It projects positive long-term operating impacts but should not be cited as proof of an overall fiscal surplus or deficit. It treats its results as long-term planning estimates, not precise budget forecasts, and expressly identifies unresolved capital/public-safety issues. During the June 25 work session, the P&Z record noted that if impact fees are inadequate, all taxpayers pay for the impacts. The

4. Red Ridge Village Appendix F, Ecological Considerations and Impact Mitigation, pp. F-1 to F-8. The report identifies ecological resources, fine-scale elk-data limitations, long-term disturbance/fragmentation risks, and future survey/monitoring measures.

appropriate concern is therefore capital timing, capacity, and enforceable cost allocation - not a claim that the project is necessarily a permanent fiscal surplus or deficit.[5]

The requested action is straightforward. Recommend denial on the present record. If the Commission is not prepared to deny, continue the application until water availability, the controlling unit count, public-safety capacity, transportation mitigation, wildlife/wetland baselines, and enforceable infrastructure obligations are sufficiently resolved to support the entitlement being granted.

Requested minimum record before approval

- Independent groundwater and water-availability analysis consistent with the Valley Soil & Water Conservation District recommendations, plus sufficient water-right documentation for the maximum approved development.
- One controlling residential/commercial development program used consistently in traffic, water, wastewater, fire/EMS, fiscal, and environmental analyses.
- Completion of the Public Safety Study and identification of fire/EMS staffing, facilities, apparatus, capital costs, timing, and funding mechanisms.
- Project-specific confirmation of the legal and operational status of every segment of the proposed Fish Lake Road emergency-egress route, including the Adams County, private-land, and Forest Service portions. The record should document compliance with the May 15, 2026 Adams County requests for road standards, developer-funded improvements and ongoing maintenance, and a maintenance agreement among DF Development, Adams County, and the private landowner; and should separately resolve the Fish Lake Road segment associated with parcel RP18N02E01USFS, including its road status, authorized use, any required Forest Service authorization, road standards, construction and maintenance responsibility, environmental review, and fiscal obligations.
- Identification of required transportation improvements, triggers, costs, responsible parties, financial assurances, and pedestrian/bicycle treatment on West Mountain Road.
- Sufficient site-specific wildlife and sensitive-resource information to determine whether the proposed development pattern can maintain functional habitat and avoid or appropriately permit wetland/water impacts.
- A parcel-edge compatibility analysis showing adjoining parcel size/use, the Red Ridge use proposed opposite each boundary, perimeter setbacks/buffers, lighting and noise controls, viewshed treatment, and where lot/road design was materially adjusted to topography, vegetation, wetlands, drainage, wildlife movement, and rural residential transitions.
- A development-agreement framework that fixes essential commitments at concept approval rather than leaving threshold obligations for later negotiation.
- A binding local-housing framework establishing the ownership/rental mix, target sale prices and rents, income/AMI levels served, recorded affordability restrictions, resale appreciation limits, rent escalation limits, administration and compliance responsibility, duration of restrictions, enforcement remedies, and the amount of workforce-housing demand generated by Red Ridge itself.

5. BBC Research & Consulting, Red Ridge Village Fiscal Impact Analysis, Final Report, July 13, 2026, pp. 1-3, 9-10; Valley County P&Z Minutes, June 25, 2026, pp. 2-3.

Citizen Comments in Opposition to PUD 26-001

To: Valley County Planning & Zoning Commission

Re: PUD 26-001 - Red Ridge Village

From: Bradshaw Ranch Trust, Roger L. Bradshaw Trustee

Date: August 18, 2026

Dear Commissioners:

I respectfully ask the Planning & Zoning Commission to recommend denial of PUD 26-001. If the Commission is not prepared to deny the application, I ask that it continue the matter until the major unresolved issues identified in the County record are addressed with sufficient project-specific evidence and enforceable commitments.

I recognize that the Red Ridge proposal has changed. The applicant has reduced the project from the earlier concept, proposed substantial open space, committed to local housing, revised the traffic study, prepared ecological and wildfire materials, met with agencies, and participated in additional work sessions. Those changes should be acknowledged. My concern is that the County is still being asked to establish the overall land-use entitlement before several of the studies needed to determine the supportable scale and public-service requirements are complete.

That concern is not unique to project opponents. The City of McCall warned that concept approval establishes overall land-use intensity, pattern, infrastructure expectations, and environmental mitigation, and that deferring too much detail can reduce the County's leverage to secure timing, performance standards, and long-term maintenance commitments. The City concluded that the revised proposal was improved but still lacked details, analysis, and mechanisms needed to fully evaluate public-service delivery and long-term implementation.[6]

1. Water availability should inform the entitlement - not follow it

Water is the most fundamental unresolved issue in the record. The Valley Soil & Water Conservation District recommended a comprehensive groundwater study and a Water Availability Study addressing impacts on the North Fork Payette River watershed. In its February 5 letter, the District specifically recommended that the studies be completed before preliminary concept approval and that a water-right application to the Idaho Department of Water Resources be completed and approved.[7]

The District's February 12 follow-up was even more specific. It recommended a disinterested third-party professional groundwater assessment addressing topography, geology, aquifer conditions, groundwater inflow, recharge and outflow, together with a hydrologic Water Availability and Transport study. The District's stated concern is whether sufficient surface water and groundwater exist to support a community as large as Red Ridge Village without adverse long-term drawdown or impacts to existing rights.[8]

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6. City of McCall Agency Comment Letter regarding PUD 26-001, Feb. 12, 2026, pp. 1-4, included in the agency-comment packet.

7. Valley Soil & Water Conservation District, letter to Valley County Planning & Zoning Commission, Feb. 5, 2026.

8. Valley Soil & Water Conservation District, letter to Valley County Planning & Zoning Commission, Feb. 12, 2026.

I therefore do not characterize the issue as a failure to coordinate with the District. Coordination occurred. The stronger and more accurate point is that the District made substantive recommendations about what information should exist before concept approval. The Commission should either require that information or explain, on the record, why it is unnecessary before fixing the project's maximum entitlement.

2. The record does not use a single, consistent project unit count

Before approving the PUD, the County should establish exactly what maximum development program is being approved. The July 2026 independent fiscal analysis evaluates 722 residential units: 302 single-family lots, 170 local-housing townhomes/duplexes, and 250 condominiums/nightly-rental units.[9]

The May 12 Traffic Impact Study is internally different. Its narrative states that the development will consist of 767 housing units. Its Table 5 lists 374 single-family detached units, 170 townhomes, and 250 condos/apartments, which totals 794. Its Table 6, however, calculates trips using 170 attached units, 150 + 107 + 67 detached units, and 250 multifamily units - a total of 744 dwelling units.

These differences may be explainable, and a larger traffic program could be conservative. But the final decision should not leave the approved maximum unit count ambiguous. The County should identify one controlling development program and confirm that traffic, water, wastewater, fire/EMS, fiscal, and environmental analyses adequately evaluate that same program.

3. West Mountain Road and intersection impacts require enforceable mitigation

The May 12 TIS estimates 8,071 weekday daily trips from the development program used in its trip-generation table, including 445 AM peak-hour, 646 PM peak-hour, and 834 Saturday peak-hour trips. The study defines LOS F as forced or unpredictable flows with excessive delays and sets LOS D as the minimum acceptable intersection performance for the analysis.[10]

West Mountain Road itself presents documented safety constraints. The TIS identifies two 90-degree curves and recommends increasing their radii to approximately 500 feet to improve safety and vehicle maneuverability. It also reports 22 crashes within the study area during 2020-2024, including one suspected serious-injury crash; Johnson/Burr and SH-55 had six crashes, four of them rear-end crashes.[11]

The 2029 plus-project results are also material. The TIS identifies poor LOS at Boydstun/SH-55, West Valley/Boydstun, and Johnson/Burr/SH-55, plus excessive queueing at Deinhard/3rd. The study recommends signals when warranted at Boydstun/SH-55 and West Valley/Boydstun. At Johnson/SH-55, it says a center left-turn lane should be considered but expressly states that the improvement is not expected to improve LOS and that a signal is not anticipated to be warranted in that scenario.[12]

The transportation question is therefore not whether mitigation can be discussed later. It is whether the County knows the required improvements, phase triggers, estimated costs, responsible parties, financial assurances, and consequences of nonperformance before the project creates the demand. The applicant's response to the County Recreation comments says the extent of infrastructure utilization/cost and strategies

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9. BBC Research & Consulting, Red Ridge Village Fiscal Impact Analysis, Final Report, July 13, 2026, pp. 1-2.

10. Hales Engineering, Red Ridge Traffic Impact Study, May 12, 2026, Executive Summary and pp. 2-3, 11-12.

11. Hales Engineering, Red Ridge Traffic Impact Study, May 12, 2026, pp. 4-5.

12. Hales Engineering, Red Ridge Traffic Impact Study, May 12, 2026, Executive Summary and Future (2029) Plus Project section, pp. 31-37.

to address those impacts will be addressed in the development agreement. County Recreation separately recommended a paved, detached pedestrian and bicycle pathway along West Mountain Road.[13]

4. Fire and EMS capacity is not resolved by the WUI plan alone

The applicant's WUI plan contains meaningful mitigation measures, including defensible-space requirements, fuel management, hydrants or buried storage tanks, and multiple eventual ingress/egress routes. Those measures address site design and wildfire risk, but they do not answer the separate question of service capacity.

The WUI plan estimates emergency response time for McCall Fire and SITPA at approximately 15 minutes or greater. It also states that on-site water availability is limited during summer months and is not sufficient for routine drafting operations; detailed locations/configurations of tanks, wells, hydrants and drylines will be determined during later engineering phases.[14]

At the May 21 P&Z work session, McCall Fire identified two distinct subjects: infrastructure/code requirements and the staffing, buildings, and apparatus needed to provide emergency services. The next step identified in the record was a Public Safety Study to determine staffing requirements for fire and EMS and possible funding mechanisms. Donnelly Fire separately stated that it supports McCall Fire's recommendations and emphasized emergency-response access.[15]

The independent fiscal consultant confirms that this question remains material. BBC states that Red Ridge will substantially affect the McCall Fire Protection District and that a large project like RRV may necessitate a new fire station, additional personnel, apparatus, and gear. The Fire and EMS districts are seeking a comprehensive public-safety impact study to quantify those capital and operational costs.[16]

5. Fish Lake Road emergency egress, Adams County, and Forest Service jurisdiction require project-specific resolution

The applicant's mapping depicts the proposed tertiary/emergency-access route north of the Red Ridge PUD on the Adams County side of the Valley/Adams County boundary. Adams County has now directly addressed part of that route. In a May 15, 2026 agency-comment letter regarding PUD 26-001, Adams County Planning & Zoning Administrator Meredith Fisher states that Fish Lake Road is proposed as an emergency-access route into the PUD and that part of the road is under Adams County jurisdiction while another section is owned by a private landowner. Adams County requests that Fish Lake Road be brought to standards determined by the International Fire Code, Adams County, Adams County Road & Bridge, and Adams County Emergency Services; that the developer bear the costs of improvements and ongoing maintenance needed for compliance; and that a road-maintenance agreement among DF Development, Adams County, and the private landowner be negotiated, approved, and considered a condition of approval.

That Adams County letter is important, but it does not resolve the entire route. Forest Service raods associated with parcel RP18N02E01USFS remain unresolved in the record reviewed here. Before Valley County credits Fish Lake Road as secondary access or wildfire-evacuation mitigation, the record should establish the ownership and jurisdiction of that segment, the road number and National Forest System

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13. Applicant Responses to Agency Comments, Valley County Parks & Recreation section, p. 6; Valley County P&Z Minutes, May 21, 2026, pp. 7-8.

14. Red Ridge Village Appendix K, Wildland-Urban Interface Fire Protection Plan, pp. K-8 to K-11.

15. Valley County P&Z Minutes, May 21, 2026, pp. 6-7; Donnelly Rural Fire Protection District letter, Feb. 2, 2026, included in agency-comment packet.

16. BBC Research & Consulting, Red Ridge Village Fiscal Impact Analysis, Final Report, July 13, 2026, pp. 9-10.

status, whether it is open and available for general public use, its maintenance level and seasonal availability, whether Red Ridge proposes emergency use and any necessary widening, grading, vegetation removal, drainage work, gating, or other improvements are authorized, and whether a road-use permit, special-use authorization, easement, or other Forest Service approval is required.

The Payette National Forest is administered by the U.S. Forest Service Intermountain Region (Region 4). The applicable framework therefore includes the current federal access regulations in 36 CFR Part 251, Subpart D; the service-wide Forest Service Manual (FSM) 2700, Chapter 2730; and any currently effective Region 4 supplement that applies to the Payette National Forest. These authorities should be read together.

Current federal regulations draw an important distinction between ordinary use of an existing Government road that is open for general public use and access that requires surface disturbance or use of a Government road or facility not authorized for general public use. Under 36 CFR § 251.110(d), the latter requires a special-use or road-use authorization. Section 251.110(e), by contrast, provides that use of existing Government roads open and available for general public use is governed by Part 212. The County therefore should obtain a project-specific Forest Service determination rather than assume either that a new authorization is definitely required or that the existing road is automatically adequate and legally available for Red Ridge emergency egress.

The federal application requirements are also relevant. Under 36 CFR § 251.112, an applicant seeking access across National Forest System lands must identify the intended mode of access and uses of the non-Federal land, disclose historic access and existing rights of access over non-Federal lands, and explain why those means do not provide adequate access. Section 251.110(g) further provides that where existing access over non-National Forest land or public roads is adequate, or can be made adequate, the Forest Service has no obligation to grant additional access through National Forest System lands.

Under 36 CFR § 251.114(a), the Forest Service may authorize only those access facilities or modes needed for reasonable use and enjoyment of the non-Federal land while minimizing impacts on Federal resources. For access expected to generate significant non-Forest traffic, § 251.114(d) provides that the landowner may be required to construct new roads or reconstruct existing roads to a safe and adequate standard and may be required to provide for road operation and maintenance. The regulation specifically contemplates either making the road part of the local public road system or forming a local improvement district to assume operation and maintenance responsibilities.

Section 251.114(e) is particularly important if Red Ridge's emergency route depends on Forest development roads. Where traffic arising from the private land exceeds safe road capacity or will damage the roadway, the landowner may be required to obtain a road-use permit, reconstruct the road to a safe and adequate standard, and enter into a cooperative maintenance arrangement with the Forest Service, or arrange for the appropriate public road authority to assume jurisdiction and maintenance responsibility.

The service-wide FSM 2730 adds relevant administrative direction. FSM 2732.3 addresses subdivision access by Forest Road and Trail Act easements to the proper public road authority and provides an alternative mechanism when that public road authority will not accept the road, involving a qualifying local improvement district or owners association capable of assuming maintenance responsibilities and collecting necessary funds. That does not establish that Adams County must accept this particular route. It does create a concrete question: if the proposed Red Ridge route constitutes subdivision access requiring such an easement, who is the proper public road authority, and has that entity agreed to participate?

The Region 4 supplement should be applied as supplemental field direction for the Payette National Forest, not as a substitute for the national regulations and FSM provisions. The County should obtain a written, project-specific determination from the Payette National Forest identifying the current Region 4 requirements applicable to this route, including the appropriate authorization instrument, easement or road-use procedures, recordation requirements, road standards, and responsible parties.

Federal law also requires the route and access method to minimize impacts on soils, fish and wildlife, scenic and cultural resources, threatened and endangered species, and other Federal-land values. 36 CFR § 251.114(f) further requires consideration of available access across adjacent non-Federal lands. If a new or enlarged federal authorization is required, the applicable federal environmental review and Forest Service approval process should be completed before Valley County treats the route as assured mitigation.

The Adams County letter narrows, but does not eliminate, the interjurisdictional and fiscal questions. Adams County has identified standards, developer-funded improvements and ongoing maintenance, and a three-party maintenance agreement as conditions needed for the Adams County/private portions of Fish Lake Road. The separate Forest Service segment associated with RP18N02E01USFS still requires a project-specific determination. The County should identify the costs of reconstruction, drainage, vegetation management, gating, snow removal, inspection, maintenance, and emergency operations for the entire route and determine whether those costs are included in the BBC fiscal analysis or secured by the Development Agreement.

Until the Adams County conditions are secured and the Forest Service segment is resolved through a project-specific determination, Fish Lake Road should not be counted as guaranteed secondary access or wildfire-evacuation mitigation merely because a physical road appears on the map.

6. Wildlife mitigation should be based on a sufficient site-specific baseline

The applicant's ecological report is useful because it candidly identifies both resources and data limitations. It documents forests, high-elevation meadows, riparian strips, wetland pockets, shallow-soil meadow complexes, and a broad range of wildlife. It identifies the Northern Idaho Ground Squirrel as federally threatened and says IDFG does not maintain fine-scale elk-use mapping for this specific 2,250-acre PUD.[17]

The report further states that detailed telemetry-based movement maps or seasonal-range polygons are not available for the site and that a more rigorous baseline using accepted wildlife survey methods is required to align mitigation with actual on-the-ground use. The same report acknowledges potential long-term fragmentation, increased human presence, lighting, vehicle traffic, pets, and other conflicts that can cumulatively reduce habitat effectiveness.[18]

The applicant proposes clustering, open space, wildlife-friendly fencing, lighting controls, pet restrictions, future surveys, monitoring, and adaptive management. Those measures may be valuable, but the baseline should be sufficiently established before the County concludes that the approved development pattern will preserve functional movement and habitat, rather than relying primarily on future monitoring to discover whether impacts occurred.

7. Northern Idaho Ground Squirrel and wetlands should be addressed before sensitive areas are fixed into the plan

For the Northern Idaho Ground Squirrel, the applicant proposes avoiding suitable meadow habitat, conducting pre-construction surveys, and applying no-disturbance buffers where the species is present. That is a reasonable mitigation framework, but it also demonstrates that site-specific presence/absence information is still to be gathered and does not address possible predation by domestic pets.[19]

17. Red Ridge Village Appendix F, Ecological Considerations and Impact Mitigation, pp. F-1 to F-3.

18. Red Ridge Village Appendix F, Ecological Considerations and Impact Mitigation, pp. F-3 to F-5.

19. Red Ridge Village Appendix F, Ecological Considerations and Impact Mitigation, pp. F-6 to F-7.

The ecological report also identifies wetland pockets, riparian strips, meadow systems, and other hydrologically sensitive areas. The proper argument is not that National Wetlands Inventory mapping automatically establishes Clean Water Act jurisdiction. Rather, the County should ensure that wetlands, riverine/riparian resources, and hydrologically sensitive areas are sufficiently delineated to determine whether roads, utilities, grading, stormwater, or wastewater infrastructure can be located without unacceptable impacts or additional permitting.[20]

8. Local housing is not yet guaranteed to be affordable workforce housing

I recognize that Red Ridge Village proposes 170 townhome and duplex units subject to a local-housing deed restriction. Restricting those units to qualifying local occupancy, requiring primary-residence use, and prohibiting short-term rentals would provide a meaningful benefit in a market heavily influenced by second homes and vacation rentals.

However, local occupancy is not the same thing as affordability. Appendix H - Local Housing Covenant states that the eligibility standards are "not yet finalized" and may be modified or supplemented as the program is implemented. At baseline, the covenant is expected to require a Valley County employment/community connection and primary-residence use, but the document states that income-based limits would apply only "if applied." It also states that resale prices for ownership units "may be limited" by an appreciation cap. Those provisions do not presently guarantee that any specified number of the 170 units will be affordable to households at defined percentages of Area Median Income.

Appendix H also leaves important implementation questions open. Administration and compliance monitoring "may be handled" by the HOA, a nonprofit housing steward, or another qualified entity, and the developer may establish additional standards or funding mechanisms later. The McCall deed-restriction form included in Appendix H is presented as an example; it should not be treated as a binding Red Ridge affordability covenant unless its price, rent, resale, enforcement, and duration provisions are expressly adopted for the Red Ridge units.

The City of McCall identified essentially the same deficiency in its formal agency review. The City stated that the application did not provide the precise mix of income levels, whether units would be ownership or rental, target prices, program administration, long-term management and compliance, the amount of workforce housing needed for the development's own workforce, assurances of affordability, or even a definition of affordability. The City recommended that these details and commitments be placed in the Development Agreement.

The applicant's later response says it will use resources from the City of McCall Housing Division "as the local housing concept is refined." That coordination is constructive, but the wording also confirms that significant elements of the program remain under development rather than fixed as enforceable terms at concept approval.

The final BBC Fiscal Impact Analysis raises an additional affordability question. BBC states that DF Development supplied a unit-price assessment of $930,868 for the Red Ridge townhomes/duplexes and assumes that 95 percent of the 170 units marketed for local residents will be primary homes. I do not interpret the $930,868 figure as the guaranteed sale price of every local unit; it is a fiscal-model valuation used for tax analysis. But if the County is being asked to credit these units as a workforce-housing benefit, the record should explain what actual sale prices and rents are anticipated and what locally earned incomes will be able to afford them.

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20. Red Ridge Village Appendix F, Ecological Considerations and Impact Mitigation, pp. F-1, F-4 to F-5; Parametrix/Valley County engineering agency comments, Feb. 18, 2026, requiring wetland delineation to confirm impacts and noting potential U.S. Army Corps review if wetlands are affected.

This matters because Red Ridge will also generate workforce-housing demand of its own. The project includes 50,000 square feet of commercial and ground-floor retail space, 250 condominium or nightly-rental units, property management, landscaping, maintenance, snow removal, hospitality and other service activity, in addition to a multi-year construction program. The City of McCall specifically requested an analysis of the workforce associated with the development itself in both the short and long term.

The relevant question is therefore not simply whether 170 units carry a local-occupancy covenant. The question is whether Red Ridge will produce net attainable workforce housing after accounting for the workers the project itself will require. Before the County treats all 170 units as mitigation for Valley County's workforce-housing shortage, the Development Agreement should make the affordability commitment measurable and enforceable.

1. Maximum initial sale prices and rents, or a clearly defined formula for establishing them.
2. The AMI/income levels served and the number of units allocated to each income range.
3. The ownership-versus-rental mix for the 170 units.
4. Recorded affordability restrictions that survive resale and run for a defined long-term or permanent period.
5. Maximum resale appreciation and maximum annual rent escalation.
6. Qualification standards, recertification requirements, administration, compliance monitoring, and enforcement remedies.
7. Protection against conversion to second homes, investment properties, or short-term rentals.
8. A workforce-demand analysis for Red Ridge construction, commercial uses, nightly rentals, property operations, maintenance, and related services.
9. A calculation of the net number of affordable workforce units produced after accounting for workforce demand attributable to the project.

9. The fiscal analysis supports a narrower, more credible taxpayer concern

The independent fiscal analysis should not be characterized as proving that Red Ridge will create a permanent fiscal surplus or deficit. It projects positive long-term operating impacts at buildout. It also cautions that the projections are planning estimates and that actual results depend on development timing, taxable values, occupancy patterns, service standards, and future policy decisions.[21]

The unresolved issue is capital and timing. The June 25 P&Z work-session record identifies capital impacts as a key consideration and notes that if impact fees are inadequate, all taxpayers pay for the impacts. The same discussion emphasizes the importance of the proposed public-safety study. The County should therefore ensure that project-attributable roads, fire/EMS facilities, apparatus, and other capital requirements are identified, funded, phased, and enforceable before the impacts occur.[22]

10. Compatibility, site design, and rural character require a perimeter-level analysis

One of my fundamental concerns is not simply the number of homes proposed, but whether the intensity, form, and character of the proposed development are compatible with the properties that surround it. Much of the immediately surrounding area consists of low-density rural residential, agricultural, ranch, and open-space properties. Many adjoining residential parcels are approximately 20 to 40 acres. Against that existing pattern, Red Ridge proposes hundreds of residential units, attached housing, condominium development, and a commercial Village Center.

Compatibility should therefore be evaluated at the perimeter of the project, not only through project-wide average density. A neighboring 20- or 40-acre parcel does not experience the PUD's gross average density; it

21. BBC Research & Consulting, Red Ridge Village Fiscal Impact Analysis, Final Report, July 13, 2026, pp. 1-3.

22. Valley County P&Z Minutes, June 25, 2026, pp. 2-3.

experiences the buildings, roads, lighting, traffic, noise, pets, recreational activity, and loss of rural separation placed immediately across its property line. Large areas of open space elsewhere in the PUD do not necessarily cure an incompatible edge condition.

The physical form of the proposed residential neighborhoods raises a related concern. Much of the plan appears to use a conventional subdivision pattern: relatively uniform rectangular lots arranged side-by-side along internal streets. For a PUD covering approximately 2,250 acres of varied mountain terrain, the Commission should ask whether the lot configuration actually responds to topography, mature vegetation, wetlands and riparian areas, drainage, wildlife habitat and movement, viewsheds, and adjoining rural properties, or whether those natural features are being accommodated after a largely conventional subdivision layout has already been established.

That distinction matters because the PUD process provides flexibility that can be used to design around site characteristics and natural constraints. The applicant's own ecological materials identify wetland pockets, riparian strips, meadow systems, hydrologically sensitive areas, and wildlife-connectivity concerns. The Commission should require the applicant to demonstrate where proposed roads, lot boundaries, building envelopes, and neighborhood edges were materially changed in response to those features rather than relying primarily on the amount of open space remaining elsewhere on the property.

A more compatible transition could place the lowest-intensity Red Ridge uses along boundaries adjoining large rural parcels, using substantial open-space buffers, retained vegetation, larger or irregularly shaped perimeter lots, increased setbacks, dark-sky lighting controls, and other enforceable edge treatments, with density increasing toward the interior and Village Center. The Commission should compare that type of transition with what is actually proposed along each project boundary.

Other major McCall-area developments provide useful context, although they do not establish a binding density standard for Red Ridge. Blackhawk Lake Estates generally uses approximately 2.3- to 4.8-acre lots; River Ranch limits a 458-acre footprint to 64 homesites, producing an average of roughly five acres per homesite; and Whitetail and Jug Mountain Ranch combine smaller clustered lots with larger estate parcels. These examples show that substantial development can use lot size, building envelopes, open space, and transitions in materially different ways. The relevant question is not whether Red Ridge must copy another development, but whether its much more urban/suburban neighborhood form is compatible with this rural location.

Visibility from West Mountain Road, nighttime lighting, and noise should be evaluated as part of the same compatibility analysis. The County should make specific findings concerning the visual and functional transition from adjoining rural properties to the Village Center, condominium areas, and higher-density neighborhoods, including whether proposed buffers remain effective after vegetation management, wildfire fuel reduction, road construction, and long-term buildout.

A smaller but telling quality-control issue appears in the applicant's Landscape Materials. The materials repeatedly represent that the planting palette will support the local landscape and use native or adaptive species. Yet the tree palette identifies 'WHITE PINE' as *Pinus strobus* (Eastern white pine), while the accompanying description calls it 'white fir.' Idaho's state tree is Western white pine (*Pinus monticola*), not *Pinus strobus*. Standing alone, this is a minor drafting/species-identification error and should not be treated as a basis for denial. In context, however, it supports a reasonable request that the applicant verify that the proposed plant palette is actually native or appropriate to the McCall/West Mountain environment, consistent with site ecology, and compatible with wildfire-management objectives before those landscape representations are relied upon as mitigation or evidence of site-responsive design.

I therefore ask the Commission to complete a parcel-edge compatibility analysis based on the actual adjoining land uses and the actual Red Ridge development proposed opposite those properties. That analysis should identify adjoining parcel size and use, proposed Red Ridge density/use, setbacks and buffers, retained

vegetation, lighting/noise controls, viewshed treatment, and the design changes made to accommodate the landscape. Compatibility should be demonstrated, not inferred from the project's gross acreage.

11. The Comprehensive Plan and PUD criteria require more than a Future Land Use Map designation

The City of McCall's agency letter states that the application's Comprehensive Plan compliance table lacked sufficient detail or examples to verify how plan goals would actually be met. The City specifically cited Chapter 13 policies addressing scattered/sprawling suburban development, incompatible uses, and compact development that facilitates utilities, road maintenance, police, and fire protection.[23]

The County's own Chapter 9-9 worksheet also shows that PUD review is broader than simple map designation. The listed review criteria address compatibility, protection of site characteristics and natural constraints, clustering and common open space, economies in roads and site improvements, and whether a PUD is more desirable than a subdivision or other singular use rather than merely a way to vary more restrictive standards. The worksheet also identifies matters to be addressed through later standards/development-agreement work. The Commission should make explicit findings on those criteria based on the actual project and the actual record.[24]

12. Requested action

For these reasons, I respectfully ask the Commission to recommend denial of PUD 26-001 on the present record. If the Commission believes the identified deficiencies can be cured, the better alternative is a continuance - not concept approval conditioned on answering threshold questions later.

Before approval, I believe the record should establish:

1. Independent groundwater and water-availability studies responsive to the Valley Soil & Water Conservation District recommendations, together with sufficient water-right documentation for the maximum development entitlement.
2. One controlling maximum unit/commercial program and a written reconciliation showing that traffic, water, wastewater, fire/EMS, fiscal, and environmental analyses evaluate that same program.
3. Completion of the Public Safety Study and identification of fire/EMS staffing, facilities, apparatus, response-capacity needs, capital costs, and funding mechanisms.
4. A transportation mitigation schedule identifying required improvements, phasing triggers, costs, responsible parties, financial assurances, and pedestrian/bicycle accommodations on West Mountain Road.
5. Project-specific confirmation for the entire Fish Lake Road emergency-egress route. For the Adams County and private-land portions, provide documentation satisfying the May 15, 2026 Adams County requests concerning applicable road standards, developer-funded improvements and ongoing maintenance, and the maintenance agreement among DF Development, Adams County, and the private landowner. For the segment associated with parcel RP18N02E01USFS, provide a written Payette National Forest determination identifying the road's legal and operational status, authorized use, applicable federal authorization (if any), road standards, construction and maintenance responsibilities, environmental review, funding, and the appropriate public road authority or other responsible entity.
6. Sufficient site-specific wildlife information to evaluate movement/connectivity and to place development around sensitive resources rather than relying primarily on later adaptive management.

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23. City of McCall Agency Comment Letter regarding PUD 26-001, Feb. 12, 2026, p. 1 and following discussion of long-range planning, included in the agency-comment packet.

24. Valley County Code Analysis Worksheet - Red Ridge Village, pp. 1-4 (Chapter 9-9 PUD purpose, review/determination, standards, and disclosure/development-agreement items).

7. Appropriate Northern Idaho Ground Squirrel surveys in suitable habitat and sufficient wetland/water-resource delineation before the final development pattern commits roads, utilities, grading, or drainage facilities to sensitive areas.
8. A parcel-edge compatibility analysis addressing adjoining 20- to 40-acre rural residential/agricultural properties; perimeter density transitions; setbacks and buffers; views from West Mountain Road; nighttime lighting and noise; and evidence that lot, road, and building-envelope design was shaped around topography, vegetation, wetlands, drainage, wildlife movement, and other site characteristics. Also require a corrected, professionally verified landscape plant schedule identifying species appropriate to the McCall/West Mountain setting and wildfire-management objectives.
9. A binding local-housing covenant and Development Agreement provisions establishing actual affordability standards for the 170 local units, including price/rent limits, AMI levels served, resale/rent controls, duration, administration, enforcement, and a calculation of the workforce-housing demand created by Red Ridge itself.
10. A development-agreement framework that fixes essential infrastructure, mitigation, funding, maintenance, enforcement, and phasing obligations at the concept stage.
11. Specific findings explaining how the actual density, Village Center, land-use pattern, natural-resource treatment, and infrastructure demands satisfy the applicable Comprehensive Plan and Valley County PUD review criteria.

This is not a request that every construction drawing be completed before concept approval. It is a request that the County distinguish between details that legitimately belong in later engineering and the threshold facts needed to determine what level of development should be entitled on this site in the first place.

The unresolved studies should inform the entitlement. The entitlement should not come first and the evidence later.

Respectfully submitted,



Bradshaw Ranch Trust, Roger L. Bradshaw Trustee

3771 West Mountain Road

McCall, ID 83638

bradshaw.roger@positivemode.net

913.706.9047

Exhibit Index

Links to online versions of exhibits are provided where available in lieu of attachments due to the number and volume of exhibit documents.

No.	Record document	Why it matters
Exhibit 1	BBC Research & Consulting - Red Ridge Village Fiscal Impact Analysis, Final Report, July 13, 2026 https://www.co.valley.id.us/media/Departments/PlanningZoning/PUD%2026-001%20Red%20Ridge%20Village/Red%20Ridge%20Village%20Fiscal%20Impact_Final_7-13-2026.pdf	Current 722-unit project program; long-term fiscal model; McCall Fire/EMS capital discussion.
Exhibit 2	Hales Engineering - Red Ridge Traffic Impact Study, May 12, 2026, UT24-2821 https://www.co.valley.id.us/media/Departments/PlanningZoning/PUD%2026-001%20Red%20Ridge%20Village/PUD%2026-001%20Red%20Ridge%20TIS%2020260512%20Signed.pdf	Traffic program, 8,071 daily trips, LOS/queue results, West Mountain Road curve recommendations, crash history.
Exhibit 3	Valley Soil & Water Conservation District letter, February 5, 2026 https://www.co.valley.id.us/media/Departments/PlanningZoning/PUD%2026-001%20Red%20Ridge%20Village/6.%20PUD%2026-001%20Red%20Ridge%20Village_Staff%20Report_Agency%20Comments.pdf	Recommends groundwater/water-availability studies before preliminary concept approval and approved IDWR water-right application.
Exhibit 4	Valley Soil & Water Conservation District letter, February 12, 2026 https://www.co.valley.id.us/media/Departments/PlanningZoning/PUD%2026-001%20Red%20Ridge%20Village/6.%20PUD%2026-001%20Red%20Ridge%20Village_Staff%20Report_Agency%20Comments.pdf	Recommends disinterested third-party groundwater assessment and watershed water-availability/transport study.
Exhibit 5	Appendix F - Ecological Considerations and Impact Mitigation https://www.co.valley.id.us/media/Departments/PlanningZoning/PUD%2026-001%20Red%20Ridge%20Village%20Application/Appendix%20F%20Ecological%20Considerations.pdf	Wetlands/riparian resources, elk data limitations, long-term wildlife impacts, NIDGS mitigation and future survey framework.
Exhibit 6	Appendix K - Wildland-Urban Interface Fire Protection Plan https://www.co.valley.id.us/media/Departments/PlanningZoning/PUD%2026-001%20Red%20Ridge%20Village%20Application/Appendix%20K%20WUI%20Fire%20Protection%20Plan.pdf	WUI conditions, response time, summer drafting-water limitation, defensible space, ingress/egress, later fire-protection engineering.

Exhibit 7	Applicant Responses to Agency Comments https://www.co.valley.id.us/media/Departments/PlanningZoning/PUD%2026-001%20Red%20Ridge%20Village/May%2020_2026%20Response%20to%20Agency%20Comments%20-%20from%20Applicant.pdf	Applicant commitments, IDFG corrections, Parks/Recreation response, public-safety coordination, later development-agreement items.
Exhibit 8	Agency Comment Packet https://www.co.valley.id.us/media/Departments/PlanningZoning/PUD%2026-001%20Red%20Ridge%20Village/6.%20PUD%2026-001%20Red%20Ridge%20Village_Staff%20Report_Agency%20Comments.pdf	Includes City of McCall, Donnelly Rural Fire, ITD, VSWCD, Valley County Recreation, Parametrix/County engineering, and other agency comments.
Exhibit 9	Valley County P&Z Minutes - February 25, 2026 https://www.co.valley.id.us/media/Departments/PlanningZoning/PUD%2026-001%20Red%20Ridge%20Village/pz_m_2026-02-25approved.pdf	Concept hearing; project description; applicant request for concept approval before additional engineering; initial infrastructure/fire statements.
Exhibit 10	Valley County P&Z Minutes - March 31, 2026 https://www.co.valley.id.us/media/Departments/PlanningZoning/PUD%2026-001%20Red%20Ridge%20Village/pz_m_2026-03-31approved.pdf	Work-session discussion of evidentiary record, additional information, water, fire/EMS, traffic, fiscal and mitigation issues.
Exhibit 11	Valley County P&Z Minutes - May 21, 2026 https://www.co.valley.id.us/media/Departments/PlanningZoning/PUD%2026-001%20Red%20Ridge%20Village/pz_m_2026-5-21approved.pdf	Agency follow-up; traffic failures; fire/EMS Public Safety Study; County road/pathway issues; additional studies.
Exhibit 12	Valley County P&Z Minutes - June 25, 2026 https://www.co.valley.id.us/media/Departments/PlanningZoning/PUD%2026-001%20Red%20Ridge%20Village/pz_m_2026-06-25approved.pdf	Fiscal presentation; capital impacts; impact-fee adequacy; taxpayer exposure if fees are insufficient.
Exhibit 13	Valley County Code Analysis Worksheet - Red Ridge Village https://www.co.valley.id.us/media/Departments/PlanningZoning/PUD%2026-001%20Red%20Ridge%20Village/9.%20PUD%2026-001%20Red%20Ridge%20Village_Staff%20Report_VCC%20Analysis%20Preliminary.pdf	Chapter 9-9 PUD purpose, review/determination criteria, standards, and development-agreement items.

Exhibit 14	Adams County Planning & Zoning Administrator - Agency Comment Letter, May 15, 2026 https://twistcms-shared.s3.us-west-2.amazonaws.com/meetings/110/attachments/91ffea558d2f42eabcb8e75c40fca808.pdf	Confirms Fish Lake Road is proposed as emergency access; identifies Adams County and private-ownership segments; requests applicable fire/County road standards, developer-funded improvements and ongoing maintenance, and a DF Development/Adams County/private-landowner maintenance agreement as a condition of approval. Does not resolve the Fish Lake Road segment associated with RP18N02E01USFS.
Exhibit 15	Federal and Region 4 Forest Service access authorities https://www.usda.gov/sites/default/files/guidance-documents/ForestService.Manual%202700%202730%20Road%20and%20Trail%20Rights-of-Way%20Grants.pdf https://www.google.com/url?sa=t&source=web&rct=j&opi=89978449&url=https://www.fs.usda.gov/im/directives/field/r4/fsm/2700/2730.docx&ved=2ahUKEwiCnvTChquWAxUwETQIHbCbOZ0QFnoECCUQAQ&usg=AOvVaw3BZmB7eMRTky14banKebcm	36 CFR Part 251, Subpart D (§§ 251.110, 251.112-251.114); service-wide FSM 2700, Chapter 2730 (including §§ 2730.3, 2732.2, 2732.3, 2734.2 and 2734.4); and applicable current Intermountain Region (Region 4) supplemental direction for the Payette National Forest.
Exhibit 16	Comparative McCall-area lot-size and development-pattern research (Document attached)	Context for compatibility discussion: reported lot-size/development patterns at Whitetail, Blackhawk Lake Estates, Jug Mountain Ranch, River Ranch, and Kings Pines. Used as comparative context only, not as a binding County standard.
Exhibit 17	Red Ridge Village PUD Appendix A - Figures / Landscape Materials https://www.co.valley.id.us/media/Departments/PlanningZoning/PUD%2026-001%20Red%20Ridge%20Village%20Application/Appendix%20A%20-%20Maps%20_%20Figures_reduced%20size%20for%20website.pdf	Applicant mapping shows the application entirely in Valley County, the county boundary and emergency-access route, and DF-owned land north/west in Adams County; Landscape Materials identify White Pine as Pinus strobus and contain an inconsistent white-fir description. Supports Adams County/USFS coordination and landscape quality-control issues.
Exhibit 18	Appendix H - Local Housing Covenant, Red Ridge Village PUD https://www.co.valley.id.us/media/Departments/PlanningZoning/PUD%2026-001%20Red%20Ridge%20Village%20Application/Appendix%20H%20Local%20Housing.pdf	170 deed-restricted local-housing townhomes/duplexes; eligibility standards not yet finalized; income limits conditional ('if applied'); resale appreciation limits discretionary ('may be limited'); administration/compliance structure not finalized; McCall deed restriction included as an example.

Evidence Matrix - Claim to Record

Issue	Evidence-supported point	Exhibit(s)
Water	VSWCD recommends independent groundwater/water-availability work before concept approval; water-right approval also recommended.	Exhibits 3-4
Project program	Fiscal report = 722 units; May TIS contains 767 narrative / 794 Table 5 arithmetic / 744 Table 6 trip program.	Exhibits 1, 2
Traffic	8,071 daily trips in TIS trip program; two 90-degree curves; 22 crashes; multiple poor-LOS intersections; Johnson interim turn-lane does not improve LOS.	Exhibit 2
Bike/pedestrian	County Recreation recommends paved detached pathway on West Mountain Road; applicant defers infrastructure strategy to development agreement.	Exhibits 7-8
Fire/EMS	15+ minute estimated response; limited summer drafting water; Public Safety Study needed; fiscal report says new station/personnel/apparatus may be necessary.	Exhibits 1, 6, 11
Wildlife	Applicant acknowledges lack of fine-scale elk mapping and need for more rigorous baseline; long-term fragmentation/disturbance effects identified.	Exhibits 5, 7
NIDGS	Applicant identifies threatened species and proposes future pre-construction surveys/no-disturbance buffers.	Exhibit 5
Wetlands/riparian	Applicant identifies wetland pockets/riparian strips; agency engineering review calls for delineation to confirm impacts.	Exhibits 5, 8
Fiscal/capital	Long-term operating projection positive; capital/public-safety questions remain; P&Z record notes taxpayers bear impacts if fees are insufficient.	Exhibits 1, 12
Plan/PUD criteria	City says compliance mechanisms are not sufficiently detailed; County worksheet requires compatibility/natural-constraint/infrastructure/PUD-desirability findings.	Exhibits 8, 13
USFS emergency egress	36 CFR Part 251 distinguishes ordinary use of open NFS roads from access requiring authorization; §§ 251.112-251.114 address access applications, adequacy of alternative access, road reconstruction, operation/maintenance, and public-road-authority options. National FSM 2732.3 adds subdivision-access direction, applied together with current Region 4 guidance.	Exhibits 6, 15, 17

Compatibility / site design	Adjoining rural parcel pattern and project-edge conditions should be evaluated directly; applicant ecological materials identify site characteristics and sensitive resources relevant to lot/road design; comparative local-development material provides context for alternative lot-size and transition patterns.	Exhibits 6, 13, 16
Adams County / USFS emergency route	Adams County confirms Fish Lake Road is proposed as emergency access and requests road-standard compliance, developer-funded improvements/maintenance, and a three-party maintenance agreement. The separate Fish Lake Road segment associated with RP18N02E01USFS remains unresolved and requires project-specific Forest Service confirmation before the route is credited as assured mitigation.	Exhibits 14, 15, 17
Landscape materials quality control	Applicant's local/native landscape palette identifies White Pine as *Pinus strobus* and then describes it as white fir. Treat as a minor quality-control issue supporting verification of locally appropriate, firewise species rather than as an independent denial ground.	Exhibit 17
Local/workforce housing affordability	RRV commits 170 deed-restricted local-occupancy units but does not yet guarantee defined affordability. Appendix H leaves income limits, resale caps, and administration partly discretionary or unfinished; City of McCall requests target prices, income mix, long-term compliance, affordability assurances, and project-generated workforce-demand analysis; BBC uses a DF-supplied $930,868 tax-model valuation for local townhomes/duplexes.	Exhibits 1, 7-8, 18

Exhibit 16

Comparative McCall-area lot-size and development-pattern research

Whitetail Club (McCall, ID)

The Whitetail Subdivision is a premier, gated golf community spanning a wide variety of homesite sizes.

- Lot Range: 0.21 to 5.75 acres
- Distribution Trend: Subdivided into distinct residential phases (e.g., PUD 1 and PUD 2). Smaller "cabin" sites cluster tightly near the golf course and main club amenities (averaging 0.20 to 0.50 acres), while premium estate parcels stretch from 1.0 to over 5.0 acres to offer secluded forest or ridge-top views overlooking Payette Lake.

Blackhawk Lake Estates / Blackhawk on the River (McCall, ID)

The Blackhawk developments emphasize sprawling open spaces, wildlife preservation, and river/lake access, resulting in a much larger baseline lot size.

- **Lot Range: 2.3 to 4.8 acres**
- **Distribution Trend: The Blackhawk Lake Subdivision is tightly regulated to keep densities low and preserve views. Most single-family home lots sit squarely in the 2.5 to 4.5-acre tier. For example, Phase 5 features building sites strictly ranging from 2.65 to 4.75 acres, emphasizing larger, uniform acreage over small, high-density cluster lots.**

Jug Mountain Ranch (McCall, ID)

This community historically focused on tight, manageable golf-course lots ranging from 0.30 to 0.95 acres. However, newer phases like Phase 3B explicitly offer their largest "Mountain Estate" parcels to date, expanding the distribution up to 1.27 to 2.78 acres to satisfy buyers demanding more separation.

River Ranch (McCall, ID)

Intentionally designed to rival the upper-tier privacy of Blackhawk, River Ranch caps its entire 458-acre footprint at just 64 homesites. This pushes the average lot size to roughly 5.0 acres, heavily weighting the distribution toward estate-scale parcels clustered around private lakes and fly-fishing streams.

Kings Pines Estates (McCall, ID)

If you prefer mountain topography over a river valley, Kings Pines distributes its properties across the hillside in 0.50 to 2.0-acre increments. It avoids the hyper-dense cabin lots found at Whitetail or Jug Mountain, focusing entirely on medium-large custom footprints.

When evaluating premier communities in the McCall area, the choice usually comes down to how much land you want versus proximity to amenities. Developments like Jug Mountain Ranch, River Ranch, and Kings Pines all leverage distinctly different lot size distributions to attract custom home builders.

Luxury Community Lot Size Comparison

The grid below shows how local high-end developments structure their home sites:

Community	Lot Size Range	Primary Vibe / Focus	Density Profile
Whitetail Club	0.21 – 5.75 acres	High-end golf / Lake amenity	High-density club cabins to large, secluded ridge estates
Blackhawk Lake Estates	2.3 – 4.8 acres	River conservation / Low density	Uniformly large, spread-out acreage parcels
Jug Mountain Ranch	0.30 – 2.78 acres	Active outdoor / Golf / Biking	Compact golf course lots expanding into multi-acre mountain estates
River Ranch	Averages ~5.0 acres	Ultra-private river / Lakes	Highly exclusive, low-density waterfront sanctuaries
Kings Pines	0.50 – 2.00 acres	Forested views near downtown	Mid-to-large single-family sites with immediate National Forest access

Community Footprint & Size Restrictions

Building footprint rules in Valley County's luxury developments are enforced via strict Homeowner Association (HOA) architectural guidelines rather than standard county zoning. Instead of a single size limit, these communities regulate development using a combination of maximum lot coverage percentages, minimum square footage minimums, and pre-defined building envelopes.

The specific structural boundaries required by each development's design guidelines include:

Community	Lot Coverage / Building Envelopes	Minimum Home Size	Maximum Home Size	Max Height Limit
Whitetail Club	Strict localized building envelopes per lot	Varies by phase (e.g., 2,500 sq. ft. for cabins)	Subject to Architectural Review Committee (ARC) approval	35 feet max height
Blackhawk Lake Estates	Defined build zones; high emphasis on riparian & tree setbacks	Generally 2,500 – 3,000 sq. ft.	No fixed ceiling; restricted by site boundaries	35 feet max height
Jug Mountain Ranch	20% maximum total lot coverage	Varies by sub-phase	Regulated by ARC formula	28 to 35 feet max height

River Ranch	Fixed building envelopes within ~4-acre average sites	2,400 sq. ft. total (1,800 sq. ft. ground floor)	10,000 sq. ft. total living area	35 feet max height
Kings Pines	Fixed buildable envelopes matching sloped terrain	Generally 2,500 sq. ft.	Restricted by natural grade limitations	35 feet max height

Key Structural Constraints to Keep in Mind

- **The 20% Rule at Jug Mountain Ranch:** Jug Mountain Ranch calculates lot coverage comprehensively. Your total footprint cannot exceed **20% of the total home site square footage**. To figure this out, the ARC counts **100%** of your home and garage footprint, **50%** of your decks/patios, and **35%** of your driveways/walkways.
- **Hard Caps at River Ranch:** Unlike other neighborhoods that allow sprawling luxury compounds, River Ranch places a firm cap of **10,000 square feet of total living space** on custom homes to preserve open mountain aesthetics. Additionally, homes require a multi-structure layout (such as a detached guest cottage or barn) to break up massing.
- **Topographical Controls at Kings Pines:** Because properties sit on steeper hillsides, footprints are restricted by a **two-story elevation limit** and architectural mandates. The community heavily penalizes long, unbroken exterior walls, requiring staggered foundation designs that step down with the natural grade of the mountain.
- **Environmental Buffers at Blackhawk Lake:** Footprints here are dictated by **river and wetland setbacks**. The HOA restricts construction near high-water marks and enforces strict tree-protection zones, meaning a 3-acre lot might feature a tight, localized 0.5-acre building zone to leave the remaining pine forest untouched.

From: Stacey Davis <stacey@dig-agency.com>
Sent: Tuesday, August 18, 2026 5:10 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Opposition to Red Ridge

8/18/26

Dear Planning and Zoning Commissioners and Ms. Herrick,

I am writing to express my opposition to the RRV PUD as proposed and request that it be denied.

My reasons for making this request are the following:

1. I do not believe that McCall needs this type and amount of housing
2. I do not think the infrastructure of McCall can handle this many more residents
3. I do not want a "Big Sky" type of development near McCall
4. As a resident of white cloud off West Mountain rd., I do not want all this traffic. The road is in shambles as it is.

Sincerely,

Stacey Davis
McCall, ID

Get Outlook for iOS

From: Julie Murphy <murphy_julie@icloud.com>
Sent: Wednesday, August 19, 2026 2:02 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Re: Red ridge

Last but not least. All these little towns will eventually want to expand. Of course they will like Tamarack.

Already there are over 2,000 sitting boats on Payette Lake. More when you factor in the boats put in daily. Every new home comes with a boat.

So there will be constant pressure for more marinas, more boat storage, more homes.

How can that many boats be on the lakes without supervision? Eventually the horsepower threshold will have to be addressed to protect the lake from massive boat wakes as the numbers of boats per day increases. Also for safety the number of boats per day may have to be addressed. That takes paid supervision each day on the lakes from June through August.

All this so that Everyone can enjoy a lake that is not frenetic with boats, jet skis, paddle boards, swimmers, canoes, whatever else.

Please stop the growth.

Julie Murphy.

From: Julie Murphy <murphy_julie@icloud.com>
Sent: Tuesday, August 18, 2026 5:10 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Re: Red River

Dear Valley County,

What real benefits does a new subdivision bring to the area besides more mostly vacant homes, more traffic, more wake boats, more pollution, more over crowding on and around lakes, more destruction of habitat and huckleberry bushes?

Does the area really need more high-priced restaurants (with no help)?

Is looking like Jackson Hole really what's we want or what we have escaped?

Do we need more rich people coming to play here?

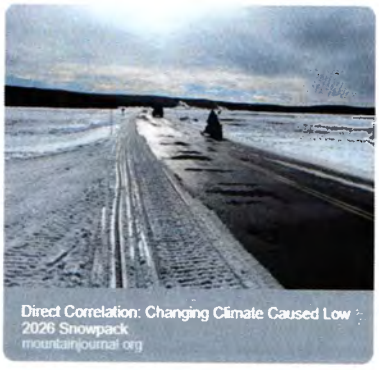
Is what we have enough? Can we recognize this before we ruin it for everyone who is here and also strangely for those who want to come.

Julie Murphy

On Aug 18, 2026, at 2:10 PM, Julie Murphy <murphy_julie@icloud.com> wrote:

Valley County,

Please read:



This is happening all over the world. Drought, overpopulation, over tourism. Idaho has been lucky in that the rich developers, who don't care about (for their buyers) wildfires, fire insurance, drought, firemen, over tourism, over crowded lakes, poisonous algae, have arrived here later than elsewhere. Once built it cannot be unbuilt.

Please hold the line where it is. The future is uncertain. Please don't take the area over the top than it already is. The area could become unlivable with boat number restrictions on the lake, Traffic, just thousands of people. People and nature are not good bedfellows.

Valley County does not owe everyone a second home in the area. It doesn't owe everyone rich developer their millions before checking out the leaving us with the fallout.
Let's just not. Let's just give it all a rest while we see what the climate is going to do. Please please 🙏

Julie Murphy

CLIMATE CHANGE

Direct Correlation: Changing Climate Caused Low 2026 Snowpack

New MSU study finds clear connection between low snowpack and human-caused climate change

by Ellis Juhlin
August 12, 2026



Snowmobilers and a snow coach in Yellowstone National Park contended this past winter with warm days and dry patches of road. This photo was taken on Feb. 7, 2026. Credit: Mark DeGraff

This story is produced by Montana Free Press/Mountain Journal in collaboration with Grist as part of the Report for America Local News Initiative.

Bare ground flanked the edges of ski runs. It rained in December. Flower beds never went dormant. Snow plows sat gathering rust. As these conditions took hold across Greater Yellowstone and the West last winter, Marianne Cowherd, a snow scientist at Montana State University, was hit with question after question.

"People around me would ask if the snow was so bad because of climate change, and I would find myself having to answer, 'Probably?'" Cowherd said. "But I don't really know for sure. And I said that a lot of times over the course of the winter."

She wasn't alone. Researchers in Colorado and Wyoming faced similar queries. So they teamed up to find answers. "By the time March and April rolled around, we decided that really we should try to do the formal steps that you need to take to understand whether or not it was caused or attributable to climate change," Cowherd said.

They found that, yes, **human-caused climate change is to blame for this year's snow drought.** According to their research, recently published in the journal *Proceedings of the National Academy of Sciences*, a lack of snow this severe across the West is more than 4 times more likely to occur because of human-caused warming.

> **"It's not something that we would expect to happen in the way that it did if there were no climate change occurring."**
>
> MARIANNE COWHERD, SNOW SCIENTIST, MONTANA STATE UNIVERSITY

The **burning of fossil fuels**, like coal or oil, for power releases greenhouse gases that trap heat and cause the Earth to warm. There are many types of planet-warming emissions, the main contributors to warming are carbon dioxide and methane. Scientists have monitored atmospheric carbon dioxide since 1958, and it has increased every year since.

This warming increases drought events, decreasing annual snowfall and prompting spring runoff earlier each year. Higher temperatures and lower precipitation also elongates the wildfire season and a warmer climate drives more intense, large-scale fires on the landscape. In ecosystems like **Greater Yellowstone**, warming impacts wildlife like wolverines dependent on robust snowpacks to build dens, or the timing of the spring green-up that ungulates such as elk and pronghorn rely

on to sustain migration. Climate change also disrupts agriculture and **harms human health** with extreme heat, and increases natural disasters.

"It's not something that we would expect to happen in the way that it did if there were no climate change occurring," Cowherd added.

That likelihood is even higher in areas that were especially hard hit, like the Upper Colorado River Basin, where climate change made this winter's extreme snow drought 14 times more likely.



The Clark Fork River near Missoula, Montana, on Dec. 28, 2025.
Credit: Ellis Juhlin

The research stemmed from a high-resolution dataset compiled by the U.S. National Science Foundation's National Center for Atmospheric Research supercomputer, housed at the University of Wyoming. that track how watersheds change across a landscape, going all the way back to 1850. Cowherd and her co-authors were able to compare this winter to winters before the Industrial Revolution, when humanity's large-scale planet-warming emissions hadn't yet begun.

"We're not just looking at the average temperature for this year and saying, OK, it was really warm, therefore this is a climate-attributed drought," Cowherd explained. "We're actually building a good guess of what the world would have been like if there were no climate change, and that's how we do the actual attribution."

The researchers' models predict that in the current climate, snow drought would occur every 6.8 years, compared to just once every 30 years during preindustrial times. Cowherd says it's important to understand events like this snow drought, because of how vital snow is for replenishing water resources in the mostly arid Mountain West. She hopes land managers can use findings like these to proactively plan for the warming that has already occurred. But she also sees a thread of hope in the research.

"This is a negative impact of anthropogenic climate change, and that is difficult to hear, difficult to learn, but it also means that it's within our control to a certain degree," she said. "If we pursue these lower emission scenarios … we would expect years like this to happen less frequently."

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From: Julie Murphy <murphy_julie@icloud.com>
Sent: Tuesday, August 18, 2026 5:10 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Re: Red River

THE TIMES | World

Pleasure yachts and party dinghies overrun Sardinian beauty spots

The beautiful Maddalena archipelago off the northeast coast of Sardinia is under threat as thousands of boats a day crowd its turquoise waters

Alessia Perrone

Surrounded by the sparkling turquoise Mediterranean, the Maddalena archipelago of nearly 60 pristine rocky islands carpeted in wild green shrubs should be paradise on earth.

Environmental campaigners and the authorities have warned that the protected Maddalena National Park, off the northeast coast of Sardinia, is being overrun by boats after photographs emerged of the sea transformed into a "boat park" packed with moored dinghies and yachts whose anchors tear up the seabed.

"They come swarming in like locusts," Luisanna Gisellu, president of the Maddalena National Park, told the *La Nuova Sardegna*. Although the park is thought to be able to accommodate up to 1,300 boats per day, the said, 4,500 have been seen in a single recent aerial survey.



Campaigners say the Maddalena National Park has been transformed into a "boat park"

Lino Cossellu, head of Guardia Ambientale Sardegna, an environmental protection association working with police to monitor and safeguard natural areas, said: "People think it's artificial intelligence, but these are the ways in which our shores are overrun with people."

The crowds are attracted by the ease of boat rentals, made easier by apps, and the pristine waters, which have long lured the rich and powerful. The late Silvio Berlusconi owned a mansion there, where he invited the previous British prime minister Tony Blair. The Italian prime minister Giorgia Meloni holidayed on the archipelago this month.

"Local governments have long tried to protect the beaches by limiting visitor numbers, but out at sea anchoring is out of control," Cossellu said.

Italian law requires boats to anchor at least 200m from beaches and 100m from rocky shores but many dinghies rented by day trippers go nearer, bypassing beach quotas, posing a threat to swimmers and the environment, and risking changing the colour of the sea. Video has shown a karaoke party, with blaring speakers and fireworks, on a boat anchored inside the protected area.

It is not clear what can be done about it. Cossellu said the boats generated an "enormous amount of work" for the coastguard and that the park should introduce a cap on boats and floating buoy fields for anchoring.

In the spring, the park introduced restrictions and priority rules for access via the sea, but boat rental associations have cried foul, decrying "the use of serious environmental concerns to justify measures to the legal competition".

The biggest challenge is simply enforcing the rules. The park covers approximately 7,800 hectares, of which only 1,300 are on land. "You can't deploy the army on the water," Gisellu told local media. ■

Opposition to Red Ridge Village PUD Concept

To: Valley County Planning & Zoning Commission and Planning & Zoning Director Cynda Herrick
Re: P.U.D. 26-001 - Red Ridge Village (Concept) - Opposition
Hearing Date: August 27, 2026
Submitted By: Paul Warner & Deanna Warner, Adjacent Landowners, 3789 West Mountain Rd., McCall, ID 83638
Date: August 17, 2026

Introduction and request

We submit this updated letter in opposition to the proposed Red Ridge Village PUD Concept and request that the application be denied as proposed. The County should not recommend approval of a project of this size and intensity until the applicant provides the studies, public review materials, and enforceable commitments necessary to demonstrate compatibility with surrounding rural, agricultural, residential, wildlife, water, road, and public-service conditions.

This opposition is supported by Valley County's own compatibility review framework and Comprehensive Plan. The County's review should identify and discourage incompatible uses, including impacts to noise, hazards, views, water contamination, loss of resources, property values, and rural lifestyle, while managing growth and maintaining or improving levels of service as new growth occurs.

1) The proposal is city-scale, not a rural village

Downtown McCall is approximately 37 acres based on our measurement. The proposed Red Ridge village center, at approximately 35 to 36 acres, is comparable in land area to a downtown node before accounting for the broader residential, commercial, maintenance, utility, recreation, and infrastructure footprint. Approval at concept stage risks establishing the first step in a much larger development pattern on DF-owned lands and would materially alter the rural character of West Mountain Road and the surrounding area.

2) Compatibility and Comprehensive Plan concerns

The proposed PUD would introduce urban-scale residential density, nightly rentals, commercial activity, utility infrastructure, traffic, lighting, noise, construction impacts, wildfire exposure, and service demands into a rural setting next to existing residential and agricultural properties. The compatibility review should not be treated as a paperwork exercise; it should determine whether the proposed use is compatible with adjacent and nearby uses and whether mitigation is specific, measurable, and enforceable.

The applicant has not demonstrated consistency with Comprehensive Plan principles requiring protection of quality of life, public services, fish and wildlife resources, clean water and air, and adequate facilities at reasonable cost. Urban-type development outside an incorporated city and outside an established municipal service framework should not advance without clear proof that roads, water, wastewater, emergency response, schools, traffic corridors, public safety, and environmental resources can be protected without shifting costs or risk to existing residents and taxpayers.

3) Water supply, wells, wastewater, and nutrient impacts remain unresolved

The materials reviewed do not provide aquifer test data, pumping analysis, safe-yield study, groundwater modeling, drought-year reliability analysis, or well-interference assessment. The developer also has not fully identified the total water rights required for buildout, expected pumping demand, source of water, or how surrounding residential and agricultural wells will be protected during dry years.

Wastewater information is also incomplete. Although the proposal references a closed sewer system, the available materials do not provide engineering-level detail on system scope, treatment type, storage, emergency redundancy, disposal method, nutrient management, soil and infiltration feasibility, or long-

distance effluent pumping. These issues are central to whether the proposal can be served without water contamination, loss of water resources, or unacceptable failure risk.

4) Wildlife, wildfire, traffic, road wear, and public-service impacts

The record leaves material gaps regarding wildlife movement, habitat fragmentation, open-space conversion, wildfire response, defensible space, and evacuation. Before any approval, the County should require site-specific wildlife and habitat information, enforceable corridor and fencing limitations, dark-sky compliant lighting, and wildfire response commitments.

Daily trip estimates alone do not answer who pays for accelerated road wear, safety impacts, winter maintenance, emergency response, and long-term capital improvements. The County and City of McCall should require current roadway condition information, ESAL-based analysis for West Mountain Road, Dienhard Lane, and affected routes, and a binding development agreement requiring the developer, not existing residents or taxpayers, to fund necessary mitigation and maintenance attributable to the project.

5) Buffers and public process must be enforceable and fair

A generalized 100-foot buffer along West Mountain Road and other developments is not adequate without surveyable commitments. Buffer requirements should identify precise locations, widths, disturbance limits, vegetation retention, fencing, lighting limits, grading restrictions, and enforcement mechanisms for parcels adjacent to existing landowners.

Public process is also a concern. Written comments are reportedly due by 5:00 p.m. on August 19, 2026, and the Planning and Zoning hearing is scheduled for August 27, 2026 at 6:00 p.m. at the Valley County Courthouse in Cascade. If staff reports, accumulated attachments, agency comments, or new applicant information are posted after the comment deadline or too close to the hearing, the public will not have a meaningful opportunity to review and respond. The Commission should not advance the application based on information that the public has not had a fair chance to evaluate.

Requested actions

- Deny the Red Ridge Village PUD Concept as proposed, or require substantial redesign before any recommendation for approval.
- Require complete groundwater and aquifer analysis, including pumping, safe-yield, drought-year reliability, and well-interference modeling.
- Require engineering-level wastewater feasibility studies, including treatment type, flow rates, storage, disposal, nutrient impacts, soil/infiltration testing, irrigation reuse if proposed, and emergency scenarios.
- Require objective Compatibility Matrix scoring and written findings addressing adjacent and local-vicinity uses, water contamination, hazards, view impacts, property values, rural lifestyle, and enforceable mitigation.
- Require wildlife, habitat, wildfire, evacuation, dark-sky lighting, open-space, and buffer analyses before any recommendation for approval.
- Require ESAL-based roadway analysis, current roadway condition data, traffic safety review, and developer-funded mitigation through a binding development agreement.
- Require staff reports, applicant updates, agency comments, and attachments to be posted with enough time for meaningful public review and written comments.
- Reject any attempt to treat this as a minor rural village when the scale, commercial square footage, nightly rentals, infrastructure demands, and long-term implications are urban in nature.

Conclusion

We support responsible growth, but Red Ridge Village is not a responsible proposal for approval on the present record. It is city-scale development in a rural area without the water, wastewater, well-protection, road, wildlife, public-service, compatibility, public-process, and enforceable-buffer information needed for an informed decision. The County should deny the application as proposed or require substantial redesign and complete studies before any further recommendation is made.

Sincerely,

Paul Warner & Deanna Warner

Adjacent Landowners

3789 West Mountain Rd.

McCall, ID 83638

Todd Fereday
330 W. Forest St.
fereday832@gmail.com
(208)-315-0009

August 18, 2026

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

Dear Commissioners,

I am writing to formally log my opposition to the proposed Red Ridge Village Planned Unit Development (PUD). While growth is inevitable, this specific proposal creates major risks for our environment, infrastructure, and community safety. I urge the Commission to deny or delay approval of this PUD until the following deep concerns are fully resolved:

1. Water Safety and Wastewater Pollution

- **Groundwater Risks:** The development sits above critical aquifers. We must have a complete Groundwater Assessment done by an independent, third-party team before making a decision. The developers must prove they have a continuous, 50-year supply of water that will not dry up neighboring wells.
- **Sewer System Loopholes:** The current plan allows large estate lots to opt out of the central sewer system. This is dangerous. All structures must connect to a central sewer to stop pollutants from leaking into our drinking water.
- **Lake Cascade Contamination:** The plan proposes spraying or injecting treated wastewater into the North Fork of the Payette watershed. This runoff will ultimately flow into Lake Cascade. The county should require advanced treatment to remove all nitrogen and phosphorus to protect our lakes.

2. Biased Fiscal Studies and Taxpayer Gaps

- **Unfair Reports:** The developer's Fiscal Analysis Report is not independent. The consulting firm admitted they tailored their research to showcase a "best-case scenario" for the developer.
- **Tax Burden:** Large projects in Valley County often face long delays or bankruptcies. This flawed study hides a property tax funding gap of up to $300,000 annually before Phase II is built. Local taxpayers should not have to pay for a private developer's infrastructure impacts.

3. Traffic and Highway Safety

- **Dangerous Roads:** Highway SR-55 is already overloaded and dangerous. The Idaho Transportation Department (ITD) recently lost $275 million in funding, delaying safety expansions for decades.

- **Unstudied Corridors:** Valley County is currently trying to secure a grant to study traffic on West Mountain Road. It makes no sense to approve this PUD until that county study is finished.

4. Severe Wildfire and Wildlife Threats

- **Inadequate Fire Plans:** The current Wildland Urban Interface (WUI) Fire Protection plan does not protect future residents or the community from catastrophic wildfires. Approving this project with the current safety plan would be a massive mistake.
- **Displacing Animals:** The Idaho Department of Fish and Game (IDFG) warned that this project fragments vital migration routes for deer and elk traveling along West Mountain. Breaking up this open space will destroy native habitats and cause dangerous human-wildlife conflicts.

5. Community Incompatibility

- **Ruining Rural Character:** Building a high-density "Village Center" and townhomes next to large rural lots goes against the county's character. City-like structures belong closer to existing townships, not scattered across our rural lands.
- **Public Trails:** If this project moves forward, all open spaces and motorized or non-motorized trails must be legally protected as permanent, 24/7/365 public easements.

For these reasons, the Red Ridge Village PUD is a threat to the long-term safety and financial health of Valley County. Please protect our community and deny this application until realistic, independent studies are completed.

Sincerely,

Todd Fereday

From: Debbie Cook <deborahjcook@yahoo.com>
Sent: Tuesday, August 18, 2026 11:10 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Oppoition the Red Ridge development

Dear Valley County Commissioners,

My name is Debbie Cook, and I am a local business owner and member of the McCall community. I am writing to respectfully express my opposition to the proposed Red Ridge Village development and ask the County to deny the project in its current form.
I understand that growth is inevitable, and I am not opposed to responsible development. As a business owner, I recognize that thoughtful growth can create opportunity and strengthen our local economy. My concern is the scale of this particular project and whether Valley County has the infrastructure and resources to support it without negatively impacting the people and businesses already here.

Those of us who operate businesses in this area already experience the challenges that come when growth outpaces local resources, including workforce and housing shortages, seasonal traffic congestion, and difficulty recruiting qualified professionals. Adding approximately 722 residential units would create significantly more demand on our roads, law enforcement, fire and emergency services, healthcare, utilities, schools, and other public resources.
Before approving a development of this magnitude, I believe we need clear evidence that it will pay for the infrastructure and services it requires, not just initially, but long term. Existing residents and businesses should not be left carrying the financial burden of growth that our county is not yet equipped to support.

I am also deeply concerned about what development of this scale could mean for the character of McCall. Our small-town atmosphere, open spaces, wildlife, and connection to the outdoors are not only what make this an incredible place to live, they are an important part of our local economy. People choose to visit, live, and invest here because McCall is different from a large suburban or resort community. We should be careful not to lose what makes this area special in the pursuit of growth.

The ecological impact deserves equal consideration. Hundreds of additional homes inevitably mean more roads, vehicles, noise, artificial lighting, human activity, and fragmentation of wildlife habitat. There are also serious wildfire concerns associated with expanding residential development into the wildland-urban interface, including increased evacuation challenges and additional demands on already limited emergency resources.

Finally, I worry about the precedent a project of this size could set. Red Ridge Village will not be the last development proposed in Valley County. If projects of this scale become commonplace, the cumulative effect could permanently change our landscape and the identity of our community.

Growth should support and strengthen Valley County, not overwhelm it. Once our open spaces are developed and the character of our community changes, those decisions cannot easily be reversed.

For these reasons, I respectfully urge you to deny the Red Ridge Village development in its current form and prioritize growth that our infrastructure, environment, businesses, and community can sustainably support.
Thank you for your time, your service, and your consideration of the residents and business owners who call Valley County home.

Sincerely,

Debbie Cook

Yahoo Mail: Search, Organize, Conquer

19 August 2026

Dear Valley County Planning & Zoning Commissioners,

This letter is to express my opposition to the Red Ridge Village development proposal in the strongest terms. While recent past experience gives me little confidence that my opinion will have any influence on what you as a body ultimately decide, Valley County's position is that if an individual does not speak up about an application before the Commission, his or her silence will be taken as approval. For the record, I wholeheartedly disapprove of the proposal, and I urge you to deny it for these reasons:

* The development is much too large for our community. There is no economic or other need for this project, which would result in the wholesale construction of a new city. It is a purely profit-driven enterprise that would fundamentally degrade the character of the area and quality of life for people already living here in various ways, burden our infrastructure and public services, and that could well establish a template for future massive developments across Valley County.

* I have seen nothing to date that could convincingly reassure the public that the developer or the County is committed to pursuing the kind of thoughtful measures or development requirements that would effectively prevent Red Ridge Village from significantly and negatively impacting existing property owners and residents in the immediate vicinity of the proposed development, or the the wider county, or anything that impartially and comprehensively addresses the project's impacts on critical issues such as water resources, wastewater treatment, traffic management and road safety (local roads and highways), wildfire risk and homeowner insurability, public finances, public services, or wildlife habitat and migration.

My discomfort with the Red Ridge Village proposal and application process ties in with broader concerns:

* Too often these days, the property rights of developers aiming to build in Valley County are prioritized to the exclusion of the property rights of the people already living here. Existing property owners have been strenuously voicing their concerns and objections about how and why Red Ridge Village and other developments threaten to impair their ability to enjoy their investments and their chosen way of life, yet as large project after project gets approved, they may as well be speaking into a void. Please explain how this is just or fair to the citizens of Valley County. Better yet, please make overdue and badly needed changes to Valley County's land use system to better protect the rights and interests of existing property owners.

* On a related note, the Red Ridge Village proposal underscores why Valley County's 1970s era Multiple Use Zoning is not effective for managing the burgeoning development that is now occurring, nor do the evaluation tools currently in place allow for sufficient vetting of proposals. For one, the Compatibility Matrix that is a key component in the P&Z's decision-making is highly subjective, allowing for major discrepancies in ratings depending on the perspective of the individual who completes it. The rapid pace of growth and high development demands being placed on Valley County today call for the adoption of objective, systematic processes and tools to minimize opportunities for biased decision-making and ill-planned growth that could burden Valley County for decades.

* Relying on studies and evaluations commissioned by developers in sizing up proposals inherently works to the advantage of the developers and to the detriment of the County and its inhabitants. Valley County should take its cue from municipalities where developers are required to select from pre-approved lists of consultants and engineering firms for important studies regarding impacts to traffic, the environment, public finances, services, infrastructure — all of which play a huge role in citizens' daily lives.

Sincerely,

Dawn Matus
Valley County resident

From: Lea Albright <lmalbright23@gmail.com>
Sent: Tuesday, August 18, 2026 9:27 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Letter of opposition to Red Ridge Village - PUD26-001

8/17/2026
Dear Planning and Zoning Commissioners and Ms. Herrick,

I am writing to express my strong opposition to the RRV PUD as proposed and request that it be denied. We continue to have many concerns and unanswered questions regarding the Red Ridge Village proposal.

The proposed 100 feet of green space between Red Ridge Village and adjacent property lines is inadequate for wildlife corridors and movement. Furthermore, the proposal lacks sufficient information to ensure native land is protected from future development and expansion within the project. High-density residential condos are also incompatible with adjacent timber and agricultural land under the Valley County Compatibility Matrix. We ask that the density be decreased to match the rural character of surrounding homes and acreage, that the village center be removed, and that setbacks be increased.

Valley County's Dark Sky Initiative
Valley County has committed to dark sky protection. Red Ridge Village's 722 units will introduce significant nighttime illumination visible from adjacent properties, including 3731 W Mountain Road. This will disrupt nocturnal wildlife behavior (such as elk movement and bird migration timing), degrade night sky visibility for adjacent property owners who invested in the mountain property's dark sky value, create light trespass that violates our quiet enjoyment and existing use rights, and undermine the County's own initiative. We request the following measures that were outlined in our previous letter:
- Submittal of a detailed photometric plan (IES standards) showing zero light trespass beyond the property line, rather than the "recommended" lighting currently written in the proposal.
- A binding covenant restricting light color temperature to 2700K using full cutoff fixtures only, verified by annual third-party audits.
- Construction-phase lighting restrictions and a prohibition on night work.
- An enforcement mechanism allowing adjacent property owners to trigger County action if violations occur.
- Developer liability for remediation if lighting non-compliance is documented.

Request for Developer-Funded Fencing and Buffer Barriers
Red Ridge Village is immediately adjacent to our working farm. The construction of 722 units creates trespass liability from residents and safety risks for livestock if domestic animals cross into our property. RRV is not compatible (using Valley County's compatibility matrix) with the homes and properties along its border. We request that buffers between property lines be re-designed to keep open spaces and low density nearest to current adjacent property lines and homes and to keep open uninterrupted migratory corridors for

existing wildlife. The current RRV proposal has the highest density nearest to our 20 acre farmstead, agricultural and forest land.

We request that a developer-funded fence be constructed along property boundaries before any site construction begins. This fence must be at least 4 feet high and made of materials that prevent RRV pets or residents from crossing onto our property. It must be maintained in operable condition by DF Development or any subsequent property owners.

Request for a Comprehensive Cumulative Impact Assessment

The applicant has not provided a cumulative impact analysis showing how Red Ridge Village—combined with other concurrent developments—will collectively strain West Mountain Road, fire protection services, EMS and groundwater aquifers. We request an independent hydrological and traffic study commissioned by Valley County to model worst-case concurrent construction scenarios and demonstrate no adverse impacts to adjacent properties, including 3731 West Mountain Road. For the last several years we have expressed concern to the county regarding safety issues on West Mountain road especially pertaining to the lack of Valley county's ability to maintain potholes and damage to the road.

Request for Detailed Hydrological Studies with Binding Guarantees

We currently hold groundwater rights filed with the state, and this protection has not been addressed in the applicant's plan. Before approval of the Red Ridge Village application, we request that P&Z require a 3-year hydrological study by a licensed Idaho hydrogeologist, an independent peer review by the U.S. Geological Survey, and binding developer liability for water supply impacts to adjacent properties and their current water rights. Baseline measurements must be established before any ground disturbance. Additionally, we request:

- Annual groundwater monitoring on 3731 W Mountain Road and adjacent properties at the developer's expense.
- Quarterly reports to Valley County showing aquifer levels compared to the pre-construction baseline.
- An immediate halt to new phase approvals if groundwater levels decline more than 5 feet below baseline.
- Developer-funded supplemental water supply (trucked water or connection to the City of McCall system) for any adjacent property experiencing a decline of 10 or more feet.
- A remediation bond of $3 million held by Valley County to guarantee performance.

Request for Wildlife and Migratory Studies

We request impact and migratory studies for deer,elk,sandhill cranes,sparrows.all migratory birds etc. and other wildlife before approval of the Red Ridge Village PUD. At the statewide level, Idaho's Action Plan under Secretarial Order 3362 emphasizes the conservation and improvement of habitat quality in big game winter ranges and migration corridors. Unmanaged, the cumulative impacts of this development could fragment large interior habitat blocks, reduce connectivity between seasonal ranges, and increase edge

effects such as weed invasion and human disturbance. We currently have an elk herd that crosses through our property and heads into the proposed village center. It is imperative to have studies on their migratory patterns, breeding and calving grounds done before approval of this PUD concept.

Ground Squirrel Mitigation

For the Northern Idaho Ground Squirrel, the project must implement measures consistent with the federal recovery plan before construction begins, including:

- Avoiding development in shallow, well-drained meadows that meet the species' habitat criteria.
- Conducting pre-construction surveys in suitable habitats and applying no-disturbance buffers where the species is present.
- Managing forest encroachment in designated conservation meadows to prevent further loss of open habitat.

We do not feel this PUD concept should be approved or moved forward, it does not fit the current rural character of the proposed area, is not compatible with adjacent land use and continues to lack key details and studies regarding key community impacts.

Thank you for your time and consideration.

Lea' and Wyatt Albright
208-310-6209

From: Barr Quarton <barrquarton@gmail.com>
Sent: Tuesday, August 18, 2026 9:19 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Red Ridge

Hi Cynda. The Red ridge proposal is too much with not enough support on infrastructure. McCall and the surrounding area have way too much pressure already. Traffic, lake over use. And grocery store madness.

Please table this thing until we can catch our breath.
Thanks.

Sincerely. Barr Quarton.
Sent from my iPhone

From: Jeannie Carpentier <jeanniecmyb@gmail.com>
Sent: Tuesday, August 18, 2026 8:48 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Opposition of Red Ridge Village - PUD26-001

August 18, 2026

Dear Planning and Zoning Commissioners and Ms. Herrick,

I am writing to express my opposition to the RRV PUD as proposed and request that it be denied.

My reasons for making this request are the following:

It appears that Valley County has not done its due diligence in gathering all of the jurisdictional entities feedback regarding the impact of a "CITY" of this magnitude.

There are numerous concerns stated below:

1. The speed of this process is far too swift for all of the necessary information from the applicant and professionals to be gathered and discussed for feedback with Valley County residents.

2. Multi jurisdictional concerns on the impact should include: Emergency personnel and equipment, hospital capacity, highways, roads and their maintenance, realistic traffic studies and how it will impact the community and infrastructure, water quality and availability for the next 50+ years, existing wildlife corridors that will be harmed, fire mitigation, current neighboring properties-it is a rural community, school capacities, increasing the % of short term rentals and many more.

3. How is this a PUD in the first place.? It is a small city.

4. The land is a watershed for Cascade reservoir which already has serious concerns. It will also affect the North Fork of the Payette river.

5. There needs to be non-bias professionals doing accurate studies such as traffic studies including the construction phase. Economic studies should be REALISTIC not what stakeholders hope for.

6. ALL of the owness should fall on the developer for its impact - never the taxpayers. The answer is IMPACT FEES.

7. How could any development take place without a proper Long Range Comprehensive Plan in place?! One that includes professionals understanding our area and VC's current haphazard parcel by parcel approach. Show us your last few years of approvals on a map for reference.

8. Our Valley is at serious risk with this improper planning continuing on a parcel by parcel basis.

9. Why is VC so intent on appeasing developers - including out of state developers that offer nothing to our community? They make their money and do not contribute here locally. Use and abuse.

10. How is it possible to use a current neighborhood with no approval for emergency egress? Are you consulting with Adams County or the City of McCall on all

this? It is so important to discuss these huge decisions with ALL that will be involved and affected.

The constituents of Valley County are increasingly frustrated and disappointed with the approach of Valley County's decisions.

We stand up, speak up, share our thoughts, represent ourselves professionally and we ARE NOT BEING CONSIDERED. Do better.

It is important to understand our weaknesses and shortcomings and bring in seasoned professionals as needed.

Valley County Commissioners and P & Z should readily admit areas that are "beyond their expertise".

Sincerely,

John & Jeannie Whalen

Valley County residents

From: Abi Harte <abiharte@yahoo.com>
Sent: Tuesday, August 18, 2026 7:02 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Red Ridge Vilage

8/18/2026

Dear P&Z Commissioners and Ms. Herrick,

I am writing to state my opposition to the proposed RRV PUD. As a mother of three and a local nurse, I must travel the West Mountain Corridor daily to reach my home.

In my opinion, this road is currently unsafe. The existing corners are dangerous to navigate alongside the heavy commercial equipment and pot-belly gravel trucks that frequently use this route. Allowing additional construction traffic from a new large development like RRV will severely worsen these conditions.

I request that the P&Z Commission not allow any RRV construction activity until all necessary improvements to the West Mountain Corridor are fully funded, implemented, and completed. Infrastructure safety improvements must precede new development.

Sincerely,

Abi Aronson
McCall, ID

From: richmcchrystal <richmcchrystal@gmail.com>
Sent: Tuesday, August 18, 2026 5:54 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: PUD 26-001 Red Ridge

Dear Cinda Herrick and planning and zoning members,

Until the developer shows true intent and promises to mitigate the impact of their proposal before starting development I am opposed. Taking years before the taxes generated by this new community to cover impacts to our community is something that planning and zoning followed by commissioners rubber stamping keep getting us in this situation over and over again. As commissioners why do you keep listening to these hollow promises from developers without making demands for maintaining the quality of life for your current constituents? Meanwhile we as current full time residents have to live with the burden so someone else can cash in. The impact of an additional 8000 vehicle trips per day, further stress on our EMS and general medical services, effects on our school system by bringing in new families that effect our teacher to student ratios reducing the ability for our students to get the attention they require, etc are unsustainable. This continued deference to developers over local residents has to stop! They need to commit to covering the costs to our community either in some form of hold outs as has been suggested to make up for the projected deficit that they will incur to our infrastructure prior to being given approval to proceed. They need to be required to build out their infrastructure to meet the demands of their proposal prior to being able to sell one lot, ie their water sewer system, a fire EMS department. Development is going to happen but we need to learn to put the burden on the developer prior to further reducing the reasons why we choose to live here. Thank you for your time

Sincerely
Richard McChrystal

Sent from my Galaxy

From: Tina Rowe <tinamrvls@gmail.com>
Sent: Wednesday, August 19, 2026 7:32 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Red Ridge Village Public Comment

Dear Ms. Herrick & fellow Planning & Zoning Commission Members,

Please carefully consider the detrimental effect of an increase of population to this magnitude not only to the West Mountain Road area, but to the entire community.

Considering there are 722 homes; if you multiply that CONSERVATIVELY by 2.25 people under each roof, that equals about a 38% increase in the population of McCall! We believe there are so many things that need to be addressed before putting this level of additional burden on our already strained infrastructure, highway, aquifer, fire danger, sewer capacity, and medical care system!

Water resources and sewer capacity are already reaching alarming risk levels that need to be immediately considered prior to adding more dense development.

Please carefully weigh the magnitude of the negative impact of this project on our community!

Respectfully,

Perry & Tina Rowe
140 Sue Dr.

From: Erin Ferguson <erinwferguson@hotmail.com>
Sent: Wednesday, August 19, 2026 9:19 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Letter of opposition to Red Ridge Village - PUD26-001

Dear Planning and Zoning Commissioners and Ms. Herrick,

I am writing to express my opposition to the RRV PUD as proposed and request that it be denied.

Thank you,
Valley County Homeowner
1040 Blackhawk Lake Dr

Erin Ferguson
208.994.8837
erinwferguson@hotmail.com

From: P Fitz <fitzf15@gmail.com>
Sent: Wednesday, August 19, 2026 8:28 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>; Lori Hunter <lhunter@valleycountyid.gov>
Subject: P.U.D. 26-001 Red Ridge Village Comments

Peter Fitzsimmons
8 Sawtooth Ct, Blackhawk Ranch
McCall 83638
Also Blackhawk Lake Estates Phase 1, Lot 6

I am opposed to the Red Ridge P.U.D 26-001 for the following reasons:

Fiscally questionable: Even the less than impartial economic analysis didn't pan out. Using the best case scenario provided by the applicant the overall net was $486k, which dropped to $190k when sensitivity analysis was applied. Fire Protection netted $5k with sensitivity analysis and the School section broke even under sensitivity analysis. And even these optimistic numbers don't happen until full build out under the best case scenario, after several years of deficit/lag. What isn't accounted for is an automatic, and permanent, loss of property tax value for every property southwest of the West Valley/Boydstun loop intersection, which happens immediately if this P.U.D is approved. That lost value/tax revenue adds to the already known lag and means this project could be a net negative for decades and possibly permanently.

Aquifer capacity: no study of the aquifer's ability to support this size/density. What happens when the wells run dry across White Cloud, the south end of Whitetail and the Blackhawks? Is the applicant going to pay to redrill everyone's wells? This alone should be a show stopper.

Unknown effect of runoff/wastewater: No study to show what effect residential runoff and wastewater effluent from this large community will have on all the downhill properties, to include Duffner Creek, Blackhawk Lake, the North Fork of the Payette and Lake Cascade (which already has significant cyanobacteria issues).

Roads: The traffic study is a couple hundred pages of junk. Where are the current/actual traffic numbers? They suggest "increasing turn radius" at some corners like they can just wave a magic wand and it happens. Roadbeds need to move, excavation and/or road bed building needs to take place, right of way across private property need to be established. West Mountain Road is already trashed. At a projected 8,000+ trips a day the entire road needs to be torn up and rebuilt to a capability/level similar to 55 or at least the Boydstun Loop. Where is that money accounted for? The cost of upgrading/maintaining West Mountain road to handle the additional vehicle trips, adding turn lanes, adding/maintaining traffic lights all add into the first paragraph assertion that this could be a permanent negative cash flow for Valley County.

Fire mitigation: completely inadequate mitigation measures and access/egress routing mean this could be the next Paradise California.

Wildlife: migration area for deer/elk, shown to be the largest geographical meta-population for the Northern Idaho Ground Squirrel, listed as "Threatened" under the Endangered Species Act.

Red Ridge isn't just wrong for West Mountain, it's wrong for McCall and wrong for Valley County. We take the hits to our pocketbooks and environment while the billionaires line their pockets even deeper.

From: mebiking@frontiernet.net <mebiking@frontiernet.net>
Sent: Wednesday, August 19, 2026 8:11 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Oppose Red Ridge Village

Regarding Red Ridge Village in Opposition

Director Herrick and P&Z Commissioners:

Please deny the development of Red Ridge Village. This proposed high-density "City" in a low-density area, away from services and commercial areas, is incompatible with the rural quality of life within Valley County that is valued by those of us making McCall our home. While growth is inevitable, this proposal goes way beyond the scope of regular development.

The reports on water, sewer, traffic safety (both construction and long-term use) wildlife interruption, air quality during construction, public access and road abuse on West Mountain road all seem incomplete and unrealistic. Non-Red Ridge Village residents will pay for this development. Taxes will be tapped for aging road replacement and additional studies. There will be an even greater need for affordable housing for workers, and a greater need for added services at our businesses, stores, health services - areas already struggling to find employees.

If this "Village" is approved, it should be annexed into McCall to be on city water and sewer, and to pay city taxes to support all the needs. Or be required to become an independent city, unsupported by the residents of Valley county.

Ellen and Mike McKinney, McCall residents

From: Patricia Young <patriciaayoung59@gmail.com>
Sent: Wednesday, August 19, 2026 9:52 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: RRV Opposition Letter - PUD26-001

Dear Valley County Planning and Zoning Commissioners,

I am writing to formally submit my opposition to the proposed Red Ridge development in Valley County, Idaho. Additionally I want to express my concerns regarding our local land use policies and to urge the commission to carefully consider the long-term impacts of large rural developments. I have lived in Idaho for the past 26 years but I grew up in Spokane, Washington. In light of the devastating recent fire in Spokane, it is critical that we re-evaluate our approach to expansion and prioritize safety and sustainability in our zoning decisions. Thankfully there were adequate evacuation routes and procedures in Spokane so there was no loss of life but I'm very concerned that would not be the case should a devastating fire visit Valley County.

Introducing a new development like Red Ridge in Valley County raises serious concerns regarding wildfire vulnerability, emergency evacuation routes, and the strain on our local fire protection and emergency services. We must prioritize the safety of current and future residents by restricting expansion in areas that may be difficult to defend or evacuate during a wildfire emergency.

Rather than approving large, sprawling developments in rural areas that can be difficult to protect and service, I ask that the county opt for strategic infill and responsible building management. Concentrating development in these designated areas allows for better implementation of fire-adapted building codes, more efficient emergency response infrastructure, and the preservation of our surrounding natural landscape.

The tragic events in Spokane serve as a powerful reminder of how quickly wildfires can threaten communities. By focusing our planning efforts on smarter, more concentrated growth rather than expanding further into rural spaces, we can better protect our residents and resources. I urge the Commission to take these recent events into account and deny the approval for the Red Ridge development to protect the safety and integrity of our county.

Thank you for your time, leadership, and dedication to the safety of our county.

Patty Young
McCall, Idaho

From: Jeri Rehberg <rehbergjeri@gmail.com>
Sent: Wednesday, August 19, 2026 10:09 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Letter of opposition to Red Ridge Village - PUD26-001

8/19/26

Dear Planning and Zoning Commissioners and Ms. Herrick,

I am writing to express my opposition to the RRV PUD as proposed and request that it be denied.

My reasons for making this request are the following: There is no current infrastructure in place to handle this volume of citizens. I live off of Chad Loop, Valley View can't handle this especially between Boystum and Valley View. There is currently non-stop traffic during the summer months in the daytime. If there was a severe fire - there is no way an additional (3000 individuals) are going to be able to get down hwy 55 or hwy 95. When hwy 55 was closed last week, hwy 95 was pretty much bumper to bumper.

Sincerely,
Jeri Rehberg
749 Chad Loop
McCall, ID 83638

RE: RRV PUD, 8/27/2026 Public hearing
https://www.co.valley.id.us/RedRidgeVillage
Date: 8/19/2026

Dear P&Z Commissioners –

As proposed, I request that you deny the RRV PUD and here are some of my reasons:

Development in a Wildland Urban Interface

This proposed PUD ignores recent Valley County planning codes and the Comprehensive Plan, which were specifically updated to limit development in timbered areas. At worst, this project introduces severe risks to lives and property due to the likelihood of a devastating wildfire in this part of the valley. Irresponsible development in this high-hazard zone may even lead to loss of life.

In my opinion, the current RRV Wildland Urban Interface (WUI) Fire Protection Plan and the Wildfire Mitigation Director's response are entirely inadequate. This proposal increases the danger to residents, first responders, and the county, rather than decreasing it.

This PUD must be denied until a wildfire mitigation plan is developed that can factually prove it decreases the risk to our community and emergency personnel.

Compatibility

Approving a Village with commercial and condominiums adjacent to **already existing** large rural lots is clearly an incompatible land use. This development, as proposed, utterly fails to protect the property rights of neighboring landowners who invested in the area for its rural nature. The commercial and condominium portion of this PUD should be removed.

The Valley County Comprehensive Plan states a clear goal to retain our county's rural character. Building another village in Valley County does the exact opposite, violating the community vision outlined in the plan.

Ground Water

I support the Valley Soil & Water Conservation District Feb 12, 2026 Agency Letter (pages 5 and 6) and request that the recommended studies in this letter be added as a condition of approval of this PUD. As a Valley County resident who relies on ground water for personal use, sufficient studies must be required to assure that this proposed Village does **NOT** impact my personal ground water supply. Additionally, it is my opinion that a village of this size should be required to prove it has sufficient water to supply its needs for the next 100years.

Sewer

The North Fork of the Payette River watershed is already environmentally compromised. Although the proposed wastewater facility intends to discharge treated Class A recycled water, this effluent will still introduce phosphorus and nitrogen into a highly sensitive ecosystem. The Planning and Zoning Commission must require comprehensive, independent environmental impact studies to prove conclusively that these additional nutrient loads will not degrade the North Fork watershed.

In the absence of definitive, data-driven proof of zero negative impact, the applicant must be required—as an absolute condition of PUD approval—to implement an onsite advanced wastewater treatment system. All residential and any structures requiring waste water treatment in this PUD must be required to be connected to this central sewer treatment system. This system must successfully remove all nitrogen and phosphorus from the effluent prior to environmental discharge.

Public Access Trails

A significant amount of the open space within this development must be available for public use into perpetuity. All motorized and non-motorized trails must be secured via permanent, irrevocable public easements with year-round, 24/7 access.

Additionally, any PUD approval must be contingent upon establishing dedicated public easement(s) for snowmobiles and ATVs. Access to the proposed parking areas should not be restricted and be consistent with other recreational parking lots in Valley County. These easements must connect public lands to the south with those to the north, including through northern parcels outside the PUD boundary. The defined corridor must be planned to ensure that future development north of RRV cannot block or diminish this vital recreational link during any season.

Sincerely,

Eric Young,
McCall, ID

From: Kristin Sinclair <khoffsinclair@gmail.com>
Sent: Wednesday, August 19, 2026 11:23 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Cc: Walt Sinclair <jwaltersinclair@gmail.com>
Subject: Red Ridge

Dear Planning and Zoning Commissioners and Ms. Herrick,

We are writing to express our opposition to the RRV PUD as proposed and request that it be denied.

We believe in property rights but not when decisions made on properties negatively impact the surrounding properties or community. We believe that this is the case in the proposed Red Ridge development.

The community of Valley County and properties surrounding Red Ridge will be forever negatively impacted by the size of this project.

The infrastructure required to hold this many homes is not in place and the development would overpower the existing homes and community. It would also most likely increase existing homeowners taxes.

The Fire evacuation plan is dangerous and leaves the surrounding homes at risk - of losing their insurance coverage or worse yet their homes.

Critical studies are incomplete (aquifer, wetlands, traffic surveys) and in our opinion risks contamination and/or depletion of water resources, traffic congestion/road damage and more.

This isn't what we want to see in rural Valley County nor can any of us afford to allow it to happen.

Thanks for your time and consideration.

Please reply to confirm receipt of our opposition letter and that it will be included in the staff report.

Kristin & Walt Sinclair, McCall

From: Tami Parkinson <02tparkinson@gmail.com>
Sent: Wednesday, August 19, 2026 11:42 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Red Ridge opposition

Dear Planning and Zoning Commissioners and Ms. Herrick,

I am writing to express my opposition to the RRV PUD as proposed and request that it be denied.

My reasons for making this request are the following:

Concerns regarding emergency services and taxing the services that are already overloaded:

- police - sherriff's office
- municipal fire fighters
- ambulance
- wildland fire fighters and concerns with mitigation within proximity of WUI and developed areas

Schools

- Although the school district MDSD is a great school, the capacity is at its limits - there needs to be additional schools built to manage the student load that is currently enrolled.
- Classrooms are at maximum, teachers and aids are struggling to provide the education for the students enrolled
- there is no capacity outlined in how this development will offset the schools in the NEAR term
- the taxing platform regarding the developed area will not be part of valley county's equation for several years so the current students will pay the price of a lesser education until their kids are enrolled in school
- The district is already having major issues with busing capacity, how will this be mitigated for transportation to school from this area?

County road department

- How will these roads be managed? NOT transferred to the county for management, plowing and maintenance?

ITD

- Ingress/egress issues of accessing the highway in the determined locations
- safety issue for highway travelers
- state patrol issues regarding accident capacity
- speed limit adjustments

Water Resources

- Valley county and all of Idaho is experiencing issues with water yield there needs to be an assessment to determine the water capacity to support this development
- municipal water usage

- water storage for fire suppression

Land development and requirements

- Developed areas will meet and exceed recommendations for ingress/egress of emergency vehicles
    - road width, turn arounds, signage

Valley county needs to adopt wildfire prevention codes to help with ongoing enforcement for new developments. If Valley county and their elected officials are of the mind that fire will not affect a majority of the developed areas similar to Spokane, Ft Collins, Tok AK, etc you are wrong. The poor planning and code development or lack thereof should be mitigated, by either developing or passing the codes that have been drafted for the County. Continuing to do nothing is an action, and an action that doesn't have consequence, continuing to say nothing and do nothing with this regard is a disservice to the community and the people who reside here full time. Red Ridge development is a prime example of a situation that will impact wildfire response, safety to fire fighters and potential consequences to homeowners. Perhaps the county should just tell Red Ridge developers they are on their own for all fire, emergency protection and response, and they can pay for additional services if they want some protection. In addition SITPA and the FS should NOT be responsible to respond to ANY wildfires within this designated area of development.

Sincerely,
Tami Parkinson
Valley County

From: Leslie Pierce <fireweed23@yahoo.com>
Sent: Wednesday, August 19, 2026 11:31 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Cc: Robert Suydam <rssuydam@gmail.com>; fireweed23@yahoo.com <fireweed23@yahoo.com>
Subject: Letter of opposition to Red Ridge Village - PUD26-001

August 19, 2026

Dear Planning and Zoning Commissioners and Ms. Herrick,

We are writing to express our opposition to the Red Ridge Village (RRV) Planned Unit Development (PUD) as proposed and request that it be denied.

Our reasons for making this request are the following:

Environmental Concerns

Our concerns for the contamination of our water systems is still valid. The Valley Soil and Water Conservation District (VSWCD) recommends more study on water availability for this project to move forward. If wells cannot be shown to have the ability to supply the water needed, then the project should not move forward. Also, they recommend an on-site water treatment plant to address the Class A effluent containing nitrogen and phosphorus. Releasing the effluent into the environment and letting the aquifer filter the effluent is not a viable nor responsible solution. Additionally, is the on-site quarry included in the water contamination study? The Payette River and Cascade Reservoir are already contaminated with effluent from septic systems and wastewater treatment. Adding more nutrients will compound the existing problem.

The Valley County Wildfire Mitigation Program outlines many reasons why this proposal does not adequately address fire safety for the residents of the project. This needs to be in place before any project of this magnitude is green-lighted.

The proposal still does not address the concern of the Idaho Department of Fish and Game on the cumulative effects of the project on resident fish and wildlife populations and the fragmentation or loss of habitat. Protecting our wildland habitat should come before adding additional and probably unnecessary developments. Is there a new plan in place addressing the IDF&G concerns?

Societal Concerns

The traffic impact study plan was criticized by Valley County residents in February 2026. A new traffic impact study was conducted by the developers in May 2026. Who will pay for the traffic lights and extra lanes recommended in this plan. Will there be a traffic study conducted from outside sources? Hales Engineering is located in Utah so doesn't necessarily have Valley County's best interest in mind. We need an independent source chosen by Valley County, not the developers.

Overall, the cost to Valley County residents as reported by Valley Lookout on the Fiscal Impact Study conducted by BBC Research and Consulting shows a deficit in tax revenues which will continue until about 2041. So, the residents of Valley County need to "carry" the project? What happens if costs increase, as usually happens in large and multifaceted projects, and the deficit increases? Shouldn't a substantial deficit of this size go to the voters? Are you listening to Valley County residents concerns and representing residents over developers, or the other way around?

McCall is already overburdened by tourism. It is hard to get into restaurants, stores can be overcrowded, beaches can have so many people on them there is no room for residents, and many other situations caused by too many people in the area. This a problem not only experienced in Valley County but in many places around the world. The leaders in those places are coming up with novel approaches to promote the positive experiences of residents and tourists alike. Will Valley County use some of those lessons to protect the experiences of long-term residents and short-term tourists in McCall and in Valley County?

For the above reasons and more, we oppose the approval of the Red Ridge Village development. Please listen to Valley County tax payers and act responsibly for the long-term benefits and positive future of Valley County, not the apparent short-term gains.

Sincerely,
Leslie Pierce and Robert Suydam
405 N. Samson Trail
PO Box 3042
McCall, Idaho 83638

From: John Schott <jlschott2@frontiernet.net>
Sent: Wednesday, August 19, 2026 12:51 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Letter of opposition to Red Ridge Village - PUD26-001

August 19, 2026

Dear Planning and Zoning Commissioners and Ms. Herrick,

I am writing to express my opposition to the RRV PUD as proposed and request that it be denied.

My reasons for making this request are the following:
The project is too big for the road access. My close friend owns a home in Broken Ridge townhomes, and the traffic and noise and large truck movement are already too much for the narrow West Mountain Road intersection.

It is a bad idea to build a large new town in the risky wildland urban interface with the clearly increasing threat of major fires as the climate dries and warms.

Where will the water come from to support this huge development? Where will the workers live? The increased traffic and number of people will crowd our small town and degrade the quality of life for everyone. If the billionaires want to do something worthwhile, they could build workforce housing, instead of trophy homes for millionaires.

Sincerely,
John Schott
McCall

From: Patricia Lloyd <patricia.atherton.lloyd@gmail.com>
Sent: Wednesday, August 19, 2026 12:51 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Red Ridge Opposition Letter

Patricia Fereday
330 Forest St.
McCall, ID 83638
patricia.atherton.lloyd@gmail.com

August 19, 2026
Valley County Board of Commissioners / Planning and Zoning Commission
Valley County Courthouse
219 N. Main Street, Cascade, ID 83611

I am writing to formally state my strong opposition to the proposed Red Ridge Village Planned Unit Development (PUD). This village-scale development places several hundred future residents into a high fire-danger, limited-egress landscape. The current plan relies on checklist compliance rather than a risk-based safety determination, deferring critical, life-safety technical questions instead of resolving them prior to PUD approval.

Our formal opposition is grounded in the following severe deficiencies within the approved fire protection framework:

• Dangerous Single-Evacuation Bottleneck: The plan identifies Red Ridge Road as the primary wildfire control line. Relying on a single route to simultaneously act as a fire control line, emergency apparatus access, and the sole evacuation path for hundreds of fleeing residents creates a catastrophic, well-documented failure point.

• Unconfirmed Water Supply and Apparatus Access: The approval defers foundational infrastructure needs by stating the applicant should consult the Fire District later. Fire flow, hydrant placement, water storage, and apparatus access must be fully verified by the McCall Fire District in writing before a PUD is approved, not as a post-approval checklist item.

• Zero Structure Hardening Mandates: The plan focuses entirely on vegetation management and 'Firewise' recommendations, completely omitting mandatory structure ignition-resistance standards (such as NFPA 1140 or the International WUI Code). Embers are the dominant loss mechanism in WUI disasters; without structural hardening, houses remain deeply vulnerable.

To protect future residents and the existing community, I respectfully request that the Commission deny or suspend PUD approval until the applicant addresses the following specific demands:

• Require site-specific treatment maps and comprehensive fire behavior modeling prior to any further approval, rather than allowing post-approval submissions.

• Commission an independent evacuation and traffic capacity analysis for the full build-out population under wildfire emergency conditions, fully involving County Emergency Management and the Sheriff's Office.

• Obtain a binding, written certification from the McCall Fire District confirming that water supply, fire flow, and vehicle apparatus access completely meet their safety metrics before voting.

• Enforce strict structure ignition-resistance standards (NFPA 1140 / IWUIC) for all buildings, and legally tie structure occupancy to the verified completion of phase-specific vegetation treatments. A WUI fire protection plan that cannot definitively answer where treatments happen, how much water is available, and how hundreds of people will safely escape is not a completed safety plan.

Patricia Fereday

August 19, 2026

Valley County Planning & Zoning Commission

P.O. Box 1350

219 North Main Street

Cascade, ID 83611

RE: Opposition to PUD 26-001 — Red Ridge Village Concept Plan (Public Hearing August 27, 2026)

Dear Commissioners:

I am writing to oppose approval of the Red Ridge Village PUD, a proposed roughly 2,250-acre subdivision on West Mountain Road southwest of McCall. I recognize the county's need for housing, but this project should not move forward in its current form. Key unresolved issues include:

1. **Water supply and groundwater are unproven.** No independent, comprehensive groundwater assessment has been completed. The applicant has not demonstrated physical, continuous water availability for the next 50 years, nor shown the project will not draw down the aquifer or harm other water users in the county.
2. **The wastewater plan threatens Lake Cascade.** The Valley Soil & Water Conservation District has raised unanswered questions about how phosphorus and nitrogen in the plant's treated effluent will be kept out of the North Fork Payette and already-impaired Lake Cascade — no hydrogeologic analysis or nutrient-transport modeling has been provided, and groundwater transport could take up to a decade. Advanced treatment that removes nitrogen and phosphorus at the plant, rather than relying on land application, should be required before approval, not after.
3. **The wildfire protection plan is not yet a real safety plan.** The county's own approval letter defers the site-specific fire-behavior analysis, exact fuel-treatment locations, confirmed water supply/fire flow, and an evacuation-capacity study to after approval. The plan relies on a single road as fire control line, firefighter access, and resident evacuation route all at once, with no redundancy — a documented failure point in fatal wildfire events.

4. **Highway 55 cannot safely absorb this traffic.** ITD has already identified SR-55 as an overloaded, unsafe corridor with a history of fatal accidents, and recent state funding cuts have pushed major corridor improvements into an unfunded category likely decades away. Adding a village-scale development here now compounds an already dangerous situation.
5. **The fiscal impact analysis is not independent.** By its own consultant's admission, the study was scoped to deliver a "defensible, high-impact report" favorable to the developer, not a balanced analysis, and it models only a best-case build-out timeline. Reporting already shows potential county property-tax funding gaps of up to $300,000 per year until later phases are built — a cost Valley County taxpayers could end up covering instead of the developer.
6. **Wildlife and habitat impacts remain unaddressed.** Idaho Fish and Game notes the project abuts tens of thousands of acres of undeveloped private and National Forest land and would substantially expand the wildland-urban interface, yet the application remains too vague for IDFG to evaluate real effects on fish, wildlife, and habitat — or the cumulative impact of continued development across the county.
7. Lastly, this large-scale community development will forever alter the look and feel of Valley County. Many people come to Valley County to appreciate the scenic vistas and enjoy the abundant wildlife, this proposal would forever destroy one side of the Valley.

For these reasons, and many more I've left out in the interest of time, I respectfully ask the Commission to deny PUD 26-001 until independent groundwater, wastewater, wildfire, traffic, and fiscal-impact studies are completed and made available for public review.

Thank you for considering my comments.

Sincerely,

Scott Fereday

713 Wooley Ave

McCall, ID 83638

To: cherrick@valleycountyid.gov
Subject: Letter of opposition to Red Ridge Village - PUD26-001
Date: August 19, 2026

Dear Planning and Zoning Commissioners and Ms. Herrick,

I am writing to express **my opposition** to the RRV PUD as proposed and **request that it be denied.**

This PUD should be denied because:

- **Wildland fire risk protection is inadequate** in this location surrounded by forest, an inherent risk to public safety; the WUI plan is prepared by a professional who has a clear conflict of interest (not independent of the developers) and therefore cannot be relied upon to provide professional advice.

- **Disproportionate financial impacts** to the current Valley County residents; the FIS states that the County and community pay for infrastructure the first few years, then we supposedly are repaid in later years; why should we pay upfront and what assures us we will be repaid? The Developer takes these risks to earn great profits, but the community does not benefit from these profits yet shares the risk of future non-payment -- this is disproportionality.

- **Safe and adequate water supply** is not ensured for the future; has a water availability study been completed as recommended by the Valley Soil and Water Conservation District in their letter dated July 2, 2026?

- **Wastewater contamination prevention** from nitrogen and phosphorous flow into the N. Fork of the Payette and Lake Cascade is far from assured; has an advanced onsite treatment plant that removes these water pollutants at the point of treatment been proposed to protect our waterways and Lake Cascade from further harm from these issues?

- **Unintended consequences** will be enormous from this size development in this location; it's imperative to address the known impacts (eg above) as well as impacts to the broader community because there will be impacts discovered in the future – impacts on Hwy 55, McCall airport, McCall parking, Payette Lake, to mention just a few.

Irreparable future financial, safety, and quality of life risks are presented in the current plan. To protect Valley County and the surrounding communities, the application as presented must be denied.

Sincerely,
Sheree Sonfield
McCall, Idaho

From: Paula Shultz <pkshultz@gmail.com>
Sent: Wednesday, August 19, 2026 12:40 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Re: Letter in opposition to Red Ridge Village-PUD26-001

Thank you!
I still want to oppose the Red Ridge Village.
Paula Shultz

On Wed, Aug 19, 2026 at 7:52 AM Cynda Herrick <cherrick@valleycountyid.gov> wrote:
The information can be seen on the website:

Official Website of Valley County, Idaho - PUD 26-001 Red Ridge Village

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

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

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

From: Paula Shultz <pkshultz@gmail.com>
Sent: Wednesday, August 19, 2026 7:35 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Letter in opposition to Red Ridge Village-PUD26-001

August 19, 2026

Dear Planning and Zoning Commissioners and Ms Herrick,

I am opposed to the Red Ridge Village development as proposed and request that it be denied. I also do not understand why you require letters of opposition be turned in prior to posting of information that has accumulated since the last public hearing.

My opposition includes concern for the water table, sewer system, and traffic congestion on local streets as well as Highway 55 and fire mitigation. Much more study needs to occur to ensure that the impact of this development is the least possible for the environment and local community.

Paula Shultz
McCall

To: cherrick@valleycountyid.gov

Subject: Letter of opposition to Red Ridge Village - PUD26-001

August 19, 2026

Dear Planning and Zoning Commissioners and Ms. Herrick,

I am writing to express my opposition to the RRV PUD as proposed and request that it be denied.

At what point will our local and county officials realize and actually admit that there is already too much growth, more than our local area can handle?

Developers present their proposals under the guise of creating affordable housing and worker housing. Has the county done any studies on how much affordable/worker housing we actually need? With all of the current development that is already approved or under construction, I can assume that the need for affordable/worker housing has been met.

Does this proposal for Red Ridge Village meet the long term and comprehensive plan for Valley County and the City of McCall? If not then you need to deny this proposed development.

The proposed Wilks/DF Development Red Ridge Village will add significant stress to our already struggling infrastructure, our unspoiled terrain, and an unnecessary risk created for wildfire.

The public's concern for water sources and water tables gets little traction and seems to fall on the deaf ears of our local officials. We can't get ahead of the pollutants already flowing in our lakes and rivers.

The traffic increases are just one portion of the total picture. There are already approved subdivisions and developments that aren't at full capacity, and we are already seeing negative impacts on traffic, road maintenance, and our communities. Let's not add to this situation. When is enough, enough!

Developers who don't live here ruin our communities. They truly don't care about or see the negative impacts to our communities and our beautiful Idaho. We need to start keeping something for us, the permanent and year-long residents, not to mention the flora and fauna. When all these areas are fully developed, what will we have?

Now is the time to start saying "NO" to any additional developments to preserve our beautiful Idaho! Put a moratorium on any new subdivisions or developments so we can really evaluate what the need is for Valley County and its communities. Right now, everything is just a money grab for developers. We are at the tipping point….as I said enough is enough!

The Wilks/DF Development have no true interest in what is good for Idaho, its residents, or the environment. They are out for the money and will be profiting by destroying pristine land and natural habitats for our flora and fauna without caring about the negative consequences to the environment or the surrounding communities and full-time residents.

I would ask the Valley County P&Z and Commissioners one question…please list 10 positive attributes to approving this proposal. I think it will be a difficult question to answer.

Respectfully submitted,
Randy Resimius
PO Box 1569
McCall, ID 83638

To: Valley County Planning & Zoning Commission and Planning & Zoning Director Cynda Herrick
Re: P.U.D. 26-001 - Red Ridge Village (Concept) - Opposition
Hearing Date: August 27, 2026
Submitted By: Beth Warner, 970 Sylvan Creek Road, McCall, ID 83638
Date: August 18, 2026

Dear Valley County Planning & Zoning Commission,

I am writing to express my opposition to the Red Ridge Village PUD Concept and urge the Commission to deny the application in its current form. Given the scale and intensity of what is proposed, the County should withhold any recommendation of approval until the applicant furnishes the necessary studies, makes adequate materials available for public review, and commits to enforceable conditions that genuinely establish compatibility with the rural, agricultural, residential, wildlife, water, transportation, and public-service realities of the surrounding area.

Below, I have listed my reasons for opposing the Red Ridge Village PUD Concept. I thank you for your time and consideration.

1. Scale mismatch

At approximately 35–36 acres, the proposed village center rivals downtown McCall (~37 acres) in size. Approval at the concept stage risks setting a precedent for much larger development and would undermine the rural character of West Mountain Road.

2. Compatibility & Comprehensive Plan gaps

The project would bring urban-scale density, nightly rentals, commercial activity, traffic, lighting, noise, and construction impacts into a rural area without demonstrating consistency with the County's Comprehensive Plan, including its provisions for quality of life, public services, wildlife, clean water and air, and cost-effective facilities.

3. Unresolved water supply and wastewater issues

- No aquifer test data, pumping/safe-yield analysis, groundwater modeling, drought-year reliability study, or well-interference assessment.
- Total water rights needed, pumping demand, and water source not fully identified.
- Wastewater plan lacks engineering detail on treatment type, storage, redundancy, disposal, nutrient management, and infiltration feasibility.

4. Wildlife, wildfire, and traffic/road concerns

- Gaps in wildlife movement, habitat fragmentation, and open-space data; no enforceable corridor/fencing limits or dark-sky lighting commitments.
- Lack of wildfire evacuation or defensible-space planning.

- Daily trip estimates don't address who funds road wear, safety upgrades, winter maintenance, and emergency response. An ESAL-based roadway analysis and a binding developer-funded agreement are needed.

5. Inadequate buffer commitments

The generalized 100-foot buffer along West Mountain Road and adjacent properties is not adequate without surveyable, enforceable commitments — including precise locations, widths, disturbance limits, vegetation retention, fencing, lighting limits, and grading restrictions.

6. Fiscal impact concerns — Red Ridge Village Fiscal Impact Study (BBC Research & Consulting)

- School district deficit lasts over a decade: while county, fire, and EMS deficits turn to surplus within a few years of phase 2, the school district would remain at a deficit serving Red Ridge until about six years after phase 3 is built — roughly 2041 under current phasing projections.
- Structural "funding lag" built into property tax collection: there is a lag of two to three years between when property values change on assessment rolls and when those taxes are actually collected, meaning service demand from new residents will consistently outpace the revenue meant to fund it.
- No plan yet for capital costs: the economic study did not factor in capital expenses driven by Red Ridge, such as new schools or emergency facilities — it only examined operational costs like personnel. Big-ticket infrastructure needs remain unaddressed and unfunded.
- No impact fees currently in place: Valley County and the school district do not currently have impact fees in place, so there is no existing mechanism to require the developer to pay for capital needs like roads, schools, and recreation infrastructure.
- City of McCall gets no offsetting tax revenue but faces added burden: because the project sits outside city limits, it would not net the City any additional property tax funding, yet McCall would still face added traffic and infrastructure strain, with limited ability to generate resources to offset that impact.

Taken together, these findings show the County currently has no assurance that public services will be adequately funded during buildout, and no impact fee structure in place to close that gap.

Conclusion

For these reasons, I oppose this development in its current form and encourage the Commissioners to do the same. I ask that the Commission deny the Red Ridge Village PUD Concept as proposed, or require substantial redesign and the studies, funding mechanisms, and enforceable commitments outlined above before any recommendation for approval.

Sincerely,

Beth Warner

970 Sylvan Creek Road

McCall, ID 83638

From: Julie Conrad <julieconrad11@yahoo.com>
Sent: Wednesday, August 19, 2026 1:02 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Letter of opposition to Red Ridge Village - PUD26-001

Subject: Letter of opposition to Red Ridge Village - PUD26-001
August 19, 2026

Dear Planning and Zoning Commissioners and Ms. Herrick,

I am writing to express my opposition to the RRV PUD as proposed and request that it be denied.

My reasons for making this request are the following:
I have been a part time, and now full-time resident of McCall for over 60 years. I and my family have enjoyed the surrounding countryside and adjacent counties and valleys for their open, peaceful views, clean air, clean clear waterways and beautiful wildlife.
This type and scale of development does not belong here.
Where is the consideration for our future generations?
Our clean, available water sources?
Our at-risk wildlife and their dwindling migration patterns and pathways?
Our safety with regard to significantly increased traffic on Highway 55 and Highway 95?
This area simply cannot accommodate a development of this size.
It is long past time for you to begin making critical decisions to protect what we have, and what makes this area so special to so many.

Please don't sell out.

Sincerely,

Julie Conrad

McCall, ID

From: Clara Day <cmd3969@gmail.com>
Sent: Wednesday, August 19, 2026 1:17 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Letter of opposition to Red Ridge Village -PUD26-001

August 19,2026

Dear Planning and Zoning Commissioners and Ms. Herrick,

I am writing to express my opposition to the RRV PUD as proposed and request that it be DENIED. I have read and heard information from individuals, agencies and organizations concerning the negative impact such a development would have on the area.

Please do not consider any further thought of any development without non interest (non resident) studies from reliable sources as to water, waste, wildlife, traffic, and infrastructure etc. to impact the area.

Thanking you in advance for careful consideration of development in this area.

Clara Day
3969 Oak Park Drive
Kerrville'Texas. 78028
830-890-5278
Owner BlackHawk Lake Property
Cell phone-208-866-5406

From: Shelley Lupher <shelleylupher@gmail.com>
Sent: Wednesday, August 19, 2026 1:15 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Opposition to Red Ridge Village PUD Concept Application

Hello Cynda, Please add my letter to the file for the Red Ridge Development application. Thank you.

TO: Valley County Planning and Zoning Commission
FROM: Shelley Lupher
DATE: August 19, 2026
RE: Opposition to Red Ridge Village PUD Concept Application

Dear Commissioners,

I am writing to formally express my continued strong opposition to the **Red Ridge Village Planned Unit Development (PUD) Concept Application**. While the applicant frames this 2,250-acre, 722-unit proposal as a balanced, conservation-oriented project, a thorough technical review of the application materials reveals significant baseline data gaps, unmitigated infrastructure burdens, deferred safety studies, and financial risk to the county and tax payers.

The Commission is being asked to approve land use without all of the facts. In addition, **the public is being denied the right to view all applicant submissions prior to the August 19th comment deadline**, thereby denying the public the right to refute the applicant's submission data. We respectfully urge the Commission to **DENY** this application based on this issue, in addition to the following critical deficiencies across these key technical areas:

1. Unprecedented Density Escalation (Incompatible with Rural Zoning / Comp Plan)

3-story apartments and townhomes are incompatible with low density rural residential. The established homes next to and across from the proposed development are large lots, and have no amenities near them. Apartment and townhome dwellers need to be located in an urban area to access amenities. In addition, the commercial space proposed is also incompatible with this area.

2. Water Supply & Wastewater Security

The applicant proposes a split water/sewer system: two shared commercial wells and a central sewer plant for 420 multi-family units, paired with over 300 individual private wells and septic drainfields for single-family lots.

- **No Hydrogeological Proof:** The applicant has submitted no 24-to-72-hour pump test or Idaho Department of Water Resources (IDWR) preliminary review. Drawing tens of thousands of gallons daily from just two concentrated wells in fractured granitic bedrock creates a severe risk of localized cones of depression and well interference for neighboring properties.
- **Groundwater Contamination:** No Nutrient-Pathogen (NP) study or DEQ conceptual approval has been provided. Operating over 300 individual septic systems in shallow, rocky mountain soils threatens to leach nitrates into the local aquifer, Duffner Creek, and the Payette River.
- **Groundwater Interruption:** As a resident of Blackhawk Lake, we have a water right for so many acre-feet of water from Duffner Creek for our community lake. The applicant has failed to show how they will protect Duffner Creek from contamination and depletion.
- **Central District Health (CDH) Groundwater Monitoring Restrictions:** Under Central District Health (CDH) rules, seasonal septic water table monitoring is legally suspended when regional water basin levels fall below 75% of normal (as occurred in spring 2026 at ~60%). Approving 300+ individual septic lots without a multi-year, CDH-approved groundwater monitoring dataset conducted during qualifying water years creates severe public health and groundwater contamination risks.

3. Fiscal Deficits & Taxpayer Subsidization

The project's Fiscal Impact Study reveals that existing Valley County taxpayers will directly subsidize the services required by Red Ridge Village during its initial buildout.

- **The Phase 1 Deficit:** Due to a 3-year property tax assessment lag and Idaho HB 389 restrictions, Phase 1 creates an **annual operating deficit exceeding $300,000** across Valley County, McCall Fire, Valley EMS, and the School District.
- **Omission of Capital Costs:** The fiscal study models daily operational expenses but completely omits capital expansion needs—such as new fire engines, station facility expansions, or school classroom buildings/additions.
- **Omission of Healthcare & EMS Impact Analysis:** The application provides zero impact analysis or capital mitigation for St. Luke's McCall Medical Center or local EMS districts. Adding 1,800+ residents generates an estimated 600–770 additional Emergency Room visits annually and creates 2-hour ambulance turnaround times from West Mountain Road, severely straining rural emergency medical capacity without contributing mitigation funds.
- **Unanalyzed Administrative & Civic Service Impacts:** The applicant's economic study completely fails to analyze administrative costs forced upon county operations—including the DMV, Building/Permitting Department, County Assessor, Treasurer, IT infrastructure, and local USPS postal operations. The unbudgeted costs of hiring new county staff and expanding digital systems will be directly passed onto Valley County taxpayers. This cost will be a lot more than $300,000 already in deficit!

4. Solid Waste & Transfer Station Capacity

- **Violation of Code Section 9-9-8.K:** Valley County Code explicitly requires the applicant to provide "Plans for minimizing the impact on solid waste disposal." The applicant failed to provide this required plan.

- **Unmanageable Volume:** Building 1.55 million square feet of residential and commercial structures will generate an estimated **7.7 million pounds structural building debris**. This excludes land-clearing slash and rock excavation waste. The local transfer station cannot absorb this sheer volume without severe operational bottlenecks and taxpayer-funded wear on facilities, or having to expand it again at taxpayer expense.

5. Wildfire Egress & Emergency Services (WUI Vulnerabilities)

- **Illegal Single-Access Phasing (IFC Appendix D107.1):** Deferring the second West Mountain Road access point to a later phase forces early phases (200+ units) to operate as a dead-end, directly violating the mandatory **30-unit single-access limit**.

6. Traffic Generation & Road Network Impact

- **Inaccurate traffic analysis.** Prediction of "interior only trips" at up to 15% was provided with no data verification.
- **Lack of Binding Off-Site Mitigation:** The application provides no binding commitments for off-site intersection upgrades or highway turning lanes or signals, shifting the long-term financial burden of road degradation onto County and state taxpayers.
- **Lack of Hwy 55 emergency egress approval.** Lack of agreement with Adams county on paving and maintenance of this egress.

CONCLUSION & REQUESTED COMMISSION ACTION

Approving this Application without verified water capacity, complete fiscal deficit mitigation, an engineered wastewater plan, or a solid waste management strategy sets a dangerous precedent and violates the intent of Valley County Code and the Code of the West.

I request that the Planning and Zoning Commission RECOMMEND DENIAL to the Board of County Commissioners due to non-compliance with Valley County submission standards and unmitigated public health, safety, and financial impacts.

Thank you,
Shelley Lupher

IDAHO CONSERVATION LEAGUE

August 19, 2026

Ms. Cynda Herrick, Valley County Planning and Zoning Director
Valley County Planning and Zoning Department
P.O. Box 1350
Cascade, ID 83611
(208) 382-7115

Electronically submitted: cherrick@valleycountyid.gov

RE: Idaho Conservation League's Comments for the Proposed 2026 Red Ridge Village P.U.D. Concept Continued Public Hearing

I am writing on behalf of the Idaho Conservation League (ICL) to provide our comments and recommendations on the proposed 2026 Red Ridge Village Planned Unit Development (P.U.D.) Concept plan.

Founded in 1973, the mission of ICL is to create a conservation community and pragmatic, enduring solutions that protect and restore the air you breathe, the water you drink, and the land and wildlife you love. ICL's seven strategic initiatives include confronting climate change, recovering Idaho's wild salmon and steelhead, cleaning up the Snake River, protecting public land, restoring abundance and diversity of Idaho's wildlife, safeguarding North Idaho lakes and waters, and reducing pollution. ICL achieves these goals through public outreach and professional advocacy. With offices in Boise, McCall, Ketchum, and Sandpoint, the organization is a consistent, statewide voice for conservation in Idaho and represents more than 30,000 members and supporters. ICL's members and supporters care deeply about protecting and restoring the environment.

We appreciate the Valley County Planning and Zoning Commission (P&Z) extending the public hearing from the original February 25, 2026 meeting, and we thank the Commission for providing the opportunity for the public to submit comments regarding the Red Ridge Village (RRV) proposal. At the initial RRV Planning and Zoning (P&Z) Public Hearing, numerous individuals, organizations, and agencies either submitted written comments or provided oral testimony, the vast majority of which pointed out severe information gaps that are relevant and essential to have and understand **before**

P&Z makes a recommendation decision. While our organization primarily focuses on advocating for clean water, clean air, and our public lands, we believe there are numerous unanswered questions regarding the Red Ridge Village proposal and P.U.D. application.

On a related issue, the public is required to submit written comments before having an opportunity to review additional materials or information that was gathered during the summer 2026 work sessions, excepting the fiscal study. The P&Z Director indicated that the staff report, which should include additional information collected since the last public hearing, is expected to be posted after the written comment deadline passes. This is wholly unacceptable and lacks transparency as a public process. The developer has multiple opportunities to submit and update materials, but the public isn't afforded the same accommodations or opportunities. It is hardly in the public's best interest to solicit public comment and fail to provide the materials necessary for sound decision making in a timely manner. We ask the the P&Z Commission schedule and hold a continued public hearing for the RRV proposal after all materials are publicly available with adequate time for review, unlike the process that is currently playing out.

In our comment letter dated February 17, 2026, we highlighted several of project components that lacked sufficient information. One of our primary concerns regarding the Red Ridge proposal is that the P.U.D. application is largely incomplete with the response, "TBD by phase" in the majority of the significant sections. These include, but are not limited to: maximum proposed structure height, number of proposed structures,, commercial square footage, residential square footage, Site Design, Parking, Setbacks, Number of Proposed Roads, Proposed Utility Easement Widths, Drainage, Grading and/or Site Preparation, Irrigation plans, and Stormwater and runoff plans. While we understand that the application and forthcoming Planning and Zoning (P&Z) presentation on February 25, 2026 are conceptual, we believe that the missing information is critical for the P&Z to determine if the proposal fits within the community without causing untenable stresses on the natural environment, water resources, and wildlife habitat through additional fragmentation, and whether the project will impact existing infrastructure, capacity, and compatibility. Until DF Development LLC can provide more specific information, such as plans for parking, drainage, square footage (commercial and residential), domestic water source guarantees and data regarding water availability, proposed roads and road construction styles, more detailed information on wastewater treatment and the proposed facility, amongst others, we do not believe that P&Z can, or should, move the project forward through an approval of the current P.U.D. application. The vast majority of these issues remain unresolved.

Of the numerous issues brought forth during the initial review and public comment period, Valley County P&Z chose to focus on an economic impact study. While this is an important piece of the puzzle, we are deeply disappointed that P&Z has yet to require, as is within the Commission's ability, jurisdiction, and responsibility, the additional studies or data collection that are fundamental to this process. The contractor was selected by DF Development rather than P&Z identifying an independent contractor and the resulting report modeled a best-case scenario, projecting that build-out will happen as scheduled, and fails to take into account market volatility, construction delays, and is based on the assumption that all lots will sell with buyers building immediately rather than holding an "investment" property, as is often the case in mountain communities.

An additional consideration that P&Z must factor into the Commission's decision making are the cumulative impacts this proposal will have when taking into account previously approved developments. Everything has a carrying capacity and that includes not only natural resources but community resources like fire protection, policing, parks and recreation, water and sewer, and transportation systems, to name a few. Planning and Zoning must determine if this proposal stretches Valley County, and especially McCall, beyond existing carrying capacities. If implementing this project places undo stress or strain on infrastructure or natural resources, then P&Z's recommendation to the Board of County Commissioners should be a resounding, "No, we do not recommend that this project moves forward in the planning process."

Domestic Water Source and Wastewater Treatment

The domestic water source for RRV is one of the most critical infrastructure needs, and based on our review of the previously submitted comments, this is the single most issue that individuals, organizations, and agencies, including the Valley County Soil and Water Conservation District, commented on. Many of those comments, including our own and those of the VCSWCD recommended and requested that P&Z either direct DF Development to conduct a water availability study or for Valley County to take the initiative and contract with a company to conduct the study. P&Z neither made this a requirement for DF Development's due diligence, nor did the Commission take the initiative and recommend to the Valley County Board of County Commissioners that the County identify and contract with a specialist to conduct this data collection.

DF Development stated in their 2024 P.U.D. application, which was subsequently withdrawn by the proponent, that the 30,000-acre parcel (most of which is located in Adams County) has irrigation water rights associated with the property that the developer will use to satisfy domestic water and irrigation needs for the Red Ridge Village. The current application states that, "A centralized community water system serves potable and domestic demands," (P.U.D. application, p. 8). However, none of the application documents detail the amount of water rights owned by DF Development.

Even without that information, we find it highly unlikely that the existing water rights are significant enough to adequately supply domestic water to either proposed residences or commercial properties as well as satisfying landscaping irrigation needs. Further, the P.U.D. application indicates that, "The domestic water system supports fire protection through a coordinated network of hydrants and on-site water storage tanks sized to meet applicable fire flow standards," (P.U.D. application, p. 4 of the Continuation Sheets).

One question that remains unanswered is where the Village will source and obtain the water necessary to meet domestic, commercial, landscaping, and fire protection needs for the phased development. Based on the proposal to have domestic water wells for each of the Estates areas, we suspect that DF Development will propose additional wells to meet those needs. Hauling water is unsustainable and would have far-reaching impacts on water sources in either Valley or Adams County. The P.U.D. application states that DF Development will obtain water rights "incrementally" as development phases advance. There is no guarantee that water rights would be or are currently available without over allocation as a potential consequence. Therefore, Valley County P&Z should not approve the P.U.D. application without having assurances that said water is available and deliverable in quantities sufficient to meet demand plus extra for the presumed fire protection (discussed below).

We are concerned that DF Development has provided no study or analysis of the underlying water table and how numerous domestic water wells for individual homes, let alone a major well system for domestic water supply will impact the water tables in not only the North Fork Payette watershed, but in the headwaters of the Little Salmon River watershed as well. Without a full hydrologic analysis, DF Development cannot ensure that the groundwater supply is sufficient to meet RedRidge Village needs, nor can the project proponent ensure that water wells associated with the Village will not adversely impact groundwater reserves and the water table in either the North Fork Payette or Little Salmon River watersheds. This project could potentially lead to significant drops in water levels, affecting established residences and agricultural operations in both watersheds.

Further, the application fails to address domestic water treatment issues. Commissioner Roberts referenced the lack of soil studies to ensure that additional nutrients aren't delivered to the North Fork Payette River, yet the P&Z Commission has yet to make a soil study required information/data prior to making a recommendation. Without these critical data points, neither the P&Z Commission nor the public has sufficient data to make an informed decision regarding the RRV proposal.

The P.U.D. application states that, "A centralized community wastewater system collects and treats wastewater generated by the project. Disposal relies on a combination of reuse and on-site infiltration, consistent with DEQ requirements and site specific conditions," (Continuation Sheets, p. 4). Previous development projects in Valley County with similar size proposals were required to provide their own wastewater treatment facilities, specifically Blackhawk and Tamarack. Valley County should require the same of Red Ridge. Unfortunately, the P.U.D. application does not contain information detailing the specifics of this project component. The project proponent should not rely on "tying" into established wastewater treatment facilities. Wastewater discharge in the "no discharge" zone will rely on unproven technology. We recommend Valley County coordinate with the Idaho Department of Environmental Quality to obtain peer reviewed studies and input regarding the proposed systems prior to P.U.D. approval. Further, the project maps fail to identify even a proposed location for a wastewater treatment facility. This is critical information the developer should know prior to initiating the application review process, and we believe that Valley County residents will benefit from this information.

The application also fails to address fire suppression infrastructure and how Red Ridge Village will build and maintain water lines and hydrants for fire protection services. These are significant issues that demand a full accounting and detailed descriptions that are necessary for P&Z to make informed decisions.

Until P&Z either makes this study a requirement of DF Development or the County decides to complete the undertaking through an independent entity, we cannot recommend moving this proposal forward.

Wildfire Risk

The construction of Red Ridge Village would significantly increase the Wildland-Urban Interface (WUI) in Valley County, and thus increase the risk of wildfire. Both Valley County and DF Development cite a February 12, 2026 letter from the Valley County Wildfire Mitigation Program's review of Appendix K in the application documents (Wildland Urban Interface Fire Protection Plan Red Ridge Village P.U.D.) and at the February 25th Public Hearing DF Development representatives stated that the project would actually provide the additional community protection by building in the Wildland Urban Interface (WUI). However, there are several factors that were not addressed in either the letter or Appendix K.

First, a thorough site-specific fire behavior analysis has not been conducted that would inform prescribed setbacks. Second, specific treatment locations were not identified, which makes it difficult, if not impossible, to assume fire behavior or mitigation efficacy.

Further, RRV is identified as a "primary wildfire control line." However, a planned community of this size and scale requires redundant control lines with multiple ingress/egress points. RRV has a sole ingress and a single "emergency" egress identified thus far and neither are sufficient in the event of a catastrophic wildfire, as recently demonstrated in Spokane, Washington. Further, DF Development did not conduct or provide an evacuation/emergency response capacity analysis. Further, water supply and access adequacy were listed as To Be Determined. Again, this speaks to the water availability study, which is essential for thoughtful decision making. Neither Appendix K nor the letter provide a wildfire hazard/risk assessment, nor does DF Development provide any information regarding building components or requiring fire-resistent construction materials.

Given the increased threat of wildfire from heavy fuel loads associated with 150 years of fire suppression and climate change bringing hotter and dryer conditions with less reliable snowpacks, we believe that expanding the WUI into undeveloped areas represents irresponsible growth. Red Ridge Village will have a 15+ minute response time from McCall Fire District, and longer for mutual aid support from Meadows Valley or other communities. In fact, McCall Fire has stated that they cannot serve the Red Ridge development with current resources. Brundage Resort recently created their own fire district to provide fire protection for resort infrastructure and the growing residential development associated with the resort. This was necessary because neither Meadows Valley nor McCall could sufficiently support Brundage with current budgets, capacity, and resources.

The same may be true of Red Ridge Village and Valley County should consider requiring Red Ridge Village to create its own fire district with sufficient staffing and infrastructure to provide initial response to wildfire or domestic home fires, as needed. While the currently proposed 722 units is down from the original proposal of over 1,000 units, the proposal still represents a significant expansion into the WUI. A review of the Red Ridge maps (Figure A1) shows the primary and secondary access/egress points along the east side of the project area, connecting to West Mountain Road. An emergency route is proposed for the northern boundary of the project area, using presumed existing Forest Service roads to access Highway 55. Limited egress creates evacuation bottlenecks, similar to situations during the Paradise Fire in California. DF Development commissioned a wildfire study which determined that the Red Ridge Village would, "function as a strategic fuel treatment that disrupts fire pathways and provides a net wildfire mitigation benefit to McCall's western edge," Figure A.16, Red Ridge Village detail - Xyloplan Fire Pathways Modeling).

Yes, it is true that removing vegetation to construct homes and infrastructure will provide a fuel break from wildfire entry to McCall. And at what price does that mitigation come? An expanded WUI will likely impact insurance rates across West Central Idaho and Valley County. Several insurance carriers (including Farmers and American Family) no longer offer coverage in the 83638 zip code. A loss of Red Ridge Village to wildfire, whether partial or in its entirety, may provide some degree of protection for McCall, but the results will be similar, with insurance rates increasing and carrier options decreasing. Willfully increasing and expanding the WUI sends the message to land management agencies, fire response agencies, and the insurance industry that Valley County isn't necessarily concerned with reducing wildfire risk. This message would directly contradict the recently adopted Comprehensive Plan language that specifically calls for locating future development in areas with or adjacent to existing infrastructure and away from high-risk wildfire prone areas, such as the Red Ridge development site.

Valley County has recently approved several new subdivision and housing projects. We recommend that the P&Z Commission review all the approved and pending CUP applications and use that information to help determine if Red Ridge Village is compatible with the future vision for Valley County and if it contributes to the existing "character" of the community, or detracts from the qualities that make Valley County special.

Wildlife

DF Development states in the application that the project will protect migration corridors and sensitive species habitat. As is noted in Idaho Fish and Game's letter and during the agency's testimony during the May 21, 2026 work session, Valley County does not provide large game winter habitat and that elk and deer migrate through the area to summer calving/rearing grounds and winter range. In order to identify these corridors, it is necessary to capture and radio collar numerous individuals of all species (elk, white tail deer and mule deer). DF Development cannot ensure the protection of migration corridors and pathways without the necessary data.

We also know that DF Development properties in Adams County contain populations of the protected Northern Idaho Ground Squirrel, and it is possible that NIGS colonies exist within the project area. We recommend that the P&Z Commission require DF Development to fund IDFG to conduct surveys for NIGS populations in the project area and to initiate ungulate migration studies. If NIGS populations are identified in the project area then the P&Z Commission should not recommend this project move forward. If migration corridors are identified in a central area of proposed development then DF Development will have the necessary data to adapt their proposal to fit the actual ground conditions and size the proposal to an appropriate scale.

There are many aspects of this proposal that remain unknown, particularly the effects the project would have on water resources (quantity and quality), the impacts from an expanded Wildland-Urban Interface, and the demands on existing community and infrastructure capacity. We urge the Valley County Planning and Zoning Commission to carefully consider the potential impacts of Red Ridge Village before making a decision to approve or deny the P.U.D. application. At this time we believe that the P&Z Commission possesses insufficient data to recommend moving the RRV proposal forward and we urge the Commission to make a "No" recommendation to the Valley County Board of County Commissioners.

Thank you very much for this opportunity to comment. If you have any questions regarding these comments and recommendations, please feel free to contact me via email or phone. Please keep us informed on developments as this issue moves forward.

Respectfully submitted,



Randy Fox
West Central Idaho Director
Idaho Conservation League
rfox@idahoconservation.org
(208) 345-6933 x 510

From: Rick Fereday <aviator81t@gmail.com>
Sent: Wednesday, August 19, 2026 1:50 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Red Ridge Development

Cynda,

Please accept this email as response to public comment on the Red Ridge development. I am opposed to this development for many reasons.

I believe that a project this big in Valley County, with all of the approved subdivisions, is not good planning. The County should focus on approved plans that are close to our 3 major towns and not allow a huge development that is so far removed from infrastructure.

Critical for me are the impacts on water and the ecosystem. The sewer, water and storm drain systems would have to be built to the highest possible standards to protect the watershed.
In addition, the subdivision must have a complete pressurized fire fighting system to current standards along with a complete firewise accepted safety plan,. The road design must meet the highest engineering standards to ensure water quality. County roads leading to any large development must be enhanced and maintained at the developers expense. To even consider a plan this large the County should require substantial impact fees. Time to add those to your P & Z requirements.

Rick Fereday

Public Comment — Red Ridge Village PUD 26-001

To: Valley County Planning & Zoning Commission and Board of County Commissioners
Re: PUD 26-001 — Red Ridge Village
To: cherrick@valleycountyid.gov
From: Preston & Catherine Roper, Roper Living Trust
Date: 8/19/26

Commissioners:

I am writing to express my opposition to the Red Ridge Village PUD in its currently proposed form. I recognize the property owner's right to pursue reasonable development, and I appreciate elements of the proposal intended to preserve open space, provide workforce housing, improve wildfire management, and create recreational access. My objection is not to all development of this property. It is to the **extraordinary scale and intensity of the development being proposed in this particular location**.

At full buildout, Red Ridge would introduce hundreds of residences, a concentrated Village Center with commercial uses and nightly rentals, substantial new infrastructure, public recreational facilities, and thousands of vehicle trips every day into an area that today remains predominantly rural, forested, and recreational in character. The applicant's plan itself describes approximately 2,250 acres, 722 residential units, a Village Center containing 250 condominiums/nightly rentals and substantial commercial uses. The current hearing notice describes approximately 60,000 square feet of non-residential Village Center floor area, including retail, restaurant and food-oriented uses.

The issue, therefore, is not simply whether individual impacts can theoretically be mitigated. The more fundamental question is whether **an urban-scale mixed-use community of this magnitude belongs here at all. In our view, it does not.**

Traffic, road safety, and loss of the rural character of West Mountain Road

The applicant's Traffic Impact Study estimates that Red Ridge will generate approximately **8,071 weekday vehicle trips per day**, including 445 trips during the morning peak hour, 646 during the evening peak hour, and 834 during the Saturday peak hour.

That increase is especially significant when compared with existing traffic on West Mountain Road. At the West Mountain Road/Chad Drive/Wisdom Road intersection, the applicant's own

traffic counts show only approximately **136 vehicles during the weekday evening peak hour and 121 vehicles during the Saturday peak hour** under existing conditions. Under the study's future plus-project scenario, those volumes rise dramatically. This is not simply incremental growth on an already urban roadway; it represents a fundamental change in the intensity and character of traffic on a two-lane County collector with sharp curves, two of which the applicant's traffic engineer itself recommends substantially modifying for safety and vehicle maneuverability.

The effect of that magnitude of traffic growth should not be evaluated merely in terms of whether individual intersections can ultimately be engineered to achieve an acceptable "level of service." The relevant question is what the cumulative increase in vehicle movements will do to the **character, safety and usability of the entire West Mountain corridor**.

Increased traffic will generate significant additional levels of noise pollution and visual impact to the area, affecting both human and wildlife in the area.

Today these roads and surrounding corridors are used by residents, service vehicles, cyclists, recreational users, and wildlife. The character of that experience will be fundamentally altered by thousands of additional daily vehicle movements, including residents, visitors, commercial providers, service vehicles, deliveries and construction traffic.

This is especially concerning for bicyclists and pedestrians. The applicant states that its internal trail network *could* connect to future bicycle facilities along West Mountain Road **if Valley County constructs them**. In other words, the development generating the traffic does not presently provide the off-site bicycle infrastructure necessary to safely accommodate the resulting change in road use.

The County should not approve a development that substantially increases traffic before the necessary off-site bicycle and pedestrian infrastructure is funded, approved, and in place.

The Traffic Impact Study also deserves careful scrutiny. Under its 2029 plus-project scenario, and **before the study's proposed mitigation**, the Valley Road/Boydstun Street and Boydstun Street/SH-55 intersections are projected to operate at LOS F during the evening and Saturday peak periods. The study proposes traffic signals when warrants are met to address those conditions. Even with proposed mitigation, the analysis demonstrates that a project several miles outside McCall would create transportation consequences extending well beyond its property boundaries.

Those are not trivial impacts.

An urban-scale development in a rural location

The proposal is repeatedly described as a "village," but its functional characteristics are much closer to those of a small town.

The Village Center alone proposes approximately **250 condominium/nightly-rental units, 50,000 square feet of retail/commercial space, and buildings proposed to be allowed up to 50 feet in height**. The overall project also contains 170 townhomes/duplexes and hundreds of additional residences.

The applicant acknowledges that the property is approximately three miles from McCall, and shares boundaries with multiple residential neighborhoods - its northern boundary is with Whitetail, its southern boundary with Blackhawk on the Lake, and it relies exclusively on West Mountain Road for access.

There is an important planning distinction between residential development adjacent to existing neighborhoods and creating an entirely new commercial and residential center in a presently rural landscape.

Compatibility should also be considered at the project's northern boundary with Whitetail. The transition between two adjoining developments should reflect the established development pattern and character of the neighboring properties rather than simply placing the maximum allowable density against the property line. In particular, the proposed lots bordering Whitetail should be substantially larger and more comparable to the acreage and character of the adjoining Whitetail properties.

I encourage the County to require a meaningful low-density transition along this boundary, including **minimum five-acre residential lots adjoining Whitetail**, together with appropriate open-space and vegetative buffers. This would still permit reasonable residential development while creating a more compatible transition between Red Ridge and the established community immediately to its north and east along the northern end of Red Ridge property.

Valley County's own conditional-use framework recognizes that more intense commercial development is more appropriately located in commercial hubs, villages, or near incorporated communities with similar infrastructure capable of serving those uses.

The Commission should ask whether the commercial Village Center is genuinely necessary to develop this land responsibly—or whether it substantially increases traffic, lighting, parking, noise, visitors and environmental disturbance simply to create a destination that does not presently exist.

McCall already provides restaurants, retail, entertainment and services. Creating another commercial center several miles outside town inevitably creates additional vehicle trips, e.g. employees & deliveries, in both directions and accelerates the conversion of the West Mountain corridor from rural countryside into a somewhat-distant extension of urban McCall.

Wildlife habitat and the Red Ridge corridor

Red Ridge is not merely undeveloped acreage. The applicant's own ecological report describes a landscape containing evergreen forest, high-elevation meadows, riparian corridors, wetlands

and meadow complexes that provide wildlife cover, forage and movement routes. It specifically identifies elk, deer, bear, mountain lion, wolf and the federally threatened Northern Idaho Ground Squirrel.

Of particular concern is the function of the ridge, forest edges, meadows and drainages as wildlife movement habitat.

The ecological report acknowledges that elk are expected to use forest edges and meadow margins for forage, timbered slopes for bedding, and **ridgelines, benches and drainages for movement between seasonal ranges and water**.

It also acknowledges the potential for the development to disrupt elk bedding and foraging, fragment movement corridors, increase wildlife-vehicle collisions, and create chronic disturbance from lighting, noise, recreation and domestic pets.

Most importantly, however, the report acknowledges that **detailed site-specific elk telemetry and seasonal-range data do not exist for this property**, and that a more rigorous baseline using accepted wildlife survey methods is needed.

The sequence to entitle and develop such a property before such necessary studies is backwards.

The County should have a credible, independent understanding of wildlife use **before approving the master development concept and develop requisite mitigation measures**, not approve hundreds of residences and miles of roads and trails first and then determine through future monitoring whether the assumed wildlife corridors actually work.

The proposed open space is certainly preferable to developing the entire property, but acreage alone is not a sufficient measure of habitat protection. A meadow surrounded by hundreds of homes, roads, trails, people, dogs, nighttime activity and vehicle traffic may remain "open space" on a map while losing much of its ecological effectiveness. The applicant's own ecological assessment recognizes that even moderate cumulative disturbance can reduce habitat effectiveness and that development can fragment large interior habitat blocks.

The proposed 18-plus miles of non-motorized trails and approximately five miles of motorized ridgeline trails add another dimension to that concern. The applicant's own ecological report recommends locating trails away from core bedding areas and minimizing trail density in wildlife movement corridors—another reason those areas should be identified and scoped before the master development concept is approved.

The County should require an independent wildlife assessment—including seasonal elk/deer use and migration analysis—before approving a development of this magnitude.

Construction impacts lasting a generation

This is not a conventional subdivision constructed over a few seasons. The applicant anticipates a **15-to-20-year buildout**.

That means nearby residents, neighborhoods along key traffic corridors, and wildlife could experience construction activity for much of a generation: grading, tree removal, excavation, heavy equipment, dump trucks, material hauling, dust, construction lighting, backup alarms, road work and the operation of the existing gravel pit for project materials.

The ecological report itself acknowledges that construction will displace wildlife, remove vegetation, increase noise and light, and potentially increase erosion and sediment delivery to riparian areas.

A 15-to-20-year disturbance cannot reasonably be dismissed as a short-term construction inconvenience. It is a major land-use impact in its own right, inappropriate to the rural nature of this region.

Dark skies and valley-wide visual impact

The nighttime character of the West Mountain area is one of its defining qualities.

Even excellent dark-sky fixtures cannot make hundreds of residences, a commercial center, roads, parking areas, vehicle headlights, recreational facilities and other activities visually disappear.

The applicant proposes dark-sky and wildlife-compatible lighting, which is positive. But fixture compliance addresses glare and upward light; it does not eliminate the cumulative illumination associated with an entirely new population center.

The issue is especially important because development would occur on elevated and sloping terrain visible from surrounding areas. Given the site's topography and the proximity of established communities, the County should require cumulative day- and nighttime viewshed analysis **from representative viewpoints within Whitetail, Blackhawk, along West Mountain Road, from the valley floor, and from other established neighborhoods**, rather than relying solely on fixture specifications and vegetative buffers.

The same applies during daylight. A 100-foot landscaped buffer may screen portions of buildings at close range, but it cannot necessarily mitigate large-scale changes to hillsides, forest edges and viewsheds across a 2,250-acre property.

Water, wastewater and infrastructure questions remain unresolved

For a project of this magnitude, basic resource questions should be answered before concept approval.

The applicant's neighborhood responses state that aquifer studies are still ongoing and that testing remains necessary to confirm water quality and productivity. The applicant also states that its engineering team is still determining project water needs and sources.

Similarly, wastewater treatment is proposed as a non-discharge system, but the applicant has stated that its engineers are still determining the treatment level required to reuse wastewater for irrigation.

Those are consequential uncertainties for hundreds of homes and significant commercial development. Approval should not precede a demonstrated, sustainable water supply and a fully engineered wastewater strategy that protects groundwater, streams, wetlands and downstream resources.

Wildfire, evacuation and emergency-service capacity

Red Ridge would place hundreds of new structures and potentially thousands of people within the Wildland Urban Interface.

The applicant's Wildland Urban Interface Fire Protection Plan states that development expanding into forested WUI areas generally increases wildfire risk through additional people, structures and potential ignition sources. The same plan concludes that, if its proposed fuel treatments, defensible space, access improvements and other mitigation measures are fully implemented and maintained, the project could reduce wildfire risk relative to existing conditions. The plan was prepared by a professional forester employed by DF Development, and given the consequences of wildfire in this area, independent technical review of those assumptions and mitigation commitments is appropriate.

Emergency-service capacity also remains an important issue. The applicant has acknowledged discussions with McCall Fire regarding impact fees and the potential need for a new station and associated resources. Its current fire plan estimates emergency response from McCall Fire and SITPA at approximately 15 minutes or more and states that detailed locations and configurations of certain fire-protection infrastructure will be determined during subsequent engineering phases. Any approval should therefore contain enforceable conditions tying the pace of development to demonstrated fire-protection, water-supply, access and evacuation capacity.

Public costs, infrastructure and long-term obligations

Internal Red Ridge roads may be privately maintained, but the thousands of trips generated by Red Ridge will occur predominantly on **public roads outside the PUD**.

The applicant acknowledges that ongoing maintenance of those roads will continue through the normal budgets of the responsible public entities, while the specific improvements and funding approach are to be resolved through the Development Agreement.

That distinction matters. The County should ensure that existing taxpayers are not left subsidizing road reconstruction, maintenance, law enforcement, fire protection or other services necessitated by the development.

The County should ensure through the Development Agreement and enforceable conditions of approval that Red Ridge bears the incremental public costs attributable to the development, including required transportation, fire and emergency-service infrastructure, and that those costs are not shifted to existing taxpayers.

The cumulative-impact problem

Each individual concern can theoretically be met with a proposed mitigation: e.g., a buffer for visual impact, wildlife fencing for migration, turn lanes for traffic, dark-sky fixtures for lighting, defensible space for wildfire, trails for recreation, impact fees for services.

But land-use decisions cannot be made by examining each impact in isolation.

The real question is the **cumulative transformation** created by 722 residences, a dense Village Center, nightly rentals, commercial activity, 80,000 square feet of identified nonresidential floor area, including approximately 60,000 square feet of non-residential Village Center floor area, including retail, restaurant and food-oriented uses, thousands of daily vehicle trips, roads, parking, utilities, motorized recreation and 15–20 years of construction.

Taken together, these features create something fundamentally different from the rural and recreational landscape that exists today.

Red Ridge is immediately adjacent to established communities, including Whitetail, which the applicant identifies as sharing the project's northern boundary, and the project's primary access places its traffic on the West Mountain Road corridor used by those communities.

Once this landscape is converted, the change is effectively permanent.

Requested action

For these reasons, I respectfully ask Valley County to **deny the Red Ridge Village PUD in its current form**.

If the County believes some development of this property is appropriate, I encourage the applicant and County to return with a substantially reduced plan—one that materially reduces residential density and total unit count, eliminates or dramatically reduces the commercial Village Center, protects the ridge and important wildlife corridors from development and intensive recreation, establishes permanent conservation protections, and scales development to infrastructure that actually exists or is fully funded and constructed before occupancy.

At minimum, no approval should occur until the County has sufficient independent analysis to address wildlife and migration corridors, water availability, wastewater, wildfire and evacuation capacity, visual and nighttime-light impacts, alignment with neighboring lot sizes (e.g. 5 acre minimum near Whitetail), construction impacts, and safe bicycle and pedestrian accommodation along West Mountain Road, together with enforceable measures addressing identified fiscal and public-service impacts.

The McCall area will continue to grow. The question before the County is not whether growth will occur, but **what kind of growth belongs where**.

Red Ridge, as currently proposed, crosses an important line. It would convert a large rural, forested and wildlife-rich landscape into what is functionally a new town immediately outside McCall, while imposing much of its traffic and other external effects on the surrounding community.

The scale of this proposal is simply too great for this location.

I respectfully urge the Commission and County to protect the long-term character, safety, wildlife habitat and quality of life of the West Mountain area and deny PUD 26-001 as currently proposed.

Sincerely,

Preston & Catherine Roper

Roper Living Trust
McCall, Idaho



From: Jean Wild <tjwild2@gmail.com>
Sent: Wednesday, August 19, 2026 2:03 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Fwd: Red Ridge development

---------- Forwarded message ---------
From: **Jean Wild** <tjwild2@gmail.com>
Date: Wed, Aug 19, 2026, 1:50 PM
Subject: Fwd: Red Ridge development
To: Jean Wild <tjwild2@gmail.com>
---------- Forwarded message ---------
From: **Jean Wild** <tjwild2@gmail.com>
Date: Wed, Aug 19, 2026, 1:23 PM
Subject: Red Ridge development
To: <cherrick@valleycounty.id.gov>

We are opposed to the development of Red Ridge Village.
The infrastructure of Valley County and surrounding counties cannot support such a development at this time.
#1 Payette Lake pressure. Already has problems.
#2 County can't pay for and maintain our existing roads now and that includes the city of McCall.
#3 water
#4 where are all the workers going to come from to build this village?
#5 where are all the workers going to live to service the influx of all these people ex: restaurant's, stores, and businesses etc.

We just feel that the time is not right for this large a development.
Full time residents

Thomas and Jean Wild
342 Maki Ln, McCall, ID 83638

COMMENTS IN OPPOSITION TO PUD 26-001 RED RIDGE VILLAGE CONCEPT APPLICATION

I am opposed to Red Ridge Village for so many reasons.

This development is huge and would significantly impact not just the adjacent residential areas but would impact many residents of McCall and other areas of Valley County.

- West Mountain Road is not designed to handle the amount of traffic this huge development would create. There are many 90-degree turns.
- This large development will not help solve the local housing issue. There will be few, if any, units in this development that will truly be affordable to our local working families. In the Appendix H, there is no mention of the price of these units in the covenant.
- This area is currently undeveloped and would disrupt wildlife corridors and habitat if developed. The application says all the right things, but in truth, a development this large will have a huge impact on wildlife. There could be a loss of habitat for many wildlife species due to the length of construction of roads and structures, the wildlife may not return when the construction is complete.
- A development of this size will have a huge negative impact on our area's dark sky. With that many residences, each able to light the garages and entrances, the glow of the lights will be easily seen from many places on the east side of the valley and in the McCall area.
- Please consider the rights and values of the existing residents of Valley County. This proposed community would destroy so many things current residents value here.

This development is inconsistent with Valley County's Comprehensive Plan to preserve the rural character. I am asking you to **deny** this application PUD 26-001.

Pam Wissenbach
280 May Road
McCall, ID

August 19th, 2026
RedRidge Village Concept PUD 24-01
Cynda Herrick
Valley County P&Z
cherrick@co.valley.id.us

To the Planning & Zoning Commission, County Commissioners and Valley & Adams County Neighbors:

The proposed RedRidge development will forever impact the lifestyle of our Central Idaho area, which includes, but is not limited to McCall, New Meadows and Cascade areas. The massive development will strain state, local and city budgets and resources as there is no infrastructure in the Valley County portion of these 30,000 acres of rugged mountains. There is no sewer system, garbage, medical, schools, fire protection and law enforcement capable of serving the increased population this proposal brings. Also lacking are power, natural gas, internet and other utilities. The Texan owners, billionaire brothers Dan and Ferris Wilks, would completely rely on current government resources and our resident taxes as a foundation for their own profit without adding to the financial needs in development. Other important considerations:

Limited highway infrastructure in central Idaho
There are three narrow, two-lane highways that serve this central Idaho area; 95 to the north through Lewiston, 95 south through Council, and 55 south through Cascade. Each of these highways run alongside wild and scenic rivers, preventing them from being widened to serve such a large community expansion in this area.

Local schools burdened
The recent Idaho census states that there is an average of 2.2 school-aged children (6 to 17 years old) per family. In this proposal involving the construction of 1100 new homes, there could be an additional need for 2,400 student desk spaces in McCall or New Medows. There will also be considerable and expanded bus transportation required.

I completely believe that the current proposal is just a way to get larger development started. Just consider the sprawling development of Avimor that continues to gobble up hillsides. The total land owned by the developers of Red Ridge is just the tip of the iceberg of the total 30,000 acres owned! Just how large is the 30,000-acre RedRidge area? The city of Boise currently has +/- 40,960 acres and is built on a relatively flat open, easy-to-develop topography. There are also multiple large rivers, streams, and reservoirs to help serve the infrastructure. Multiple interstate freeways, major rail trains, and airports of varying sizes also serve the populus with travel and freight. The city of Eagle (after taking in the additional areas of Avimor) is +/- 20,000 acres. Our city of McCall encompasses +/- 5760 acres. The proposed RedRidge development – at 30,000 acres of forest and mountains – is roughly five times the size of McCall and between the sizes of Eagle and Idaho's State Capitol! Let that sink in.

I have only listed a few of my concerns with this proposal, which underscores just how absurd proposed development being force-fit and bulldozed through the rugged mountains of Central Idaho. I am a life-long Idahoan and current resident of Valley County, and as my elected officials, I request that you reject the proposal in its entirety or substantially increase the buffer to neighbors properties and increase the acreage per home to multiple acres to maintain the areas rural setting.

Respectfully submitted,

William Marineau

From: dcromwell@frontier.com <dcromwell@frontier.com>
Sent: Wednesday, August 19, 2026 2:49 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Letter of opposition to Red Ridge Village - PUD26-001

8-19-26

Dear Planning and Zoning Commissioners and Ms. Herrick,

I am writing to express my opposition to the RRV PUD as proposed and request that it be denied.

Here are some of our **key concerns**:

1. Traffic and Infrastructure Issues

- Additional 8,071 daily vehicle trips would very easily overwhelm West Mountain Road, which currently is and has been in bad shape for many years. Although the county tries, this is a very poorly maintained road without the additional daily vehicle trips that would be created by Red Ridge Village.
- The City of McCall does not have nearly enough current infrastructure to support a development of this size.
- Study cited two dangerous 90-degree curves requiring $500K-$1M each to fix, although there are actually five very sharp curves between Deinhard/Boydstun and the Red Ridge Village proposed site.
- No protected bike lanes, and totally inadequate pedestrian infrastructure along West Mountain Road. West Mountain Road is, per the Valley County Comprehensive Plan, a long term proposed Valley Country Pathways route.
- Vague "negotiated" cost-sharing means local taxpayers will likely pay for any road improvements.

2. Wildfire Risks

- 15+ minute response time from McCall Fire District.
- McCall Fire states they "cannot serve this area with current resources."
- 722 units in high-hazard Wildland-Urban Interface zone with currently overstocked forests and beetle infestations.
- Unenforceable homeowner fuel management requirements.
- Limited egress creates evacuation bottlenecks.
- An expanded Wildland-Urban Interface will likely impact insurance rates across West Central Idaho and Valley County; several insurance carriers (including Farmers and American Family) no longer offer coverage in the 83638 zip code.

3. Wildlife Habitat Destruction

- Federally threatened Northern Idaho Ground Squirrel will have its habitat degraded.
- Elk migration corridors will be even more fragmented (McCall Elk Zone).
- **No detailed elk telemetry data** — the applicant admits Idaho Fish & Game lacks site-specific mapping.
- 149-acre "preserved" meadow surrounded by 722 homes is a chronic disturbance of wildlife habitat.

4. Water Supply and Water Quality Uncertainty

- **No completed aquifer studies** — groundwater capacity is currently unknown.

- Water rights verification "ongoing" per applicant's admission.
- Wastewater in the "no-discharge" zone relies on unproven infiltration.
- Risk of Duffner Creek and groundwater contamination.
- No information on the Central Sewage Treatment Facility location or required connection criterion.

5. Rural Character Degradation

- Commercial Village and Condominium complexes in a rural area are not consistent with the Valley County Comprehensive Plan goals and objectives found in Chapter 13 (Land Use), "Retain the rural atmosphere of Valley County."
- 6.9 units/acre in Village Center is an urban density.
- 250 nightly rental condos creates a transient population and associated problems.
- The proposed "170 local housing units" are insufficient to offset displacement pressure (population surge, property value inflation, service cost increases).

6. Added Local Taxpayer Burden

- $2-3.5M in unfunded road improvements.
- New fire station costs are unspecified.
- School impacts studies required:: ~275 year-round units = potentially hundreds of additional children in the McCall Donnelly School District.

7. Inadequate Review Process

- Critical studies are currently incomplete (aquifer, wetlands, elk and wildlife surveys)

Valley County deserves thoughtful development that preserves our community character, not a city-sized project pushed through the approval process.
Please deny this application for all the reasons cited above.
Please **reply to confirm receipt of our opposition letter** and that it will be included in the staff report.

Sincerely,

Dean and Amy Cromwell
10 Bitterroot Ct.
McCall, ID 83638

To: cherrick@valleycountyid.gov

Subject: Letter of opposition to Red Ridge Village - PUD26-001

August 19, 2026

Dear Planning and Zoning Commissioners and Ms. Herrick,

I am writing to express my opposition to the RRV PUD as proposed and request that it be denied.

At what point will our local and county officials realize and actually admit that there is already too much growth, more than our local area can handle?

Developers present their proposals under the guise of creating affordable housing and worker housing. Has the county done any studies on how much affordable/worker housing we actually need? With all of the current development that is already approved or under construction, I can assume that the need for affordable/worker housing has been met.

Does this proposal for Red Ridge Village meet the long term and comprehensive plan for Valley County and the City of McCall? If not then you need to deny this proposed development.

The proposed Wilks/DF Development Red Ridge Village will add significant stress to our already struggling infrastructure, our unspoiled terrain, and an unnecessary risk created for wildfire.

The public's concern for water sources and water tables gets little traction and seems to fall on the deaf ears of our local officials. We can't get ahead of the pollutants already flowing in our lakes and rivers.

The traffic increases are just one portion of the total picture. There are already approved subdivisions and developments that aren't at full capacity, and we are already seeing negative impacts on traffic, road maintenance, and our communities. Let's not add to this situation. When is enough, enough!

Developers who don't live here ruin our communities. They truly don't care about or see the negative impacts to our communities and our beautiful Idaho. We need to start keeping something for us, the permanent and year-long residents, not to mention the flora and fauna. When all these areas are fully developed, what will we have?

Now is the time to start saying "NO" to any additional developments to preserve our beautiful Idaho! Put a moratorium on any new subdivisions or developments so we can really evaluate what the need is for Valley County and its communities. Right now, everything is just a money grab for developers. We are at the tipping point....as I said enough is enough!

The Wilks/DF Development have no true interest in what is good for Idaho, its residents, or the environment. They are out for the money and will be profiting by destroying pristine land and natural habitats for our flora and fauna without caring about the negative consequences to the environment or the surrounding communities and full-time residents.

I would ask the Valley County P&Z and Commissioners one question...please list 10 positive attributes to approving this proposal. I think it will be a difficult question to answer.

Respectfully submitted,
Mary Beth Resimius
PO Box 1569
McCall, ID 83638

Director Cynda Herrick
Valley County Planning and Zoning
PO Box 1350
Cascade, ID 83611

August 19, 2026

RE: Comments in Opposition to Red Ridge Village PUD 26-001

Director Herrick and P&Z Commissioners:

I am opposed to the proposed Red Ridge Village PUD.

This proposed development, with 722 dwelling units, represents a huge, high-density city. This is a direct conflict with Valley County's Comprehensive Plan and its goal of preserving rural character. The fact that the development would be located in an undeveloped area that is several miles away from other higher-density residential areas makes this conflict even more extreme.

Red Ridge Village will also place a massive burden on Valley County, the school district, fire departments, and emergency management services. Taxpayers will end up paying for the expenses associated with this development, and Valley County residents will incur the resulting detrimental impacts.

Vehicular traffic associated with the 722 dwelling units, their construction, residents, and renters, will put a massive strain on West Mountain Road, the only ingress and egress route. This road, with several 90-degree curves and limited sight distances, is not designed to handle the amount of traffic this huge development would create. This will create safety impacts and additional financial burdens for Valley County.

Development of this size will have a huge negative impact on our area's dark sky. With so many high-density structures and associated automobile traffic, light pollution will degrade the dark night sky and be visible from many places on the east side of the valley and in the McCall area.

The massive footprint and large number of dwelling units proposed will create an undue detrimental impact on wildlife. Many species of wildlife will be displaced, their habitat destroyed and their migration corridors disrupted.

This development, as proposed, does not belong in Valley County. It would negatively impact so many of the values and resources that shape our communities and that County residents enjoy. This proposed development must not be approved.

Sincerely,

Michael Wissenbach
280 May Road
McCall, ID 83638

From: William Thomas <wthomas40@icloud.com>
Sent: Wednesday, August 19, 2026 3:10 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Letter of opposition to Red Ridge Village - PUD26-001

I am writing to you today to oppose the Red Ridge Development. Two main concerns of concern

.One is the demand for water in a county challenged by limits in water where the city of Mccall is not able to meet demands for water and has to purchase water from downstream users. All raising our water rates.

Secondly by reliable studies the mountains west of McCall are at high risk of wildfires which as you can see what is happening now in our area. A development in the Western mountains in all likely would redline house insurance for residents of Valley County. This all ready happening across our state where development has expanded into areas of high risk of fire.

Bill Thomas
650 Brady Dr, McCall
Sent from my iPhone

From: Aron Robie <aron.robie@yahoo.com>
Sent: Wednesday, August 19, 2026 3:33 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: NO RED RIDGE VILLAGE

Dear County Commissioner,

I am writing to express my strongest possible opposition to the proposed Red Ridge Village development in Valley County and all similar developments that are collectively destroying the rural lifestyle is locals move here for in the first place.

I believe this development is fundamentally out of step with what the residents of Valley County want for our community. This is not a matter of being opposed to responsible growth or refusing to acknowledge that communities change. It is a matter of recognizing that growth should serve the people who live here—not overwhelm them, displace the character of the community, or prioritize outside development interests over the residents who call Valley County home.

Red Ridge Village is not needed, and it is not wanted by the residents of this community.

Valley County already faces significant pressures associated with growth and development. Additional large-scale development will place further strain on our roads, infrastructure, emergency services, water resources, housing, schools, and the overall character of our communities. Once this type of development is approved and built, its impacts cannot simply be reversed.

I am also deeply opposed to any further development by DF that would continue pushing Valley County toward this type of large-scale growth. Residents should not have to continually fight to preserve the community they have invested in and built their lives around.

There is a fundamental difference between reasonable, community-supported growth and development that changes the scale and character of an area beyond what existing residents want or can reasonably support. Red Ridge Village crosses that line.

I strongly urge you, as a County Commissioner, to listen to the residents of Valley County and take their concerns seriously. Public opposition should not be treated as an inconvenience or an obstacle to overcome. It should be recognized as meaningful input from the people who will actually have to live with the consequences of this decision.

Please stand with the residents of Valley County and reject the Red Ridge Village development. I also urge you to oppose additional large-scale development by DF that is inconsistent with the wishes and long-term interests of our community.

Valley County has a responsibility to protect its existing communities, infrastructure, natural resources, and quality of life. Not every proposed development needs to be approved simply because it can be built.

I respectfully ask that you vote no on Red Ridge Village and make it clear that the future of Valley County will be guided by the interests of its residents—not by developers seeking to maximize growth.

Valley county and its land is simply NOT to become the playground of developers. We have seen too many other places be ruined by this nonsense in recent years.

We do not live here for it to become a suburban lifestyle and those who do can relocate to somewhere that actually aligns with their wants.

Refards,

Aron Robie
Valley County Resident and business owner.

From: Marilyn Olson <mjolson71@hotmail.com>
Sent: Wednesday, August 19, 2026 3:26 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Letter of Opposition to Red Ridge Village-PUD26-001

Dear Planning and Zoning Commissioners and Ms. Herrick,

I am writing to express my opposition to the RRV PUD as proposed and request that it be denied.

My reasons for making this request are the following:

1) Red Ridge as proposed is too large for our community. It's approximately the same size as McCall.

2)The traffic on West Mountain Road needs to be addressed more comprehensively.

3)The area would be within the Wildland Urban Interface(WUI) and the possibility of wild fires could be extensive and devasting.

Thank you for your time and consideration.

Sincerely,
Marilyn Olson
890 Timber Ridge Court
McCall, Idaho

From: KATHLEEN POSTON <katposton@icloud.com>
Sent: Wednesday, August 19, 2026 3:25 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: My no vote on the RRV PUD

Dear Planning and Zoning Commissioners and Ms. Herrick,

I am writing to express my opposition to the RRV PUD as proposed and request that it be denied for the following reasons.

This development is massive. Even though they are claiming their own city, McCall does not have the infrastructure for this development and it will place a burden on our city.

They have said 10,000 vehicle trips a day along West Mt Road. Will they be only coming on our by-pass or coming thru Donnelly?
Highway 55 is already the most dangerous road in Idaho and we do not want thousands of more cars per day on that road.

Aquifer and water resources?

Let's not trade why we all came to McCall for extra tax dollars!

From: Pamela McChrystal <mcchrystals@msn.com>
Sent: Wednesday, August 19, 2026 3:20 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: PUD 26-001 Red Ridge

I strongly oppose PUD 26-001. This unimaginable new city development does not align with the long term goals for the community.

Valley County's infrastructure structure as of now can't handle the enormous summer crowds that are bigger every year.

Adding 8000+ car trips a day not including the event center car trips is a disaster in the making.

This development would create severe impacts to our already stretched thin services, hospital and clinics, police, fire and EMS. Huge impact to our environment, loss of wildlife, traffic congestion, noise and light pollution and is an enormous wildfire risk.

A new city built in the middle of a forest would be a disaster! The "fire plan" was written by an employee of DF. He is DF's "development forester" and not an outside unbiased professional.

Another serious issue is the property tax funding gap. It could take nearly a decade for property tax generated by a new city to fully fund public services for this development and this doesn't include our schools which will become over crowded with and not enough teachers.

We all live here for its beauty, environment and rural feel, and we too have property rights.Please, do not let aggressive big money change that.

Pamela McChrystal
McCall,ID

Sent from my iPhone

From: Lydia McMillin <lydmcmillin@gmail.com>
Sent: Wednesday, August 19, 2026 3:56 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Cc: Lydia McMillin <lydmcmillin@gmail.com>
Subject: Oppose CUP/PUD 26-001 Red Ridge Village

Ms. Herrick,

I would like to state my opposition to the CUP 26-001 for Red Ridge Village. The following are some of the concerns I have -

Size - This is not a housing development, this is a new city.

Roads - West Mountain Road can not keep up with current traffic. Adding 8,000 more trips a day would be disastrous. The road at this time is barely passable by 2 cars because of the deep potholes.

Water - I am concerned that the aquifer can not sustain the additional household use that Red Ridge would require if they were to tap into that source of water.

City of McCall services - Schools, law enforcement, fire departments would be adversely affected.

These are not all of my concerns, but are at the top of the list.

The developers and their consultants, BBC Research, would like to convince the county that this project has been well thought out. That does not appear to be the case. There is a lot of wording to suggest that many items are to be considered in the future. They also appear to be appealing to the county by promising additional revenue. That will not happen for several years and will be at an uncertain value and rate.

I am not against growth in our area. I am opposed to rushed, poorly planned growth. The Valley County comprehensive plan states -"With careful, measured planning, it can remain a viable, beautiful place for those who choose to call it home." The key words are careful and measured.

It is stated that full development will take 20 - 30 years. There is no need to rush the planning stages and to make sure that this is in the best interests of the residents of Valley County.

Thank you,
Lydia McMillin
White Cloud Subdivision

From: kdorris@frontiernet.net <kdorris@frontiernet.net>
Sent: Wednesday, August 19, 2026 3:57 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Red Ridge

Dear Valley County Planning and Zoning Commissioners, 08/19/26

I am writing to express my strong opposition to the proposed Red Ridge Village development in Valley County.

As a former forest firefighter, I have firsthand experience with the immense risks associated with developing within the Wildland-Urban Interface (WUI). Expanding residential developments into these fire-prone areas significantly increases the danger to human life, property, and the emergency personnel tasked with protecting them.

While I understand the pressures of growth, encouraging development deeper into these wildlands poses an unsustainable risk to our community and our natural resources. I urge the commission to carefully consider the long-term safety implications and deny the approval of the Red Ridge Village project.

Thank you for your time and for your dedication to the safety of Valley County residents.

Sincerely,
Karen Morrow
796 Chad Loop
McCall, ID 83638

From: McCall Keller <mccallkeller@gmail.com>
Sent: Wednesday, August 19, 2026 4:09 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: opposing Red Ridge

The Red ridge village proposal is at a scale that will diminish the quality of life and safety of Valley County residents.

Thanks,
McCall Keller

--
macmoss.studio
-
macmoss.studio
203.524.6088

Opposition to Red Ridge Village PUD Concept

To: Valley County Planning & Zoning Commission and Planning & Zoning Director Cynda Herrick
Re: P.U.D. 26-001 - Red Ridge Village (Concept) - Opposition
Hearing Date: August 27, 2026
Submitted By: Katie Warner, 3789 W Mountain Road, McCall, ID 83638
Date: August 18, 2026

Dear Valley County Planning & Zoning Commission,

I am writing to oppose the PUD Concept as submitted. This project would fundamentally change the character of the road we live on, and I do not believe the applicant has provided the information the County needs to evaluate that change responsibly. I ask that the Commission deny the application in its current form and require substantial additional study before any recommendation for approval moves forward.

I share the concerns raised by many of our neighbors along West Mountain Road. The following are the issues that concern me most.

A rural road, not a second downtown

The proposed village center alone — roughly 35 to 36 acres — is close in size to all of downtown McCall. Approving a project of this scale at the concept stage sets a precedent that is very difficult to walk back later, and it would permanently change the rural feel of West Mountain Road for everyone who lives along it, including my household.

Our water is not adequately protected

As an adjacent well owner, this is my single biggest concern. The applicant has not provided aquifer testing, a pumping or safe-yield analysis, groundwater modeling, or any assessment of how nearby wells — including ours — would hold up during drought years or full buildout. The proposal also lacks engineering-level detail on the wastewater system, including treatment type, storage, redundancy, and nutrient management. Without this information, there is no way to know whether this development can be served without degrading the water our neighborhood depends on.

Wildlife and wildfire risk

This land currently supports wildlife movement and open space that would be fragmented by the proposed development. I have not seen site-specific wildlife or habitat analysis, enforceable fencing or lighting limits, or a credible wildfire evacuation and defensible-space plan — all of which matter a great deal to those of us who already live with wildfire risk in this area.

Buffers that exist on paper only

A general 100-foot buffer has been mentioned along West Mountain Road, but nothing about it is enforceable as proposed. As a directly adjacent landowner, I need to know the exact location, width, vegetation retention, fencing, and lighting limits that would separate this project from our property — not a vague number that could shift during final design.

The County has not been shown the true cost

The fiscal study commissioned by the County (BBC Research & Consulting) shows that public services — including our school district — would run at a deficit for years, in some projections until around 2041. The study also did not account for capital costs like new schools or emergency facilities, and neither Valley County nor the school district currently has impact fees in place to recover those costs from the developer. Until that gap is closed, approving this project risks shifting real costs onto existing taxpayers, including my household.

Conclusion

I am not opposed to responsible growth, but this proposal is not that. I ask the Commission to deny the Red Ridge Village PUD Concept as submitted, or, at minimum, to require complete water, wastewater, wildlife, wildfire, and fiscal studies — along with enforceable buffer commitments — before any recommendation for approval is made.

Thank you for your time and consideration.

Sincerely,

Katie Warner

3789 W Mountain Road

McCall, ID 83638

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

August 19, 2026
Please Confirm Receipt

Re: **Hodges Opposition to Red Ridge Village Concept PUD 26-001**

Cynda Herrick
Valley County Planning & Zoning

Dear Ms. Herrick –

Please take note of my opposition points below concerning the Red Ridge Village Concept PUD 26-001 plan amid related submissions and many well-founded opposition filings. I submitted these concerns previously in February of this year, but feel it is important to restate my concerns.

The areas surrounding and accessed by West Mountain Road are special in many ways, and have long been designated as part of McCall's Scenic Byways -- utilized daily by bikers, pedestrians, a history of shepherd-led grazing sheep, and visitors who come to McCall to enjoy its unique seasonal beauty and splendor.

As a long-time member of the McCall community, who is drawn to this area for its small-town allure and everything its founding community members envisioned to maintain that feel for a controlled-growth approach that is inevitable, I am compelled weigh in on the Red Ridge Concept Plan that is antithetical to that notion, and is not only untenable in concept, unsupported in its plan and claims, and clearly unsustainable in any long-term implementation if such an ill-planned notion escaped keen review and scrutiny by the City of McCall and Valley County, I offer the following oppositional thoughts and considerations:

The Red Ridge plan is problematic and deficient in many areas, including the following key areas (not entirely inclusive of all areas of concern):

1. **Significant Wildfire Risks**

- 15+ minute response time from McCall Fire District.
- McCall Fire states they "cannot serve this area with current resources."
- 722 units in high-hazard WUI zone with overstocked forests, and no fire wise plan.
- Unenforceable homeowner fuel management requirements.
- Limited egress creates real-life evacuation impediments (Paradise Fire scenario); and would also impede emergency response ingress into the area.
- An expanded Wildland-Urban Interface will no doubt increase insurance rates across West Central Idaho and Valley County. In fact, numerous insurance carriers have canceled policies and/or no longer offer coverage in the 83638-zip code.

2. **Inadequate Review Process**

- Critical studies have either not been performed or are incomplete – including aquifer, wetlands, elk and wildlife surveys.

3. **Wildlife Habitat Destruction**

- Federally threatened Northern Idaho Ground Squirrel habitat degraded.
- Elk migration corridors fragmented (McCall Elk Zone).
- No detailed elk telemetry data — applicant admits Idaho Fish & Game lacks site-specific mapping.
- A 149-acre "preserved" meadow surrounded by 722 proposed homes would create a chronic disturbance.

4. **Rural Character Degradation**

- Commercial Village and Condominium complexes in a rural area are not consistent with the Valley Comp Plan goals and objectives found in Chapter 13 (Land Use) – "**Retain the rural atmosphere of Valley County**."
- 6.9 units/acre in Village Center rises to the level of *urban density*; and is inconsistent with the rural character that existed.
- 250 nightly rental condos creates a transient population and associated problems.
- The proposed "170 local housing units" are insufficient to offset displacement pressure (population surge, property value inflation, service cost increases).

5. **Water Supply and Water Quality Uncertainty**

- **No completed aquifer studies** — groundwater capacity unknown.
- Water rights verification "ongoing" per applicant's admission.
- Wastewater in the "no-discharge" zone relies on unproven infiltration.
- No information on the Central Sewage Treatment Facility location or required connection criterion.

6. **Significant Roadway Infrastructure Costs, Impediments and Safety-Related Issues**

- An estimated additional 8,071 daily vehicle trips would prove to be absolutely detrimental and dangerous on West Mountain Road
- Cited two dangerous 90-degree curves requiring $500K-$1M each to fix, though there are actually five very sharp curves between Deinhard/Boydstun and the RRV proposed site.
- Level of Service F (total gridlock) predicted at multiple intersections by 2029.
- No protected bike lanes, inadequate pedestrian infrastructure along West Mtn Road. West Mtn Road is, per the Valley County Comp Plan, a long-term proposed Valley Country Pathways route.
- Vague "negotiated" cost-sharing means additional burden on local taxpayers.
- Traffic study fails to include additional anticipated traffic increases related to the Stibnite Gold Project and other significant development proposals.

7. Unfair Financial Burden on Local Taxpayers

- $2-3.5M in unfunded road improvements.
- New fire station costs are unspecified.
- School impacts studies are required: ~275 year-round units = potentially hundreds of children.
- Long-term maintenance obligations.

8. Future Use Map

- RRV includes newly adopted *Future Use* maps from VC Comprehensive Plan, relying on large purple "residential" designations as a green-light to proceed.
- VC Comprehensive Plan does not specify residential density. RRV appears to interpret this failure as an opportunity for unlimited density approval through the PUD process.
- Ignores Valley County P&Z code Section 9-5-2.B.3 requirement that **higher density projects** be located "near existing infrastructure and/or developed areas: or "near existing established incorporated communities."
- Village Commercial Center and condominiums are inconsistent and incompatible with existing nearby land uses.

I appreciate the opportunity to submit the above comments and considerations in opposition to RRV's proposed development.

Sincerely,

LR Hodges

Lynne Hodges

From: Galen Shaver <shaver.anderson@gmail.com>
Sent: Wednesday, August 19, 2026 4:22 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Letter against Red Ridge development

Cynda, Please include the following in the public record and comments for the commission to read. Thank You. Judy

Dear P&Z Commissioners, August 18th, 2026
I am asking you to deny PUD26-001 for Red Ridge Village.
My reasons are as follows:

1.Permitting a small city using the PUD process is woefully inadequate for dealing with the number and depth of issues and impacts this development will precipitate for our community. And using the Concept Approval venue is an insult to the public process and the intelligence of our elected officials. Concept approval has become a way around providing specific details and the ultimate plans of the developer. With the amount of crucial information missing and with the only fiscal analysis basically coming from the developer you are obligated to deny this. You know how this works , if you give concept approval there is no path remaining that could stop this development from proceeding. We have seen this playbook before and have suffered the consequences. Valbois/ Westrock/ Tamarack with its multiple changes, decades of half built infrastructure, roads built at taxpayers expense, bankruptcy, middle of the night disappearances, unpaid taxes, unpaid construction bills, etc.

2. Valley County has a housing crisis, McCall has a housing crisis. I don't see how a new city on the border of McCall will help with that crisis. In fact I believe it will greatly exacerbate it. McCall needs 700 homes for locals to live in.Valley County needs 1200. Red Ridge left the cost of its proposed 170 units for workers in the first phase, BLANK on its application , but it does say the homes or rental apartments may be targeted to households making $107,000 a year, with a small amount for those making $72,000 a year. Does this sound doable for the families you know or for the young people looking for homes? Are those the salaries the "workers" in the new retail space at Red Ridge will be earning ? I doubt it. The vast majority of housing in this proposed development will be MORE SECOND HOMES, BIG MANSIONS AND SHORT TERM RENTALS. The very housing pattern that has driven us crazy with price increases and loss of rental housing AND contributed greatly to the housing crisis in the first place.

3. The county, if they allow this, will be entering into financial arrangements with the Developers- the Wilks Brothers. There will be negotiations, contracts, promises. Trust is crucial. We have seen how these fellas operate for 10 years now. We have seen how they market "lots" that weren't lots to get around subdivision code. We have seen them close roads that were public roads and not theirs to close. We have seen them thwart public access to public lands and push Idaho to pass the most punitive trespassing law. If we look at their record in Texas we see bullying , spreading misinformation, intimidation and use of massive amounts of their money to undermine anyone they disagree with, especially moderate Republicans. Unfortunately they have made it quite clear that they are against the first amendment , public education and democracy itself. Approving this PUD puts the county in a long term business relationship with these people. Do you really think citizens of Valley County want this? I don't think so. Even after this commission is long gone the citizens of this county will still be paying the cost of your decision.

Sincerely
Judy Anderson, West Lake Fork

From: Lori Mountain Canyon Flying <lori@mountaincanyonflying.com>
Sent: Wednesday, August 19, 2026 4:25 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: DF Development

Dear Cinda, I vote against the DF development.
Thank you for your time and please count my vote as against the development.
Thank you, Lori MacNichol

Lori MacNichol
Mountain Canyon Flying

From: Brian Renstrom <bjrenstrom@outlook.com>
Sent: Wednesday, August 19, 2026 4:18 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Letter of opposition to Red Ridge Village - PUD26-001

August 19. 2026

Dear Planning and Zoning Commissioners and Ms. Herrick,

I am writing to express my opposition to the RRV PUD as proposed and request that it be denied.

My reasons for making this request are the following:

- I firmly think that new development should pay for itself. The existing residents and taxpayers should not fund the profits of a developer.
- The scope and scale of the project is a small city. It is far from existing services, which makes it the most expensive way to grow. The existing plans will have impacts far beyond the development, and it will be up to the county, state, and adjacent towns to pay to mitigate these impacts. Some of the areas that will be adversely affected include
    - Roads- West Mountain, Hwy55, Hwy 95 will all need improvements.
    - Water- the needs for water and water rights for a development of this size are not well addressed.
    - Waste water, and the impact on the phosphorous levels in Cascade Reservoir.
    - Fire Protection
    - Emergency Services.

I encourage you to deny the application and protect the county budget from these future expenses.

Sincerely,
Brian Renstrom
McCall, Idaho

From: Robert Bechaud <idahobob2022@gmail.com>
Sent: Wednesday, August 19, 2026 4:15 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Cc: Robert Bechaud <idahobob2022@gmail.com>
Subject: Opposition to Red Ridge Concept Plan

DF Development's application, while for a "concept", is far from providing adequate, verifiable information to assess both the short and long term impact on Valley County.

An underlying concern is that the consultants providing information are, in fact, consultants to DF and NOT to Valley County P&Z. While DF should provide the funding for all consultants required, that should be DF's only role. DF, or any developer, should not be involved in the identification and selection process. That responsibility must rest with Valley County in order to assure an unbiased evaluation and recommendation.

There are four critical areas that need to be addressed before this application should be considered:

1. Why is a "Concept Plan" approval requested and what are the legal implications if such a plan is accepted. While it is obvious that the "concept" approach is an attempt to minimize the developers up front costs, the legal implications should be identified by independent legal counsel.

2. Long term water availability, both for domestic and wild fire needs are based on assumptions, not a factual engineering study.

3. There is no sewage and waste water plan, only assumptions.

4. A comprehensive Wildfire Mitigation is necessary to show how the risks of the proposed large scale development can be managed to assure maximum safety for the development and wider community.

Thanks for the opportunity to submit comments.

Robert Bechaud
McCall, ID

From: Tina McBride <tinarebeccamcbride@gmail.com>
Sent: Wednesday, August 19, 2026 1:58 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Cc: Bunny 🩶 McBride <williamfmcbride@gmail.com>
Subject: Red Ridge Proposal

Tina McBride
5623 Appaloosa Trail, McCall ID 83638
tinarebeccamcbride@gmail.com
503-740-7299

August 19, 2026

Dear Cherrick and Valley County:

Planning & Zoning Commission / City Council / Developer
McCall, ID [ZIP]

Re: Concerns Regarding the Proposed Red Ridge Development Adjacent to Whitetail
Dear Cherrick/ Members of the Commission],

I am writing as a resident of the Whitetail community to express serious concerns about the proposed Red Ridge housing development located immediately adjacent to our neighborhood and very near my home.
Whitetail was carefully planned with large lot sizes—ranging from 5 to 15 acres in Phase Three Legacy and the broader Whitetail area—specifically to preserve the natural beauty, open space, and rural character that define this part of McCall. These generous homestead lots were intentional. They protect the meadows, views, and sense of place that residents value and that visitors associate with the McCall area.

Because Red Ridge sits directly next to Whitetail, its design will form the primary view from many existing homes. I strongly urge that Red Ridge continue the same large-lot approach. Smaller, denser lots would fundamentally alter the character of the landscape that Whitetail residents currently enjoy and would undermine the very qualities that make this area special.

Beyond lot size, I ask that careful attention be given to impacts on existing homes in Whitetail:
• Noise and traffic: Sound travels readily in this open terrain. Construction and future residential traffic on West Mountain Road will be clearly audible throughout Whitetail. I request that access be limited to the minimum necessary, that speed limits be kept low and actively monitored, and that traffic volumes and speeds be thoroughly evaluated and regulated both during construction and after occupancy. Slower speeds will also help reduce dust and debris.

• Light pollution: Dark-sky practices should be required so that outdoor lighting from Red Ridge does not diminish the night skies that residents currently enjoy.

• Privacy and views: Site planning, building placement, and landscaping should respect the privacy and view corridors of established Whitetail homes.

* Lastly, curfew for parties and loud music should be set for the homes that are proposed on the ridge as this sound will easily travel into the meadow below and further.

West Mountain Road is likely to become significantly busier and noisier once development begins. If it is to serve as the primary access to Red Ridge, proactive measures to manage volume, speed, and construction impacts are essential.
Whitetail has made a concerted effort to keep this part of Idaho feeling like Idaho—open, natural, and consistent with the character McCall is known for. It would be a lasting loss if Red Ridge were allowed to reverse that trajectory through denser development or inadequate attention to noise, light, traffic, and visual impacts.

I respectfully ask that the Commission and all involved parties require Red Ridge to mirror the large-lot standards of Whitetail, implement strong traffic and speed controls, enforce dark-sky lighting standards, and design the project with the privacy and views of existing residents clearly in mind. I would welcome the opportunity to discuss these concerns further or to participate in any public hearings on the matter.

Thank you for your consideration.

Sincerely,

Tina McBride

From: Meg Lojek <meglojek@yahoo.com>
Sent: Wednesday, August 19, 2026 4:47 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Opposition to Red Ridge development plan

To Cynda Herrick and the Valley County Planning and Zoning:

I am a resident of Valley county. I live and work here full-time. Please register my Opposition to the proposal from DF Development for Red Ridge.

Numerous concerns have not been addressed in a way that will satisfy public concern. For example, water usage, migratory animals, wildfire risk, safety on roads, traffic study, impact to schools, and more.

If the applicant has addressed any of these concerns, that information has not made it into public hands. Therefore, you must not approve any next steps until the public is given ample time to read, digest, and respond to any updates in this proposal and any way the developer has addressed the concerns.

An economic study is not the only part of this picture. Please consider the desires of the people who actually live and work here, and consider the impacts to our environment, roads, and quality of life.

Deny the red Ridge proposal.

Thank you,
Meg Lojek
1045 Valley Rim Rd
McCall

From: Esther Mulnick <esthermulnick@gmail.com>
Sent: Wednesday, August 19, 2026 4:46 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Letter of opposition to Red Ridge Village- PUD26-001

8-19-2026

To Planning and Zoning Commissioners and Ms. Herrick,

We are writing in opposition to the RRV PUD as proposed, and request that you opt to deny it. We have lived in Valley County for 50 years now and are very aware that what they are proposing is not possible. We do not have the infrastructure to support such a large operation. The amount of additional trucks and cars are way too massive for our existing roads to support.

We need to take good care of our community.

We appreciate all that you do to protect what we have.

John Watkins
Esther Mulnick
303 Brook Dr
McCall, Id 83638

From: Galen Shaver <shaver.anderson@gmail.com>
Sent: Wednesday, August 19, 2026 4:51 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Letter of opposition to Red Ridge Village PUD 26-001

P and Z commissioners:

I write this letter to express my deep concerns, worries and fears regarding the Red Ridge Village development in Valley County.

Firstly, this is not a quaint little village, it is a city and should be treated as such. Clearly there needs to be thorough testing and evaluation of the availability of water and the effects of providing sewage treatment for this large of a development. Water is our most precious resource and should be protected and allocated thoughtfully and carefully. I have grave fears about this small city using the city of McCall and especially Payette Lake as an amenity for their visitors and residents. Payette Lake is already in a critical state due to overuse by boats and recreationists and requires thoughtful care to be healthy in the long run.

I also worry that this development and the group behind it are not reliable partners in the efforts of our local communities to maintain a safe, healthy and liveable environment in this vulnerable landscape. These developers have already shown their disdain for our local citizens in their management of the vast tracts of land scattered around our state and county.

Please say no to this nightmare of a development.

Galen Shaver
13775 Nisula Rd
McCall, Idaho

From: Jack McManus <jackmcman05@gmail.com>
Sent: Wednesday, August 19, 2026 4:55 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Red Ridge Village

Dear Director Herrick,

I am writing to voice a STRONG DISAPPROVAL of the so-called Red Ridge Village. You are the one we are trusting to represent us. Please listen to our voices. Let the land continue to live and breathe without unnecessarily commercialized corporate development. Maybe, just maybe, this valley would be ok without another development project. Maybe, just maybe, economic 'progress' doesn't actually progress our lives in a positive direction. Maybe. I've lived at the foot of Red Ridge my entire life, don't let some billionaires from Texas who have never slept a night on the red dirt of that wild ridge define its future. Let it be controlled by the wild people and animals who live on this landscape, not those who own it.

Sincerely,
Jack McManus
1045 Valley Rim Rd, McCall, ID 83638

From: John McManus <tedmcmanus@yahoo.com>
Sent: Wednesday, August 19, 2026 4:55 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Opposition to RRV PUD

Dear Director Herrick,

As I stated in person in Cascade at the last public hearing concerning Red Ridge Village, I am strongly opposed to this proposal and the idea of building hundreds of homes on West Mountain Rd. As a 20+ year resident of the Valley View neighborhood, I know that this will bring noise and an exorbitant amount of traffic to the west side of McCall. This is the wrong idea for this rural area of McCall. I am not opposed to building housing near McCall, but a place like Red Ridge Village would require its residents to travel to and from McCall for everything from school to church to groceries, further clogging our already crowded streets and intersections and leading to greater pollution and congestion. I encourage the P&Z to stand strong and deny this application. It would be a disaster for our community.

Thank you for considering my comments,
John T McManus
1045 Valley Rim Rd.
McCall
208-315-3081

From: KIM COOPER <kdcooper68@msn.com>
Sent: Wednesday, August 19, 2026 4:58 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: RRV Opposition and Objection letter Letter for PU D Hearing August 27, 2026 ing

Dear Valley County Planning & Zoning Commissioners,

We OPPOSE And OBJECT the Red Ridge Village PUD application and request that this be denied.

For many reasons including but not limited to the following.

A large concern besides not approving of this development is time involved to complete the project and the possibility that this project would not even be completed. Here are some key concerns.

1. Traffic Issues

- Additional 8,071 daily vehicle trips potentially overwhelming West Mountain Road
- Cited two dangerous 90-degree curves requiring $500K-$1M each to fix, though there are actually five very sharp curves between Deinhard/Boydstun and the RRV proposed site.
- Level of Service F (total gridlock) predicted at multiple intersections by 2029.
- No protected bike lanes, inadequate pedestrian infrastructure along West Mtn Road. West Mtn Road is, per the Valley County Comp Plan, a long term proposed Valley Country Pathways route.
- Vague "negotiated" cost-sharing means local taxpayers will likely pay.
- Traffic study fails to include additional anticipated traffic increases related to the Stibnite Gold Project and other significant development proposals.

2. Wildfire Risks

- 15+ minute response time from McCall Fire District.
- McCall Fire states they "cannot serve this area with current resources."
- 722 units in high-hazard WUI zone with overstocked forests, beetle infestations.
- Unenforceable homeowner fuel management requirements.
- Limited egress creates evacuation bottlenecks (Paradise Fire scenario).
- An expanded Wildland-Urban Interface will likely impact insurance rates across West Central Idaho and Valley County; several insurance carriers (including Farmers and American Family) no longer offer coverage in the 83638 zip code.

3. Wildlife Habitat Destruction

- Federally threatened Northern Idaho Ground Squirrel habitat degraded.
- Elk migration corridors fragmented (McCall Elk Zone).
- **No detailed elk telemetry data** — applicant admits Idaho Fish & Game lacks site-specific mapping.
- 149-acre "preserved" meadow surrounded by 722 homes = chronic disturbance.

4. **Water Supply and Water Quality Uncertainty**

- **No completed aquifer studies** — groundwater capacity unknown.
- Water rights verification "ongoing" per applicant's admission.
- Wastewater in the "no-discharge" zone relies on unproven infiltration.
- Risk of Duffner Creek and groundwater contamination.
- No information on the Central Sewage Treatment Facility location or required connection criterion.

5. Rural Character Degradation

- Commercial Village and Condominium complexes in a rural area are not consistent with the Valley Comp Plan goals and objectives found in Chapter 13 (Land Use), "Retain the rural atmosphere of Valley County."
- 6.9 units/acre in Village Center = urban density.
- 250 nightly rental condos creates a transient population and associated problems.
- The proposed "170 local housing units" are insufficient to offset displacement pressure (population surge, property value inflation, service cost increases).

6. Added Local Taxpayer Burden

- $2-3.5M in unfunded road improvements.
- New fire station costs are unspecified.
- School impacts studies required:: ~275 year-round units = potentially hundreds of children.
- Long-term maintenance obligations. How long will it even take to see revenue.

7. Inadequate Review Process

- Critical studies incomplete (aquifer, wetlands, elk and wildlife surveys).
- Vague promises to "coordinate with agencies" later.

8. Future Use Map

- RRV includes newly adopted Future Use maps from VC Comp Plan, relying on large purple "residential" designations as a green light to proceed.
- VC Comprehensive Plan does not specify residential density. RRV appears to interpret this failure as an opportunity for unlimited density approval through the PUD process.
- Ignores Valley County P&Z code Section 9-5-2.B.3 requirement that higher density projects be located "near existing infrastructure and/or developed areas: or "near existing established incorporated communities."
- Village Commercial Center and Condominiums are clearly not compatible with existing nearby land uses.

The town's resources are limited and seem to be unable to support a development of this magnitude.

- We chose to move to an area that was quiet which including large lots. Not an area that would eventually be turned into an entire community that would take 15-20 years to develop.
- We do not want to listen to a that type development be built for 15-20 years or grow the area to this magnitude.
- This is in my back yard.

Thank you for hearing us and all who oppose this development

Kim and Doug Cooper
Whitecloud Sub.
58 Sundance Drive
McCall Idaho.

From: Ali Halverson <halverson.ali@gmail.com>
Sent: Wednesday, August 19, 2026 4:58 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Red Ridge Comments

to whom it may concern,

I am deeply disturbed about the plans for the red Ridge community. It is extremely clear that the group proposing this development has zero interest in positively impacting McCall or Valley County. The only concern is personal profit. It makes absolutely no sense to add nearly 800 new homes to a town of our size.
I am not naïve, I know that McCall will grow in the next 20 years. But there is a responsible way to do it. Way that would acknowledge the need for affordable housing, and prioritizing lead of locals, not just wealthy interlopers. A development of this size makes it obvious that the individuals proposing it aim solely to take advantage of the beautiful, small town that locals have worked so hard to create. This amount of rapid expansion would strip the town of what makes us unique, and exhaust our already stretched and limited resources.
I am a full-time resident of McCall, and I fear what this development would do to our town, and the many families that live here. I am wholeheartedly against this development.

-Ali Kaminski

Sent from my iPhone

From: Cheryl Meinzer <cherylmeinzer@gmail.com>
Sent: Wednesday, August 19, 2026 9:31 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Red Ridge, bad idea

Adding this type of development will overwhelm the city of McCall. I think it is a really bad idea.

Thank you,

Cheryl Meinzer

From: Cheryl Meinzer <cherylmeinzer@gmail.com>
Sent: Wednesday, August 19, 2026 9:31 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Red Ridge, bad idea

Adding this type of development will overwhelm the city of McCall. I think it is a really bad idea.

Thank you,

Cheryl Meinzer

RECEIVED
AUG 19 2026
BY:

Dear Valley County P&Z Commissioners,

We are writing in opposition to the Red Ridge Village PUD Concept application.

We are asking you not to advance a recommendation to the Board of County Commissioners on August 27.

This is the first time in six months, after the Commission held four work sessions with DF Development that the public is allowed to provide comment.

This opposition letter is in addition to the many concerns we outlined in our written comments for and testimony at the February 25, 2026 public hearing, and our additional email for the Commission dated March 30, 2026 regarding your March 31, 2026 work session.

Section I: Process Concerns

Section II: Impact Studies Scorecard

Section III: Valley County's Infrastructure Is Already Over Capacity — No Recommendation Should Move Forward

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Section I: Process Concerns

The process informing this Commission's recommendation is skewed in the applicant's favor. We request that you address these concerns at the August 27, 2026 public hearing, and determine the process changes you will make. The following are P&Z Commission procedural concerns:

1. The public must comment before seeing the applicant's materials or staff's analysis.

Timeline: Public Comment vs. Applicant/Staff Materials

- August 19 — Public written comment deadline (8 days before the hearing).
- August 20, 21, or 24 — Per P&Z Director, the staff report, which will include attachments of information (applicant information/documents/agency information) that has been accumulated since the last public hearing is expected to post — *after* the public comment deadline has already passed.
- No deadline at all — DF Development's August 27 presentation; the P&Z Director has confirmed it will post whenever received, with no cutoff.
- August 27 — Hearing date. Based on precedent, the public may see DF's presentation for the first time only once the hearing begins.

Why this matters — the February 25 precedent:

- DF Development presented a 52-slide presentation, including 13 slides responding directly to public letters and agency reports.
- That presentation was not posted until the hearing had already started.
- Neither the public nor affected agencies had any opportunity to review DF's rebuttal in advance, or to prepare an in-person response to it.
- VCC 9-5H-11(K) guarantees the public a chance to address new information presented by the applicant — but a safeguard that only activates once the applicant is already speaking, with no advance notice of what they'll say, is largely theoretical in practice.

EXHIBIT 1
PUD 26-001
PZ 8-27-2026

Net effect: The public must finalize written comment more than a week before the hearing, blind to both P&Z staff's analysis and the applicant's response — while the applicant faces no equivalent constraint and can shape the record in real time, with no opportunity for the public or agencies to review or rebut it in advance.

2. Inconsistent notice language. The published newspaper notice states that comments over one page must be submitted at least 7 days before the hearing. But the Public Hearing Notice sets the deadline at August 19 — 8 days before the hearing, not 7 — so the notice's own stated rule and its own stated deadline don't match.

3. Improper notice language: The Public Hearing Notice (not the newspaper notice) contains the sentence "If you do not submit a comment, we will assume you have no objections." Silence does not mean consent. That language continues to be included in all Valley County P&Z Public Hearing Notices. However, it is NOT included on the Board of County Commissioners Public Hearing Notices. Why is that?
We have formally objected to that language in our written comments for P&Z Public Hearings on October 23, 2025, and on February 17, 2026. We requested that you direct the P&Z Director to remove from all future hearing notices. It remains in the notice for this hearing.

4. No remote testimony option for the public. Public testimony must be delivered in person in Cascade, with no video or call-in option — while DF's representatives and multiple P&Z Commissioners have participated remotely in this same process via the county's existing Teams platform. Members of the public, including us, have formally requested remote testimony be extended to the public. That request has not been granted.

5. No county-controlled process for scoping and reviewing studies on a project this size. Valley County has no ordinance or written standard governing which impact studies a PUD/CUP of this scale requires, or how they are to be scoped and reviewed. See the Impact Studies Scorecard below for more details.

Each of these five asymmetries benefits the applicant's ability to shape the record and limits the public's ability to respond to it. This commission should not advance a recommendation built on a process this unbalanced.

Section II: Impact Studies Scorecard

Red Ridge Village PUD — Impact Studies Scorecard as of August 19, 2026

Study	Who Scoped It	Top Key Deficiencies
COMPLETED — BUT DEFICIENT		
WUI Fire Protection Plan	Colin Chambers, DF Development employee —lacked required Valley County Professional Forester designation at time of writing and submitting the plan. P&Z Commission approved his designation on February 12, 2026 without the above being disclosed to them.	• Checklist-compliance letter, not a life-safety determination — conditionally approved before treatment locations were even specified • 100-ft perimeter buffer / 35-ft road fuel breaks not tied to any site-specific fire behavior modeling • Single named control line (Red Ridge Rd) with no redundant control line or independent evacuation route • No evacuation-capacity analysis; no coordination with Sheriff's office • Water supply, fire flow, and apparatus access left for the fire district to "consult" on later • No ignition-resistant construction standard required (e.g., NFPA 1140/IWUIC) • Doesn't resolve McCall Fire's own statement it can't serve this project without a new station and funded tax override

Study	Who Scoped It	Top Key Deficiencies
Traffic Impact Study – original and revised	Study area "defined based on conversations with the development team" — DF Development, not the county. An independent third-party must scope a new traffic impact study and complete the comprehensive analysis.	• Reviewed only 7 intersections • Multiple intersections projected to fail by 2029; several still failing in 2036 even after proposed mitigations • Mitigations (signals "when warranted," turn lanes) are unfunded proposals, not commitments • Trip generation uses a discounted "mountain community" rate with no independent data behind it • 8,000+ daily vehicle trips added to roads, starting with rural West Mountain Rd, and continuing onto roads throughout county and beyond • Excluded from study is any inclusion of pedestrians and cyclists. • Excluded from study is any analysis of impact on Highway 55, already cited as the deadliest road in Idaho, Highway 95, Smylie Lane and other Valley County Roads.
Fiscal / Economic Analysis (BBC)	RFP scoped by DF Development; proposals sent to a DF email address; DF supplied key assumptions and reviewed the draft before the county saw it	• Largest revenue line (property tax) rests on developer-supplied home values, benchmarked to 2 of Idaho's most exclusive communities — no independent appraisal • Projects a fire district surplus that directly contradicts McCall Fire's own statement it cannot serve the project without new funding • Major capital costs excluded: fire station, road improvements, water system capital, school facilities • BBC's own report says a comprehensive public safety impact study is still needed — it doesn't exist
Technical Drainage Memo	Commissioned directly by DF Development (Kimley-Horn, prepared for DF Development LLC)	• Explicitly labeled "preliminary" — a broad overview meant to "inform future detailed drainage analysis," not a final engineering study • No modeled data yet demonstrating historic hydrologic conditions will actually be maintained • Wetland and riparian protection claims not yet backed by a completed wetland delineation
NOT REQUIRED YET BY P&Z COMMISSION / NOT COMPLETED		
Independent Water Availability / Aquifer Study	Not completed — DF representative has stated informally that they do not believe it will be a problem.	• Valley Soil & Water Conservation District has repeatedly, in writing, told the county a 3rd-party, independent, comprehensive hydrogeological study and aquifer modeling is required before concept approval • McCall itself abandoned groundwater as a water source after finding it inadequate — never addressed for this site • No independent evidence exists
Wetland Delineation	Not completed	• Referenced as a future task in the drainage memo and ecological appendix; not yet performed or verified

Study	Who Scoped It	Top Key Deficiencies
Wildlife Survey (incl. threatened species)	Not completed	• Site is documented habitat for the Northern Idaho Ground Squirrel (federally threatened) and elk migration corridors • No independent field survey confirming impacts or adequacy of proposed mitigation
Comprehensive Public Safety Impact Study	Not completed	• BBC's own fiscal report states the fire and EMS districts have requested this study — it does not yet exist
Independent Evacuation / Emergency Access Capacity Analysis	Not completed	• No study of whether several thousand residents and guests (plus vehicles, pets, livestock) can evacuate under fire conditions; no coordination with Sheriff's office or emergency management
Engineered Drainage / Storm Water Study	Not completed	• Only a preliminary overview memo exists; detailed engineering analysis and modeling remains outstanding

Section III: Valley County's Infrastructure Is Already Over Capacity — No Recommendation Should Move Forward

A recommendation on RRV right now is premature. The logical next step is to require independent, third-party studies — funded by DF Development but scoped and controlled by the county — before this application goes any further. The following context explains why timing matters.

1. Countywide growth is already outpacing infrastructure capacity. At the Valley County Board of County Commissioners' August 3 meeting, the BSU Resilience Institute requested $35,000 to help fund the next phase of its Infrastructure and Environment Decision-Making Dashboard Tool for the West Central Mountain Region; BOCC approved that funding on August 10. The presentation itself noted that new development is outpacing infrastructure capacity and environmental limits, creating long-term risk. Commissioner Roberts has said the county needs "long-term planning ... that involves a balanced and thoughtful process for how we shape growth in Valley County." That effort just began and will take time — it will include a mapping tool showing the cumulative impact of every PUD and subdivision already approved countywide, using data the P&Z Department already tracks in its Annual Summary workbook. We ask the Commission to request that data at its next RRV work session, since every already-approved development needs to be factored into how this application is evaluated.

2. The road network RRV depends on is already showing strain. Two "grandfathered" gravel pits have been running nonstop this summer — outside their permitted 7 a.m.–7 p.m. hours — off West Mountain Road, and the P&Z Commission approved yet another gravel pit on the same road at its August 13 meeting. During an August 10 BOCC budget discussion, the Roads Director identified road safety as the department's single biggest concern: the county cannot keep pace with culvert replacements, ditching, brushing, tree removal, soft-spot repairs, blading, or grading, with only three graders and three water trucks to serve the entire county — less than 5% of needed culvert replacements have been completed. That same week, a member of the public was found patching potholes without a permit.

3. Identify what this Commission doesn't yet know to ask. As you consider RRV, what additional expertise does this Commission need — an engineer, a hydrogeologist, a fiscal analyst — to ask the right questions of this application? We ask that you identify that gap now, rather than after a recommendation has already been made.

4. Schedule a dedicated work session before any recommendation, don't rely on a staff summary. A logical next step after the August 27 hearing is a work session dedicated to reviewing everything the Commission received from the public and from agencies, in full — not a spreadsheet summary from P&Z staff. No spreadsheet cell can capture the full context behind a member of the public's or an agency's concern. At the end of that work session, it will become apparent the many work sessions needed next, broken out by topical areas such as water, traffic, safety.

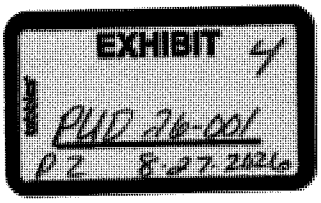
Given the pace of growth already straining Valley County's infrastructure, road system, services and staff capacity, recommending RRV would only compound the strain already documented above.

Without the independent impact studies described in Section II, a recommendation would be premature, irresponsible, and inconsistent with this Commission's obligation to base its recommendation on evidence.

Respectfully,
Rebecca & Scott Hurd
McCall

Comments in Opposition Received August 20, 2026 – August 26, 2026

	Name(s)	Address Given	Dates of Comments
1	Barr Quarton		August 25, 2026
2	Bob Carroll	258 Morgan Drive	August 25, 2026
3	Tanya Gordon	4 Haymaker	August 26, 2026
4	Scott and Connie Harris	McCall	August 26, 2026
5	Erin Fanning	McCall	August 26, 2026
6	Melissa Coriell	McCall	August 26, 2026



From: Barr Quarton <barrquarton@gmail.com>
Sent: Tuesday, August 25, 2026 7:40 AM
To: Valley County Commissioners <commissioners@valleycountyid.gov>
Subject: Red ridge.

Please for the sake of all we love about Valley county. Do not approve any development by the Wilkes group. We are already at our wits end with traffic and infrastructure problems.
Regards
Barr Quarton
Sent from my iPhone

From: Bob <bobandcherylc@gmail.com>
Sent: Tuesday, August 25, 2026 11:41 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Red ridge village concern

Hello,
I'm writing to address concerns of Red Ridge village.
My background is in public safety, 34 years in the fire service, now retired.
In my years I have seen small communities struggling with development and not having the infrastructure to support it. Many people don't consider what it takes to run a community. Can you tell me how many firefighters are on duty every day at McCall fire and rescue? How many staffed units are waiting to respond to taxpayers needs 24/7?

In my own personal experience, I worked in a fire station surrounded by farms, open land and a semi rural feel. We had a 3 person crew 24/7 on 1 engine. Initially we responded to about 1-3 calls daily on fire and EMS . Then as the area grew, the developers came in and provided housing for our growing community. Move forward 15 years and the year I retired we still only had 1 engine with 3 people, but we now ran up to 20 calls daily. The population in my service area was now 50,000. My city could not get enough money to service our citizens properly.

If developers want to create mini cities then they must take care of the infrastructure, not the people in the community. The community can take it over, but the costs should be borne by those wanting to make a fast buck and move on to other project.

Citizens need 5 things, turn on tap-water comes out, flush toilet-it goes away, call 911 and you get fire police and medical help with 5-7 minutes, correctly designed roads to handle the traffic being created, and buses and school facilities to cares for the newcomers.

Please make sure the developers are paying the costs, not the citizens who live here.

Thanks
Bob Carroll
258 Morgan Drive, McCall
Sent from my iPad

From: Tanya Gordon <tanyacud@hotmail.com>
Sent: Wednesday, August 26, 2026 8:38 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Red Ridge Village application

I am writing in opposition to the Red Ridge Village planned unit development concept plan. This massive development is not what we need for our area. Please deny any recommendation to move forward.

~Tanya Gordon
4 Haymaker
McCall, Idaho

From: Scott Harris <scottconnie777@gmail.com>
Sent: Wednesday, August 26, 2026 1:36 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>; Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Opposition to Red Ridge Village PUD26-001

Dear Planning and Zoning Commissioners and Ms. Herrick,

We respectfully request denial of PUD26-001, Red Ridge Village. Valley County is ill prepared to accommodate and monitor a mega development of this scale. While there are many concerns, we will address the impacts on traffic, on our waterways, and on our Communities, particularly McCall.

Traffic impacts alone warrant denial. Highway 55 is already the deadliest stretch of road in the state, with fatal accidents almost weekly. Traffic volume and delays already make travel north and south a dangerous headache, with slow drivers ignoring slow vehicle turnouts, impatient drivers and unsafe passing a hazard we all see each time we first hand with almost every trip. Turning left from a rural intersection onto Highway 55 often requires a several minute wait for even a slight break in traffic. Adding the projected thousands of more daily vehicle trips this proposal would add would exponentially compound this hazard, both on the highways and to city traffic.

Impacts on McCall, Payette Lake and Lake Cascade could be catastrophic. McCall is already overcrowded and jammed up at times to the point it is dangerous to oblivious pedestrians, and nearly impossible to make a left hand turn. Both water bodies are already in decline from overuse with dangerous algal blooms in Cascade, and Eurasian Water Milfoil in Payette Lake all fed by increasing release of phosphorus and other nutrients long embedded in lake sediment but stirred up and resuspended by big waves. Milfoil propagates from fragmentation caused by water disturbance. The greater the disturbance, the greater the proliferation, which has now reached a "tipping point" as determined by the IDEQ and requiring herbicide augmentation of manual extraction.

Payette Lake has been shown to at times already exceed both the maximum nearshore phosphorus levels and the maximum boat loading capacity recommended in the Valley County Waterways Management Plan, adopted in 2022. Since then, boats have become larger and more powerful each year, with the goal of creating larger and larger wakes, dumping exhaust directly into the water from consumption of up to15 gallons of fuel per hour or more These are the boats of choice for those who can afford them, which would certainly include those patrons of a luxury development. Payette Lake, and Lake Cascade, when it is not closed due to toxic algae, would be the destinations for recreation with these huge craft which dominate the lake environment.

Valley County is under threat, facing a tsunami of similar mega developments for profit from out of state speculators over the rights of existing residents, bringing a wave of major issues we had better gear up to address. The free for all allowed by our current "multiple use" concept has given us a patchwork of incompatible construction, spot developments and wall to wall storage units along Scenic Highway 55. We need zoning protections!

Please, for the sake of your constituents and the identity and future of our communiy, please deny this project.

Thank you,

Scott Harris
Connie Harris
McCall, Idaho

From: Erin Fanning <erinfanning@yahoo.com>
Sent: Wednesday, August 26, 2026 1:53 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>; Valley County Planning and Zoning Commission <pzcommission@valleycountyid.gov>
Subject: Red Ridge Village materials uploaded on August 21

Dear Ms. Herrick and Planning and Zoning Commissioners,

I find it very concerning that documents regarding Red Ridge were uploaded on August 21 after the deadline for public comment. These items should have been included earlier, allowing the public to review them prior to the written-comment deadline.

This entire process has felt rushed from the beginning. There are too many unanswered questions, and I strongly request that the RRV PUD be denied.

Sincerely,
Erin Fanning
McCall

From: Melissa Newell <meli.newell@gmail.com>
Sent: Wednesday, August 26, 2026 7:19 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Oppose P.U.D 26-001

Dear Commissioners:

Please do not allow DF Development to move forward with its Red Ridge Village Concept Plan. This plan is inconsistent with the Valley County Comp Plan and it will present unnecessary fire risk and overall unsafe conditions for this valley. I do not want another City built next to our community.

Thank you,

Melissa Coriell
McCall

From: Brandon Rowley <bkrowley2224@gmail.com>
Sent: Monday, August 31, 2026 5:59 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Wilkes Brothers Development

To whom this may regard,

I would like it to be heard that I whole heartedly oppose the development proposed by the Wilkes Brothers. Their previous disregard for the community and the way of life of those that live in McCall, New Meadows, Cascade, Donnelly, and all those that travel from the treasure valley to recreate show their real interest in the area. They are an outside Billionaire duo who only care about money. They don't care about the impact on the people or the area. A change this big to McCall will not only fundamentally change the area but affect lifelong Idahoans like myself, and continue to push us away and out price the area. It will bring in fundamental values that are opposite to what has made McCall so great for over 100 years.

Their purchase of the land in this area years ago pushed everyone out and they sued to prevent anyone from touching it. Areas that many had recreated on for years and years. An entity that doesn't care about the citizens, their rights, and the community around it shouldn't be thought of to bring a development this big into the area.

Don't let their big money push out our rights, voices, or way of life! I as a 3rd generation Idahoan strongly oppose this measure of the Wilkes brothers "Red Ridge Village."

Sent from my iPhone

From: Kay Snodgrass <kayandroger@frontiernet.net>
Sent: Wednesday, September 2, 2026 9:49 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Red Ridge

Dear Commissioner Herrick,

First, thank you for serving our county. Your job must be so difficult dealing with the rapid growth of our area.

Red Ridge, to me, is just another big money maker for out of state developers who don't think the billions they already have is enough. The list of negatives is unending and you have heard them all: water, traffic, fire, home values taking a hit, drain on already burdened police, fire and rescue departments. There is nothing good about this plan other than it would fill the pockets of the Wilks bros. I quote Christine Richman,"The core vision of Red Ridge Village is.....celebrating the farming history of this area and the natural resources of this area." If this is true, perhaps the billionaire brothers could donate this property to Payette Land and Trust where it would be protected forever.

I have personally seen what oil companies do to areas in Texas. We have family in Odessa, TX the heart of Permian Basin. Once a fairly quiet ranching community, it is overwhelmed by speeding sand and well equipment trucks, flares spewing methane gas causing health issues, trash everywhere left by transient workers there to make a quick buck. This is the mindset of the Wilks Bros. This is how they made their money. Why would we think they are suddenly interested in taking care of the environment? Frackers can't be trusted, believe me.

Sincerely,

Kay Snodgrass
McCall
Sent from my iPad

Outlook

Red ridge village

From Lea Albright <lmalbright23@gmail.com>

Date Thu 9/3/2026 6:38 PM

To Cynda Herrick <cherrick@valleycountyid.gov>; Lori Hunter <lhunter@valleycountyid.gov>; wyatt albright <inmotionpbs@gmail.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.

Hi Cynda and Lori,
Please see attached water rights for our property, which is directly adjacent to the highest density housing for the red Ridge Village proposal. I want to put on public record that we this high density does not belong next to agricultural land or in our rural setting.

Furthermore, I want to make sure the commissioners are aware of our concern that if the RRV concept is proposed, There is nothing in the county that can deny the developer (in the CUP phase) from not moving forward with the high density housing and village, and we can only put conditional use applications on it... For this reason I again want to note that not enough research has been done to pass forward this application and it should be denied as submitted.

Permit to Appropriate Water

No. 65-24371

Priority: June 09, 2025 **Maximum Diversion Rate:** 0.09 CFS

This is to certify that

WYATT ALBRIGHT AND LEA ALBRIGHT
3731 WEST MOUNTAIN RD MCCALL ID 83638-5056

has applied for a permit to appropriate water from:

Source : GROUND WATER

and a permit is APPROVED for development of water as follows:

Beneficial Use	**Period of Use**	**Rate of Diversion**
IRRIGATION	04/15 to 10/31	0.03 CFS
STOCKWATER	01/01 to 12/31	0.02 CFS
DOMESTIC	01/01 to 12/31	0.04 CFS

Location of Point(s) of Diversion

GROUND WATER NE¼ SE¼, Sec. 24, Twp 18N, Rge 02E, B.M. VALLEY County

Place of Use: IRRIGATION

Twp	Rng	Sec	NE				NW				SW				SE				Totals
			NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	NE	NW	SW	SE	
18N	02E	24													1.0				1.0

Total Acres: 1.0

From: Ron Nahas <RNahas@rafnah.com>
Sent: Wednesday, September 2, 2026 6:15 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Red Ridge Village

Hi Cynda

I have been following the planning process for Red Ridge Village. I own a ranch on Nisula Road just south of Smylie Lane. While I am not eager to see additional traffic on Smylie Lane, if Valley county is to grow, there is an argument that would support this kind of development over the subdivision of agricultural lands which would permanently redefine the character of Valley County for the worse. Nevertheless, the County should proceed with extreme caution.

My concerns about Red Ridge Village are twofold.

The first is about access to a project of this size. Smylie Lane is unimproved, not plowed in the winter from Nisula to Hwy 55 and, during the summer so rough it loosens bolts on my truck as well as my molars. For people coming to and from Boise, it will be the shortest route to Red Ridge Village. A major investment to pave it and maintain it from Hwy 55 to West Mountain Road and north to the project will be necessary. The county should require the improvements and maintenance costs be bonded and secure as a part of any project approval.

My second concern is the financial impact on the county taxpayers if this project starts and fails. I have been in the resort business and am well aware of the extreme cyclical nature of the business. The financial crisis that took down the developers of Tamarack and Whitetail and many smaller Valley County projects is an extreme example, but the contractions of the early 70's, early 80's and early 90's which I lived through had a similar impact on the resort business. Red Ridge Village has none of the amenities necessary to maintain the kind of sales pace necessary to survive even a mild downturn....no golf course, no lake frontage, no ski mountain, no river frontage or proximity to McCall or Donnelly. The idea that commercial uses could survive even with full residential buildout and deep subsidy is a planner's fantasy. It's tough enough to survive along Hwy 55.

Valley County has around 5000 vacant improved lots now. In good years, the county and City of McCall issue 300 to 350 residential building permits...mostly single family. In bad years, that number shrinks dramatically. It is imperative that any approval be designed to protect Valley County taxpayers when the market punishes this project, as it surely will.

Thank you for the opportunity to comment.

Ron Nahas

From: Jean Odmark <jodmark1935@gmail.com>
Sent: Monday, October 5, 2026 12:01 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Fwd: Red Ridge City. NO or YES

Dear Cinda. Please pass these comments of mine to P&Z members for their consideration

Thanks. Jean odmark

NO:

1) Mccall and Valley county infrastructure with its short supply of workers, police, fire fighters, road maintenance and needed new dwellings for out of town helpers to build a city of 722 homes, plus the current 254 residential mccall issued building permits, will be difficult to handle. It would change our area with its rural atmosphere to a more City lifestyle of traffic and congestion

2). Water: I listened at the valley county P&Z public meeting to the developers assurance there would be adequate water due to findings from 2 wells at Blackhawk on the River subdivision located 1.1 mile SE of Red Ridge. They stated confidence that these findings showed there was adequate water for their development and the neighboring subdivisions. NOTE: As of this date, there have been no wells dug on their property to substantiate such assurance of "enough water" for Red Ridge and neighboring properties

3) The developers agree there could be a short term temporary budget deficit of $300,000. They also predicted Red Ridge would generate 8,071 daily weekday vehicle road trips that would require several intersection improvements

4) The increased population of daily and weekend traffic on Highway 55 from Boise to mccall would make it slower and more dangerous than it already is.

5) Can our hospital and medical staff handle the increased Population of Red Ridge and dwellers of the mccall residential homes in process of being constructed per the issued building permits? Also to be considered is the increased population expected with Donnelly and Tamarack development

YES:

1) Conceptual approval by P & Z for Red Ridge City located north and east between Donnelly and Mccall on 799 acres of their 2,200 acres will allow more use and enjoyment of Payette Lake, rivers, creeks , mt trails, skiing, shopping, restaurants parks and any back country access that hasn't been closed by the Wilkes Brothers.

2) Best of all, this development would help increase the wealth of Texas brothers, Dan and Farris Wilk combined worth of 4 billion dollars

Respectfully,
Jean Odmark,
54 year McCall resident, mccall realtor for 49 years ,7 yr rancher and former member of Valley County P & Z

From: Tanya Gordon <tanyacud@hotmail.com>
Sent: Wednesday, November 4, 2026 8:12 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Red Ridge

I would like to submit my disapproval of the Red Ridge Village development. I have serious concerns about the longevity of our aquifer resources and the massive amount of traffic that will be added to the McCall area, including Hwy 55.

Tanya Gordon
4 Haymaker
McCall, Id

From: Joshua Warden <joshwarden@gmail.com>
Sent: Friday, November 6, 2026 6:44 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Letter of opposition to Red Ridge Village - PUD26-001

Dear Planning and Zoning Commission and Ms. Herrick,

November 6, 2026

I am writing to express my opposition to the RRV PUD as proposed and request that it be denied.

My reasons are:

- It places additional people and development in a wildfire-prone area, increasing demands for already limited evacuation and emergency response.
- It adds traffic to shared evacuation routes, creating congestion that could compromise neighboring residents' ability to escape and responders' ability to reach those in danger.
- It increases competition for limited fire and emergency resources, putting surrounding communities at greater risk during a major incident.
- Proposed mitigation measures do not adequately address these community-wide risks. The risks extend beyond the development's boundaries. Existing residents should not bear additional threats to their safety as a consequence of this proposal.

Josh Warden
McCall, Idaho

From: Michael Josepher <josefear32@yahoo.com>
Sent: Saturday, November 7, 2026 9:50 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Letter of opposition to Red Ridge Village - PUD26-001

Dear Planning and Zoning Commissioners and Ms. Herrick,

I am writing to express my opposition to the RRV PUD as proposed and request that it be denied.

My reasons for making this request are the following:

Impact to traffic and further congestion on West mountain road. How will the traffic from the entire 750 home development being dumped onto West Mountain road be managed. The road is already overly congested due in part to a constant stream of gravel trucks. You will no longer be able to walk or cycle on West Mountain road and the quality of life that we moved out here for will continue to deteriorate.

Grocery stores in town can barely keep up with supplying the needs of the town in the Summer, I can't imagine the crowds and impact if Red Ridge Development goes thru.

Concerns of sewage find it's way into Cascade lake and further exacerbate the Blue Green algae blooms

Concerns of the water table dropping and well water being affected

Sincerely,
Mike
Mccall, Id

From: Laurie Lynn Josepher <laurielynn33@yahoo.com>
Sent: Saturday, November 7, 2026 10:22 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Letter of opposition to Red Ridge Village - PUD26-001

November 7, 2026

Dear Planning and Zoning Commissioners and Ms. Herrick,

I am writing to express my opposition to the RRV PUD as proposed and request that it be denied.

My reasons for making this request are the following:

Water: Many of us live near this area and are on wells.

Roads: capactiy of trucks and cars on the roads both during and after building. And also the safety of having so many vehicles, and especially endless trucks, on our roads

Extra demands on services which would greatly impact the safety of our community including medical/doctors, hospital, pharmacy, fire and police, schools, grocery stores etc...

The general upheaval and inconvenience of our way of life... we enjoy quiet small town living and would be forced to endure years of building, trucks, noise etc... as this "new city" is being built

Impacts on our environment and wildlife

Drastically increased amounts of people recreating

Increased risks of wildfires

Having so many people in an already crowded small town. It's already so difficult to drive around town in the summer; I can't fathom having this many more people

On a more personal note, we worked so hard to move here many years ago to enjoy a quiet small town life and it feels like we would be forced to endure this massive project and it would change the entire feel of this community we love so much.

Sincerely,
Laurie
McCall, Idaho

From: Steve Mollner <cbadmollner@gmail.com>
Sent: Saturday, November 7, 2026 4:55 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Red Ridge Village (RRV)

Dear Planning and Zoning Commissioners and Ms. Herrick,

I am writing to express my opposition to the Red Ridge Village (RRV) Planned Unit Development as currently proposed, and I respectfully ask that it be denied.

I understand that communities grow and change, and I am not opposed to responsible development. However, I believe a project of this size raises serious concerns that need to be carefully considered before moving forward. My concerns are about protecting the area's natural resources, ensuring public safety, and preserving the qualities that make the McCall area such a special place to live.

My concerns include the following:

1. Water safety and long-term availability

I am concerned about whether there is a reliable, sustainable water supply for a development of this magnitude. I am also concerned about groundwater quality and the potential effects of wastewater treatment and nutrient discharge on surrounding waterways and Lake Cascade. Water is too important a resource to take chances with. I believe these issues deserve independent, thorough review before this project is approved.

2. Wildfire risk and emergency evacuation

Wildfire is a very real concern in this region. Adding hundreds of homes and potentially thousands of additional residents raises important questions about evacuation routes, emergency access, fire protection, and the ability of local emergency services to respond. In an emergency, roads can become overwhelmed quickly. I want to know that residents and first responders will have safe and reliable access when it matters most.

3. Traffic on Highway 55 and W. Mountain Road

Highway 55 already experiences significant congestion, particularly during summer, holidays, and peak travel periods. Adding traffic from a development of this size will put even more pressure on a highway that is important to residents, visitors, and emergency responders.

I am also concerned about the impact on W. Mountain Road. Increased traffic could affect road safety and the daily lives of those who already rely on it. I believe traffic studies should account for the combined impact of Red Ridge Village and other planned or approved developments, rather than looking at this project in isolation.

4. Growth and the character of the community

This issue is personal to me. One of the reasons I am looking to leave California is the overdevelopment, congestion, and loss of the qualities that once made communities special. I would hate to see McCall experience the same changes.

People are drawn to this area because of its natural beauty, open spaces, outdoor recreation, and small-town atmosphere. These are the very qualities that make McCall

desirable. I believe growth should be thoughtful and appropriate for the community, and I question whether a development of this scale is consistent with that goal.

5. Infrastructure, public services, and financial impact

A development of this size will place additional demands on roads, emergency services, utilities, schools, and other public resources. I am concerned about whether the existing infrastructure can support this growth and whether adequate funding is in place to meet these needs. Current residents should not be left carrying the financial burden or dealing with the consequences of inadequate planning.

I respectfully ask the Commission to ensure that these concerns are fully addressed with reliable, independent information before making a decision. We need clear answers about water availability and quality, wastewater treatment, wildfire evacuation, traffic impacts, and the financial responsibilities associated with this project.

I recognize that development can bring benefits, but it also comes with lasting consequences. Once open land is developed and infrastructure is overwhelmed, it is difficult, if not impossible, to reverse those changes.

I hope the Commission will carefully consider what is at stake for the people who already live here and for the future of this community. McCall's natural beauty and small-town character are worth protecting.

For these reasons, I respectfully urge you to deny the Red Ridge Village PUD as currently proposed.

Thank you for your time and consideration.
Sincerely,
Steve & Silvia Mollner

November 8, 2026

Dear Planning and Zoning Commissioners and Ms. Herrick,

I am writing to express my **opposition to the RRV PUD** as proposed and request that it be denied.

My reasons for making this request are the following:

- **Safe and adequate water supply** is not ensured for the future; has an independent water availability study been completed as recommended by the Valley Soil and Water Conservation District in their letter dated July 2, 2026?

- **Wastewater contamination prevention** from nitrogen and phosphorous flow into the N. Fork of the Payette and Lake Cascade is far from assured; has an advanced onsite treatment plant that removes these water pollutants at the point of treatment been proposed to protect our waterways and Lake Cascade from further harm from these issues?

- **Disproportionate financial impacts** to the current Valley County residents; the FIS states that the County and community pay for infrastructure the first few years, then we supposedly are repaid in later years; why should we pay upfront and what assures us we will be repaid? The Developer takes these risks to earn great profits, but the community does not benefit from these profits yet shares the risk of future non-payment -- this is disproportionality.

- **Inadequate identification of needed associated roadway and infrastructure impacts** which will have significant costs and impacts. Valley County cannot even maintain the roads we have now, Idaho 55 has a tragedy nearly every week. None of this has been properly factored into costs, decisions and impacts.

- **Wildland fire risk protection is inadequate** in this location surrounded by forest, an inherent risk to public safety; the WUI plan is prepared by a professional who has a clear conflict of interest (not independent of the developers) and therefore cannot be relied upon to provide professional advice.

- **Public participation in this decision has been limited** by requesting comments from us prior to our ability to see relevant documents. Repeatedly, the applicant has been able to provide information after the public comment deadline and many times they have been able to provide info at the time of the hearing.

Thank you for the opportunity to comment.

Sincerely,
Sheree Sonfield
McCall, Idaho

From: Robert Bechaud <idahobob2022@gmail.com>
Sent: Sunday, November 8, 2026 12:24 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Letter of opposition to Red Ridge Village P&Z planning and evaluation process.

1. The planned November 19 public hearing should be rescheduled and should occur a minimum of 5 working days AFTER the date all new materials are posted on the Valley County website and available to the public.

2. Valley County should directly engage a qualified consultant to evaluate the economic impact of the development on Valley County, City of McCall, and the fire, school and EMS districts. Consultants such as BBC are well known to present analysis favorable to the contracting party and Valley County has the responsibility to have an independent analysis to insure taxpayers do not have underwrite expenses that should be the responsibility of the developer.

3. Water availability at BUILDOUT should be confirmed and based on facts, not assumptions before Phase 1 approval.

4. The waste management plans at BUILDOUT should be completed prior to Phase 1 approval so the development can be adjusted if current assumptions are not confirmed.

Thanks for the opportunity to submit comments.

Robert Bechaud
McCall

From: Terry Avitable <rpa2taa@gmail.com>
Sent: Sunday, November 8, 2026 1:39 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Red Ridge Village

I am writing to voice my opposition to the above named project!!
It does not align with ANY of the values of Valley County!!

Terry Avitable
119 Moon Drive
McCall, Idaho
83638

The
Sent frome above named my iPad

From: Kathleen Weber <chiefjoyfulgigi@gmail.com>
Sent: Sunday, November 8, 2026 6:40 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Opposition to Red Ridge Village – PUD26-001

Dear Valley County Planning and Zoning Commissioners,

As longtime property owners in the McCall area, my husband and I are writing to express our serious concerns regarding the proposed Red Ridge Village development.

We recognize that growth and development are inevitable, and we are not opposed to responsible growth. However, we believe that any development of this magnitude must be carefully evaluated to ensure that it does not compromise the safety, resources, infrastructure, and quality of life of the existing community.

Our primary concerns include:

1. Water Availability: Water is one of our most precious resources. Before a development of this magnitude is approved, there should be clear, independently supported evidence that adequate water supplies exist without negatively affecting existing property owners, wells, and surrounding natural resources.

2. Roads and Traffic: Highway 55 and our surrounding road systems already experience significant traffic, particularly during peak tourism seasons. We are concerned about the additional burden a development of this size could place on roads that may already be struggling to accommodate existing demand.

3. Wildfire Safety and Emergency Evacuation: Living in a mountain community means recognizing the very real dangers of wildfire. Adequate emergency access, evacuation routes, and fire protection must be established before approving a development that could substantially increase the number of residents and visitors.

4. Infrastructure and Financial Responsibility: We are concerned about the potential costs to existing taxpayers for additional roads, schools, emergency services, sewer infrastructure, and other public facilities. Existing residents should not be expected to subsidize a development without a thorough understanding of its long-term financial impact.

5. Transparency and Public Participation: We are particularly troubled by reports that updated Planning and Zoning documents may not be available until after the November 12 written-comment deadline. Residents deserve sufficient time to review all relevant information before being asked to provide meaningful public input.

McCall and Valley County are special places because of their natural beauty, rural character, and sense of community. Once those qualities are compromised, they cannot easily be restored.

We respectfully request that the Planning and Zoning Commission **recommend denial of the Red Ridge Village PUD as currently proposed**, unless and until these significant concerns have been adequately addressed through credible studies, enforceable commitments, and a transparent public review process.

We also request that the public be given an additional opportunity to submit written comments after all updated county reports and supporting materials have been made available.

Thank you for your time, consideration, and service to our community.

Sincerely,

Scott & Kathleen Weber
McCall, Idaho

From: Cynda Herrick <cherrick@valleycountyid.gov>
Sent: Monday, November 9, 2026 7:59 AM
To: Erin Fanning <erinfanning@yahoo.com>
Cc: Lori Hunter <lhunter@valleycountyid.gov>
Subject: Re: Opposed to Red Ridge

Hello,

Information should be available on the website. The information from DF Development was posted last week.

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

"Live simply, love generously, care deeply, speak kindly, and leave the rest...."
S*ervice* **T***ransparent* **A***ccountable* **R***esponsive*

From: Erin Fanning <erinfanning@yahoo.com>
Sent: Monday, November 9, 2026 12:01 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Opposed to Red Ridge

November 9, 2026

Dear Valley County P&Z Commissioners,

I am writing to express my opposition to the Red Ridge development. It's extremely disconcerting that all the materials for the next meeting will not be available prior to the deadline for written comments.

My main concerns:

1. Valley County does not have procedures in place for a development of this size, which is a city not a Planned Unit Development.

2. Complete information for the project continues to be lacking. More analysis is needed on water accessibility, watershed viability, traffic flow, and the impact on U.S. 95 and ID 55.

3. The approval process has been rushed.

4. There needs to be an independent fiscal analysis. The only fiscal impact analysis was funded by DF Development and was not independent. Negative aspects of the development, along with the positive, need to be addressed. Without a precise evaluation, it's possible that taxpayers will ultimately be responsible for the developer's costs.

Thank you for your time and consideration in this matter. I request that this letter be entered into the project file for PUD 26-001, Red Ridge Village Concept Application, and that it be made available to decision makers in connection with any further proceedings on this application, including review by the Board of County Commissioners.

Sincerely,
Erin Fanning
McCall, ID

Erin Fanning
N. Michigan River Paddling, articles, essays, short stories, and more
Web ~ Amazon ~ Goodreads ~ YouTube

From: John Link <jlink792@icloud.com>
Sent: Monday, November 9, 2026 4:08 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Letter of opposition to Red Ridge Village PUD26-001

Dear Planning and Zoning Commissioners and Ms. Herrick,

We are writing to express our opposition to the Red Ridge Village PUD as proposed and request that it be denied.
Absolutely nothing about this development makes any sense. There are several unanswered questions. Water availability, road construction and maintenance, sewer connections and impact on existing wells and land, schools fire protection, law enforcement, and the impact on McCall and its residents. The idea of dropping another development the size of our community is ludicrous. Just the increase in traffic and impact on services alone should be enough to stop this development. The only people who will benefit will be already wealthy developers.

Sincerely,
John and Ann Link
Sent from my iPad

From: Luke Wardle <ljw.stup@icloud.com>
Sent: Monday, November 9, 2026 11:53 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: We oppose Red Ridge Village - PUD26-001

Nov 9, 2026

Dear Planning and Zoning Commissioners and Ms. Herrick,

Thank you for taking written comments on this extremely important topic for our little slice of paradise. We're writing to express our opposition to the RRV PUD as proposed and request that it be denied.

We're Idahoans, Julie graduated from Twin Falls and I grew up in Craigmont. Th West Central Mountains, particularly McCall, has been our go to place for much of our lives. We moved to McCall permanently in 2017.

Our reasons for requesting the denial of the RRV proposal are the following:

- Traffic
  - Since moving in the traffic past our house has increased due to the building boom that is currently taking place. We can only imagine how much worse it will become with RRV. We understand that it will be about 8000 cars per day past our house. Put yourselves in our shoes and think about how much you'd like that.
  - The type of traffic is another concern.
    - Obviously most drivers feel like if there is a straight stretch of road they can drive as fast as they want. The worst offender is a suped-up mustang with TEXAS plates (I wonder what his relationship with the developers is). I sound like an old curmudgeon but it is really irritating and frightening to see people speeding past our house. The limit 35mph but I know most are speeding. My proof is that on a single morning we saw one of the county police pull over at least 4 people just in front of our house.
    - Trucks that are overloaded with gravel and dirt is another issue. We've experienced trucks coming off West Mountain Road, not stopping at the stop sign, and gravel, dirt and fist sized rocks hitting the road and flying into our driveway. The carrier knows there is a penalty for that so on at least two occasions they've immediately showed up with a road sweeper only to sweep the rocks and dirt onto our drive and yard. There seems to be no recourse for that...other than I go pick it up myself.
- Water is a huge concern. We, as a community, tell ourselves it plentiful because we basically live at the top of the water table. We all know that water is a limited resource and as one aquifer depletes it affects every other aquifer nearby in a ripple effect. These developers know that as well but don't really care because they have little vested interest in our lovely community other than to use it how they want and all others can go suck eggs. How would an average guy like me even communicate or explain the impact their development plans have on all us average people?

- Sewage is closely related to water. Yes, I know that water treatment plants can create "clean" water from waste water...but why put that stress on the ecology of our west central mountains? Further, the scars created by creating a water treatment plant are large and permanent. There is no recovery from the effects of that build-out.
- Wildlife will be affected. Sherry Maupin can step outside her house on any given evening in late Sept and most of Oct and hear the elk bugle, the coyotes howl, the migrating geese honk, the quail call, and ducks quack. That will be significantly impacted with yet another development. (Whitetail build-out up on the hill has already had a negative effect.)
- The country commissioners don't seem to be following their own process to do the due diligence this decision is due. Seems the public has one set of deadlines and the developer has a different set of deadlines. Case in point: At a previous public hearing, the P&Z Chairman stated that new materials will be posted two weeks prior to public hearings to ensure the public has adequate time to review for written comments. We haven't seen any new material. The most updated Valley County P&Z documentation (Issue Tracker sheet, staff report, etc) will likely not become available until AFTER the Nov 12 deadline to submit written comments — why?

There are probably other items to talk about but I've already said quite a bit.

Please read this email in the meeting and add it to the public record.

Sincerely,
Luke & Julie Wardle
220 Wisdom Rd., McCall

Delivery by email: cherrick@valleycountyid.gov November 9, 2026

Director Cynda Herrick
PO Box 1350
Cascade, ID 83611

RE: Letter in Opposition to PUD 26-001 Red Ridge Village Concept Application

Dear Director Herrick and P&Z Commissioners,

I am opposed to the Red Ridge Village (RRV) PUD development and its concept plan.

Planning and Densities

Quoted from the American Planning Association's current guidebook: "States and their local governments have practical tools to help combat urban sprawl, protect farmland, promote affordable housing..." Since the leading US trade association of professional planners guides community planners to combat urban sprawl, why wouldn't Valley County strive for best planning practices and likewise do the same? This development is inconsistent with Valley County's Comprehensive Plan and its goal of preserving rural character and locating higher density populations near existing infrastructure. Clustered or un-clustered, a large new dense population center located in a rural area and 4+ miles away from existing infrastructure is clearly urban sprawl.

RRV's layout concentrates high-density townhomes and commercial areas adjacent to shared boundaries of large acreage properties. The proposed setbacks are inadequate.

Potential mitigations:

- Require RRV's concept plan to eliminate or at least move the townhomes to the center of the development far from shared boundaries and county roadways and move the larger lots to the exterior.
- Require RRV's concept plan to eliminate the commercial venues and nightly rentals.
- Require RRV's concept plan to lessen densities to more closely match surrounding conditions.

Wastewater

Payette Lakes Recreational Water and Sewer District and the City of McCall have already examined and determined that high-rate land application for treated effluent disposal would migrate nutrients into Lake Cascade. Their solution was to land-apply treated effluent at agronomic rates (slow rate).

Nutrients, as well as other wastewater compounds such as endocrine disruptors (pharmaceuticals and personal care products) introduced as RRV proposes, either through direct injection or high-rate application into groundwater, will migrate into Lake

Cascade. NOTE: Class A effluent refers primarily to the pathogen and turbidity content and not to nutrients or any other wastewater contaminates present.

Potential mitigations:

- Require RRV's concept plan to dispose of treated effluent via land application at agronomic rates (slow rate).

Water

The developer's favorable speculation about future ground water table drawdown values and water availability does not protect existing users' drinking water supplies. Nor does passing the judgement to the Idaho Department of Water Resources. Valley County has the responsibility and authority to impose proactive restrictions to protect existing residents' ground water supplies and should do so now. Litigating damage after the fact does not deepen existing wells or replace burned out pumps and places the expense of damage mitigation on existing users rather than the developer.

Possible mitigations:

- Require RRV's concept plan to prove availability and sustained long term viability of the water supplies necessary to meet the demand of the development without impact to existing users' water.
- Require RRV to install ground water monitoring wells along shared and county roadway boundaries with installed level and telemetry equipment for continuous level monitoring and limit groundwater withdrawal to drawdown values less than 0.5 feet at all monitoring well locations.

Transportation

Funding for Valley County's road maintenance predominately comes from state fuel taxes and vehicle registration fees via distribution from the Idaho Transportation Department based on improved road miles and vehicle registrations. No property tax money is available. RRV will cause further service level degradation to the existing transportation systems. The few extra tanks of gas purchased by visitors and potential additional county residential vehicle registrations will not pay for that degredation or future maintenance. The county is already significantly short on maintenance funding.

Possible mitigations:

- Require RRV's concept plan to state exactly the type and percentage of transportation system costs that will be covered to offset their impact.
- Require RRV to fully fund and construct system improvements attributed to RRV prior to issuance of building permits.

County Financial

RRV will cause an ongoing financial burden on Valley County, the fire district(s), school district and EMS that may never be recovered. As a result, resident taxpayers will bear the expenses associated with this development and county residents will suffer the resulting negative impacts.

Possible mitigations:

- Require RRV's concept plan to state the type and percentage of costs that will cover these impacts and pay up front with any true-up occurring at a later date.

I request that this letter be entered into the project file for PUD 26-001, Red Ridge Village Concept Application, and that it be made available to decision makers in connection with any proceedings on this application including, but not limited to, review by the Board of County Commissioners.

Regards,

Bryan Donaldson
19 Thunderbolt Pl
McCall, ID 83638

Delivery by email: cherrick@valleycountyid.gov November 9, 2026

Director Cynda Herrick
PO Box 1350
Cascade, ID 83611

RE: Letter in Opposition to PUD 26-001 Red Ridge Village Concept Application

Dear Director Herrick and P&Z Commissioners,

I am opposed to the Red Ridge Village (RRV) PUD development and its concept plan.

Planning and Densities

RRV's concept plan is inconsistent with Valley County's Comprehensive Plan and its goal of preserving rural character and locating higher density populations near existing infrastructure. RRV's layout concentrates high-density townhomes and commercial areas adjacent to shared boundaries of large acreage properties. The proposed setbacks are inadequate.

Potential mitigations:

- Require RRV's concept plan to eliminate or at least move the townhomes far from shared boundaries large acreage boundaries and county roadways and move the larger lots to the exterior.
- Require RRV's concept plan to eliminate the commercial venues and nightly rentals.
- Require RRV's concept plan to lessen densities to more closely match surrounding conditions.

Water and Wastewater

The developer's favorable speculation about future ground water table drawdown values and water availability does not protect existing users' drinking water supplies. Nor does passing the judgement to the Idaho Department of Water Resources. Valley County has the responsibility and authority to impose proactive restrictions to protect existing residents' ground water supplies and should do so now. Litigating damage after the fact does not deepen existing wells or replace burned out pumps and places the expense of damage mitigation on existing users rather than the developer.

Payette Lakes Recreational Water and Sewer District and the City of McCall have already examined and determined that slow-rate land application (agronomic rates) for treated effluent disposal was the way to mitigate the migration of nutrients into Lake Cascade. Nutrients, as well as other wastewater compounds such as endocrine disruptors (pharmaceuticals and personal care products) introduced as RRV proposes, either through direct injection or high-rate application into groundwater, will migrate into Lake Cascade. NOTE: Class A effluent refers primarily to the pathogen and turbidity content and not to nutrients or any other wastewater contaminates present.

Potential mitigations:

- Require RRV's concept plan to dispose of treated effluent via land application at agronomic rates (slow rate).
- Require RRV's concept plan to prove availability and sustained long term viability of the water supplies necessary to meet the demand of the development without impact to existing users' water.
- Require RRV to install ground water monitoring wells along shared and county roadway boundaries with installed level and telemetry equipment for continuous level monitoring and limit groundwater withdrawal to drawdown values less than 0.5 feet at all monitoring well locations.

Transportation and County Financial

As we all know, the county is significantly short on road and bridge maintenance funding. The proposed remedy is to tax residents. However, most of the damage is done by non-residents (visitors and heavy construction vehicles). RRV will cause further service level degradation to existing transportation systems. Any tax from fuel and residential vehicle registrations associated with the development will not pay for the increased road degradation or future maintenance.

RRV will cause an ongoing financial burden on Valley County, the fire district(s), school district and EMS that may never be recovered. Again, resident taxpayers will bear the expenses and suffer the negative impacts associated with this development.

Possible mitigations:

- Require RRV's concept plan to state exactly the type and percentage of transportation system costs that will be covered to offset their impact.
- Require RRV to fully fund and construct system improvements attributed to RRV prior to issuance of building permits.
- Require RRV's concept plan to state the type and percentage of costs that will cover these impacts and pay up front with any true-up occurring at a later date.

I request that this letter be entered into the project file for PUD 26-001, Red Ridge Village Concept Application, and that it be made available to decision makers in connection with any proceedings on this application including, but not limited to, review by the Board of County Commissioners.

Regards,

Sarah Helgeson
19 Thunderbolt Pl
McCall, ID 83638

From: Barr Quarton <barrquarton@gmail.com>
Sent: Tuesday, November 10, 2026 7:17 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Red Ridge

Good morning Cynda.

Well I can't emphasize enough my concerns for this projects negative impact on our community.
Roads are overcrowded in bad repair.

McCall is where the residence will shop. Payette lake is where they'll boat. The lake is overcrowded already. And very stressed. I see no positive side to this development.

Please consider my points on this.

Sincerely
Barr Quarton.

Sent from my iPhone

Director Cynda Herrick
PO Box 1350
Cascade, ID 83611

November 10, 2026

MEMORANDUM IN OPPOSITION TO PUD 26-001 (RED RIDGE VILLAGE CONCEPT PLAN)

TO: Valley County Planning and Zoning Commission
DATE: November 19, 2026
SUBJECT: Public Opposition Summary — Revised Concept Application for PUD 26-001 (Red Ridge Village)

I. Executive Summary

While DF Development LLC has reduced the proposed density of Red Ridge Village from its initial 2024 submittal to 722 residential units and 60,000 square feet of commercial space across 2,250 acres, the revised concept plan remains fundamentally incompatible with Valley County Code (VCC), the Valley County Comprehensive Plan, and the surrounding rural environment. Even with recent submittals filed on November 5, 2026, the application fails to resolve critical deficiencies regarding groundwater sustainability, wildfire evacuation safety, regional roadway capacity, fiscal deficits, and enforceable land-use protections. Approving a concept plan of this urban scale—four miles outside McCall's established infrastructure—sets an unsustainable precedent and shifts massive infrastructure and public-safety burdens onto Valley County taxpayers. We respectfully urge the Planning and Zoning Commission to recommend **denial** of PUD 26-001.

II. Non-Compliance with Valley County Code & Comprehensive Plan

- **Lack of Proximity to Existing Infrastructure (VCC 9-5-2.B.3):** Valley County Code directs higher-density developments to areas adjacent to existing municipal services and established communities. Introducing an urban-style village center (up to 6.9 units per acre in clustered zones) and commercial hub four miles southwest of McCall creates leapfrog sprawl rather than logical infill growth.

- **Erosion of Rural Character and Dark Sky Goals:** Replacing over 2,200 acres of undeveloped forestland with a self-contained "new town" permanently alters the rural transition zone bordering McCall and undermines the county's Comprehensive Plan goals to preserve agricultural/ forest character and pursue Dark Sky Reserve standards.

- **Illusory Open Space Protections:** The applicant touts roughly 1,400 acres of "managed open space," yet substantial portions consist of unbuildable terrain with slopes exceeding 45%. Furthermore, the concept plan lacks permanent, legally binding conservation easements preventing future rezoning, commercial expansion, or timber clearing.

III. Unverified Groundwater & Watershed Impacts

- **Lack of Independent Hydrogeological Testing:** The project demands an estimated 271 acre-feet of groundwater annually. Neighbors, nearby subdivisions (including Blackhawk Ranch), and conservation groups such as the Idaho Conservation League have disputed the applicant's

assertion that upper and lower aquifers are hydrologically isolated. No independent, third-party aquifer stress test has been conducted to guarantee that existing residential and agricultural wells will not experience drawdown or depletion.

- **Wastewater & North Fork Payette Watershed Risks:** Relying on a combination of centralized treatment systems and individual septic systems on larger lots introduces cumulative nutrient-loading risks to groundwater and surface tributaries feeding the North Fork Payette River watershed.

IV. Wildfire Risk, Emergency Response & Evacuation Bottlenecks

- **Extreme Wildland-Urban Interface (WUI) Exposure:** Siting 722 residences and commercial buildings inside dense forestland dramatically heightens wildfire ignition risk and structural exposure.

- **Inadequate Emergency Response Times:** Local fire and EMS infrastructure is already stretched thin. Projected fire response times of approximately 15 minutes to the site fall short of urban/suburban safety benchmarks for high-density multi-family structures and commercial buildings.

- **Evacuation & Roadway Gridlock:** Surrounding rural corridors—particularly West Mountain Road, Boydstun Street, and Highway 95—already experience severe seasonal congestion and carry a multi-million-dollar county road maintenance backlog. Adding thousands of daily vehicle trips creates life-safety bottlenecks during a fast-moving wildfire evacuation, and localized intersection improvements do not fix regional corridor capacity limits.

V. Fiscal Deficits & Taxpayer Subsidies

- **Multi-Year Property Tax Funding Gaps:** The applicant's own fiscal impact analysis (BBC Research & Consulting) demonstrates that Red Ridge Village will generate property tax funding gaps during its 15- to 20-year buildout phase.
- **Unfunded Public Service Demands:** Valley County road maintenance, sheriff patrols, emergency services, and the McCall-Donnelly School District will absorb immediate capital and operational demands before new tax revenues materialize, effectively forcing current county residents to subsidize a private luxury and resort-oriented development.

VI. Unenforceable "Local Housing" & Wildlife Commitments

- **Vague Workforce Housing Standards (Appendix H):** While 170 deed-restricted townhomes are proposed, the housing plan lacks ironclad, county-enforced deed restrictions guaranteeing permanent affordability, local-worker occupancy, and anti-speculation controls. Siting workforce housing four miles outside McCall also forces lower-income workers into car-dependent commutes away from schools, transit, and employment centers.
- **Fragmentation of Elk Migration Corridors:** Concentrating high-density human activity, 18.2 miles of trails, domestic pets, and vehicular traffic across seasonal elk migration routes cannot be mitigated merely through educational manuals or unrecorded management plans.

VII. Procedural Fairness & Premature Approval

Throughout 2026, multiple work sessions and late-breaking applicant submittals—including major revisions filed on November 5, 2026, just two weeks prior to this hearing—have limited the public's ability to review technical data before written comment deadlines close. Concept approval locks in baseline density and land-use entitlements before critical engineering, water-right, and road-funding agreements are finalized.

VIII. Conclusion & Requested Action

Red Ridge Village asks Valley County to approve urban density without urban infrastructure, permanent open-space covenants, proven water availability, or safe evacuation capacity. On behalf of affected Valley County residents, we respectfully request that the Planning and Zoning Commission **deny Concept Application PUD 26-001** and require any future proposal for this parcel to conform strictly to existing rural zoning densities and Comprehensive Plan standards.

Respectfully Submitted,

John Molinski
45 Sundance Dr.
Mccall, ID 83638

From: Leslie Pierce <fireweed23@yahoo.com>
Sent: Tuesday, November 10, 2026 1:25 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Cc: Robert Suydam <rssuydam@gmail.com>
Subject: Letter of opposition to Red Ridge Village - PUD26-001

November 10, 2026

Dear Planning and Zoning Commissioners and Ms. Herrick,

We are writing to express our opposition to the Red Ridge Village (RRV) Planned Unit Development (PUD) as proposed and request that it be denied.

Our reasons for making this request are the following:

Environmental Concerns

Our concerns for the contamination of our water systems is still valid. The Valley Soil and Water Conservation District (VSWCD) recommends more study on water availability for this project to move forward. If wells cannot be shown to have the ability to supply the water needed, then the project should not move forward. Also, they recommend an on-site water treatment plant to address the Class A effluent containing nitrogen and phosphorus. Releasing the effluent into the environment and letting the aquifer filter the effluent is not a viable nor responsible solution. Additionally, is the on-site quarry included in the water contamination study? The Payette River and Cascade Reservoir are already contaminated with effluent from septic systems and wastewater treatment. Adding more nutrients will compound the existing problem.

The Valley County Wildfire Mitigation Program outlines many reasons why this proposal does not adequately address fire safety for the residents of the project. This needs to be in place before any project of this magnitude is green-lighted.

The proposal still does not address the concern of the Idaho Department of Fish and Game on the cumulative effects of the project on resident fish and wildlife populations and the fragmentation or loss of habitat. Protecting our wildland habitat should come before adding additional and probably unnecessary developments. Is there a new plan in place addressing the IDF&G concerns?

Societal Concerns

The traffic impact study plan was criticized by Valley County residents in February 2026. A new traffic impact study was conducted by the developers in May 2026. Who will pay for the traffic lights and extra lanes recommended in this plan. Will there be a traffic study conducted from outside sources? Hales Engineering is located in Utah so doesn't necessarily have Valley County's best interest in mind. We need an independent source chosen by Valley County, not the developers.

Overall, the cost to Valley County residents as reported by Valley Lookout on the Fiscal Impact Study conducted by BBC Research and Consulting shows a deficit in tax revenues which will continue until about 2041. So, the residents of Valley County need to "carry" the project? What happens if costs increase, as usually happens in large and multifaceted projects, and the deficit increases? Shouldn't a substantial deficit of this size go to the voters? Are you listening to Valley County residents concerns and representing residents over developers, or the other way around?

McCall is already overburdened by tourism. It is hard to get into restaurants, stores can be overcrowded, beaches can have so many people on them there is no room for residents, and many other situations caused by too many people in the area. This a problem not only experienced in

Valley County but in many places around the world. The leaders in those places are coming up with novel approaches to promote the positive experiences of residents and tourists alike. Will Valley County use some of those lessons to protect the experiences of long-term residents and short-term tourists in McCall and in Valley County?

For the above reasons and more, we oppose the approval of the Red Ridge Village development. Please listen to Valley County tax payers and act responsibly for the long-term benefits and positive future of Valley County, not the apparent short-term gains.

Sincerely,

Leslie Pierce and Robert Suydam

405 N. Samson Trail

PO Box 3042

McCall, Idaho 83638

From: Pete Fitzsimmons <fitzf15@gmail.com>
Sent: Tuesday, November 10, 2026 4:03 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Cc: Lori Hunter <lhunter@valleycountyid.gov>
Subject: P.U.D. 26-001 Red Ridge Village Comments

Honestly, I can't understand how and why we're still talking about this. There is nothing wrong, and everything right, with just saying "No" to this P.U.D..

Little is new in the DF Development documentation. For those of us living in the area, we already have an idea what kind of neighbor DF Development is. We need look no further than their expansion of operations at the Sunflower pit. What used to seem like intermittent use has become, as per testimony at the 13 August Planning and Zoning meeting, hundreds of trucks a day. The rock crusher runs, at times, over twelve hours a day. Fugitive dust covers everything across the Blackhawks, the crusher is easily heard at my house over 1.4 miles away despite a fairly dense forest across that span. West Mountain road has been trashed, repaired, then had sections erupt again just two weeks later from all the heavy trucks. "Maximum gain at everyone else's expense" seems to be the DF motto.

Red Ridge is inconsistent with the surrounding area on West Mountain Road. Actually, inconsistent with any development in McCall or even Valley County. The closest available comparison is Avimor (currently built out to just over the Red Ridge proposal) and that development is much closer to a large urban area, and more importantly did not have surrounding neighborhoods already on place when it started. The new development happening around Avimor is being done with full knowledge that Avimor is there. This is the exact opposite of what is taking place here with the three Blackhawk Communities, White Cloud, Whitetail, River Crossing and several other smaller neighborhoods and individual properties that will be impacted in a way none of us could've ever imagined.

Wildfire: plenty of folks have provided testimony on this, to include Wildland Firefighters. This density, in this location, is asking for the next Paradise, CA.

Water: zero independent testing/analysis of actual aquifer capacity on site. Who's paying when those of us downhill from Red Ridge either have to redrill our wells, or find ourselves drinking "treated" wastewater.

Wastewater effects: additional nitrogen and phosphorus, even after treatment, along with the runoff from over 700 residences plus various businesses, and a farm to market operation into Duffner Creek will wreck that drainage which flows into Blackhawk Lake, the North Fork off the Payette and Lake Cascade significantly increasing already problematic toxic algae blooms.

Wildlife: fracturing of migration corridor and developing over endangered ground squirrel

population.

Roads: West Mountain road is wholly inadequate for this size development. Who's paying to completely tear it up and rebuild it to the required standard? Who's paying for the traffic signals? Who's paying for the required upgrades to the Deinhard/Boydstun loop?

Infrastructure: There is virtually no service in McCall, public or private that can handle this level of expansion.

Hundreds of thousands in funding gap till buildout: We've seen how that works. Just one economic downturn and you add decades of "funding gap" onto that projection which means more money from the rest of us.

Loss of property value to everybody else: add to the above funding gap the tens of millions of dollars in property value that will be wiped out overnight if this P.U.D. is approved. Every house on the southwest side of McCall just became less desirable. Everybody needs to claim that loss of assessed value, and you can stretch that "funding gap" out at least a couple decades more.

Just say "No" to Red Ridge and let's get on with the expected appeal to the County Commissioners.

Pete Fitzsimmons
8 Sawtooth Ct Blackhawk Ranch McCall
Also, Blackhawk Lake Estates Phase 1 Lot 6

RECEIVED
NOV 11 2025
BY:

RE: Opposition to PUD 26-001 Red Ridge Village Concept Application

Dear Director Herrick and P&Z Commissioners,

We are writing in opposition to the Red Ridge Village (RRV) PUD concept application. Approving a dense development, miles from existing infrastructure, places an unsustainable financial burden on Valley County and its taxpayers. We urge you to deny this application based on the following critical impacts:

- Unsustainable Road and Financial Costs: Valley County already faces a $100 million backlog in road repairs and relies on limited fuel taxes and registration fees rather than property taxes for maintenance. RRV will severely degrade existing roads while imposing unrecovered, long-term costs on the county, fire districts, EMS, and schools—forcing local taxpayers to subsidize the development.
- Incompatible Urban Sprawl: Locating a high-density population center, townhomes, and commercial venues more than four miles from existing infrastructure directly contradicts Valley County's Comprehensive Plan to preserve rural character and avoid urban sprawl.
- Lake Cascade Water Quality Threats: High-rate disposal or direct injection of treated effluent will allow nutrients, pharmaceuticals, and personal care compounds to migrate into groundwater and contaminate Lake Cascade, rather than utilizing safe, slow-rate agronomic land application.
- Unprotected Groundwater Supplies: Relying on developer speculation instead of binding, proactive drawdown limits puts existing residents' drinking water wells and pumps at severe risk, unfairly shifting future damage and litigation costs onto neighboring property owners.

Please enter this letter into the official project file for PUD 26-001 and ensure it is provided to all decision-makers, including the Board of County Commissioners.

Sincerely,

Pam and Jim Nielsen

64 Sundance Dr

McCall, ID 83638

Letter of Opposition to Red Ridge Village PUD

Brent Collins
16 Thunderbolt Place
McCall, Idaho 83638

11/11/2026

Valley County Planning & Zoning Commission
Board of County Commissioners
P.O. Box 1350
Cascade, ID 83611

Subject: Formal Opposition to the Proposed Red Ridge Village Planned Unit Development

Dear Commissioners:

I strongly oppose approval of the Red Ridge Village PUD (RRV) and its associated concept plan. My objections rest on four core concerns: the project would impose lasting financial costs on Valley County and other local taxing entities; it exemplifies poorly planned sprawl; it conflicts with surrounding land uses; and it undermines the Comprehensive Plan's clear commitment to protecting the county's rural character.

The development would place an ongoing financial strain on the County, fire districts, school district, and emergency medical services—costs that may never be fully recovered. Existing taxpayers would ultimately absorb those expenses and the broader negative effects that follow. The fiscal impact analysis prepared by BBC Research and Consulting depends almost entirely on property-tax revenue and assumes an aggressive construction and occupancy timeline. If the project builds out more slowly, cumulative public costs will rise while tax receipts lag. Under the study's own projections, the school district would remain in a deficit position until roughly 2040 and the fire department until 2038. This risk is compounded by the fact that elimination of the property tax remains a central platform priority of Idaho's majority party and enjoys strong support among legislative and executive leaders. Basing long-term public financing on a revenue source that faces serious political pressure is imprudent.

The higher-density townhome section sits immediately adjacent to West Mountain Road, a 21-acre parcel, several larger agricultural/residential holdings of 40 acres or more, and an existing single-family subdivision with a density of approximately one-half lot per acre. That portion of RRV would contain roughly 170 units on 111 acres—about 1.5 units per gross acre. The resulting density is three times greater than the development across West Mountain Road and more than thirty times denser than the neighboring properties. Unlike Jug Mountain Ranch, which deliberately buffers its impacts away from adjacent owners, RRV would concentrate its adverse effects along shared boundaries, placing a disproportionate burden on existing residents and landowners. The right to develop should not extinguish the established

expectations of those already living in the area. Consistent with the Comprehensive Plan, the high-density component should be relocated substantially farther west so that impacts on current property owners and the broader community are meaningfully reduced.

As configured, this concentrated population would lie more than four miles from most community services and would therefore degrade the level of service local agencies can provide. The entire 722-unit project would funnel all traffic onto a single point of access—West Mountain Road. By comparison, Jug Mountain Ranch, an earlier isolated PUD approved for 325 units, offers multiple access routes and generates far fewer impacts. RRV is more than twice as large and designates at least 35 percent of its units for short-term nightly rentals. The cumulative result would be negative effects on the county and its residents on a scale not previously experienced.

For all of these reasons, I urge the Commission and Board to reject the Red Ridge Village PUD concept plan in its present form.

Respectfully submitted,

Brent Collins

208-250-1163
Red27chief@gmail.com

From: Lori Mountain Canyon Flying <lori@mountaincanyonflying.com>
Sent: Wednesday, November 11, 2026 7:24 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Letter of opposition to Red Ridge Village - PUD26-001

Dear Planning and Zoning
Commissioners and Ms. Herrick,
As business owner in McCall and resident of 45 years I am writing to express my opposition to the RRV PUD as proposed and request that it be denied.
Thank you for your time and consideration, Lori MacNichol

Lori MacNichol
300 Deinhard
McCall, ID 83638
Mountain Canyon Flying LLC

From: KATHLEEN POSTON <katposton@icloud.com>
Sent: Wednesday, November 11, 2026 6:29 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Red Ridge

Dear Cinda and Planning and Zoning Commissioners,

I am writing to let you know that strongly I oppose the RRV PUD.

We do not need this development in our small community. It will stress all of our resources to the Max.

Thank you,
Kathy Poston
McCall Idaho

Sent from my iPhone

From: Lea Albright <lmalbright23@gmail.com>
Sent: Tuesday, November 10, 2026 8:42 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Letter of Opposition to Red Ride Village PUD

11/1/2026
RedRidge Village Concept PUD 26-001
Cynda Herrick and P&Z Commissioners

Through the series of Red Ridge Village PUD meetings, we have brought forward many concerns and have yet to receive any answers. We are opposed to the Red Ridge Village proposal and feel it should be denied. Our concerns have not been addressed and no attempt has been made by the development team to work with adjacent landowners that will be directly and negatively impacted by this proposal. Please see emails on file that I have previously submitted.

The proposed 100 feet of green space between Red Ridge Village Concept and adjacent property lines is not adequate for wildlife corridors or movement, not enough information is included in this proposal to ensure native land is protected from future development and expansion within the RedRidge Village. Nor is it compatible to have proposed high density residential condos and commercial village "town" next to our timber and agricultural land. Please refer to the use of the Valley County Compatibility Matrix. We request that the plan be denied as proposed or that the high-density condos and the commercial village be removed from the plan.

Valley County has committed to dark sky protection. Red Ridge Village's size and high density will introduce significant nighttime illumination visible from adjacent properties including 3731 W Mountain Road, which will:

- Disrupt wildlife nocturnal behavior (elk movement, bird migration timing)
- Degrade night sky visibility for adjacent property owners (our investment in mountain property includes dark sky value)
- Create light trespass that violates our quiet enjoyment and existing use rights
- Undermine County's own dark sky initiative.

Red Ridge Village is immediately adjacent to our working farm, dry grazing and timber land. Construction of 722 units will create physical trespass liability livestock safety risk if domestic animals cross from RRV onto our property. We are requesting a developer-funded fence be constructed along property boundaries before any site construction begins that is at least 4 feet high and made of materials that will not allow RRV pets or people to accidently cross onto our property. This fence will be maintained in operable condition by DF Development or any subsequent property owners.

The applicant still has not provided cumulative impact analysis showing how Red Ridge Village, will affect Valley County School District, strain on West Mountain Road, fire protection services, EMS, Surface and groundwater aquifers. We request an independent hydrological and traffic study commissioned by Valley County that specifically models worst-case concurrent construction scenarios and demonstrates no adverse impacts to adjacent properties including 3731 West Mountain Road.

Please note that we have submitted our water rights to Cynda Herrick as requested at the last P&Z EEV hearing and before approval of the Red Ridge Village PUD concept, we request that P&Z require a 3-year independent hydrological study by a hydrogeologist licensed in Idaho, independent peer review by the U.S. Geological Survey, and binding developer liability for water supply impacts to adjacent properties and their current water rights. Baseline measurements must be established before any ground disturbance.

- Annual groundwater monitoring on 3731 W Mountain Road and adjacent properties at developer's expense
- Quarterly reports to Valley County showing aquifer levels compared to baseline (establish baseline before construction begins)
- Immediate halt to new Phase approvals if groundwater levels decline more than 5 feet below baseline measurements.
- Developer shall fund supplemental water supply (trucked water or connection to City of McCall system) for any adjacent property experiencing decline of 10+ feet
- Remediation bond of $3 million to guarantee performance—held by Valley County.

At the statewide level, Idaho's Action Plan under Secretarial Order 3362 emphasizes conservation and improvement of habitat quality in key big game winter ranges and migration corridors, including strategic work with private lands to maintain intact landscapes and functional movement routes. We have a herd of elk that we watch migrate through, graze and bed down on our property, this needs to be studied BEFORE allowing the RRV PUD concept to move forward. The Village is set directly behind our property which is the route the elk currently follow to gain access over Red Ride land.

Thank you for taking the time to review and address our concerns.

Lea' and Wyatt Albright.
208-310-6209

From: Lori <lorigib@gmail.com>
Sent: Wednesday, November 11, 2026 10:18 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: No to Red Ridge

I am writing to oppose the Red Ridge Village Planned Unit Development as currently proposed, and to urge the Commission to recommend denial to the Valley County Board of County Commissioners.

The application remains critically incomplete. Key sections — including drainage, grading, parking, road design, stormwater plans, and commercial and residential square footage — are marked "TBD by phase." The Commission cannot make a sound recommendation without this information.

The water situation alone should halt this proposal. No hydrologic study has been conducted. The developer has not demonstrated that sufficient water rights exist or can be obtained to meet domestic, commercial, irrigation, and fire suppression demands. Without that data, approval would be irresponsible. The same gap exists for wastewater treatment — no facility has been sited, and no detailed plan has been provided.

Wildfire risk is severe. McCall Fire District has stated it cannot serve this development with current resources. The site has a single primary access and one emergency egress — inadequate for a 722-unit community in the Wildland-Urban Interface. No site-specific fire behavior analysis has been completed.

Wildlife impacts are similarly unassessed. No ungulate migration studies or Northern Idaho Ground Squirrel surveys have been conducted, despite known habitat in the area.

The process itself has been flawed — the public was asked to comment before the staff report was available.

The Commission should not advance this proposal until complete data is in hand. I urge a "No" recommendation.

Respectfully,

Lori G. Banducci

November 11, 2026

Dear Planning and Zoning Commissioners and Ms. Herrick,

I am writing to express my opposition to the RRV PUD as proposed and request that it be denied. Unfortunately I will not be able to attend the November 19 meeting as I work at the Donnelly Food Pantry during that time.

My reasons for making this request are the following:

- Roadways
    - It is unclear as to how much RRV will contribute to the external roadway construction and maintenance required for the additional traffic. Our county, and maybe McCall, are already strapped for funds to maintain the current roads.
    - It appears that RRV is expecting IDT to make the changes anticipated for SH 55. Shouldn't RRV contribute to construction and maintenance of improvements? Consideration should be made for if/when SH55 is re-routed down Deinhardt and Boydston. I don't believe I saw that in any of the documentation.
    - The RRV PUD being considered is for the portion within Valley Country. If the Adams County portion of the development goes through, residents in that Country will most likely be using our roads, coming into McCall. What will the impact be? How can Valley County and McCall be compensated by RRV for those requirements? Can we require them to block off access from the Adams County portion of RRV through the Valley County portion? Can there be a special assessment for the Adams County residents to compensate Valley County and McCall road maintenance?
    - I don't think I saw any impact analysis on other roadways such as those in downtown McCall where RRV residents will do their shopping and dining. This needs to be addressed.
- Schools
    - Will the assessment of potential construction workforce and resident impact and agreement with McCall Donnelly School District be completed early enough for the District to make plans to accommodate the increased enrollment?
    - Does the School District have the space to expand to accommodate the increased enrollment?
    - What would the timeframe need to look like to prepare for and complete construction projects.
- Wildfires – Can we be assured that the same concepts will be applied to the Valley County and Adams County portions of the development? Wildfires know no County boundaries
- Emergency Services

    - Can we be assured that Impact Fees will be paid enough in advance to allow for planning and execution of personnel and services required to address the anticipated impact? The analysis indicated there will be a lag in revenue during the early phases of development. Where will the money come from?
- Hospital and Clinic – I didn't see anything about the impact on medical services (hospital and clinic). There surely will be an impact and this needs to be addressed.
- Housing
    - The construction workforce housing plan, at least for phase 1, should be presented and approved prior to the County approving the PUD.
    - Will construction workforce housing plans for the Adams County portion of RRV impact housing in Valley County? Valley County should specify that construction workforce housing for the Adams County portion of RRV not include housing in Valley County.
    - While the general intention for affordable housing may sound good, is there enough for RRV employees in Valley and Adams counties, the increased number of employees in the local (McCall/Valley County) schools, hospital, clinic, EMS personnel and retail/restaurant services in McCall. I think not.

I urge the Valley County P&Z Commission to deny the RRV PUD, as proposed. Should there be any further considerations of a RRV PUD request, all of the above considerations should be addressed.

Sincerely,

Beverly Hellman

Beverly Hellman
bevhellman@hotmail.com
218 Ferguson Way, McCall, ID
805-689-0306

From: Paula Shultz <pkshultz@gmail.com>
Sent: Wednesday, November 11, 2026 3:35 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Letter of opposition to Red Ridge Village - PUD26-001

November 11, 2026

Dear Planning and Zoning Commissioners and Ms. Herrick,

I am writing to express my **OPPOSITION** to the RRV PUD as proposed and request that it be denied.

My reasons for making this request are the following:

1. Impact to Hwy 55 traffic
2. Impact to the water table in the area
3. Strain on our local EMS and Fire Departments that are already struggling to keep up with local needs and demands
4. Detrimental "feel" to our community (too massive)

Sincerely,

Paula Shultz
McCall, ID

Delivery by email: cherrick@valleycountyid.gov November 11, 2026

Director Cynda Herrick
PO Box 1350
Cascade, ID 83611

RE: Letter in Opposition to PUD 26-001 Red Ridge Village Concept Application

Dear Director Herrick and P&Z Commissioners,

I am opposed to the Red Ridge Village (RRV) PUD development and its concept plan.

Planning and Densities

Quoted from the American Planning Association's current guidebook: "States and their local governments have practical tools to help combat urban sprawl, protect farmland, promote affordable housing..." Since the leading US trade association of professional planners guides community planners to combat urban sprawl, why wouldn't Valley County strive for best planning practices and likewise do the same? This development is inconsistent with Valley County's Comprehensive Plan and its goal of preserving rural character and locating higher density populations near existing infrastructure. Clustered or un-clustered, a large new dense population center located in a rural area and 4+ miles away from existing infrastructure is clearly urban sprawl.

RRV's layout concentrates high-density townhomes and commercial areas adjacent to shared boundaries of large acreage properties. The proposed setbacks are inadequate.

Potential mitigations:

- Require RRV's concept plan to eliminate or at least move the townhomes to the center of the development far from shared boundaries and county roadways and move the larger lots to the exterior.
- Require RRV's concept plan to eliminate the commercial venues and nightly rentals.
- Require RRV's concept plan to lessen densities to more closely match surrounding conditions.

Wastewater

Payette Lakes Recreational Water and Sewer District and the City of McCall have already examined and determined that high-rate land application for treated effluent disposal would migrate nutrients into Lake Cascade. Their solution was to land-apply treated effluent at agronomic rates (slow rate).

Nutrients, as well as other wastewater compounds such as endocrine disruptors (pharmaceuticals and personal care products) introduced as RRV proposes, either through direct injection or high-rate application into groundwater, will migrate into Lake Cascade. NOTE: Class A effluent refers primarily to the pathogen and turbidity content and not to nutrients or any other wastewater contaminates present.

Potential mitigations:

- Require RRV's concept plan to dispose of treated effluent via land application at agronomic rates (slow rate).

Water

The developer's favorable speculation about future ground water table drawdown values and water availability does not protect existing users' drinking water supplies. Nor does passing the judgement to the Idaho Department of Water Resources. Valley County has the responsibility and authority to impose proactive restrictions to protect existing

residents' ground water supplies and should do so now. Litigating damage after the fact does not deepen existing wells or replace burned out pumps and places the expense of damage mitigation on existing users rather than the developer.

Possible mitigations:

- Require RRV's concept plan to prove availability and sustained long term viability of the water supplies necessary to meet the demand of the development without impact to existing users' water.
- Require RRV to install ground water monitoring wells along shared and county roadway boundaries with installed level and telemetry equipment for continuous level monitoring and limit groundwater withdrawal to drawdown values less than 0.5 feet at all monitoring well locations.

Transportation

Funding for Valley County's road maintenance predominately comes from state fuel taxes and vehicle registration fees via distribution from the Idaho Transportation Department based on improved road miles and vehicle registrations. No property tax money is available. RRV will cause further service level degradation to the existing transportation systems. The few extra tanks of gas purchased by visitors and potential additional county residential vehicle registrations will not pay for that degradation or future maintenance. The county is already significantly short on maintenance funding. Possible mitigations:

- Require RRV's concept plan to state exactly the type and percentage of transportation system costs that will be covered to offset their impact.
- Require RRV to fully fund and construct system improvements attributed to RRV prior to issuance of building permits.

County Financial

RRV will cause an ongoing financial burden on Valley County, the fire district(s), school district and EMS that may never be recovered. As a result, resident taxpayers will bear the expenses associated with this development and county residents will suffer the resulting negative impacts.

Possible mitigations:

- Require RRV's concept plan to state the type and percentage of costs that will cover these impacts and pay up front with any true-up occurring at a later date.

I request that this letter be entered into the project file for PUD 26-001, Red Ridge Village Concept Application, and that it be made available to decision makers in connection with any proceedings on this application including, but not limited to, review by the Board of County Commissioners.

Regards,
Garth and Sally Walbert
34 Sundance Drive
McCall, ID 83638

From: christopher sours <christopher.sours@gmail.com>
Sent: Wednesday, November 11, 2026 1:16 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>; Cynda Herrick <cherrick@valleycountyid.gov>
Cc: jojosours <jojosours@gmail.com>
Subject: Red Ridge comment

Commissioners-

We are writing to oppose the Red Ridge Village Planned Unit Development as currently proposed, and to urge the Commission to recommend denial to the Valley County Board of County Commissioners.

The application remains critically incomplete. Key sections — including drainage, grading, parking, road design, stormwater plans, and commercial and residential square footage — are marked "TBD by phase." The Commission cannot make a sound recommendation without this information.

The water situation alone should halt this proposal. No hydrologic study has been conducted. We live with a well below the proposed development and demand this study to protect our rights. The developer has not demonstrated that sufficient water rights exist or can be obtained to meet domestic, commercial, irrigation, and fire suppression demands. Without that data, approval would be irresponsible. The same gap exists for wastewater treatment — no facility has been sited, and no detailed plan has been provided.

Wildfire risk is severe. McCall Fire District has stated it cannot serve this development with current resources. The site has a single primary access and one emergency egress — inadequate for a 722-unit community in the Wildland-Urban Interface. No site-specific fire behavior analysis has been completed.

Wildlife impacts are similarly unassessed. No ungulate migration surveys have been conducted, despite known habitat in the area.

The process itself has been flawed — the public was asked to comment before the staff report was available.

The Commission should not advance this proposal until complete data is in hand. I urge a "No" recommendation.

Chris and Joanne Sours
320 Moon Dr
McCall
Sent from my iPhone

From: Cheryl Meinzer <cherylmeinzer@gmail.com>
Sent: Wednesday, November 11, 2026 1:10 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Red ridge opposition

11/11/2026

Dear Planning and Zoning
Commissioners and Ms. Herrick,

I am writing to express my opposition to the RRV PUD as proposed and request that it be denied.

My reasons for making this request are the following:

I believe that a development of the size would overwhelm the city of McCall. It would be the main trade hub for anyone living in this community. I don't think that McCall is really set up to accommodate an influx of population like this.I believe that a development of the size would overwhelm the city of McCall. It would be the main trade hub for anyone living in this community. I don't think that McCall is really set up to accommodate an influx of population like this.

I'm also concerned about Water usage and disposal.

Sincerely,

Cheryl Meinzer
McCall ID 83638

Cheryl

Red Ridge Village PUD 26-001

Citizen Opposition

Comments for the Valley County Planning & Zoning Commission

Application	PUD 26-001 - Red Ridge Village
Applicant	DF Development LLC
Requested action	Recommend denial; alternatively, continue until threshold issues are resolved
Prepared by	Bradshaw Ranch Trust, Roger L. Bradshaw Trustee

Citizen Comments in Opposition to PUD 26-001

To: Valley County Planning & Zoning Commission

Re: PUD 26-001 - Red Ridge Village

From: Bradshaw Ranch Trust, Roger L. Bradshaw Trustee

Date: November 11, 2026

Dear Commissioners:

I have written and spoken in opposition to the Red Ridge PUD application in the past and find no reason to change my position. The applicant has not made any changes to their proposal since the August 27, 2026, public hearing. Many outstanding issues which I mentioned previously remain outstanding. These include:

- Water availability
- Traffic impacts on West Mountain Road and associated routes
- Fire and EMS capacity
- Emergency egress development and maintenance costs
- Wildlife impacts
- Northern Idaho Ground Squirrel and wetland preservation
- Housing affordability
- Adjacent land use compatibility
- Lack of clarity on how to meet plan goals

In fact, the applicant's most recent submissions tend to raise even more concerns.

Housing Affordability

The mitigation table in Applicant Submittal Part 1 places a heavy burden on Red Ridge Village residents. According to the table, residents will bear the burden of Operating Expenditures for roads, water, sewer, WUI plan, internal trails, wildlife mitigation, and solid waste. The applicant does not include other resident costs, such as insurance, personal property maintenance for wildfire mitigation, and townhouse assessments. Cost estimates for HOA fees, utility rates, and other recurring expenses have not been provided, calling into question any claims of housing affordability.

Farm-to-Market

DF Development fails to show how they intend to make their farm-to-market concept work. The high altitude, mountainous terrain, and incredibly short growing season of the Long Valley region make it ill-suited for commercial fruit trees or large-scale multi-crop vegetable farming. Instead, Valley County's agricultural footprint consists almost entirely of cattle ranching, hay production, and small-scale niche farming. Commercial fruit and vegetable operations are found at lower elevations in Washington, Gem, Ada, and Canyon counties. The only possibility for supporting farm-to-market lies in the use of greenhouses.

A commercial greenhouse operation raises new concerns about the PUD application. The developer mentions greenhouses but does not clearly address having a large commercial greenhouse operation. What impact would greenhouse operation have on light pollution, water use, and noise? How would they handle waste products from the operation? How would the operator heat/cool the greenhouses, and what impact would that have on utilities? Would the operation be self-sustaining or would additional HOA fees be needed to support it? So many questions.

Farm-to-market operations could also deny business to retailers at the McCall and Donnelly Farmer's Markets.

Other Concerns

Document Presentation

The way that the applicant's Part 3 document was scanned did not capture full table cells. The content of some cells does not fully display. Readers cannot, therefore, determine the applicant's complete responses.

Propane Systems

The applicant's Part 2 document includes the statement, "Any phase of Red Ridge Village that relies on propane for shall install and provide for HOA management of a propane system." It also includes, "The Red Ridge Village Concept does not contemplate the use of propane systems for heating systems. However, the CC&Rs will require metered systems in the event that propane is implemented in the future."

What does the developer contemplate for heating systems? Electric heating is considered prohibitively expensive in Valley County. Every residential and commercial building in RRV will almost surely rely on propane for heating. Will the HOA then be responsible for management of individual propane systems? Will individual propane systems be metered? If so, what does that mean to the homeowner? Will the developer install a central propane system and distribution infrastructure?

Developer Experience and Capability

Has DF Development previously completed a mixed-use planned development comparable to Red Ridge Village, including a commercial village center, hundreds of residences, privately operated utilities, and long-term infrastructure maintenance? If so, where are those developments located, and what is their operating history?

Their experience in Idaho includes:

Legacy Creek Ranch

Rural tracts ranging from 10 to 200 acres, averaging approximately 27 acres. Primarily off-grid recreational and residential properties, rather than concentrated village development.

Horsethief Ridge

Four private lake-view parcels ranging from 10 to 23 acres near Cascade. Again, a low-density land offering, not a mixed-use village.

Tax Revenue Impacts on McCall and Donnelly

The Village will keep new business away from McCall and Donnelly and possibly draw away some existing business. This will impact tax revenue in both cities and hurt existing business owners.

Response to Written Comments

While the applicant provided responses to speakers at the February and August 2026 public hearings, they have not responded to the letters and emails submitted to the Commission. The lack of response indicates that the applicant has not read those submissions or has chosen to ignore the content.

Lack of Engagement with Citizens

I am a certified Project Management Institute Project Management Professional with years of experience running projects for Sprint and the Environmental Protection Agency. One of the keys of successful project management that I learned is identifying and engaging with all project

stakeholders as early as possible. DF Development failed to identify and engage the citizens impacted by their Red Ridge Village PUD. DF Development representative held public meetings solely to meet legal obligations and not to have meaningful dialog with stakeholders. The applicant has not subsequently engaged directly with citizens.

Respectfully submitted,



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November 12, 2026

Valley County Planning and Zoning Commission
c/o Cynda Herrick, Planning and Zoning Director

Re: Opposition to PUD 26-001 Red Ridge Village – Written Comment for the November 19, 2026 Public Hearing

Dear Commissioners,

Our previous written comments and testimony submitted in opposition to the RRV PUD 26-001 application remain. None of the issues raised have been resolved by the applicant's November 5 submittal of documents. This letter adds to our points; it does not replace them.

It is unclear in this application's process when, where and how the Commission will move to the Compatibility Matrix discussion and rating. It may happen as soon as the close of the public comments and applicant rebuttal on November 19.

This is a concept PUD, and the question is whether it is compatible with where it is proposed. Valley County Code 9-11-1 (Appendix A: Compatibility Evaluation) asks that nine ways; Code 9-9-3.A allows a PUD only if it nets a positive score. RRV is not compatible. It is a new city of 722 residential units (including 250 nightly-rental condos), a 150-room lodge, and restaurants serving about 1,100 meals a day, set down in timber and rural agricultural land outside any city or area of impact.

1. What the public does not have at today's deadline

On September 24 the Commission determined that "all new information shall be received two weeks prior to the public hearing to give time for the public to comment." Yet today there is:

- No P&Z staff report, and no copy of the tracking spreadsheet the Commission revised on September 24.
- Water, Highway 55, and county road related presentations scheduled for today, November 12, the same day public written comments are due for the RRV PUD public hearing.
- No public safety study, no test well, and no complete legal emergency exit.
- No CC&Rs, no school agreement, and no cost or loan-to-value disclosures required by VCC 9-9-8.
- No traffic impact study that includes a daily count on West Mountain Road, nor the lodge, restaurants, or event space.
- No single consistent description of the project.

2. A city in timber and rural agricultural land

- 722 residential units, including 250 nightly-rental condos, plus a 150-room lodge: 400 nightly lodging units in all.
- About 66,000 square feet of commercial businesses, including restaurants, event space for 250, a grocery, retail, outdoor event plaza, and a farm-to-table center.

- At full occupancy, about 1,770 people sleeping on site each night (1,544 in the homes plus 225 lodge beds), plus diners and event crowds.
- The applicant says the project could capture 22–32 percent of Valley County's projected growth to 2040. Using its own water report's total occupancy count of 1,544, the share would be 58 to 102 percent.
- Outside the McCall area of impact. Valley County Code 9-1-2 calls for urban-type development "within incorporated cities, impact areas and other designated areas" and "avoiding undue concentration of population and overcrowding of land in rural areas."

3. Which project is being rated?

Item	One applicant document	Another applicant document
Housing units	722 residential units, including 250 nightly-rental condos (application)	767 (traffic study); "up to approximately 770" (fire plan)
Lodge	Not in the traffic study or the 722 count	150 rooms, 225 beds, 225 meals a day (water report)
Commercial	50,000 sq ft (application; traffic study)	About 66,000 sq ft plus the lodge (water report)
Restaurant meals	None (traffic study "Shopping Plaza")	About 1,100 a day (water report)
People	482–596 at buildout (Aug 27 responses)	Total occupancy of 1,544 in the 722 units, 352 of them in the 250 rental condos (water report)
Density	About 0.3 units per acre (application)	"2.92 units per gross acre" (Aug 27 responses)
Local housing	170 deed-restricted units (housing plan)	15 percent minimum, about 108 units (proposed condition)
Local housing affordability	Deed-restricted housing targets households at or below about 80 percent of Area Median Income (Impact Report)	Rentals at 80–120 percent of AMI; for-sale "local" townhomes $578,102 to $1,380,000 (Nov 5 housing plan)

DF's water report, the first document to size the lodge, assumes 1.41 people per nightly-rental condo (half a typical household), 75 percent lodge occupancy, and every restaurant seat turned twice a day. It has no test well and assumes on-site wells will resemble Blackhawk's. The Commission cannot rate scale, traffic, resources, or services on numbers that change from document to document.

4. The compatibility questions

While the P&Z Commission is only tasked with addressing questions 1-5 and 7, we understand that you may choose to offer your recommendations for all 9 questions. The "Surrounding Land Use Map" the P&Z Staff created and is posted under the August 27 Public Hearing Materials is incomplete, and therefore does not provide an accurate depiction of land use, though it correctly shows that the dominant adjacent land use is overwhelmingly agricultural.

- **Q1 Dominant adjacent use? No.** The dominant adjacent land is productive forest land to the west and south of RRV. Timber is agriculture (VCC Table 9-3-1). Additionally adjacent are seven 20-40 acre single family rural large lot homes. In particular, the property adjacent to the proposed RRV entrance and the commercial center is agricultural and timber land. The matrix rates a PUD next to Agricultural land –2: "adjacency not acceptable."
- **Q2 Other adjacent uses? No.** The other neighbors are low-density large-lot single-family homes: the edge of King's Pine Estates III to the north, and Blackhawk on the Lake to the south.

  None of these subdivisions have anything like Red Ridge Village's density, and none have a commercial center, a lodge, restaurants, event space, or 250 nightly rentals. The matrix's +1 for a PUD next to single-family homes assumes comparable residential use. A 400-unit nightly-lodging village with a commercial core is a distinctive use the matrix does not anticipate, which Code 9-11-1.D allows the Commission to recognize.
- **Q3 Local vicinity? No.** There are nearly 500 acres of dry grazing land on West Mountain Road. The White Cloud subdivision's lots and overall size are not at the scale of RRV, and it has no commercial businesses. There is no town, lodge, resort restaurant, or event venue in this rural vicinity.
- **Q4 Do size, trees, or terrain minimize impacts? No.** The densest uses, including Phase 1's 118 townhomes, face West Mountain Road behind a 100-foot buffer, and the fire plan thins the trees counted on for screening. From the revised Figure A6 RRV Detailed Phasing Plan, excluding the townhomes planned for the commercial center, Phase 3-5 include approximately 118 homes clearly visible and directly below the ridge line, with no way to minimize the impact.
- **Q5 Similar scale? No.** The Village Center's 6.9 units per acre and three stories next to one home per 20–40 acres: 140 to 275 times denser, plus a 150-room lodge and about 1,770 people overnight.
- **Q6 Similar traffic? No.** 8,071 daily trips on a rural road with two 90-degree curves, not counting the lodge, restaurants, or events. No daily traffic count on West Mountain Road. Running on this road for 13 years, we pass by no more than 20 cars, excluding the nonstop traffic of gravel trucks being generated in and out of DF Development's Sunflower Pit.
- **Q7 Resource use and emissions? No.** No test well; 70 of 73 nearby domestic wells draw from the shallow zone that will receive treated wastewater; the lodge alone uses 12,319 gallons a day; light and noise from a lodge, restaurants, and events. The applicant plans to build over 'the next 15-20 years depending on market conditions,' with phases starting in 2027, 2029, 2032, 2035, 2037, and 2042 (application Table 4). That is up to two decades of grading, heavy equipment, construction traffic, dust, and noise next to grazing land and rural homes.
- **Q8 Agency ability to serve? No.** McCall Fire says the project "would exceed the capacity of the existing fire protection facilities, capital improvements, and staffing." The Board of County Commissioners just signed a revised public safety impact study funding agreement at their October 26 meeting. There is no data to inform this question until the study is completed, no secured emergency exit, no school agreement.

- **Q9 Cost effective? No.** The applicant acknowledges a revenue lag in early phases; capital costs are unquantified; gaps are left to "issue negotiations/DA."

5. Request

- Per the Compatibility Matrix instructions, evaluators shall consider "information gained from an actual inspection of the site." Given the massive scale of the proposed RRV, it is important to be quite familiar with the local vicinity. At the end of the November 19 public hearing, we repeat our previous request that you determine when you will schedule and notice a site visit for both the proposed RRV, and the adjacent neighbors.

  In addition, visit and study the maps for the local vicinity including West Valley Road, Wisdom Road and West Mountain Road from its northern start at the intersection of Wisdom Road and Chad Drive, to where the pavement ends (and beyond) near Blackhawk on the Lake.

  There is only one egress for residents of Blue Jay, Pine Terrace I&II, Valley View I & II, Falcon Ridge, and River Ranch subdivisions. Whether they are traveling by car, bike or on foot, their only option is to travel on Deinhard/Boydstun (currently Highway 55 bypass), onto West Valley and Wisdom Roads, to access their homes via Chad Drive, and the same route in reverse every time they leave their homes.
- Find that Red Ridge Village is not compatible with the "dominant adjacent," "other adjacent," and "overall land use in the local vicinity."
- Find that it does not net a positive score under 9-9-3.A, and recommend denial to the Board.
- At a minimum, do not rate compatibility until you have the completed independent studies that have been lacking all along this process, and the missing documents for the November 19 public hearing are in the record with two weeks for public comment.

Thank you,

Rebecca & Scott Hurd

McCall