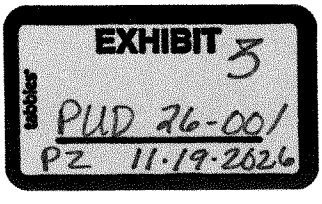
Additional Comments in Opposition Received November 17, 2026

	Name(s)	Address Given	Date Received
1	Paul Warner and Deanna Warner	3789 West Mountain Road	November 17, 2026
2	Michael and Laurie Josepher	McCall, Idaho	November 17, 2026
3	Dylan Hopkins	7 Oneida DR, McCall, Idaho	November 17, 2026
4	Mike and Lisa Bertrand	McCall, Idaho	November 17, 2026
5	Kelly Martin		November 17, 2026
6	"RKD" Kent Doss		November 17, 2026
7	Jeff and Jane Droubay and family	14 Minidoka CT, McCall, Idaho	November 17, 2026
8	Kelly Shanafelt	Boulder, Colorado	November 17, 2026



OPPOSITION TO RED RIDGE VILLAGE PUD 26-001

Date: November 17, 2026
To: Valley County Planning & Zoning Commission
Re: PUD 26-001, Red Ridge Village - November 19, 2026 Public Hearing
From: Paul Warner & Deanna Warner, Adjacent Property Owners

Dear Commissioners:

We are writing to reaffirm our strong opposition to the proposed Red Ridge Village Planned Unit Development. As adjacent property owners on West Mountain Road, we believe this development represents a fundamental and permanent change to the rural character of our community.

Since our previous objections in August, the applicant has submitted additional information, including a substantial November 5 submission. However, the volume of submitted material should not be confused with proof that the development is compatible with the surrounding area or that its long-term impacts have been adequately addressed.

1. Rural Character and Compatibility. Red Ridge Village is not simply a small rural residential development. Its proposed residential density, commercial activities, infrastructure, and associated traffic would introduce an urban-scale development into an established rural and agricultural area. The County must evaluate the actual cumulative impacts, not simply the applicant's description of the project as a village.

2. Groundwater and Wastewater. Protection of existing residential and agricultural wells must be a priority. Before approval, the applicant should demonstrate through independent technical analysis that the proposed water demands will not adversely affect neighboring wells, particularly during drought conditions. Wastewater treatment, disposal, nutrient loading, and long-term system reliability must also be conclusively addressed. As adjoining homeowners we have valid concerns about the effects of RRV on our 135' deep residential well, and our 300' deep Irrigation well.

3. Roads, Traffic, and Public Services. West Mountain Road and surrounding transportation corridors were not developed to support this intensity of development. Existing residents and taxpayers should not bear the financial burden of additional road maintenance, infrastructure improvements, emergency services, or other costs generated by this project.

4. Wildlife, Wildfire, and Neighboring Properties. Wildlife habitat, migration corridors, wildfire evacuation, nighttime lighting, noise, and meaningful buffers between the development and existing properties require specific, enforceable protections.

5. Comprehensive Plan and Public Accountability. The County's compatibility review and Comprehensive Plan must serve as meaningful standards for protecting existing landowners and the rural environment. Material impacts should not be deferred to future planning stages without clear findings demonstrating that the proposed development is appropriate for this location.

We recognize that Valley County will continue to grow. However, responsible growth requires development that is compatible with its surroundings and supported by adequate infrastructure and demonstrated environmental safeguards.

We respectfully request that the Commission deny the Red Ridge Village PUD concept as proposed. At a minimum, the Commission should withhold any favorable recommendation until the outstanding concerns have been independently evaluated, publicly reviewed, and resolved through specific, enforceable commitments.

The decisions made today will permanently affect neighboring landowners and the character of West Mountain Road for generations. We ask the Commission to give those consequences the consideration they deserve.

Sincerely,
Paul Warner & Deanna Warner
Adjacent Property Owners
3789 West Mountain Road
McCall, Idaho 83638

From: Michael Josepher <josefear32@yahoo.com>
Sent: Tuesday, November 17, 2026 11:32 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Letter of opposition to Red Ridge Village - PUD26-001

11/17/2026

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.

My reasons for making this request are the following:

The most recent water study shows the development would draw down local wells by 100 feet.
How can a development be approved that negatively affects so many surrounding homes.

Please confirm receipt of this letter.

Michael and Laurie Josepher
McCall, Idaho

November 17, 2026

Valley County Planning and Zoning Commission and Ms. Herrick
Cascade, Idaho 83611

RE: Opposition to Red Ridge Village – PUD26-001

Dear Commissioners:

As Valley County residents and property owners, we strongly oppose the proposed Red Ridge Village development and respectfully request that the application be denied. While we recognize that growth is inevitable, it must be responsible, sustainable, and compatible with existing infrastructure and natural resources.

Water Resources: The proposed development's estimated water consumption of 156,000 gallons per day, increasing to 375,000 gallons during summer months, is deeply concerning. Recent reports of potential groundwater drawdown exceeding 100 feet further heighten our concerns. Existing homeowners who rely on private wells should not risk losing their water supply or incur the expense of deepening or replacing wells because of this development. Independent verification of long-term groundwater sustainability, protection of existing water rights, and enforceable financial safeguards for affected property owners must be established before approval.

Public Safety: Adding 722 residential units and a commercial village will place considerable additional demands on fire protection, emergency medical services, and law enforcement. Of particular concern are emergency response times, wildfire exposure, and the ability to safely evacuate residents during a major emergency. Adequate staffing, facilities, equipment, and sustainable funding must be demonstrated before approval, without shifting the financial burden to existing taxpayers.

Traffic and Road Infrastructure: The developer's earlier traffic study projects approximately 8,000 additional daily weekday vehicle trips at full buildout. West Mountain Road, surrounding county roads, and Highway 55 already experience seasonal congestion and challenging winter driving conditions. Increased traffic will further compromise roadway safety, emergency access, and evacuation capabilities. Necessary infrastructure improvements and developer funding obligations must be established before development proceeds.

We are also concerned that substantial additional information was released on November 13, after the original written comment deadline, providing residents inadequate time to evaluate and respond to these findings.

Existing residents should not be expected to sacrifice their water security, public safety, financial stability, or quality of life to accommodate a private development of this magnitude.

We respectfully request that the Planning and Zoning Commission recommend denial and that the Board of County Commissioners deny the Red Ridge Village application as currently proposed.

Please confirm receipt and include this letter in the official public record.

Respectfully,

Mike and Lisa Bertrand
McCall, Idaho

November 17, 2026

Valley County Planning and Zoning Commission
Via email: cherrick@valleycountyid.gov

Re: Opposition to PUD 26-001, Red Ridge Village (public hearing November 19, 2026)

Dear Commissioners,

I urge you to recommend that the Board of County Commissioners deny Red Ridge Village. I write as a wildlife biologist by training, with a Master's degree in Ecology, and as a nearby homeowner: my family is building a home on Oneida Drive, close to the project area.

The wildlife analysis is not a site analysis. The applicant's ecological review (Appendix F) describes no field surveys and maps no movement corridors; its elk claims rest on regional generalities, not site data. It omits northern goshawk, great gray owl, and flammulated owl. The streams and wet areas on the property, including Duffner Creek, have not yet been delineated. Without that baseline, the Commission cannot find that the proposal protects the site's features and minimizes impacts where natural constraints exist, as VCC 9-9-3.B requires.

Idaho Fish and Game's concerns are unresolved. IDFG warned that the 149-acre meadow would be surrounded on three sides by development, where big game could become trapped, and that "managed natural open space" had not been defined. IDFG also noted that elk and deer migrate through the area and recommended compensatory mitigation for the permanent loss of wildlife habitat, backed by a funded mitigation plan. These belong before concept approval, not after.

"Preserved" open space is not the same as habitat. The roughly 1,400 acres of open space would carry more than 23 miles of new trails, over five of them motorized. Big game avoid areas near trails, especially motorized routes, so habitat loss extends well beyond the trail itself. The proposed mitigation amounts to best-practice commitments and "adaptive" monitoring with no thresholds or triggers.

Cumulative impacts across the county line are unexamined. The applicant's own responses to agency comments state that elk winter primarily in Adams County, on land adjoining the site to the west that is also owned by DF Development. Nothing analyzes how future development there, by the same owner, would combine with this project to affect winter range and movement.

Water is unresolved. The project lacks a municipal water right and would fill shortfalls from the state rental pool. As recently as November 5, the Valley Soil and Water Conservation District told the County there is not enough information to approve the concept plan and that the risk to water quality and quantity for current water users is significant. For my family, this is not abstract: like many neighbors, we rely on a private well.

In Valley County, rural character isn't only open views and quiet roads. It's elk moving through the meadows and the working landscape that supports them; this proposal would trade that away for good.

I respectfully ask the Commission to recommend denial. At a minimum, it should keep the hearing open and request additional information before making any recommendation: site-specific wildlife surveys coordinated with IDFG, stream and wetland delineation, defined open-space management, a funded wildlife mitigation plan, a cumulative effects analysis that includes Adams County, and an independent groundwater study.

Sincerely,

Dylan Hopkins
7 Oneida Dr., McCall, ID 83638

From: Kelly Martin <kmartin02@gmail.com>
Sent: Tuesday, November 17, 2026 3:27 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>; Kelly Martin <lasairfcgllc@gmail.com>
Cc: cfirstc2025 <cfirstc2025@gmail.com>
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. The site is highly vulnerable to wildfire. The proposed development would sit on a ridge, where steep slopes, dry fuels, and wind exposure combine to produce fast, intense fire behavior. Ridgetops are also where lightning ignitions tend to start and spread, and adding homes, vehicles, and people increases the number of potential ignition sources in an already extreme hazardous setting.
2. Access and evacuation are inadequate. The application does not demonstrate that the site has safe ingress and egress for residents and emergency responders at the same time. A single or limited access route on a ridge can be blocked by fire, smoke, or a stalled vehicle, leaving residents trapped and firefighters unable to reach the area.
3. The proposal does not address home hardening or defensible space. I found no discussion of ignition-resistant construction standards, such as Class A roofing, double-pane windows, ember-resistant vents, noncombustible siding, enclosed eaves and fire-resistant landscape vegetation. There is also no plan for zone zero defensible space, or long-term vegetation management and who would be responsible for future implementation costs and legal enforcement. Without enforceable county requirements, the project would place people and homes in this high-hazard location without the simple, basic measures known to improve survival in a wildfire event.
4. The effect on fire insurance availability is ignored. Insurers are increasingly declining to write or renew policies in high-risk wildland-urban interface areas, and premiums are rising sharply where coverage remains. The PUD does not evaluate whether future homeowners could obtain affordable coverage. If they cannot, residents will bear the financial risk, and the burden may eventually fall on the broader community through increased premiums or insurance companies denying coverage to existing customers in the 83638 zipcode.
5. The public cost and risk are shifted onto the community. Development in this location would increase demand on local fire, EMS, and law enforcement resources and would put first responders at high personal risk defending homes and evacuating residents in a setting known to be difficult to protect. The application does not explain to the public that the cost of suppressing a wildfire that starts on public land and threatens private property (potentially costing tens of millions of dollars when a wildfire escapes initial attack) will be borne by the taxpayer, adding to an already overburdened federal fire suppression program.
For these reasons, the PUD as proposed does not adequately protect public health, safety, and welfare. I respectfully request that it be denied. If the Commission considers moving forward, I ask that any approvals be conditioned on an independent 3rd party wildfire risk assessment, consistent review of current norms and standards for new developments in high fire risk areas, mandatory home hardening, defensible space standards, and a verified evacuation analysis.
As a professional wildland fire practitioner with 40 years of experience in fire behavior analysis, prescribed fire operations, and interagency coordination, I have seen firsthand how poor community design, lack of home hardening and congested ingress/egress routes can lead to catastrophic outcomes costing billions of dollars and many lives.
Major project developers like DF Development need to acknowledge that residential expansion into high fire hazard areas shifts risks that can lead to catastrophic fatalities among the general public, firefighters, and law enforcement personnel. The Wilks Brothers via DF Development and their Red Ridge Village PUD need to publicly own the risk of this potential future urban conflagration and how they intend to buy down this extreme social risk.
Please confirm receipt of this letter.
Sincerely,
Kelly Martin
Principal, Lasair Fire Consulting Group LLC
lasairfcgllc@gmail.com
Sent from Gmail Mobile

From: kent doss <rkldoss@gmail.com>
Sent: Tuesday, November 17, 2026 5:47 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Re: Red rocks she housing development

errr Meant to write red ridge

Sent from RKD

> On Nov 17, 2026, at 5:39 PM, kent doss <rkldoss@gmail.com> wrote:
>
> Recently I read that Mc call area needed $100 million for roads and repair .

> Can the development planning committee factor in a surcharge to those purchasing homes and the development owners for road care for 10 years ?

> thank you
>
>
>
> Sent from RKD

November 11, 2026

To: cherrick@valleycountyid.gov

RECEIVED
NOV 17 2026
BY:

RE: Letter of opposition to Red Ridge Village - PUD26-001

Dear Planning and Zoning Commissioners and Ms. Herrick;

I'm writing this letter to express my opposition to the Red Ridge Development.

As an owner at Blackhawk since 2007, we've seen this same developer degrade our quality of life by increasing noise from their crushing operation at Sunflower Pit (about a mile away) to the extent that this fall we were getting readings on Oneida Street as high as 50-60 decibels! This developer has shown themselves indifferent to their neighbor's concerns and are not trustworthy stewards of a development of this magnitude. Adding over 700 residences will change McCall as we know it forever. *Please consider the residents that live here in equal measure to the Developer's rights to develop.* Bring it within reasonable bounds!

Please confirm receipt of this letter.

Sincerely,
Jeff and Jane Droubay and Family

14 Minidoka Court, McCall Idaho 83638

Jeff Droubay
Jane Droubay

From: k shanafelt <augustglass1@gmail.com>
Sent: Tuesday, November 17, 2026 9:51 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject:

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.

I am an Idaho native who grew up in Boise and McCall. I now live in Colorado. I've seen the local cost of developments such at Red River Village. The open land that makes Valley County so unique and desirable will be swallowed up. Once the character of McCall gets the kind of development that Aspen, CO or Jackson, WY has had, it'll just become a playground for the very wealthy, forcing out the locals that have called Valley County home for generations. Once the development starts, McCall can never go back to the paradise it is.

In addition, McCall already has a problem with affordable housing and RRV won't help that at all.

I see from the notes on a previous city meeting that the responses to many questions that the public had (such as sewer plans) were that they are "still being studied". A lot more environmental studies should be mandatory before this project gets any serious consideration.

Thank you for taking public comments, and please confirm receipt of this letter.

Sincerely,
Kelly Shanafelt
Boulder, CO