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Commentor	Name	Position	Summary	Category/Topic	Response
1	Elaine Murray	Support	Growth is inevitable, so the county's practical choice is to guide how and where it occurs rather than attempt to stop it.	Project Impacts	The concern is noted. The applicant is continuing to address identified project impacts through technical studies, agency coordination, plan revisions, and enforceable mitigation measures as part of the County's PUD review process.
1	Elaine Murray	Support	New residents would expand the tax base that funds public services, partially offsetting added demands from population growth.	Fiscal Impact	In May, the County retained an independent consultant to complete a fiscal impact analysis. That analysis evaluates revenues and service costs associated with the project; the applicant has also indicated willingness to address phasing and proportionate participation where timing creates identified service or capital needs.
1	Elaine Murray	Support	Clustered development on smaller lots can remain livable when it is thoughtfully designed and paired with substantial open space.	Open Space	The Concept Plan identifies approximately 62% of the site as open space. The open-space will be permanently protected through a deed restriction naming Valley County as a party. All applicable easements, plat restrictions, CC&Rs, or other instruments, will be established through the PUD and development-agreement process.
1	Elaine Murray	Support	The project would add modern water and sewer infrastructure paid for as part of the development and might eventually help address existing infrastructure deficiencies.	Infrastructure	Project infrastructure and public-service impacts are being reviewed with the agency imposing and evaluating standards for the various services including water, wastewater, water quality, and power. The applicant has proposed centralized water and wastewater systems and proportionate participation in
1	Elaine Murray	Support	Without planned, clustered growth, development may instead take the form of expensive large-lot housing that serves only wealthier buyers, relies on aging infrastructure, and lengthens worker commutes.	Infrastructure	The Valley County Comprehensive Plan identifies clustered development as a way to address the demands of growth while preserving open space, creating efficiencies for infrastructure, and reducing overall impacts. The Red Ridge Village Concept Plan utilizes clustered development to preserve approximately 1,500 acres of open space for public access.
1	Elaine Murray	Support	She supported concept approval.	Concept Approval	The application is being reviewed through Valley County's PUD process. Concept approval establishes the framework for subsequent phase-specific review; applicable technical studies, agency approvals, and conditions must still be satisfied as the project advances.
2	Andy Olavarria	Undecided / conditional trail support	Valley County Pathways supports a connected valley wide pathway system linking Cascade, Donnelly, Lake Fork, McCall, and New Meadows.	Public Trails	The Concept Plan includes 18+ miles of non-motorized and 5+ miles of motorized trails and trailheads within the development. The motorized trail is part of the regional trail system and will contribute to linking areas of the County. The non-motorized trail system will link to regional pathways as opportunities arise.
2	Andy Olavarria	Undecided / conditional trail support	The proposal identifies approximately 18 miles of non-motorized trails, but it is unclear whether they would be open to the general public; the county should require public access.	Public Trails	The public will have access to the trail system throughout the development.

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2	Andy Olavarria	Undecided / conditional trail support	A public trail should connect Red Ridge Village to the top of Red Ridge and the existing ridgeline routes toward New Meadows and Meadows Valley.	Public Trails	These connections are included in the Concept Plan.
2	Andy Olavarria	Undecided / conditional trail support	Jug Mountain Ranch demonstrates that publicly accessible trails can become an asset to residents, the development, and the wider community.	Public Trails	The applicant agrees which is why the public is welcome on the entire trail and open space system, as well as the amenities at the Village Center.
2	Andy Olavarria	Undecided / conditional trail support	DF Development's history of gating roads and trails previously used by the public creates a trust concern and makes enforceable access commitments important.	Public Trails	The applicant proposes using an open space deed restriction naming Valley County as a party to ensure permanent accessibility.
2	Andy Olavarria	Undecided / conditional trail support	He supported the county's request for a recreational easement and requested public trailhead parking for hikers, cyclists, and trail runners.	Public Trails	Public trailheads are included in the Concept Plan. Public access will be protected through a deed restriction naming the County as a party.
3	Art Troutner	Undecided / water concerns	Speaking for the Valley Soil and Water Conservation District, he requested a comprehensive groundwater assessment by an independent, technically qualified third party.	Groundwater	Groundwater availability and potential effects on existing wells are subject to technical study and IDWR review. If the required studies demonstrate that available groundwater cannot support the proposed demand without unacceptable impacts, the project would need to be scaled down or otherwise revised to match available resources.
3	Art Troutner	Undecided / water concerns	The assessment should analyze topography, geology, aquifer conditions, groundwater-flow direction, recharge, inflow, and outflow to determine whether long-term drawdown would occur.	Groundwater	Groundwater availability and potential effects on existing wells are subject to technical study and IDWR review. If the required studies demonstrate that available groundwater cannot support the proposed demand without unacceptable impacts, the project would need to be scaled down or otherwise revised to match available resources.
3	Art Troutner	Undecided / water concerns	An overlapping hydrologic study should evaluate water quantity and quality impacts throughout the North Fork Payette River watershed.	Water Quality	Water and wastewater impacts are subject to additional technical review and applicable IDWR, DEQ, and health-district requirements. The project is intended to use centralized water and wastewater systems, with required mitigation incorporated through agency approvals and subsequent phase review.
3	Art Troutner	Undecided / water concerns	The independent studies should be paid for entirely by the applicant.	Independent Review	The County process uses independent agency and technical review for specialized issues. The applicant has continued to provide information requested by those reviewers and has funded studies where required without controlling the reviewing agency's conclusions.

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3	Art Troutner	Undecided / water concerns	The record must establish where sufficient water would come from, particularly because McCall relies on Payette Lake as its sole municipal source after groundwater was found inadequate.	Groundwater	Groundwater availability and potential effects on existing wells are subject to technical study and IDWR review. If the required studies demonstrate that available groundwater cannot support the proposed demand without unacceptable impacts, the project would need to be scaled down or otherwise revised to match available resources.
3	Art Troutner	Undecided / water concerns	Existing and senior water-right holders must be protected, and the plan should account for the possibility that rental-pool water may be unavailable after consecutive drought years.	Water Rights	The project must obtain and maintain legally available water supplies through the applicable IDWR process. Existing senior water rights retain their priority under Idaho law; the development cannot rely on water that is not legally available.
4	Ron Derose	Neutral	Development will come to the area, so the county must decide whether to resist change or shape it by imposing clear requirements on applicants.	Project Impacts	The concern is noted. The applicant is continuing to address identified project impacts through technical studies, agency coordination, plan revisions, and enforceable mitigation measures as part of the County's PUD review process.
4	Ron Derose	Neutral	The applicant appears willing to assume costs for water, wastewater, sheriff, and fire-service needs, and the county should require development to address those impacts.	Cost Allocation	The applicant has proposed to fund project-specific infrastructure and to participate proportionately in off-site improvements and public-service capital needs attributable to Red Ridge Village. The specific allocation mechanisms are being addressed with the affected agencies and through impact fees, conditions of approval, or development agreement provisions.
4	Ron Derose	Neutral	Development carries environmental and quality-of-life costs in addition to monetary costs.	Project Impacts	The concern is noted. The applicant is continuing to address identified project impacts through technical studies, agency coordination, plan revisions, and enforceable mitigation measures as part of the County's PUD review process. These measures include quality of life measures such as preservation and access to trails and open space, opportunities for local housing, and areas for new shops and stores and public amenities.
4	Ron Derose	Neutral	More trails and human activity can displace wildlife; his experience was that wildlife declined sharply after formerly quiet areas became heavily used.	Public Trails	The proposed trail system does not cross or enter the large preserved meadow or other contiguous areas but does provide viewing opportunities. Although wildlife will react to the presence of people the proposal preserves as much uninterrupted open space as possible.
4	Ron Derose	Neutral	He rejected the assumption that new development automatically strengthens public finances, arguing that added tax revenue often fails to keep pace with utilities, roads, and other service costs.	Fiscal Impact	The County retained an independent consultant to complete a fiscal impact analysis. That analysis evaluated revenues and service costs associated with the project; the applicant has also indicated willingness to address phasing and proportionate participation where timing creates identified service or capital needs.

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4	Ron Derose	Neutral	The commission and community must weigh unavoidable growth against its long-term costs.	Community Character	The applicant recognizes that growth can affect community character. The Red Ridge Village Concept concentrate developments, preserves substantial open space, provides local housing and recreation, and funds infrastructure needed to address impacts on existing residents.
5	Bill Marineau	Opposed	The proposed 100-foot buffer appears designed mainly to benefit the new community and would not adequately protect existing West Mountain Road residents.	Compatibility	The buffer system benefits both sides of the 100 foot plus planted areas. The buffers adjacent to roadways include a publicly available trail system.
5	Bill Marineau	Opposed	The project should provide substantially greater separation or place lower-density housing along West Mountain Road.	Compatibility	Placing the clustered housing near existing infrastructure represents best planning practices.
5	Bill Marineau	Opposed	Although he viewed the farm concept positively, it does not resolve direct impacts on neighboring homes.	Compatibility	The Concept Plan uses open space, setbacks, lower-intensity areas, and other design measures to address compatibility with adjoining properties. The applicant has continued to revise the plan in response to neighboring-property and agency comments, while maintaining clustered development as a core planning approach.
5	Bill Marineau	Opposed	Widening road corners would not address the regional traffic generated by more than 700 homes, likely with two or more vehicles per household.	Traffic	A Traffic Impact Analysis evaluates project-generated traffic on West Mountain Road and the broader network. Identified mitigation includes intersection improvements and proportionate participation in off-site roadway improvements; the County, ITD, and City of McCall have reviewed the applicable measures and cost allocations are part of ongoing discussions.
5	Bill Marineau	Opposed	The commission should examine traffic effects extending past West Mountain Road to the McCall airport area and Highway 55 toward Boise.	Traffic	A Traffic Impact Analysis evaluates project-generated traffic on West Mountain Road and the broader network including Deinhard and Boydstun Lanes and Highway 55. Identified mitigation includes intersection improvements and proportionate participation in off-site roadway improvements; the County, ITD, and City of McCall have reviewed the applicable measures and cost allocations are part of the next step. ITD has accepted the TIS.
5	Bill Marineau	Opposed	Overall density, particularly condominium density in the highest-impact locations, should be reduced further.	Density	The proposed 722 units are below the theoretical development yield under existing zoning and centralized-service scenarios. The PUD concentrates development in selected areas in exchange for substantial open space rather than distributing development across the property.
6	Margot Lojek	Opposed	The proposal conflicts with Valley County Code Section 9-5-2(E)(3), which directs higher-density projects toward existing infrastructure, developed areas, or incorporated communities.	Land Use	The applicant disagrees that the PUD is inconsistent with the Comprehensive Plan. The proposal uses clustered development and centralized infrastructure to preserve substantial open space and reduce the dispersed development pattern that could otherwise occur under existing zoning.

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6	Margot Lojek	Opposed	A commercial village, condominium complexes, and approximately 250 nightly-rental units are inconsistent with the Comprehensive Plan's goal of retaining Valley County's rural atmosphere.	Land Use	The applicant disagrees that the PUD is inconsistent with the Comprehensive Plan. The proposal uses clustered development and centralized infrastructure to preserve substantial open space and reduce the dispersed development pattern that could otherwise occur under existing zoning.
6	Margot Lojek	Opposed	Multiple reviewing agencies identified incomplete information, insufficient analysis, or missing details concerning wildlife, fire, water, and other issues.	Wildlife	The applicant has coordinated with state agencies, McCall Fire District, Valley Countywide rural EMS District, IDWR, Idaho DEQ and many other agencies during the concept approval process. The PUD process requires continued and ongoing coordination as the next step in the process is achieved. Phase One of the development will not move forward without adequate water resources or approved services. All phases of the development are
6	Margot Lojek	Opposed	The lengthy application remains incomplete despite the time required for public and agency review.	Incomplete Studies	Concept review is an iterative process and several technical items are refined through agency review and later phase approvals. The applicant's position is that matters required before construction or final plat approval can be made enforceable through conditions, agency approvals, and the Development Agreement rather than requiring every implementation-level detail at concept stage.
6	Margot Lojek	Opposed	She urged the commission to deny the concept because it does not reflect what existing residents want for the area.	Concept Approval	The application is being reviewed through Valley County's PUD process. Concept approval establishes the framework for subsequent phase-specific review; applicable technical studies, agency approvals, and conditions must still be satisfied as the project advances.
7	Robert S. (last name unclear)	Opposed / requests cumulative-impact review	The county should consider the applicant's earlier, larger development concept involving Adams County and the potential effects of future phases beyond the current Valley County application.	Future Phases	The current application is for the Valley County Red Ridge Village concept. Any future development outside the approved project boundary or in another jurisdiction would require separate review and approvals; emergency access coordination with Adams County is being addressed independently.
7	Robert S. (last name unclear)	Opposed / requests cumulative-impact review	McCall already experiences serious traffic and service congestion; adding 722 units would place additional pressure on roads, restaurants, and existing infrastructure.	Traffic	A Traffic Impact Analysis evaluates project-generated traffic on West Mountain Road and the broader network. Identified mitigation includes intersection improvements and proportionate participation in off-site roadway improvements; the County, ITD, and City of McCall have reviewed the applicable measures. ITD has accepted the TIS.

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7	Robert S. (last name unclear)	Opposed / requests cumulative-impact review	Water-supply analysis must account for climate change, low-snow years, and resulting effects on groundwater and surface water.	Groundwater	Groundwater availability and potential effects on existing wells are subject to technical study and IDWR review. If the required studies demonstrate that available groundwater cannot support the proposed demand without unacceptable impacts, the project would need to be scaled down or otherwise revised to match available resources.
7	Robert S. (last name unclear)	Opposed / requests cumulative-impact review	Ecological monitoring must be sufficiently rigorous to identify actual impacts rather than merely promise future observation.	Wildlife	The applicant has coordinated with Idaho Fish and Game regarding wildlife-friendly fencing, areas of minimized disturbance, habitat terminology, and CC&R provisions. The Concept Plan preserves substantial open space, while detailed wildlife measures remain subject to agency review and implementation requirements.
7	Robert S. (last name unclear)	Opposed / requests cumulative-impact review	The commission should evaluate cumulative impacts from this and other ongoing development—a potential 'death by a thousand cuts.'	Project Impacts	The concern is noted. The applicant is continuing to address identified project impacts through technical studies, agency coordination, plan revisions, and enforceable mitigation measures as part of the County's PUD review process.
7	Robert S. (last name unclear)	Opposed / requests cumulative-impact review	Project risks and impacts should be weighed against its proposed benefits before approval.	Project Impacts	The concern is noted. The applicant is continuing to address identified project impacts through technical studies, agency coordination, plan revisions, and enforceable mitigation measures as part of the County's PUD review process.
8	Rebecca Hurd	Opposed	The applicant could review public and agency comments before tailoring its presentation, while the public could not review the new presentation before responding; she viewed this as a procedural imbalance.	Due Process	The applicant has submitted materials according to the County-directed review process. Public comment and agency review have continued as the record has developed, and the County controls hearing procedures, submittal deadlines, and the opportunity for rebuttal.
8	Rebecca Hurd	Opposed	The traffic study forecasts approximately 8,071 daily trips but provides no baseline traffic count for West Mountain Road and acknowledges future excessive queuing without resolving it.	Traffic	A Traffic Impact Analysis evaluates project-generated traffic on West Mountain Road and the broader network. Identified mitigation includes intersection improvements and proportionate participation in off-site roadway improvements; the County, ITD, and City of McCall have reviewed the applicable measures and cost allocation discussions are part of the ongoing process.
8	Rebecca Hurd	Opposed	Key technical matters remain in the future tense: aquifer studies, water rights, drainage baselines, wetlands, wildlife data, and local-housing standards are incomplete or undetermined.	Groundwater	Groundwater availability and potential effects on existing wells are subject to technical study and IDWR review. If the required studies demonstrate that available groundwater cannot support the proposed demand without unacceptable impacts, the project would need to be scaled down or otherwise revised to match available resources.

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8	Rebecca Hurd	Opposed	The stated 62% open space is misleading because much of it is steep, riparian, or otherwise constrained land, and no conservation easements guarantee permanent protection.	Open Space	Forty-one percent of the 2,252 acres included in the Red Ridge Village Concept Plan have slopes of greater than 30 percent. Approximately half of the sloped area is incorporated into large estate lots and identified as "unbuildable" and therefore protected long term but not included in the 1,400 acre publicly available open space designation. Of the more than 1,400 publicly accessible open space acres, 33 percent has slopes of 30 percent or greater. There will be trails in this sloped area providing access to the ridgeline.
8	Rebecca Hurd	Opposed	Locating 722 units in a high-risk wildland-urban interface with a single primary road creates a major evacuation risk for residents, guests, and existing neighbors.	Wildfire Access	A Wildland-Urban Interface Fire Protection Plan has been prepared. Project roads, hydrants, emergency gates, and access are required to comply with applicable fire and County standards, and the project materials contemplate maintaining emergency egress and ongoing defensible-space obligations through the HOA/CC&Rs.
8	Rebecca Hurd	Opposed	Because county code requires baseline data at the concept stage, the commission should deny the application as premature rather than approve it without completed studies and binding commitments.	Project Impacts	The concern is noted. The applicant is continuing to address identified project impacts through technical studies, agency coordination, plan revisions, and enforceable mitigation measures as part of the County's PUD review process.
9	Ted McManus	Opposed	The site is inappropriate for this scale and density of development and conflicts with the area's rural character.	Land Use	The applicant disagrees that the PUD is inconsistent with the Comprehensive Plan. The proposal uses clustered development and centralized infrastructure to preserve substantial open space and reduce the dispersed development pattern that could otherwise occur under existing zoning.
9	Ted McManus	Opposed	Traffic generated by the project would overwhelm West Mountain Road and worsen congestion already affecting nearby residents.	Traffic	A Traffic Impact Analysis evaluates project-generated traffic on West Mountain Road and the broader network. Identified mitigation includes intersection improvements and proportionate participation in off-site roadway improvements; the County, ITD, and City of McCall have reviewed the applicable measures and cost allocations are part of the ongoing process.
9	Ted McManus	Opposed	Urban-level density belongs within McCall, Donnelly, Cascade, or another appropriately served and zoned location—not on a rural road lacking adequate infrastructure.	Density	The proposed 722 units are below the theoretical development yield under existing zoning and centralized-service scenarios. The PUD concentrates development in selected areas in exchange for substantial open space rather than distributing development across the property.
9	Ted McManus	Opposed	McCall-Donnelly schools are approaching capacity, with Barbara Morgan Elementary already especially full.	Schools	The applicant has coordinated with the McCall-Donnelly School District. Long-term school needs will depend on actual enrollment generated by RRV and other regional growth.

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9	Ted McManus	Opposed	The number of students generated by 722 homes could require new schools, shifting bond and construction costs to existing taxpayers.	Schools	The independent BBC Research fiscal impact analysis provided an estimate of new students and funding that will form the basis of ongoing discussion with the McCall Donnelly School District. Long-term school needs will depend on actual enrollment generated by RRV and other regional growth.
10	Pete Fitzsimmons	Opposed	The proposal is comparable in scale to a new community such as Avimor rather than a conventional village and would fundamentally alter southwest McCall.	Project Scale	Red Ridge Village is significantly smaller than the Avimor Development and objects to the comparison. The project is intentionally planned as a clustered PUD rather than a dispersed conventional subdivision. The applicant's position is that concentrating development with centralized infrastructure and substantial open space provides a more coordinated approach to growth than development of the property under existing zoning patterns.
10	Pete Fitzsimmons	Opposed	Its congestion, noise, and urban character would undermine the rural qualities that drive demand for surrounding Valley County properties.	Noise	Noise and construction impacts can be addressed through project design, setbacks, operating requirements, construction management, and applicable County standards as individual phases are reviewed.
10	Pete Fitzsimmons	Opposed	Peak traffic would make existing intersections and left turns substantially more difficult for nearby neighborhoods.	Traffic	A Traffic Impact Analysis evaluates project-generated traffic on West Mountain Road and the broader network. Identified mitigation includes intersection improvements and proportionate participation in off-site roadway improvements; the County, ITD, and City of McCall have reviewed the applicable measures and cost allocations are part of the ongoing process.
10	Pete Fitzsimmons	Opposed	New homes visible from Whitetail and development beside large West Mountain Road parcels would diminish privacy, space, and solitude.	Compatibility	The Concept Plan includes significant buffers to ensure a feeling of privacy for both sides of the buffer.
10	Pete Fitzsimmons	Opposed	He predicted major property-value losses throughout nearby communities, reducing both household equity and the county's assessed-value base.	Fiscal Impact	The County retained an independent consultant for the fiscal impact analysis. That analysis evaluates revenues and service costs associated with the project; the applicant has also indicated willingness to address phasing and proportionate participation where timing creates identified service or capital needs.
10	Pete Fitzsimmons	Opposed	He urged the commission to deny the proposal.	Concept Approval	The application is being reviewed through Valley County's PUD process. Concept approval establishes the framework for subsequent phase-specific review; applicable technical studies, agency approvals, and conditions must still be satisfied as the project advances.

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11	Wyatt Albright	Opposed	Approximately 8,071 weekday trips, turn lanes, and buildings up to three stories would be incompatible with existing quality of life and the scenic character of West Mountain Road.	Traffic	A Traffic Impact Analysis evaluates project-generated traffic on West Mountain Road and the broader network. Identified mitigation includes intersection improvements and proportionate participation in off-site roadway improvements; the County, ITD, and City of McCall have reviewed the applicable measures and cost allocations are part of the ongoing process.
11	Wyatt Albright	Opposed	West Mountain Road is poorly maintained, has dangerous 90-degree turns, potholes, and recurring winter slide-offs that damage neighboring property.	Roadway Design	The applicant has completed a TIS that identifies systemwide road improvements to accommodate anticipated traffic from Red Ridge.
11	Wyatt Albright	Opposed	The application does not adequately protect drivers entering subdivisions and private driveways or cyclists, pedestrians, and children using the road.	Roadway Design	All road construction completed as a result of the Red Ridge Village Concept Plan will meet Valley County standards.
11	Wyatt Albright	Opposed	The proposal lacks sufficient information about county infrastructure capacity, while an applicant representative had previously characterized off-site roads as the county's responsibility.	Infrastructure	Project infrastructure and public-service impacts are being reviewed with the affected agencies. The applicant has proposed centralized water and wastewater systems and proportionate participation in transportation, fire/EMS, and other identified capital needs attributable to the development.
11	Wyatt Albright	Opposed	Adjacent wells and established water rights need protection; drilling deeper project wells does not ensure existing wells will remain unaffected, and an independent water study is needed.	Groundwater	Groundwater availability and potential effects on existing wells are subject to technical study and IDWR review. If the required studies demonstrate that available groundwater cannot support the proposed demand without unacceptable impacts, the project would need to be scaled down or otherwise revised to match available resources.
11	Wyatt Albright	Opposed	Development would interfere with elk and deer movement across neighboring properties, and a 100-foot buffer is inadequate.	Wildlife	The applicant has coordinated with Idaho Fish and Game regarding wildlife-friendly fencing, areas of minimized disturbance, habitat terminology, and CC&R provisions. The Concept Plan preserves substantial open space, while detailed wildlife measures remain subject to agency review and implementation requirements.
11	Wyatt Albright	Opposed	The commission lacks enough information to evaluate road safety, water supply, wildlife impacts, and county infrastructure demands.	Water Supply	Water availability is a prerequisite to implementation. The project's water studies and proposed supply will be reviewed by the applicable state agencies, and the development must be scaled down or revised if the approved supply is insufficient for the proposed demand.
12	Randy Fox	Opposed / requests completed water studies	Speaking for the Idaho Conservation League, he emphasized water availability as the central natural-resource concern.	Water Supply	Water availability is a prerequisite to implementation. The project's water studies and proposed supply will be reviewed by the applicable state agencies, and the development must be scaled down or revised if the approved supply is insufficient for the proposed demand.

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12	Randy Fox	Opposed / requests completed water studies	The specific DEQ and IDWR requirements, study results, and applicant commitments should be known before the commission makes a binding decision.	Concept Approval	The application is being reviewed through Valley County's PUD process. Concept approval establishes the framework for subsequent phase-specific review; applicable technical studies, agency approvals, and conditions must still be satisfied as the project advances.
12	Randy Fox	Opposed / requests completed water studies	If sufficient water is unavailable, the remainder of the project concept cannot proceed responsibly.	Water Supply	Water availability is a prerequisite to implementation. The project's water studies and proposed supply will be reviewed by the applicable state agencies, and the development must be scaled down or revised if the approved supply is insufficient for the proposed demand.
12	Randy Fox	Opposed / requests completed water studies	Water analysis must account for changing climate conditions before concept approval.	Concept Approval	The application is being reviewed through Valley County's PUD process. Concept approval establishes the framework for subsequent phase-specific review; applicable technical studies, agency approvals, and conditions must still be satisfied as the project advances.
13	Leah Albright	Opposed to the proposed density	West Mountain Road is a scenic, quiet, dark-sky landscape used by residents, cyclists, walkers, runners, Nordic athletes, grazing livestock, and wildlife.	Traffic	West Mountain Road is a major collector for the northwest area of Valley County serving as the sole access for the White Cloud and Black Hawk developments. Maintaining traffic flow and safety on the road is addressed in the TIS which has been reviewed by ITD, Valley County Roads and Bridges, and the McCall Engineer. ITD has accepted the study.
13	Leah Albright	Opposed to the proposed density	Low-density, large-lot housing may be appropriate on Red Ridge, but the application does not disclose enough to understand the village proposal's short- and long-term impacts.	Density	The proposed 722 units are below the theoretical development yield under existing zoning and centralized-service scenarios. The PUD concentrates development in selected areas in exchange for substantial open space rather than distributing development across the property.
13	Leah Albright	Opposed to the proposed density	High-density condominiums and the village center immediately beside established agricultural and forest-managed properties are incompatible with existing uses and private-property protections in the Comprehensive Plan.	Compatibility	The applicant disagrees that the PUD is inconsistent with the Comprehensive Plan. The proposal uses clustered development and centralized infrastructure to preserve substantial open space and reduce the dispersed development pattern that could otherwise occur under existing zoning.
13	Leah Albright	Opposed to the proposed density	The project would increase noise, traffic, artificial light, human disturbance, perceived crime, and congestion while decreasing neighboring property values.	Impacts	The application is being reviewed through Valley County's PUD process. Concept approval establishes the framework for subsequent phase-specific review; applicable technical studies, agency approvals, and conditions must still be satisfied as the project advances.

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13	Leah Albright	Opposed to the proposed density	Urban-density development should be located within cities or properly zoned areas rather than among 20- to 40-acre parcels and low-density subdivisions.	Land Use	The applicant disagrees that the PUD is inconsistent with the Comprehensive Plan. The proposal uses clustered development and centralized infrastructure to preserve substantial open space and reduce the dispersed development pattern that could otherwise occur under existing zoning. Adjacent developments such as White Cloud have an average density of approximately 1 gross acre/dwelling unit. This is twice as dense as the more than 2 gross acres/dwelling unit proposed at Red Ridge. The difference is that the dwelling units at Red Ridge are clustered to create more than 1,400 acres of publicly available open space and a related public trail system.
13	Leah Albright	Opposed to the proposed density	She asked whether public trails would be free to access and whether open space would be permanently protected through a land trust or other independent entity.	Public Trails	The Concept Plan includes 18+ miles of non-motorized and 5+ miles of motorized trails and trailheads within the development. The applicant proposes protecting the open space for public use through a deed restriction naming Valley County as a party. The non-motorized trails and trailheads will be free for public use. There may be a parking fee for use of the motorized trailhead consistent with other snowmobile parking areas in the county.
14	Bryan Donaldson	Opposed / requests substantial redesign	The proposal is leapfrog urban sprawl located far from McCall and conflicts with the Comprehensive Plan's rural-character goals.	Land Use	Red Ridge Village shares boundaries with the White Tail and Black Hawk on the River developments to the north and south and is across the street from the White Cloud development. Red Ridge Village is not leap frog development. It is actually designed to complement adjacent, existing development and protect open space.
14	Bryan Donaldson	Opposed / requests substantial redesign	Comparable isolated PUDs have produced severe transportation problems whose remedies ultimately fall to taxpayers rather than developers.	Project Impacts	The concern is noted. The applicant is continuing to address identified project impacts through technical studies, agency coordination, plan revisions, and enforceable mitigation measures as part of the County's PUD review process.
14	Bryan Donaldson	Opposed / requests substantial redesign	A 722-unit community nearly four miles from services would degrade service levels and concentrate all traffic on West Mountain Road.	Adjacency	Red Ridge Village is adjacent to existing development and proposes to include restaurants and services, reducing the need to drive into McCall. In addition, a Traffic Impact Analysis evaluates project-generated traffic on West Mountain Road and the broader network. Identified mitigation includes intersection improvements and proportionate participation in off-site roadway improvements; the County, ITD, and City of McCall are reviewing the applicable measures and cost allocation.
14	Bryan Donaldson	Opposed / requests substantial redesign	Compared with Jug Mountain Ranch, Red Ridge would be more than twice as large, have a substantial nightly-rental component, and rely on fewer access options.	Project Impacts	The concern is noted. The applicant is continuing to address identified project impacts through technical studies, agency coordination, plan revisions, and enforceable mitigation measures as part of the County's PUD review process.

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14	Bryan Donaldson	Opposed / requests substantial redesign	The layout concentrates development along shared boundaries instead of buffering neighboring properties, disproportionately harming existing owners.	Compatibility	The Concept Plan uses open space, setbacks, lower-intensity areas, and other design measures to address compatibility with adjoining properties. The applicant has continued to revise the plan in response to neighboring-property and agency comments, while maintaining clustered development as a core planning approach.
14	Bryan Donaldson	Opposed / requests substantial redesign	The county lacks a comprehensive evaluation of transportation, safety, noise, water, lighting, and wastewater impacts.	Project Impacts	The application is being reviewed through Valley County's PUD process. Concept approval establishes the framework for subsequent phase-specific review; applicable technical studies, agency approvals, and conditions must still be satisfied as the project advances. Project lighting is governed by the project design standards, including dark-sky-oriented requirements intended to limit glare and light spill. More detailed lighting plans will be reviewed as individual phases and buildings are designed.
14	Bryan Donaldson	Opposed / requests substantial redesign	The proposal should be returned for substantial modification to reduce harm to adjacent property owners and the broader valley.	Compatibility	The Concept Plan uses open space, setbacks, lower-intensity areas, and other design measures to address compatibility with adjoining properties. The applicant has continued to revise the plan in response to neighboring-property and agency comments, while maintaining clustered development as a core planning approach.
15	Larry Brockman	Opposed	Valley County's limited sheriff staffing is already unable to respond adequately to neighborhood speeding, raising doubts that a proposed substation alone would provide sufficient enforcement.	Public Safety	A comprehensive Public Safety Plan will begin shortly. It will be led by county agencies and funded by the applicant. The applicant is coordinating with public-safety agencies regarding service impacts. Any additional staffing, facilities, or operational needs attributable to RRV are intended to be addressed through the fiscal review, agency coordination, and applicable conditions or development-agreement provisions.
15	Larry Brockman	Opposed	The applicant had not identified what its local or low-income housing would cost; housing labeled affordable elsewhere has still begun around $600,000.	Housing	The applicant has proposed deed-restricted local housing at a range of price points and is coordinating on target price points and program structure. The proposal is intended to add year-round local housing rather than represent a single AMI-based affordable-housing program.
15	Larry Brockman	Opposed	West Mountain Road's icy corners already cause roughly 10 to 15 vehicles per year to leave the road and damage fencing.	Traffic	The applicant has completed a TIS that identifies systemwide road improvements to accommodate anticipated traffic from Red Ridge.
15	Larry Brockman	Opposed	Increasing travel speeds through redesigned corners would not correct winter icing and could make crashes more severe.	Traffic	The applicant is not proposing increasing travel speeds. Travel speeds are the responsibility of government agencies such as the County's Department of Roads and Bridges.

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Commentor	Name	Position	Summary	Category/Topic	Response
16	Leslie Pierce	Opposed to the proposal as presented	Changes within the site do not reduce external impacts from more than 700 homes on stores, restaurants, roads, the hospital, law enforcement, and other public services.	Density	The proposed 722 units are below the theoretical development yield under existing zoning and centralized-service scenarios. The PUD concentrates development in selected areas in exchange for substantial open space rather than distributing development across the property.
16	Leslie Pierce	Opposed to the proposal as presented	The application should explain where wet meadow areas drain and how surrounding development would affect those areas.	Water Quality	Drainage, water and wastewater impacts are subject to additional technical review and applicable IDWR, DEQ, and health-district requirements. The project is intended to use centralized water and wastewater systems, with required mitigation incorporated through agency approvals and subsequent phase review.
16	Leslie Pierce	Opposed to the proposal as presented	The farm and orchard concept lacks operational detail, including who would farm or manage it.	Agriculture	The farm/orchard is proposed as both an amenity and a land-use buffer associated with the Village Center. Operational details will be refined as the project advances; the concept includes orchard, greenhouse, market, and restaurant-related agricultural uses.
16	Leslie Pierce	Opposed to the proposal as presented	Maps use inconsistent labels—future phase, estate lots, and Phase 6—for an upland area, leaving its eventual development unclear.	Future Phases	The current application is for the Valley County Red Ridge Village concept. Any future development outside the approved project boundary or in another jurisdiction would require separate review and approvals; emergency access coordination with Adams County is being addressed independently.
16	Leslie Pierce	Opposed to the proposal as presented	She asked whether Valley County can maintain stricter water-supply criteria if state requirements are reduced.	Water Supply	This is a legal question appropriately addressed by County Legal representatives
16	Leslie Pierce	Opposed to the proposal as presented	The location, impacts, and environmental review of the proposed quarry need clarification.	Quarry	The onsite quarry has an active and ongoing operations permit. The quarry will be the source of material on site to minimize transport impacts.
16	Leslie Pierce	Opposed to the proposal as presented	The concept contains too many unresolved questions to support approval.	Concept Approval	The application is being reviewed through Valley County's PUD process. Concept approval establishes the framework for subsequent phase-specific review; applicable technical studies, agency approvals, and conditions must still be satisfied as the project advances.
17	John Phipps	Opposed	Healthy growth should allow local families and their children to remain in the community rather than importing a large, externally driven development.	Community Character	The applicant recognizes that growth can affect community character. The PUD approach is intended to concentrate development, preserve substantial open space, provide local housing and recreation, and fund infrastructure needed to reduce impacts on existing residents.

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Commentor	Name	Position	Summary	Category/Topic	Response
17	John Phipps	Opposed	The character people value was created by generations of residents caring for the land; newcomers should join that relationship rather than degrade it.	Community Character	The applicant recognizes that growth can affect community character. The PUD approach is intended to concentrate development, preserve substantial open space, provide local housing and recreation, and fund infrastructure needed to reduce impacts on existing residents.
17	John Phipps	Opposed	He distinguished traditional working-land activities—logging, mining, ranching, farming, hunting, and related uses—from non-organic resort-style growth.	Community Character	The applicant recognizes that growth can affect community character. The PUD approach is intended to concentrate development, preserve substantial open space, provide local housing and recreation, and fund infrastructure needed to reduce impacts on existing residents.
17	John Phipps	Opposed	He argued that project revenues and jobs would largely flow to outside owners, contractors, and businesses rather than remain local.	Project Impacts	The concern is noted. The applicant is continuing to address identified project impacts through technical studies, agency coordination, plan revisions, and enforceable mitigation measures as part of the County's PUD review process.
17	John Phipps	Opposed	The developer's prior land-access and forestry actions demonstrate insufficient stewardship and community responsibility.	Community Character	The Red Ridge Village Concept provides for more than 1,400 acres of publicly accessible open space through an approach that is ecologically sustainable.
17	John Phipps	Opposed	The commission's obligation is to protect the land, existing residents, future generations, and newcomers willing to become part of the community.	Community Character	The applicant recognizes that growth can affect community character. The PUD approach is intended to concentrate development, preserve substantial open space, provide local housing and recreation, and fund infrastructure needed to reduce impacts on existing residents.
18	Ann McQuade	Opposed / cost-allocation concerns	The proposed scale of growth is overwhelming, and she was concerned the project would nonetheless be approved.	Project Scale	The project is intentionally planned as a clustered PUD rather than a dispersed conventional subdivision. The applicant's position is that concentrating development with centralized infrastructure and substantial open space provides a more coordinated approach to growth than development of the property under existing zoning patterns.
18	Ann McQuade	Opposed / cost-allocation concerns	West Mountain Road's right-angle turns and difficult alignment would need substantial improvements to accommodate the project.	Traffic	The applicant has completed a TIS that identifies systemwide road improvements to accommodate anticipated traffic from Red Ridge.
18	Ann McQuade	Opposed / cost-allocation concerns	The developer—not general Valley County or McCall taxpayers—should pay to realign the road and construct any traffic signals required by project traffic.	Cost Allocation	The applicant has proposed to fund project-specific infrastructure and to participate proportionately in off-site improvements and public-service capital needs attributable to RRV. The specific allocation mechanisms are being addressed with the affected agencies and through conditions or development-agreement provisions.

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Commentor	Name	Position	Summary	Category/Topic	Response
18	Ann McQuade	Opposed / cost-allocation concerns	The project would add pressure to schools, and associated capital and service costs should also be assigned to the developer rather than existing taxpayers.	Cost Allocation	The applicant has proposed to fund project-specific infrastructure and to participate proportionately in off-site improvements and public-service capital needs attributable to RRV. The specific allocation mechanisms are being addressed with the affected agencies and through conditions or development-agreement provisions.
18	Ann McQuade	Opposed / cost-allocation concerns	She asked the county to condition any approval on the applicant paying for the infrastructure its development makes necessary.	Cost Allocation	The applicant has proposed to fund project-specific infrastructure and to participate proportionately in off-site improvements and public-service capital needs attributable to RRV. The specific allocation mechanisms are being addressed with the affected agencies and through conditions or development-agreement provisions.