

From: Brett Keller [REDACTED] <[REDACTED]>

Sent: Sunday, October 19, 2025 6:08 PM

To: Cynda Herrick <cherrick@valleycountyid.gov>; Cynda Herrick <cherrick@valleycountyid.gov>; info@dfdevelopmentllc.com <info@dfdevelopmentllc.com>; dfdproperty@dfdevelopmentllc.com <dfdproperty@dfdevelopmentllc.com>

Subject: Property Buffer Zones for Red Ridge

Christine Richman
Valley County Planning & Zoning Commission

Christine,

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

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

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

- **Wildlife and Environmental Impacts:** This area serves as an important corridor for elk, deer, and other wildlife. The introduction of dense housing, traffic, and lighting would severely disrupt natural migratory and grazing patterns that are integral to the local ecosystem.
- **Land-Use Conflicts:** Existing rural uses—including farm equipment use, ATV recreation, firearm use, livestock, and other outdoor activities—would create conflicts with future residents who may not expect or tolerate these activities. This can also create potential safety risks for children and other residents.
- **Loss of Rural Character:** The western side of McCall has long served as a transition between town and open forest. Preserving a meaningful buffer would maintain that sense of space and ensure that McCall's unique charm and tranquility are not lost as growth occurs.

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

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

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

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

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

Lea' & Wyatt Albright

*3731 West Mountain Road
McCall, ID, 83638*

[REDACTED]
[REDACTED]

10/16/2025

Christine Richman & DF Development

375 W 200 South

Salt Lake City, UT, 84101

CC: Cynda Herrick

Christine Richman and DF Development;

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

Our property is actively maintained for agricultural and timber purposes, which naturally involve regular equipment use, noise, dust, and other activities that may not align well with dense residential living. The proximity of the proposed development raises concerns about potential conflicts related to noise expectations, fencing boundaries, livestock containment, and destruction of native migratory patterns that play a vital role in our ecosystem.

The currently revised proposal places high-density residential and commercial use directly next to active farmland and managed timberland. This presents several major issues, including but not limited to:

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

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

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

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

Sincerely,

Lea' and Wyatt Albright



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

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

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

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

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

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

Valley County's Dark Sky Initiative:

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

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

We request:

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

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

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

We are requesting a developer-funded fence be constructed along property boundaries before any site construction begins that is at least 4 feet high and made of materials that will not allow RRV pets or people to accidentally cross onto our property.

This fence will be maintained in operable condition by DF Development or any subsequent property owners.

Request for a Comprehensive Cumulative Impact Assessment

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

Request for a Detailed Hydrological Studies with Binding Guarantees

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

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

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

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

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

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

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

Lea' and Wyatt Albright.

████████████████████

From: In-Motion Performance Bike Service <inmotionpbs@gmail.com>

Sent: Tuesday, February 17, 2026 4:32 PM

To: Cynda Herrick <cherrick@valleycountyid.gov>

Subject: DF PUD

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

Wyatt albright

"IN-MOTION"

208.310.6866

INMOTIONPBS.com

McCall ID 83638

November 22, 2025
Delivered via E-mail

RE: Red Ridge Neighborhood Meeting of November 10, 2025

Dear Commissioners,

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

Specifically:

- Increased vehicle volumes and traffic noise resulting in service level degradation were dismissed as referenced in a draft report. The same was true for any noise mitigation measures that should be implemented.
- Hastened degradation of West Mountain Road was not addressed and any increased upkeep necessary was specifically passed to Valley County as being the party responsible. The same was said for any public safety concerns on West Mountain Road.
- The applicant negated addressing West Mountain Road entrance location concerns.
- High density housing remained depicted adjacent to existing low density residential and agricultural uses.
- Open space was depicted westerly away from existing county residents and therefore of no use as a buffer to existing low density properties.
- Wastewater treatment was specifically identified as being aerobic and non-discharging, but no specifics were presented as to the type of aerobic treatment or location of any land application systems.
- Water availability and possible impacts to existing wells were dismissed.

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

Regards,

Bryan Donaldson
Sarah Helgeson
19 Thunderbolt Pl
McCall, ID 83683

Director Cynda Herrick
 PO Box 1350
 Cascade, ID 83611

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

Dear Director Herrick and P&Z Commissioners,

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

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

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

Below is a summary of the Proposal to Plan failures.

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

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

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

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

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

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

High-Density Development

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

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

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

Traffic Study

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

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

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

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

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

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

Water and Wastewater

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

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

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

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

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

Wildlife

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

Conclusion

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

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

Regards,
Sarah Helgeson
19 Thunderbolt Pl
McCall, ID 83638

[REDACTED]

Director Cynda Herrick
 PO Box 1350
 Cascade, ID 83611

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

Dear Director Herrick and P&Z Commissioners,

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

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

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

Below is a summary of the Proposal to Plan failures.

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

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

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

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

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

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

High-Density Development

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

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

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

Traffic Study

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

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

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

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

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

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

Water and Wastewater

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

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

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

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

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

Wildlife

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

Conclusion

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

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

Regards,
Bryan Donaldson
19 Thunderbolt Pl
McCall, ID 83638

[REDACTED]

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

11/23/25

Christine and Brent Thayer
7 Thunderbolt Pl
McCall, ID 83638

Dear Commissioners,

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

1. Setback and Buffer Concerns

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

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

2. Wastewater and Environmental Impact

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

3. Traffic and Road Concerns

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

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

Sincerely,
Christine and Brent Thayer

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

Cynda,

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

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

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

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

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

Thanks,

Joey

Joseph Wiemken, S.E., P.E.
JW Engineering LLC
[REDACTED]

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

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

-Lily Blakeman

--

truth is stranger than fiction.

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

To whom it may concern,

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

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

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

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

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

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

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

Thank you.
Thank you!
Kevyn Boothe

[REDACTED]
[REDACTED]

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

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

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

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

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

-The emergency access points in Appendix A are lacking.

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

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

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

Sincerely,
Keith Radwanski
McCall, ID

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

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

Thank you,
Jon Mullin

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

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

1. We are short in law enforcement by double digits. The sheriff has not done anything to correct this. The last time I called a deputy out to report a crime, he first apologized for the delayed response and stated "were a little short on deputies."
2. This includes the failure to also maintain West Mountain Road. Which has been destroyed in part by the number of gravel pit operations allowed in this area. It's non-stop gravel trucks 2-3 every minute in the summer. Plus, the road was not built correctly, helping lead to nothing but potholes and unsafe driving as people weave in and out trying to miss them. After years, they tried to repair the potholes this fall, they are already showing up again. Try and ride a bike on this road and you will take your life into your hands.
3. The current developments out here after 30 plus years (Blackhawk and White Cloud) are really only at ~50% build out. Why would you approve another 800 home sites? It's not needed, kills property values and I expect that to be reflected in our tax assessments going forward.
4. Tommy Ahlquist's now failed development or what Valley County approved as a Blackhawk Lakes expansion and never should have been approved without first knowing that he had no right to do so. The HOA members voted this down. Hopefully people that bought lots sued him over the lies that was in fact (only 4 - 5 lots were) in Blackhawk Lake. The one home that was built has had a for sale sign on it for the past year. So all of those other lots, have for sale signs on them after 5 years.
5. Is McCall going to allow more restaurants, bars? No! More parking spaces for cars and boats? No! McCall is very anti-growth, and they want no more boats on Payette.
6. I see no path for Valley County to enforce these "only primary residents" homes only. It is a lie on the part of these developers that have pissed off all of the locals for years with the land grabs and closures of those areas. Now in their 70's and looking for a way out. Perhaps Valley County and the State of Idaho should ask them to donate the land for a state park?

Regards,

Steve Holder
McCall, Idaho

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Sincerely,
Erin Fanning
McCall, ID

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

Dear P&Z Commissioners –

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

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

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

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

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

Sincerely,

Eric Young
McCall, Id

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

To: Cynda Herrick

Dear Valley County Planning & Zoning Commissioners,

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

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

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

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

Please deny this application for the above reasons.

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

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

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

Dear Valley County Planning and Zoning Commissioners,

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

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

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

Carl Schreiner
McCall

From: Susan McCandless <[REDACTED]>
Sent: Wednesday, February 11, 2026 9:54 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: RRV Opposition Letter for February 25 PUD Hearing

TO: Valley County Planning and Zoning Commission % Cynda Herrick

Dear County Commissioners,

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

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

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

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

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

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

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

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

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

Sincerely,

Susan McCandless

McCall, Idaho

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

Dear County Commissioners,

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

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

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

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

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

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

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

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

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

Sincerely,

Bill McCandless
McCall, Idaho

From: [REDACTED]@il.[REDACTED]@il.[REDACTED]

Sent: Wednesday, February 11, 2026 11:12 AM

To: Cynda Herrick <cherrick@valleycountyid.gov>

Subject: RRV Opposition Letter for February 25 PUD HearingDear Valley County Planning & Zoning Commissioners,

Dear Valley County Planning & Zoning Commissioners,

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

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

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

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

Sincerely,
Erica Seeds

McCall Id

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

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

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

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

Thank you,

Linda Klind, 137 Mather Rd, McCall, ID 83638

Wesley Keller [REDACTED]

260 Moonridge Drive

McCall, ID 83638

2/11/2026

Dear Valley County Planning and Zoning Commissioners,

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

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

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

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

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

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

Summary

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

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

Respectfully,

Wesley Keller

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

Jeffrey T. Oldham
22 Sundance Drive
McCall, Idaho 83638

[REDACTED]
[REDACTED]

February 12, 2026

Valley County Planning and Zoning Commissioners
Valley County Courthouse
219 North Main Street
Cascade, ID 83611

Dear Valley County Planning and Zoning Commissioners,

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

1. Traffic Issues

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

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

2. Wildfire Risks

The site's location would result in emergency response times exceeding 15 minutes from the McCall Fire District, which has stated it "cannot serve this area with current resources." With 722 units planned in a high-hazard Wildland-Urban Interface (WUI) zone characterized by overstocked forests and beetle infestations, the risks are unacceptable. Homeowner fuel management requirements are unenforceable, and limited egress routes could create deadly evacuation bottlenecks, similar to the Paradise Fire scenario. Additionally, expanding the WUI will likely increase insurance rates across West Central Idaho and Valley County; several carriers, including Farmers and American Family, already no longer offer coverage in the 83638 ZIP code.

3. Wildlife Habitat Destruction

The development threatens federally threatened Northern Idaho Ground Squirrel habitat through degradation. It would also fragment elk migration corridors in the McCall Elk Zone. The applicant admits that Idaho Fish and Game lacks site-specific elk telemetry data or mapping. While a 149-acre "preserved" meadow is proposed, surrounding it with 722 homes would lead to chronic disturbance, rendering it ineffective for wildlife.

4. Water Supply and Water Quality Uncertainty

No completed aquifer studies have been conducted, leaving groundwater capacity unknown. Water rights verification is described as "ongoing" by the applicant. The wastewater system, located in a "no-discharge" zone, relies on unproven infiltration methods, posing risks of contamination to Duffner Creek and groundwater. There is also no information provided on the location of the Central Sewage Treatment Facility or the criteria for required connections.

5. Rural Character Degradation

The inclusion of a Commercial Village and condominium complexes in a rural area contradicts the Valley County Comprehensive Plan's goals and objectives in Chapter 13 (Land Use), which emphasize retaining the rural atmosphere of Valley County. A density of 6.9 units per acre in the Village Center represents urban-level development. The 250 nightly rental condos would introduce a transient population, bringing associated problems. Moreover, the proposed 170 local housing units are insufficient to offset the displacement pressures from population surges, property value inflation, and increased service costs.

6. Added Local Taxpayer Burden

The project would impose \$2-3.5 million in unfunded road improvements, with unspecified costs for a new fire station. School impact studies are required, as approximately 275 year-round units could add hundreds of children to the

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

7. Inadequate Review Process

Critical studies remain incomplete, including those on aquifers, wetlands, elk, and other wildlife surveys. The application relies on vague promises to “coordinate with agencies” at a later date, which is insufficient for a project of this scale.

8. Future Use Map

The RRV proposal references the newly adopted Future Use maps from the Valley County Comprehensive Plan, interpreting large purple “residential” designations as permission for high-density development. However, the Comprehensive Plan does not specify residential density, and RRV appears to exploit this omission through the PUD process. This ignores Valley County Planning and Zoning Code Section 9-5-2.B.3, which requires higher-density projects to be located near existing infrastructure, developed areas, or established incorporated communities. The Village Commercial Center and condominiums are incompatible with existing nearby land uses.

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

Sincerely,

Jeffrey Oldham

(713) 215-1000

[Redacted]

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

Dear Valley County Planning & Zoning Commissioners,

I oppose the Red Ridge Village PUD application. The application is incomplete and premature, with no completed aquifer studies, inadequate wildfire evacuation planning, and insufficient analysis of traffic, wildlife, and public service impacts. Valley County deserves thoughtful development that preserves our rural character, not a city-sized project pushed forward without the necessary data to ensure public safety and long-term sustainability.

Please deny this application until all required studies are completed, impacts are fully disclosed, and the proposal is brought into compliance with the Valley County Comprehensive Plan and P&Z code.

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

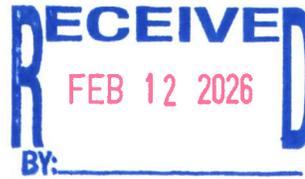
George Seeds
McCall, Idaho

George Seeds

[REDACTED]
[REDACTED] 1.000

To : Valley County P&Z

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



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

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

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

1. Traffic Issues

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

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

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

2. Wildfire Risks

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

3. Wildlife Habitat Destruction

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

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

4. Water Supply and Water Quality Uncertainty

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

5. Rural Character Degradation

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

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

6. Added Local Taxpayer Burden

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

7. Inadequate Review Process

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

8. Future Use Map

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

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

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

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

1. Traffic Issues

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

2. Wildfire Risks

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

3. Wildlife Habitat Destruction

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

4. Water Supply and Water Quality Uncertainty

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

5. Rural Character Degradation

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

6. Added Local Taxpayer Burden

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

7. Inadequate Review Process

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

8. Future Use Map

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

Julie Conrad



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

Dear Valley County Planning & Zoning Commissioners,

We oppose the Red Ridge Village PUD application.

These are our main concerns that we believe would significantly and negatively impact the quality of life in McCall:

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

Valley County deserves thoughtful development that preserves our rural community character.

Please deny this application.

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

Sincerely, Tanya & Jason Gordon
Valley County

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

To: Valley County Planning and Zoning Commissioners

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

1. The traffic study was conducted on August 8 when the McCall schools were not in session. There are significant volumes of traffic on Deinhard Lane, Boydston Street and Highway 55 before the start and at the end of school hours due to students being transported in personal vehicles. These are the peak hours of traffic and the traffic study should have been conducted during those hours. DF Development should be directed to repeat the traffic study during the school year at the peak morning and afternoon hours.
2. Daily trips are estimated at 8,071 with 1091 (13.5%) occurring during peak morning and evening hours, with the notation (page 9 of the traffic study) " due to the mix of uses it is likely that many trips will remain internal to the development". Since no significant commercial development is projected to occur before 2036, it seems highly unlikely that the remaining 6980 daily trips will occur on the roads internal to Red Ridge Village. DF Development should be required to validate the assumption that 86% of the 8,071 daily trips will occur within the confines of Red Ridge Village.
3. The application does not present data on water availability and usage. The applicant should be required to conduct a study of water availability (test wells with projected volume and flow rates, aquifer capacity, etc) and also present data on the projected daily water usage for each stage of development. Aquifer depletion should also be considered including the impact on surrounding property.
4. The application does not present a plan for management of treated wastewater, including daily volumes and discharge routes. Much more information should be required.

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

Thank you for considering these comments.

Robert Bechaud
McCall,

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

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

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

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

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

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

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

Thanks for your time and consideration.

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

Kristin Hoff Sinclair, McCall

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

Dear Valley County Planning & Zoning Commissioners,

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

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

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

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

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

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

John A. Schott
McCall, Idaho

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

Dear Valley County P & Z Commissioners,

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

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

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

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

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

Please reply to this email to confirm receipt.

Claire and Steve Ryberg
McCall, Idaho

xv

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

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

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

Cynda Herrick and Valley County Planning and Zoning Commission:

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

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

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

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

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

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

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

Sincerely,
Mia Schreiner

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

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

Dear Commissioners,

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

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

1. Incompatibility with Rural Character

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

2. Public Safety and Infrastructure

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

3. Environmental and Community Impact

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

4. Lack of Transparency and Necessary Data

The current proposal is incomplete. Critical studies regarding the **aquifer, wetlands, elk migration, and school impacts** must be finalized before any approval is considered.

Additionally, the current proposal only accounts for the Valley County portion; the total impact (including the Adams County side) remains dangerously understated.

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

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

Sincerely,

The Ondler Family

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

Attention, Planning and Zoning Commission:

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

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

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

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

Thank you for your attention.

Ann Nimmo

Jack Blair

29 Moonbeam Circle

McCall

2/15/26

To: Cynda Herrick

cherrick@valleycountyid.gov

Subject Line: RRV Opposition Letter for February 25 PUD Hearing

Dear Valley County Planning & Zoning Commissioners,

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

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

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

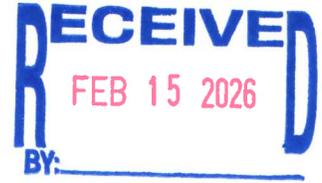
Please reply to confirm receipt of our opposition letter and that it will be included in the staff report.

Sally Walbert

[REDACTED]
McCall, ID

Garth Walbert

[REDACTED]
McCall, ID



To: Valley County Planning & Zoning Commission

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

Hearing Date: February 25, 2026

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

Introduction:

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

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

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

A. Total project scale

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

B. Comparison to McCall downtown

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

C. Larger DF Development context

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

2) WATER SUPPLY: No groundwater or aquifer analysis disclosed

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

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

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

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

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

5) Developer provided buffer zones

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

6) Traffic and service load:

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

7) Sewer Treatment and use for Irrigation:

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

Requested Actions:

1. Require full groundwater/aquifer analysis.
2. Require a reduction in the proposed village area. The current plan shows 35 acres for 50,000 square feet of commercial space? Either a reduction to the plan size or a more fully developed village plan should be provided.
3. Require wastewater feasibility studies and plans.
4. Provide adequate information on buffer areas that the developer will be held to, not blanket statements they can change later.

Conclusion:

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

Sincerely,

Paul Warner & Deanna Warner

Adjacent Landowners

3789 West Mountain Rd.

McCall, ID 83638

February 15, 2026

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

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

Dear Valley County Commissioners,

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

1. Traffic and Adequate Public Facilities

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

2. Wildfire Risk and Emergency Services

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

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

3. Wildlife Protection and Habitat

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

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

4. Water Supply, Wetlands, and Water Quality

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

5. Interagency Coordination Requirements

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

6. Rural Character and Density Location Standards

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

7. Fiscal Impacts and Capital Facilities

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

8. Incomplete Record and Evidentiary Standard

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

9. Adjacent and Local Landowner Concerns

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

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

Conclusion

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

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

Sincerely,

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

Lynne Hodges
McCall, ID

February 16, 2026
Please Confirm Receipt

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

Cynda Herrick
Valley County Planning & Zoning

Dear Ms. Herrick –

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

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

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

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

1. Significant Wildfire Risks

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

2. Inadequate Review Process

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

3. Wildlife Habitat Destruction

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

4. Rural Character Degradation

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

5. Water Supply and Water Quality Uncertainty

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

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

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

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

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

8. **Future Use Map**

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

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

Sincerely,



Lynne Hodges

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

Dear Valley County P & Z Commissioners

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

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

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

Please deny this application.

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

David & Ann McQuade
14042 Deerfield Rd
McCall, ID 83638

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

Dear Valley County Planning & Zoning Commissioners,

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

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

Traffic and Road Safety Impacts

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

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

Severe Wildfire and Evacuation Concerns

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

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

Wildlife Habitat Destruction

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

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

Water Supply and Water Quality Uncertainty

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

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

Incompatibility with Rural Character and the Comprehensive Plan

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

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

Unfunded Burden on Local Taxpayers

RRV will generate major public costs, including:

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

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

Incomplete and Premature Review Process

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

Misuse of the Future Use Map

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

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

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

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

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

Sincerely,

--

Beth Warner
McCall, Idaho

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

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

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

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

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

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

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

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

4. Environmentally unsuitable:

a. This entire development sits on the Duffner Creek drainage. Runoff from the 722 homes will flow downhill into Blackhawk Lake, most likely ruining it. From there it will destroy Duffner Creek, and its associated wetlands before flowing into the North Fork of the Payette river and eventually into Lake Cascade which already has yearly battles with cyanobacteria.

b. Water table: this concentration of homes will seriously affect the aquifer. Who pays when surrounding property owners wind up having to redrill deeper wells?

c. It sits on an area that is both a summering area and migration corridor for elk. It also has a generous whitetail deer population and is shown as containing the largest geographical meta-population of the Northern Idaho Ground Squirrel, currently listed as "Threatened" under the Endangered Species Act.

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

6. Fire risk: two words, Paradise California.

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

----- Forwarded message -----

From: **Martin Rand** <[REDACTED]>
Date: Mon, Feb 16, 2026 at 10:24 AM
Subject: Red Ridge Development
To: <cherrick@co.valley.id.us>, <cherrick@valleycounty.id.gov>

To Valley County Planning and Development

Re: Red Ridge Development

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

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

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

Thank you.
Sincerely
Martin Rand
McCall, Idaho

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

Dear Valley County Planning & Zoning Commissioners,

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

Please deny this application for countless reasons!!

***Lisa and Thomas Lewis
626 Woodlands Dr.***

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

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

Valley County P&Z Director, Cynda Herrick:

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

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

Unsustainable Infrastructure and Fiscal Burden

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

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

Environmental and Ecological Degradation

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

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

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

Incompatibility with Regional Planning

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

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

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

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

21 year Residents.

John & Judith Molinski

45 Sundance Dr.

Mccall, ID 83638

██████████-██████████-██████████

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

Dear Cynda and Hannah,

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

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

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

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

Many thanks,
Luke Wardle

From: STACY BEESON <[REDACTED]@sn.[REDACTED]>

Sent: Monday, February 16, 2026 1:27 PM

To: Cynda Herrick <cherrick@valleycountyid.gov>

Subject: Opposition to large scale development by Wilkes brothers of Red Ridge

To Whom it May Concern:

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

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

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

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

Stacy Beeson
746 Chad Loop, McCall, ID 83638

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

To Valley County Planning and Development

Re: Red Ridge Development

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

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

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

Thank you.
Sincerely
Martin Rand
McCall, Idaho

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

Dear Valley County Planning & Zoning Commissioners,

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

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

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

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

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

Thank you for the opportunity to comment.

Patricia L Bonacic
McCall, Idaho

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

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

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

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

Points to Ponder:

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

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

Thank you for taking the time to read and think about our comments,

Respectfully,

Wayne and Angela Hersel

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

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

First, this plan does not align with Valley County's CWPP or Hazard Mitigation Plan.

This development sits in an area that is already stretched thin for mitigation and response. As a second-home, high-value retreat, it will inevitably pull attention and resources away from higher-priority communities. The plan offers no performance metrics, no monitoring, and no way to show it contributes to countywide risk reduction.

Second, the plan leans on landscape treatments while ignoring the most common ways homes ignite.

There is no requirement for ignition-resistant construction. Firewise is treated as optional. The plan assumes thinning and shaded fuel breaks will make up for the lack of ember-resistant design. They won't. Homes need to be built to survive without a fire engine parked in the driveway.

Third, the plan assumes responders will be available to protect these homes, but that is not the reality in Valley County.

McCall Fire and SITPA do not have the staffing or engines to defend even a small portion of this development during a fast-moving fire. Adding hundreds of homes to an already under-resourced area without addressing this imbalance is not responsible planning.

Fourth, evacuation is the biggest unresolved risk—and the plan does not take it seriously.

There is no analysis of how long it would take to move residents out, how many vehicles the roads can handle, or how evacuation would work when West Mountain Road and ID-55 are already congested during a regional event. Visitors, second homeowners, and older adults are not considered at all.

On top of that, the plan relies on fire behavior modeling without identifying who conducted it or whether they are qualified (FBAN or LTAN). The modeling is used to justify safety assumptions, yet the expertise behind it is unclear and the results are not transparent. When evacuation is already the most fragile part of the plan, unverified modeling only adds more uncertainty.

Fifth, the water supply is not resilient.

There is no clear plan for maintaining water availability during power loss, drought, or infrastructure failure. That puts firefighters in danger and undermines the entire suppression strategy the plan depends on.

Finally, the plan never identifies who is responsible for long-term maintenance or enforcement.

There is no clarity on whether the developer, HOA, or individual homeowners are accountable. Without defined responsibility, the plan's promises are not durable and will not hold up over time.

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

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

Carolyn & Josh Warden
McCall, Idaho

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

Resending this because in the article I read in Valley Lookout, it had the incorrect email address.

Please submit, as you can see I sent it in January.

On Sat, Jan 31, 2026 at 9:01 PM Ed Garcia <[REDACTED]> wrote:

TO: Valley County Planning and Zoning Committee
FROM: Ed Garcia

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

If this development is approved, it will change the face of McCall and the surrounding area forever. I am concerned that the extra traffic on the two lane roads will create very dangerous driving situations for all residences in Valley County.

Also, who will pay for the extra fire and police protection that will be needed...24 hours a day. New schools will have to be built and/or expanded. We the taxpayers will have to pay for all the extra costs. The beauty and charm of McCall and Valley county will be lost forever. This development will help turn the McCall area into another Lake Tahoe area. We do not want or need this huge development to ruin our peaceful way of life. It will impact affordable housing in McCall and increase property values significantly.

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

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

Thank you for your consideration.

From: dylan beeson <dylan@travel-well.org>

Sent: Tuesday, February 17, 2026 7:42 AM

To: Cynda Herrick <cherrick@valleycountyid.gov>; Stacy Beeson <[REDACTED]>

Subject: Opposition to Wilkes developments

Hello,

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

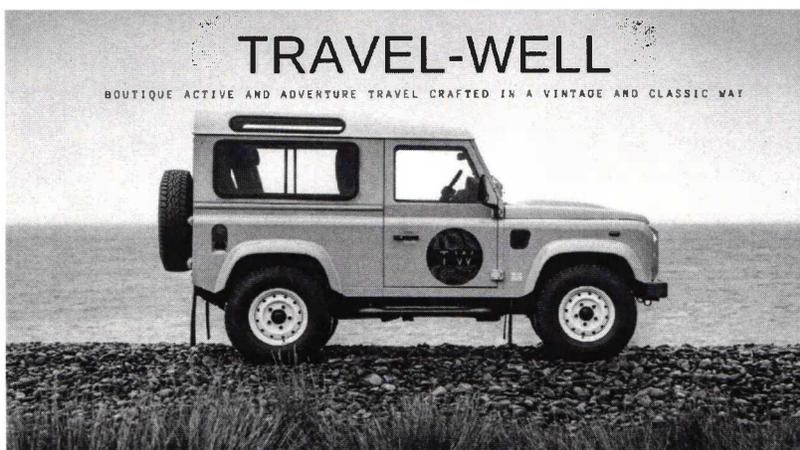
This growth feels unsustainable and at odds with the Comprehensive plan moving forward. We strongly oppose either of the Wilkes developments. We feel that these developments will add to what is already an unsafe drive on highway 55, increased strain on water, congestion and traffic in downtown, strain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

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

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

Warmest regards,

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



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

Valley County:

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

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

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

Please do not allow this travesty to happen.

Pat Bicknell
223 Moonridge Dr
McCall, Idaho

To: Valley County Planning & Zoning Commissioners
From: Scott and Rebecca Hurd
Date: February 17, 2026
Re: Opposition to Red Ridge Village PUD Application

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

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

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

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

PART I: PROCEDURAL ISSUES

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

I. REQUEST FOR SPECIFIC ATTENTION TO ECONOMIC INTERESTS

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

Legal Requirement

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

Requested Disclosures

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

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

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

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

II. OBJECTION TO HEARING NOTICE LANGUAGE

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

Legal Problems

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

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

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

PART II: COMPREHENSIVE PLAN VIOLATIONS

I. COUNTY POLICY REQUIRES INFRASTRUCTURE COMPATIBILITY

A. The Comprehensive Plan's Scale and Location Policy

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

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

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

B. RRV's Location Violates Both Infrastructure Tests

Test #1: Existing Infrastructure Capable of Supporting Higher Density

West Mountain Road's existing infrastructure:

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

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

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

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

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

Test #2: Proximity to Developed Areas with Similar Infrastructure

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

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

II. THE 'RESIDENTIAL DESIGNATION' DEFENSE FAILS

A. Developer's Circular Logic

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

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

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

B. Why Density and Scale Matter

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

III. VALLEY COUNTY COMPREHENSIVE PLAN GOAL VIOLATIONS

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

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

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

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

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

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

PART III: COMPATIBILITY MATRIX FAILURE

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Resource consumption/emission incompatibilities:

Water: No completed aquifer studies = unknown impact on shared groundwater. Could directly deplete neighbors' wells. Complete incompatibility.

Light pollution: 722 units on ridgeline = city-scale glow visible for miles, destroying rural night sky and dark sky values.

Wildlife: Elk winter range will become fragmented habitat with roads, houses, and human disturbance that blocks migration routes, forces elk abandonment of the area, and increases vehicle collisions.

Noise: 8,071 daily trips = constant urban traffic noise incompatible with rural tranquility.

Air quality: Vehicle emissions from 8,071 trips degrade clean rural air quality.

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

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

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

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

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

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

Revenue side (developer's claims):

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

Cost side (undisputed facts):

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

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

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

COMPATIBILITY SCORE SUMMARY

Question	Weight	Weighted Score
1. Dominant adjacent land use	x4	-8
2. Other adjacent land uses	x2	-4
3. Local vicinity compatibility	x1	-2
4. Property size/lay of land	x3	-6
5. Lot/structure scale	x1	-2
6. Traffic volume/character	x2	-4
7. Resource consumption/emission	x2	-4
8. Public service capacity	x2	-4
9. Cost-benefit analysis	x2	-2
TOTAL COMPATIBILITY SCORE		-36

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

CONCLUSION

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

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

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

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

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

Scott and Rebecca Hurd

February 17, 2026
Emailed 11:30AM MST

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

Re: Wilks/DF Development RedRidge Development

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

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

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

Let's put everything together regarding their proposal...

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

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

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

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

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

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

Respectfully submitted,
Mary Beth Resimius
PO Box [REDACTED]
McCall, ID 83638

William (Bill) Marineau
McCall, ID
[REDACTED]

February 17, 2026
Please Confirm Receipt

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

Cynda Herrick
Valley County Planning & Zoning

Dear Ms. Herrick,

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

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

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

1. Significant Wildfire Risks

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

2. Inadequate Review Process

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

3. Wildlife Habitat Destruction

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

4. Rural Character Degradation

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

5. Water Supply and Water Quality Uncertainty

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

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

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

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

7. Unfair Financial Burden on Local Taxpayers

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

8. Future Use Map

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

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

Sincerely,

William Marineau

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

Valley County:

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

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

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

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

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

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

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

Sent with [Proton Mail](#) secure email.

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

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

1. The Red Ridge location geography makes it prone to wildland fires. We have seen from our house wildfires start there from lightening. The prevailing wind blows towards McCall. If this is developed not only will we have wildland fires from lightening but there will be human caused fires as well. Again, the prevailing winds move towards McCall with the potential to bring a fire into McCall. As we saw in California last year with the Palisades fire once a wildfire hits homes and developments the fire will carry with homes and structures being the source of fuel.
2. The Red Ridge development will add an estimated 8,000 vehicle trips daily in Valley County. Highway 55 and 95 cannot handle this amount of traffic. Highway 55 is already the most dangerous highway in Idaho. More vehicles will add to this. The town of McCall cannot handle this volume of traffic either.
3. Our local schools are at capacity. Our schools can not absorb the volume of students that will need education if this is approved. McCall Donnelly school district is highly ranked and my children received a good education here. This will be eroded when schools become overcrowded.
4. Our local healthcare facilities will not be able to accommodate the influx in care that will be needed if this development is improved.
5. Who does this development benefit? The Wilks brothers and the developer, at the detriment of those that call Valley County home.

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

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

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

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

February 17, 2026

Dear Director Herrick,

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

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

Sincerely,
Patty Young
McCall, ID

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

Good Afternoon,

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

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

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

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

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

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

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

defined this area for generations.

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

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

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

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

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

McCall Keller

--

macmoss.studio

-

macmoss.studio

[REDACTED]

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

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

Here are some of our **key concerns**:

1. Traffic and Infrastructure Issues

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

2. Wildfire Risks

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

3. Wildlife Habitat Destruction

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

4. Water Supply and Water Quality Uncertainty

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

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

5. Rural Character Degradation

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

6. Added Local Taxpayer Burden

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

7. Inadequate Review Process

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

8. Future Use Map

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

Valley County deserves thoughtful development that preserves our community character, not a city-sized project rushed through the approval process.

Please deny this application for all the reasons cited above.

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

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

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

Dear Valley County Planning & Zoning Commissioners,

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

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

We strongly oppose this development. Concerns listed:

1. How can Valley County approve another "city"?
2. St. Lukes is a critical access hospital. (Rural)
That means they cannot have more than 25 beds. I cannot speak for the hospital, but it cannot handle an influx of that many more households/people and maintain their designation.
Increasing staffing would be a burden as well.
3. Aquifer studies need to be completed. Water quality will be affected.
4. Wildlife corridors will be disrupted.
5. Valley County does not have adequate fire, EMS services to cover this development.
6. The application is incomplete.
7. The developers are not taking into consideration retaining many of the qualities of our valley and community for this huge development.
8. Public land access will be minimized.
9. It is not compatible with surrounding land use.
10. A traffic study at highest commute times is needed.
11. Wildfire mitigation is a concern.
Can future homeowners get fire insurance?

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

Sincerely,

Jeannie Carpentier
John Whalen

Valley County

No aquifer studies have been completed / Wildlife surveys rely on observations, not science / Fire evacuation plan is dangerous / The application is incomplete and premature]. Valley County deserves thoughtful development that preserves our community character, not a city-sized project rushed through approval.

Please deny this application [pick your reasons].

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

YOUR NAME

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

February 17, 2026

Valley County Planning & Zoning,

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

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

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

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

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

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

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

Thank you,

Lydia & Don McMillin
Whitecloud Subdivision

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

February 17, 2026
Christine Thayer
7 Thunderbolt Pl
McCall, ID 83638

Dear Commissioners,

Thank you for the opportunity to provide public comment on the proposed Red Ridge development. I am writing to express my opposition to the current Red Ridge proposal and to share specific concerns regarding its potential impacts on existing residents and the surrounding environment.

1. Setback and Buffer Concerns

Our property is located approximately 100 feet from West Mountain Road within an established subdivision of parcels exceeding 1.5 acres. I respectfully request a minimum 300-foot natural buffer—with no tree removal—between West Mountain Road and any parking areas or developed structures.

I am deeply concerned about increased noise, light pollution, loss of wildlife habitat, and degradation of the natural landscape, all of which would negatively affect property values and my husband's and my ability to enjoy our home.

Workforce or affordable housing would be more appropriately located closer to McCall's existing services and infrastructure, rather than four miles outside of town. Given the significant acreage of the proposed site, a lower-density residential layout similar to existing homes could be situated nearer to West Mountain Road, with higher-density units placed farther into the property where they would have less impact on neighboring homeowners. I respectfully ask for your support in advocating for this approach.

If apartment buildings are ultimately constructed in close proximity to existing residences, we request additional mitigation measures, including increased setbacks, natural sound and visual barriers, and other protections to minimize impacts.

2. Wastewater and Environmental Impact

The scale of this development represents a substantial increase in wastewater generation. I am concerned about whether wastewater capacity, groundwater protection, stormwater management, and runoff risks have been fully evaluated and adequately addressed.

3. Traffic and Road Concerns

One of the primary reasons my husband and I chose to build and live in this area was to avoid heavy traffic and the associated noise. Any entrance to the proposed development should be relocated away from the White Cloud subdivision. In addition, West Mountain Road already experiences significant wear and frequent potholes. How will the road be improved and maintained to accommodate the increased traffic this development would generate?

Road maintenance is the responsibility of the county, and I ask whether the county's current budget includes sufficient funding to support these necessary improvements.

Thank you for your consideration of these concerns and for your attention to how this development may affect existing residents and the broader community.

Sincerely,
Christine Thayer

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

To the Valley County Planning & Zoning Commissioners:

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

1. Traffic Issues

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

2. Wildfire Risks

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

3. Wildlife Habitat Destruction

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

4. Water Supply and Water Quality Uncertainty

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

5. Rural Character Degradation

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

6. Added Local Taxpayer Burden

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

7. Inadequate Review Process

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

8. Future Use Map

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

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

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

Dear Valley County Planning & Zoning Commissioners,

We OPPOSE the Red Ridge Village PUD application

For many reasons including but not limited to the following.

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

1. Traffic Issues

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

2. Wildfire Risks

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

3. Wildlife Habitat Destruction

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

4. Water Supply and Water Quality Uncertainty

- **No completed aquifer studies** — groundwater capacity unknown.
- Water rights verification “ongoing” per applicant’s admission.
- Wastewater in the “no-discharge” zone relies on unproven infiltration.
- Risk of Duffner Creek and groundwater contamination.

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

5. Rural Character Degradation

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

6. Added Local Taxpayer Burden

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

7. Inadequate Review Process

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

8. Future Use Map

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

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

This is in my back yard.

Kim and Doug Cooper
Whitecloud Sub.
McCall Idaho.

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

To the Commissioners of Valley County, Idaho,

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

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

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

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

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

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

Thank you for your time and consideration.

Sincerely,
Alsy Cory

February 17, 2026
Emailed 1:25 PM MST

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

Re: Wilks/DF Development Red Ridge Development

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

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

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

Let's put everything together regarding their proposal...

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

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

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

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

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

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

Respectfully submitted,
Randy Resimius
PO Box [REDACTED]
McCall, ID 83638

February 17, 2026

Dear Valley County Planning and Zoning Commissioners,

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

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

Here are just a few of my concerns:

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

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

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

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

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

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

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

Sincerely,

Dawn Matus
McCall

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

Valley County Board of Commissioners
Valley County Planning & Zoning Commission
P.O. Box 1350
Cascade, ID 83611
February 17, 2026
cherrick@valleycountyid.gov

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

V. Conclusion

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

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

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

Respectfully submitted,

Kelly Martin

Paul Hefner

171 Finn Church Ln

Valley County, Idaho

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

February 17, 2026



February 17, 2026

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

Electronically submitted: cherrick@valleycountyid.gov

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

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

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

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

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

Domestic Water Source and Wastewater Treatment

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

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

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

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

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

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

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

Wildfire Risk

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

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

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

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

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

Traffic Impacts

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

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

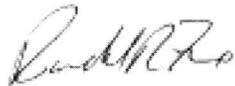
DF Development's traffic study cites an additional 8,071 daily vehicle trips, which significantly contributes to congestion, air quality degradation through emissions, and will tax existing infrastructure capacity. The study also references two dangerous 90-degree curves on West Mountain Road, requiring \$500,000 to \$1 million each to reconfigure. In fact, there are five (5) very sharp curves that will need attention for public safety. There are no protected bike lanes and inadequate pedestrian infrastructure along West Mountain Road, which is used by local residents for walking and biking. We are also concerned that the "negotiated" cost-sharing will result in tax payers bearing the burden.

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

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

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

Respectfully submitted,



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

To: Cynda Herrick and Valley County Planning and Zoning Commissioners

Re: PUD 26-001 Red Ridge

From: Pam Wissenbach 280 May Road McCall, ID

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

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

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

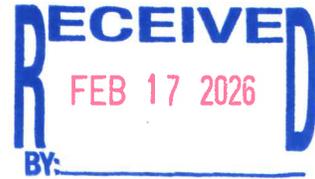
Wildlife will be impacted. This area is a corridor for elk, deer, bear and mountain lions. Yes, there will be open space, but not in large enough areas to allow migration as the wildlife know it.

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

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

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

Jessica Rawlings
PO Box [REDACTED]
McCall, ID 83638
[REDACTED]om
[REDACTED]s



February 13, 2026

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

To Valley County Commissioners and All Whom This May Concern:

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

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

Public Safety, Emergency Services and Infrastructure

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

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

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

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

Conflict of Interest and Wildfire Risk Assessment

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

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

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

Conclusion

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

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

Thank you for your time and consideration.

Sincerely,

Jessica Rawlings

From: Josh Cory <[REDACTED]>
Sent: Tuesday, February 17, 2026 4:51 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Opposition to DF Development

To the Commissioners of Valley County, Idaho,

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

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

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

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

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

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

Thank you for your time and consideration.

Regards,
Josh Cory

From: Todd Fereday <[REDACTED]@[REDACTED].il>
Sent: Tuesday, February 17, 2026 4:41 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Red Ridge PUD

I'm opposed to the Red Ridge Development.

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

February 17, 2026

Director Cynda Herrick
PO Box 1350
Cascade, ID 83611

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

Dear Director Herrick and Commissioners,

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

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

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

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

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

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

Sincerely,
Brent Thayer

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

Director Cynda Herrick
PO Box 1350
Cascade, ID 83611

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

Director Herrick and P&Z Commissioners:

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

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

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

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

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

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

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

Sincerely,

Mike Wissenbach
280 May Road
McCall, ID 83638

--

~<>~<>~<>~<>~<>~<>~

Mike Wissenbach

[REDACTED]

[REDACTED]

~<>~<>~<>~<>~<>~<>~

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

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

Regards,

Scott Fereday
Owner
May Hardware
McCall, ID

From: [REDACTED]
Sent: Tuesday, February 17, 2026 4:28 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: DF Development

To Whom It May Concern

I am writing to express my opposition to the Proposed DF Development.

Wayne Albright
938 Kodiak Lane
Lewiston, ID 83501
Phone: [REDACTED]

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

To whom this may concern

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

Matt Dixon
Sent from my iPhone

From: Rick Fereday [REDACTED]
Sent: Tuesday, February 17, 2026 7:36 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Red Ridge Sub

Sent from my iPhone

I am opposed to allowing such a large development when we have so many already approved subdivisions that have yet to be built. The environmental impacts are myriad and should require an EIS before consideration. The Counties recent Comprehensive plan update was inadequate and allowed no chances for the public to give input which could have helped P & Z make a more informed decision about the negative impacts a development of this size could have.

The County is negligent in not adopting a comprehensive zoning ordinance.
A huge NO to this Texas invasion.

Rick Fereday
McCall

From: Leslie Pierce <[REDACTED]>
Sent: Tuesday, February 17, 2026 5:40 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Red ridge

I still do not agree with the Red Ridge proposal for all of the reasons that I stated before.

Sincerely,
Leslie Pierce
405 N Samson Trail
McCall, ID 83638

PO Box [REDACTED]

From: Damon Johnson <[REDACTED]>
Sent: Tuesday, February 17, 2026 5:12 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: P.U.D. 26-001 - Red Ridge Village Concept

Dear Cynda and P&Z Commissioners,

Opposition to Red Ridge Village PUD Application

The proposed development fails to align with the Valley County Comprehensive Plan, threatening the rural character, environment, and quality of life in the area.

1. **Environmental Degradation:** The plan inadequately protects natural resources, including groundwater, wildlife corridors, and waterways. High-density clustering near boundaries risks pollution from landscaping chemicals, insufficient setbacks from streams, and disruption of big game migration, without enforceable monitoring or native vegetation mandates.
2. **Community and Property Impacts:** It disregards private property rights and rural atmosphere by placing high-density housing adjacent to low-density agricultural lands, potentially lowering property values through noise, lighting, and short-term rentals. Commercial elements like music venues conflict with existing quiet, open spaces.
3. **Infrastructure and Safety Deficiencies:** Traffic studies overlook noise from increased vehicles (e.g., UTVs), pedestrian/bicyclist safety on West Mountain Road, and degraded intersection service levels. Water/wastewater systems should integrate with McCall's existing infrastructure rather than decentralize, to avoid environmental harm and ensure long-term viability without burdening county maintenance.

As a long-time resident of Valley County, I have been here long enough to see the DF Development group lock residents out of access to State and Federal land. The land they acquired was sold at government subsidized pricing to large timber companies in order to provide low cost building materials. Rather than work with the County and the State, DF Development chose to block access to their neighbors. This neighbor is not interested in supporting DF Development and believes that this project will also create lasting deleterious impacts on our community. Please reject this proposal.

Damon Johnson
12 Haymaker Place
McCall, ID 83638

From: Ron Hamerly <[REDACTED]>
Sent: Wednesday, February 18, 2026 4:31 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Red Ridge Village Concept P.U.D. 26-001

Dear Members of the Planning and Zoning Commission,

I am writing to express my strong opposition to P.U.D. 26-001, Red Ridge Village Concept. While I understand the desire for growth and economic expansion, I believe this project would cause irreversible harm to the environment, strain local resources, and diminish the very qualities that make this region special.

Mountain ecosystems are fragile and uniquely adapted to their terrain and climate. Construction in these areas often requires extensive grading, tree removal, and road building, all of which increase the risk of erosion, landslides, and long-term soil instability. Once disturbed, these landscapes can take decades—if not centuries—to recover. The loss of native vegetation and wildlife habitat would permanently alter the natural balance of the area.

In addition, mountain development frequently places significant pressure on infrastructure. Steep terrain complicates emergency access, snow removal, water delivery, and sewage management. Wildfire risk is another critical concern. Building homes deeper into forested mountain areas increases the likelihood of property loss and endangers both residents and first responders. In an era of intensifying climate conditions, expanding into high-risk zones is not a responsible long-term strategy.

There are also economic considerations. While development may generate short-term construction jobs and tax revenue, the long-term costs of maintaining roads, utilities, and emergency services in remote mountainous terrain often outweigh initial gains. Taxpayers may ultimately bear the burden of supporting infrastructure that is expensive to build and maintain.

Beyond practical concerns, there is the issue of community character. The mountains provide open space, scenic beauty, and recreational opportunities that benefit all residents. Transforming these landscapes into residential subdivisions would compromise viewsheds, reduce public access, and erode the sense of natural heritage that defines our region.

Growth should be guided by sustainability, safety, and respect for the environment. I urge the Commission to consider alternative locations better suited for residential expansion—areas where infrastructure already exists and environmental disruption would be minimized.

For these reasons, I respectfully request that you deny approval of the proposed mountain neighborhood development and prioritize long-term environmental stewardship and community well-being over short-term expansion.

Thank you for your time and thoughtful consideration.
Ronald Hamerly
Sent from my iPhone

From: Anderson White [REDACTED]
Sent: Wednesday, February 18, 2026 4:37 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject:

Dear Members of the ,

I am writing to express my strong opposition to the proposed Red Ridge Village Concept in the mountains surrounding our community. While I understand the desire for growth and economic expansion, I believe this project would cause irreversible harm to the environment, strain local resources, and diminish the very qualities that make Adams and Valley counties so special. Mountain ecosystems are fragile and uniquely adapted to their terrain and climate. Construction in these areas often requires extensive grading, tree removal, and road building, all of which increase the risk of erosion, landslides, and long-term soil instability. Once disturbed, these landscapes can take decades—if not centuries—to recover. The loss of native vegetation and wildlife habitat would permanently alter the natural balance of the area. In addition, mountain development frequently places significant pressure on infrastructure. Steep terrain complicates emergency access, snow removal, water delivery, and sewage management. Wildfire risk is another critical concern. Building homes deeper into forested mountain areas increases the likelihood of property loss and endangers both residents and first responders. In an era of intensifying climate conditions, expanding into high-risk zones is not a responsible long-term strategy. There are also economic considerations. While development may generate short-term construction jobs and tax revenue, the long-term costs of maintaining roads, utilities, and emergency services in remote mountainous terrain often outweigh initial gains. Taxpayers may ultimately bear the burden of supporting infrastructure that is expensive to build and maintain. Beyond practical concerns, there is the issue of community character. The mountains provide open space, scenic beauty, and recreational opportunities that benefit all residents. I urge you to consider alternative locations better suited for residential expansion—areas where infrastructure already exists and environmental disruption would be minimized. For these reasons, I respectfully request that you deny approval of the proposed Red Ridge Village Concept and prioritize long-term environmental stewardship and community well-being over short-term expansion.

Thank you for your time and thoughtful consideration.

From: Miles Mohler [REDACTED] d. [REDACTED]
Sent: Wednesday, February 18, 2026 4:36 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Objection to PUD 26-001

Miles Mohler
6 Smylie ct.
[REDACTED] d. [REDACTED]
2/18/2026

To Valley County Planning and zoning,

I am writing to formally object to P.U.D 26-001. Red Ridge Village Concept.

This area is pristine, undeveloped forest which is the key to our area's beauty. There are few places like this left in the world. Developing here would be cause irreversible change. Our county has already transformed a lot especially in the last decade. Once a development is established, the land will never be the same. Not to mention the impact on wildlife habitat, this will cause more social division. More million dollar homes in the mountains will only benefit second home owners and part time residents, not the locals who live and work here. The last thing valley county needs is to look like Avimore and the south side of horseshoe bend. Allowing this development will only open the door to more development and destruction in the future. We need do our part to keep greedy developers from destroying what is left of the great beauty of Valley County.

Sincerely,
Miles Mohler

From: Rachelle Leach <[REDACTED]>
Sent: Wednesday, February 18, 2026 4:36 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Red Ridge Opposition

To Whom It May Concern,

I am writing this letter to formally express my strong opposition to the proposed Red Ridge Development. I am a resident of McCall and believe this project is detrimental to our community for the following reasons:

Infrastructure Strain: The proposed density exceeds the capacity of our current aging infrastructure in terms of road capacity, sewage, and water supply.

Density and Character: The proposal to rezone this area to a high-density housing development is inconsistent with the surrounding community, damaging the character of McCall and Valley County as a whole. It will ruin the "small town" vibe we hold dear.

Safety and Traffic: The increase in traffic will create dangerous bottlenecks on nearby streets and highways, affecting public safety. Both highway 95 and 55 already have high accident rates.

Environmental/Quality of slide: The project will increase light pollution, noise, and reduce green space. The wildlife migrating across the valley floor already struggle to cross Highway 55 as it is, making it more and more dangerous with the growing traffic.

Impact for Locals: As a local who is looking to purchase property, these developments continue to drive prices upwards to the point locals can't even afford to buy property at a reasonable price. Lots were easily \$25-35k five or more years ago. With the building growth and developer greed, it's difficult to find anything less than 200k for just an acre, and along with it come insane CC&R's or HOA restrictions to the point you can't even choose the type of roof or color of shingle without approval.

I urge you to deny the request for the Red Ridge development and hold the developer accountable for providing a plan that truly benefits existing residents, rather than just increasing development density. This sets the precedence for future developments. If we approve this development, then everything here on will have to be approved. Where do we draw the line to keep Valley County our home and our sanctuary?

Thank you for taking the time to read through my concerns.

Sincerely,
Rachelle Leach

From: Graysen Harris [REDACTED]
Sent: Wednesday, February 18, 2026 4:52 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Re:

Yes, I would.

On Wed, Feb 18, 2026 at 4:52 PM Cynda Herrick <cherrick@valleycountyid.gov> wrote:

Did you want to share your name?

Cynda Herrick, AICP, CFM
Valley County
Planning and Zoning Director
Floodplain Coordinator
PO Box 1350
Cascade, ID 83611
(208)382-7116

“Live simply, love generously, care deeply, speak kindly, and leave the rest...”

*S*ervice *T*ransparent *A*ccountable *R*esponsive

From: 20hp20 <[REDACTED]>
Sent: Wednesday, February 18, 2026 4:50 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject:

I am writing to express my strong opposition to the proposed Red Ridge Village Concept in the mountains surrounding our community. While I understand the desire for growth and economic expansion, I believe this project would cause irreversible harm to the environment, strain local resources, and diminish the very qualities that make Adams and Valley counties so special. Mountain ecosystems are fragile and uniquely adapted to their terrain and climate. Construction in these areas often requires extensive grading, tree removal, and road building, all of which increase the risk of erosion, landslides, and long-term soil instability. Once disturbed, these landscapes can take decades—if not centuries—to recover. The loss of native vegetation and wildlife habitat would permanently alter the natural balance of the area. In addition, mountain development frequently places significant pressure on infrastructure. Steep terrain complicates emergency access, snow removal, water delivery, and sewage management. Wildfire risk is another critical concern. Building homes deeper into forested mountain areas increases the likelihood of property loss and endangers both residents and first responders. In an era of intensifying climate conditions, expanding into high-risk zones is not a responsible long-term strategy. There are also economic considerations. While development may generate short-term construction jobs and tax revenue, the long-term costs of maintaining roads, utilities, and emergency services in remote mountainous terrain often outweigh initial gains. Taxpayers may ultimately bear the burden of supporting infrastructure that is expensive to build and maintain. Beyond practical concerns, there is the issue of community character. The mountains provide open space, scenic beauty, and recreational opportunities that benefit all residents. Transforming these landscapes into residential subdivisions would compromise view sheds, reduce public access, and erode the sense of natural heritage that defines our local mountains. Growth should be guided by sustainability, safety, and respect for the environment. I urge you to consider alternative locations better suited for residential expansion—areas where infrastructure already exists and environmental disruption would be minimized. For these reasons, I respectfully request that you deny approval of the proposed Red Ridge Village Concept and prioritize long-term environmental stewardship and community well-being over short-term expansion.

From: Kaleb Berger <[REDACTED]>
Sent: Wednesday, February 18, 2026 4:45 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject:

I am writing to express my strong opposition to the proposed Red Ridge Village Concept in the mountains surrounding our community. While I understand the desire for growth and economic expansion, I believe this project would cause irreversible harm to the environment, strain local resources, and diminish the very qualities that make Adams and Valley counties so special. Mountain ecosystems are fragile and uniquely adapted to their terrain and climate. Construction in these areas often requires extensive grading, tree removal, and road building, all of which increase the risk of erosion, landslides, and long-term soil instability. Once disturbed, these landscapes can take decades—if not centuries—to recover. The loss of native vegetation and wildlife habitat would permanently alter the natural balance of the area. In addition, mountain development frequently places significant pressure on infrastructure. Steep terrain complicates emergency access, snow removal, water delivery, and sewage management. Wildfire risk is another critical concern. Building homes deeper into forested mountain areas increases the likelihood of property loss and endangers both residents and first responders. In an era of intensifying climate conditions, expanding into high-risk zones is not a responsible long-term strategy. There are also economic considerations. While development may generate short-term construction jobs and tax revenue, the long-term costs of maintaining roads, utilities, and emergency services in remote mountainous terrain often outweigh initial gains. Taxpayers may ultimately bear the burden of supporting infrastructure that is expensive to build and maintain. Beyond practical concerns, there is the issue of community character. The mountains provide open space, scenic beauty, and recreational opportunities that benefit all residents. Transforming these landscapes into residential subdivisions would compromise view sheds, reduce public access, and erode the sense of natural heritage that defines our local mountains. Growth should be guided by sustainability, safety, and respect for the environment. I urge you to consider alternative locations better suited for residential expansion—areas where infrastructure already exists and environmental disruption would be minimized. For these reasons, I respectfully request that you deny approval of the proposed Red Ridge Village Concept and prioritize long-term environmental stewardship and community well-being over short-term expansion.

From: Angie Michaels <[REDACTED]>
Sent: Wednesday, February 18, 2026 5:39 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Red Ridge Village PUD 26-001

Dear Ms. Herrick,

I've reviewed the latest application by DF Development. This application, like the last, does not comply with the goals of the Valley County Comprehensive Plan.

It does not encourage urban and urban-type development within incorporated cities. It is outside of any city and will require infrastructure - wells, septic systems, roads, power, etc. All of these have the potential to impact groundwater quantity, and more concerning, quality.

It does not protect fish, wildlife, and recreation resources. It still impacts riparian areas and the wildlife migration corridor. Putting a motorized trail on top of Red Ridge will absolutely impact that corridor. A future phase is shown right in the middle of the Managed Natural Open Space. This undoes any of the beneficial buffer to wildlife that this open space would have provided. I encourage you to require that the future Estate Lots proposed be moved south and east - closer to existing development to minimize impacts to the migration corridor.

This plan does not avoid undue water and air pollution. There are creeks running all through that area. Putting wells and numerous septic systems in will definitely impact surface and groundwater.

The applicant states that they have met with and discussed strategies to address impacts on the local school system but that's it. No outcome, no path forward, no support from the school district. Our schools are already struggling and this does not sound like an applicant who's teaming up with our schools to be part of the solution.

Lastly, the international fire code 2015, adopted by the Idaho Fire Marshal requires developments with more than 30 units to have two separate fire apparatus access roads. It looks as if there are well over 100 homes north of the last secondary access other than an emergency access exiting north into Adams County. That area is part of a gated community (Whitetail?). If there's a fire are they going to give every resident of this development access through their community? The fire code requires access for fire trucks to meet certain standards in surface type, width, and year round accessibility. Does this access meet these standards? Is there an agreement in place with the adjacent community?

I hope you will deny this application and encourage them to come back with something that meets ALL of the comp plan goals. At the very least, consider adding conditions to this application to:

- Require a groundwater impact study and reduce the number of lots to minimize impacts to surface and groundwater quality.
- Better protect the wildlife migration corridor by moving the future estate phase out of the center of the Managed Natural Open Space.
- Ensure the emergency access to the north meets the requirements of the fire code, require proof of an access agreement with the community to the north, and if not reduce the number of lots to less than 30 that only have one access/egress.
- Require an agreement with the school district for ongoing financial support of our schools.

Respectfully,

Angie Michaels
3381 Ridge Drive
McCall, Idaho

From: Zanny White [REDACTED]
Sent: Wednesday, February 18, 2026 4:34 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Red Ridge Village Concept

I am writing to express my strong opposition to the proposed Red Ridge Village Concept in the mountains surrounding our community. While I understand the desire for growth and economic expansion, I believe this project would cause irreversible harm to the environment, strain local resources, and diminish the very qualities that make Adams and Valley counties so special. Mountain ecosystems are fragile and uniquely adapted to their terrain and climate. Construction in these areas often requires extensive grading, tree removal, and road building, all of which increase the risk of erosion, landslides, and long-term soil instability. Once disturbed, these landscapes can take decades—if not centuries—to recover. The loss of native vegetation and wildlife habitat would permanently alter the natural balance of the area. In addition, mountain development frequently places significant pressure on infrastructure. Steep terrain complicates emergency access, snow removal, water delivery, and sewage management. Wildfire risk is another critical concern. Building homes deeper into forested mountain areas increases the likelihood of property loss and endangers both residents and first responders. In an era of intensifying climate conditions, expanding into high-risk zones is not a responsible long-term strategy. There are also economic considerations. While development may generate short-term construction jobs and tax revenue, the long-term costs of maintaining roads, utilities, and emergency services in remote mountainous terrain often outweigh initial gains. Taxpayers may ultimately bear the burden of supporting infrastructure that is expensive to build and maintain. Beyond practical concerns, there is the issue of community character. The mountains provide open space, scenic beauty, and recreational opportunities that benefit all residents. Transforming these landscapes into residential subdivisions would compromise view sheds, reduce public access, and erode the sense of natural heritage that defines our local mountains. Growth should be guided by sustainability, safety, and respect for the environment. I urge you to consider alternative locations better suited for residential expansion—areas where infrastructure already exists and environmental disruption would be minimized. For these reasons, I respectfully request that you deny approval of the proposed Red Ridge Village Concept and prioritize long-term environmental stewardship and community well-being over short-term expansion.