

Stop Texas developers in McCall area

From: Nathan Staley [REDACTED]
Sent: Tuesday, December 10, 2024 7:41 AM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: Stop Texas developers in McCall area

Dear Valley county,

Please do not let the Wilks brothers begin their development. Not only is it a major environmental risk to those who would live there due to the wild fires, but it also conflicts with the culture of Idaho. The areas surrounding McCall have been a camping, hiking, fishing, and rock hounding area for my family and thousands of other Idahoans for generations. I do not want to see McCall and New Meadows turned into a McMansion filled suburb in the middle of the beautiful wilderness. There is also the problem of the utilities and services, there will be an increased load on the local police, fire, EMS, electrical grid, and telecommunications grid. That increased base load has the potential to impair services to those already living in the area. Then there is the cultural impact of many people from outside Idaho coming in and Californiating and Texificating the surrounding area through changes to local law, increased traffic, and increasing amounts of chain restaurants so often brought in by such developments. There is also the problem of the lack of taxes going to the preexisting communities. This means that there would be very little return in term of money to offset the increased base load on services and utilities, increased traffic and wear of roads, increased logistical load on the food supply, removal of agricultural land and business, and potentially reduced tourism due to the destruction of the local wilderness area.

Thank you for your time,

Nathan Staley

Red Ridge development

From: Will Woods [REDACTED]
Sent: Thursday, December 5, 2024 10:22 PM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: Red Ridge development

I recently saw the article in Boise Dev regarding the proposed development on Red Ridge from DF Development. While I am not necessarily opposed to landowners doing what they want on their property, I think it is worth mentioning that the proposed development would fall in and adjacent to one of the highest priority areas of the Southern Idaho Priority Landscape for wildfire risk. Adding over 1100 homes to this area would put an increased strain on wildfire response resources, not to mention both Valley and Adams county EMS services.

I think if this proposal were to be approved, I would like to see a commitment from DF Development to invest in the adjacent communities in a meaningful fashion, such as increased funding and support for EMS response, water and sewer treatment, roads departments, and recreation departments. I feel this would go a long way in showing the communities that they are not only seeking to profit from them, but help them grow in a responsible and sustainable way.

Will Woods

Deny Red Ridge Village

From: Alec [REDACTED]
Sent: Friday, December 6, 2024 7:25 AM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: Deny Red Ridge Village

Dear Ms. Herrick,

Having recently learned about the Red Ridge Village project, I feel compelled to express my disapproval of the project.

This type of massive mixed-use development is completely inappropriate for the acreage in question and would forever damage the character of Valley County.

Of course the developer is going to propose some level of affordable housing, as a token gesture for a smoother approval process. However, in my opinion, their concessions are hardly worth the price of admission.

Valley County is going to see development in the future. Yet where and how that development happens needs to be considered and weighed against the needs of wildlife, the popular desire to protect open space and water resources.

It's clear that the Red Ridge application is going to well-funded. No doubt the applicant is going to make a compelling presentation. But the citizens who oppose this project will vastly outnumber any in favor, and you're going to have to consider denial, despite what will surely amount to legal threats.

Please be diligent and thorough in your decision-making. Listen to the people, many of whom have expertise in these matters. Reject Red Ridge.

Sincerely,
Alec Barfield

Red Ridge Village

From: Echo B [REDACTED]
Sent: Friday, December 6, 2024 8:49 AM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: Red Ridge Village

Good morning,

My name is Echo. I'm a lifelong Idahoan, though I live down in Nampa.

I'm writing to implore you not to let this Red Ridge Village development happen.

I love Idaho. I love our wilderness and our small mountain towns. Please don't let Texas billionaires destroy our wilderness. Our recreation areas. I beg of you. We will never get it back if this happens.

Thank you for your time,

Echo B

Re:

From: catherine douglas [REDACTED]

Sent: Friday, December 6, 2024 8:50 AM

To: Cynda Herrick <cherrick@co.valley.id.us>

Subject: Re:

I am sorry it was in regards to the DF development on Red Ridge. I realize this is now past due

To whom it may concern:

I am writing in opposition to the Red Ridge Village development on Idaho state land. Two years ago, I noticed large clearing and destruction in the red ridge area giving signs of the land was already sold to the Wilkes brothers.

The Wilkes Brothers have been privatizing Idaho for many years now Idaho is a wonderful place because of the public access roads they have taken many roads away from the locals who have roamed the area for generations. Taking our freedoms away from the wilderness and the reasons I and many others have inhabited Idaho for years.

How are state lands for sale? How is Brad Little letting giant billionaires destroy the state he grew up with his families Trust in? Is he capitalizing on the Wilkes brothers take over? Is he involved in a financial gain as an end game incentive? This is corruption.

The land of red ridge is a direct highway for wildlife. A family of moose were spotted there this fall. This is wear elk, moose and a multitude of other animals migrate to higher elevations.

This area is a place I have used as a place to forage for the wonderful offerings available in Valley County.

As an Idahoan, the constant influx of people who have migrated to Idaho over the last 25 years have destroyed the Idaho lifestyle. Since graduating high school in 2003, I have failed to find affordable housing. I am unable to purchase a home at the living wage offered in Idaho.

Having this development approved with further increase the housing crisis in the state of Idaho.

Idaho doesn't need more unaffordable housing for second and third home buyers to stay rich and put their money somewhere to avoid paying higher taxes.

The cost of living has increased dramatically while the minimum wage has stayed the same at the federal minimum for 25 years. Native Idahoans are unable to afford to live in the state they grew up.

Please veto this development and stop the Wilkes brothers! They have taken over 90% of all public access roads in Adams County. Stop giving away what isn't ours to give.

Keep Texas and California ideals out of Idaho.

Keep Idaho, Idaho.

Stop developing the only remaining state in the lower 48 that has untouched wilderness.

Catherine Douglas

On Wed, Dec 4, 2024 at 8:24 AM Cynda Herrick
<cherrick@co.valley.id.us> wrote:
I did not receive anything...

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...."

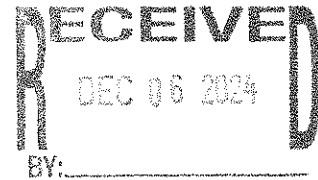
Simple. Transparent. Accountable. Responsive.

From: catherine douglas [REDACTED]

Sent: Wednesday, December 4, 2024 5:51 AM

To: Cynda Herrick <cherrick@co.valley.id.us>

Subject:



To: Valley County Planning & Zoning Director Cynda Herrick
Valley County Planning & Zoning Commissioners
Katlin Caldwell, Scott Freeman, Carrie Potter, Ken Roberts and Heidi Schneider

From: Bill Oldham

Date: December 2, 2024

Subject: Opposition to DF Development LLC Proposed Red Ridge Village P.U.D 24-01 Concept Plan

I am writing to oppose DF Development LLC's Proposed Red Ridge Village P.U.D 24-01 Concept Plan. My concerns are many and this project has no place in our community.

Traffic and Safety Concerns

One of my primary concerns is the significant increase in traffic that will result from Red Ridge Village. The impact studies submitted with this PUD are beyond alarming. Imagining 9490 weekday daily vehicle trips generated if this project is approved is alarming.

West Mountain Road is a scenic corridor and already experiences growing and heavy traffic during peak hours, and this "village" would exacerbate congestion, not only on West Mountain Road, but the rural routes traveled to access it and the Boystun/Deinhard bypass. This increase in traffic not only poses a safety risk for current residents but also creates challenges for emergency response times. The existing infrastructure is not adequately equipped to handle the additional traffic that this development will bring.

The paved roads leading to West Mountain Road as well as the miles on it are frequently accessed by road bikers in our community. That includes me. It is one of the only continuously paved surfaces for that. Safety concerns already exist with the increase in vehicle traffic on the road. Red Ridge Village would make biking a high risk activity there.

Environmental & Wildlife Impact

The proposed Red Ridge Village is located in a pristine timbered and meadow area that is a known summer range for a significant elk population, along with deer, moose, squirrels and other wildlife, flora and fauna. This development may also lead to increased stormwater runoff, which could overwhelm the existing drainage system and potentially lead to flooding issues in nearby areas. I believe it is essential to conduct a more thorough environmental impact assessment before moving forward with such a significant development.

Overburdening of Local Services and Infrastructure

The influx of new residents will put additional strain on already overstretched local services, including police, fire, EMS, schools, medical care and public utilities. Our local schools are currently operating at or near capacity, and adding new families to the area will further stretch resources that are already

insufficient. Additionally, the sewer, water, and waste disposal systems may not be equipped to handle the increased demand. It is critical that these potential issues are addressed before approving any new subdivisions in this area.

Community Character and Quality of Life

This proposed development could drastically alter the character of our community. A large-scale "village" complete with a 2000 seat amphitheater, vineyard, restaurants and events space is at odds with the rural landscape, and I fear that this will diminish the quality of life for current residents. That change will negatively affect the overall living experience of our community.

I urge the Planning and Zoning Commissioners to reject the Red Ridge Village concept plan, or, at the very least, to postpone approval until extensive further studies are conducted to address these issues. A more comprehensive evaluation of the impact on traffic, the environment, infrastructure, and the community is required. Engage with elected officials in McCall, Lake Fork, Donnelly, Cascade and Adams Counties, as this proposed village has no boundaries.

Red Ridge Village Concept

From: Phillip Proper [REDACTED]
Sent: Sunday, December 8, 2024 10:29 PM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: Red Ridge Village Concept

Hello Valley County Planning and Zoning Director,

I wanted to write to you and express my opinion of Non-Support for this project.

“If you do not submit a comment, we will assume you have no objections. “ To have current county resident best interests in mind for such a large impactful proposition , I suggest the mind set of “If you do not submit any support statements, we assume County Residents disagree with this proposal”.

For many reasons, as a resident of Valley County, city of McCall, I do not support this Concept:

1. As a local full time resident, I believe this will negatively affect already congested critical roadway infrastructure in the local area as well as over tax our mountain highways that serve our rural communities.
2. The amount of associated law enforcement /EMS support required for additional 1100 housing units is not feasible and would further burden our scarce resources for safety. The wait times and service for EMS is already at a level of high concern.
3. Us full time residents of our current rural mountain towns like the rural small town lifestyle and feel. We live here because we like knowing our neighbors. I like the local librarian knowing my child’s name when we walk in. Continual gradual growth is usually expected at some rate, but 1100 units is unfathomable and would change the environment in a way I would say most oppose.
4. The environmental impact to local wildlife herding behavior, wintering/feeding grounds, and migration routes will be dramatically affected. In addition a valued source of enjoying pastime/recreation will forever be affected that cannot be undone, mitigated, or offset with a small green space or walking trails.
5. The proposed complex’s vicinity to local lakes/waterways , public land, state parks cannot be ignored either. The massive influx of population will flood these natural resources to a point of overflow, ruining the experiences we’ve grown accustomed to and enjoy. I can find peace at a local fishing hole and not see anyone. 1100 housing units, I won’t be able to find a parking spot.

We do not live in major cities where 1100 housing units can be added without negative observable impact.

We do not have the infrastructure for a concept like this.

Pleas account for my views/ input

Thank you.

Valley Co Resident

Phil Proper

Attempted developments

From: Uriah Dreams [REDACTED]
Sent: Saturday, December 7, 2024 3:54 PM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: Attempted developments

Hello,

I am writing you this message to state my distaste for the Wilks brother's attempt to purchase and ultimately destroy 30,000 acres of our state's priceless beauty. In the last couple decades we have seen what happens to towns where the locals get priced out and access to natural lands are cut off. I firmly believe this proposal, if approved, would harm countless civilians, wildlife, and ultimately desecrate the beauty of the area. The only people who would actually benefit from this development would be 2 billionaires who have no care or respect for this land we all hold dear.

Please stand against this atrocious attempt to turn our beautiful state into a cesspool of greed.

With absolute sincerity,
Uriah Sciscoe

Wilks Brothers Development Proposal

From: gus marsden [REDACTED]
Sent: Saturday, December 7, 2024 12:31 PM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: Wilks Brothers Development Proposal

Hi there,

My name is Gustav Marsden, I am a resident of Boise, ID and have had the opportunity to spend a lot of time in McCall Idaho. While the town has seen development ramp up over the last few years, the proposal to construct a 30,000 acre development drastically impacts the culture, livelihoods, and ecosystems of McCall. The seclusion so many Idaho residents and visitors find from the area is a gift we should maintain and allow to thrive, not develop over. How bleak this world may continue to become if we decide the future of sacred lands based on out-of-state greed. I challenge you to block this proposal and instead manage a realistic growth strategy.

Best,
Gustav HW Marsden

Planning and zoning commission

From: Annabel van Ravenhorst <[REDACTED]>
Sent: Saturday, December 7, 2024 11:35 AM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: Planning and zoning commission

Hello Cynda.

I am totally opposed to the Red Ridge project proposed by the out of state greedy Wilks brothers. I was raised in McCall and have enjoyed the lake, high mountain lakes, forests, wildlife, skiing and the peacefulness of a small community,

I agree with all of the reasons that Erin wrote in the Press as to why this project shouldn't be allowed. These profiteers don't care what is good for Idaho in general and the numerous, serious problems it would cause to McCall, the harm it would do to our lake and our environment. They have already locked up much of our once public land and now want to ruin another large piece.

I SAY NO!

Sincerely,
Annabel van Ravenhorst -Newcomer

Turn down the 30,000 acre Red Ridge Village development

From: Lois Lenzi [REDACTED]
Sent: Saturday, December 7, 2024 8:27 AM
To: Cynda Herrick <cherrick@co.valley.id.us>
Cc: Lois Lenzi [REDACTED]
Subject: Turn down the 30,000 acre Red Ridge Village development

This planned development will create massive strained traffic on 55 and 95! There are no plans for the essential sewer, water electricity and escalate the high Real estate prices or protecting The unspoiled terrain for animals and vegetation!

I am a McCall property owner since 1933 and now must ride up 55 with family members. I started preserving the rusty old forest road gate with green paint! Everyone knows it as the Green Gate. Worked with Lydia Edwards to establish a bike/walking path on Warren Wagon Road. I am about Valley County.

Lois Lenzi
McCall and Boise
Sent from my iPhone

Against out-of-state billionaires Wilkes Brothers's greedy development

From: Kama Parrish [REDACTED]

Sent: Friday, December 6, 2024 7:13 PM

To: Cynda Herrick <cherrick@co.valley.id.us>

Subject: Against out-of-state billionaires Wilkes Brothers's greedy development

To whom it may concern,

I am writing to express my strong opposition to the proposed massive development near McCall, Idaho, spearheaded by billionaire brothers from out of state. This project represents not just a threat to our community's character but also a grave intrusion by wealthy developers motivated primarily by profit rather than a genuine respect for the unique beauty and tranquility of our area. Allowing such a development to proceed would prioritize external corporate interests over the needs and values of the residents who call McCall home.

The transformation of our treasured wilderness into thousands of homes and a bustling city center would irrevocably alter the peaceful and pristine environment that has been preserved for generations. McCall's secluded charm, nestled between eastern and western mountain ranges, is integral to our identity and way of life, and this proposed development threatens to erode that essence. We risk losing not only our natural landscapes but also the wildlife habitats that support numerous species and contribute to the rich biodiversity of the region. The potential for increased traffic and urban sprawl raises concerns about our community's infrastructure and quality of life, as well.

While growth may be a natural progression, it is crucial that we approach it thoughtfully and responsibly. The idea that out-of-state billionaires should dictate the future of our beloved McCall is unsettling and speaks to a larger trend of greed-driven development that disregards local concerns. I implore the Zoning Commission to prioritize our community's interests, advocating for a sustainable and measured approach to development that honors the beauty of our home and respects the voices of those who truly belong here.

Thank you for your consideration.

Sincerely,

Kama Parrish

Nampa, Idaho

Sent from my iPhone

Strong 'NO' against 30,000 acre development by Texan billionaire Wilks Brothers.

From: Ramon Gibbs [REDACTED]

Sent: Friday, December 6, 2024 1:44 PM

To: Cynda Herrick <cherrick@co.valley.id.us>

Subject: Strong 'NO' against 30,000 acre development by Texan billionaire Wilks Brothers.

I'm a native to Idaho, 50 years and going... I am writing this email to express as best I can a HELL NO to allowing out of state billionaires to come in and destroy public lands, destroy the natural beauty of Idaho and profit while having no roots in Idaho. Please listen to the people that live here. NO ON ALLOWING THIS development. Thank you for your time.

No to Wilks Brothers**From:** Joseph Montemurro [REDACTED]**Sent:** Friday, December 6, 2024 1:33 PM**To:** Cynda Herrick <cherrick@co.valley.id.us>**Subject:** No to Wilks Brothers

Nobody is interested, excited, or wanting the Wilks Brothers to develop McCall. They will destroy the public's access to the land like they did in Wyoming. You would be a fool to green light a project like this and allow them to cash in on a protected gem of Idaho. Please do not permit this to pass. It is bloody absurd to sell off the parts of this state so many people love to billionaires from a state with hardly any natural beauty.

PUD 24-01

From: Jamie Mitchell [REDACTED]
Sent: Monday, December 9, 2024 3:51 PM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: PUD 24-01

As a valley county resident, i would like to object to pud24-01. I do not think that much development in that area is practical or necessary. Thank you!

Jamie (john) Mitchell
300 mather Rd
McCall, ID 83638
[REDACTED]

DF Development - Red Ridge proposal - PUD 24-01

From: Eric Geisler [REDACTED]

Sent: Tuesday, December 10, 2024 12:12 PM

To: Cynda Herrick <cherrick@co.valley.id.us>

Subject: DF Development - Red Ridge proposal - PUD 24-01

DF Development - Red Ridge proposal - PUD 24-01

This is a large project which will have significant effects on McCall and the local areas surrounding it. With this large a development they should be required to upgrade West Valley, Wisdom, and West Mountain to state highways standards. Lots of heavy construction traffic will cause havoc otherwise. Also it should be required to construct full water, sewer, power, fiber optic and roads before they can sell lots. Septic and individual wells should not be an option. Consideration also needs to be given to the amount of potential traffic from the larger portion of the development that is proposed for lands in Adams County that will be coming through the Valley County roads to reach McCall, Brundage, Tamarack and Boise. The impacts on schools, medical services, Fire, EMS and Law Enforcement services must also be addressed before this proposal can move forward.

They should also be required to provide access through the development and other DF lands to public lands which they now block. These lands were previously Industrial lands which shared access with the public freely.

Eric Geisler

17 Haymaker Place

McCall, ID. 83638



Sent from my iPhone

A Concerned Idaho Citizen

From: Tanner Fowler [REDACTED]
Sent: Friday, December 6, 2024 9:49 PM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: A Concerned Idaho Citizen

Hi, I'm a concerned citizen who lives in a bordering county to Valley county, I'd like to express concern over the proposed Wilks Brothers "improvement" to McCall. It would, quite literally, be nearly the size of the current town, it would be entirely private, and it would block access to public land.

It's no secret the Governor is actively trying to dismantle our public land rights, we do not need his out of state cronies destroying the natural beauty of Idaho or blocking our public land, let alone defaming the mountainside.

I'm sending this due to being unable to attend the hearing on the 12th of the Zoning and Planning committee, and would like my opposition heard.

Red Ridge Village Concept Comment

From: Luke Schaefer [REDACTED]

Sent: Thursday, December 5, 2024 6:37 PM

To: Cynda Herrick <cherrick@co.valley.id.us>

Subject: Red Ridge Village Concept Comment

Valley County Planning and Zoning Commission,

I am writing today in concern for the Red Ridge Village Concept. I understand that the official deadline for comment submissions to be included in the staff report was yesterday the 4th, but as we are still seven days out from the hearing I hope that this comment will at least be considered. Nonetheless, I plan on attending the meeting on the 12th and possibly voicing concerns. I am currently a resident of Boise, as my partner is attending graduate school at BSU. We have fallen in love with Valley County due to its unpretentious community and smorgasbord of outdoor opportunities. The vicinity of Long Valley has been among our top potential sites for settling after this phase of our lives. I am concerned that this project will actively work against the chances of people like myself being able to afford a home in the area. The proposal includes a small amount of "workforce" housing, though no numbers for how affordable these units will be was provided. Even with a small amount of "workforce" units, the vast majority of this project seems to be focused on sprawling single family homes and mansions. Having seen the same thing play out in mountain towns across the West, I have no doubt that many of these homes will become the second or third homes of the ultra-wealthy and sit empty for much of the year, all the while pricing out real working Idahoans. This suspicion was further confirmed when reading how part of the Valley County development will be a gated community that will "provide access to a future private village, equestrian, and hunting lodge areas". I would have to assume that the hunting lodge proposed would make use of the access to the portion of Payette NF to the southwest of McCall that the Wilks brothers holdings have all but monopolized. Using our public lands for the private benefit of the ultra-wealthy will not benefit the city, county, or State of Idaho. In addition, the proposal uses a lot of greenwashing language to get around the obvious large environmental impacts of the project. There is a lack of clarity on what the "buffer zones" would look like, apart from that there will be no homes built on them. These could be lawns, constructed wastewater basins, road cuts, etc. As large wildlife (elk, bear) tend to avoid the vicinity of roads, it is clear that the buffers will serve little to no purpose apart from aesthetics. In addition, the concept talks about different clusters of development as a way to preserve more wildlife habitat; however, the only area of the project that seems to be "clustered" or possess any sort of density would be the small village center. All other areas of the development are proposed to be sprawling, large-lot single family homes making inefficient use of the land. The concept of spreading out different "clusters" of development also means that more wildlife habitat than necessary will be bisected by roads connecting the different areas. I am also concerned by the quick dismissal of the issues of Northern Idaho ground squirrel habitat and elk migration to wintering areas in the proposal. To claim that the buffer areas along roads and the manner of development negate these concerns is not in line with the science of how sprawling developments like this fragment habitat to an extraordinary degree. In addition, I have concerns about the possible future development to the West of red ridge into headwater streams of the Little Salmon River which support Bull Trout. I hope that this project will be forced to promote density, wildlife over greenwashing, and the benefit of locals over vacationing millionaires.

Luke Schaefer

Opposition to DF Development Proposal

From: Cory Ondler [REDACTED]
Sent: Thursday, December 5, 2024 4:59 PM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: Opposition to DF Development Proposal

To Whom It May Concern,

My name is Cory Ondler. My family and I are native Idahoans, and moved to McCall when my wife was hired on as a McCall firefighter/EMT. We purchased land off of West Mountain road almost 10 years ago with the eventual plan of building a home in an area we love. After saving for years, and once my wife was hired on, we decided it was time to make the leap and move here to live out our small town, mountain living, dream along with our two sons.

We were dismayed to read an article on the Boise Dev website regarding the proposed Red Ridge Village project by DF Development. As most of us Idahoans are aware (especially those of us natives), DF Development and the Wilks brothers have a contentious history in the mountain west. My family and I are strongly opposed to this development for many reasons:

The sheer size of the project is absurd related to the surrounding area. 1100 homes on the ridge-line and mountainous areas off West Mountain Road will destroy the beauty that the area has to offer. And this is just the Valley County portion of the proposal - who knows how many more homes they will propose once applications are submitted to Adams county.

This size of development would put significant stress on the infrastructure and services of McCall - including water supplies, road use, EMS/Fire services, schools, grocery stores, restaurants, etc. 1100 homes (at a minimum) could mean thousands of additional residents all vying for the same limited services.

Most of the houses off West Mountain Road are on well-water. I can only imagine what might happen with water access with thousands of additional homes.

Our schools are becoming more crowded by the day. McCall-Donnelly School District is fortunate to be ranked as one of the top school systems in Idaho. I believe this is partly due to the smaller class sizes compared to some of the other areas of the state. However, once a development of this size is completed, our classrooms could suffer the same fate as those in Ada county - 30+ kids in a classroom does not allow for a great learning environment for our children.

Additionally, Red Ridge is located in a high-risk area for forest fires. Will they have their own fire department and EMS stations? Or will McCall's fire department and their 4 person crew, who also run EMS calls, be responsible for covering the area and the thousands of new residents?

Furthermore, McCall is already overcrowded in the busy summer and winter months. It would be absurd to add thousands of additional residents to the already overstressed restaurant/retail/recreation areas of town. Will the retail and restaurant areas

proposed in the development plan be accessible to all? Or will the Wilks brothers put up more gates to limit access, as they have been known to do in the past?

Lastly, West Mountain Road itself is already full of potholes, frost heaves, and crumbling asphalt. Adding thousands of more cars daily (9,490 daily vehicle trips according to their estimate) would decimate the road as it is now. It would be dangerous, loud, and irresponsible to put that many cars on the road, with the 90 curves and frequent gravel trucks that utilize it.

DF Development is selling the proposal as a godsend with "affordable" housing, which is desperately needed in McCall. However, they do not provide any estimated rental and sales prices for the proposed workforce housing in the proposal. They also state they will designate approximately 30% of the land for a wildlife preserve, again without additional details or specifics.

Again, my family and I are strongly opposed to this development. We are asking you, the P&Z Commission, to join us in saying NO to this ill-advised development.

Thank you,

The Ondler Family

(No subject)

From: Barry <[REDACTED]>

Sent: Thursday, December 5, 2024 5:48 AM

To: Cynda Herrick <cherrick@co.valley.id.us>

Subject:

In concerns of wilks brothers why would you even consider this idea unless your pockets have been lined with money or your in with labadore the scum bucket who made land sale possible in the first place do you like to see where u live be destroyed by money hungry people my family is from council and I'm 48 and would have been 5th generation on ranch but Californians out bid even the family on ranch now list forever and the ranch has gone to waste just shows how people from other places don't cherish Idaho just looking for the next buck is that what you want for the state you live in labadore is poison for this state is valley county going to jump on that boat .it would be very sad if it does

RedRidge Village**From:** Annie Phillips [REDACTED]**Sent:** Wednesday, December 4, 2024 5:33 PM**To:** Cynda Herrick <cherrick@co.valley.id.us>**Subject:** RedRidge Village

My name is Annie Phillips and I have lived in McCall full time for the last 33 years. McCall still holds the charms of a little town. However if this new development is moving forward, you may be assured that this beautiful town won't be so beautiful. This town has problems with sewer, water, and traffic going up and down on Hw 55 and Hw 95.

For the sake of the people who have chosen to live in the mountains and for the sake of the children who are being raised in this special place, I beg you to decline authorization to this development called RedRidge Village. It is time for our elected representatives to make the right decision and not be lured by money.

McCall and its surrounding areas are truly unique and precious to all of us. Save this town and you will save a little bit of this God given planet. And remember, we live short lives, on the other side He will ask, "What have you done to preserve my creation?" You want to have a good answer to the Creator.

Sincerely,

Annie Phillips

Red Ridge Village CUP

From: Mary Faurot [REDACTED]
Sent: Wednesday, December 4, 2024 3:51 PM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: Red Ridge Village CUP

Cynda,

I appreciate the Valley County Planning and Zoning Commission making the RedRidge Village concept Conditional Use Permit application available to the public, and thank the Commission for providing the opportunity for the public to submit comments.

My concerns include:

1. The CUP application is largely incomplete in significant sections. These include, but are not limited to: 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. This missing information is critical for the P&Z to determine if the proposal fits within the community without causing unnecessary stresses on the natural environment, water resources, wildlife habitat and additional fragmentation, existing infrastructure, capacity, and compatibility. DF Development LLC must provide more specific information, such as plans for parking, drainage, square footage (commercial and residential), proposed roads and road construction styles, and wastewater treatment and the proposed facility details. P&Z should not move the project forward with approval of the current CUP application.

2. DF Development states in the CUP application that the 30,000-plus acre parcel has irrigation water rights associated with the property. Are the rights significant enough to adequately supply domestic water to either proposed residences or commercial properties as well as landscaping irrigation needs? According to the CUP application, all of the Village Center, the Village Plaza, Workforce Housing, and the Single Family Area will have water and sewer systems provided, with the Estates housing areas being supplied by domestic wells for each home. Where will the Village will source and obtain the additional water necessary to meet domestic and irrigation needs for the phased development?

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 the North Fork Payette watershed and in the headwaters of the Little Salmon River watershed. A full hydrologic analysis is needed to ensure that groundwater reserves and the water table in the North Fork Payette or Little Salmon River watersheds are not impaired by the project. Reduced water levels would affect existing residences and agricultural operations in both watersheds.

3. The application fails to address domestic water treatment, which is necessary to supply water in a "community" setting.

4. The application fails to address fire suppression infrastructure and how RedRidge Village will build and maintain water lines and hydrants for fire protection services.

Thank you very much for this opportunity to comment.

Mary Petterson
Maryfaurot@gmail.com

[REDACTED]
302 Mather unit C5
McCall, ID 83638
[REDACTED]

Red Ridge Opposition

From: Tyger Kime [REDACTED]
Sent: Wednesday, December 4, 2024 3:28 PM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: Red Ridge Opposition

To whom it may concern,

As a life long resident, I have seen McCall and Valley County go through many changes and growth.

Our local governments, businesses, and services have struggled and failed to keep up with the growth that we have already had.

The fact that the proposed Red Ridge development is even up for discussion is abhorrent.

In my 40+ years we have not been able to accommodate the growth. These billionaires do not suffer the consequences us locals do. We suffer the depletion of natural resources, fish, wildlife, and game; we suffer the poorer water and sewer quality; we suffer the strains on EMS, fire, police, roads, and other basic but vital services.

Nothing about this development benefits our communities. Only a few stand to gain while the majority will lose. This is not acceptable.

I hope you all see these issues as well and do what is best for your constituents. Development and growth is inevitable but this is not the proposal to entertain.

Sincerely,

Tyger Kime
McCall, Idaho

Red Ridge Village Public Comments

From: wayne & angela hersel [REDACTED]
Sent: Wednesday, December 4, 2024 2:58 PM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: Red Ridge Village Public Comments

Angela and Wayne Hersel (life long 67+ years and 51+ year McCall area residents) would like to provide the following comments on the proposed Red Ridge Village development proposal.

We recently built a new 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 happened. 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 happen over the years, some of which have greatly impacted the area bringing more and more people which in our opinion the area cannot continue to support. 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 and wildlife. 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. 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 all 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 within a reasonable and safe time. Even if the main highways and county roads are widened and lanes increased how will the communities and area handle even more people?

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 handle more traffic
- 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

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

Wayne and Angela Hersel

PUD 24-01 - Red Ridge Village

From: Curt Mack [REDACTED]
Sent: Wednesday, December 4, 2024 2:31 PM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: PUD 24-01 - Red Ridge Village

Cynda Herrick

I am writing to let you know I am opposed to the Red Ridge Village development.

Such a large-scale development will forever change the character of this valley. The resultant increase in numbers of people, traffic, noise, crowding, and infrastructure needs are out of sync with the small-town character of the area.

Please relay my concerns to the P&Z meeting on this issue scheduled for 12 December 2024.

Thank you

Curt Mack

Red Ridge Proposal

From: angela staup [REDACTED]
Sent: Wednesday, December 4, 2024 1:54 PM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: Red Ridge Proposal

To those in a position to make a real difference,

I write you all today as a concerned life long resident.

The proposed Red Ridge development is not something our area is prepared to handle in any capacity. Our infrastructure is already maxed out and in many ways failing. Our roads, our water and sewer, our electrical, our trash, our internet, our fire and EMS, our hospitals, our law enforcement, and our businesses cannot handle this kind of expansion.

We already are struggling with staffing businesses, keeping doors open, and finding stable housing.

Our realer estate market is already unavailable to the average resident. This expansion would drive the price up even more in our county and Adams county. It may be nice for those who can afford it and those profiting off of the building and selling of homes, but there is no room for the blue collar worker.

This community cannot survive without a workforce.

We cannot continue this unhindered growth without major improvements to our infrastructure. This even being an idea to entertain I, and many others, find extremely distressing.

Greed and money cannot be the ruling ideology of our community.

Sincerely,
Angela Staup
McCall

Stop Red Ridge Planned Community

From: Burke Michaels [REDACTED]
Sent: Wednesday, December 4, 2024 1:21 PM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: Stop Red Ridge Planned Community

Valley County Staff,

This development's application is a joke. Hardly any of the information is filled in. Most of it says ' TBD by phase.' That's not an acceptable answer to the impacts of a development like this.

Additionally, this development is located right in critical summer elk range. We can't allow this area to be taken over by development, even low density development. Elk and development don't mix. **Elk will get killed by traffic on the road going right through the development and elk will leave the area.** A report by biologist Brent Brock states that:

If development blocks a migration path, then movement patterns may be significantly altered for many miles beyond development boundaries. Additionally, increased vigilance and flight [of wildlife] associated with human developments could increase the frequency of panicked animals running into traffic. Permanent concentration of habituated ungulates (elk/deer) near dwellings would likely create locales with increases in ungulate (elk/deer) road crossings and increase potential for animal-vehicle collisions."

This last owner doesn't value Idahoans - as clearly shown by the way they've put up gates and blocked local roads.

Let's not reward them for their behavior by letting them destroy elk habitat and making us the next "Aspen Colorado".

Burke Michaels
3381 Ridge Drive
McCall, ID

Redridge Village

From: Jeff Halligan [REDACTED]
Sent: Wednesday, December 4, 2024 12:17 PM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: Redridge Village

Good Morning,

I am sending this email to voice my concerns about the Redridge Village Concept plan put forward by DF Development in Valley and Adams County.

First of all I don't feel I have enough information about the project, It seems very vague in details. Things like a vineyard give the impression this is a concept of a plan made for another climate in some other place.

I'm very concerned with the negative impacts this proposal would bring to valley county. Building a large expensive exclusive development in valley county does not address the housing issues we are facing, and this will only create more "low income" housing shortage. They address the work force housing, but will this only be for maintenance workers what work at the development? It almost sounds like if you work for minimum wage for the development they can supply a roof over your head, sounds like a dorm or bunkhouse setting. That will not benefit our community. I'm concerned about where they plan to get the water needed to provide for the vineyard, green lawn and housing. We are already addressing water shortages that will be coming up in the future as we are realizing there is not an endless supply. Will this be a gated community? Will the general public be able to access the trails and improvements, or will you need to purchase some sort of access pass if the public will be allowed at all? Will the public have access to the preservation and conservation areas? The amount of traffic in the valley will be even more negatively impacted by this development. They will have to build highways through existing developments to access this project. That will create heartache and concern with the residents of the valley. The four phases of this plan is determined on the market conditions, that should disqualify them from a permit as I don't believe there is a market for this type of project in this area. Please just say no, this is not the type of development we need in valley county.

Thank you for your time,

Jeff Halligan
PO Box 198
McCall, ID 83638
[REDACTED]

Opposition to proposed development

From: Mark Engibous [REDACTED]
Sent: Wednesday, December 4, 2024 10:57 AM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: Opposition to proposed development

Greetings,

How in the world could our small town sustain thousands of new homes? The proposal is so tone deaf and absurd. Our town has around 4,000 residents, and their idea of responsible development is to add 1,130 homes on 2,258 acres (not including the Adams County plans)? Anyone who thinks that makes sense, clearly has no care or consideration for what actually happens to the existing town or residents. The traffic impact, damage to roads that are already difficult to maintain, strain on our local hospital, increased strain on natural resources... it's unthinkable.

If DF Development wants to build a pop-up city, they should find land somewhere else and build their city from the ground up, or near a larger town that could absorb this size of development. Proposing this leach that will suck the life out of our small town, overwhelm roads and public services, and take over and push out any semblance of real, local, everyday life, like a cancerous tumor. It really shows how little they think about the impact of their actions on existing communities, or maybe they just don't care.

I know there will be development in McCall, but I will continue to fight to make sure that it respects what we have here, and is done in the most thoughtful way possible. This is not it.

Respectfully,
Mark Engibous

Comments on development

From: tstripp0@gmail.com [REDACTED]
Sent: Wednesday, December 4, 2024 10:49 AM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: Comments on development

How in the world could our small town sustain thousands of new homes? The proposal is so tone deaf and absurd. Our town has around 4,000 residents, and their idea of responsible development is to add 1,130 homes on 2,258 acres (not including the Adams County plans)? Anyone who thinks that makes sense, clearly has no care or consideration for what actually happens to the existing town or residents. The traffic impact, damage to roads that are already difficult to maintain, strain on our local hospital, increased strain on natural resources... it's unthinkable.

If DF Development wants to build a pop-up city, they should find land somewhere else and build their city from the ground up, or near a larger town that could absorb this size of development. Proposing this leach that will suck the life out of our small town, overwhelm roads and public services, and take over and push out any semblance of real, local, everyday life, like a cancerous tumor. It really shows how little they think about the impact of their actions on existing communities, or maybe they just don't care.

I know there will be development in McCall, but I will continue to fight to make sure that it respects what we have here, and is done in the most thoughtful way possible.

This is not it.

Travis Tripp

Opposition Comment - Red Ridge Village

From: Ali Kaminski [REDACTED]

Sent: Wednesday, December 4, 2024 9:54 AM

To: Cynda Herrick <cherrick@co.valley.id.us>

Subject: Opposition Comment - Red Ridge Village

To Whom it May Concern,

I am writing to express my firm opposition to the DF Development proposal of Red Ridge Village.

I was not born and raised in Valley County. My husband and I found McCall in our young adult lives. We immediately felt a connection to the town, but it took another few years to wait for a job opportunity to come up that would allow us to live here full time. We love the mountain lifestyle - hiking, camping, mountain biking, backcountry skiing, swimming, foraging - and we wanted to raise our family in a small town with a tight-knit community. That's exactly what we found in McCall. Sure, there are a large proportion of vacation homes and rentals already, but there still exists a vibrant local community that is the soul of this town so many people love to visit.

When we were considering moving to McCall, we looked at where the city was putting it's money to decide if our values were aligned and if we saw a long term future for ourselves here. The new Ponderosa Center, the expansion of bike paths, the new library, the new hospital expansion, the Payette Land Trust, the future plans for the school upgrades... this city cares about the everyday lives of locals.

And I am not naive, I know McCall will continue to grow and expand. My daughter is three years old, and goes to Roots Forest School. I know the town she grows up in will likely look a lot different than the town she sees as an adult. I pray she will be able to stay here if that's what she wants. The thing that has given us hope, is that the growth will be managed in a sustainable way, with an understanding that if you make everyday life unbearable for locals, the soul of the city will be stripped away, and full time residents will leave. How in the world could our small town sustain thousands of new homes? The proposal is so tone deaf and absurd. Our town has around 4,000 residents, and their idea of responsible development is to add 1,130 homes on 2,258 acres (not including the Adams County plans)? Anyone who thinks that makes sense, clearly has no care or consideration for what actually happens to the existing town or residents. The traffic impact, damage to roads that are already difficult to maintain, strain on our local hospital, increased strain on natural resources... it's unthinkable.

If DF Development wants to build a pop-up city, they should find land somewhere else and build their city from the ground up, or near a larger town that could absorb this size of development. Proposing this leach that will suck the life out of our small town, overwhelm roads and public services, and take over and push out any semblance of real, local, everyday life, like a cancerous tumor, really shows how little they think about the impact of their actions on existing communities, or maybe they just don't care.

I know there will be development in McCall, but I will continue to fight to make sure that it respects what we have here, and is done in the most thoughtful way possible. This is not it.

Respectfully,
Ali Kaminski

Red Ridge Village Development Plan

From: Martin Rand [REDACTED]
Sent: Wednesday, December 4, 2024 9:41 AM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: Red Ridge Village Development Plan

Re: Red Ridge Village Development

I have a number of concerns regarding the existing development plan.

Having spent my life in the ski and outdoor industry I have seen first hand what plans like this have done to places like McCall that rely on service to the recreational tourist and second home owners. With the influx of both these groups the demand for people to fill the jobs required greatly increases. These jobs include retail, restaurant, hospitality, and recreational employees. The Red Ridge affordable housing plans are not at all realistic for this important group of employees thus driving them further away to find housing or simply leaving the area for better work opportunities. I have seen this over and over. Additionally the plans do not adequately address the already strained infrastructure in the McCall area. Where are the plans for not only additional roads but long term road maintenance. We already have a city and county problem with adequate road maintainers. Lastly the plans further restrict public access to lands for many who enjoy outdoor activities but are not part of some exclusive development.

All in all I see a big money grab development for the mega-rich without any realistic consideration to many of the people who also wish to enjoy life in the McCall and Valley County area.

Regards

Martin Rand
15 Minidoka Ct.
McCall, ID. 83638

Opposition to RedRidge Village Project

From: Laurien Zahn [REDACTED]

Sent: Tuesday, December 3, 2024 10:50 PM

To: Cynda Herrick <cherrick@co.valley.id.us>

Subject: Opposition to RedRidge Village Project

Hello,

I'm writing to oppose the RedRidge Village project. While I don't currently live in McCall, my family has deep roots there going back generations, and I am horrified by the prospect of urban sprawl wrecking so much of the area. This project would have severe negative consequences for current residents, wildlife, water quality, and scenic values. McCall is not equipped to deal with such a vast influx of people to the region, and such a development would create a nightmarish situation. It is simply a terrible idea in every way. Please reject RedRidge Village.

NO on Red Ridge Village

From: Dave Curtis [REDACTED]

Sent: Tuesday, December 3, 2024 10:13 PM

To: Cynda Herrick <cherrick@co.valley.id.us>

Subject: NO on Red Ridge Village

Hello Cynda,

My name is Dave Curtis and I am an owner in the White Cloud subdivision. I am deeply saddened and sickened by the Red Ridge Village proposal. I always support reasonable and respectful development that is in balance with the surrounding landscape and existing community, and allows for well-managed growth, but this proposal is none of those. It is just unmitigated greed at the expense of the existing communities and nature. It will be devastating to the charm and character of the valleys. Nearly 10,000 vehicles per day along West Mountain Road? Let's not forget West Mountain Road is a designated Scenic Byway. It won't be any more if this development is approved. A sewage processing plant? Mansions? You've got to be kidding.

And their estimates say 10 years of construction. As we all know, it always takes longer than estimates state. That means likely 12-15 years of constant construction that the existing neighbors will have to listen to and deal with on a daily basis. Some of those residents will never know the scenic views, peace and tranquility they came here for in the first place.

I understand the importance tax dollars. I have a lake home on Lake Vermilion in Minnesota. The lake has 1000 miles of shoreline and 365 islands. All of the homes and cabins that dot the shoreline are owned by individuals. No developments, no condos. There are many wealthy homeowners on the lake. The Dayton family, for instance (until recently, the owners of Target) have land on the lake including 1200 feet of shoreline, and not a building is visible, only a small dock. Not all the homes are like that, but most are. The people care about keeping the natural beauty of the lake for generations to come. Our little town of Cook has about 800 people, but we have a nice hospital. emergency room, facilities for the aging, as well as excellent modern schools. Those assets are the result of second-homeowner tax dollars. So I get it.

But the Red Ridge Village project is too big, and is completely out of balance with the character of Valley County. Please don't let this come to pass. Valley County can grow without it.

Respectfully,
Dave Curtis

Redridge Village

From: Gordon McCall [REDACTED]
Sent: Tuesday, December 3, 2024 5:13 PM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: Redridge Village

re garding Redridge Village:

I'm Gordon McCall, 60 years as a resident of Valley County near Cascade Lake. My wife and family have enjoyed a quality of life which has been "the envy" of the world....perhaps not including Texas? We've observed local publications over that period that contained a kind of contest between the forces of financial growth and development versus stability of the environment and the quality of living. Only recently has the balance begun to change. E.g., the failure of a very large apartment complex west of Donnelly recently. This newly arrival of a Redridge Village is equally a threat to the 60 years stability and reasonableness of the past. Increased county traffic is our first concern. Then, it must be considered that Highway 55 from Boise and return will be surely heavily negatively affected, especially considering that it has been determined to be "the State of Idaho's most dangerous highway". We do appreciate that the builtout is scheduled to be extended over several years.

Thank you for your wise and considerate inquiry into this most consequential issue.

Gordon McCall

DF Development - Redridge Village and additional 30,000 acres

From: Debbie Hammond [REDACTED]
Sent: Tuesday, December 3, 2024 2:26 PM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: DF Development - Redridge Village and additional 30,000 acres

Dear Cynda,

I am writing today in opposition of the Wilks brothers and their plans to develop thousands of acres in Valley County, Idaho. I own a house and property in Valley County in Herrick Hills at 17 Urban Lane. My family purchased this for a family cabin to be passed down through generations. We have an interest in preserving the rural nature of the area with access to the outdoor recreational opportunities. We did have a hard time finding a location where we had access to the National Forest to ride, hike and enjoy nature. This is due to the Wilks brothers buying land and closing it off to the public.

I hope that just because the Wilks brothers are the largest land owner in the County and have lots of money that the planning commission will take a look not just what is being proposed but the history of individuals proposing it. It appears to me that they made their money fracking the land and then selling the business for billions of dollars. That land will never recover. In reality they ruined the land for the money and they got out! Using this money they purchased hundreds of thousands of acres in Valley and Adams Counties. After purchasing this land they became poor neighbors. They put up gates, No Trespassing signs and cameras to keep locals out. Now they want to create a huge development that will change the identity of this beautiful area forever. I believe that if the county approves this, the growth will continue and they will make their money and leave the mess to the rest of us. Increased urbanization, increased traffic and paving over nature is the result. It total it appears that the total project will incorporate 30,000 acres. They also have other properties they are cutting up and selling off such as 70 some lots on Clear Creek. You only have to drive through the Boise area to see the effect of uncontrolled growth. Please do not let that be Valley Counties future. I want my grandkids to be able to grow up coming to Grandma and Grandpa's cabin and make memories in the future.

Please reject this proposal.

Sincerely,

Debbie and Greg Hammond

Red Ridge Village Proposal

From: Robert Bechaud [REDACTED]
Sent: Tuesday, December 3, 2024 11:28 AM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: Red Ridge Village Proposal

Thank you for the opportunity to submit comments on the proposal.

The proposal does not address plans to mitigate the impact on the environment and public services such as schools, public safety, etc.

I believe for such a substantial development a preliminary impact study would be appropriate. The impact study should be required prior to preliminary approval.

Additionally, the proposal should include the preliminary concept for additional development in Adams County. It is very likely that the Adams County development would impact Valley County since likely access would be through Valley County.

It is my opinion that the current proposal is incomplete and should not be approved.

Thank you, Bob Bechaud
McCall, Idaho

Red Ridge Public Comment to Valley County Commissioners

From: Sheree Sonfield [REDACTED]

Sent: Tuesday, December 3, 2024 10:16 AM

To: Cynda Herrick <cherrick@co.valley.id.us>

Subject: Red Ridge Public Comment to Valley County Commissioners

Please do not consider approving the proposed Red Ridge application until the commission knows how the entire proposed development will impact and add costs to our existing emergency services; water/transportation/sewer/schools infrastructure; wildfire risk; affordable housing crisis/business environment; environmental sustainability and all other impacts that such a significant development would impact.

A detailed request for information on all impacts must be requested of the Developer and submitted for careful professional review and analysis.

Residents in Valley County, Adams County, McCall, Cascade, Donnelly will all be impacted and our local elected leaders and professionals should be involved in decisions to approve such a large development. There should be no rush regarding a development of this size with obviously corresponding impacts on all of us.

Sheree Sonfield

Cell & What's App [REDACTED]
[REDACTED]

Oppose Red Ridge

From: Sherri Harkin [REDACTED]

Sent: Monday, December 2, 2024 7:26 PM

To: Cynda Herrick <cherrick@co.valley.id.us>

Subject: Oppose Red Ridge

We are very concerned about the Red Ridge Village proposal.

Here are just a few of the major issues:

1. Highway 55 and 95 need to be upgraded to 3 or 4 lane highways before a development this size should even be considered
2. This would cause a huge increases in traffic on W. Mountain Rd. This road is already poorly maintained.
3. There is a lack of infrastructure in VC to support the proposed density

We strongly oppose the Red Ridge Village project.

Sincerely Sherri Harkin and Tim Wolfgram

[REDACTED]
Sent from my iPhone

Opposition to the Proposed Red Ridge Village Development

From: Beth Warner [REDACTED]

Sent: Tuesday, December 10, 2024 8:31 PM

To: Cynda Herrick <cherrick@co.valley.id.us>

Subject: Fwd: Opposition to the Proposed Red Ridge Village Development

Hello,

I sent the below email on Nov 23 to express my opposition to the Red Ridge Village Development. Upon reading the staff report, I saw that my name was not listed. I then checked and saw the issue was the email address I sent it to, I used .gov as the ending, instead of .us.

I know that the meeting is a few days away, and my comments are likely too late to be included, but I figured I would try.

Thank you for your consideration,
Beth Warner

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

From: **Beth Warner** [REDACTED]

Date: Sat, Nov 23, 2024 at 20:12

Subject: Opposition to the Proposed Red Ridge Village Development

To: <Cherrick@co.valley.id.gov>

Cynda Herrick, AICP, CFM
Planning & Zoning Director

Dear Commissioners,

I am writing to express my opposition to the proposed Red Ridge Village development. I am deeply concerned about the negative impacts this project will have on our community. While I acknowledge the right of property owners to develop their land, this proposal is incompatible with the Valley County Comprehensive Plan and raises significant issues related to community sustainability, workforce housing, and environmental preservation.

Key Concerns

Failure to Address Workforce Housing

The Red Ridge Village application leaves critical information blank regarding anticipated rental and sales prices for the proposed workforce housing. This omission raises serious concerns about the feasibility and accessibility of the workforce housing units being promised.

Local businesses are already struggling to find and retain employees due to the existing housing crisis in Valley County. Without clear commitments or realistic plans for affordable workforce housing, the development will exacerbate this crisis, putting additional strain on the local labor market. Furthermore, introducing high-end housing and commercial development will intensify competition for housing, displacing current residents and workers.

A development of this scale must provide transparent, enforceable plans to ensure that any workforce housing aligns with the needs of the community and addresses the ongoing housing shortage.

1. Incompatibility with the Valley County Comprehensive Plan

The proposed development contradicts several core principles of the Comprehensive Plan:

- **Tab (e): Protection of Prime Lands**

The conversion of 30,000 acres of viable forestry land into residential and urban-style development undermines the plan's emphasis on preserving agricultural and forestry lands for future use.

- **Tab (f): Urban Development Within Cities**
Constructing a 10-acre village outside of established urban areas conflicts with the plan's directive to focus urban development within incorporated cities. This sprawling development threatens to dilute tourism revenue from existing business centers like McCall, Lake Fork, and Donnelly, while adding to the pressure on an already limited local labor force.
 - **Tab (g): Avoiding Overcrowding and Over-Concentration**
The inclusion of a village center and a 2000-seat amphitheater creates a dense, urban-style development that is out of place in a rural landscape. Furthermore, the developer's calculation of 0.5 dwelling units per acre is misleading, as it includes undevelopable terrain. When adjusted, the true density is closer to 1.88 units per acre, which does not fit with the rural character intended for this area.
2. **Negative Impacts on Adjacent Properties**
 - The development will increase traffic, noise, and light pollution at all hours of the day and night on West Mountain road, affecting all adjacent properties.
 - Wetlands and rangelands will be disrupted by new roadways. I urge the commission to consider alternative access routes that utilize existing roadways, such as where DF Brothers' land intersects with West Mountain Road, rather than creating new roads that cut through sensitive and privately-owned areas.
 3. **Environmental and Community Impacts**
The inclusion of a 2000-seat amphitheater will introduce significant noise, light pollution, and traffic congestion, further degrading the rural character of this area. Additionally, the strain on infrastructure from increased population density, including roads, utilities, and emergency services, has not been adequately addressed in the proposal.
 4. **Economic Consequences**
By introducing new commercial businesses, the development risks diverting tourism dollars from established local businesses in McCall, Lake Fork, and Donnelly. Without adequate workforce housing, local businesses will face even greater challenges in hiring and retaining employees, as this development adds to the competition for both housing and labor.

Summary

While I support responsible development, the Red Ridge Village proposal, as it stands, does not align with the Valley County Comprehensive Plan. The lack of clarity around workforce housing, the urban density of the village center, and the environmental and economic impacts of this project all point to a development that will harm—not benefit—our community.

I urge the commission to reject this proposal or require significant revisions to address these concerns. Specifically, I recommend that the development:

1. Include enforceable, transparent commitments for truly affordable workforce housing that meets local needs.
2. Limit access roadways to existing infrastructure, avoiding disruption to wetlands and adjacent properties.
3. Reduce the scale and density of the project to better align with the rural character of Valley County.

Thank you for your attention and consideration. I trust that you will make a decision that prioritizes the long-term well-being of Valley County and its residents.

Sincerely,
Beth Warner

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Beth Warner
Executive Director | Sylvan Creek Foundation
Eastside K-9 Avalanche Rescue



Red Ridge Village

From: Judy Kleffner [REDACTED]
Sent: Wednesday, December 11, 2024 11:43 AM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: Red Ridge Village

Hi Cynda –

I oppose the Red Ridge Village development. My husband is a landowner in Valley County, and we spend a considerable amount of time there with plans to retire at our home there. As a native of Idaho, I have been visiting the McCall area since the 60's when I was a kid. I have always enjoyed McCall and the "quaintness" of the area. Over the years of course, I've seen the growth in McCall and Valley County as a whole. I also see the struggles the businesses in McCall have with crowds and keeping employees, the relentless traffic and how locals feel displaced in their own hometown.

I don't see how adding another "village" with more than 1100 homes, retail space, an amphitheater, etc. adds to the beauty and hometown feel of Valley county. I'm sure there are environmental impacts also that I don't begin to understand.

In my mind, Valley county is already struggling with growth. Why add to the difficulties?

Kind regards,

Judy Kleffner

December 4, 2024

To: Cynda Herrick, AICP, CFM
Planning and Zoning Director for Valley County

From: Paul and Kim Rowley
13959 Easy Street
McCall, ID 83638

Re: Red Ridge Village Concept P.U.D. 24-01

Ms. Herrick,

The purpose of this letter is to express our concerns regarding the proposed Red Ridge Village Development. My wife and I own a forty-acre parcel located at 3759 West Mountain Road. Based on the figures presented in the publicly available documents, our parcel is located adjacent to the Red Ridge Village Development. We are very concerned about the size and scope of this development and the lack of important details provided in the public documents regarding the impacts on the environment (habitat, water, soil, air, lighting, etc) and the overall regional impacts.

While we understand the "conceptual" nature of the application, the Planned Unit Development (PUD) application is significantly lacking in the basic information. The application simply tells a story about the proposed development and nothing more. Moreover, the application does not appear to be in compliance with the submittal requirements in the County Code of Valley County. Based on the information provided in Section 9-9-8 of the County Code, the applicant is required to disclose a considerable amount of information such as plans for minimizing the impact of water runoff, impact of solid waste, and impacts on fish, wildlife or biotic resources, just to name a few. The Impact Report document mostly is comprised of 1-2 sentence responses, which are generic in nature and woefully inadequate for a development of this size.

In terms of the impact on the immediate area, the traffic impact alone is of great concern. The traffic impact report is about the only document that provided some level of detail. In addition, the potential impact on the local water resources is very concerning. As proposed, the development will utilize wells as its main source of supply. In addition to the negative impact on the existing private wells located near the development in terms of quantity and lower groundwater levels, the long-term impact to groundwater quality is of great concern. It's common knowledge that septic systems cause nitrate contamination in groundwater. Septic systems have been identified by the applicant as one method in handling sewage waste. Moreover, the applicant indicates that the details relating to water demand discharge will be

provided in subsequent PUD/CUP applications. This approach is unacceptable. The applicant was able to provide some detail regarding traffic impacts and as such the applicant should be directed to provide similar information related to the annual water usage and annual sewage generation for the development.

The idea of placing a commercial center (Village Center) in a forested area is very troubling. The proposed location is adjacent to the western boundary of our property. We are very concerned that this commercial center will have a negative impact on the value of our property due to the visual blight, lighting impacts and noise impacts. The applicant simply points back to Valley County ordinances regarding lighting and noise requirements in terms of compliance. From the size of the proposed commercial center, which includes a 2000 seat amphitheater, we are very doubtful that these ordinances will be adequate to mitigate the light and noise pollution emanating from this area towards our property. In addition, the location of the proposed commercial center is in a large drainage area that is the main water source for the seasonal stream that crosses our property. We are concerned that the development will negatively impact the quantity and quality of our water source.

The issues presented above are just a few of the many concerns that we have with the proposed Red Ridge Development. The development as proposed is simply too large for the area. The housing density is unacceptable for the immediate area, and the commercial facilities (Village Center) are not appropriate for the natural surroundings of the area.

At this time, we are vehemently opposed to this development and recommend that the Valley County Planning and Zoning Commission deny the request to approve the Concept Plan for the Red Ridge Development.

Thank you for your attention to this matter.

Paul and Kim Rowley

(No subject)

From: Shane Mauck [REDACTED]

Sent: Wednesday, December 11, 2024 2:00 PM

To: Cynda Herrick <cherrick@co.valley.id.us>

Subject:

I'm hopeful the 1100 acre development will be turned down. As a multi generation born and raised proud Idahoan and have spent 42 of my 52 years going to Valley co I can't help but feel the out of state interests are taking over and at some point it needs to stop. These Texas brothers have already closed off hundreds of acres we all used to explore and they just want to profit off Idaho lands. Personally I say no more. Thank you for reading.

Wilks brother development

From: Steve Herrick [REDACTED]
Sent: Thursday, December 12, 2024 10:37 AM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: Wilks brother development

Cynda---

Hoping that you have the ability to put a stop to the massive proposed development near McCall. It would be incredibly detrimental to the current residents of Valley county with overloading an already burdened Highway 55. Potential for loss of groundwater due to over drilling, needed infrastructure not paid for by the Wilks Bros. Schools and emergency services unfunded. Overloading Saint Lukes, the list goes on and on-----

Appreciate what ever you might be able to accomplish---

Thanks! Steve Herrick

P.U.D 24-01 RedRidge Village

From: Beverly Hellman [REDACTED]
Sent: Sunday, December 15, 2024 10:18 AM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: P.U.D 24-01 RedRidge Village

I have a lot of concerns about this proposed development and its negative impact on Valley County infrastructure, including but not limited to traffic, road maintenance, EMT, police/sheriff and medical services. There may be greater need for Valley County work force housing than they are planning for because of the impact on services in McCall. This will also have a big impact on Hwy 55 which can't quite handle today's traffic. Maybe impact on Hwy 95 coming into McCall. Will the State be weighing in?

Should both Valley County and Adams County approve the development, what will be the access routes to/from the Adams County portion of the development? If through Valley County and West Mountain Rd., that is a huge issue. Should you approve the Valley County portion, you should include requirements for the Adams County portion to **not** have access through Valley County. Or there has to be a special way of taxing the development for this access. I don't know how you can do that, which adds to the reason for not approving.

Beverly L Hellman

[REDACTED]
218 Ferguson Way
McCall, ID 83638