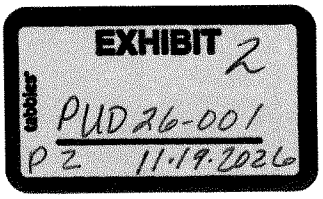
Comments in Opposition Received November 12, 2026 - November 17, 2026

	Name(s)	Address Given	Date Received
1	Lorien James	Enterprise, Oregon	November 12, 2026
2	Dustin James	Enterprise, Oregon	November 12, 2026
3	Wayne Albright	Lewiston, Idaho	November 12, 2026
4	Shelley and Mark Lupher	McCall, Idaho	November 12, 2026
5	William Marieneau	3306 Shaggy Mane CT, McCall, ID	November 12, 2026
6	Lynne Hodges	McCall, Idaho	November 12, 2026
7	Jan Thorien	McCall, Idaho	November 12, 2026
8	Dixie Kinzer	Tucson, Arizona	November 12, 2026
9	Margaret Lojek		November 12, 2026
10	Joseph "Joey" Wiemken		November 12, 2026
11	Kristin Hoff Sinclair	McCall, Idaho	November 13, 2026
12	Walt Sinclair	2083 Lakeview Ave #2867, McCall, ID	November 13, 2026
13	Eric and Patty Young	McCall, Idaho	November 16, 2026
14	Renée Silvus		November 16, 2026
15	Jeff Huang	450 Blackhawk Lake DR, McCall, ID	November 16, 2026
16	Jim Griffith		November 17, 2026
17	Rachel Arndt	McCall, Idaho	November 17, 2026
18	Sarah M. Farr	33 Reserve CT, McCall, Idaho	November 17, 2026



From: Lorien C <lorienoutlaw@gmail.com>
Sent: Thursday, November 12, 2026 1:26 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Letter of opposition to Red River Ridge-PUD26-001

11/12/2026

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:

McCall and it's surrounding areas need to be preserved for its natural beauty and small town appeal. They don't need another housing development that their infrastructure can't support. You offered land owners in that area a quiet, peaceful and tranquil location to build both their houses and families and now wish to take it away by adding more traffic, more houses and no more resources to support the growth. Keep MCCALL as the small town it was founded to be!!!!

Sincerely,

Lorien James
Enterprise, Oregon

From: dustin@outlawmotorsportsinc.net <dustin@outlawmotorsportsinc.net>
Sent: Thursday, November 12, 2026 1:27 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Letter in Oppostion to Red Ridge Village-PUD26-001

11/12/2026

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:

McCall and it's surrounding areas need to be preserved for its natural beauty and small town appeal. They don't need another housing development that their infrastructure can't support.

Sincerely,

Dustin James
Enterprise, Oregon

From: 338lrs@gmail.com <338lrs@gmail.com>
Sent: Thursday, November 12, 2026 2:15 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Opposition to Red Ridge Village PUD26-001

November 12, 2026

Planning and Zoning Commissioners and Ms. Herrick

I am a small business owner specializing in Site development, Infrastructure improvements, Sanitary/Storm Water systems, Water lines, Utilities, etc. in the Lewiston, Id area. We have been contracted by the State of Idaho, Federal Government, various County Entities, Private Developers, and multiple City governments. My company has worked on many housing and commercial developments in the Quad City area.

This email is my formal opposition to the Red Ridge Village PUD and request that you deny its implementation. Valley County does not have the infrastructure to support such an enormous undertaking. In reality it doesn't have the proper infrastructure to properly support its current state of development. The West Mtn Road is falling apart on the current traffic load. Where will the RRV get the water for basically another city. The water issue alone will jeopardize all the current homeowners in the area. Then there is the waste water, both sewer and storm, where will that go?

Who's going to be responsible for maintenance of all these issues after the developer has made his fortune and moved on? The county residents that's who, with no doubt higher taxes to cover the cost. If this development is allowed to go forward you are basically building a new city in a rural community which is not compatible to the current land/home owners.

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

From: Shelley Lupher <shelleylupher@gmail.com>
Sent: Thursday, November 12, 2026 2:39 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Objection to Red Ridge

Hi Cynda,

Please note our continued objection to the Red Ridge PUD as currently presented. Given their lack of sufficient water and wastewater facilities for their proposed development, long term negative financial impact on Valley County and taxpayers, unmitigated traffic issues, local and regional road impact and lack of supporting county road resources, safety gaps that are still unresolved, and density inappropriate for a rural environment, it is apparent this project cannot meet requirements as currently designed, and we urge the commission to reject it.

Thank you,

Shelley and Mark Lupher

McCall, ID

From: William Marineau <william.marineau@gmail.com>
Sent: Thursday, November 12, 2026 4:05 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: RedRidge Village Concept PUD 26-001

11/12/2026
RedRidge Village Concept PUD 26-001
Cynda Herrick and P&Z Commissioners

I have been aware of the Red Ridge proposal for quite some time. I have shared some general and specific concerns of such a huge community development proposal through email, by attending meetings and commenting when allowed. I have yet to receive feedback or answers to any of these concerns personally nor through the news of any kind. Concerns involve stretched resources of public service; Schools, Police, Fire prevention, health care facilities, and water and sewer systems.

Transportation is a major concern. Highway 55 and 95 are already stretched beyond capacity resulting in annual fatalities. Red ridge consultants make a mockery of the issue by saying they will widen the corners on West Mountain Road. Even with a severely scaled back plan the highways, county roads bridges and city streets would need an entire overhaul. It is only reasonable that the developers of an entirely new city would be required to rebuild all roadways and add additional bridges across the Payette River for additional access.

Emergency access and egress is the newest concern from a P&Z meeting I attended months ago. It is required that the development have numerous emergency roads in and out of this large new town. I attended a meeting with the Whitetail Board two years ago and was assured that Red Ridge would not be allowed to use their roads, period. This means emergency access would have to go across Red Ridge or in the valley to the East which is in the Fish Lake area and in Adams County. Have the developers had meetings and communications with Adams County neighbors or the county about these required changes to the roads and in effect additional road maintenance?

I am not opposed to small developments around the county. Growth will happen. I am very disturbed by the County Commissioners not developing guidelines, policies and procedures to regulate large, out of control development and in this case, outside billionaires. I am opposed to the Red Ridge Village proposal primarily because of it's huge scope and the negative effect it will have on McCall and county services and residence who reside here. The Red Ridge Development should be denied until is at least severely scales back. Please see emails on file that I have previously submitted for additional details for denial.

William Marineau
3306 Shaggy Mane Ct. McCall, ID

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

RECEIVED
NOV 12 2026
4:10 pm
BY:

November 12, 2026

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. I have previously attended hearings and submitted letters of opposition, but feel it is important to restate my concerns with additional points related to DF Development's November 5, 2026, submittal, the latest of which fails again to address the detailed and well-founded concerns expressed by the community, nor provide studies, documents and other information requested by the Commission.

To date, critical studies have either not been performed or are incomplete. On September 24, 2026, the Commission communicated that "...all new information shall be received two weeks prior to the public hearing to give time for the public to comment." Yet as the public hearing is upon us today, DF Development has failed to produce or complete:

- One comprehensive or consistent description of the project;
- A public safety study, including emergency ingress and egress plans;
- A traffic impact study that includes a daily vehicle count on West Mountain Road;
- Descriptions of the lodge, restaurants, or event spaces contemplated by the developer;
- Proposed CC&Rs;
- Proposed school agreement;
- Disclosures regarding cost or loan-to-value as required by VCC 9-9-8;
- An updated copy of the tracking spreadsheet the Commission revised on September 24;
- A P&Z staff report;

As I have stated in the past, 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 (e.g., the November 2018 Paradise, CA 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. 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.

3. 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 condominiums 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).

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

5. 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.

6. 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.

7. **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.

For the reasons set forth above, I am opposed to DF Development's proposed Red Ridge Village plan, and believe it should be denied.

Sincerely,

LR Hodges

Lynne Hodges

From: Jan Thorien <janthorien@gmail.com>
Sent: Thursday, November 12, 2026 4:37 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Letter of opposition to Red Ridge Village - PUD26-001

To: cherrick@valleycountyid.gov
Subject: Letter of opposition to Red Ridge Village - PUD26-001

November 12, 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. Red Ridge is ill-fitting for the area. Developing a small city with high density housing and commercial development in the middle of a lightly populated and agricultural area is not applicable to this area, its rural character, the traffic and road capacity, water availability, and road congestion to name a few.

2. I am concerned about the impact on properties, especially those so close to the urban apartments, having to look out at the side of apartments buildings so very close.

3. 722 apartment units right next to Albrights (and could be others in the future), am animal and agricultural farm along with possible trespassing concerns, which would be across from RRV and on to the Albright and possible others properties.

4. My husband and I understand the need for reasonable growth in McCall and New Meadows but the Red Ridge Village proposal at city scale is beyond what this area should be developed for. There is also an obvious need for further water studies, more basic engineering data, and a water supply study. It's just not a responsible proposal for Valley County, and is not supported by many.

Sincerely,
Jan Thorien
McCall, ID

From: Dixie Kinzer <dixie.kinzer@gmail.com>
Sent: Thursday, November 12, 2026 5:44 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Letter of opposition to Red Ridge Village PUD26-001

11/12/2026

Dear Planning and Zoning Commissioners and Ms. Derrick

I am writing to opposition of RRV PUD as proposed and request it be denied.

Sincerely,
Dixie Kinzer
Tucson,AZ

From: Meg Lojek <meglojek@yahoo.com>
Sent: Thursday, November 12, 2026 5:46 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Red Ridge application

Dear Planning and Zoning Commissioners and Ms. Herrick,

I have been sick in bed but I'm hoping you can record my opinion. I'm writing to express my opposition to the Red Ridge Village PUD as proposed and request that it be denied.

The process has been less than transparent for citizens to get all the reports in time, and the application has not yet proven they have addressed all concerns since your last meeting. Simply put, this is the wrong idea for Valley County.

Margaret Lojek

Sent from Yahoo Mail for iPhone

From: Joseph Wiemken <jrwiemken@gmail.com>
Sent: Thursday, November 12, 2026 8:14 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Red Ridge Village

Hello,

I reviewed the proposed plan and traffic study for the Red Ridge Village. The traffic study was performed by an out of state company that has no experience in this area. DF development clearly hired a company with no experience in this area that does not understand the difficulties of traveling to the McCall area especially during heavy use times. Additionally, this is a company out of Texas who does not care at all about Idaho and Valley County. They only care about making money and Idaho residents have to pay the price.

Also, DF development clearly does not care about locals because I know people who were personally threatened by their hired guards with guns for using public roads! They shut down roads that passed by their properties by using hired guards with guns. They are not for Idaho and I strongly encourage you to stop their proposed development!

Thanks,

Joey

From: Walt Sinclair <jwaltersinclair@gmail.com>
Sent: Friday, November 13, 2026 9:17 AM
To: khoffsinclair@gmail.com <khoffsinclair@gmail.com>
Cc: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Re: RRV PUD response

I join in all of the concerns my wife expressed below. This simply does not seem like a good fit or a good result for Valley County and especially the City of McCall.

Walt

Walt Sinclair
2083 Lakeview Ave., #2867
P.O. Box 2867
McCall, ID 83638
208-869-3036
jwaltersinclair@gmail.com

On Nov 13, 2026, at 9:05 AM, Kristin Sinclair <khoffsinclair@gmail.com> wrote:

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. There are many reasons for my request. The two I'm most concerned about are water and traffic.

I am VERY concerned about the water issues surrounding this proposal. This comes at a time that the county with its work through VSWCD has clearly identified that the status of the watershed in the area is in peril (see its map below) Approving an additional community (city!) of this size to the watershed is a bad decision and will negatively impact the area for generations to come. This area simply cannot take on another development of this size and have sustainable conditions/resources.

I am also VERY concerned about traffic increases on Valley County roads and Highway 55. These roads are already in disrepair and lack needed funding. Adding this additional volume of traffic is certainly not wise and hamstrings the county even further as it attempts to balance its budget.

Please protect the citizens of this county (including yourselves!) from certain degradation of the lands and water we rely upon.

Sincerely,

Kristin Hoff Sinclair
McCall, Idaho

<vcwatershed.png>

RECEIVED
NOV 16 2026
BY:

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

Dear Valley County Planning & Zoning Commission,

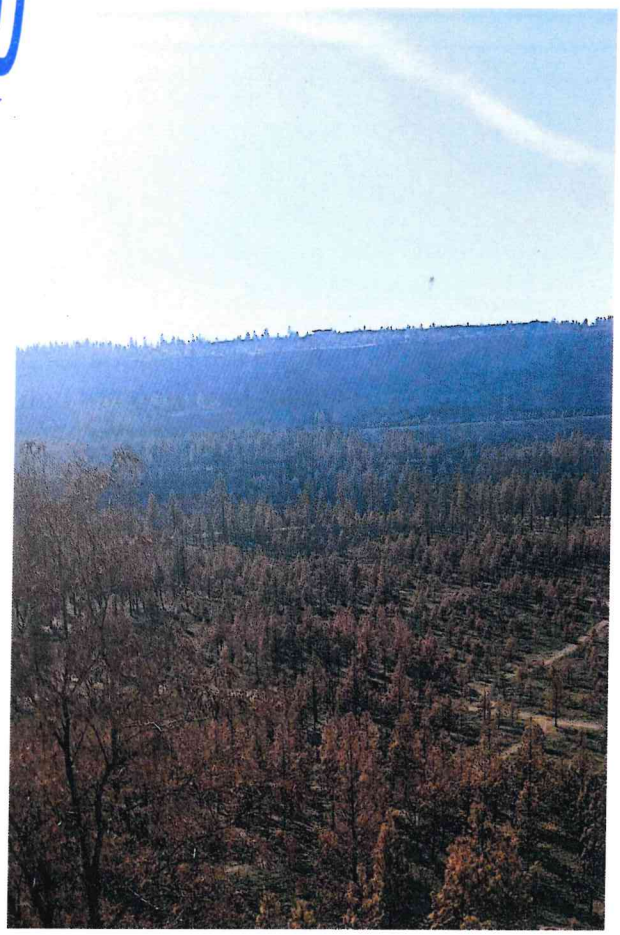
My family was personally impacted by the devastating wildfires in Spokane this past summer. Because of that experience, after watching the September 24th work session we were deeply concerned to see that the Wildfire Plan was not prioritized as a 'big rock' issue that needs to be reviewed.

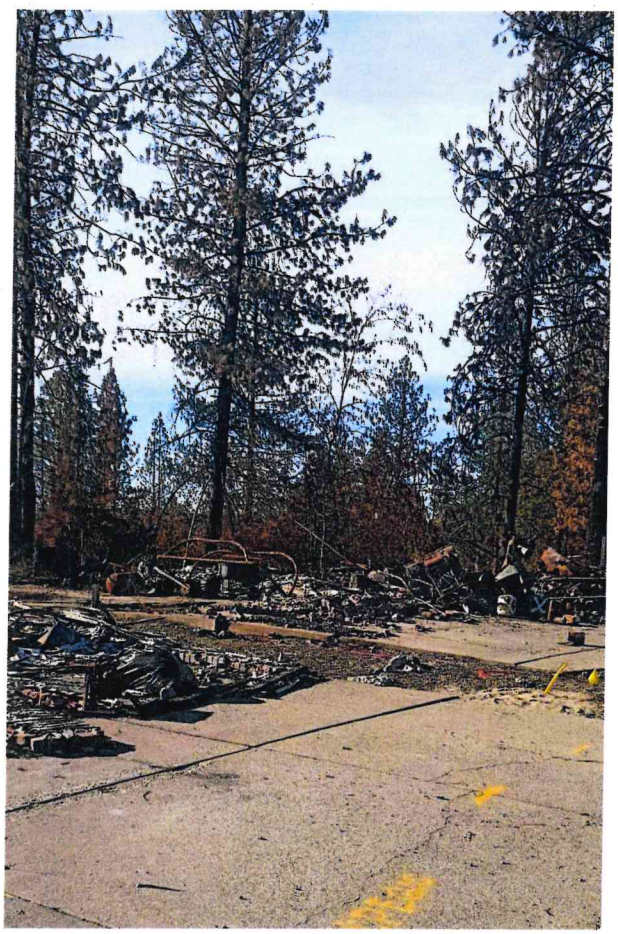
Providing multiple escape routes is very important for saving lives and assisting first responders, but it does not **negate** the danger of building up to 770 homes and ignition sources in a severe wildfire-prone area.

We 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
McCall, ID







From: Renée Silvus <reneeomrama@gmail.com>
Sent: Monday, November 16, 2026 11:23 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Red Ridge Villlage

I am opposed to the proposal. Local infrastructure cannot support the number of homes and ensuing traffic. The impact on local water supply and the potential for fire hazard are enough to decline this proposal.

--
Renée Silvus
208~630~4913

Luminaire
Mavens' Haven

From: Jeff Huang <jeffhuang02@yahoo.com>
Sent: Monday, November 16, 2026 5:48 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 Red Ridge Village PUD (PUD26-001) as proposed and request that it be denied.

My reasons for making this request are the following:

1. **Severe Impact on Groundwater and Local Wells:** The newly released water study indicates that the proposed development would draw down local groundwater levels and existing wells by over 100 feet. As a Blackhawk Lake Estates property owner, I am deeply concerned about the threat this poses to our community's water supply and well functionality.
2. **Infrastructure and Traffic Safety Strain:** The scale of the Red Ridge Village project places an unsustainable burden on local infrastructure, particularly regarding traffic capacity and safety along Idaho 55 between McCall and Donnelly, as well as broader county road maintenance.
3. **Wildfire Safety and Emergency Response:** A development of this size in a wildfire-prone area presents serious concerns regarding emergency response capacity, fire protection, and safe evacuation routes.
4. **Late Disclosure of Information:** Key technical reports and staff materials were only posted on November 13—after the official public comment deadline—leaving affected property owners minimal time to review complex data prior to the hearing.

Please confirm receipt of this letter.

Sincerely,

Jeff Huang
450 Blackhawk Lake Dr, McCall, ID.

From: James Griffith <justjimgriff@gmail.com>
Sent: Tuesday, November 17, 2026 7:14 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Opposed to Red Ridge

I am writing an opposition to the proposed Redridge development. I live off West Mountain Road and am extremely concerned about traffic, water and fire safety.

West Mountain Road is not equipped for the large volume of traffic. I can imagine traffic backing up similarly to what we see on weekends on highway 55 on West mountain road.

The development of Redridge would increase the wildland-urban interface, creating more fuel and opportunities for human-caused wildfires. Imagine the traffic on West Mountain Road with a fire close behind.

I have many more questions.

How will Redridge affect the aquifer and my drinking water?

Redridge will strain public services like fire, ambulance, hospitals, and schools.

We don't need Redridge. They have already shown themselves to be poor neighbors by stopping access to the land for hiking and biking.

Thank you for your consideration

Jim Griffith

From: Rachel Arndt <rarndt414@gmail.com>
Sent: Tuesday, November 17, 2026 7:50 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Letter of opposition to Red Ridge Village - PUD26-001

To: cherrick@valleycountyid.gov
Subject: Letter of opposition to Red Ridge Village - PUD26-001

November 17, 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 project would effectively create a town within our town, which would put enormous stress on our infrastructure and effectively change the entire nature of our community. I realize McCall is growing and changing, but this project is too much too fast.

Thank you for your consideration and please confirm receipt of this letter.

Sincerely,
Rachel Arndt
McCall, ID

From: sarah roach <roachsf42@gmail.com>
Sent: Tuesday, November 17, 2026 9:43 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: 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.

My reasons for making this request are the following:

I am apparently under the misconception that the job of commissioners is to protect the integrity and beauty of this county and the welfare of its residents and wildlife. How any of you could even consider the development of Red Ridge indicates that your platform of the welfare of Valley County misled the voters to get elected. The impact this development would have on the residents of the surrounding area and the wildlife is astounding and harmful. Shame on you for your shortsighted judgement in allowing this proposal to come this far. It should have been dismissed immediately.

Please confirm receipt of this letter.

Sarah M. Farr
33 Reserve Ct.
McCall, ID 83638

Sent from my iPhone