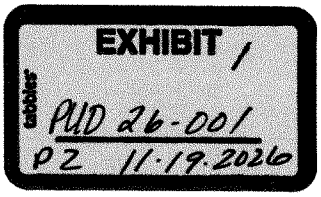
Comments in Opposition Received November 12, 2026

	Name(s)	Address Given
1	Randy Fox, Idaho Conservation League	
2	Dawn Matus	McCall
3	Jeannie Carpentier	McCall
4	John Schott	McCall
5	Jessica Rawlings	McCall
6	Eric and Patty Young	



IDAHO
CONSERVATION
LEAGUE

November 12, 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.

We note that the Valley County Planning and Zoning (P&Z) Commission and Department posted six (6) exhibits on the Red Ridge Village planning page on November 5, 2026. We appreciate the P&Z staff posting these documents in a manner that allows for review prior to comment. The first document is the Tracking Spreadsheet and the second and third documents are summaries of public input from February 25 and August 27, 2026 public hearings, including DF Development's comments and responses. The fourth document is an addition to the Housing Plan (document titled Part 5), and the remaining 2 documents relate to the proposed emergency access route via Fish Lake Road and the easement that was established between two completely unrelated parties who no longer own the properties in question in 1992, decades before DF Development had acquired the former Boise Cascade lands.

During its September 24, 2026 RRV work session, the P&Z Commission identified five (5) issues that require additional information before the Commission can make an informed recommendation regarding the concept of the proposal. These issues include roads (ITD carrying capacity), sewer, water availability, fiscal impacts, and safety. We concur that these issues require additional study and consideration. However, we also believe that this list falls short of meeting minimal requirements for a proposal of this magnitude. We recommend that the P&Z Commission add wildfire risk and mitigation to

the list of hurdles DF Development must surpass while demonstrating that the project proponent can satisfy necessary requirements without impacting prior rights or established neighborhoods and communities.

While the documents related to the Fish Lake Road easement do relate to safety and emergency access to RRV, and those easements are executed in perpetuity, there are several factors to consider. First, the road is wholly within Adams County, therefore there must be greater coordination and cooperation between Valley and Adams County regarding this P.U.D application. We also remind the Commission that Valley County has zero code enforcement authority in Adams County and cannot compel upkeep on a private out-of-county road governed by a 1992 easement in which neither of the original sponsors are involved. Second, the easement allows the parties who entered into the easement agreement to allow third parties to use the road, *provided the use is consistent with the original purpose of the easement(s)* (emphasis added). The original easement was executed between a timber company and a livestock company, neither of which envisioned a subdivision (Fish Lake Road Meadows) nor a new community (Red Ridge Village). Therefore, we believe that the proposed use as an emergency access road for Red Ridge Village does not fit within the consistency of the original purpose of the easements.

Of the six posted documents, only two directly relate to the five issues the P&Z Commission identified as hurdles to clear. Valley County appears to be investigating a possible water availability study, but until the study is complete, the P&Z Commission does not have the necessary information to move this proposal forward. The hydrologic study DF Development previously submitted does not account for current conditions, was based on a review of existing wells, and does not include actual data from a test well on the property, nor does it adequately map the actual water table DF intends to tap, nor does it adequately demonstrate a separation between the lower water table and upper zones nearby residents are using. Valley County must provide an independent study as proof of adequate water supply that will not impact prior rights or established wells.

Further, the application fails to address wastewater 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.

A similar scenario exists regarding traffic and capacity. The Master Tracking Spreadsheet items 2.6, 2.7, and 2.8 refer to traffic studies that would describe impacts to Valley County roads, Highway 55, and Highway 95, respectively. DF Development indicates that they believe the studies are "duplicative and unnecessary." However, there are numerous questions remaining and several citizens have called into question aspects of the traffic study commissioned by DF Development, including the absence of a thorough baseline study. If Valley County hopes to demonstrate a thorough and exhaustive process, the best way to accomplish this is through studies independent of the project proponent. Further, Valley County maintains the right and responsibility to select the contractor for each study and require DF Development to pay for said studies. This is common practice within the development industry and we recommend that Valley County place more emphasis on project proponents carrying the burden through adequate studies and independent data and impact fees.

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.

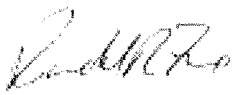
While the currently proposed 722 units is down from the original proposal of over 1,000 units, the proposal still represents a significant expansion into the WUI. A review of the Red Ridge maps (Figure A1) shows the primary and secondary access/egress points along the east side of the project area, connecting 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.

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

12 November 2026

Dear Valley County Planning and Zoning Commissioners,

The Red Ridge Village (RRV) concept plan conflicts with the Valley County Comprehensive Plan in key ways:

- **Control of Development on Open Foothills & Sprawl:** The proposal conflicts directly with the Valley County Comprehensive Plan's directives to **control development on open foothills** and **prevent urban sprawl**. Rather than concentrating growth, the project would create a large-scale development/sprawl with 722 residential units, including 250 nightly rentals, along the ridge to the southwest of McCall.
- **Strain on Infrastructure and Resources:** THe Valley County Planning and Zoning Commission has outlined four core pinch points where the project struggles to align with local planning goals and community carrying capacity:
    - **1. Traffic & Regional Road Network:** The RRV development would generate significant traffic impacts and strain on local roads and major arteries. Residents, drivers and pedestrians would be most critically affected on West Mountain Road, Wisdom Road, West Valley Road, Boydstun and Deinhard; a development of this scale would also burden the capacity and safety of SH-55 and US 95.
    - **2&3. Water Quality & Drinking Water Availability:** Concerns over groundwater, aquifer impacts, and whether sufficient drinking water resources exist for RRV as proposed (and a lack of independent groundwater testing) remain. This creates serious questions about the viability of the RRV concept that should require independent vetting before the application is permitted any further consideration by P&Z or the County.
    - **4. Public Service Impacts:** P&Z Commissioners, along with the public, have identified stresses on public services, local schools, and emergency and community infrastructure, including county roads, as critical issues of concern, which have received hazy responses at best from the applicant. The P&Z's and the community's legitimate questions about such a consequential proposal should not be kicked down the road for future consideration, and should be answered in detail by the applicant now.

Additionally, despite plans to build over 700 housing units, RRV may only add to Valley County's housing shortage problems. Included in the applicant's responses to P&Z's August 27, 2026, public hearing on the proposal is the statement that "The projected population of Red Ridge Village at build out is between 482 and 596 people." This suggests that the applicant is forecasting far fewer than 1 resident per residential unit. In other words, most of RRV's planned residences are intended to be secondary dwellings, which would do nothing to resolve the persistent local housing gap, one of the core issues weighing on our community today.

I am opposed to RRV as proposed, and respectfully request the Commission's denial.

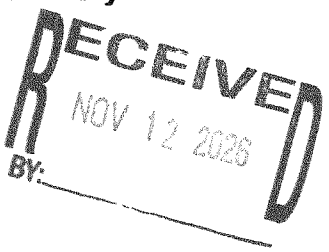
Sincerely,

Dawn Matus

McCall

Subject: Opposition to RRV PUD 26-001 Written comment for Nov 19 hearing
Date: Thursday, November 12, 2026 at 1:50:40 PM Mountain Standard Time
From: Jeannie Carpentier
To: Cynda Herrick

Please confirm receipt, attach to the staff report and read in its entirety.



Valley County Planning and Zoning Commission
C/o Cynda Herrick, Planning and Zoning Director

Dear Commissioners,

My comments previously submitted in opposition, along with my testimony have not been answered or resolved by the applicant.

This PUD application is not appropriate for its size and magnitude.

The questions remain in regards to:

1. The infrastructure (roads, water, etc.)unable to support a development of this size.
2. The Community is unable to support the services needed for a development of this size- to include schools, Fire, hospital, water, etc.
3. RRV is not compatible to surrounding properties currently rural, timber, agriculture.
4. Wildlife corridors are in fact in that area.
5. Your "Matrix" demonstrates it not compatible with adjacent properties.
6. No test wells have been done.
7. Unbiased studies need to be conducted for traffic, water, etc.

Our County must clearly understand developers that increase and overwhelm our services MUST foot the bill. Impacts fees are precisely for that.
If the developer places impact fees upon each lot- they are passing that cost onto the buyer and they eventually trickle in at a pace that cannot keep up with costs required.
That is unacceptable. The developer should cover ALL the costs themselves for all necessary expenses impacting the community as a result of their development.
To include: roads -incl. current construction vehicles (i.e. gravel pit traffic) and all future construction. It tears up the roads. It is also a nuisance.
This idea of impact fees is not being invented - it happens across the U.S. currently.
Many developments are even required to build their own schools, fire station, etc.
These costs CANNOT fall onto the local taxpayers.
It is obvious developers come to our Valley because they see inadequate regulations and loopholes they take advantage of.
The Commission takes a position as "pro" development regardless of what the local

residents express. Why? Somethings fishy.

A moratorium of developments should be in put in place while Valley County Commissioners prepare in depth by developing guidelines, development ordinances and Impact fees that cover all of these concerns.
Otherwise, your Commission is in no way ready to approve anything.

Sincerely,

Jeannie Carpentier
Valley County/McCall

From: John Schott <jlschott2@frontiernet.net>
Sent: Thursday, 12 November 2026 10:20:25
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Subject: Letter of Opposition to Red Ridge Village PUD 26-001

12 November 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:

A project of this scale is completely incompatible with the surrounding area and existing residences.

My partner owns a townhome at the intersection of West Valley Road and the 'bypass' route, Boydstun. The intersection is not capable of handling 8000 more vehicle trips per day, and the heavy truck traffic on the narrow West Mountain Road is already excessive.

All the traffic from a huge new development will go into McCall for shopping, dining, and recreation. The town is already overcrowded for much of the year. More people will just ruin quality of life for local residents.

Highway 55 traffic is already dangerous. We don't need more.

Please take care of what we have before considering a gigantic new development.

Thank you.

Sincerely,

John Schott
McCall

November 11, 2026

Valley County Planning and Zoning Commission
219 N. Main Street, PO Box 1350
Cascade, ID 83611

Re: Red Ridge Village Concept PUD (PUD 26-001) — Opposition

Dear Members of the Planning and Zoning Commission,

I am writing as a Valley County community member to express my opposition to the proposed Red Ridge Village Concept Planned Unit Development. I recognize that our community will continue to grow, and I understand the need for additional housing. However, a development of this scale raises serious questions about whether our water resources, roads, emergency services, and existing community infrastructure can support the additional population without negatively affecting current residents.

My concern is not simply that Red Ridge Village will bring change. It is that the long-term impacts have not been adequately demonstrated, independently verified, or addressed through sufficiently clear and enforceable commitments.

Concern #1 - Water Resources

Water is one of our most important and limited resources. Before approving a development of this size, the County needs reliable, independent evidence that adequate water will be available over the long term—not just for the development itself, but without negatively affecting neighboring wells, existing water rights, or the broader watershed.

I am concerned about cumulative groundwater withdrawals, drought conditions, and the potential impacts on nearby residents who depend on private wells. Future studies, monitoring, or mitigation plans are not a substitute for demonstrating that a sustainable water supply exists before development moves forward.

I ask the Commission to require an independent review of the project's water supply and potential impacts, with clear evidence and enforceable protections in place before approval.

Concern #2 - Roads and Traffic

Our roads already experience significant seasonal traffic, particularly during the summer months. Adding hundreds of homes and potentially hundreds of additional residents and visitors will place further demands on roads and intersections that serve both local residents and visitors.

Traffic impacts should be evaluated using realistic seasonal traffic conditions and should account for the cumulative effects of other existing and planned development. The County should not rely solely on projected traffic volumes or improvements that may be considered in later phases.

A comprehensive, independent traffic review should identify necessary road and intersection improvements, establish who will pay for them, and ensure that improvements are completed before the impacts occur—not after residents are already experiencing the consequences.

Concern #3 - Fire, EMS, Law Enforcement, and Public Services

I am equally concerned about whether our emergency services can handle the additional demand. More residents mean more calls for fire protection, emergency medical services, law enforcement, and other public services.

The Commission should require a thorough assessment of current capacity, staffing, equipment, facilities, response times, and emergency access. It is not enough to assume that impact fees or future tax revenue will cover the costs. Funding for capital improvements does not necessarily address the ongoing expense of staffing and operating these services.

Our community should not approve a development of this magnitude without knowing that emergency responders can adequately serve both existing residents and the new population.

Concern #4 - Community Capacity and Affordability

A development that could substantially increase the population of this area will also affect schools, grocery stores, restaurants, healthcare, and other services. These impacts deserve serious consideration. Our community has finite capacity, and growth should be evaluated in the context of what our existing infrastructure and services can realistically support.

I also question whether the proposed housing will meaningfully address local housing needs. The applicant's housing overview lists average projected ownership pricing of approximately $926,000 and average rent of approximately $2,363 per month. Those figures raise legitimate questions about how much of the proposed housing will actually be attainable for the local workforce and families who live and work here. And will long-term deed restrictions ensure it stays affordable for future generations, rather than eventually becoming market-rate properties?

If affordability is part of the justification for this project, it should be supported by specific, enforceable commitments—not simply future intentions.

Concern #5 - Independent Review and Public Accountability

Many of the studies used to support this proposal have been prepared or funded by the applicant and its consultants. I am not suggesting that these professionals are acting improperly. However, when the developer is paying for the studies used to demonstrate that a project is acceptable, the County has a responsibility to ensure the conclusions receive independent scrutiny.

I ask the County to use qualified professionals selected or directly overseen by the County to independently evaluate the project's water, traffic, and public-service impacts, with the applicant paying the reasonable costs. The findings, assumptions, and supporting data should be available for public review.

I am also concerned about the timing of the public process. Significant new applicant materials were posted on November 5, while written comments are due November 12 and the County's updated staff materials are expected afterward. Residents need a meaningful opportunity to review and respond to important information before decisions are made.

For all the concerns above and more, I respectfully urge the Planning & Zoning Commission to **deny the Red Ridge Village Concept PUD as currently proposed**. At a minimum, the project should not advance without independent verification of adequate water resources, realistic traffic and road improvements, sufficient emergency-service capacity, and enforceable commitments to address the costs and impacts of growth.

I am not opposed to responsible growth. I am opposed to approving a development of this magnitude before we have clear answers about whether our community can support it and how its impacts will be managed.

Please consider the long-term interests of Valley County residents—not just the proposed development—and ensure that any decision protects the resources, services, and quality of life that make this community special.

Thank you for your time and consideration.

Sincerely,

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

To: Valley County Planning & Zoning Commission
From: Eric Young & Patty Young
Date: November 12, 2026
Subject: Red Ridge Village (PUD 26-001) – Wildfire Risk and Mitigation

Dear Valley County Planning & Zoning Commission,

My family was personally impacted by the devastating wildfires in Spokane this past summer. Because of that experience, after watching the September 24th work session I was deeply concerned to see that the Wildfire Plan was not prioritized as a 'big rock' issue that needs to be overcome.

Providing multiple escape routes is very important for saving lives and assisting first responders, but it does not **negate** the danger of building up to 770 homes and ignition sources in a severe wildfire-prone area.

I formally request that the P&Z Commissioners address this issue directly at this hearing or at a future public hearing. Specifically, please explain how **approving** this development **will not increase** the likelihood of the **catastrophic damage shown** in the attached photos. Moving ahead without fully accounting for this risk infringes upon our neighbors' property rights and quality of life.

The mere thought of helping our McCall neighbors through an event like this saddens us.

Thank you for your time,
Eric & Patty Young