

Valley County Planning and Zoning

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STAFF REPORT: P.U.D. 24-01 RedRidge Village
MEETING DATE: December 12, 2024
TO: Planning and Zoning Commission
STAFF: Cynda Herrick, AICP, CFM
Planning and Zoning Director
**APPLICANT /
PROPERTY OWNER:** DF DEVELOPMENT LLC
C/O JUSTIN WILKS AND NICOLE HIBBERT
777 MAIN STREET, 39TH FLOOR, FT WORTH, TX 76102
REPRESENTATIVE: CHRISTINE RICHMAN, GSBS CONSULTING
375 W 200 SOUTH, SUITE 100, SALT LAKE CITY, UT 84101
LOCATION: The site includes multiple parcels in Sections 3 and 10, T.17N, R.2E
and Sections 13, 14, 22, 23, 24, 25, 26, 27, and 34, T.18N, R.2E,
Boise Meridian, Valley County, Idaho
SIZE: 2,258 acres
REQUEST: P.U.D. Concept Approval
EXISTING LAND USE: Agricultural – Productive Timber Land

DF Development LLC is requesting approval of a Concept Plan for development in accordance with Valley County Code Title 9 Land Use and Development. Future Conditional Use Permits and plat approvals would be required for each phase.

The Plan (Application 6c) refers to 30,920 adjacent acres owned by the applicant within Valley County and Adams County. Each County has a separate approval process.

The Concept Plan includes:

- Six development areas with amenities, roads, and a trail network.
- Single-family residential dwellings, multiple-residential dwellings, community amenities; and commercial uses.
- An overall average density of 0.50 dwelling units per acre (1,130 dwelling units per 2,258 acres)
- A road network with access to West Mountain Road at two locations;
- Preservation and conservation of 1,645 acres of open space, recreational area, and wildlife habitat; and
- A trail network that provides access and continuity to the regional trail network.

The overall average density requested is 0.50 dwelling units per acre with flexibility to locate the units in the various development areas of the site to meet the overall development vision and objectives. A total of 1,130 dwelling units are proposed in the Valley County portion of the plan.

The proposed RedRidge Village area would be in Valley County. This portion of the proposal is shown in Figure 8.2 of the application and includes:

Area	Gross Acres
Village Center	10
Single Family Residential – Medium	120
Workforce Residential 1	100
Workforce Residential 2	108
Single Family Lots – East Side of Ridge	175
Single Family Lots – West Side of Ridge	85
Meadow and Vineyard	32
Maintenance Yard	15
Slopes > 30 Percent	934
Buffer Areas	679
TOTAL	2,258

- The Village Center would include a community hall, community plaza, retail, restaurants, small business locations, housing, and an amphitheater.
- The two Workforce Housing neighborhoods would be a mix of townhomes and separate homes organized in “pods” to preserve open space. These would be served water and sewer systems. Approximately 340 workforce units are proposed; 170 units would be constructed in Phase 1. The workforce housing is envisioned as rental housing with the option for future individual ownership. The housing would be attainable for households making up to 120 percent of Area Median Income (AMI), with units set aside for households making up to 80 percent of AMI.
- The Single-Family Lot areas include both 1-acre lots and larger “Estate Lots”. Depending on the location, the homes would be served by community water and sewer systems or individual wells and septic systems.
- The Meadow and Vineyard area would include a winery and trails.
- The Maintenance Yard would be located near an existing gravel pit.
- Slopes and Buffers include approximately 1,600 acres that would remain undeveloped due to slopes greater than 30-percent and 100-foot buffer areas adjacent to internal and external roadways. Trails and visitor amenities such as benches would be located within the buffer areas.

Four phases are planned. The applicant is requesting a phasing plan based on market conditions. It is anticipated that the conditional use application and preliminary plat for the final phase would be submitted in 2027 and construction completed in 2034. The applicant should submit a revised phasing plan.

Maximum building height would be 4-stories; ridge-line protection is proposed. The applicant

proposes a minimum 50-foot setback from all waterways and streams.

A water association would provide central water services. Both septic systems and a central sewage treatment facility are proposed.

Water rights associated with the property are currently used for surface irrigation. The future irrigation plan and use of the water would be determined during subsequent subdivision plat approvals.

A traffic impact study was included in the submitted application. The analysis estimated projected 2029 traffic both with and without the proposed development. The project is anticipated to generate approximately 9,490 weekday daily trips, including 477 trips in the morning peak hour, and 710 trips in the evening peak hour; 977 trips are anticipated in the Saturday peak hour. Mitigation recommendations were provided. Mitigation measures would be required as part of the development agreement between the Board of County Commissioners and the applicant.

An approximate 100-ft wide landscaped buffer is proposed around the RedRidge Village development.

Each phase would include development and implementation of a Wildland Urban Interface Fire Protection Plan.

Access would be from West Mountain Road onto internal roads.

FINDINGS:

1. The complete application was submitted on October 25, 2024.
2. Legal notice was posted in the *Star News* on November 21, 2024, and November 27, 2024. Potentially affected agencies were notified on November 12, 2024. Property owners within 300 feet of the property line were notified by fact sheet sent November 13, 2024. The site was posted on November 21, 2024. The notice and application were posted online at www.co.valley.id.us on November 12, 2024.
3. Agency comment received:

Dan Coonce, Valley County Public Works Engineer, stated a development agreement would be required. (November 21, 2024)

Mike Reno, Central District Health, stated more data concerning soil conditions and the depth of high seasonal ground water and bedrock are required. Central sewer and central water plans must be submitted to and approved by the Idaho Department of Environmental Quality. (November 12, 2024)

Kendra Conder, Idaho Transportation Department Development Services Coordinator, stated the Traffic Impact Study is under review and reserves the right to make further comments. (November 18, 2024)

Garret de Jong, McCall Fire & EMS Fire Chief, stated the property in Adams County would need to be annexed into the McCall Fire Protection District and the Valley Countrywide EMS District. The project's scope exceeds the fire district's capital improvement plan in relation to

our impact fee study and impact fee. Additional equipment and staff would be required. A municipal water system with fire hydrants capable of supplying water per the International Fire Code is required. An agency stakeholder meeting should be scheduled with the developer and all affected agencies. (November 20, 2024)

Jess Ellis, Donnelly Fire Marshal, agrees with and supports all of McCall Fire Districts' recommendations. An agency stakeholder meeting to cooperatively find solutions would be beneficial. (December 2, 2024)

Larry Laxson, Valley County Parks and Recreation Director, stated trails and thru roads in the development should be open to the public and a permanent recreational easement granted to Valley County. Upgrades are required to existing transportation infrastructure, including a detached pedestrian pathway. (December 4, 2024)

Josy Royse, Idaho Department of Fish and Game Southwest Regional Supervisor, stated the application materials submitted are vague and lack details. The site and surrounding undeveloped lands provide significant habitat for a variety of species. General recommendations can be provided. (December 4, 2024)

Valley Soil and Water Conservation District recommends a Groundwater Study and Water Availability Study. The City of McCall's designation of Payette Lake as a sole source of municipal water was determined by professional examination that groundwater sources are inadequate. Existing water rights holders and users need to be considered. Data for storms and rain-on-snow events will need to be collected to develop stormwater and irrigation plans. (December 5, 2024)

Idaho Department of Environmental Quality (DEQ) provided general comments on air quality, wastewater, drinking water, surface water, solid waste, hazardous waste, water quality, ground water contamination, and best management practices. (November 25, 2024)

4. Public comment received:

Comments in Favor

Denise and Stuart Gordon, 5 Oneida DR, stated improvements on West Mountain Road and Boydston Road will be needed. The night sky should be protected from light pollution. The proposed business and housing area would bring more fun and gathering places to McCall. (Nov. 27, 2024)

Other

Bob Crawford submitted Record of Surveys and recorded easements for the area of the proposed Assess #1. One easement appears to be only a 50-foot wide "cattle driveway". (Dec. 5, 2024)

Jeff Mousseau, Valley County Recreation Advisory Council, concerns include: 1) reduced public access; 2) negative impacts to water quality and use in the North Fork of the Payette River watershed due to increased septic systems, stormwater runoff, and water consumption; 3) overuse of nearby recreation areas, infrastructure, and resources. The application is not complete enough to allow more comments on the impacts to recreation and the local resources that support recreation. (Dec. 4, 2024)

Matthew Ledford, McCall, stated more affordable housing is needed in Valley County and short-term rental properties limited. A third-party consultant should be hired to determine the cost per consumer in Valley County. Affordable homes should be the first phase of development. (Dec. 1, 2024)

Brianna Bambic, 14112 Norwood RD, listed concerns regarding transportation and roadway improvements and requests a community recreation center be included in the proposal. A balance solution should respect needs of local community. (Dec. 4, 2024)

Ryan Stouffer, 48 Scheline CT, listed concerns regarding transportation and roadway improvements and requests a community recreation center be included in the proposal. A balance solution should respect needs of local community. (Dec. 4, 2024)

Todd (last name unknown) would like the applicant to open up access to property they own as part of any deal. (Nov. 24, 2024)

Comments in Opposition

- The application is incomplete, specifically the Impact Report, with insufficient information in order to evaluate for potential impacts.
- The maps lack detail. There is no information on lot areas, utilities routes and locations, parking, setbacks, building sites, building design, landscaping, grading, water management, and excavation plans.
- There is no analysis of the suitability of the terrain and geology for septic systems or water resources.
- The “nearest adjacent wells” section was left blank.
- Does not conform to the goals of the Valley County Comprehensive Plan:
 - not harm the characteristics which attracted it here in the beginning,
 - accommodate growth and protect quality of life,
 - maintain or improve existing level of service.
 - wildlife habitat, waterways, water bodies, and scenic byways are features that merit protection.
 - consider the effects on wildlife ecosystems in development and special area protection decisions.
 - urban development should be within cities.
 - protect private property from the negative effects of recreational uses (trespassing, property damage, opened gates) and nearby incompatible uses.
 - to avoid undue concentration of population and overcrowding of land.
 - retain the rural atmosphere of Valley County by protecting its natural beauty and open characteristics and preserving its historical and scenic beauty.
 - Chapter 4 Goal I - Conserve and manage groundwater and surface water in all its forms in order to prevent depletion or pollution.
 - Chapter 4 Goal III - To protect fish and wildlife as natural resources of critical importance in Valley County. 1. Valley County shall encourage: a) Preservation, protection, and enhancement of wildlife and fish. b) Preservation of open space buffers adjacent to rivers and creeks for wildlife and fish habitat. c) Preservation of historical wildlife movement corridors.
 - Chapter 7 Goal I - To improve county-wide transportation.
 - Chapter 7 Goal IV - To develop a valley-wide pathway system.
 - Chapter 10 Goal I - To promote and support a viable recreation and tourism program that is in harmony with the Land Use section of this plan. 1. Create improvements

and add more varied opportunities for indoor and outdoor recreation for the enhancement of leisure time by people of all ages. 2. Encourage new developments to provide and maintain on-site developed recreational facilities, parks, greenbelts, pathways, or open space. 3. Promote the development of new recreation facilities when they are compatible with Land Use goals. 4. Protect access to public lands.

- Approval would conflict with many of the stated purposes of the Idaho Land Use Planning Act.
- Infrastructure is inadequate.
- Not compatible with adjacent private properties.
- Valley County cannot afford the added expense this development will bring. Road maintenance, snow removal, law enforcement, fire and ambulance services, medical facilities, food distribution, and schools will be overwhelmed.
- Traffic is already congested; an additional 9,490 daily vehicle trips would increase congestion and safety. The traffic study indicates a 500% increase in traffic by vehicles traveling past the norther portion of Sundance Drive during the weekday evening peak hour. The required traffic infrastructure modifications will alter the area's rural character.
- The increased traffic would negatively impact local roads as well as Highway 55 and Highway 95. This would increase wear and tear on roads that are already in need of maintenance, increase congestion, and decrease road safety. The existing roads in the area are narrow, winding, and ill-equipped to handle higher traffic volumes, especially during winter.
- The primary entrance would be 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 low line of sight. The posted speed limit is 45mph, not 35 mph as stated.
- The existing roads have no designated area for biking or foot traffic. The Valley County Pathways Master Plan refers to a north-south regional biking connector being West Mountain Road.
- An amphitheater for 2000 people is too big. The traffic study did not address trips generated. People did not move outside of town to have an amphitheater nearby. The amphitheater will negatively impact wildlife.
- This proposal would greatly increase the amount of structures in the Wildland Urban Interface that our already strapped firefighting resources are tasked with defending – all so that wealthy second homeowners can have nice views of the valley.
- The homes will be empty much of the year.
- Hospitality incomes will not afford these homes; nor will other local workers like teachers and grocery clerks.
- Additional luxury homes only increase the divide between residents and second-home owners.
- Concerns about aquifer and negative impacts to existing homes.
- Increased development continues to negatively impact wildlife habitat, including elk calving area, an elk migration corridor. The extensive residential development will fundamentally fragment and destabilize the ecosystem.
- The region is home to species teetering on the brink of extinction, including Whitebark pine, bull trout, salmon, lynx, and the northern Idaho ground squirrel. Fragmenting ecosystems with roads, houses, and increased human activity will be detrimental. Once habitat is gone, it cannot be replaced.
- Will negatively increase the use of Payette Lake; boat traffic is already exceeding the daily limit set by the Valley County Waterways management Plan.
- The areas around Valley County are being developed for quick financial gain and then

- are forever lost to the local public and visiting, paying public for recreation.
- Rapid expansion will irreversibly alter the very qualities that make the area special. Such large-scale development undermines the small-town charm and outdoor recreational opportunities that draw visitors and residents.
- Only 340 (30%) of the 1,130 residential units are designated as workforce housing.
- Any proposed lower-income housing must include deed restrictions. A build-out strategy should align with the McCall Area Housing Strategy.
- The proposed location of high-density housing is not served by community services or in a location that can easily access community services such as public transportation, grocery stores, and schools.
- The proposal is deficient on providing information on water supply, wastewater treatment and disposal, waterways, impacts due to commercial and construction activity, and service level mitigation.
- The wastewater from the development should go to the Payette Lakes Recreational Water and Sewer District where it can be processed for treatment and disposal.
- What are the impacts to other governmental services, including schools, mail delivery, U.S.F.S smoke jumper training sites, Sheriff's office, transfer station, road maintenance, and snow removal, EMS, and the hospital?
- Would the developers assist with additional student bus service or housing for teachers? Would they be willing to fund a transit bus between the site and McCall?
- The Commission should be focused on the needs and impacts to the County residents, not desires of out-of-state billionaires.
- The proposed village center will increase noise, traffic, artificial light, human impacts, and crime.
- Too dense; proposed average density of 0.5 dwelling units per acre far exceeds the adjacent properties that currently have 1-2 structures on 20-40 acres.
- Would negatively impact nearby property values.
- How will RedRidge align with City of McCall's scenic byway regulations?
- There needs to be more information regarding public access to the various trails, amenities, and recreational activities.
- A vineyard does not seem feasible.
- Red Ridge is a prominent natural feature and dominates the viewscape for the largest concentration of residents in the County.
- Permanent removal of this productive timber land from the local economy will have effects on regional timber industry and mills that service our area.
- Recreation is the primary source of income for Valley County and therefore should be a primary consideration in the vision for the future of the County
- If approved, the developer should be required to pay for an environmental impact report on potential damage to Blackhawk Lake, as well as requiring ongoing monitoring and any future remediation needs of the Duffner Creek watershed and Blackhawk Lake.
- If approved, the expense for improvements to West Mountain Road, West Valley Road, and Boydston should fall on the developer and be completed prior to allowing sale of homes within the development.

- 1) Wayne Albright, Nov. 19, 2024
- 2) Samantha Chiquette, Nov. 20, 2024
- 3) Scott Fereday, Valley County, Nov. 20, 2024
- 4) July Murphy, Nov. 20, 2024
- 5) Chris and Jo Sours, 320 Moon DR, Nov. 21, 2024
- 6) McCall Keller, Nov. 21, 2024

- 7) Nat (full name unknown), Nov. 23, 2024
- 8) Gwen Asmussen, Nov. 23, 2024
- 9) Kellan Anderson, Nov. 23, 2024
- 10) Jadrael Schmidt, Nov. 24, 2024
- 11) Chris Cramer, Nov. 24, 2024
- 12) Dakota Hughes, Nov. 24, 2024
- 13) Nicole Amundsen, Nov. 24, 2024
- 14) Kathy Deinhardt and Bob Hill, 14068 Pioneer RD, Nov. 24, 2024
- 15) Heather Lewis, Nov. 24, 2024
- 16) Erin Fanning, 1503 Davis Ave, Nov. 25, 2024
- 17) Molly Feeley, Nov. 25, 2024
- 18) James Bleuer, Nov. 25, 2024
- 19) Cynthia Boulton, Nov. 25, 2024
- 20) Stephanie Reese, Nov. 25, 2024
- 21) Trish Charlton, Nov. 25, 2024
- 22) Mark Cox and Clair Cox, Mesa, Nov. 26, 2024
- 23) Sarah Helgeson and Bryan Donaldson, 19 Thunderbolt LN, Nov. 27, 2024
- 24) Dennis Jimenez, Nov. 27, 2024
- 25) Magtie Weissman, 156 Morgan DR, Nov. 27, 2024
- 26) Barbara Lewis, 1907 Warren Wagon RD, Nov. 27, 2024
- 27) Danica Born, Nov. 27, 2024
- 28) Catherine Merritt, Nov. 30, 2024
- 29) Dr. Nancy Basinger, 302 Mather RD, Nov. 30, 2024
- 30) Stephanie Bates, Dec. 1, 2024
- 31) Richard Rawlings, 11 Loon Point Court, Dec. 1, 2024
- 32) Angela Michaels, 3381 Ridge Drive, Dec. 1, 2024
- 33) Bruce Wieggers, Dec. 2, 2024
- 34) Barclay Hauber, Nov. 23, 2024
- 35) Jon Mullin, Boise and New Meadows, Nov. 23, 2024
- 36) Erin Brundige, Nov. 24, 2024
- 37) Joshua Warden, Nov. 26, 2024
- 38) Jessica Rawlings, Dec. 2, 2024
- 39) Paul and Deanna Warner, 3789 West Mountain RD, Dec. 2, 2024
- 40) David J Gallipoli, Dec. 2, 2024
- 41) Lea' and Wyatt Albright, Dec. 2, 2024
- 42) Gary Raney, Nov. 26, 2024
- 43) Ron and Dina Tarro, 367 Blackhawk Lake Road, Nov. 26, 2024
- 44) Jeff Zeis, 100 Saddle CT, Nov. 27, 2024
- 45) Rebecca and Scott Hurd, 1505 Chris Lane, Dec. 2, 2024
- 46) Diane and Fred Sander, 653 Woodlands DR, Dec. 2, 2024
- 47) Pete Fitzsimmons, 8 Sawtooth CT, Dec. 2, 2024
- 48) William Marineau, Dec. 2, 2024
- 49) Stacy and Dylan Beeson, 746 Chad Loop, Dec. 3, 2024
- 50) Clayton Snow, Dec. 3, 2024
- 51) John Humphries, 108 Magnetic Rock RD, Dec. 3, 2024
- 52) Peter van Ravenhorst, McCall, Dec. 3, 2024
- 53) Brett Keller, Valley County, Dec. 3, 2024
- 54) James Wolf, McCall and Boise, Dec. 3, 2024
- 55) Terry Lawrence, Dec. 3, 2024
- 56) Kristina Stringer, 15 Minidoka CT, Dec. 3, 2024
- 57) Andy Laidlaw, McCall, Dec. 3, 2024

- 58) Julie A Loomer, 2225 Payette DR, Dec. 3, 2024
- 59) Wesley Keller, 260 Moonridge DR, Dec. 3, 2024
- 60) Pine Terrace II HOA Board and the following names, Dec. 3, 2024
 - o Eric Young (HOA President)
 - o Neisha Weiseth (HOA Vice-President)
 - o Abi Aronson (HOA Secretary)
 - o Karen Morrow (HOA Treasurer)
 - o Patty Young
 - o Cal McCluskey
 - o Susan and Dan Habel
 - o Bob and Angel Becker
 - o Jared and Courtney Bork
 - o Pike and Alina Teinert
 - o Steve Stokoe
 - o Jeff and Maggie Weisman
 - o James K. Thackeray
 - o Jennifer Sadhana
 - o Teresa DeBlieck
 - o Ryan Aronson
 - o Dylan and Stacy Beeson
 - o Scott and Julie Ronnow
 - o Michael and Ellen McKinney
 - o Erik Weiseth
 - o Matthew and Amy Manning
 - o Jan Thorian
 - o Donna Cheney
 - o Josh and Carolyn Warden
 - o Susan and Charlie Davis
 - o Paul and Jeri Rehberg
 - o Genavie Holen,
 - o Rob and Melody Dodge
 - o Kendal and Julie Tanner
- 61) Sandy Evans Morgan, Dec. 3, 2024
- 62) Augusta Laidlaw, Dec. 2, 2024
- 63) Sarah F. Roach, Blackhawk Lake, Dec. 4, 2024
- 64) Janet Schlicht, Dec. 4, 2024
- 65) Tami Parkinson, Dec. 3, 2024
- 66) Don and Julie Dahl, 12592 Tacheuchi DR, Dec. 3, 2024
- 67) Dawn Matus, McCall, Dec. 3, 2024
- 68) Dick Bennett, 221 W Lake ST #9, McCall, Dec. 3, 2024
- 69) Kenneth and Nancy Gray, 3576 Willow Circle, New Meadows, Dec. 3, 2024
- 70) Lynne Hodges, Kings Pines, McCall, Dec. 3, 2024
- 71) Andy Zahn, Toutle, WA, Dec. 3, 2024
- 72) Carol and Kevan Belangee, Dec. 3, 2024
- 73) Jeff and AJ Mousseau, 105 Brundage View CT, McCall, Dec. 4, 2024
- 74) Blackhawk Lake Property Owners Association, Dec. 4, 2024
- 75) Julie Conrad, Dec. 4, 2024
- 76) Marc Seeley, New Meadows, Dec. 4, 2024
- 77) Nicolette Holmes Humphries, 108 Magnetic Rock RD, Dec. 4, 2024
- 78) Michal Kaminski, Dec. 4, 2024
- 79) Joe Rumsey, Farm to Market RD, Dec. 4, 2024
- 80) Marshall Haynes and Peggy McMillen, Dec. 4, 2024
- 81) Leslie Pierce, 405 N Samson TRL, Dec. 4, 2024
- 82) Jim and Debra Staup, McCall, Dec. 4, 2024
- 83) Dean and Amy Cromwell, 10 Bitterroot CT, Dec. 4, 2024
- 84) Randy Resimius, McCall, Dec. 3, 2024
- 85) Mia Schreiner, McCall, Dec. 4, 2024
- 86) Martha Curtis, Dec. 4, 2024
- 87) Marilyn Olson, 890 Timber Ridge CT, Dec. 4, 2024
- 88) Scott and Connie Harris, McCall, Dec. 4, 2024
- 89) Caelan Parker, Valley County, Dec. 4, 2024
- 90) Randy Fox, Idaho Conservation League, Dec. 4, 2024
- 91) Lisa Mohler, Dec. 4, 2024
- 92) Renee Lothrop, McCall, Dec. 4, 2024
- 93) Mike Coffey, 1908 Pilgrim Cove RD, Dec. 4, 2024

- 94) John F. Watkins, McCall, Dec. 4, 2024
- 95) Richard Morishita, McCall, Dec. 4, 2024
- 96) "Idelvague" (no name provided, only email address", Dec. 4, 2024
- 97) Esther Mulnick, McCall, Dec. 4, 2024
- 98) Mary Beth Resimius, McCall, Dec. 3, 2024
- 99) Eric Brundige, McCall, Dec. 4, 2024
- 100) Patty Hickman, McCall, Dec. 4, 2024
- 101) Sandra Mockwitz, McCall, Dec. 4, 2024
- 102) Barbara Thiel, Valley County, Dec. 4, 2024
- 103) Linda Paul Thompson, 14030 Hideaway CT, Dec. 4, 2024
- 104) Jim and Dianne Freeman, McCall, Dec. 4, 2024
- 105) Erica Laidlaw, Dec. 4, 2024
- 106) Mark Lothrop, Dec. 4, 2024
- 107) Sheri Kososik, Valley County, Dec. 4, 2024
- 108) Judy Anderson, 13775 Nisula RD, Dec. 4, 2024
- 109) Kathy Sawdy, 1391 Greystone, Dec. 4, 2024
- 110) Jennifer Loves, 293 Rio Vista BLVD, Dec. 4, 2024
- 111) Sidney Bateman, Dec. 4, 2024
- 112) Anne and Shawn Corbeil, 121 Mather, Dec. 4, 2024
- 113) Adam Schmoeger, McCall, Dec. 5, 2025
- 114) Joey Pietri, Dec. 5, 2024

5. Physical characteristics of the site: Timber with open meadows. Varying topography, including slopes exceeding 30%. Streams, including Duffner Creek, flow through the property. The application states no wetlands; the USFWS wetland map shows some wetland areas in RP18N02E231205 and RP18N02E243008. Logging and access roads exist.
6. The surrounding land use and zoning includes:
 - North: Adams County, Agriculture (Timber), and Whitetail P.U.D. (City of McCall)
 - South: Single-family Residential Parcels
 - East: Agricultural (Timber); Single-Family Residential Lots (White Cloud and Blackhawk on the River Subdivisions) Preliminary Plat approval for C.U.P. 21-45 RedRidge Preserve
 - West: Adams County

7. **Valley County Code** (Title 9): In Table 9-3-1, this proposal is categorized under:
 - 2. Residential Uses (h) Planned Unit Development

Review of Title 9 – Chapter 9 and Title 10 Subdivision Regulations should be done.

TITLE 9 LAND USE AND DEVELOPMENT

The following is for the concept approval.

9-9-1: DEFINITION:

A "planned unit development" (hereinafter referred to as a PUD) is an area of land controlled by one or more landowners, which is to be developed under a single and comprehensive plan of development. Any mix of residential building types, or any mix of residential commercial, industrial recreational, and agricultural uses may be permitted to provide greater flexibility in land usage. Additional flexibility in development is furnished because setbacks, height, lot size, density, and other site regulations may differ from those normally imposed for similar uses.

Residential units and other buildings, if any, may be constructed by either the developer or individual buyers; however, the application must be accompanied by plans and other documents sufficient for the administrator, staff and commission to review the application for compliance with the requirements of this title. (Ord. 10-06, 8-23-2010; amd. Ord. 11-5, 6-6-2011)

9-9-2: PURPOSE:

The PUD concept allows the site planner to propose the best use and arrangement of development on the parcel of land by reducing the more rigid regulations herein. A **PUD is designed so that buildings are clustered together to create open space of common ownership, preserve natural features and landscape character, more efficiently use the site and to minimize development costs by sharing common walls, shortening and narrowing roads, and concentrating utilities.** It is expected that a PUD will provide certain amenities like recreational facilities, landscaping, and natural open spaces for the enjoyment of all owners, employees, etc., and will demonstrate better than average quality of development. (Ord. 10-06, 8-23-2010)

The following is for the Planned Unit Development approval.

Some of the information provided in the application has been provided but not enough for a PUD recommendation.

9-9-3: PUD REVIEW AND DETERMINATION:

In considering whether to approve a PUD, the commission shall determine:

- A. That the proposed use nets a positive score on the compatibility rating system herein. The compatibility rating shall be completed by the commission and computed for the full application as presented to the commission after revisions requested during any preliminary review and after the public hearing is closed;

In the case of PUDs in which the board determines that it is in the public's interest that the board deal exclusively with certain of the nine (9) compatibility questions contained in section 9-11-1, appendix A of this chapter, then, subject to the board's direction, the commission shall not consider such questions as part of its compatibility rating of the proposed use;

- B. That the proposal works with the characteristics of the site by protecting or highlighting attractive features and by minimizing the impact of development where natural constraints exist;
- C. That the proposal's layout promotes the clustering and separation of different kinds of land uses so that both internal compatibility and common open spaces can be maintained;
- D. That the proposal's layout and design provides economics in the provision of roads and other site improvements; and
- E. That it is more desirable to have a PUD than a subdivision or some other singular use, and that the PUD is not being proposed simply to bypass or vary the more restrictive standards required of a subdivision, business, industry, or other similar use. (Ord. 10-06, 8-23-2010)

9-9-4: TIME FOR COMPLETION:

The proposed development shall be completed within the time specified in the phasing plan. Extensions may be approved by the commission if it can be shown as necessary and in the public interest. (Ord. 10-06, 8-23-2010)

9-9-5: CHANGES FROM APPROVED PLANS:

Changes in building design and layout may be approved by the commission if it can be shown as being necessary or more desirable. (Ord. 10-06, 8-23-2010)

9-9-6: SUBMISSION REQUIREMENTS:

In addition to the items required for a conditional use permit, graphic and written material shall also be submitted regarding:

- A. Proposed Setbacks: Proposed front, side, and rear setbacks as different from those required under normal standards for like uses and any other changes in similar kinds of standards including, but not limited to, building height, minimum number of parking spaces per unit, street widths, and lot size.
- B. Proposed Building Sites: Proposed building sites if these are to be indicated without, or in addition to, lots, complete with dimensions.
- C. Common Open Space And Facilities: Common open space and facilities with conditions for their permanency.
- D. Phase Of Development; Time Schedule: Phase of development to be shown geographically and indicating stages in the construction program and time schedule for progressive completion.
- E. Outline Of Restrictive Covenants: An outline of the restrictive covenants expressing key provisions.
- F. Maintenance Plans: Plans for maintaining roads, parking, and other areas of circulation, snow removal, snow storage, and any other necessary upkeep.
- G. Surface Water Management: Plans for surface water management.
- H. Other Information: Any other information deemed necessary by the commission because of the proposed use. (Ord. 10-06, 8-23-2010)

9-9-7: STANDARDS:

- A. Size: The acreage shall be large enough to accommodate the proposed PUD.
- B. Streets, Utilities And Other Site Improvements: Streets, utilities, and other site improvements shall be made for their later installation, at the developer's expense, prior to recording the plat. Streets shall be constructed in accordance with the minimum standards set forth in chapter 5 of this title and all references made therein if they are to be dedicated to the county.
- C. Waiver Or Modification Of Specifications, Standards And Requirements: It is recognized that the uniqueness of each proposal for a PUD requires that the specifications, standards, and requirements for various facilities, including, but not limited to: roads, alleys, easements, utilities, signs, parking areas, storm drainage, water supply and distribution, and sewage collection and treatment, may be subject to modification from the specifications, standards, and requirements established for subdivisions and like uses in this title. The commission may, therefore, at the time of general submission as requested by the applicant, waive or modify these specifications, standards, and requirements which otherwise shall be applicable.
- D. Averaging And Transferring Densities: Averaging and transferring densities within the PUD shall be allowed: 1) upon a showing that it fits the definition of a PUD; 2) as long as the overall average residential density is no greater than six (6) dwelling units per gross acre; and 3) only if residential units are to be connected to central water and sewer systems. The overall average residential density shall be calculated by summing the number of residential

dwelling units planned within the boundary of the PUD and dividing by the total gross area expressed in acres within the boundaries of the PUD, except public lands. It is recognized that the increased residential density of a PUD shall be in relationship to the site and structure location, application of technology, design, construction techniques, landscaping and topography. Dwelling units per gross acre may be increased to provide community and workforce housing at negotiated percentages that are memorialized in a development agreement with the Board of County Commissioners; consideration will be based upon distance from incorporated cities, impact areas, and available infrastructure.

- E. **Lot And Building Setbacks:** Lot and building setbacks may be decreased below or otherwise altered from the standards of like uses set forth elsewhere in this title.
- F. **Maximum Height:** The maximum height of buildings may be increased above those for like uses mandated elsewhere in this title in consideration of the following characteristics:
 - 1. Unreasonable adverse visual effect on adjacent sites or other areas in the immediate vicinity.
 - 2. Potential problems for adjacent sites caused by shadows, loss of air circulation, or loss of view.
 - 3. Influence on the general vicinity with regard to extreme contrast, vistas, and open space.
- G. **Parking Spaces:** The design and construction standards for parking spaces shall conform to section 9-5A-3 of this title, and the number of parking spaces required may be increased or decreased relative to the number mandated for like uses elsewhere in consideration of the following factors:
 - 1. Estimated number of cars owned by occupants of dwelling units in the PUD.
 - 2. Parking needs of each specific use.
 - 3. Varying time period of use whenever joint use of common parking areas is proposed.
 - 4. Surface parking areas shall not be considered open space for the purposes of subsection I of this section.
- H. **Internal Street Circulation System:** The PUD shall provide an adequate internal street circulation system designed for the type of traffic generated, safety, separation from living areas, convenience, and access. Private internal streets may be narrower than normally required; provided, that adequate access for police and fire protection and snow removal equipment is maintained.
- I. **Common Open Space:** At least fifty percent (50%) of the total area within the boundary of any residential PUD and twenty percent (20%) of any commercial or industrial PUD shall be devoted to common open space; provided, however, that the commission may reduce this requirement if they find that such a decrease is warranted by the design of, and the amenities and features incorporated into, the plan and that the needs of the occupants of the PUD for open space can be met in the proposed development. Each residential unit shall have ready access to common areas and facilities.
- J. **Materials, Textures And Colors:** Harmonious variations in materials, textures, and colors shall complement and supplement the natural beauty and pleasant environment of the site and the individual buildings. The site, design, and construction of all residences shall be planned in such a manner that there is a substantial resemblance of uniformity.
- K. **Assurances Of Performance Bond:** It is recognized that the uniqueness of each proposal for a PUD requires that the applicant must make adequate assurances of performance of each phase of the proposal. The commission may impose any form of bond on those portions of the proposal which will provide common services to the public or users of the PUD as deemed appropriate by the commission under the circumstances.

(Ord. 10-06, 8-23-2010; amd. Ord. 2023-01, 7-10-2023)

9-9-8: OTHER INFORMATION AND DISCLOSURE REQUIREMENTS:

The applicant shall disclose and provide the following:

- A. The name, address, telephone number of any owner, equitable interest holder, stockholder, partner, associate, or any other person having a financial interest of ten percent (10%) or greater in the proposed planned unit development.
- B. The method of financing and the cost of improvements that serve the common services of the public and users of the PUD.
- C. The cost of the proposed planned unit development.
- D. The cost of each phase of the planned unit development.
- E. The ratio of the amount of all loans to the value of the property throughout the development of the planned unit development.
- F. Plans for housing employees, construction workers, subcontractors, independent contractors or any other person related to or associated with the applicant's buildings, improvements, developments or temporary uses during and after the proposal.
- G. Plans for providing any additional fire protection and emergency medical services which may be necessary during and after construction.
- H. Proposals for guarantees that the applicant will complete all those improvements that serve the common services of the public and users of the PUD or that the land will be reclaimed to its condition prior to construction.
- I. Plans for any impact fees to be paid by the applicant for the proposal.
- J. Plans for minimizing any water runoff created by the buildings, improvements, developments or other temporary uses of the proposal.
- K. Plans for minimizing the impact on solid waste disposal during and after the proposal.
- L. Plans for minimizing the impact on fish, wildlife or biotic resources in the general area of the proposal before, during and after the completion of the proposal.
- M. Plans for providing for enforcement of security on the site of the proposal.
- N. Plans for transporting workers to and from job sites and special traffic control measures for public safety during and after construction.
- O. Certain disclosures required by this section will not apply to certain PUDs because of the uniqueness and small size of the proposal. When disclosures in subsections B, F, G, H, L, M and N of this section are either not applicable or not of sufficient importance because the impact of the PUD would be minimal, the applicant shall include a statement showing why the disclosure does not apply. Staff shall make a recommendation to the commission as to each application, and the commission shall decide the applicable procedures. All PUD applicants shall adequately respond to disclosures in subsections A, C, D, E, I, J and K of this section. (Ord. 10-06, 8-23-2010)

9-9-9: DEVELOPMENT AGREEMENT:

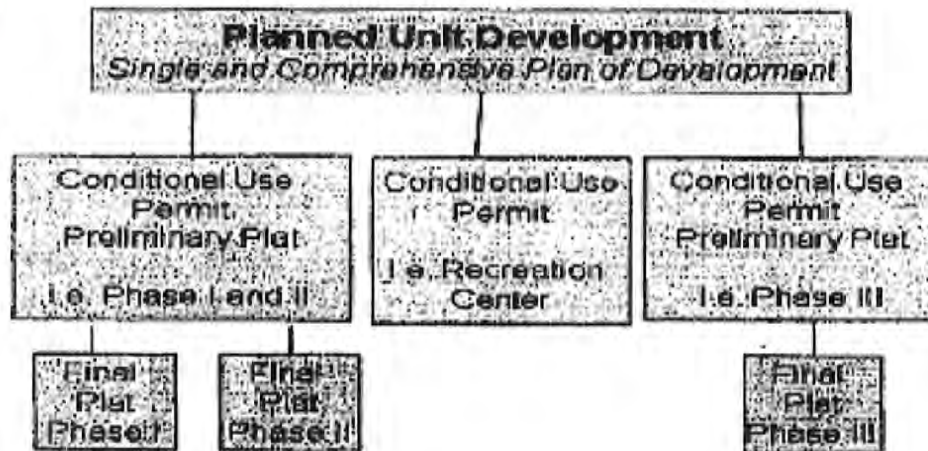
Because of the uniqueness of each proposal, a PUD may impact county services and/or property which may be mitigated through a development agreement. Compensation for these impacts shall be negotiated in work sessions with appropriate county entities and a development agreement shall be entered into between the applicant and the county through the board as additional conditions considered for approval of a PUD. (Ord. 10-06, 8-23-2010)

9-9-10: IMPACT FEES:

9-9-11: REIMBURSEMENT FEES:

9-9-12 PROCESS

- A. Review And Approval: The PUD can be reviewed and approved prior to approval of any conditional use permit. However, the PUD and conditional use permits can be reviewed and approved simultaneously.
- B. Diagram Of PUD Layers:



STAFF COMMENTS / QUESTIONS:

1. A table of contents would be helpful. Recommend future submittals follow the ordinance format.
2. Is it Red Ridge or RedRidge... so we can be consistent?
3. This site is primarily within the McCall Fire District; the southernmost parcel is within the Donnelly Fire District. The site is within Water District 65 and the majority of the site is within a herd district.
4. The concept plan for the PUD as presented will take the applicant through Valley County Code 9-9-1, 9-9-2, and portions of 9-9-3.
5. The Compatibility Rating cannot be determined at this time, but Commissioners can consider characteristics of the site, the layout/clustering, layout/design, and that it is more desirable to have a PUD versus a mere subdivision.
6. The application states that the anticipated submission date for Phase A – Workforce Housing Area 1 is October 2024. What is the revised date for submission?
7. Any division of land will require a subdivision plat which is a different application from the CUP application.
8. What is the maximum density by phase?
9. Will the affordable housing in the Impact Report #2 be Deed Restricted? What are the "mansion homes" for Workforce Housing in The Plan 6(c) tab?
10. Page 4 of the Project Description refers to "following management strategies" to preserve elk habitat. However, these strategies were not listed.
11. Will roads be public or private?

12. Will trail systems be public or private?
13. Are the proposed equestrian center and hunting lodge areas in Valley County or Adams County?
14. Will rock be utilized from existing on-site rock pits?
15. A comparison of traffic from your development versus traffic on Highway 55 would be useful to envision the impacts.
16. Will need studies on noise impact of amphitheater to wildlife...
17. The impact report was deficient in detailed information. A new impact report would need to be completed for each phase. Each phase would be a separate conditional use permit.
18. Access 1 (Spine RD) appears to come through Whitetail owned lands. Do you have legal access through this area? Research submitted did not indicate anything beyond a 50' easement for a "cattle driveway".
19. Is Hales Engineering certified in Idaho?
20. Will you provide on-site services such as a fire station, police substation, school, or grocery store?
21. What are the long-term traffic patterns and connectivity between West Mountain RD and Adams County? Will most traffic come from Highway 55 or Highway 95? When will roads be constructed from village to the west?
22. Is there a topographic map, aerial photos, ground photos, or anything else that demonstrates the lay of the land?
23. What are the plans for access in the short-term and long-term? What improvements are proposed?
24. The plan portion of the application refers to "Wilderness Preserve". The term wilderness has legal implications and implies no motorized equipment. Would a better description be "Forest Preserve"?
25. A Financial Impact Analysis should be completed.
26. Is there a path for annexation?
27. A study will be needed on water availability and impacts to the aquifer. Where will the potable wells for the public water system be located? How individual wells are proposed?
28. What type of sewer plant are you anticipating or use of an existing public sewer system?
29. The phasing and time frame table are out of date.

STAFF'S IDENTIFIED VARIATIONS ON PROCESS:

The Commission has several different alternatives during this portion of the process. The following are just thoughts of actions that could be taken:

- Make a recommendation to the Board on the "Concept Approval"?
- Recommend the Board hear the "Concept Approval" prior to any formal decisions. This was done for a previous application, which gave the Board accurate knowledge of what is on the table and allows the Board to have the opportunity to give basic direction to the Commission.
- Request additional information i.e. environmental studies (fish, wildlife, Northern Idaho Ground Squirrels, archeological, wetlands, avalanche, traffic, power availability, etc.)?
- Request additional information on details of the development before in-depth studies are done to determine if it would be a good fit for their land relative to the community.
- Request a formal discussion with Adams County before proceeding?
- Request a meeting of all agencies that will be impacted? And/or request applicant seek out responses from each agency. (This may be a step between a concept determination and the planned unit development/conditional use permit process, upon favorable response to concept approval.)

Standards of Approval:

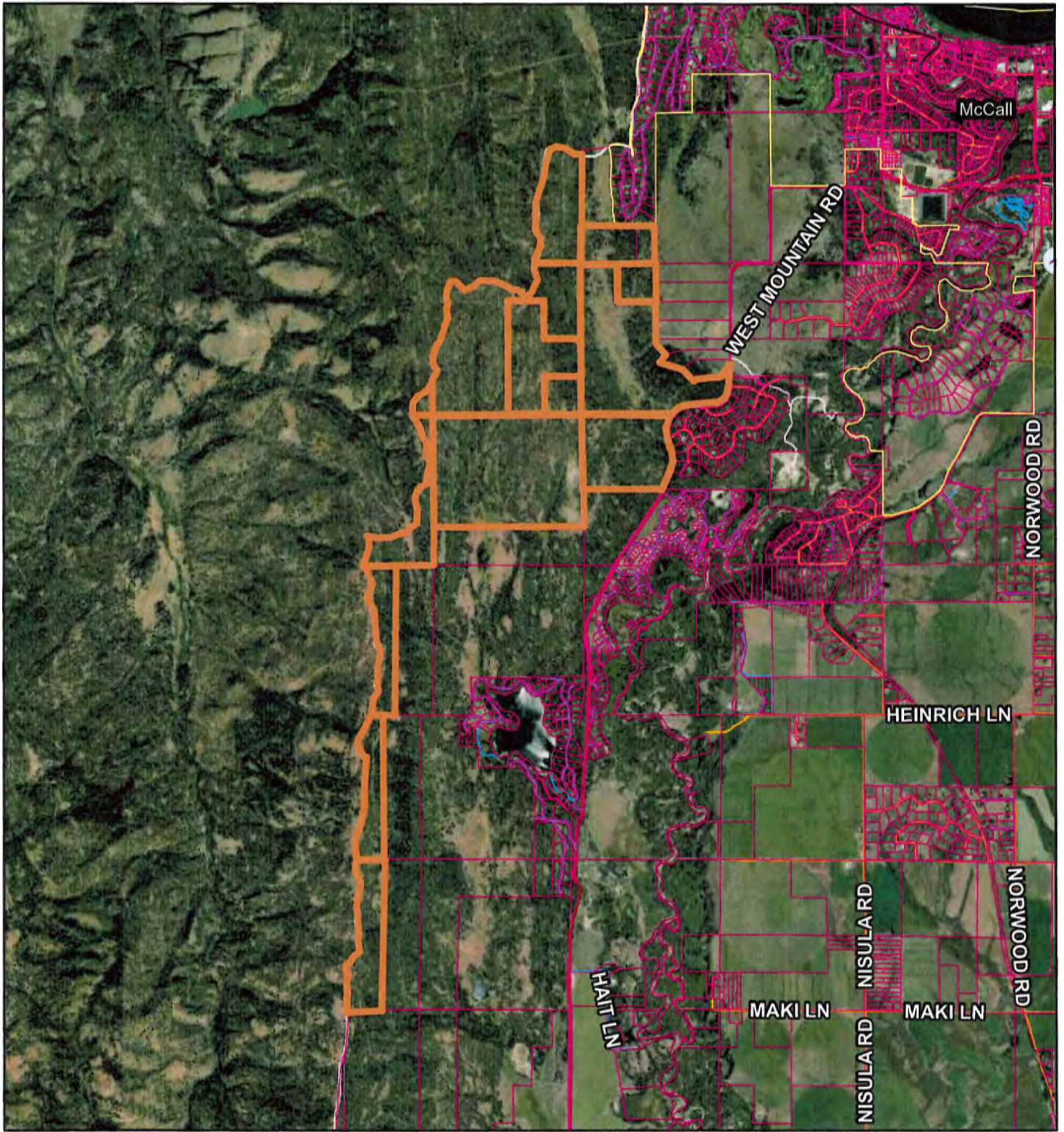
1. Will the application result in an increase in value of private property? VCC 9-5-2(B)(3).
2. Will the approval of the application result in an undue adverse impact on the environment? VCC 9-5-2(B)(3).
3. Will the approval of the application result in an undue adverse impact on adjoining properties? VCC 9-5-2(B)(3).
4. Will the approval of the application result in an undue adverse impact on governmental services? VCC 9-5-2(B)(3).
5. Is the application consistent with the Valley County Comprehensive Plan? VCC 9-5-2(B)(3).
6. Conditional uses may be approved only after a C.U.P. has been evaluated to determine that the impacts can be mitigated through conformance with conditions of approval. VCC 9-5-2(A).

These six standards should be a significant focus of attention during the public hearing and deliberations because they need to be resolved in order to justify approval. VCC 9-5-1(C) directs the decision-making body to encourage conditional uses where noncompatible aspects of the application can be satisfactorily mitigated through development agreements for the costs to service providers and impacts to surrounding land uses. Because mitigation measures are a requirement of approval the applicant needs to understand that he/she will be required to perform some off-site improvements. They are not mandatory but without them the application cannot satisfy the mitigation of impacts requirement and would be denied under the ordinance.










ATTACHMENTS:

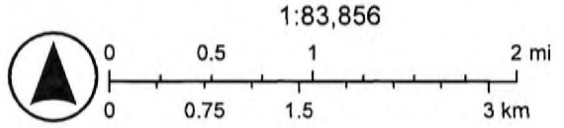
- Vicinity Map
- Topographic Maps with Wetlands
- RedRidge Village Concept – Figure 8.2 from Application
- Assessor Plats – T.18N R.2E Sections 13, 14, 23, 24, 25, 26, and 34; and
T.17N R.2E Sections 3 and 10
- Responses

END OF STAFF REPORT



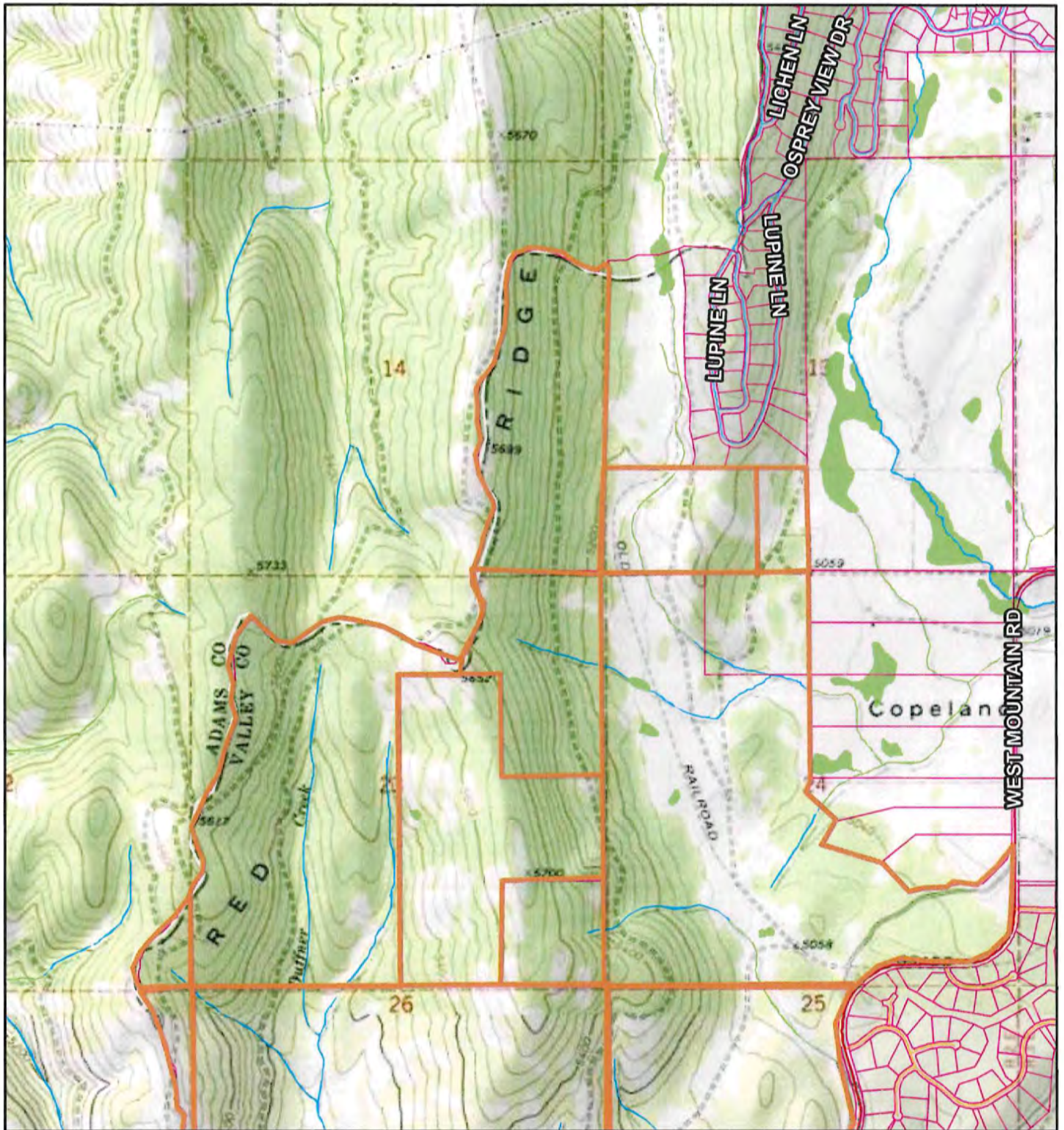
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-  Airstrips
-  Municipalities
-  Parcel Boundaries
- Roads**
-  MAJOR
-  MINOR COLLECTOR
-  COLLECTOR
-  URBAN/RURAL
-  PRIVATE
-  OTHER



Earthstar Geographics


P.U.D. 24-01 - North - USA Topo Map Base Layer



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 Parcel Boundaries

Wetlands (USFWS)

 Marsh, Swamp, Bog, Prairie

 River

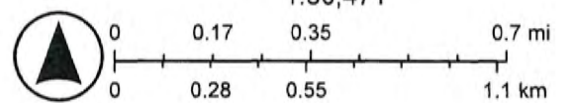
Roads

 COLLECTOR

 URBAN/RURAL

 PRIVATE

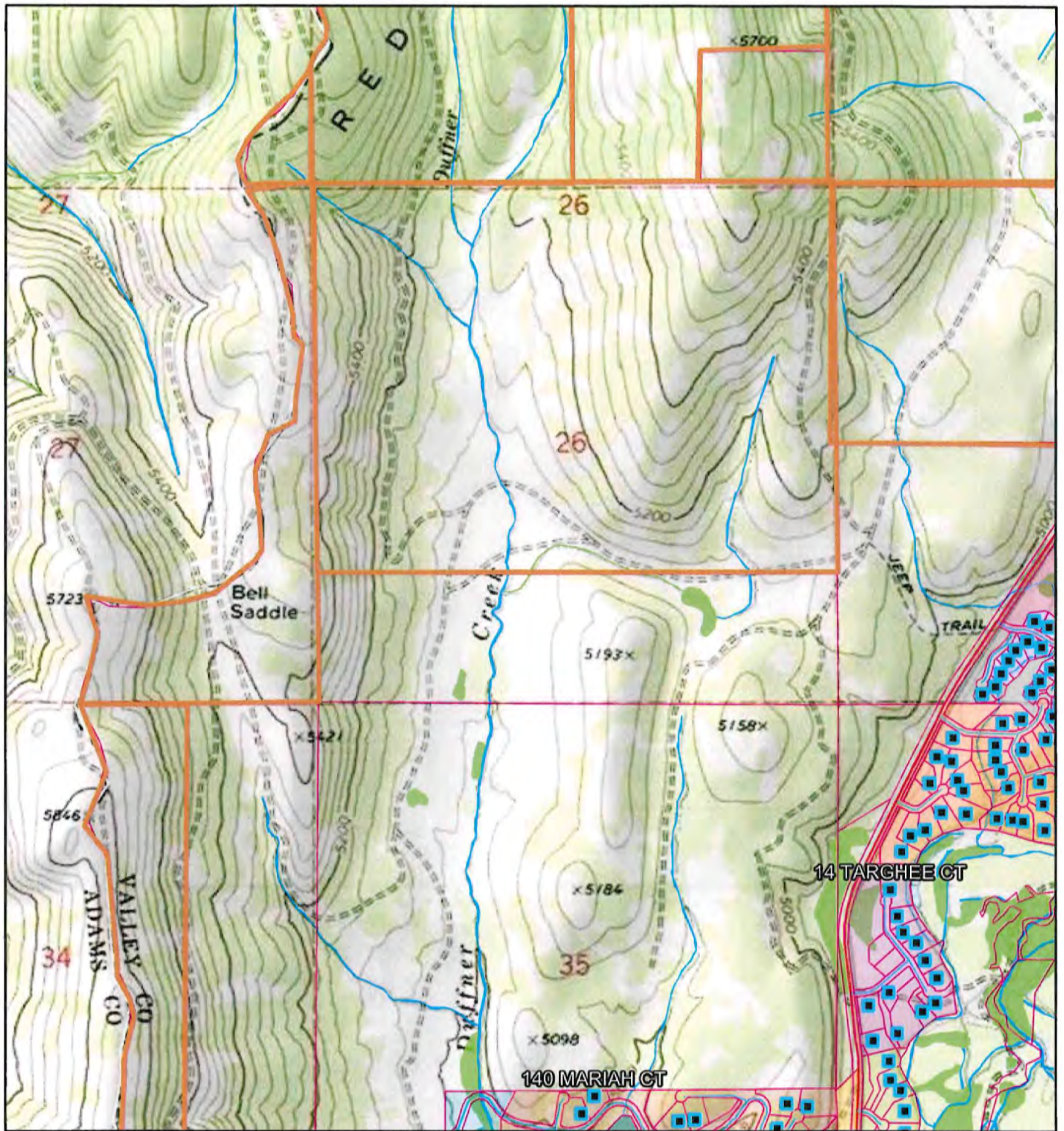
OTHER



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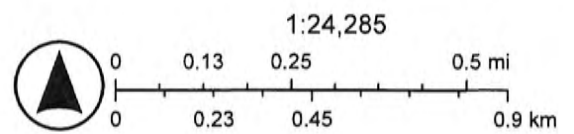
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P.U.D. 24-01 - Central - USA Topo Map Base Layer



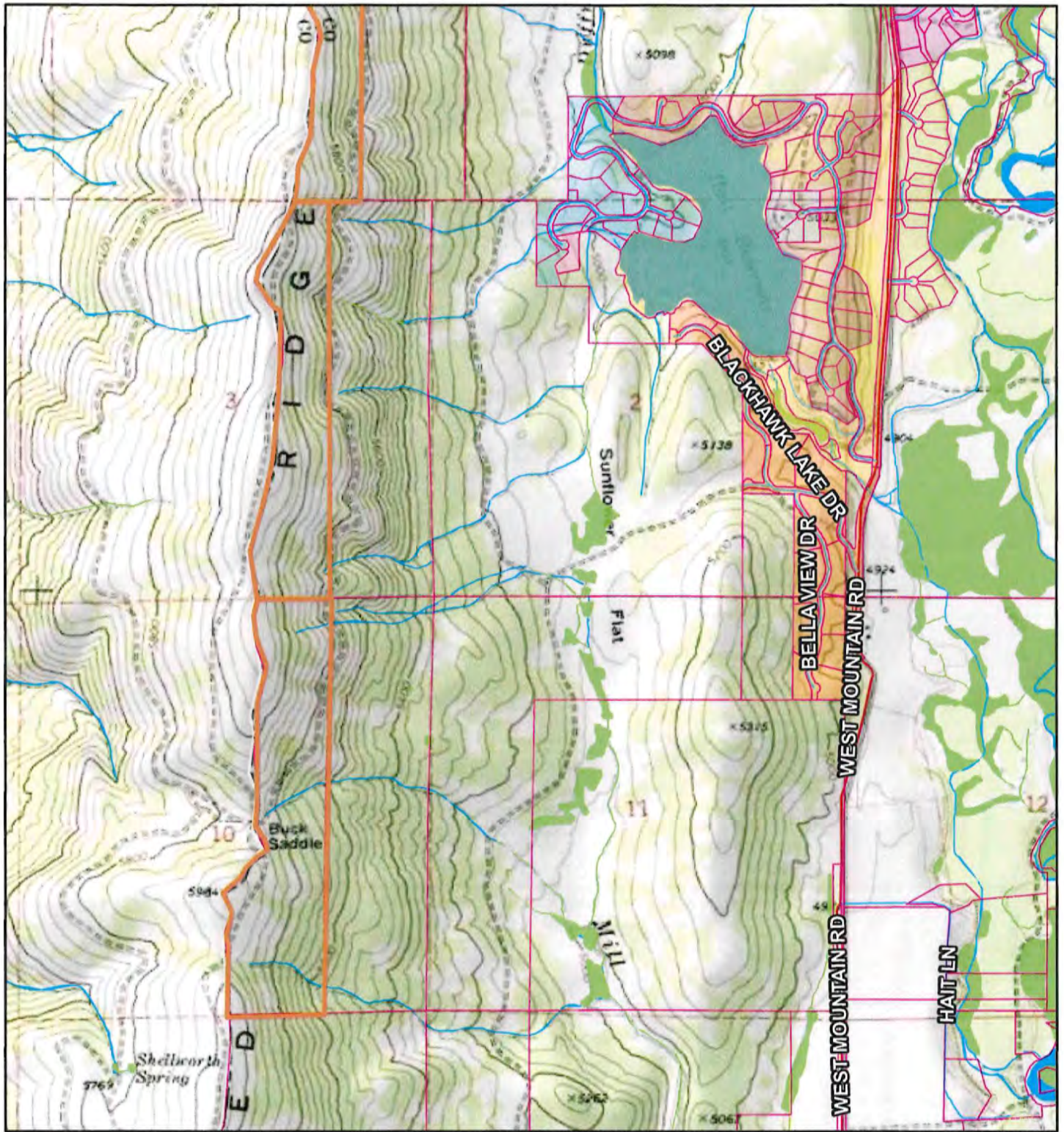
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- Address Points
- Parcel Boundaries
- Wetlands (USFWS)
- Marsh, Swamp, Bog, Prairie
- River
- Lake, Reservoir
- Roads
- COLLECTOR
- PRIVATE



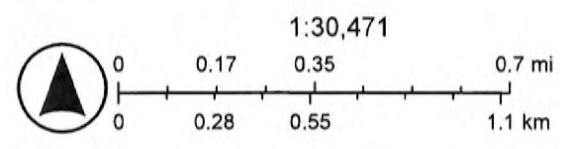
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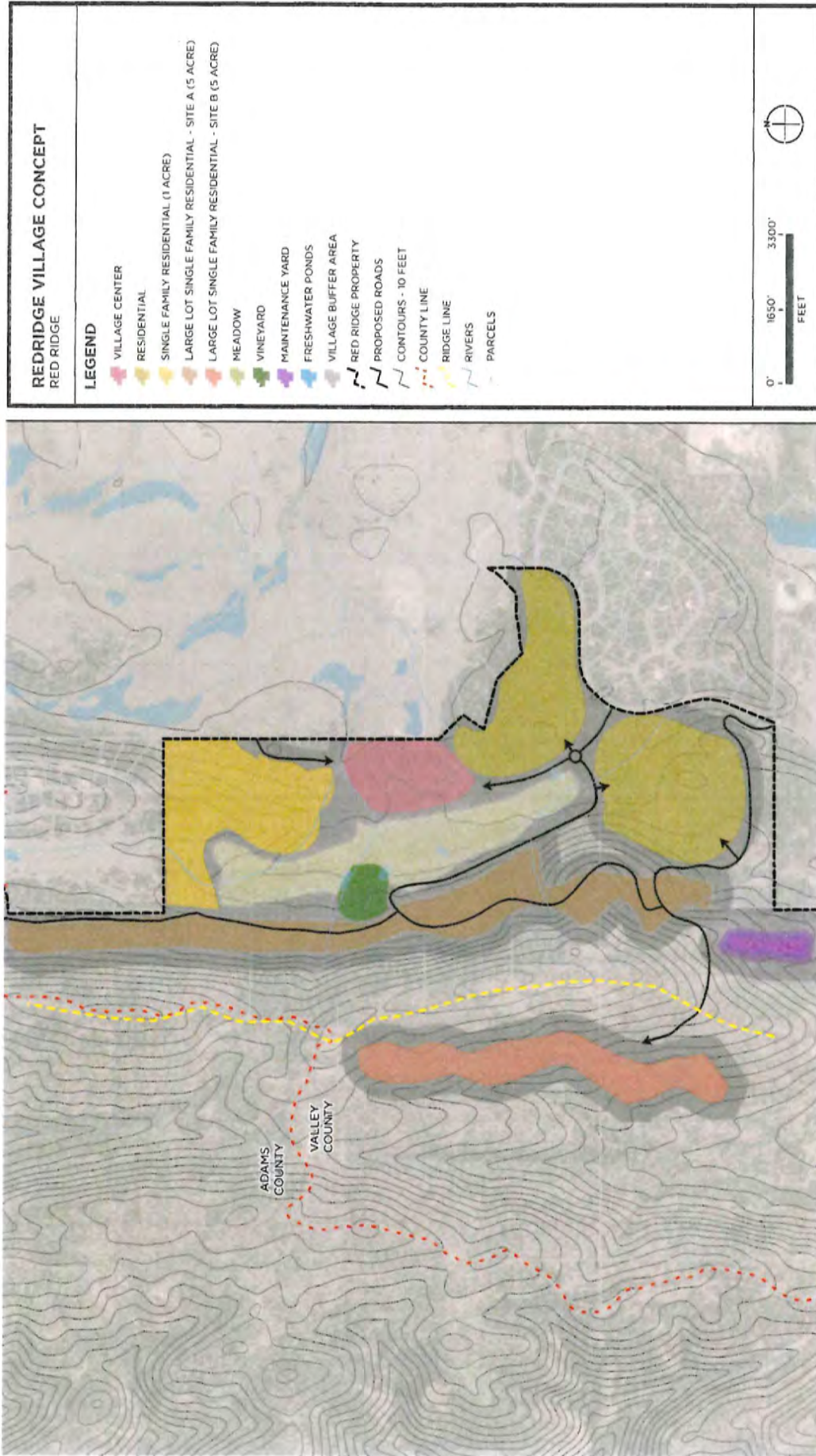
- Parcel Boundaries
- Wetlands (USFWS)
- Marsh, Swamp, Bog, Prairie
- River
- Lake, Reservoir
- Roads
- COLLECTOR
- PRIVATE



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RED RIDGE VILLAGE CONCEPT

FIGURE 8.2



REDRIDGE VILLAGE CONCEPT
RED RIDGE

LEGEND

- VILLAGE CENTER
- RESIDENTIAL
- SINGLE FAMILY RESIDENTIAL (1 ACRE)
- LARGE LOT SINGLE FAMILY RESIDENTIAL - SITE A (5 ACRE)
- LARGE LOT SINGLE FAMILY RESIDENTIAL - SITE B (5 ACRE)
- MEADOW
- VINEYARD
- MAINTENANCE YARD
- FRESHWATER PONDS
- VILLAGE BUFFER AREA
- RED RIDGE PROPERTY
- PROPOSED ROADS
- CONTOURS - 10 FEET
- COUNTY LINE
- RIDGE LINE
- RIVERS
- PARCELS

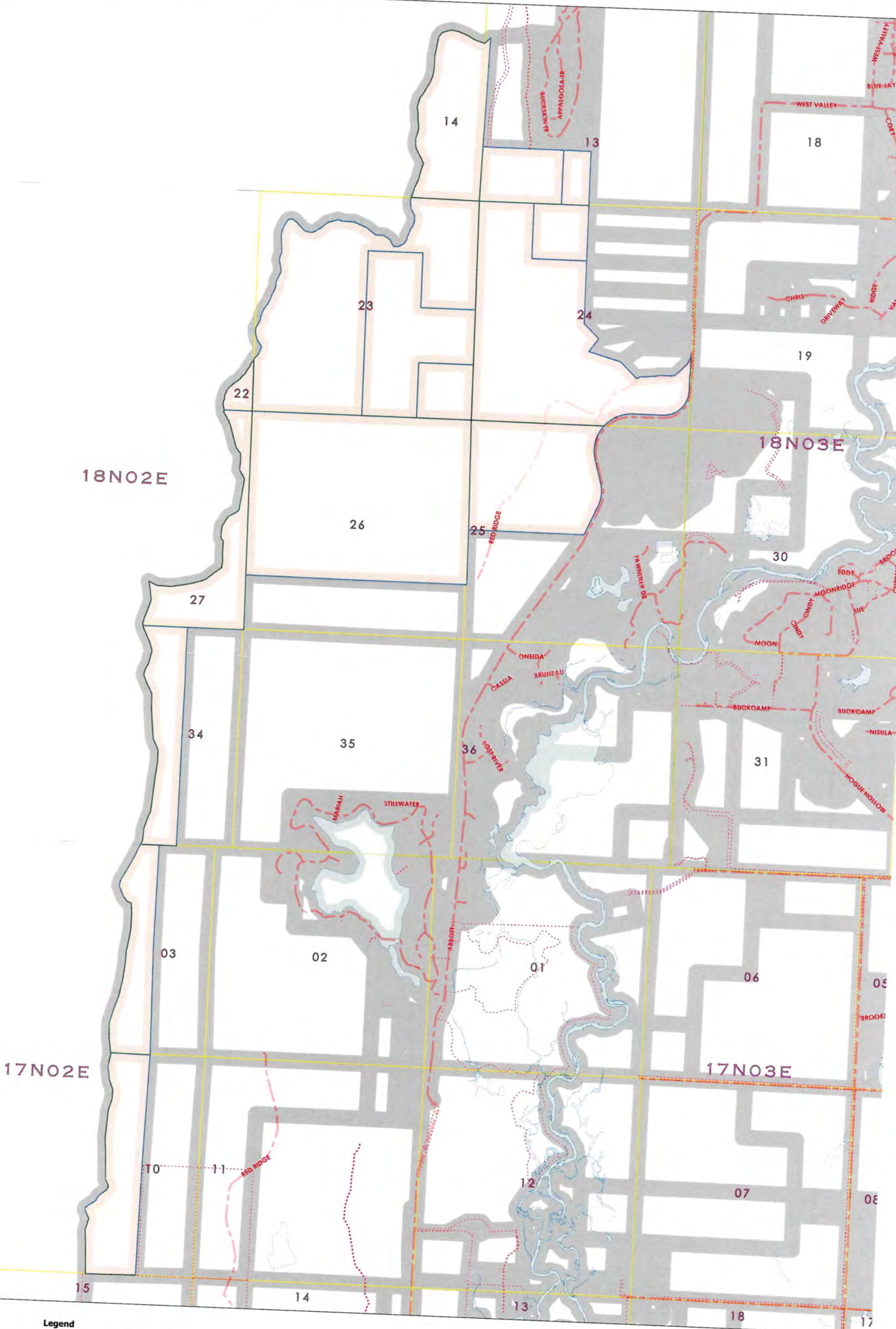


375 WEST 200 SOUTH
SALT LAKE CITY, UT 84101
P 801.521.8600
F 801.521.7913





DF DEVELOPMENT LLC
 T17N, R2E & T18N, R2E
 EAST OF BOUNDARY WITH ADAMS COUNTY



This map or drawing is to be used for reference purposes only.
 The County is not responsible for any inaccuracies contained herein.

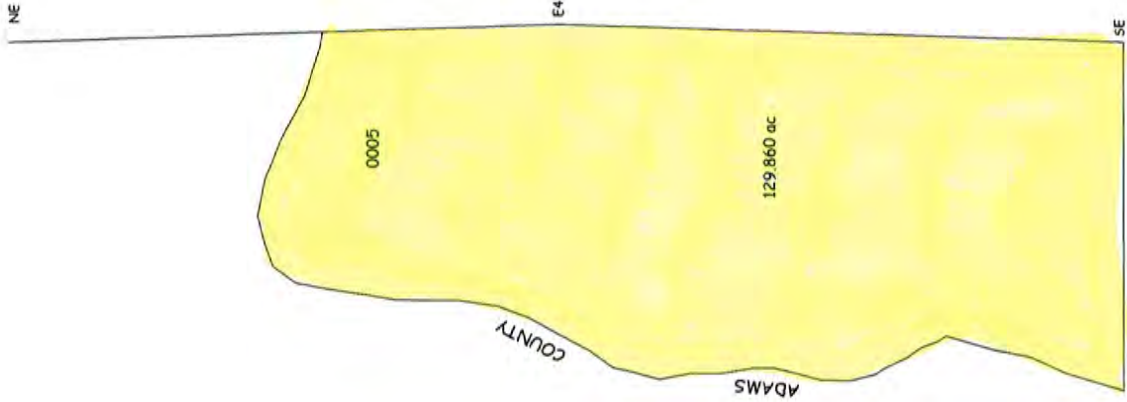
Date: 11/19/2024
 By: Ifrederick

PLAT TITLE

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VALLEY COUNTY
Cartography Dept.
Assessor's Office
Cascade, ID 83611

Filename:
Valley County Base Map
Scale:
Date: 6/6/2022
Drawn by: L. Frederick



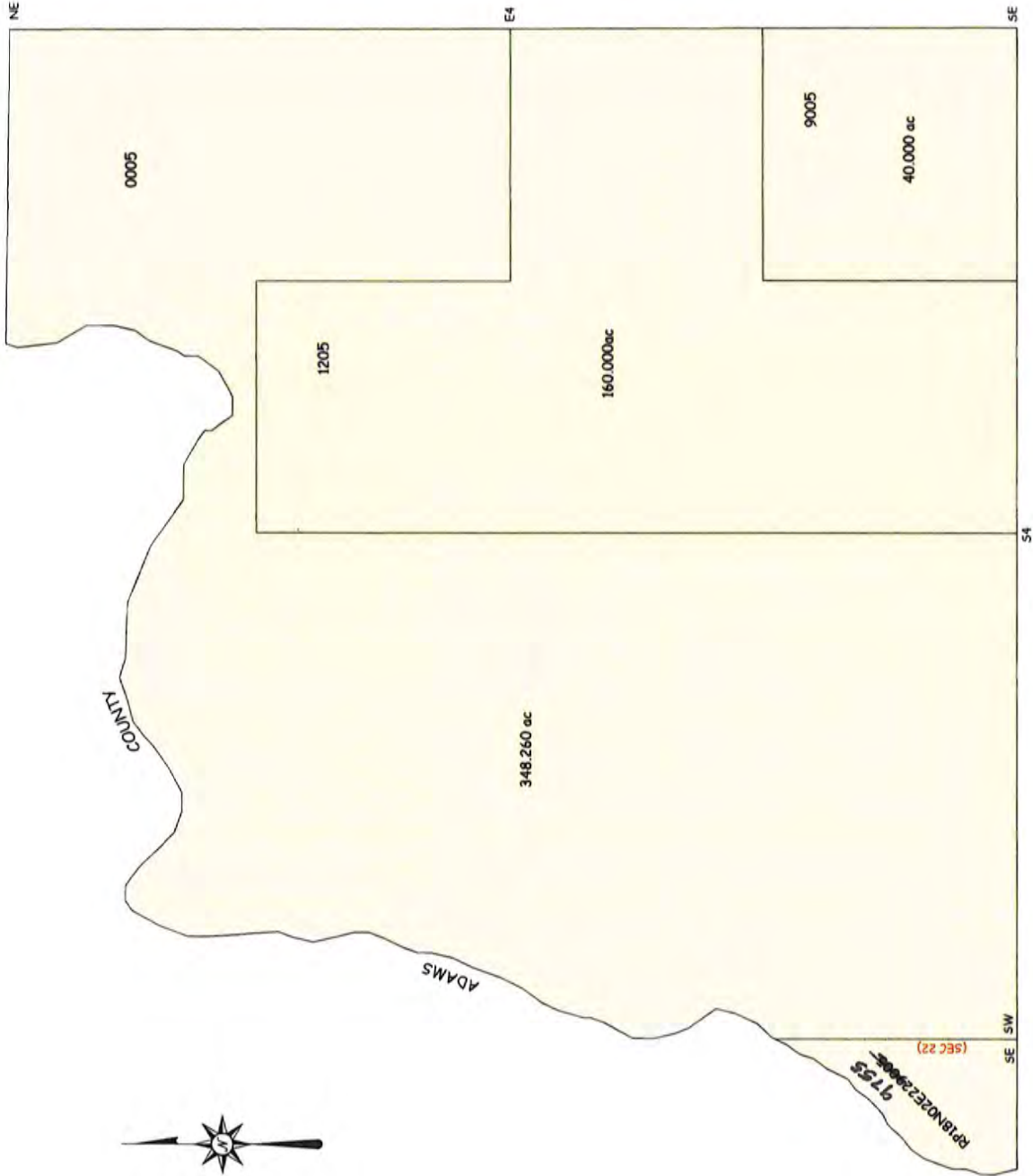
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Cascade, ID 83611

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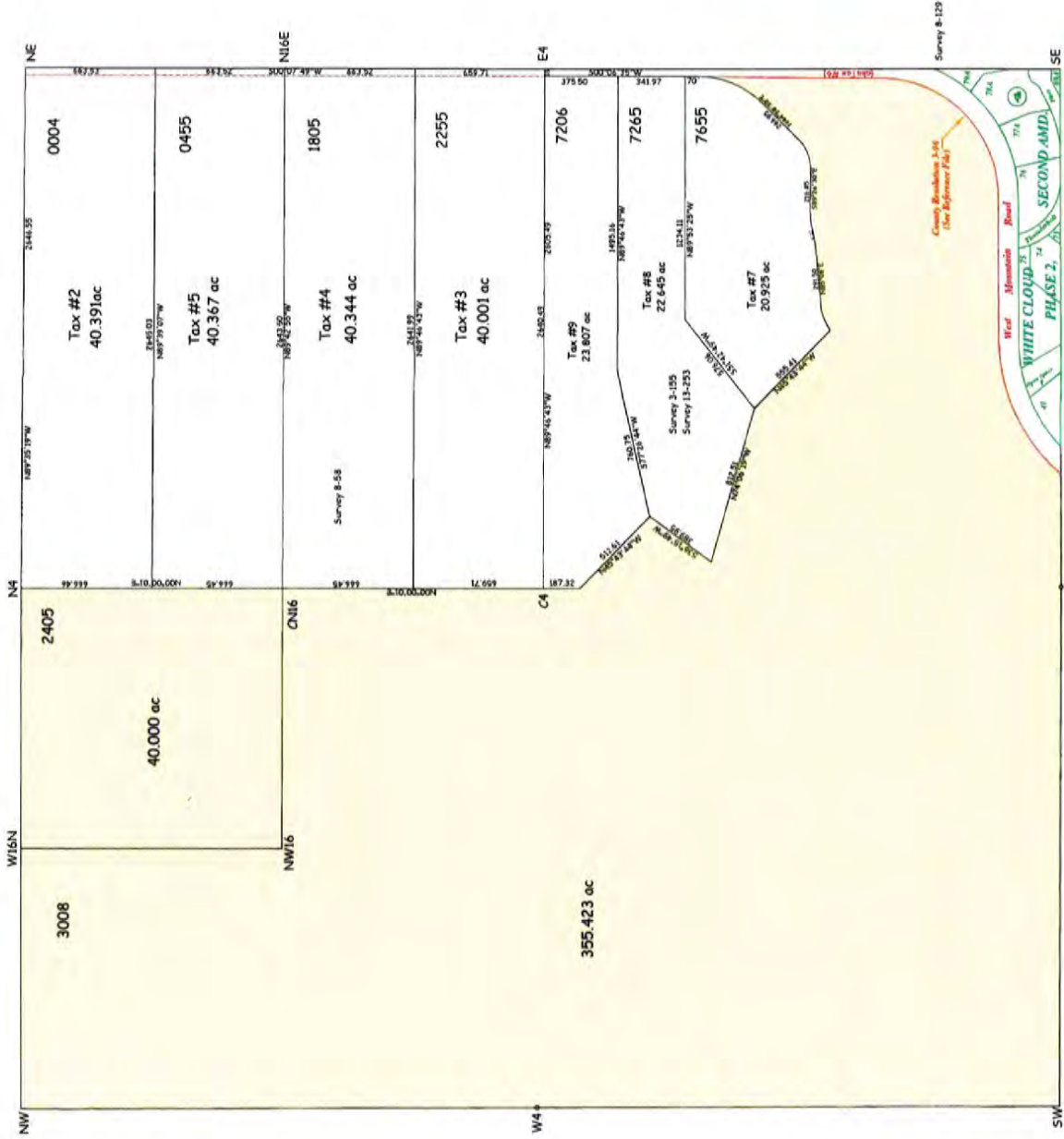
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 Cascade, ID 83611

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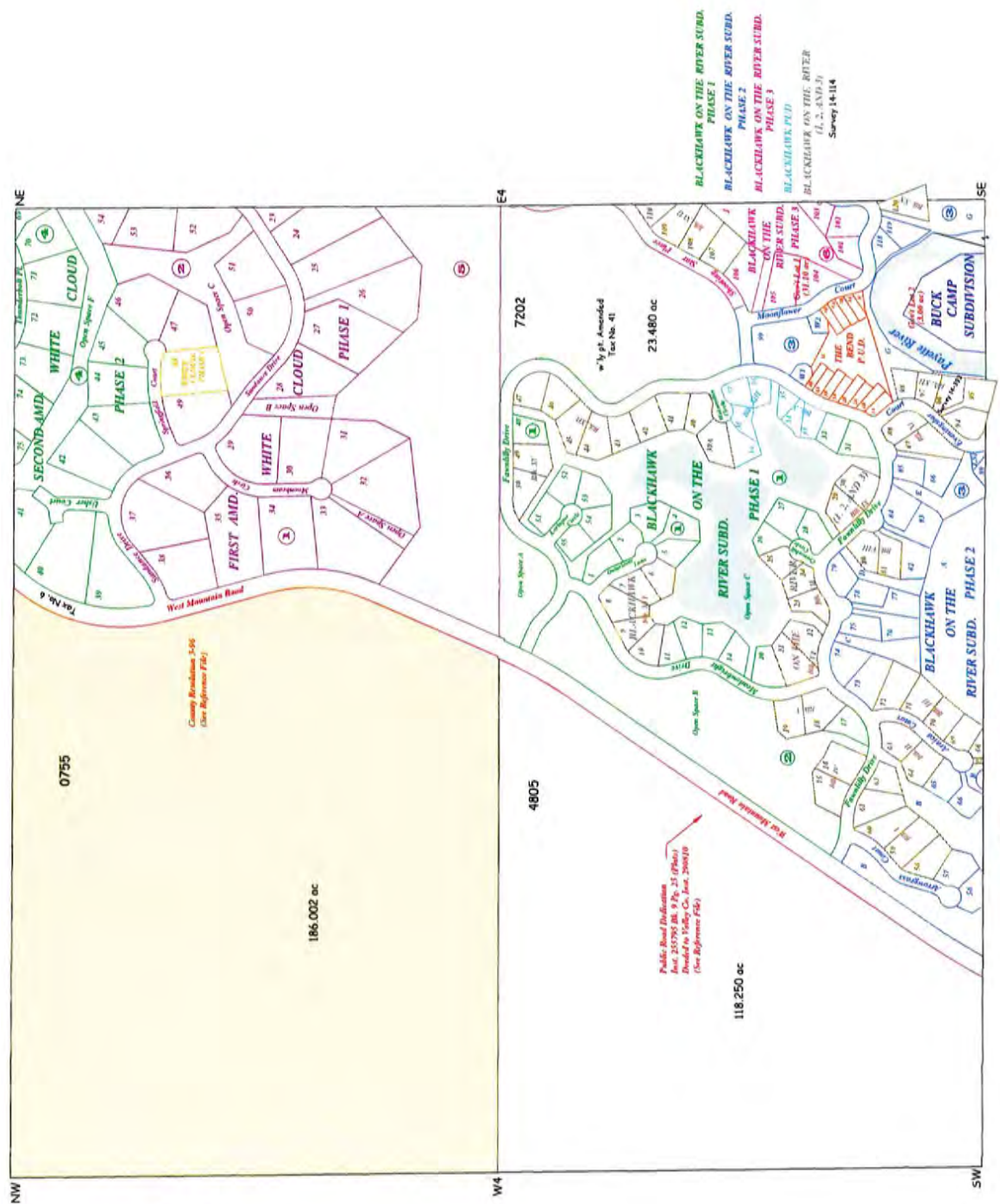
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Cartography Dept.
Assessor's Office
Cascade, ID 83611

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Valley County Base Map
Scale: 1" = 100'
Date: 3/18/2024
Drawn by: L. Frederick



Public Road Dedication
Acct. 255795 BM, 9 Pp. 25 (Plan)
Dedicated to Valley Co. Jan. 2008/10
(See Reference File)

BLACKHAWK ON THE RIVER SUBD.
PHASE 1
BLACKHAWK ON THE RIVER SUBD.
PHASE 2
BLACKHAWK ON THE RIVER SUBD.
PHASE 3
BLACKHAWK PUD
BLACKHAWK ON THE RIVER
(L.C. 2002-3)
Survey 14-114

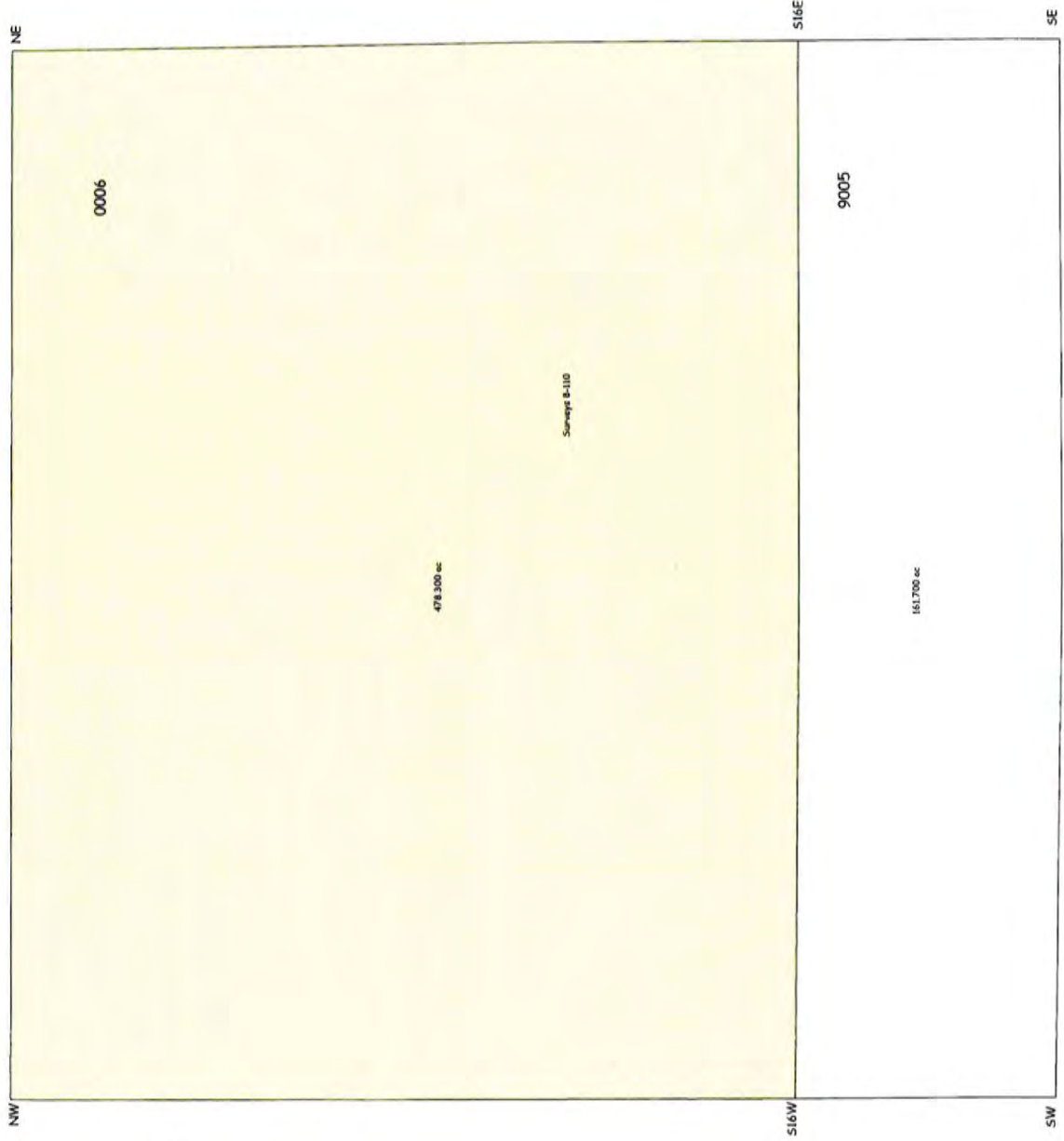
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VALLEY COUNTY
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Assessor's Office
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Valley County Base Map
Scale: 
Date: 6/6/2022
Drawn by: L. Frederick



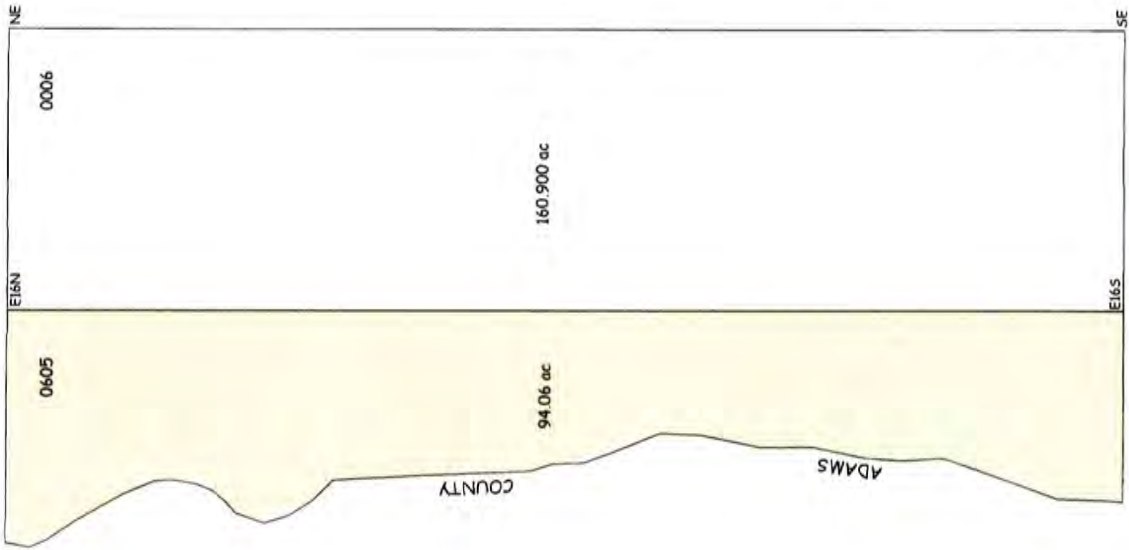
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Valley County Base Map
Scale:
Date: 6/6/2022
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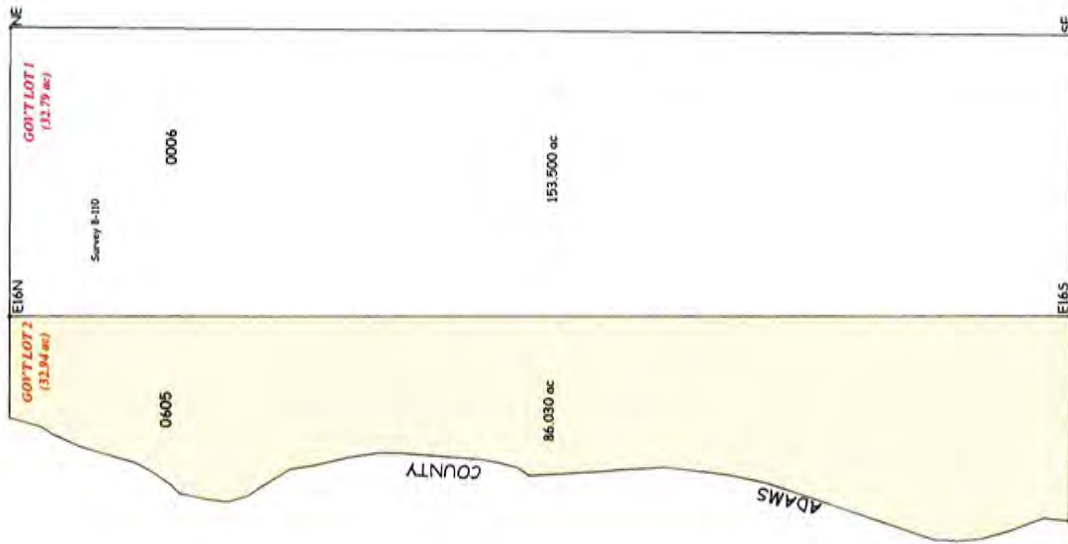
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Filename:
Valley County Base Map
Scale:
Date: 8-31-04
Drawn by: L. Frederick



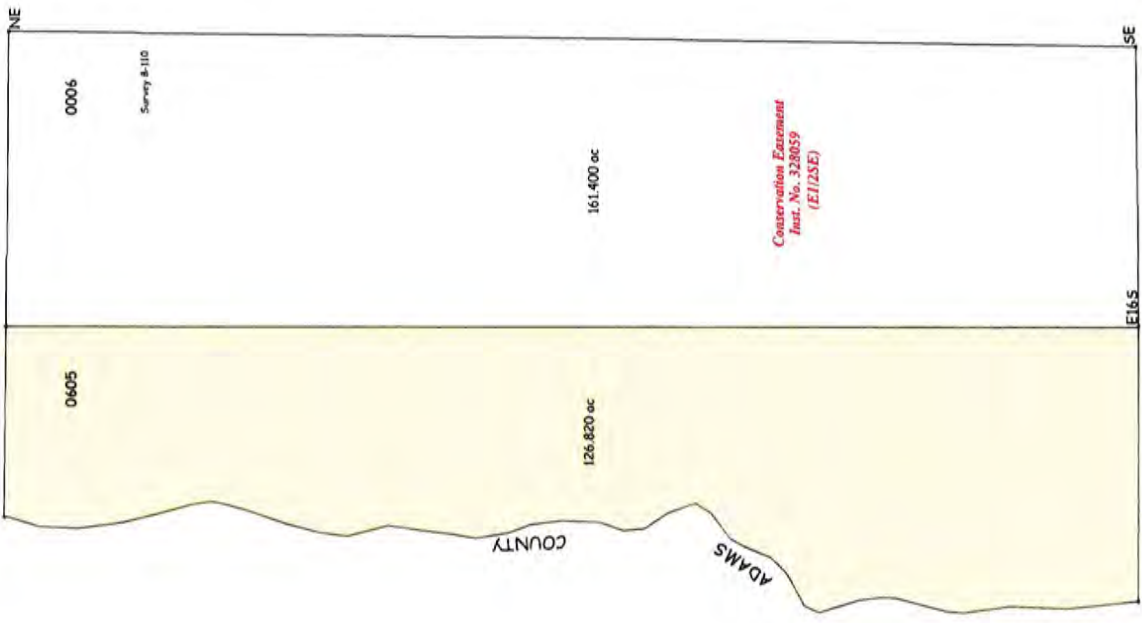
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VALLEY COUNTY
Cartography Dept.
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Cascade, ID 83611

Filename:
Valley County Base Map
Scale:
Date: 8-31-04
Drawn by: J. Frederick



Conservation Easement
Inst. No. 328059
(E1/2SE)



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Valley County Transmittal
Division of Community and Environmental Health

Return to:

- Cascade
- Donnelly
- McCall
- McCall Impact
- Valley County

Rezone # _____

Conditional Use # PUO 24-01

Preliminary / Final / Short Plat Red Ridge Village Concept

Sections 3, 10 T17N R2E, Sections 13, 14, 22, 23, 24, 25, 26, 27 & 34 T18N R2E

- 1. We have No Objections to this Proposal.
- 2. We recommend Denial of this Proposal.
- 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- 4. We will require more data concerning soil conditions on this Proposal before we can comment.
- 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
 - high seasonal ground water
 - waste flow characteristics
 - bedrock from original grade
 - other _____
- 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
- 8. After written approvals from appropriate entities are submitted, we can approve this proposal for:
 - central sewage
 - community sewage system
 - interim sewage
 - central water
 - individual sewage
 - individual water
 - community water well
- 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
 - central sewage
 - community sewage system
 - sewage dry lines
 - central water
 - community water
- 10. Run-off is not to create a mosquito breeding problem
- 11. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
- 12. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- 13. We will require plans be submitted for a plan review for any:
 - food establishment
 - swimming pools or spas
 - beverage establishment
 - grocery store
 - child care center

14. _____

Reviewed By:

Date: 11/12/24



**Your Safety • Your Mobility
Your Economic Opportunity**

IDAHO TRANSPORTATION DEPARTMENT
P.O. Box 8028 • Boise, ID 83707-2028
(208) 334-8300 • itd.idaho.gov

November 18, 2024

Cynda Herrick
Planning & Zoning Director
219 North Main St
Cascade, ID 83611

VIA EMAIL

Development Application	P.U.D 24-01
Project Name	RedRidge Village Concept
Project Location	SW of McCall, West side of West Mountain Road
Project Description	Residential single-family & multifamily units, retail & commercial space
Applicant	DF Development LLC

The Idaho Transportation Department (ITD) reviewed the referenced application(s) and has the following comments:

1. ITD has received the Traffic Impact Study (TIS) for the proposed development and it is currently under review.
 - a. ITD will continue coordinating with the applicant and Valley County throughout the TIS review process, as well as any future applications pertaining to this development.
2. ITD reserves the right to make further comments upon review of the submitted documents.

If you have any questions, you may contact me at 208-334-8377.

Sincerely,

Kendra Conder

Kendra Conder
Development Services Coordinator
Kendra.conder@itd.idaho.gov

PUD 24-01 RedRidge Village

From: Garrett de Jong <garrett@mccallfire.com>
Sent: Wednesday, November 20, 2024 3:22 PM
To: Cynda Herrick <cherrick@co.valley.id.us>
Cc: Ryan Garber <ryan@mccallfire.com>; Office Admin <admin@mccallfire.com>
Subject: PUD 24-01 RedRidge Village

Dear Valley County Planning and Zoning Commission,

PUD 24-01, RedRidge Village, presents a host of emergency service delivery challenges. Much of the conceptual development is not in Valley County yet is accessible from Valley County. The McCall Fire Protection District and EMS District boundary ends at the Valley County line. The property in Adam's County would need to be annexed into the McCall Fire Protection District and the Valley Countywide EMS District.

The project's scope far exceeds the fire district's capital improvement plan in relation to our impact fee study and impact fee. The project would necessitate an equipped fire station, including a ladder truck, fire engine, and ambulance, and a development agreement would need to assist in funding staff. As it stands in Idaho, by statute, the fire districts and the EMS budgets are capped at an 8% growth rate regardless of growth or annexation. It would be impossible to absorb a development of this scale without watering down the current service. It would be impossible to save enough money to construct a fire station, buy apparatus, and hire staff regardless of the buildout timeframes. The development would also necessitate a municipal water system with fire hydrants located in accordance with the 2018 International Fire Code, which would be capable of supplying water as outlined in the code based on building size, configuration, etc.

I would suggest that an agency stakeholder meeting be scheduled to discuss this project in person with the developer and all affected agencies so that we can flesh out the scope of the project and work together to come up with solutions to the two county issues, the lack of it being in a fire district, EMS district, and the associated challenges.

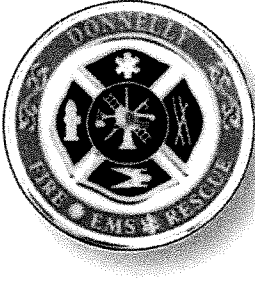
Thank you,

Garrett de Jong
Fire Chief
McCall Fire & EMS
Vice President/Operations, Idaho Fire Chiefs Association



Scan QR code below or [click here to sign up for CodeRED!](#)





Donnelly Rural Fire Protection District

P.O. Box 1178 Donnelly, Idaho 83615

208-325-8619 Fax 208-325-5081

December 2, 2024

Valley County Planning & Zoning Commission
P.O. Box 1350
Cascade, Idaho 83611

RE: P.U.D. 24-01 RedRidge Village Concept

After review, The McCall Fire District has addressed the majority of the challenges presented by this development. The Donnelly Rural Fire Protection District agrees with and supports all of McCall Fire Districts recommendations. As this development proceeds and more plans become available it is imperative that we address emergency response access as portions of the development fall within the Donnelly Fire response district.

I agree with Chief DeJong regarding the benefits of an agency stakeholder meeting to cooperatively find solutions in the early stages of planning.

Please call 208-325-8619 with any questions.

Jess Ellis

A handwritten signature in black ink, appearing to read "Jess Ellis".

Fire Marshal
Donnelly Fire Department

P.O. Box 1350 • 219 N. Main Street
Cascade, Idaho 83611-1350

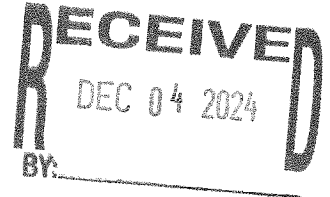


Phone (208) 405-3148
Fax (208) 382-7107

Larry J. Laxson

Parks and Recreation Director

Valley County Parks & Recreation



Valley County Parks and Recreation Department asks that the following points be included in the public record and considered as they pertain to any determination on PUD 24-01

Trails and thru roads in the development should be open to the public. Trail development is described in the application's impact report but the document does not state that these will be open to public access. Public access to trails will allow better connectivity to other trails in this part of Valley County. Public use of thru roads will also allow better access to the Payette National Forest, Fish Lake and other public land areas adjacent to the development.

Valley County should be granted a permanent Recreational Easement to insure the future of snowmobile grooming and access in winter and recreational use on the Red Ridge Road in summer. This is a critical link for all users between No Business Mountain access routes to the south and Ecks and Rock Flats access on the north end of Red Ridge. Red Ridge Rd and Fishlake Road have historically been groomed snowmobile routes in the winter and are a critical access route for summer recreation. Idaho State Statute (ID 36-1604) provides a mechanism to create permanent Recreational Easements that limit property owner liability.

West Mountain Road- the development will require upgrades to existing transportation infrastructure. Improvements for recreational users, existing and new residents and motorists should be considered in the approval of this project. West Mountain Road is a very popular bicycle route and will also become a more popular non-vehicle commuter route as new homes are built, upgrades to transportation infrastructure should include a detached pedestrian pathway as a Condition of Approval. The developer should coordinate with VC Road Department, VC Parks and Recreation and Valley County Pathways on design and location. Traffic studies for the project show an additional 9490 vehicle trips on West Mountain Road when the development is completed. The increased traffic will create increased safety concerns for both motorized and non-motorized recreational users and commuters.



IDAHO DEPARTMENT OF FISH AND GAME

SOUTHWEST REGION

15950 N. Gate Blvd.
Nampa, Idaho 83687

Brad Little / Governor
Ed Schriever / Director

December 4, 2024

Cynda Herrick, AICP, CFM
Planning and Zoning Director
PO Box 1350
Cascade, ID 83611

RE: P.U.D. 24-01 RedRidge Village Concept

Dear Cynda Herrick,

The Idaho Department of Fish and Game (IDFG) has reviewed the PUD concept application for the RedRidge Village development (Project), submitted by DF Development. The Project aims to develop approximately 2,250 acres in Valley County along West Mountain Road, SW of McCall.

The purpose of these scoping comments is to advise Valley County about the potential fish, wildlife, habitat, and associated recreation implications related to the project. Resident species of fish and wildlife are property of all Idaho citizens, and the Department and the Idaho Fish and Game Commission are expressly charged with statutory responsibility to preserve, protect, perpetuate and manage all fish and wildlife in Idaho (Idaho Code § 36-103(a)). In fulfillment of our statutory charge and direction as provided by the Idaho Legislature, we offer the following comments, recommendations, and suggestions.

Because this is a request for approval of a concept plan for development, the application materials submitted by DF Development are vague and lack details. This makes it difficult for IDFG to determine if or how the development might affect native fish, wildlife, and plant populations. Some ideas in the plan, like clustering residential development and locating it near existing developments on adjacent properties, are sound and can be helpful in avoiding effects to native populations. However, to simply state that some actions “will include best practices” is too simplistic and vague and does not provide sufficient basis for IDFG to review and provide comments.

The development footprint is adjacent to tens of thousands of acres of undeveloped private and National Forest lands. At 2,250 acres (additional acreage is owned and likely planned for future development), the proposed development will result in substantial acreage added to the Wildland Urban Interface (WUI). Creating additional WUI comes with many challenges and does have the potential to affect native species. The proposed development property and surrounding undeveloped lands currently provide significant habitat for a variety of species. Once developed,

Keeping Idaho's Wildlife Heritage

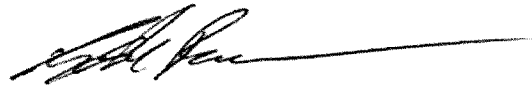
that habitat will disappear or be potentially rendered ineffective by the development because it could displace wildlife that are currently using the broader area.

In general, as more and more development occurs in Valley County, IDFG is concerned about the potential for cumulative effects on fish and wildlife populations, and the habitats which they rely on. A single project may have limited effects on native wildlife populations. But, as projects are developed over time, habitat is lost or fragmented, wildlife species are displaced, and human-wildlife interactions and conflicts increase. These factors can lead to a change in wildlife behaviors and space use and create an added burden on local communities and on the local, state, and federal agencies responsible for managing those conflicts. IDFG encourages Valley County to consider how continual widespread development could affect wildlife populations, and the local communities that value those natural resources.

If the RedRidge Village development concept is approved by Valley County, IDFG requests coordination from the county and the developer very early in the planning process. That effort will provide the best possibilities to avoid or minimize project effects on native fish, wildlife, and plant populations. IDFG can provide general recommendations for managing wildlife activities in and adjacent to the development including wildlife friendly fencing and recommendations for the types of ornamental vegetation that should or should not be used in landscaping plans. We can also provide topics for the developer and homeowners to consider as they develop CC&Rs and best practices that can help avoid human-wildlife conflicts.

IDFG appreciate the opportunity to provide input pertinent to the proposed project. Please contact me in the Southwest Regional office at (208) 465-8465 or brandon.flack@idfg.idaho.gov if you have any additional questions concerning this letter.

Sincerely,

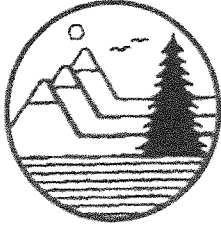


Josh Royse
Southwest Regional Supervisor

JR/BF

ecc: Josh Royse, Brandon Flack, Regan Berkley: IDFG Southwest Region
Cynda Herrick, Lori Hunter: Valley County

e-file: S:\TECH ASSISTANCE\Counties\Valley County\RedRidge Village PUD\IDFG
Comments_RedRidge Village Concept_PUD 24-01_12042024_DRAFT



Valley Soil & Water Conservation District
209 N Idaho Street
PO Box 580
Cascade, Idaho 83611
Telephone: (208) 382-3317

December 5, 2024

Valley County Planning & Zoning Commission
P. O. Box 1350
219 North Main Street
Cascade, ID 83611

RE: PUD 24-01 RedRidge Village

Dear Commissioners:

Valley Soil & Water Conservation District has reviewed the preliminary concept plans for PUD 24-01 RedRidge Village and recommends a comprehensive Groundwater Study and Water Availability Study to show the impacts of the development on both water quantity and water quality in the North Fork Payette River Watershed. This recommendation is based on the following considerations:

- The RedRidge Village concept drains into the NF Payette River Watershed via Williams and Duffner Creeks. These streams currently are not labeled as impaired by Idaho Department of Environment Quality (IDEQ), but they do drain into the North Fork Payette River which is impaired between Payette Lake and Lake Cascade. Valley Soil & Water Conservation District considers it imperative that verifiable, comprehensive plans are completed prior to approval to ensure these streams will not degrade, nor will experience increases in temperature, decrease in water quality through added nutrients, particularly phosphorus and sediment. Additional wells and removal of surface waters impacts inflows to the North Fork Payette River.
- Where will the Red Ridge development get enough water? The City of McCall's designation of Payette Lake as a sole source of municipal water was determined by professional examination that adequate groundwater sources are lacking.
- Existing water rights holders and users need to be considered. Most water right holders in the upper NF Payette River basin are junior to lower basin water right holders, and currently rent water from the Water District 65 rental pool.
- Data for RedRidge storms and rain-on-snow events will need to be collected to develop stormwater and irrigation plans.

Respectfully Submitted,

Valley Soil & Water Conservation District
Board of Supervisors Art Troutner, John Lillehaug, Bill Leaf, Colt Brown, Judy Anderson
Associate Supervisors Lenard Long and Pam Pace



November 25, 2024

Cynda Herrick, AICP, CFM
Planning & Zoning Director
PO Box 1350
Cascade, Idaho 83611
cherrick@co.valley.id.us

Subject: Valley County - CUPs - 20-14, 22-23, 24-31, 24-01

Dear Ms. Herrick:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at:
<https://www.deq.idaho.gov/public-information/assistance-and-resources/outreach-and-education/>.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

1. AIR QUALITY

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).

For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

- For new development projects, all property owners, developers, and their contractor(s) must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities, per IDAPA 58.01.01.651.

DEQ recommends the city/county require the development and submittal of a dust prevention and control plan for all construction projects prior to final plat approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.

Citizen complaints received by DEQ regarding fugitive dust from development and construction activities approved by cities or counties will be referred to the city/county to address under their ordinances.

Per IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractor(s) are responsible for ensuring no prohibited open burning occurs during construction.

For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

- IDAPA 58.01.01.201 requires an owner or operator of a facility to obtain an air quality permit to construct prior to the commencement of construction or modification of any facility that will be a source of air pollution in quantities above established levels. DEQ asks that cities and counties require a proposed facility to contact DEQ for an applicability determination on their proposal to ensure they remain in compliance with the rules.

For questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.

2. WASTEWATER AND RECYCLED WATER

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect ground water.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.

- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: <https://www.deq.idaho.gov/water-quality/drinking-water/>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of ground water resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

4. SURFACE WATER

- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Construction General Permit from DEQ may be required if this project will disturb one or more acres of land, or will disturb less than one acre of land but are part of a common plan of development or sale that will ultimately disturb one or more acres of land.
- For questions, contact James Craft, IPDES Compliance Supervisor, at (208) 373-0144.
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at: <https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0550.

5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

For questions, contact Albert Crawshaw, Waste & Remediation Manager, at (208) 373-0550.

6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/> for assistance.
- If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.

Response to Request for Comment

November 25, 2024

Page 5

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,

A handwritten signature in black ink, appearing to read "Valerie A. Greear". The signature is written in a cursive, flowing style.

Valerie A. Greear, PE

Acting Regional Administrator

Proposed Red Ridge Village proposal

From: [REDACTED]

Sent: Wednesday, November 27, 2024 3:36 PM

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

Cc: 'Mark Kurvers' [REDACTED]; 'traci kurvers' [REDACTED]

Subject: Proposed Red Ridge Village proposal

Since October of 2012, we have owned a cabin at 5 Oneida Dr. in Blackhawk Ranch Phase 3.

The proposed development will clearly require W. Mountain Road and Boydston Road improvements. Especially between the City of McCall and the proposed development. Additional W. Mountain road improvements will also be needed. I suggest paving the dirt sections of this road all of the way through Donnelly and to Cascade, which would encourage use of another route to the affected area. Very importantly, these improvements need to be completed *before* significant construction and home occupation occurs. Road improvements made too late result in dramatic quality-of-life reductions. An example is the traffic problem currently being suffered by Star, Idaho residents. An even more dramatic example was the experience of Allen, Texas during its development in the mid 1990s. There the U.S. 75 freeway offramps and other access roads servicing the town were clogged so badly that reaching the new housing developments, which were only 1 mile from the freeway, would take up to one hour.

A second concern is preserving our beautiful night sky by protecting it from pollution by outdoor. This is *easy and cheap* to do by requiring that new lighting not leak light upward. Lots of lights can do this. Here is a link to suggested outdoor lighting: <https://darksky.org/what-we-do/darksky-approved/>

We love the rustic atmosphere of McCall, but one thing we have been waiting for: More activities and businesses with family and general appeal. McCall could use another cute coffee shop. We were unhappy about the closing of the Christmas Pancake House, which was one the activities that our family enjoyed. It added to McCall's charm and was a reason we decided to buy in this area. The proposed business and housing area would bring more fun and gathering places to McCall.

We are not against development if it is done properly.

Denise and Stuart Gordon

Question on 3789 West Mountain Road, McCall

From: Bob Crawford [REDACTED]
Sent: Thursday, December 5, 2024 10:12 AM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: Fwd: Question on 3789 West Mountain Road, McCall

85188.pdf
288925.pdf
309624.pdf
84738.pdf

Morning Cynda,

Amerititle sent me the email below and attachments regarding DF Development's "Access 1" to its proposed Red Ridge development. There is no deeded access, County or private, to the DF property at this location.

The third attachment is a ROS done by Joel Droulard of the former Bezates Ranch, now Whitetail, and on its southern boundary is an easement connecting West Mountain Road to DF property to the west. It is described as a "Cattle Driveway". The Easement Agreement, also attached, only refers to the right to herd cattle on the easement. The legal description I have questioned with Molly at Amerititle, as it refers to the Payette River, I asked her to double check if she pulled the wrong easement agreement. This one is 50' wide.

I will forward Molly's response. But it looks like Access 1 is a 50' wide cattle driveway. Not sure about DF's other two access points...

Best,

Bob

Bob Crawford
Designated Broker/Co-Owner
CRAWFORD OLSON REAL ESTATE
[REDACTED] cell

PO BOX 2036 USPS
McCall, Idaho 83638
403 East Park St
McCall, Idaho 83638 FEDEX/UPS

Begin forwarded message:

From: Brady Beam [REDACTED]
Subject: RE: Question on 3789 West Mountain Road, McCall
Date: December 4, 2024 at 10:45:46 AM MST
To: Bob Crawford [REDACTED]

Good morning, Bob,

On Nov 27, 2024, at 8:18 AM, Bob Crawford [REDACTED] wrote:

Morning Brady,

This is actually a question about what is immediately north of this property that I sold this year.

I know to the north is Shore Lodge Whitetail's purchase of the Bezates Ranch, but there is a double fence running east west along the northern boundary of 3789, is there a County ROW there that connects W MTn Rd to DF Development to the west, or is it all owned by Whitetail and maybe there's an old Boise Cascade logging easement there?

Thanks for taking a look at it for me and let me know of any questions.

Best,

Bob

Bob Crawford
Designated Broker/Co-Owner
CRAWFORD OLSON REAL ESTATE
[REDACTED] cell

PO BOX 2036 USPS
McCall, Idaho 83638
403 East Park St
McCall, Idaho 83638 FEDEX/UPS

I, John Russell, Idaho Professional Land Surveyor #6021, do hereby certify that this plot was prepared from notes taken during an actual survey made by me from August through October 2004 and that it correctly represents the points, courses, and distances as recorded in said field notes.



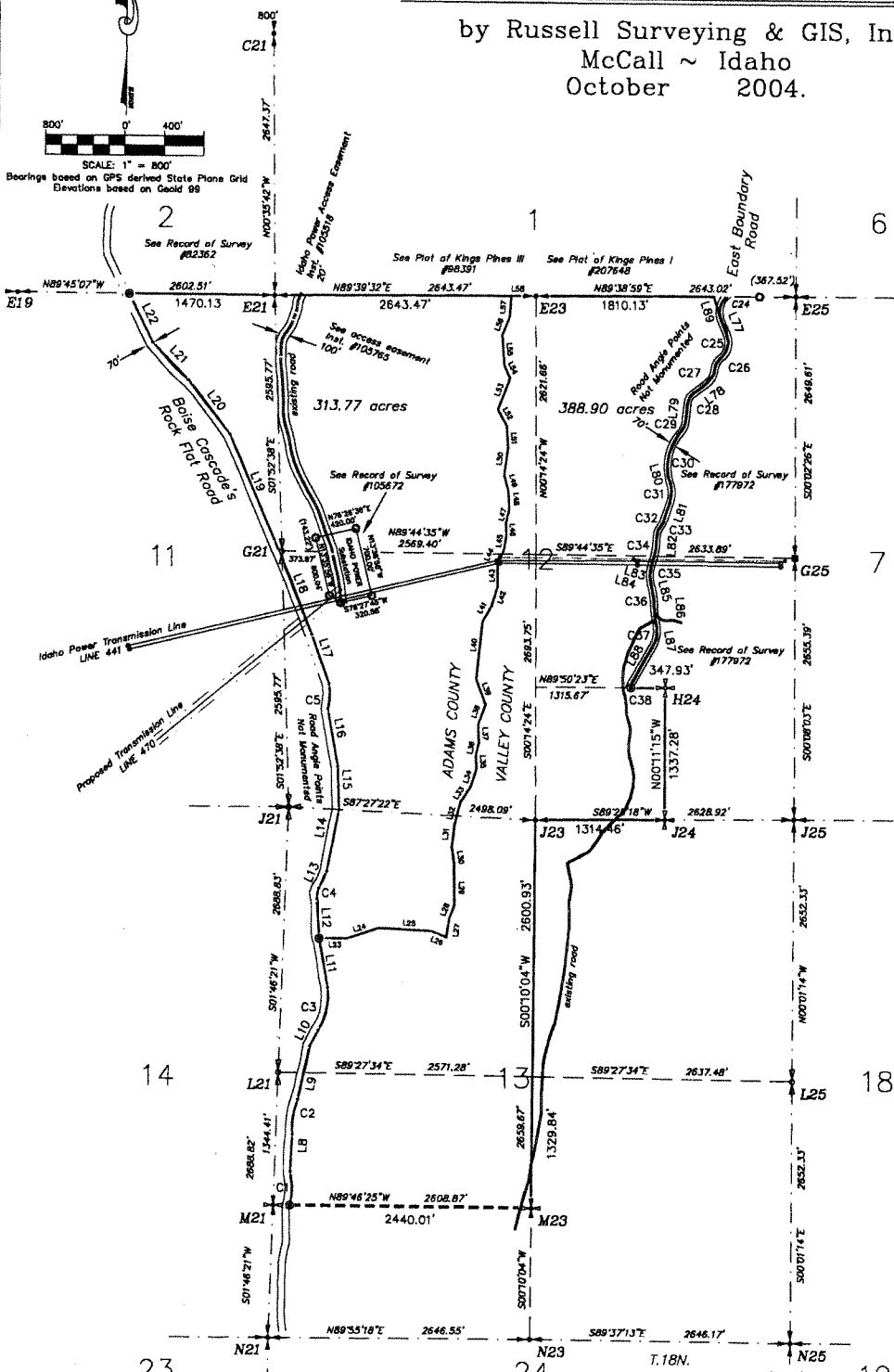
RECORD OF SURVEY
situated in
Sections 11, 12 and 13
Township 18 North, Range 2 East, B.M.
Adams & Valley County Idaho
for

**BOISE CASCADE CORPORATION
and
SUMMIT RESOURCES LTD.**

by Russell Surveying & GIS, Inc.
McCall ~ Idaho
October 2004.

Instrument # 288925
VALLEY COUNTY, CASCADE, IDAHO
2004-10-29 11:20:41 No. of Pages: 1
Recorded for: JOHN RUSSELL
LELAND G. HENNECHEN Fee: 5.00
Leland G. Hennechen, Deputy
Idaho State Recorder

Book 8, Page 107
of Records of Surveys.
Instrument No. _____



- LEGEND
- = Found Section, 1/4, 1/16, Closing or Standard corner
 - = Set Section, 1/4, 1/16, Closing or Standard corner
 - = Set 5/8"x30" rebar, marked LS 6021
 - = Found rebar monument
 - = Transmission Line Pole Structure
 - = Distribution Line Pole Structure
 - = Marked & Posted Line

CENTERLINE OF EAST BOUNDARY ROAD

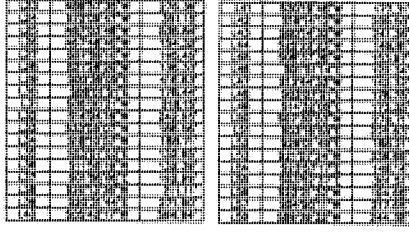
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C24	225.00	258.12	244.20	S10°22'29"W	85°43'51"
C25	200.00	266.68	247.36	N15°42'35"E	76°23'58"
C26	140.00	125.47	121.31	S28°14'05"W	51°20'53"
C27	190.00	167.86	162.45	N22°52'05"E	30°37'05"
C28	110.00	90.54	88.02	S29°35'35"W	47°00°4'
C29	205.24	128.32	126.26	N23°50'05"E	35°38'55"
C30	520.00	525.18	503.14	S12°43'35"W	57°51'59"
C31	300.00	184.30	181.42	N01°23'35"E	35°11'58"
C32	400.00	121.18	120.72	N12°40'20"W	172°29'29"
C33	88.44	55.21	54.49	S20°17'05"W	32°08'05"
C34	400.00	82.80	82.75	N10°09'20"E	115°21'27"
C35	350.00	186.82	184.81	S00°48'05"W	30°34'58"
C36	500.00	99.00	95.83	N08°59'23"W	110°00'00"
C37	300.00	204.20	200.28	N10°00'35"E	38°59'59"
C38	350.00	38.34	36.33	S28°22'18"W	06°18'38"

LINE	DIRECTION	DISTANCE
L89	S16°47'13"E	250.18
L77	S22°29'25"E	160.00
L78	S31°21'35"W	180.00
L79	S06°00'55"W	198.61
L80	S16°12'25"E	40.00
L81	S18°59'35"W	172.50
L82	S04°13'05"W	131.38
L83	S16°00'55"W	27.51
L84	S18°05'35"W	81.99
L85	S14°29'25"E	57.43
L86	S33°39'35"W	138.64
L87	S08°29'25"E	138.33
L88	S28°30'55"W	455.20

EAST RIGHT OF WAY OF ROCK FLAT ROAD

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	700.00	346.22	342.70	N00°29'24"E	28°20'18"
C2	800.00	359.18	356.15	S38°21'43"W	234°32'39"
C3	700.00	453.25	445.38	N17°18'18"E	37°05'50"
C4	230.00	110.87	109.80	S10°08'01"W	27°37'12"
C5	600.00	257.14	255.18	N02°25'37"E	24°33'18"

ADAMS & VALLEY COUNTY LINE



CP&F INDEX TABLE

T 18 N R 2 E	Found brass cap CP&F #
C 21 E 1/4 Cor. Sec. 2	Found brass cap CP&F # 95497
E 19 N 1/4 Cor. Sec. 11	Found alum. cap CP&F # 95493
E 21 NW Cor. Sec. 12	Found alum. cap CP&F # 152308
E 23 N 1/4 Cor. Sec. 12	Found alum. cap CP&F # 238239
E 25 NE Cor. Sec. 12	Found alum. cap CP&F # 152310
G 21 W 1/4 Cor. Sec. 12	Set alum. cap CP&F # 288470
G 25 E 1/4 Cor. Sec. 12	Found brass cap CP&F # 238238
H 24 SE 1/16 Cor. Sec. 12	Set alum. cap CP&F # 288469
J 21 NW Cor. Sec. 13	Set alum. cap CP&F # 288484
J 23 N 1/4 Cor. Sec. 13	Found brass cap CP&F # 238214
J 24 E 1/16 n. Cor. Sec. 13	Set alum. cap CP&F # 288444
J 25 NE Cor. Sec. 13	Set alum. cap CP&F # 288446
L 21 W 1/4 Cor. Sec. 13	Set alum. cap CP&F # 288445
L 25 E 1/4 Cor. Sec. 13	Set alum. cap CP&F # 288447
M 21 S 1/16 n. Cor. Sec. 13	Set alum. cap CP&F # 288448
M 23 SE 1/16 Cor. Sec. 13	Set alum. cap CP&F # 288448
N 21 SW Cor. Sec. 13	Found alum. cap CP&F # 238211
N 23 S 1/4 Cor. Sec. 13	Found alum. cap CP&F # 238215
N 25 SE Cor. Sec. 13	Found brass cap CP&F # 238216

DRAWN: J.Russell DATE: 10/26/04 SHEET: 1 of 1
REVISED: JR 10/28/04
RSI #4-138 & 4-165 Drawing: 4-138C.dwg
(C) #141 Map, John Russell 2004 All Rights Reserved

SURVEY NOTES: Survey was performed with Trimble 5800 RTK-GPS units, using multiple base stations occupied for several days. Base positions were adjusted by NGS OPUS solutions. Elevations are from Geoid 99. Coordinates were carried on the Idaho State Plane West Zone, and modified to ground by the Combined Factor of 1.00031942. Bearings are from Grid Azimuths.

Instrument # 308624
COUNTY, CASCADE DISTRICT
RECORDED BY: JOEL DROULARD
EXAMINED: JAMES G. HENRICH
DATE: 10/10/06

I, Joel W. Droulard, a Registered Land Surveyor, do hereby certify that the field notes and notes taken during an actual survey made by me in June of 2006, and that it correctly represents the points, courses and distances as recorded in said field notes.



WHITETAIL P.U.D. PHS. 1, 10/16 #298465

WHITETAIL P.U.D. PHS. 1, 10/16 #298465

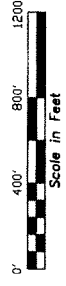
RECORD OF SURVEY 8/109 #28925

RECORD OF SURVEY 6/647 #23956

732.703 ACRES

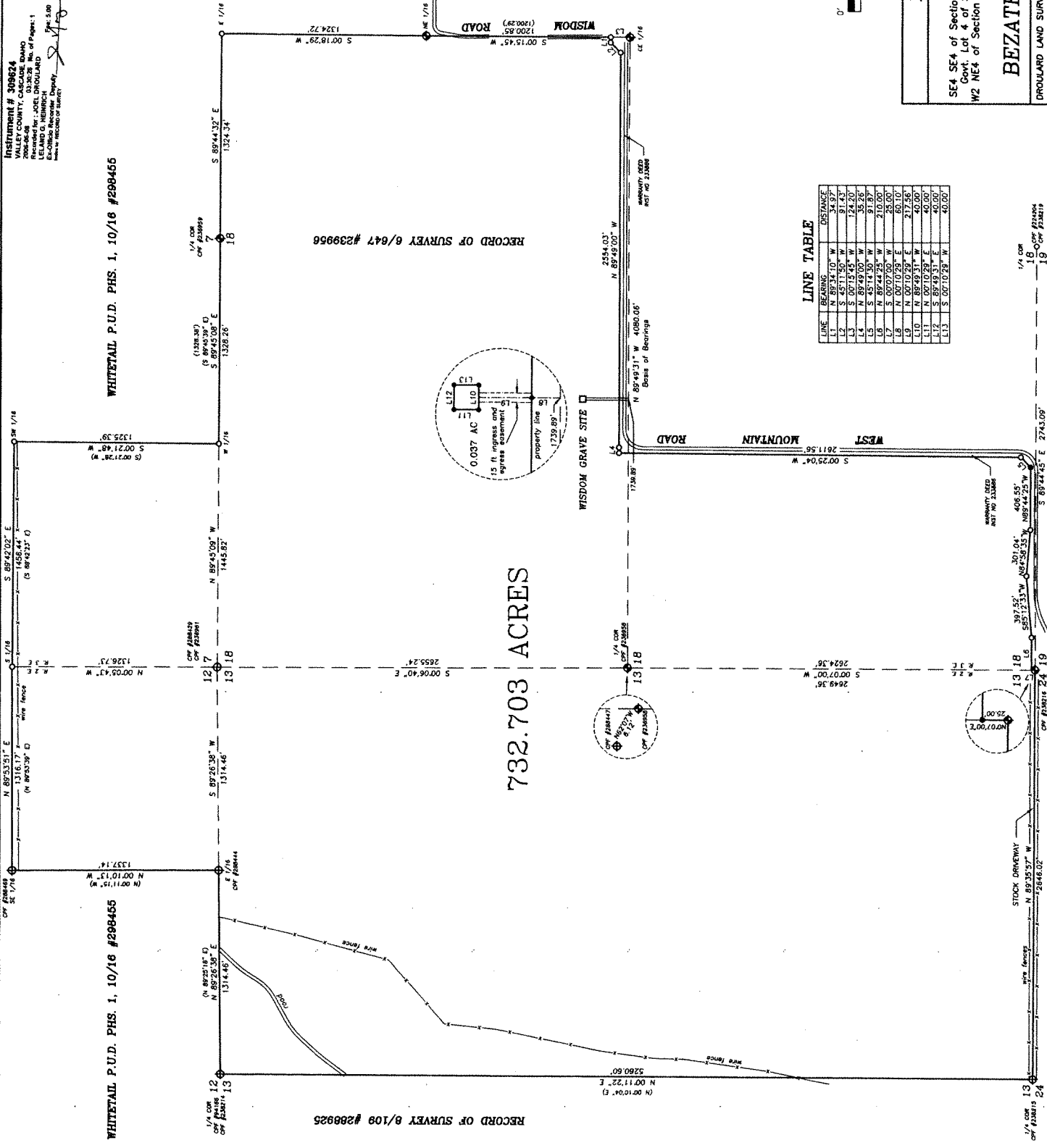
LEGEND

- Found 5/8 inch dia. rebar
 - ◆ Found brass cap
 - ◇ Found aluminum cap
 - Set 5/8" x 30" rebar w/plastic cap
 - () Record data in parentheses
- Bearings based on Record of Survey 6/647



LINE TABLE

LINE	BEARING	DISTANCE
L1	N 89°34'10" W	34.97
L2	S 45°11'30" W	91.43
L3	S 89°49'00" W	156.00
L4	N 89°49'00" W	35.20
L5	S 45°14'30" W	91.87
L6	N 89°44'25" W	210.00
L7	S 00°07'00" W	25.00
L8	N 00°10'20" E	217.56
L9	N 89°49'31" W	40.00
L10	N 89°49'31" W	40.00
L11	S 00°10'29" E	40.00
L12	S 89°49'31" E	40.00
L13	S 00°10'28" W	40.00



RECORD OF SURVEY

situate in the SE4 SE4 of Section 12, E2 of Section 13, T. 18 N., R. 2 E., B.M., Govt. Lot 4 of Section 7, Govt. Lots 1, 2, 3 and 4, E2 NW4, W2 NE2 of Section 18, T. 18 N., R. 3 E., B.M., Valley County, Idaho for

BEZATES LAND COMPANY

05108
7-2-75

WARRANTY DEED

For Value Received, GUS BEZATES and STELLA BEZATES, husband and wife, of Ontario, Malheur County, Oregon, the Grantors, do hereby grant, bargain, sell and convey unto the Grantees, A. NEIL DeATLEY of 221 Preston Avenue, Lewiston, Nez Perce County, Idaho, an undivided one-half interest; MOUNTAIN WEST INVESTMENT, INC., (formerly Wilson Aviation Industries, Inc.) an Idaho corporation of Lewiston, Idaho, an undivided one-fourth interest, and VERNON E. DIMKE of Clarkston, Asotin County, Washington, an undivided one-fourth interest, in and to the following described premises in Valley County, Idaho, to-wit:

SE1/4NW1/4; NW1/4SW1/4; SW1/4NW1/4 Lot 8; S1/2SW1/4, in Section 17, Township 18 N., Range 3 East B.M., and the NE1/4SE1/4; SE1/4NE1/4; SE1/4SE1/4 in Section 18, Township 18 North, Range 3 East, B.M. SUBJECT to all existing road right-of-ways, sheep driveways and other easements whether of record or not. EXCEPT: E1/2SW1/4 NW1/4 and N1/2NE1/4NW1/4SW1/4 and S1/2NW1/4SE1/4NW1/4 and SW1/4SE1/4NW1/4 and SE1/4SE1/4NW1/4, all in Section 17, Township 18 North, Range 3 East, B.M., all in Valley County, State of Idaho. Subject to an easement for a right-of-way for a stock driveway described as follows:
A tract of land in the South half of Section 17, Township 18 N., Range 3 E of the Boise Meridian, more particularly described as follows:

Being a tract of land approximately fifty (50) feet wide between the westerly bank of the Payette River in the following traverse:

Beginning at a point near the stock bridge which is N. 66°34' W. 993.6 feet from the section corner common to Sections 16, 17, 20 and 21 of Township 18 N., Range 3 E. Boise Meridian, thence N. 11°4' W. 90.44 feet to a steel pin; thence N. 81°26' W. 324.29 feet to a steel pin; thence S. 69°26'-1/2' W. 209.20 feet to a steel pin; thence S. 52° 11'-1/2' W. 161.89 feet to a steel pin; thence S. 38°4'-1/2' W. 217.0 feet to the end of the traverse.

All as set forth in that certain quitclaim deed dated the 18 day of ~~November~~ November, 1974, and recorded MAY 12, 1975, as Instrument No. 847.38, records of Valley County, Idaho.

TO HAVE AND TO HOLD the said premises, with their appurtenances unto the said Grantees, their heirs, successors and assigns forever. And the said Grantors do hereby covenant to and with the said Grantees that they are the owners in fee simple

of said premises; that they are free from all encumbrances, except taxes for the year 1974, and that they will warrant and defend the same from all lawful claims whatsoever.

Dated January 17, 1974.

Gus Bezates

GUS BEZATES

Stella Bezates
STELLA BEZATES

STATE OF OREGON)
) ss.
County of Malheur)

On this 17th day of January, 1974, before me, the undersigned, a Notary Public in and for said State, personally appeared GUS BEZATES and STELLA BEZATES, husband and wife, known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

(SEAL)

John C. O'Keefe
Notary Public in and for said State,
residing at Ontario therein.
My Comm expires: 3/29/75

QUITCLAIM DEED

04738
5-12-75

THIS INDENTURE, made this 18 day of November, 1974, by and between MOUNTAIN WEST INVESTMENTS, INC., an Idaho corporation, and successor in interest to Wilson Aviation Industries, Inc., A. NEIL DEATLEY and PATRICIA M. DEATLEY, husband and wife, VERNON E. DIMKE and SHIRLEY M. DIMKE, husband and wife, GUS BEZATES and STELLA BEZATES, husband and wife, BURTON E. WALKER and BETTE J. WALKER, husband and wife, and PAYETTE NATIONAL FOREST WOOL GROWERS ASSOCIATION, an unincorporated nonprofit association, Parties of the First Part, hereinafter referred to as Grantors, and THE COUNTY OF VALLEY, a corporate subdivision of the State of Idaho, the Party of the Second Part, hereinafter referred to as Grantee.

WITNESSETH:

That the said Parties of the First Part, for and in consideration of the sum of One Dollar (\$1.00), and other good and valuable considerations to them in hand paid by the said Party of the Second Part, the receipt whereof is hereby acknowledged, do by these presents remise, release and forever quitclaim unto the said Party of the Second Part, and to its successors and assigns, an easement for a right of way for a stock driveway over and across the following described premises in Valley County, Idaho, to-wit:

A tract of land in the South half of Section 17, Township 18 N., Range 3 E of the Boise Meridian, more particularly described as follows:

Being a tract of land approximately fifty (50) feet wide between the westerly bank of the Payette River in the following traverse:

Beginning at a point near the stock bridge which is N. 88°34' W. 903.6 feet from the section corner common to Sections 16, 17, 20 and 21 of Township 18 N., Range 3 E, Boise Meridian, thence N. 11°34' W. 90.44 feet to a steel pin; thence N. 31°28' W. 224.29 feet to a steel pin; thence S. 69°20'-1/2' W. 209.20 feet to a steel pin; thence S. 52° 11'-1/2' W. 161.89 feet to a steel pin; thence S. 38°4'-1/2' W. 217.0 feet to the end of the traverse.

STATE OF ~~OREGON~~)
) ss.
County of ~~MALHEUR~~

On this 3 day of ~~November~~ ^{December}, 1974, before me, the undersigned,

a Notary Public in and for said state, personally appeared GUS REZATES and STELLA REZATES, husband and wife, known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Jan C. O'Keefe
Notary Public in and for said State
residing at ~~ONTARIO~~ therein
My Comm expires: 3/29/75

(SEAL)

STATE OF ~~IDAHO~~)
) ss.
County of ~~Valley~~)

On this 16 day of ~~November~~ ^{December}, 1974, before me, the undersigned,

a Notary Public in and for said state, personally appeared BURTON F. WALKER and BETTE J. WALKER, husband and wife, known to me to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Jan C. O'Keefe
Notary Public in and for said State
residing at ~~Idaho~~ therein
C. O'Keefe

(SEAL)

STATE OF IDAHO)
) ss.
County of Nez Perce)

On this 21 day of November, 1974, before me, the undersigned,
a Notary Public in and for said state, personally appeared A. NEIL DeATLEY
and PATRICIA M. DeATLEY, husband and wife, known to me to be the persons
whose names are subscribed to the within instrument and acknowledged to
me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed
my official seal the day and year in this certificate first above written.

Terry Ingram
Notary Public in and for said State
residing at Lewiston therein

(SEAL)

STATE OF IDAHO)
) ss.
County of Nez Perce)

On this 18 day of November, 1974, before me, the undersigned,
a Notary Public in and for said state, personally appeared VERNON F. DINKE
and SHIRLEY M. DINKE, husband and wife, known to me to be the persons
whose names are subscribed to the within instrument and acknowledged to
me that they executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed
my official seal the day and year in this certificate first above written.

Terry Ingram
Notary Public in and for said State
residing at Lewiston therein

(SEAL)

TO HAVE AND TO HOLD, all and singular the said premises together with the appurtenances, unto the Party of the Second Part and to its successors and assigns forever.

This Grant shall be effective as long as said easement shall be actually used for the purpose above specified, and all rights hereunder granted shall revert to Mountain West Investments, Inc., A. Neil DeAtley, Patricia M. DeAtley, Vernon E. Dimke, and Shirley M. Dimke, their successors and assigns, when said use shall have been abandoned and discontinued for a term of five (5) years or sooner vacated by the Grantee.

The Grantee shall at all reasonable times have the right to enter for the purpose of constructing, repairing, maintaining and patrolling said right-of-way, doing as little damage as possible.

IN WITNESS WHEREOF, the Parties of the First Part have hereunto subscribed their names and affixed their seals the day and year first above written.

A. Neil DeAtley
A. NEIL DEATLEY

Vernon E. Dimke
VERNON E. DIMKE

Gus Bezates
GUS BEZATES

Burton E. Walker
BURTON E. WALKER

MOUNTAIN WEST INVESTMENTS, INC.

Harold Wilson
Its President

[Signature]
Its Secretary

Patricia M. DeAtley
PATRICIA M. DEATLEY

Shirley M. Dimke
SHIRLEY M. DIMKE

Stella Bezates
STELLA BEZATES

Pette J. Walker
PETTE J. WALKER

PAYETTE NATIONAL FOREST WOOL GROWERS ASSOCIATION

[Signature]
Its President

[Signature]
Its Secretary

Red Ridge Village PUD Comments - Valley County Recreation Advisory Council

From Jeffrey Mousseau <[REDACTED]>
Date Wed 12/4/2024 3:15 PM
To Cynda Herrick <cherrick@co.valley.id.us>
Cc Dave Bingaman <dbingaman@co.valley.id.us>; Larry Laxson <llaxson@co.valley.id.us>; Neal Thompson <NThompson@co.valley.id.us>; Emily Sehloff <[REDACTED]>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Valley County Planning and Zoning Commissioners,
12/4/2024

The members of the Valley County Recreation Advisory Council, authorized by the Valley County Commissioners in 2023 to guide recreation in Valley County, is writing to voice concern about the recently proposed Red Ridge Village development (PUD-24-01) near McCall ID in Valley County. Our concerns include 1) reduced public access to public recreation and open spaces in the West Mountain area; 2) negative impacts to water quality and use quantity in the North Fork of the Payette River watershed due to increased septic systems, increased stormwater runoff, and increased water consumption; and 3) overuse of nearby recreation areas, infrastructure, and resources due to significant increase in the areas population caused by the proposal.

Regarding public access, the applicant must be clear and thorough regarding what amenities and aspects of the development will be open to the public and what easements will be placed assuring access in and through the development. From a recreation standpoint, year-round, dedicated trail access for both motorized and non-motorized users is critical. Easements, public right of ways, and dedicated trails must be included. Recreation and trails are highlighted in the application as amenities, but in order for this to be successful, these must be open to the public.

Regarding water, water consumption by homes and landscapes, in addition to stormwater and septic changes, should be considered. Warmer winters at the valley level have been trending, and the snowpack we rely on for our homes and communities, as well as the critical agriculture systems downstream, is not a stable system. Increasing demands on it is not a sustainable proposal. To make a direct correlation to recreational impacts, decreased water availability will lower the levels in our lakes and reservoirs as well as reduce the number of quality flow days for paddlers on the North Fork Payette River. Lower flows and warmer weather is increasing the propensity for toxic algae blooms, further reducing recreational availability in waters already impacted.

Regarding overuse, resources such as Fire, Police, EMS, Search and Rescue, Fish and Game, trail maintenance crews, snowmobile grooming, and other that support public recreation will become more strained. It is also unclear what the wildland fire mitigation plans are for this development.

At this point, the application is not complete enough to allow us to comment more definitively on the impacts to recreation and the local resources that support recreation. We advise the Planning and

Zoning commission to take the time needed to ensure that these concerns are understood and fully addressed before any approval is provided.

Sincerely,

Jeff Mousseau, Chair of the Valley County Recreation Advisory Council

Valley County Recreation Advisory Council Members

Emily Bettin Mike Heyer John Holland

Shane Hinson Drew Kirsch Jeff Mousseau

Cameron Sena Erik Weiseth April Whitney

Red Ridge Village Comments

From: Matt Ledford [REDACTED]
Sent: Sunday, December 1, 2024 9:49 AM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: Red Ridge Village Comments

Hello Cynda,

Unfortunately I will be out of town on a training assignment and will miss the open comment night for the Red Ridge Village proposal. I have mixed feelings about this proposal and see a few questions that need to be addressed. I have highlighted my questions/comments in bold if you are pressed for time simply scroll down.

My demographic is a 30-year old male that works for the Forest Service as a firefighter making less than \$100k a year. I have lived in McCall for 5 years now, bouncing among rental properties. I love my job and Valley County and I want to start a family here however with the current housing market that seems more like a dream than a goal.

I believe we are facing a serious crisis if we do not create more affordable homes for our working class. We are all aware of the study that was completed showing the insane ratio of vacant homes to occupied, full-time residential homes. This is an issue that can be addressed by proactive community planning.

My questions:

-Prior to this development going in can the county, along with town of McCall, develop a law that would limit the number of homes in the Red Ridge community that can be used as short-term rental properties? I hate to have this view, being raised conservative and wanting to keep the government out of consumer affairs, but outside wealth will swoop in and turn these into more Air BnB's and ultimately will not fix our problem of lack of inventory of affordable houses. We should take the time to research creative ideas utilized in other mountain towns to limit short-term rental properties. We could limit the number of short-term rentals per the community, create higher taxes on short-term properties that go into a fund specifically for incentives to developers that do build affordable housing, or more tax breaks and incentives for full-time local home owners that live in their homes year round.

-A 3rd party consultant should be hired to determine the cost per consumer in Valley County. How much does a small family contribute to the tax base in Valley County and how much do they cost in terms of utilities, schools, etc. This cost should fall on the developer (and eventually the home buyer) and not on the current tax base. I would hope that this would help alleviate the current citizens that fear this development will be a burden on their taxes, the current infrastructure and public services.

-Ensuring that the affordable homes are a part of the 1st phase of development, along with the more profitable "estates." Far too often the country has seen a 4-phase proposal never come to fruition. More likely the first 2-3 phases are complete, starting with the homes that bring the developer the highest profit margin, to only see the final stages of the project incomplete. We live in a changing world, specifically every 4 years with anew

administration. It is not conceivable that a developer can guarantee all phases will be complete as planned. To ensure we don't end up with only more large estates for wealthy out of towners we must ensure affordable houses for single family homes are included up front. Our county is just like the rest of the country, there is a lack of affordable inventory!

I am part of the younger demographic in this county that is hopeful for well thought out policies that steer our county's growth. I feel for the population that has been here for years, purchased their homes at very affordable prices and don't want to see more change. But change is inevitable, that's a fact, it is our job as citizens to work with our local representatives and government to ensure the change comes on our terms.

I hope to watch virtually and I'm hoping to hear the real push back to this proposal and hope to be a voice for our young demographic. The worst thing any of us can do is sit back and not participate in the conversation.

Thank you for having an open comment period and I hope we will have many more public discussions on this topic.

Matthew Ledford



Public Comment to RedRidge Village Concept

From: Brianna Bambic [REDACTED]

Sent: Wednesday, December 4, 2024 9:53 PM

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

Subject: Fwd: Public Comment to RedRidge Village Concept

Brianna Bambic
14112 Norwood Road
McCall, ID, 83638

December 4th, 2024

Cynda Herrick, AICP, CFM
Planning and Zoning Director, Valley County Planning and Zoning Commission
219 North Main Street
Cascade, ID, 83611

Dear Cynda Herrick,

I hope this letter finds you well. I am writing to express my concerns regarding the proposed development project in the RedRidge Village Concept and to respectfully urge you to reconsider its impact on the residents of Valley County, particularly those living in McCall and surrounding Valley County areas.

While I understand the potential benefits of this project, I believe it is important to consider the broader implications for local infrastructure and quality of life. As it stands, McCall and the surrounding valley are already grappling with challenges related to transportation, affordable housing, access to community spaces, and limited indoor recreational opportunities. Given this, I would like to propose that, should the development proceed, the following measures be put in place to support the local community and ensure the project benefits all residents:

1. **Transportation Development:** To mitigate the increased traffic and ensure that all residents of Valley County can access the development site, I strongly urge that a free transportation service be established between McCall and the proposed development. This service would help alleviate the burden on local roads, reduce traffic congestion, and provide residents, particularly those who rely on public transportation or cannot afford the additional travel costs, with an accessible way to reach the development.
2. **Improvement of Valley County Roadways:** A significant portion of the funds from this development should be directed toward the improvement of Valley County's roadways. This includes addressing the timely repair and maintenance of potholes, resurfacing roads where needed, and enhancing road efficiency. Additionally, I recommend the installation of **turn lanes** at key intersections to improve traffic flow and safety, particularly around the development site. Funds should also be allocated to the creation of walkways and bike paths connecting McCall to RedRidge and surrounding communities, promoting safer and more sustainable transportation options for residents.
3. **Community Recreational Center:** In addition to addressing transportation and infrastructure needs, I believe the development project should include the construction of a new community recreational center, with a budget of \$2-4 million. This facility should provide much-needed amenities for Valley County residents, including:
 - A swimming pool, hot tub, and sauna for wellness and relaxation.
 - A climbing gym and dedicated gym space for physical fitness.

- Multi-use courts for sports such as basketball, volleyball, and tennis.
 - Classrooms and event rooms that can be used for educational purposes, workshops, and community gatherings.
4. **Youth Development Fund:** I strongly advocate for the creation of a yearly endowment fund dedicated to youth development programs in Valley County, including McCall and RedRidge. This fund would support a variety of initiatives, including:
- A public ceramic studio and writing studio to foster creativity and artistic expression among youth.
 - Specific funding for creative arts programs, such as the Alpine Theatre, and the creation of an indoor 100-person community music venue, providing local youth with a space to develop their talents and engage with the arts.
 - A communal bike and ski shop dedicated to maintaining and repairing outdoor sports equipment. This would help promote youth engagement in sports such as biking and skiing while providing a resource for low-income families to keep their equipment in working condition.

These initiatives would help to nurture the potential of the younger generation, families and elderly community, offering them opportunities for creative expression, physical activity, and community involvement. It would also ensure that local youth have access to the necessary resources to pursue their passions and develop skills that can benefit the community as a whole.

I understand that these requests may require additional planning and investment, but I firmly believe they are essential to ensuring that the development not only benefits those directly involved but also enriches the entire community. By investing in transportation, infrastructure, youth development, and recreational amenities, the project could significantly improve the quality of life for all Valley County residents and help ensure that the development is a sustainable and positive addition to our region.

Thank you for taking the time to consider my concerns and proposals. I hope we can work together to create a balanced solution that respects the needs of the local community while moving forward with progress.

Sincerely,

--

Brianna Bambic, M.A.



Public Comment on Redridge Proposal

From: ryan Stouffer [REDACTED]

Sent: Wednesday, December 4, 2024 9:55 PM

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

Subject: Public Comment on Redridge Proposal

Ryan Stouffer
48 Scheline Ct
McCall, ID 83638
[REDACTED]

December 4th. 2024

Cynda Herrick, AICP, CFM
Planning and Zoning Director, Valley County Planning and Zoning Commission
219 North Main Street
Cascade, ID, 83611

Dear Cynda Herrick,

I hope this letter finds you well. I am writing to express my concerns regarding the proposed development project in the RedRidge Village Concept and to respectfully urge you to reconsider its impact on the residents of Valley County, particularly those living in McCall and surrounding Valley County areas.

While I understand the potential benefits of this project, I believe it is important to consider the broader implications for local infrastructure and quality of life. As it stands, McCall and the surrounding valley are already grappling with challenges related to transportation, affordable housing, access to community spaces, and limited indoor recreational opportunities. Given this, I would like to propose that, should the development proceed, the following measures be put in place to support the local community and ensure the project benefits all residents:

Transportation Development: To mitigate the increased traffic and ensure that all residents of Valley County can access the development site, I strongly urge that a free transportation service be established between McCall and the proposed development. This service would help alleviate the burden on local roads, reduce traffic congestion, and provide residents, particularly those who rely on public transportation or cannot afford the additional travel costs, with an accessible way to reach the development.

Improvement of Valley County Roadways: A significant portion of the funds from this development should be directed toward the improvement of Valley County's roadways. This includes addressing the timely repair and maintenance of potholes, resurfacing roads where needed, and enhancing road efficiency. Additionally, I recommend the installation of turn lanes at key intersections to improve traffic flow and safety, particularly around the development site. Funds should also be allocated to the creation of walkways and bike paths connecting McCall to RedRidge and surrounding communities, promoting safer and more sustainable transportation options for residents.

Community Recreational Center: In addition to addressing transportation and infrastructure needs, I believe the development project should include the construction of a new community recreational center, with a budget of \$2-4 million. This facility should provide much-needed amenities for Valley County residents, including:

A swimming pool, hot tub, and sauna for wellness and relaxation.

A climbing gym and dedicated gym space for physical fitness.

Multi-use courts for sports such as basketball, volleyball, and tennis.

Classrooms and event rooms that can be used for educational purposes, workshops, and community gatherings.

Youth Development Fund: I strongly advocate for the creation of a yearly endowment fund dedicated to youth development programs in Valley County, including McCall and RedRidge. This fund would support a variety of initiatives, including:

A public ceramic studio and writing studio to foster creativity and artistic expression among youth.

Specific funding for creative arts programs, such as the Alpine Theatre, and the creation of an indoor 100-person community music venue, providing local youth with a space to develop their talents and engage with the arts.

A communal bike and ski shop dedicated to maintaining and repairing outdoor sports equipment. This would help promote youth engagement in sports such as biking and skiing while providing a resource for low-income families to keep their equipment in working condition.

These initiatives would help to nurture the potential of the younger generation, families and elderly community, offering them opportunities for creative expression, physical activity, and community involvement. It would also ensure that local youth have access to the necessary resources to pursue their passions and develop skills that can benefit the community as a whole.

I understand that these requests may require additional planning and investment, but I firmly believe they are essential to ensuring that the development not only benefits those directly involved but also enriches the entire community. By investing in transportation, infrastructure, youth development, and recreational amenities, the project could significantly improve the quality of life for all Valley County residents and help ensure that the development is a sustainable and positive addition to our region.

Thank you for taking the time to consider my concerns and proposals. I hope we can work together to create a balanced solution that respects the needs of the local community while moving forward with progress.

Sincerely,
Ryan Stouffer

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Wilks Brothers

From: Todd [REDACTED]
Sent: Sunday, November 24, 2024 8:50 PM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: Wilks Brothers

Hi, why don't you insist that the Wilks brothers open up the land that they have shut us out of for years as part of any deal for this ?

Sent from my iPhone

Red Rudge Village

From: Wayne Albright [REDACTED]
Sent: Tuesday, November 19, 2024 7:17 PM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: Red Rudge Village

I'm opposed to this development. The McCall area infrastructure cannot support that big of a residential development at this time. I feel infrastructure upgrades need to be completed first. I also have concerns about the aquifer and how this would affect existing homes.

Wayne Albright
Idaho Resident

Opposing Red Village Development

From: Samantha Chiquette [REDACTED]
Sent: Wednesday, November 20, 2024 7:47 AM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: Opposing Red Village Development

Dear Valley County,

I am writing to express my opposition to the proposed Red Village Development. Increased development in this area continues to negatively impact wildlife habitats throughout Valley and Adams counties. Additionally, the city of McCall is not equipped to accommodate the influx of new residents, as we are already struggling to support the current population.

Thank you for your consideration.

Sincerely,
Samantha

Red ridge

From: Scott Fereday [REDACTED]
Sent: Wednesday, November 20, 2024 7:46 PM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: Red ridge

Good evening, to whom it may concern-

I write in objection to the DF development proposal for Red Ridge. The areas around valley county we have left for recreation (which drives the entire region) are quickly being developed for quick financial gain and then are forever lost for the local public as well as our visiting, paying public. This development CANNOT be allowed to happen just for these two simple reasons. We cannot simply keep rolling over and bootlicking the super wealthy in this area. They are ruining the driving force for our economy and will just become wealthier and more carefree in the process.

I realize these people own this property, but the scope and the impact of the project will forever change the landscape and economy of greater Valley county and its full time inhabitants. These types of developments will permanently sever access to our important recreation assets.

Please, I implore you to disallow this proposal for the sake of the people who love the remaining beauty of Valley county.

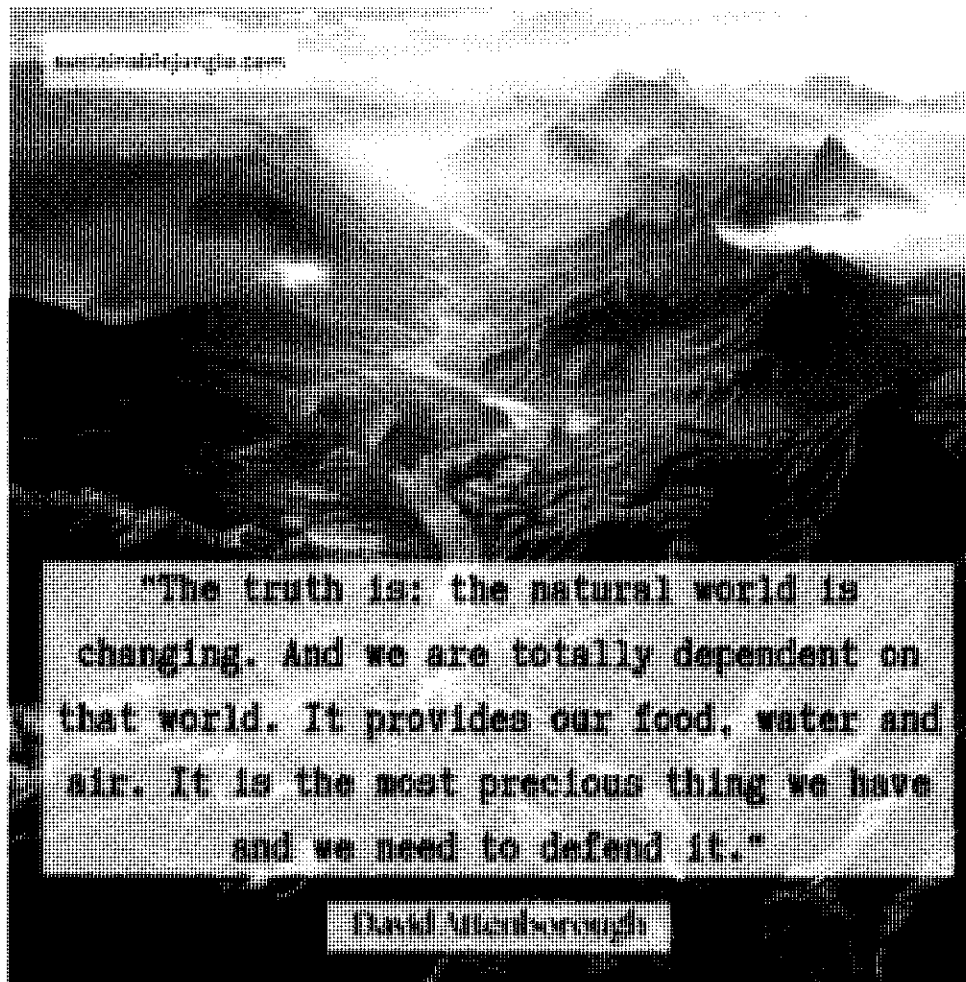
Sincerely,

Scott Fereday
Owner, May Hardware
Lifetime Valley County resident

From: julie murphy [REDACTED]
Sent: Wednesday, November 20, 2024 11:20 AM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: Facebook

True words from David Attenborough. McCall must be protected from population growth. Population growth in McCall that is all empty more than 50% of the year. The natural world torn up for mostly empty homes. Hospitality incomes will not be able to pay for these homes. We don't need 3,000 or more homes for 3000 plumbers or craftsmen. Thanks very much.

Julie Murphy



From: julie murphy [REDACTED]

Sent: Wednesday, November 20, 2024 10:42 AM

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

Subject: Fwd: Housing development

Please read the message below concerning RedRidge Village. Thanks,

Julie Murphy

Begin forwarded message:

From: julie murphy [REDACTED]

Date: November 20, 2024 at 12:22:47 PM EST

To: cherrick@co.valley.id

Subject: Housing development

In the picture below, Please imagine replacing “global warming” with “population growth,” and “most of society” with “valley county,” and you’ve got the idea for the potential impact of further development on Payette Lake and its surroundings.

Please treat the areas around Payette lake and the lake itself as a natural resource or gem of the state, natural park instead of as development potential, moneymaking asset.

Truely. There are very few exquisite natural lakes in the USA. This one is very special, very small and easily ruined. There are already 2,000 sitting boats on the lake. Imagine with these two developments, each coming with a boat. Overwhelming.

No more development. Please.

Julie Murphy.



DF Development/Red Ridge Village proposal

From: christopher sours [REDACTED]

Sent: Thursday, November 21, 2024 10:08 AM

To: Cynda Herrick [REDACTED]

Subject: DF Development/Red Ridge Village proposal

Valley County Planning and Zoning Commission-

We absolutely oppose the idea of this "Village". We attended the initial joint meeting of County and City members regarding the new impact area changes. While this proposed city is in the counties, it would be a slap in the face to those of us who work and live in McCall and are wrestling with the future of the city/county interface.

This is simply a slap in the face for the greater good of the county and city. Obviously, most of these residences would be second homes, not what we need in the area. We need affordable homes. Who is going to serve this influx of folks? The county and city are already stressed with traffic and lack of workers due to the high cost of living. The approval of box storage facilities along the "scenic corridor" gives me great pause in the ability of the County to manage and approve such a massive plans in the future.

We appreciate your due diligence in rejecting this outrageous expansion in our community. Do not let the billionaire Wilks Brothers get away with this.

Thanks for your efforts!

Chris and Jo Sours
320 Moon Dr
McCall

Opposition to RedRidge Village.

From: McCall Keller [REDACTED]

Sent: Thursday, November 21, 2024 12:32 PM

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

Subject: Opposition to RedRidge Village.

To whom it may concern,

I'm writing in opposition to the RedRidge Village. This plan would dramatically alter the image and beauty of this valley that we all love and live in. We have seen many large scale developments in recent years, some more integrated into the natural scenery than others. The growth has been good for some who can afford it, as well as for the construction businesses in town, but more and more the remote and untouched beauty of this land is being lost. Large developments often try to pack in homes as close as possible and decimate environments, such as Avimor has done south of us. We cannot let the greed and lack of care for natural environments that we see closer to larger cities reach us here in McCall. This area is too special for that to happen.

Thanks so much for hearing us all out. I'll be in attendance at any public meetings on the subject.

--

macmoss.studio

Selling ourselves out

From: NAT [REDACTED]

Sent: Saturday, November 23, 2024 3:33 AM

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

Subject: Selling ourselves out

Are we really going to let these out of state 1%-er elites do this?

They come here from Texas, buy up all our native Idahoan land, illegally block access to public BLM and national forest land and illegally place gates over public roads.

<https://www.ktvb.com/article/news/local/public-lands-access-clashes-with-private-property-rights-as-wilkses-lock-up-land/277-615081880>

<https://m.youtube.com/watch?v=6JO90H7cCwc>

And we are going to reward them by approving this disgusting project to demolish OUR land and install more unaffordable luxury bloat so that they can make themselves richer and fatter off of our soil and our childrens inheritance?

Are we gonna nod our heads and pat them on the back and let them tear our state up and divide it amongst themselves because they can slap a label on it like **"We are committed to preserving this unique area for the enjoyment and benefit of future generations."**? Don't make me vomit.

Seems we only care about getting gutted and stuffed by out of staters when they're liberal californians.

Don't let this happen.

Red Ridge Village

From: Gwen Abbott [REDACTED]
Sent: Saturday, November 23, 2024 6:26 PM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: Red Ridge Village

Please oppose this development proposal. The amount of impact this would have would ruin an already environmentally sensitive area!

The amount of traffic this would add to an already congested, Boydston would be ridiculous. Add logging trucks, construction equipment, construction trucks, and all that onto a street and neighborhood that already can't handle the amount of traffic, you're going to end up with a faster need to repair the roads than you already have!

I think in theory it's a great idea with the promise of affordable housing and an amphitheater in a vineyard and so on, but at the end of the day, this plan is going to do more harm not just to this valley and Adams county then it will good.

Gwen Asmussen
Owner [REDACTED]

Housing development

From: Kellan Anderson [REDACTED]

Sent: Saturday, November 23, 2024 8:36 PM

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

Subject: Housing development

Hello, I do not support the new Mc call housing development and the other retail planned. That would completely ruin the quaint charming Mc call that people move to idaho for. We came here because it's small and not overly populated. You will ruin it and overpopulate the area. Not supported.

The amphitheater sounds great. That brings culture and brings people in temporarily for a show. It should not seat 2000 people, that's way too big. The Morrison in boise seats 2000 and it's impossible for performing organizations to fill the seats and ends up losing money every show. Make a small amphitheater that is beautiful and showcases the beauty of Mc call. That's it. None of the other proposals have my support.

Oppose- Red Ridge Village & Amphitheater

From: Jade Schmidt [REDACTED]

Sent: Sunday, November 24, 2024 10:36 AM

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

Subject: Oppose- Red Ridge Village & Amphitheater

Hi,

I am writing to express my opposition to the proposed Wilk's Brothers plan for Red Ridge Village. Adding hundreds of expensive homes and an amphitheater will only further overwhelm our water systems, natural resources, and take away from our beautiful landscapes.

More people = more pollution. We need to protect our environment and leave the land and the trees as they are.

Additionally, our small towns and businesses cannot handle the influx of people and tourism as it stands now. There is a shortage of employees in most of our restaurants and stores because folks are being priced out of the surrounding areas.

If the Wilk's brothers want to do anything with their land to benefit the community, please tell them to consider building affordable housing for those of us who live and work locally. We are all struggling with high rent and low wages.

Thank you for reading,

Jadrael S.

Oppose Red Ridge Village.

From: Chris Cramer <[REDACTED]>
Sent: Sunday, November 24, 2024 11:38 AM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: Oppose Red Ridge Village.

I oppose this development.
Here's is my rationale for this stance:

- 1). Valley county services are not keeping up with existing demand and approved development.
- 2). The marina expansion needs to get built and settled prior to any new large scale projects that add people to our recreational areas.
- 3). The owners of this proposed development have demonstrated their dislike of Idaho residents by restricting access and confrontational interactions.
- 4). Let's not support these out of state money grabbers in our backyard or more will follow.

Sincerely
Chris Cramer
Valley County homeowner

Opposition letter to the Red Ridge Valley Development

From: Dakota Hughes [REDACTED]

Sent: Sunday, November 24, 2024 12:13 PM

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

Subject: Opposition letter to the Red Ridge Valley Development

On Sun, Nov 24, 2024 at 12:10 PM Dakota Hughes [REDACTED] wrote:

To whom it may concern,

I am writing to express my concern and utmost opposition regarding the proposed expansion of buildings and the expected influx of people to our small town, currently proposed as the Red Ridge Project by the Wilkes Brothers. As a lifelong resident of this community, I have seen firsthand the charm, character, and close-knit atmosphere that makes our town so unique. While I understand that growth is often seen as a sign of progress, I fear that such rapid expansion will irreversibly alter the very qualities that make our town special.

Our small town is not equipped for a sudden surge in population and development. The infrastructure, including our roads, schools, and public services, is designed to serve a smaller, more manageable number of residents. Introducing a large number of new buildings and an influx of people could strain our local resources, creating traffic congestion, overcrowding in schools, and longer wait times for essential services. The peaceful, rural lifestyle that many of us cherish will inevitably be disrupted.

Moreover, the rapid expansion of buildings could lead to the destruction of the very natural beauty and open spaces that attract people to our town in the first place. The sense of tranquility we enjoy could be replaced with noise, pollution, and a reduction in the aesthetic appeal of our surroundings. It is essential to consider the environmental impact of such development and whether it is sustainable in the long term.

While economic growth is important, it should not come at the expense of our town's identity or the well-being of its current residents. There are more thoughtful, sustainable ways to develop our community without compromising the values that have made it such a wonderful place to live. I urge you to reconsider the scope of these proposed developments and prioritize the preservation of our town's character, environment, and the quality of life for those of us who call it home. This expansion will single handedly destroy our small town. Again, I urge you to think of those who call this town home and what this proposed Red Ridge Project will do to our community and current businesses.

Thank you for your time and consideration. I trust that you will make a decision that reflects the needs and desires of the entire community.

Sincerely,
Dakota Hughes

Unconscionable Red Ridge Development

From: Nicole Amundsen [REDACTED]
Sent: Sunday, November 24, 2024 3:12 PM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: Unconscionable Red Ridge Development

Please protect our beautiful and majestic mountains and wilderness from this massive Red Ridge development. Please represent our community and oppose this development. It will forever scar the forests and waterways and aesthetic beauty of Valley County and will bring on an avalanche of development that will metastasize into more and more development that takes away the mountain forests and turns them into McMansions with some trees. This is not development that builds community and civic participation, it is development that will not make it easier for people to afford to live and work in McCall.

The Wilkes Brothers have no investment in McCall and Valley County other than to profit off it. They are not invested in protecting the water ways, the forests, the wildlife. You are the frontline to protect this community and I hope you will remain strong in the face of the money, power and headwinds of this kind of proposal that is out of sync with McCall and its community.

Thank you,

Nicole Amundsen

PUD 24-01 RedRidge Village

From: Kathy Deinhardt Hill [REDACTED]
Sent: Sunday, November 24, 2024 4:17 PM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: PUD 24-01 RedRidge Village

Members of the Valley County Planning and Zoning Commission

Please deny the application PUD 24-01 RedRidge Village for the following reasons:

1. Valley and Adams Counties does not have and will never have the infrastructure to handle a development of this size.
2. Highway 55 is already at capacity during the summer. It cannot handle, structurally, the increased traffic of this development. It never will.
3. Valley County cannot afford the added expense this development will bring. Road maintenance, snow removal, law enforcement, fire and ambulance services will be overwhelmed
4. Essential services such as medical facilities and food distribution will not be able to provide for the influx of people. They already struggle to do so in the summer.
5. Schools, never well funded in Idaho, will be unable to meet the demand of increased enrollments.

These are just a few of the problems such a development would create for the county. Proponents will argue that this is a concept plan, that it will take years to actually develop.

Stop it now before it gets started.

Thank you.

Kathy Deinhardt and Bob Hill
14068 Pioneer Road
McCall, Idaho 83638
[REDACTED]

Red Ridge Village

From: Heather Lewis [REDACTED]
Sent: Sunday, November 24, 2024 4:50 PM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: Red Ridge Village

To Whom it May concern:

With the sudden rush of approved subdivisions in the works, and with P and Z board members who appear to be in a position to profit from developments- I am compelled to write to express my strong opposition to the Red Ridge Village development set to be reviewed at your next meeting. Our community safety resources are already stretched thin (police/ fire/ EMS). Our community is in need of affordable single family homes, not another exclusive neighborhood filled with multimillion dollar estates. The only beneficiaries of a development like the proposed Red Ridge Village are two brothers who were greedy enough to turn down a generous offer which would have allowed Idaho to buy back land that should have been in the public's hands all along.

--

Sincerely,

Heather S. Lewis

DF Development's Red Ridge Project

Cynda Herrick

From: Erin Fanning [REDACTED]

Sent: Monday, November 25, 2024 7:06 AM

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

Subject: DF Development's Red Ridge Project

Dear Ms. Herrick,

I strongly oppose the Red Ridge Village project proposed by the Wilks brothers/DF Development. As a fifth-generation Idahoan and long-time McCall resident, I've spent a good portion of my life exploring Idaho's mountains and forests on foot, bicycle, and skis, and the development destroying these wild areas has been heartbreaking.

But, beyond the emotional, there are practical reasons why the project would be disastrous:

-Idaho 55 and U.S. 95 are already straining with increased traffic from greater Boise and could not sustain a large development. The same is true with the main thoroughfares throughout Valley County.

-Furthermore, the county's infrastructure could potentially be overtasked in other ways, including water, electricity, and sewers.

-The development would also have a long-term impact on unspoiled terrain, altering the environment forever with a potentially lethal effect on flora and fauna. Additionally, Payette Lake would experience stresses from an increase in boaters.

-A development of this size and scope would also escalate already high real-estate prices, making homes in Valley County even more unaffordable to Idahoans.

Do we want Valley County to become just another megaresort with towns merging together, subdivisions dotting the mountainsides, and strip malls lining U.S. 95 and ID 55? Or do we want the area to remain known for its breathtaking beauty, a place where nature is preserved for nature's sake?

Bottom line, the Wilk brothers/DF Development have no interest in what is good for Idaho, its residents, or the environment. They are simply profiting by destroying pristine land without truly caring about the consequences.

Thank for your time and consideration.

Sincerely,

Erin Fanning

1503 Davis Ave. [REDACTED]

McCall, ID 83638
[REDACTED]

Public comment for 12/12 hearing on Red Ridge Village development

From: Molly Feeley [REDACTED]

Sent: Monday, November 25, 2024 10:39 AM

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

Subject: Public comment for 12/12 hearing on Red Ridge Village development

Dear Cynda Herrick and the Valley County Planning and Zoning Commission, I am writing to express serious concerns about the proposed Red Ridge Village development by DF Development, with particular focus on its inadequate approach to housing and its broader environmental and community impacts.

Housing Concerns: The development claims to address local workforce housing needs, but the proposal reveals a deeply flawed approach. While referencing a study indicating a need for over 800 affordable homes, the project fails to provide meaningful solutions:

1. The application conspicuously leaves blank the anticipated rental and sales prices for proposed workforce housing, rendering its "attainability" claims meaningless.
2. Of the 1,130 total residential units, only 340 are designated as workforce housing—a mere 30% of the development. The remaining 70% appears targeted at high-end buyers, second-home owners, and out-of-state investors.
3. The 260 acres of single-family lots with Payette Lake views and 120 acres of medium-density homes comparable to exclusive developments like Blackhawk on the River suggest this is more a speculative real estate project than a genuine housing solution.

Environmental and Community Impacts: Beyond the housing deficiencies, the development presents numerous critical concerns:

Wildlife Disruption: The 30,920-acre site is a critical habitat for diverse wildlife, including elk, moose, wolves, mountain lions, deer, and the endangered Northern Idaho Ground Squirrel. While the developers claim to preserve 30% as a wildlife preserve, the extensive residential development will fundamentally fragment and destabilize this ecosystem.

Traffic and Infrastructure: The project would generate 9,490 daily vehicle trips, dramatically increasing traffic congestion and potentially compromising road safety. The required traffic infrastructure modifications will fundamentally alter the area's rural character.

Land Access: The Wilks brothers have already restricted public access to their lands by installing gates and "No Trespassing" signs, replacing the previous open access maintained by Boise Cascade and Potlatch Corp. This development continues a pattern of privatizing previously accessible natural landscapes.

Scale of Development: The proposed 1,130 residential units, spread across five neighborhoods and four development phases, represent a massive and potentially irreversible transformation of the local landscape.

Economic and Community Implications: Far from solving the region's housing challenges, this development risks:

- Driving up property values, potentially pricing out local workers
- Creating a development that serves wealthy out-of-state interests
- Displacing the very workforce it claims to support

The developers' claim of being "committed to preserving this unique area for the enjoyment and benefit of future generations" rings hollow when juxtaposed with a plan that would dramatically transform 2,250 acres of "pristine terrain."

I urge the Planning and Zoning Commission to:

- Require concrete, binding commitments on housing prices
- Mandate a significantly higher percentage of truly affordable units
- Implement strict occupancy restrictions
- Conduct a comprehensive environmental impact assessment
- Prioritize the protection of local ecosystems and community needs

The current proposal represents a significant threat to the environmental integrity and community character of Valley County.

Sincerely,
Molly Feeley

Red River Village proposal

From: James Bleuer [REDACTED]
Sent: Monday, November 25, 2024 10:56 AM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: Red River Village proposal

Hello,

I am unable to attend the public hearing on Dec 12. I am a full-time Valley county resident.

I would like to voice my concern with this proposal.

Look at the last few years of wildfires and where we've had to put resources to defend structures in the Lake Cascade area. This proposal would greatly increase the amount of structures that our already strapped firefighting resources are tasked with defending - all so that wealthy second home owners can have nice views of the valley for the few weeks a year that they visit.

We can't continue to allow homes to be built in terrain that is difficult to defend, when we've barely been able to defend the structures that already exist.

Thanks

Wilks Brothers Expansion

From: cynthia boulton [REDACTED]
Sent: Monday, November 25, 2024 12:48 PM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: Wilks Brothers Expansion

I am writing to oppose the Wilks Brothers plans for development.

The Wilderness and beauty of our region will be forever changed. The infrastructure of McCall will not accommodate a Millionaire's vision of this magnitude . Obviously pollution will increase, both in terms of noise and car exhaust. Health Care (already severely compromised by rapid growth) will not accommodate these plans. Our schools cannot accommodate the large influx of children possible with this many housing units . Traffic will be a nightmare and unsafe on winding 2 lane mountain roads already dangerous .

Planning is crucial. Taking into account, an already fragile infrastructure and those associated limitations, as well as our ecosystem, demands a halt to this rapid large expansion.

Moving forward without thought or care for the people, the country, and our wildlife is unconscionable. Greed over common sense and care is a very sad state of affairs for this "pristine" mountain region.

Please take these factors into consideration.

Respectfully,

Cynthia Boulton APRN, MSN
from my iPhone

Billionaire Willks proposal

From: Stephanie Reese [REDACTED]
Sent: Monday, November 25, 2024 5:42 PM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: Billionaire Willks proposal

I am writing to strongly object to this entire proposal. "Pristine" ceases to mean anything once development reaches a certain point. This much expansion will impact everything that makes McCall the community that it is currently. Health care, schools, affordable housing for workers, Payette lake, grocery stores and the roads are all at their limit. Payette lake, the heart of McCall, will already be negatively impacted with the increase in marina slips recently approved. How attractive is a polluted lake? How attractive is a over-crowded lake? What about the noise and the traffic? How many more people will die on highway 55; a two lane winding road that is challenging on a good day? A vineyard, amphitheater and 1100 home does not sound very "pristine" to me. It sounds like a nightmare. Valley County had me install different outdoor lights to decrease light pollution. How would an outdoor amphitheater factor into this? Property taxes will increase and the local community would change forever.

Quoting the developers... **"We are committed to preserving this unique area for the enjoyment and benefit of future generations."**

Why not preserve this unique area for the enjoyment and benefit of current residents and our future!

Stephanie Reese

Bill's P4oject

From: Trish Charlton [REDACTED]
Sent: Tuesday, November 26, 2024 9:45 AM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: Re: Bill's P4oject

Thanks Cynda, Here is the email I tried to send:

I would like to request that this development be denied until the state addresses the overcrowded and dangerous conditions that already exist on Highway 55. Highway 95 is not much better, but the main issue is adding more traffic to Highway 55.

Highway 55 was originally intended to be a scenic byway rather than a part of the only north/south highway that exists in Idaho. One accident shuts down the entire highway both directions for hours on end, and every drive from Boise to McCall feels like you're taking your life in your hands. People get impatient and pass when they shouldn't, and the documented increase in accidents and deaths substantiates that. Unprecedented growth in Boise and Valley County has already strained this overcrowded and dangerous two lane highway, and it would be irresponsible to approve such a large development that would add to the existing problem.

Perhaps a condition that should be placed on these out of state developers so anxious to profit from our land is some additional infrastructure first. Years ago Gov. Dirk Kempthorne proposed a highway plan to connect Idaho which included a new highway between McCall and Boise. It is desperately needed, and I hope you will take this into consideration before granting approval to this project.

Thank you

Trish Charlton

Wilkes Brothers proposal

From: Claire Cox [REDACTED]
Sent: Tuesday, November 26, 2024 10:24 AM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: Fwd: Wilkes Brothers proposal

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

From: Claire Cox [REDACTED]
Date: Tue, Nov 26, 2024 at 10:19 AM
Subject: Wilkes Brothers proposal
To: <commissioners@co.valley.id.us>

Good morning-

As a resident of Adams County, I wish to voice my opposition to the proposed development in the southwest corner of Valley County. From the absurd nature of the proposal (a vineyard? They clearly have never spent a winter in Valley County) to the complete disregard for the needs of our area ("worker housing" that requires a 6 figure income to afford) to the destruction of our rural way of life (they want to run a highway through Indian Valley, some of the best farm ground in Adams County) to their disdain for locals (as evidenced by their massive investment in "No Trespassing" signs) the Wilkes Brothers do not deserve to ruin OUR lives to get just a little richer.

I urge you all to decline the application.

Thank you-

Mark Cox, RN
Claire Cox (retired)
Mesa, Idaho

Director Cynda Herrick
PO Box 1350
Cascade, ID 83611

RE: Comments on PUD 24-01 Red Ridge Village Concept Application

Dear Director Herrick and P&Z Commissioners,

We are writing to express concerns about 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:

- ...not harm the characteristics which attracted it here in the beginning
- ... accommodate growth and protect quality of life
- ...maintain or improve existing level of service

The Proposal documents outline 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. Additionally, the Proposal is deficient in providing information on key areas relating to water supply, wastewater treatment and disposal, impacts due to commercial and construction activity and service level mitigation.

Character of Existing Rural Community

With respect to the existing rural community, the Plan states goals to:

“Retain the rural atmosphere of Valley County by protecting its natural beauty and open characteristics and preserving its historical and scenic beauty...

Objectives:...2. Promote the control of despoilers of natural beauty by:...d) Control particulate, noise, light, and air pollution. (The Plan, page 73)

“To encourage new development in or near the existing cities and communities in Valley County. Objectives: 1. Encourage industrial and commercial services to locate within the cities and within their areas of impact or areas with similar uses.” (The Plan, pg. 44)

“To encourage innovative and attractive designs for new development, preservation of the rural flavor of the region and protection of special areas...Objectives: 1. Encourage landscaping standards which mitigate potential impacts. 2. Encourage clustering of buildings within developments when it will preserve special areas, scenic views, or open space. 3. Encourage the preservation of views and rural openness as design considerations. 4. Promote sign regulations which ensure signage will be attractive and not excessive. 5. Encourage developers to promote the scenic aspects of existing water courses, forests, and natural topography as design considerations. 6. Discourage the use of continuous berms in scenic areas. 7. Encourage mitigation and reclamation of impacts created by hillside

grading. 8. Adopt design standards for commercial and industrial development that provides buffering and screening around their perimeters. 9. Promote buffers and screening between agricultural and non-agricultural uses.” (The Plan, pages 43-44).

The Proposal identifies approximately 1,130 dwelling units in a mix of high-density to low-density with approximately (208 or 340 – inconsistent in the Proposal) as work force housing, a percentage value consistent with the McCall Area Housing Strategy. The Proposal indicates that it will provide housing through multi-family style dwellings such as apartments and townhomes. However, it makes no mention of the deed restrictions necessary to perpetuate lower rent or cost of purchase that prevent the conversion of these units into short-term rentals. Lack of such restrictions can ultimately escalate property prices/rents and prevent accessibility to lower wage earners. Any proposed lower-income housing must not turn into a “bait and switch” approach and must include deed restrictions.

The Proposal needs to include a build out strategy that aligns with the McCall Area Housing Strategy to keep the percentage of “workforce” housing in line with low-density housing. This will mitigate the building of high-density, multi-family housing and then cease to build out the corresponding low-density housing.

The above, notwithstanding, high-density development at this location is inconsistent with existing low-density area uses. Additionally, the location of the proposed high-density housing is not served by community services or in a location that can easily access community services. Such services include public transportation and access to low-income resources that are within McCall city limits. The proposed location is more than 4 miles to suitable public transportation and a greater distance to grocery stores and schools.

The Proposal suggests commercial spaces and an amphitheater which are not consistent with the area uses, but rather, more consistent with suburban subdivisions. Sources: PUD 24-01 Application documents, 1341.pdf, 1342.pdf, 1345.pdf. These venues add to the noise level (mitigated or not, used only during specific times or not) and take away from the natural landscape and sounds around us. Encouraging the Village concept and luring city residents to frequent the development conflicts with the Plan and further degrades the surrounding uses.

The Proposal and its included traffic study clearly define negative impacts to existing intersections and residential land uses. The traffic study indicates a 500% increase in traffic by vehicles traveling past the northern portion of Sundance Drive during the weekday evening peak hour (currently 40, future 214). The study also indicates that the total trips/day will increase by 9490 or an average of 9.3 cars per minute if you consider most travel occurs between 5 AM and 10 PM. Sources: PUD 24-01 Application 6f Traffic Part 2, 1349.pdf. The study did not address trips generated by use of the proposed 2,000-seat outdoor amphitheater and the

“To protect fish and wildlife as natural resources of critical importance in Valley County. Objectives: 1. Valley County shall encourage: a) Preservation, protection, and enhancement of wildlife and fish. b) Preservation of open space buffers adjacent to rivers and creeks for wildlife and fish habitat. c) Preservation of historical wildlife movement corridors.” (The Plan, page 18)

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 an amphitheater that will interfere with the wildlife, potentially putting them and humans at risk of being hit on the road as they turn back from the noise generated by such venues. These are not town deer/elk/moose. These animals are accustomed to the existing quiet areas.

Other Infrastructure and Special Areas

The Plan states that:

“New development shall not be allowed to overload existing services” and to “Encourage the development of solid waste disposal systems that safely meet the current and anticipated needs of the county and its municipalities; and, to include the encouragement of recycling. (The Plan, page 60).

Several questions come to mind about such an expansive subdivision:

- Will our school district have capacity for the “worker’s” children?
- Will the schools be able to support the added busing at this distance from the schools?
- Will USPS be able to manage the additional load? It took us 3 years to get mail delivered to our physical address in White Cloud.
- Will the smoke jumper training sites (Leos Hole and Ned Meadows) within the proposed area be moved?
- Will Valley County Sherrif’s office have the staffing necessary to add the needed patrols in the area?
- Will the county transfer station be able to support the additional pressure of the development during development and after?
- Will the county be able to manage snow removal and other street maintenance?
- Will there be a recycling center nearby?

Conclusion

- The region is not in need of giant 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 proposed workforce housing 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 the northern entrance.
- Thorough water and wastewater impact studies need to be provided to ensure current residents and 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
Bryan Donaldson
19 Thunderbolt Ln
McCall, ID

RedRidge Village - Opposition

From: Danica Born ropp [REDACTED]

Sent: Wednesday, November 27, 2024 2:24 PM

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

Subject: RedRidge Village - Opposition

To Whom It May Concern,

I am opposed to the plans provided by DF Development for the creation of 1,130 units. This area is adjacent to further DF land where I am unaware of the wildfire safety plans submitted by DF for the project - how will they protect all the homes they've built when all adjacent land is their private property?

With utilities, will they be developing sewer with a connection to the city or have septic for a project this size? The potential use of septic could infiltrate a water system for the lower in the valley where houses are already in place. What will be the plans for water to feed the incoming houses? How will this effect the McCall and surrounding water?

Through the Boise Dev article, they state that an amphitheater with 2,000 person seating would be included with this project (<https://boisedev.com/news/2024/11/22/billionaire-wilks-brothers-propose-1130-homes-and-village-center-on-pristine-terrain-near-mccall/>), yet there is only 2 entrances into the area. Even with the potential number of houses being built, that does not plan for the changes in traffic flows for the city and surrounding areas. The potential number of cars could cause traffic jams entering either Highway 55 from Rock Flat or off Deinhard Street. That influx of vehicles with the maintenance delays on Deinhard would continue to deteriorate the road. A development tax or levy should be considered for the roads used to build this project.

A second issue with the development of an amphitheater is there would not be enough locations for people to stay if they were to have events of that size up here. As the project is outside of the McCall area, they will just be building their own businesses and hotels in their development to keep the income for DF and not for the community.

The articles from Star News indicate that the first developed homes would be town homes and mansions. The community requires more single family dwelling to help move the community to having consistent local members. There is no acknowledgement that the housing would prioritize or limit short term rentals (STRs), potentially adding to the issue of locals being unable to buy or afford housing.

How does the housing plan address an influx of additional kids into the school system. Would they assist with additional bus services or housing for teachers? Would the number of families moving in overload the current McCall school system? This similar issue could also be asked about EMS services. As Valley County has only just passed the tax increase to help pay for more staff and coverage, yet housing development of this size may need to have more discussion with the local EMS service. This also includes the bus system; McCall transit just within the past year and a half - would they be willing to help fund a bus out to the development project to help keep the area connected with access to downtown McCall?

This plan does not meet the needs or future of the McCall area. Smaller developments that create neighborhoods would be a benefit to McCall. This project just further shows how separate the Wilks brothers are from Valley County. They do not understand or want to understand Idaho and will trample all of our values for profit. Please P & Z, protect McCall and Valley County from this development project or if you move forward, get answers that will help inform and answer some of my questions and concerns.

Thank you,

Danica Born

Red Ridge Village

From: Maggie Weissman [REDACTED]

Sent: Wednesday, November 27, 2024 4:48 PM

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

Cc: Eric Young [REDACTED]; Jeff Weissman [REDACTED]

Subject: Red Ridge Village

to whom it may concern,

I totally object to the plan for this project. We live at 156 Morgan Drive, McCall.

This project will have a very negative effect on our area. Wisdom Rd, is a short, curved road off of Boydston going by individual homes as well as townhouses that then turns onto West Mountain Road. The traffic will be unbearable and the construction trucks will additionally beat up and overtake the road and all of us.

If this project is also in Adams County why is the access not from Adams county? Why not off of Highway 55?

The scale of the Red Ridge Project is exceptionally large and will overwhelm the area, further.

I wholeheartedly object to this project.

Maggie Weissman

Elderly Population

From: Dennis Jimenez [REDACTED]
Sent: Wednesday, November 27, 2024 7:20 PM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: Elderly Population

As the population grows older is the principal owner wiling to invest in the expansion of St. Luke's regional hospital?

Sent from my iPhone

Valley and Adams growth

From: Barbara Ledgard [REDACTED]
Sent: Wednesday, November 27, 2024 7:46 PM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: Valley and Adams growth

When is growth enough?

Why do we have to treat my home as a commodity and not as a live thriving environment that needs protecting?

Please stop the Wilke brothers project! My opinion ...Hell No!

Barbara Lewis
1907 Warren Wagon road
Mccall ID 83638
30 yr Valley co resident and McCall business owner
Aboutkneads Massage
Hotel Mccall
Sent from my iPhone

Unwavering Opposition to Wilks Brothers Development

From: Cate Merritt [REDACTED]

Sent: Saturday, November 30, 2024 10:23 PM

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

Subject: Unwavering Opposition to Wilks Brothers Development

To Whom It May Concern,

As a fifth-generation resident of Valley and Adams Counties, I am writing to express my strong opposition to the proposed Wilks Brothers development near McCall. This project poses a significant threat to our environment, wildlife, safety, and community values, offering no tangible benefits to the residents of our county. It is more than irresponsible—it contradicts the very values and identity that define Valley County.

The environmental destruction this project would cause is staggering. The Wilks Brothers' claims of "preserving" open space are deeply misleading. These so-called conservation areas likely consist of steep slopes, wetlands, or other undevelopable lands left untouched out of necessity—not due to any genuine commitment to ecological preservation. In contrast, the construction of over 1,000 homes and associated infrastructure will irreparably harm local habitats critical to avian species such as raptors, migratory birds, and ground-nesting species. The resulting habitat loss, combined with increased light and noise pollution, will permanently and fundamentally alter the character of this cherished area.

This region is home to species already teetering on the brink of extinction, including Whitebark pine, bull trout, salmon, Canada lynx, and the northern Idaho ground squirrel. The Wilks Brothers' proposed mitigations fail to address the scale of the threat. For instance, avoiding specific soils for the ground squirrel overlooks the critical need for large, unfragmented habitats. Fragmenting ecosystems with roads, houses, and increased human activity will push these species even closer to extinction. Once they are lost, they are lost forever—taking with them an irreplaceable part of what makes Idaho truly unique.

This project also jeopardizes our community's safety. Valley County is a tinderbox during wildfire season, and large-scale developments like this significantly increase the risk of catastrophic fires. More homes and human activity mean more ignition sources, while flammable landscaping, fencing, and structures create ideal conditions for wildfire to spread rapidly. Our emergency services are already underfunded and overstretched—this development would overwhelm them entirely. Adding thousands of residents to this high-risk area is not just reckless; it is dangerous.

The strain on local infrastructure is equally unsustainable. Valley County is already struggling to manage the impacts of ongoing development around Brundage Mountain, which has led to gridlocked roads, overburdened utilities, and an increasingly unaffordable housing market for local workers. Compounding this, the Perpetua mining project is expected to bring further traffic and infrastructure strain. Adding the Wilks Brothers development to this fragile situation would be disastrous. Taxpayers will bear the financial burden of upgrading roads, utilities, and emergency services, while the developers walk away with profits. Despite their promises, these new homes will not alleviate the housing shortage—local workers like teachers, grocery clerks, and service employees will be further priced out. This isn't a solution; it's exploitation.

The Wilks Brothers' track record only amplifies these concerns. Time and again, they have demonstrated a pattern of being poor neighbors and even worse stewards of the land. Across the West, they have fenced off traditional access routes to public lands, denying communities the hunting, fishing, and recreation opportunities they have relied on for generations. Their high fences not only fragment ecosystems but also disrupt critical wildlife migration, putting already vulnerable species at further risk. Meanwhile, their fortune, built on fracking, has polluted water supplies, devastated ecosystems, and significantly contributed to climate change.

In addition to their environmental harm, the Wilks Brothers have funneled money into political campaigns designed to weaken environmental protections, restrict public land access, and push policies that prioritize profit for a select few over the well-being of many. Approving this development would embolden their ongoing pattern of destruction and exploitation, setting a dangerous precedent for the future of Valley County and beyond.

This fight is about more than just Valley County—it is about the future of Idaho's public lands. With the state attorney general actively working to transfer federal public lands to state control—a move that would open the door to widespread private development—we are at a critical tipping point. Approving this project would set a dangerous precedent, placing Idaho's cherished landscapes and natural heritage in jeopardy.

This is not who we are. Valley County is a place where people connect with nature, draw strength from its beauty, and foster strong, tight-knit communities. This development sacrifices everything we value—our environment, our wildlife, our safety, and our quality of life—for the sake of corporate profit.

For the sake of our community and future generations, I urge you to reject this proposal. Instead, let us champion projects that truly benefit the people of Valley County, preserve its character, and safeguard both its ecological and moral integrity for years to come.

Sincerely,
Catherine Merritt

Red Ridge Village**From:** Nancy Basinger [REDACTED]**Sent:** Saturday, November 30, 2024 4:38 PM**To:** Cynda Herrick <cherrick@co.valley.id.us>**Subject:** Red Ridge Village

Dear Director Herrick,

As a Valley County resident, I strongly oppose the Red Ridge Village development. The Valley County Planning and Zoning Commission should be focused on the needs and impacts to the residents of our county, not the desires of out of state billionaires to increase their fortunes. With over 60% of the homes in our county already vacant second homes, do we really need more "mansion homes"? There is no way that this location is meant to provide local workplace housing. This development will decrease our quality of life in every way; from road congestion, decreased air and water quality, and impacted wildlife habitat. I am confident the vast majority of locals do not want this development, and that is who you are supposed to serve.

Thank you,

Dr. Nancy Basinger
302 Mather Road
McCall

Texas billionaire's brother's plan for huge project

From: Stephanie Whipple [REDACTED]

Sent: Sunday, December 1, 2024 16:25

To: Valley County Dispatch <Dispatch@co.valley.id.us>

Subject: Texas billionaire's brother's plan for huge project

To whom it may concern,

I am very concerned about the development proposal south of McCall for the 1,130 homes, not to mention the previous purchase of the 700,000+ acres that were sold to the Wilks brothers back in 2011, that is destroying our state forests. How could that happen to begin with? This part of the development plan that these brothers are trying to do, is going to destroy our forests, not to mention destroying it by fracking. The land that is home to wildlife, and the ecosystem, will be ruined by this huge development. THIS NEEDS TO STOP! I am not a total environmentalist, but I do love and care for our forests and this is going to destroy most of Idaho's forests near and around McCall. How could the land have even been sold to these brothers for fracking purposes, so they say? I do not get it. They have NO business being here in Idaho for development let alone fracking. None whatsoever. I fear that if you allow this to happen, that there is not going to be any forests left in Idaho that we residents will be able to enjoy. Please I ask you to NOT LET THIS HAPPEN. Thank you for your time.

Idaho resident,
Stephanie Bates.

<https://www.msn.com/en-us/money/realestate/texas-billionaire-brothers-plan-big-development-south-of-mccall-up-first-1-100-homes/ar-AA1v1x07?ocid=msedgdhp&pc=U531&cvid=c434950fcd584361b2cd750249c396de&ei=29>

Red Ridge Village Development

From: Richard Rawlings [REDACTED]
Sent: Sunday, December 1, 2024 5:42 PM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: Red Ridge Village Development

Attention: Cynda Herrick

This email is written in order that I might oppose the approval of the Red Ridge Village Development. I own a home a short distance from the proposed development. Although I am a supporter of property rights and responsible development. I feel that this proposal fails to meet the responsible predicate. The size of the proposed development if completed would overwhelm the local infrastructure and totally change the character of the area. The natural beauty of the area would forever be compromised. The natural migration of wildlife from the river corridor over Red Ridge would be interrupted thereby causing significant loss of habitat and summer calving area. I sincerely hope that our county commissioners and P&Z stand firm and protect our area from overwhelming growth for growths sake. Unfortunately I am unable to attend Thursdays P&Z meeting due to a scheduled medical procedure.

Richard Rawlings
11 Loon Point Court
McCall, ID 83638

No on Red Ridge Village

From: Angela Michaels [REDACTED]
Sent: Sunday, December 1, 2024 11:26 AM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: No on Red Ridge Village

Hello,

I'd like to voice my concerns over the proposed Red Ridge Village. This development is not well suited for Valley County for the following reasons:

- 1 - Per the VC Comprehensive Plan (VCCP), Chapter 2, Goal II is to retain the rural/small town character enjoyed by residents and visitors in Valley County. The size of the proposed development, at full buildout, would potentially house 2750 people (1100 homes x2.5 people/home). How long ago was it that McCall had 1100 houses? The addition of this number of homes will have a dramatic impact on our streets, parks, businesses, and quality of life. Adding 1100 homes will not retain the rural/small town character of our community.
- 2 - Our community struggles with water quality issues. Adding wells and sewer systems for this many additional homes has the potential to impact our groundwater quality, rather than work toward Goal I of the Natural Resources section of the VCCP, of 'Conserve and manage groundwater and surface water in all its forms in order to prevent depletion or pollution.'

Objective number 1 of that goal is to:

Orient watershed management practices toward the improvement and maintenance of ground and surface water quality throughout Valley County.

Adding a development of this size and concentration is inconsistent with this goal.
- 3 - Transportation is already a concern on State Highway 55. As our community is already transitioning to a recreation community, it is highly likely that a portion of the homes in this development will be vacation or part time homes. The major traffic impacts to SH55 is without question. Additionally **Deinhard Lane and Boydston Street are predicted to have a POOR level of service at full buildout.** The intersection of Boydston and SH-55 already experiences a poor level of service many days of the year due to excessive queueing. Traffic will be worse and road improvements will be needed. Adding this kind of traffic is not consistent with the goal of retaining the rural/small town character of our community.
- 4- One of the many things that make our community special is the wildlife. This development threatens to impact a major elk migration corridor, putting home lots and a road right through the corridor. **Figure 4 of the PUD Application Figures shows the development encroaching on elk summer range.** I've seen many elk while hiking on Forest Service land directly north of the proposed development. It would be a tragedy if we let this development impact this corridor. Additionally, it would be inconsistent with the VCCP Chapter 6 which states that '**Wildlife habitat, waterways, water bodies, and**

scenic byways are features that merit protection...", and states as an objective that we need to **"Consider the effects on wildlife ecosystems in development and special area protection decisions"**.

5 - The Application material is incomplete. The project's Impact Report states under many of the required responses, that each phase will address the potential impact, rather than actually describing the practices to address the potential impact. This is not the requested information. There is very little factual information presented so we don't know the impacts to wetlands, steep slopes, potential soil/groundwater issues, or how the development will impact existing developments. There is insufficient information in order to evaluate this project for its potential impacts.

I encourage you to look at the Idaho Land Use and Planning Act, review your ordinance and the VCCP, and assess if this development ACTUALLY complies with the required findings. I believe you will find it does not, Do the right thing, retain the rural/small town character of our community, and reject this application.

Sincerely,

Angela Michaels
3381 Ridge Drive
McCall, Idaho

Input on RedRidge Village development proposal

From: Bruce Wieggers [REDACTED]
Sent: Monday, December 2, 2024 9:23 AM
To: Cynda Herrick <cherrick@co.valley.id.us>; Bruce Wieggers [REDACTED]
Subject: Input on RedRidge Village development proposal

Good morning Ms. Herrick,

Please accept this email as my input regarding the RedRidge Village development project. A letter would not have arrived in time via the mail, so I hope an email will suffice.

I am a resident of Ada County, but these types of development affect all Idahoans.

I cannot support development of any of Idaho's pristine lands; be them public or private. My reasons are several fold.

1. Projects such as this are simply to make rich billionaires richer; and I cannot support that.
2. Whether the land be public or private, developments in these beautiful lands destroy that beauty forever, for the benefit of a few.
3. Who is going to pay for the infrastructure necessary to support the people living in these developments? Who will pay for the roads, the water supply system, the sewage disposal system, fire protection, schools and such?
4. What additional development will occur in these areas to provide services to the community?
5. Just look at the Tamarack resort near Donnelly. It was a financial disaster and it ruined that section of forest permanently.

Please do not allow these Texas billionaires to have their way with Idaho. If they want to develop land, let them do it in Texas.

Thank you

--

Bruce Wieggers

Founder / Owner: Owyhee Arms: LLC / Great Bear Technologies: LLC visit: owyheejack.com

Author of book series: "Are You Ready? Be Prepared!" Available Now On Amazon



NO to Red Ridge Village

From: Barclay Hauber [REDACTED]

Sent: Saturday, November 23, 2024 11:00 AM

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

Subject: Fwd: NO to Red Ridge Village

Dear Ms. Herrick,

I just read about this proposal on BoiseDev. As a property owner in McCall, and long-time Idahoan, I am firmly against this. Greedy enterprises, especially by out of staters, at the expense of the Idaho wilderness is disgraceful. I know I speak for many others when I respectfully request a NO vote on this proposal.

Thank you,

Barclay Hauber

Valley County and Idaho County property owner

Red Ridge Village - DF Development

From: Jon Mullin [REDACTED]
Sent: Saturday, November 23, 2024 3:19 PM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: Red Ridge Village - DF Development

Ms. Herrick,

I am writing to voice my opposition to the proposed Red Ridge Village plan. The aggressive development in Valley County is already outpacing the ability to provide necessary services for all residents (as evidenced by the recent scramble to approve the EMS levy) and an additional 1000+ homes added in the short timeline planned would only further aggravate the situation. Much of the area owned now by DF Development contains critical wildlife habitat which would be negatively impacted by this type of planned community development.

Additionally, the Texas-based owners of DF Development have repeatedly proven to be poor Idaho neighbors. The areas proposed for development is former timber land that was open to the public outside of harvest activities. Since the sale to the Wilks brothers, this land has been closed and gated. Even worse, these brothers have closed public land access roads that happen to cross their property - access roads that have been used for decades for hunting and other recreational use. These are not the types of companies that should be permitted to manage large developments in rural Idaho. I fear that once they are allowed to develop one piece of the property, the entire two-county parcel would be at risk. I sincerely hope that the Valley County Planning and Zoning Commission will deny this proposed development plan.

Thank you,

Jon Mullin
Boise, ID
New Meadows, ID

Opposition to Red Ridge development

From: Erin Brundige [REDACTED]
Sent: Sunday, November 24, 2024 6:40 AM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: Opposition to Red Ridge development

I am writing to express my concerns about the proposed Red Ridge development in Valley County, including plans for an amphitheater, vineyard, and related facilities. This project raises serious issues for the environment, local community, and long-term sustainability of McCall and the surrounding area.

- 1. Environmental Preservation:** The McCall area is renowned for its pristine wilderness, and large-scale development such as this threatens its natural beauty. The project could lead to habitat destruction, increased wildfire risks, and lasting damage to local ecosystems. Protecting the environment should take precedence over commercial interests.
- 2. Water Resource Strain:** Valley County already faces challenges in maintaining sufficient water resources for residential and agricultural use. Developing a vineyard and supporting facilities would exacerbate water scarcity, which is particularly concerning as the region deals with climate change and growing population demands.
- 3. Community Impact:** The amphitheater and associated traffic, noise, and tourism would significantly disrupt the tranquil character of McCall. Such changes are incompatible with the area's identity as a peaceful mountain town and could diminish its appeal to both residents and visitors who cherish its quiet, natural setting.
- 4. Public Land Access:** Concerns about restricted access to surrounding lands due to development must also be addressed. The project risks further alienating residents and visitors from public resources that are integral to the area's recreation economy and quality of life.
- 5. Economic Considerations:** While proponents may argue economic benefits, large developments often lead to increased pressure on local infrastructure without equitably distributing the rewards. Such a project could create long-term costs for residents in terms of road maintenance, public services, and environmental remediation.

I urge the county to carefully weigh these impacts and prioritize the preservation of McCall's unique character and ecological health. Sustainable, community-centered approaches to growth are vital to ensuring Valley County remains a desirable place to live and visit.

Thank you for considering these concerns. I would welcome further information on this matter and the opportunity to participate in discussions about my hometown's future.

Red Ridge Village Concept

From: Joshua Warden [REDACTED]
Sent: Tuesday, November 26, 2024 1:18 PM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: Red Ridge Village Concept

I oppose the Red Ridge Village Concept on two grounds

1.) increasing the number of buildings in the WUI will increase fire suppression costs and increase the need to divert fire fighters to protect these assets (when we know they are needed elsewhere). The county and local agencies lack wildland resources to protect these assets. Ambulance resources could also not handle this increase. The conversion of forest ecosystems to development is also undesirable.

2.) increasing the number of visitors and/or residence in this area will quickly overwhelm our already stressed systems. Roads will be over used. Water tables will be over tapped. Septic systems will over produce leaching waste. All goods and services will be overloaded. We do not have the resources to handle this inflation of people.

Sent from my iPhone

Jessica Rawlings
PO Box 409
McCall, ID 83638

December 2, 2024

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

To ALL whom this may concern:

I am writing to express my strong OPPOSITION to the proposed development of Red Ridge Village Concept (P.U.D. 24-01). While the development may offer economic benefits to some, it raises significant concerns regarding the well-being and safety of Valley County residents and the community of McCall. In my opinion, DF Development's proposal does not sufficiently address the strain on community services and infrastructure that this development will create, nor do they propose any viable solutions to avoiding or resolving the issues.

Community Safety Concerns

Valley County already faces challenges with providing sufficient emergency services, including law enforcement, fire protection, and emergency medical services (EMS). The addition of more residential properties in Red Ridge Village would place an undue strain on these essential services. Our sheriff's department, fire departments, and EMS teams are already stretched thin, and at this point Valley County does not have the resources to adequately serve an expanded population in the area. Response times for emergencies would increase and the safety of everyone in the community could be compromised; very similar to the concerns surrounding the new residential developments up at Brundage Resort. Approving this development jeopardizes the safety of current residents, as well as future ones.

Inadequate Road Access

In addition to concerns about public safety, the infrastructure—particularly road access—remains insufficient to support such a large increase in population. As a homeowner who travels West Mountain daily, the existing roads in the area are narrow, winding, and ill-equipped to handle higher traffic volumes, especially in the event of an emergency or adverse weather conditions. The Valley County Road Department already struggles to deal with the potholes created by the daily traffic and heavy truck traffic on West Mountain Road. Any increase in development will increase wear and tear on roads that are already in desperate need of maintenance, it will exacerbate congestion and decrease road safety.

Need for Affordable Housing

Rather than furthering the trend of building second or third homes for seasonal residents, our county desperately needs more affordable housing for the existing working families and service workers who are vital to our community's economy. The high cost of housing in Valley County is already a significant barrier for those employed in essential services—teachers, first responders, medical professionals, and workers in the hospitality and retail industries. No information was provided in their proposal regarding the rental rates for the “affordable” workforce housing to ensure that the housing would actually be affordable enough for working families in the area who often work multiple jobs just to make ends meet. Additional luxury homes are not the solution; they only increase the divide between residents who contribute to our economy and those who can afford to leave their homes empty for months at a time.

Impact on Wildlife and the Environment

The proposed development would also have a negative impact on the local wildlife and natural environment. Red Ridge is home to numerous species that rely on the undeveloped areas for their habitat. The expansion of residential properties would disrupt these ecosystems and lead to irreversible environmental damage. Our community has always valued its natural surroundings, and this development threatens to degrade the very qualities that make our area so special.

Quality of Life

Overstretched public services, increased traffic and congestion, and environmental degradation would detract from the beauty that our small community is known for. A development of this scale would only create more division and strain, rather than fostering the sense of community we all cherish.

In conclusion, I strongly urge you to reject the development of Red Ridge Village. Valley County's focus should be on sustainable growth that supports the needs of working families and strengthens our community, not on luxury developments that benefit only a select few. I implore you to consider the long-term consequences of this proposal and prioritize the safety, infrastructure, and well-being of all residents, both now and in the future.

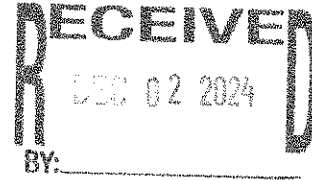
Thank you for your attention to this important issue.

Sincerely,

Jessica Rawlings

November 25, 2024

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



Reference: P.U.D. 24-01 RedRidge Village Concept

Dear Commissioners,

I am writing to formally express my opposition to the proposed Red Ridge Village development. As an adjacent landowner and a long-standing member of the Valley County community, I am deeply concerned about how this proposal aligns—or fails to align—with the Valley County Comprehensive Plan. The economic core and rural areas that make Valley County unique are at risk of being fundamentally altered by this large-scale development.

While I am not opposed to thoughtful development, I believe the Red Ridge Village proposal, as currently conceived, poses significant and lasting challenges to the character, resources, and sustainability of our community. A proposed village that is roughly the same size as McCall's downtown core would be a huge detriment to our rural setting.

Key Concerns

1. Incompatibility with Valley County's Comprehensive Plan

The Comprehensive Plan serves as a guide to ensure responsible growth while preserving the core values and character of Valley County. This project undermines several key principles:

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

The proposed development would remove 30,000 acres from potential forestry use. Recent thinning of these lands does not negate their viability for future fiber production. Converting them into a residential and urban-style village contradicts the intent to protect agricultural and forestry lands.

- **Tab (f): Urban Development Within Cities**

A 10-acre urban-type village is inconsistent with Valley County's rural setting and fails to offer any significant benefit to the broader community. Instead, it threatens to divert limited tourism dollars from established business centers such as McCall, Lake Fork, and Donnelly, while straining an already limited local labor force.

- **Tab (g): Avoiding Overcrowding and Over-Concentration**

The proposed 2000-seat amphitheater and dense village center would create undue population concentration at the base of Red Ridge. Additionally, the stated density of 0.5 dwelling units per acre is misleading. When accounting

for undevelopable terrain, the true density is 1.88 units per acre, which is far removed from the rural character intended for this area.

2. **Impacts on Adjacent Properties**

As a direct neighbor to the proposed development, I foresee immediate and irreversible impacts on my property:

- The planned access road will fundamentally alter the nature of my property, as it would run directly adjacent to my gravel driveway and main living areas. This will result in constant traffic, noise, and light pollution both day and night. **Please see the attached map:** shows my location and the proposed road.
- Wetlands and rangelands in the area 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.

3. **Environmental and Community Impacts**

The inclusion of a 2000-seat amphitheater further exacerbates concerns about noise, light pollution, and traffic congestion. Such a feature is entirely out of place in a rural landscape and will detract from the quiet, natural environment that makes Valley County special.

4. **Economic Impacts**

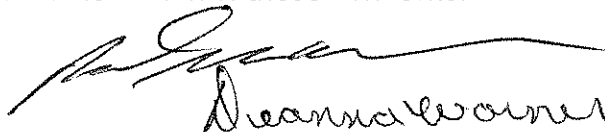
The development will dilute the economic vitality of existing local businesses. With a limited labor force in the valley, developer-driven businesses will create undue competition for wages, placing additional strain on local business owners.

Summary

While I respect the DF Brothers' right to develop their private land, this proposal does not align with the Valley County Comprehensive Plan. The urban density, village center, and amphitheater create a detrimental precedent for overdevelopment in a rural landscape. This project, as proposed, will negatively affect not only adjacent property owners like myself but also the broader Valley County community.

I urge you to reject this proposal or require significant revisions to ensure it adheres to the framework and vision established by the Valley County Comprehensive Plan. Thank you for your careful consideration of these concerns.

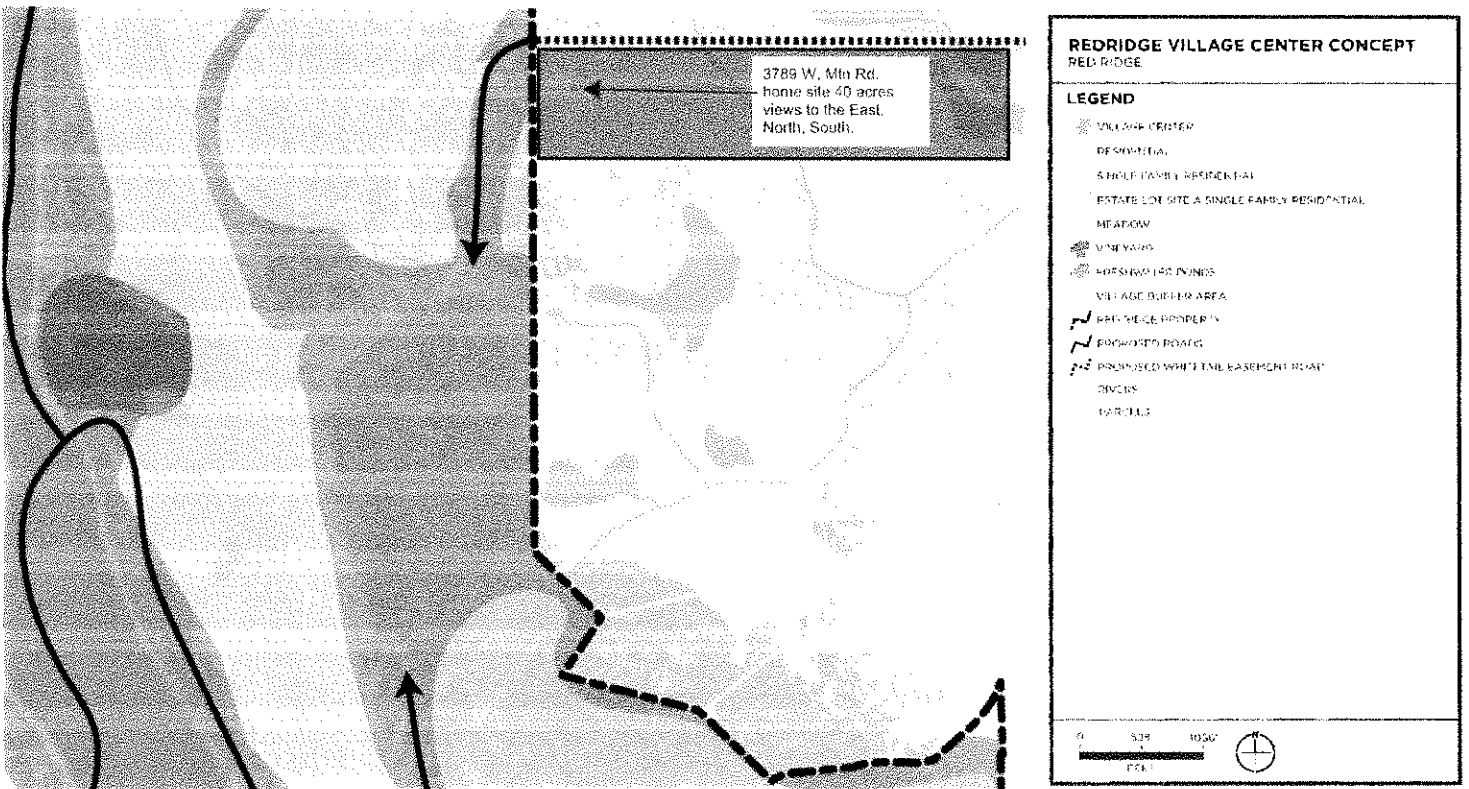
Sincerely,



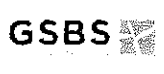
Paul & Deanna Warner
3789 West Mountain Road
McCall, Idaho

REDRIDGE VILLAGE CONCEPT

FIGURE 8.3



1/2 WFSI 200 2001-1
SALT LAKE CITY, UT 84103
P 801.531.8600
F 801.521.7943



Red Ridge

From: David Gallipoli [REDACTED]
Sent: Monday, December 2, 2024 2:45 PM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: Red Ridge

Dec 2nd 2024

To Director Cynda Herrick and the Valley County zoning commissioners,

Please do not consider approving the proposed Red Ridge application until the commission knows how the proposed development will impact our waterways, wildlife, wildfire risk, housing crisis, Fire and Police services, schools, hospitals, and infrastructure.

The DF company needs to provide detailed information. The public has a right to know the impacts of this proposal, and all questions the public has should be answered first. Too often, we witness approvals with an attitude of approval first and figuring out the impacts later, resulting in levies, new bonds, and taxes for those who live here to pay for developer impacts.

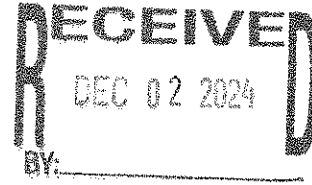
It is also essential that this is not exclusively a Valley County decision. Cascade, Donnelly, and McCall City councils should be consulted since the impacts will be felt county-wide. It is also essential to hold discussions with Adams County so the public in both counties is informed of potential negative impacts.

There should be no rush to approve a significant proposal of thirty thousand acres, nine thousand more people, and vehicles before we have more answers about the impacts mentioned above.

Thank you, David J Gallipoli McCall, ID

David J Gallipoli
[REDACTED]

11/29/2024
RedRidge Village Concept PUD 24-01
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 commuters traveling to and from tucked-away subdivisions, private landowners, 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, there are no lights and 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.

While I am not denying that RedRidge could be appropriate to host low density/large lot housing, the proposed RedRidge Village raises concerns and does not provide enough information in the application to fully understand the magnitude of the proposal and its short- and long-term effects on the residents, wildlife and town of McCall. Below are some of my main concerns regarding the RedRidge Village Concept.

1. Valley County Comprehensive plan states: Protect private property from the negative effects of recreational uses (trespassing, property damage, opened gates) and nearby incompatible uses.

The proposed village center will increase noise, traffic, artificial light, human impacts and crime. The application does not specify how much area will be commercialized or how many stores and shoppes are intended for use. The Proposed Village center is also directly adjacent to private properties with 100' of tree space in between. Currently on our property we have a forest management plan in place and have filed for agricultural use as we raise and sell chickens, peafowl and Nigerian goats and do not feel a high density and commercial space is compatible.

In addition to the village is a Proposed 2000-person capacity amphitheater with AV lighting and vending space. There is not enough information provided about intended use, hours, noise, event congestion, or types of events that will be hosted. McCall and surrounding areas already have venues such as the Ponderosa Center, Brundage and Tamarack. There is no data in this plan studying the impacts of a large volume amphitheater or if it is necessary or compatible with existing nearby properties.

Valley County's Comprehensive plan states "To avoid undue concentration of population and overcrowding of land." The overcrowded village is not necessary and does not align with current home sites or neighborhoods surrounding it. Neighborhoods like this should be located within the city or properly zoned areas. At a proposed average density of 0.5

dwelling units per acre, RedRidge Village density far exceeds the adjacent properties that currently have 1-2 structures on 20-40 acres.

Both the RedRidge Village and the city center have been proposed to be built directly next to private property and existing homes. We are requesting re-evaluation of this plan as the noise, density, crime and congestion could decrease the value of our existing home and property, a commercial village does not fit in with the current area's atmosphere. We are also requesting for re-evaluation of the lot sizes and relocation to allow for a continued rural atmosphere.

I have concern about the lack of infrastructure detail in this plan. Much of the application states TBD. The RedRidge Application also states: "Anticipated costs and impacts on public services and facilities will include public safety impacts and increased utilization of public amenities... Detailed public services and impacts will be provided with each phase of the development." The city and county's current infrastructure need to be considered before proceeding.

The present state of West Mountain Road cannot support current volume as seen in unfixed potholes, no designated area for biking or foot traffic, frequent vehicles sliding from 90-degree corners in winter. On May 22, 2024 I wrote the county with safety concerns about the increased number of large trucks on W mountain and concern for lack of maintenance and road safety. One county members response included: "We do know that all the heavy trucks are destroying the northbound lane". Some potholes were patched but many new and old remain.

At buildout, the proposed RedRidge Village would contribute to approximately 9,490 daily vehicle trips on weekdays. It mentions that turning lanes may be needed to get in and out of RedRidge Village. What will the county do to ensure safety of people turning in and out of nearby subdivisions and private driveways? How will the county ensure safety for the current bike and foot traffic? The plan does not include enough information about the county's infrastructure or ability to support the proposed volume or provide safety to valley county residents and guests.

How will RedRidge align with McCall's Scenic Byway?

- **Scenic Byway** (see McCall Scenic Byway doc)
 - **WHAT:** West Valley Road, Wisdom Road, and West Mountain Road extended to the western or southern boundary of the Area of City Impact.
 - **PER SCENIC ROUTE INFO IN MCACALL:**
 - The Commission shall ascertain whether the proposed development, improvement, or use will:
 - 1. Block or disrupt the visibility of significant views or features.

- 2. Be compatible (in terms of setback, bulk, height, design, finish materials, signing and landscaping) with its immediate surroundings and the desired visual quality of the scenic route.
- *Access roads*. Access roads in subdivisions and re-subdivisions platted after (date of adoption) will be kept to a minimum.

Water and Sewer: Upon reviewing the application I noticed that the “Nearest adjacent wells” section was left blank. My home has one of the nearest adjacent wells and the current homeowners need to be considered and protected. They also have a “proposed water association” but did not include detail about amount of water that will be used or provide ground water studies to ensure preexisting wells will not be compromised.

How does RedRidge village intend to manage sewer from septic tanks? Not enough information has been provided in this application regarding current infrastructure and the ability to manage the increased volume of 1300+ homes, village center and 2000 person Amphitheater.

EMS: Valley County just passed a levy because they could not afford the current growth and medical needs for the growing population in valley county. Max budget increase is 8%. How will RedRidge Village impact our already limited medical and EMS resources and not add additional tax burden or lack of emergency care to current residents?

Local Schools: Not enough information is provided in this application provided. What studies have been done to assess for current and future capacity of the school district?

Fire mitigation: Application states: “Fire plan will be conducted with each phase” This is not enough information to approve PUD. There have been recent large fires in Long Valley. Being that RedRidge Village is spanning over 30,000 acres of remote forest, what studies have been done to determine if local wildland and fire resources can safely manage the growth, density and urban type sprawl into the forest? How will RedRidge Village Mitigate fire and provide safety, evacuation routes and emergency fire services to the development and community?

Animal Migration: Current elk and whitetail deer populations cross directly through ours and adjacent properties as they head back towards RedRidge, what migratory studies have been done to to assess the impacts of RedRidge Village on migration patterns of elk and big game? The proposed 100 feet of green space Between RedRidge Village and adjacent property lines is not adequate for wildlife corridors or movement.

Significant increase in road traffic poses a threat to animals and drivers. Large populations cross from nearby meadows and river to RedRidge, which will be blocked by RedRidge Village and proposed high density housing.

One final point, and this one is important. Public Access. The concept plan is 30,000 acres, the only area mentioned for public use was the Village Center. There needs to be more information

in the plan describing who will have access to the various trails, amenities and recreational activities and at what phases of development.

In Conclusion, while this land may be appropriate for some level of low-density development, the current RedRidge Village concept it is not compatible with the rural way of life current homeowners came here to enjoy. Not enough information is included in the application to determine a full concept of the plan, who it will affect, safety to the community and infrastructure capacity. We do not feel the application is appropriate to approve or move forward with.

Respectfully,
Lea' and Wyatt Albright

Red Ridge

From: Gary Raney [REDACTED]
Sent: Tuesday, November 26, 2024 1:08 PM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: Red Ridge

Greetings:

While I'm sure you are getting some long rants, I will keep mine short. We are vehemently opposed to the Red Ridge development, mainly for the issues it would cause with traffic, other infrastructure, and emergency services.

We urge the Commission to deny the project.

Thank you,

Gary Raney

G·A·R, Inc.
JUSTICE CONSULTING
7154 W State Street, Suite 260
Boise, ID 83714

Wilks Development in McCall.

From: Ron Tarro [REDACTED]
Sent: Tuesday, November 26, 2024 4:51 PM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: Wilks Development in McCall.

Hi Cyndi, we are a long time homeowner in the Blackhawk Lake neighborhood on West Mountain Road. My wife and I are deeply concerned by the Wilks proposals for dense housing in McCall. It is my hope as development plans are considered that McCall and Valley County generally not pursue a standard suburban set of assumptions. Can we find both beauty (nature) and housing? Please zone in ways that McCall does not become a Meridian Idaho North-Like grid community? Please demand natural settings. Please protect the property values of existing homes. There's deep concern among neighbors about Valley County and McCall home purchases as a value-at-risk decision. These types of development plans feed this ... can McCall be different than a grid suburb in the mountains?

Ron and Dina Tarro
367 Blackhawk Lake Road
McCall Idaho.

Ron Tarro
[Be An Entrepreneur! Click Here To Learn Why.](#)

[REDACTED]
[LinkedIn Twitter \(X\)](#)
[REDACTED]

RedRidge Village

From: Jeff Zeis [REDACTED]
Sent: Wednesday, November 27, 2024 8:16 AM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: RedRidge Village

This is to voice strong opposition to the proposed introduction of 1,130 new homes on the outskirts of McCall due to the unimaginable (and unmanageable) stress the addition of so many people would put on McCall street traffic, lake congestion and parking, and many other aspects of life in McCall. This project as proposed is simply FAR too large and would completely erase what little is left of McCall's original character and charm.

Jeff Zeis
100 Saddle Court
McCall, Idaho 83638
C [REDACTED]

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: Rebecca & Scott Hurd
1505 Chris Lane
McCall, ID 83638

Date: December 2, 2024

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

We are writing to express our strong opposition to the DF Development LLC Proposed Red Ridge Village Concept Plan P.U.D 24-01, a 30,000 acre project with 1130 homes on 2250 acres in Valley County (with no plan details released on the size and scope of the connecting proposed Adams County project), 2000 seat amphitheater, retail, events space, vineyard and restaurants. All of which would be accessed from West Mountain Road, a designated scenic corridor.

There is one word that sums up DF Development's Red Ridge Village – **GREED**.

Texas-based billionaires Dan and Farris Wilkes already have two approved projects in progress in Valley County: Legacy Ranch and Horsethief Ridge. In partnership with Knife River in 2019, DF Development attempted to get approval from Valley County P&Z for an asphalt plant in the same area as their new proposed Red Ridge Village. They are committed to finding a way to pillage and profit off the land that their deep pockets can buy.

According to DF Development, "The Red Ridge development preserves and enhances what makes this area special."
([Vision Red Ridge PUD24-01 Application 6b Vision Redacted PDF](#))

Red Ridge Village will DESTROY what makes our community special.

Their [Project Description](#) notes that this proposed village is "within a few hours of 5 million people ... with access from state highways 55 or 95 through McCall." They see this as a leading selling point, a 'market' to tap for a massive influx of people.

Adding a "Stewards of the Land" tagline and/or "#sustainable development" and "idahoheritage" to every promotional piece, color ad in The Star News, and social media post is quite the outlandish spin.

DF Development's proposed Red Ridge Village will:

- destroy Valley County's attractive rural character forever.
- kill wildlife and pollute waterways.
- stress and break our existing and stretched infrastructure including roads, fire, EMS, police services, schools, medical care/hospital systems.
- increase air and noise pollution.
- have an unknown impact on existing wildfire risks.
- negatively impact the health and safety of community members.

Our opposition letter focuses on the health and safety of all present and future community members, Fellow community members' opposition letters will dive into the many damaging and lasting impacts DF Development will have on all of us.

HEALTH & SAFETY

DF Development's Project Description and Traffic Study showcase the massive and hazardous increase in vehicle traffic congestion on West Mountain Road, all with the complete disregard for who travels those roads today.

Noted are two "deceleration pockets recommended" along with all-way stop control at the corner of Boydston and Highway 55 and the intersection of West Valley Road and Boydston in DF Development's Traffic Study to accommodate 9490 weekday daily car/truck/vehicle trips generated from Red Ridge Village along with existing vehicle traffic. Their impact study breaks it down even further with 477 vehicle trips in morning peak time, 710 vehicle trips in evening peak time, and 977 vehicle trips in Saturday peak hour. These projections are alarming and do not fit with the rural character of our community and in the guiding principles of Valley County's Master Plan.

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.

As full-time residents who access these roads regularly by car, bike and on foot, we know them well. That may not be the case for each of you. We invite you to take a field trip and travel, by foot, bike and vehicle the following route. We are more than willing to accompany you and have a meaningful dialogue about this proposal and its impact.

The route to Red Ridge Village from Deinhard/Boydston Lane is three miles in length and has five S curves on a designated scenic route before the entrance to Red Ridge Village. A written depiction of that access follows:

1. An initial 90 degree turn off of Deinhard/Boydston Lane onto West Valley Road.
2. Briefly travel on West Valley Road past several homes, approach S curve #1 onto Wisdom Road.
3. Travel past several residential homes and approach S curve #2 which either travels to the left on Chad Rd or to the right onto West Mountain Road.
4. Travel a short distance past pasture fields and navigate S curve #3.
5. Continuing traveling on West Mountain Road, navigating S curve #4 and S curve #5 before getting to the proposed approximate address cited in the CUP application of West Mountain Road and Thunderbolt Place, which is the same location as where the access point was for the Knipe River asphalt plant proposal in 2019. That project was denied for many serious concerns, including the location and access off of West Mountain Road.

YOUR REVIEW

Your review and analysis of DF Development's Red Ridge Village proposal will yield the complete misalignment with existing and adopted local plans including:

1. Valley County Comprehensive Plan developed in accordance with the guidelines set forth in the Idaho Land Use Planning Act. Throughout that 84 page living document there are many guiding principles and goals that demonstrate why this project has NO PLACE in our community. Red Ridge Village will literally double the number of homes in McCall.

We ask you to consider how this project will "retain the rural atmosphere of Valley County by protecting its natural beauty and open characteristics and preserving its historical and scenic beauty"?

2. The Valley County Pathways Master Plan (2017 plan adopted by Valley County Commissioners)

This plan provides the rationale and vision to connect McCall, Lake Fork, Donnelly and Cascade with a primary north-south regional biking connector being West Mountain Road, which is accessed from Deinhard/Boystun.

3. McCall Area Pathways Master Plan (adopted by McCall City Council and Valley County Board of Commissioners in 2012). The plan highlights the role West Mountain Road serves to connect to other pathways in the community.

Benefits of a pathways system include:

- Stimulates economic development
- Enhances community and quality of life
- Enhances recreational opportunities
- Provides transportation that is flexible, convenient, and affordable
- Increases safety
- Conserves energy
- Decreases emissions, noise
- Saves money
- Improves public health
- Reduces traffic congestion
- Connects communities

4. McCall Parks and Recreation Open Space Plan Community feedback gathered for this plan noted the top priority expressed by residents is for increased connectivity and accessibility. Community members want to ride bikes to connect to each other and activities with West Mountain Road cited as essential as a connector.

OUR REQUEST

We urge you to carefully review this proposal and recommend that the application is unequivocally denied for the reasons stated above, as well as the many valid reasons you have and will receive from our fellow community members.

It is not a matter of removing the 2000 person amphitheater, or reducing the number of mansion homes by 50%. DF Development's Red Ridge Village has no place in our community. Having billions of dollars does not mean the Wilkes brothers always get their way.

Please take a stand for your community today, and for generations to come.

With deep concern,

Rebecca & Scott Hurd

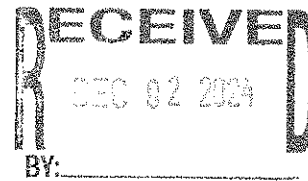
Red ridge village

From: Diane Sanders [REDACTED]
Sent: Monday, December 2, 2024 4:30 PM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: Red ridge village

1. 55 and 95 are already strained
2. Don't have the infrastructure including water, electricity and sewer for that many new homes.
3. Stresses on Payette lake.
4. Stress on the EMS system.
5. It will escalate already high real estate prices and these homes aren't for locals.
6. Please don't approve this village development it's not good for McCall or the surrounding area.

Diane and Fred Sander
653 Woodlands dr
McCall
[REDACTED]

Pete Fitzsimmons
8 Sawtooth Ct
McCall ID 83638



Even with the limited information available in a rather incomplete plan it's already evident that Red Ridge Village is a bad idea.

1. First, just do the math. The original Star news headline talked about a project across 30,000 acres, then we get the follow on detail of 1130 residential units across 2258 acres, which really begins to raise eyebrows density-wise, but by the time you look at the actual plan things are much, much worse. After you subtract out of that 2258 acres slopes greater than 30 percent (not buildable), the buffer, the vineyard, the maintenance yard and the city center you're left with 588 acres for those 1130 residential units. As per the Plan section the 340 workforce housing units are going on 208 of those acres. That leaves 380 acres for the remaining 790 residential units, for an average of less than 1/2 acre per residential lot. That's not responsible development in this area, that's just the Developer wanting to minimize required infrastructure to maximize profit. That kind of density, on this kind of scale, has no place outside city limits.

2. The scale: One online reference shows 4218 houses in McCall (town or city wasn't entirely clear). Red River Village would be the equivalent of adding just over 25% to that total in one small area, with one main access point on West Mountain Road. To compare it on another scale, the current phase map at Avimor just north of Boise shows just over 1,000 homes, with many of the last 200 currently under construction. Can you imagine a development 30 percent larger than Avimor on West Mountain Road feeding into town via West Valley/Wisdom and onto Deinhard? That's a complete mess.

3. Support: The scale and timeline isn't supportable. We know that McCall and the surrounding area is going to continue growing, and we've seen recent articles about what kind of rate is expected. Red Ridge Village, added to other development, will easily exceed all those growth expectations and will outstrip the ability of McCall and Valley County to support its peripheral needs, whether it be Emergency Services, retail establishments, road maintenance or any other product/service.

4. Inconsistency: The density and scale is inconsistent with the surrounding area. Those of us who live out on West Mountain made that decision consciously. We wanted to be away from town, but this project brings town to us. Not what any of us ever believed we'd see in our lifetime.

5. Water: What is this scale of development going to do to the water in the area? Both in terms of water availability in the aquifer for those folks in the surrounding neighborhoods, and for water quality in the basin? I'm worried about wells in the surrounding neighborhoods. Also, Red Ridge Village is directly uphill from both the North Fork of the Payette, and the entire project encompasses the head of the Duffner Creek watershed, which feeds Blackhawk Lake, which then outflows through a Payette Land Trust property that includes wetlands before also draining onto the North Fork of the Payette. There are already enough challenges to water quality in Lake Cascade, Red Ridge Village would significantly exacerbate those challenges.

6. Property values: Red Ridge Village, while putting tons of money into the pockets of its billionaire owners will irredeemably tank the property values of several local neighborhoods to include Whitetail, White Cloud, the three Blackhawk communities along with several other local property owners to the tune of quite possibly tens of millions of dollars.

7. Fire risk: Two words: Paradise California. That community was absolutely gutted by the Camp Fire, dozens of lives lost and thousands of structures burned. That's exactly what this kind of development, in this area, is risking both for itself, and the surrounding neighborhoods. Fire season is bad enough around here already.

8. Environment and Wildlife: Red Ridge Village would destroy a summering area for elk, and disrupt an elk migration corridor. It's also home to a generous whitetail deer population. Also,

this area is considered the largest geographical meta population of the Northern Idaho Ground Squirrel, listed as "Threatened" under the Endangered Species Act.

9. West Mountain Road: This plan significantly understates the traffic and degradation effect on West Mountain Road. West Mountain Road is already completely inadequate for handling its current traffic. Driving to town is like skiing a slalom course as you attempt to avoid all the large potholes (provided there isn't already a gravel truck coming the other way occupying the undamaged road space, sometimes on the wrong side of the road). Red Ridge Village, in its proposed size, would be the equivalent of the three Blackhawk communities and White Cloud combined, multiplied four to five times over. Add in the required construction traffic to build it and West Mountain Road will be returned to a gravel road. This project would need to have a permanent, enforceable West Mountain Road maintenance/upkeep requirement.

10. Amphitheater: I'm sorry, but none of us moved five miles outside of town to have an amphitheater across the road. Given the contour of the land, there is no noise mitigation plan that would prevent that from being a nuisance in regards to noise pollution.

11. Keep in mind that all of this is before we even get to see any of the real plan details, which are "to be provided later" or will be in each "phase plan", while trying to assure us all future plans/details will be in compliance with all the various codes and best practices. From what I've seen in the P.U.D. Application paperwork I don't believe any of it, and neither should you.

December 2, 2024
RedRidge Village Concept PUD 24-01
Cynda Herrick
Valley County P&Z
cherrick@co.valley.id.us

To the Planning & Zoning Commission, County Commissioners and neighbors of Valley and Adams Counties:

The proposed RedRidge development will forever impact the lifestyle of the Central Idaho area, which includes, but is not limited to McCall, New Meadows and Cascade areas. The massive development will strain state, local and city budgets and resources as there is no infrastructure in these 30,000 acres of rugged mountains. There is no sewer system, garbage, medical, schools, fire protection and law enforcement capable of serving the increased population this proposal brings. Also lacking are power, natural gas, internet and other utilities. The Texan owners, billionaires, Dan and Ferris Wilks, would rely heavily on current government resources and our resident taxes as a foundation for their development and profit.

Just how large is the 30,000-acre RedRidge area? The city of Boise currently has +/- 40,960 acres and is built on relatively flat open, easy-to-develop topography. There are also multiple large rivers, streams and reservoirs to help serve the infrastructure. Multiple interstate freeways, major rail trains, and airports of varying sizes also serve the population with travel and freight. The city of Eagle (after taking in the additional areas of Avimor) is +/- 20,000 acres. Our city of McCall encompasses +/- 5760 acres. The proposed RedRidge development – at 30,000 acres of forest and mountains – is roughly five times the size of McCall and between the sizes of Eagle and Idaho's State Capitol! Let that sink in.

Other important considerations:

Limited highway infrastructure in central Idaho

There are three narrow, two-lane highways that serve this central Idaho area; 95 to the north through Lewiston, 95 south through Council, and 55 south through Cascade. Each of these highways run alongside wild and scenic rivers, preventing them from being widened to serve such a large community expansion in this area.

Local schools burdened

The recent Idaho census states that there is an average of 2.2 school-aged children (6 to 17 years old) per family. In this proposal involving the construction of 1100 new homes, there could be an additional need for 2,400 student desk spaces in McCall or New Meadows. There will also be considerable and expanded bus transportation required.

I have only listed a few of my concerns with this proposal, which underscores just how absurd a 30,000-acre development being force-fit and bulldozed through the rugged mountains of Central Idaho. I am a life-long Idahoan and current resident of Valley County, and as my elected officials, I request that you reject the proposal in its entirety or substantially increase the buffer to neighbor's properties and increase the acreage per home to multiple acres to maintain the areas rural setting.

Respectfully submitted,

William Marineau

Opposed to Red Ridge village

From: Stacy Beeson [REDACTED]
Sent: Tuesday, December 3, 2024 5:59 AM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: Opposed to Red Ridge village

Mccall Planning and Zoning Committee-

My husband and I have a cabin on Chad Loop in McCall and are adamantly opposed to the massive development proposal for Red Ridge Village. A project of this scale does not belong or align with this area and land.

Big projects like these are dreams of the developers versus good planning for the town. We have the town of McCall and it's businesses to support versus a manmade "village" in the wilderness.

Additionally the impact of traffic on already strained Boydston is too much as it is the only diversion to avoid town and water source is another huge issue.

Thank you for taking care of our special place,

Sincerely,
Stacy and Dylan Beeson
746 Chad Loop
Mccall

Village plan feedback for locals

From: Clayton Snow [REDACTED]
Sent: Tuesday, December 3, 2024 7:27 AM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: Village plan feedback for locals

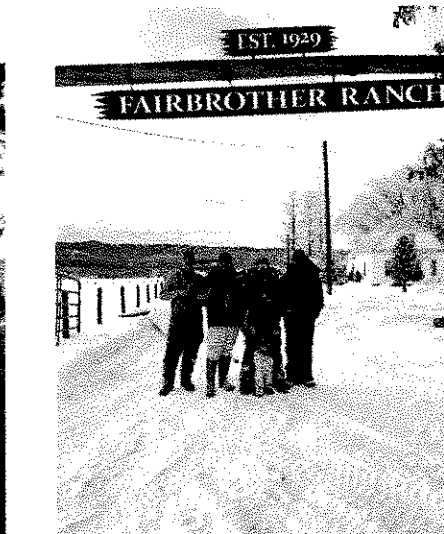
Good morning

My family has been homesteaders in valley county since 1929. Our ancestors land is still in our families name with the title of Fairbrother ranch. The history in the ranch is absolutely amazing, we were the only dairy that provided dairy products though the surrounding counties, with that being said. I grew up at the Ranch, and had the best childhood memories.

Our family's ranch will never leave the county.

Although a village does not solve any of the problems in the valley county. McCall, Cascade, Donnelly, and New meadows all deserve respect not a village. Those towns are a part of history, people forget that. This village plan will shutdown every local business. Just like if it was my families business. These businesses need support not something that will destroy them. In fact, is last October, I got married in Donnelly, a Long life dream of mine, it was absolutely beautiful. And it was to a valley county local as well. We do not need a village. We need something more meaningful to this community. They have worked too hard for them just to get torn down and taken out of business. Their families will be destroyed. In my family's history will be forgotten.

Sincerely, Clayton Snow



Subject: P.U.D. 24-01, RedRidge Village Concept
From: hohump@frontiernet.net [REDACTED]
Sent: Tuesday, December 3, 2024 10:36 AM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: Subject: P.U.D. 24-01, RedRidge Village Concept

From: John Humphries

I am submitting my comments in opposition to this P.U.D.

In my opinion, this massive development would have a lasting negative impact to the citizens of McCall and the surrounding area. Here are a few reasons why.

With more than 1,130 homes, it would absolutely overwhelm our public agencies abilities to provide services or of public facilities to accommodate the demands on utilities, fire and police protection, schools, roads, traffic control, parks, and open areas. I do not think the proposed use is cost effective when comparing the cost for providing public services and improving public facilities to the increases in public revenue from the improved property.

The traffic volume and character to be generated by this P.U.D. is not similar to the uses on properties that will be affected by proximity to parking lots, on-site roads, or access roads. A traffic study was included in the application and it projects a total trip generation for the development to be 9,490 daily trips, 477 morning peak hour trips, 710 evening peak hour trips, and 977 Saturday peak hour trips. At build out, traffic attributable to RedRidge Village is projected to require mitigations at the Boydston Street and Highway 55 and the Valley Road and Boydston Street intersections. There would also have to be improvements made at the Deinhard Lane and Highway 55 intersection which just recently had a major overhaul.

The Concept Plan is lacking in details about water sources and locations of sewage treatment facilities. These important issues need to be clearly defined before approval.

Portions of this development are also in Adams County. I think it would be wise for Valley County to work in conjunction with Adams County in considering approval of this development.

In conclusion, this type of large development is exactly what has ruined many small mountain communities like McCall. Please don't let it happen here.

Thank you for accepting my comments.

John Humphries
108 Magnetic Rock Rd.
McCall, ID

Red Ridge

From: Peter Van Ravenhorst [REDACTED]
Sent: Tuesday, December 3, 2024 10:45 AM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: Red Ridge

To the P&Z commission:

Please do not approve the Red Ridge Village project.

- There would be a considerable additional load on the infrastructure.
- The additional strain from additional traffic on 55 and 95.
- Home prices will escalate even further, affecting especially the service workers who are already struggling with affordable housing.

Thank you,
Peter van Ravenhorst
McCall

Concerns Regarding Red Ridge Village Development Proposal

From: Brett Keller [REDACTED]

Sent: Tuesday, December 3, 2024 10:46 AM

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

Subject: Concerns Regarding Red Ridge Village Development Proposal

Hello Cynda,

I am writing to express my deep concern over the proposed Red Ridge Village housing development on the west side of McCall. As a long-time member of this community, I urge you to reconsider this project, as it poses significant threats to the unique character and well-being of McCall and its residents.

By way of background, my wife and I have cherished being part of McCall and Valley County for over 30 years. We currently own several properties in the area, including a townhome on the lake and a 40-acre parcel with a newly built A-frame in Valley County on West Mountain Road. McCall has been a cornerstone of our family life, with my sister Leslie Spiers and her husband, Dr. Ryan Spiers, living here for the past decade. More recently, my eldest son and his wife relocated to McCall, where he has actively contributed to the community by coaching the high school cross-country team over the last two years. Like so many others who love this town, we are deeply invested in its future.

The Red Ridge Village proposal raises several serious concerns that I believe would have long-lasting negative consequences for Valley County and McCall:

Destruction of Scenic Beauty: The proposed development would irreversibly alter a pristine, forested area on the western side of town. This highly visible location is a defining feature of McCall's natural beauty. Allowing large-scale development here would mar the scenic landscape.

Strain on Infrastructure and Quality of Life: McCall's existing infrastructure is not equipped to handle the traffic, noise, and congestion that this development would generate. Local roads, utilities, and public services would be overwhelmed, leading to years of disruption for residents and businesses alike. This would absolutely detract from the quality of life for everyone who calls McCall home.

Impact on Wildlife: The forested area slated for development is a vital habitat for local wildlife. We have actively been in and around the west side of McCall for years and know that this will have a long-term, significant impact on our wildlife.

Erosion of McCall's Unique Character: McCall is cherished for its unique charm, natural beauty, and community-oriented lifestyle. Large-scale developments like Red Ridge Village threaten to commercialize and homogenize the town, eroding the very essence of what makes McCall special. Once this character is lost, it cannot be reclaimed. I'm a huge

supporter of progress and investment in infrastructure, but this proposal changes the entire landscape of what makes this town what it is.

As someone who has witnessed and supported the growth of McCall over several decades, I understand the importance of thoughtful development. However, the Red Ridge Village proposal is not a sustainable or beneficial step forward for our community. I strongly urge you to consider alternative projects that align with McCall's values and preserve the qualities that make it such an amazing place to live and visit.

Thank you for your time and consideration of these concerns.

Sincerely,

Brett Keller

Public comment on Red Ridge Village hearing

From: James Wolf [REDACTED]

Sent: Tuesday, December 3, 2024 10:19 AM

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

Subject: Public comment on Red Ridge Village hearing

I want to voice two concerns about this project:

- **Highway 55 is overcrowded.** I doubt that many people in Valley County want this development to happen. But if it must happen, our government should insist that all ingress/egress from the project should be directed to Highway 95. Highway 55 is already strained to the maximum, especially on holidays and summer weekends. Highway 55 will be closed altogether during some parts of the Rainbow Bridge reconstruction. There is geographically very little room to expand Highway 55. Additional traffic from a housing development would not be welcome at all. Highway 95 has its own issues but there is generally less traffic, and there is more room for the state to expand Highway 95.
- **Bicycle & hiking access.** The Wilks brothers have demonstrated a clear misunderstanding (or perhaps disregard) for the Idaho tradition of open access. They purchased large tracts of Idaho land and immediately gated them off, recreating their familiar Texas environment to shut out the public. Many longstanding roads and trails have been needlessly blocked. I can understand that a landowner might not want ATV/UTV owners tearing up the landscape. But hikers and bikepackers are typically low impact land users. We should be able to traverse the backcountry without constant fear of trespassing charges. I suggest that the Wilks brothers could improve their public relations considerably by changing those damned orange gates to "non-motorized access only" signs.

Thank you for this opportunity.

James Wolf

McCall and Boise

I oppose this development!

From: Terry Lawrence [REDACTED]

Sent: Tuesday, December 3, 2024 11:35 AM

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

Subject: I oppose this development!

The damage to the environment and the wildlife is reason enough to stop this proposal.

Red Ridge Village Development Plan comment

From: KRISTINA STRINGER [REDACTED]

Sent: Tuesday, December 3, 2024 12:47 PM

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

Subject: Red Ridge Village Development Plan comment

CITY OF MCCALL, JUST SAY NO TO THIS DEVELOPMENT

As I have been wondering for the last year, how two big oil billionaires were allowed to purchase such a huge amount of public lands to privatize for their own wealth, closing it for public recreation, I am even more appalled at their plan to just add more homes for millionaires and billionaires, without regard to the current infrastructure of McCall, the already lack of affordable housing for employees working in the service industry, the toll it will take on the already torn up roads, increase in horrific summer traffic, the impact on wildlife and the pristine terrain, the power grid, etc. This plan only benefits the developers, and not the citizens of McCall. There are already two amphitheaters available between Brundage and Tamarack, there is no need for a winery (grapes won't grow in this climate anyways), and no need for boutique shops. No mention of rentals, which is already a huge problem in this area. Please do not turn our town into another Sun Valley! Most of us live here for the quiet beauty and recreation of a "small town". What we need is affordable housing for workers in the service industry, and affordable groceries....not more millionaire and billionaire second homes.

Kristina Stringer

15 Minidoka Ct

McCall

Sent from my iPad

PUD 24-01

From: Andy Laidlaw <[REDACTED]>
Sent: Tuesday, December 3, 2024 3:21 PM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: PUD 24-01

Cynda,

I would like to make the following observations relative to the Red Ridge application;

- 1) The Use Matrix Values are the major control mechanism in the Valley County Land Use Ordinance. It seems a lot to ask to get Design Review/ Concept approval for a multi phased multi year project based on the degree of detail provided in this application.
- 2) The application requires lot areas, utility routes and locations, parking, setbacks and building locations. It also requires a landscape plan as well as grading, water management and excavation plan. What is provided is a small scale color coded land use scheme with no detail.
- 3) There is no analysis of the suitability of the terrain and geology for septic systems or information on whether the site contains the water resources to support a development of this scale.
- 4) As the applicant answers numerous specific questions with TBD by phase, I would suggest that approvals be granted by phase.
- 5) Accurately answering questions 8 and 9 in the Use Matrix Values would seem to require some sort of study and consultation with the entities providing those services.
- 6) As this development is in conjunction with a larger adjacent one in Adams County, it seems appropriate to as for conceptual plans of that project.
- 7) Are the amenities described as provided for this project available to the public, or is this a mega gated community? Are the workforce housing units described available for Valley County residents or restricted to employees of the development?

I feel that the developer of this project needs to provide much more detail and information before this proposal can be reasonably evaluated.

Andy Laidlaw
McCall, ID

cherrick@co.valley.id.us

To: cherrick@co.valley.id.us Director Cynda Herrick and the Valley County zoning commissioners,

From: Julie Loome and Dr. William Loome; 2225 Payette Drive, McCall Idaho

Date: December 3, 2024

RE: PLEASE DO NOT APPROVE RED RIDGE VILLAGE APPLICATION

Please do not consider approving the proposed Red Ridge application. This approval could crush our local community. We have no understanding of such a large development (Per the Valley country has ~11K in people and this development is for ~9K more.) on our local residents from schools, hospital, fire and infrastructure and so much more.

This is not any ordinary proposal. It needs to be thoroughly vetted BEFORE approval. We need to know who pays for the impact later. Will we to have new bonds, new taxes? The Developer needs to really own the impact on such a large development, in our relatively small community. not the locals.

Perhaps a task force needs to be formed since it impacts so many elements from Idaho Department of Transportation, Forest Fire support, Valley and Adams Country - since this large of expansion will be felt deeply in both countries.

Please do not approve a development I understand to be of ~30K acres, ~9000 more people without a deep understanding on the impact to our cherish country.

Sincerely,

Julie A. Loome

Red Ridge Village citizen feedback to the county before 5 PM on Wednesday December 4th. Email to: cherrick@co.valley.id.us

Wesley Keller [REDACTED]

260 Moonridge Drive

McCall, ID 83638

12/3/2024

Valley County,

Thank you for the opportunity to provide comments on P.U.D. 24-01 Red Ridge Village Concept put forth by DF Development LLC. I understand that this is a concept plan, but after reading the accompanied materials for this proposal, I am surprised by the lack of information needed to determine impacts from this 30,000 acre proposal that could bring 1,130 homes into Valley County. This proposal will have lasting impacts on the character of McCall, impacts to the viewshed and watershed, strain our already strained infrastructure and have lasting impacts on wildlife. This proposal is so vague that acceptance of this would be a disservice to Valley County residents and a shirking of responsibility by Valley County. DF development put very little time, thought and energy into this proposal and as such this should be rejected until more details are available. Immediate questions that remain unanswered after reviewing the proposal are:

- Why is this proposal being reviewed before the changes to Valley County Comprehensive plan have been finalized?
- Who is maintaining the road network to and within this subdivision, does Valley County Road Department have the capacity to maintain these steep roads for snow removal? Will Valley County taxpayer dollars be used to maintain these roads? The traffic study raised more questions than answers.
- Will the roads and trails within this proposal be opened to the public?
- With 1,130 new potential homes there is very little information on the sewage treatment plant that will be needed, where will it be located, who pays for it?
- What impact will this subdivision have on public services such as fire, ambulances and hospital capacity?

Examples of the limited information needed to evaluate this plan are listed below.

Lightning Plan-

The proposal talks about having 4 story buildings near a ridgeline, but the lightning plan is summarized in two paragraphs saying they will follow lightning plan standards.

Application 1-4:

The summation of this application looks like someone did a quick GIS exercise for the 2,200 acres of development. Have cultural and wetland surveys been completed for this project? I was surprised in the application that no wetlands have been located on any portion of the 2,200 acres?

Traffic study -

The traffic study showed close to 10,000 weekend vehicle trips yet found no impact on the level of service in the area?

Summary-

This concept plan should be denied until more information is available to adequately summarize impacts to wildlife, watersheds, and Valley County residents.

Sincerely,

Wesley Keller

12/3/2024

Subject: Red Ridge Village Concept Plan Comments and Concerns

Cynda Herrick
Valley County P&Z Director
cherrick@co.valley.id.us

Dear Ms. Herrick –

The Pine Terrace II HOA Board members and local property owners signed below are very concerned about the impacts of increased traffic from the proposed Red Ridge Village concept. As motorized and non-motorized users of Boydston, Deinhard, West Valley, Wisdom & West Mtn. roads, we have experienced many frustrating years where these roads received inadequate maintenance. In recent years, primarily due to development of new residential homes, traffic has increased on these roads and it is our opinion these roads were not designed to adequately support the current residential and heavy truck traffic loads. Additionally, even where bike lanes exist for non-motorized users, these roads are no longer safe to travel during peak traffic hours due to heavy truck traffic and the many sharp corners.

The submitted Red Ridge Village traffic level of service (LOS) study primarily focuses on intersection issues and provides recommendations to mitigate the safety impact of increased traffic at these intersections. This study, in our opinion, is inadequate since it does not address the necessary road bed and/or surface improvements nor the required maintenance costs. This study also does not address the continuing safety impacts of this increased vehicle traffic on non-motorized users and ways to mitigate this safety issue.

Existing Valley Country property owners and taxpayers should not have to endure the degradation of public easements during the development of an extremely large residential area. At a minimum, infrastructure improvements should occur in parallel with residential developments to manage the impact of anticipated increased traffic volume.

For these reasons, we request the Red Ridge Village concept not be approved until more accurate, adequate, and realistic road impact studies are completed. We would also like to point out that there is no information in these concept documents on how possible development in Adams County will or will not impact Valley County roads and infrastructure. We also request a plan be developed and approved that ensures adequate public infrastructure improvements are made prior to or during specific phases of this residential build out. This plan will help mitigate the harmful effects this development will have on the quality of life in Valley County. It will also ensure the safety risk(s) for existing residents and local property owners do not increase as they travel these roads for work or pleasure.

Sincerely,
Eric Young (Pine Terrace II HOA President),
Neisha Weiseth (Pine Terrace II HOA Vice-President),
Abi Aronson (Pine Terrace II HOA Secretary),
Karen Morrow (Pine Terrace II HOA Treasurer),
Patty Young,
Cal McCluskey,
Susan and Dan Habel,
Bob and Angel Becker,
Jared and Courtney Bork,
Pike and Alina Teinert,
Steve Stokoe,
Jeff and Maggie Weisman,
James K. Thackeray,
Jennifer Sadhana,
Teresa DeBlieck,
Ryan Aronson,
Dylan and Stacy Beeson,
Scott and Julie Ronnow,
Michael and Ellen McKinney,
Erik Weiseth,
Matthew and Amy Manning,
Jan Thorian,
Donna Cheney,
Josh and Carolyn Warden,
Susan and Charlie Davis,
Paul and Jeri Rehberg,
Genavie Holen,
Rob and Melody Dodge,
Kendal and Julie Tanner

December 3, 2024

RE: Proposed Development of 1100 housing units in Valley County

Attention Planning and Zoning Dept.

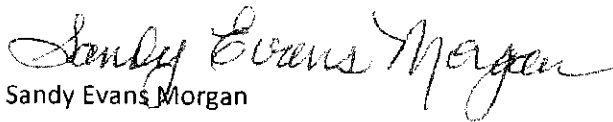
I am protesting the proposed development in Valley County for Red Ridge Village and 1100 housing units. This type of development will totally destroy the landscape of this valley, and forever erase all the things we love about this county. We don't need or want billionaires from Texas or anyplace else coming in and buying up our state, and destroying our lifestyles. We don't want outsiders coming in and building hundreds of housing units for "weekend" people to use.

We were going out to Gold Fork Creek to do some fishing recently. We could not gain access to the creek to fish, because it is all posted as "Private Property, No Trespassing". I was told the land had all been bought by some Texas billionaire, and they are preventing access to the creek since they bought the property. I don't know who the owner is, but this is the type of thing that we can expect in the future when we sell out for the highest dollar. Local folks can no longer enjoy the local countryside that they have grown up with.

I grew up in Cascade. My Dad was a logger. The conservationists shut down the logging industry and nearly killed the local industry. It shut down the mills in McCall, Cascade, New Meadows, Horseshoe Bend, Etc. We don't need billionaires coming in here and destroying all that is sacred.

Please don't allow this monstrosity be built in our backyard.

Sincerely,


Sandy Evans Morgan

Dec. 2, 2024

To Planning and Zoning Commissioners,

I am opposed to the Red Ridge Village. It will add detrimental strain to our local fire and police departments, to our schools, and to roads and traffic control. Not only is West Mountain Road unable to accommodate the vehicles associated with such a large development, but Hwy 55 would be challenged as well. Especially if you consider the proposed Perpetua Mine trucks.

The last thing we need in our community is another struggling development for the wealthy. The resorts with amenities like ski mountains and golf courses have taken years and millions of dollars to inch along. The idea of a vineyard in this climate, as the prime amenity for Red Ridge Village shows little understanding of Valley County.

Please turn down this proposal.

Augusta Laidlaw

Red Ridge Development**From:** sarah roach [REDACTED]**Sent:** Wednesday, December 4, 2024 6:59 AM**To:** Cynda Herrick <cherrick@co.valley.id.us>**Subject:** Red Ridge Development

Commissioners, If approved, this development will never be able to be sustained if the current state of Valley County roads and infrastructure is any indication. While I don't have figures to back this up, a simple observation can see that the county and city aren't able to take care of what they have right now, much less after adding another 1100+ residents and all their needs: roads, trash pick up, sewer, water, fire and rescue services.

A small example of what could happen is happening now on the McCall side of West Mt. Road, which leads to Black Hawk on the River and Black Hawk Lake. Anyone who drives down this road can witness the damage the road has sustained because of the heavy car traffic, construction vehicles, and large gravel trucks. I'm sure it would have been repaired if the county could afford the cost and spare the manpower. Based on this observation and the state of other roads, a development of this size will quickly fall into disrepair because of the cost to maintain it. County taxes are already outrageous and will be unaffordable for most, curtailing the maintenance of such a community. Could be that this development will price itself right out of the market.

Isn't there a leak in the sewer pond in McCall? Who are the brilliant people in charge of that? Can we trust them to maintain this for another 1100+ residents?

Fire and Rescue Services are stretched thin now and certainly won't be relieved with the addition of 1100+ more residents, many of whom will most likely not live here full time and so not add to the workforce. Imagine a fire there.

Where is wildlife to go?

Wondering if another ski resort is in the works as well.

This development might look appealing but in the long run and based on the county's inability to take care of its current infrastructure, I think it will be difficult to maintain. The Wilks Brothers seem eager to unload Red Ridge and all its problems with no regard to its impact on our community.

Sarah F. Roach
Black Hawk Lake
McCall

Red Ridge Village

From: Jan Schlicht [REDACTED]

Sent: Wednesday, December 4, 2024 6:21 AM

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

Subject: Red Ridge Village

I strongly urge the denial of the proposed development of Red Ridge Village. Such a development would worsen traffic on already congested highways 55 and 95, and would entirely change the character of the town of McCall. The primary beneficiaries would be two Texas brothers who seek to become richer by commercializing one of the most beautiful places in Idaho. Please tell them no.

Janet Schlicht

Red Ridge Development PUD 24-01

From: Tami Parkinson [REDACTED]
Sent: Tuesday, December 3, 2024 10:26 PM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: Red Ridge Development PUD 24-01

Cynda

Please reference the email below for my opposition to the proposed development on Red Ridge. Thank you.

December 2, 2024

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

To ALL whom this may concern:

I am writing to express my strong OPPOSITION to the proposed development of Red Ridge Village Concept (P.U.D. 24-01). While the development may offer economic benefits to some, it raises significant concerns regarding the well-being and safety of Valley County residents and the community of McCall. In my opinion, DF Development's proposal does not sufficiently address the strain on community services and infrastructure this development will create, nor do they propose any viable solutions to avoiding or resolving the issues.

Community Safety Concerns

Valley County already faces challenges with providing sufficient emergency services, including law enforcement, fire protection, and emergency medical services (EMS). The addition of more residential properties in Red Ridge Village would place an undue strain on these essential services. Our sheriff's department, fire departments, and EMS teams are already stretched thin, and at this point Valley County does not have the resources to adequately serve an expanded population in the area. Response times for emergencies would increase and the safety of everyone in the community could be compromised; very similar to the concerns surrounding the new residential developments up at Brundage Resort. Approving this development jeopardizes the safety of current residents, as well as future ones.

In addition to the resources that are strapped with our emergency response and first responders, the impacts and growth proposed would further impact the growth within the school district. The schools are already bursting at the seams, not to mention it is incredibly difficult to find teachers to instruct within the district because they can't afford to live within the community. This proposed development would further impact the district's ability to provide an education for our youth.

Inadequate Road Access

In addition to concerns about public safety, the infrastructure—particularly road access—remains insufficient to support such a large increase in population. The Valley County

Road Department already struggles to deal with the potholes created by the daily traffic and heavy truck traffic on West Mountain Road, not to mention the other roads within Valley county. Any increase in development will increase wear and tear on roads that are already in desperate need of maintenance, it will exacerbate congestion and decrease road safety particularly on this side of the valley.

Need for Affordable Housing

Rather than furthering the trend of building second or third homes for seasonal residents, our county desperately needs more affordable housing for the existing working families and service workers who are vital to our community's economy. The high cost of housing in Valley County is already a significant barrier for those employed in essential services—teachers, first responders, medical professionals, and workers in the hospitality and retail industries. No information was provided in their proposal regarding the rental rates for the “affordable” workforce housing to ensure that the housing would actually be affordable enough for working families in the area who often work multiple jobs just to make ends meet. Additional luxury homes are not the solution; they only increase the divide between residents who contribute to our economy and those who can afford to leave their homes empty for months at a time.

Impact on Wildlife and the Environment

The proposed development would also have a negative impact on the local wildlife and natural environment. Red Ridge is home to numerous species that rely on the undeveloped areas for their habitat. The expansion of residential properties would disrupt these ecosystems and lead to irreversible environmental damage. Our community has always valued its natural surroundings, and this development threatens to degrade the very qualities that make our area so special.

Quality of Life

Overstretched public services, increased traffic and congestion, and environmental degradation would detract from the beauty that our small community is known for. A development of this scale would only create more division and strain, rather than fostering the sense of community we all cherish.

In conclusion, I strongly urge you to reject the development of Red Ridge Village. Valley County's focus should be on sustainable growth that supports the needs of working families and strengthens our community, not on luxury developments that benefit only a select few. I implore you to consider the long-term consequences of this proposal and prioritize the safety, infrastructure, and well-being of all residents, both now and in the future.

Thank you for your attention to this important issue.

Sincerely,

Tami Parkinson

Wilks Brothers Village

From: DON JULIE DAHL Owner [REDACTED]
Sent: Tuesday, December 3, 2024 10:12 PM
To: Cynda Herrick <cherrick@co.valley.id.us>
Cc: [REDACTED]
Subject: Wilks Brothers Village

To Whom It May Concern:

We are writing in regards to the Village that the Wilks Brothers are proposing. We are AGAINST the proposed Village especially for the following reasons:

1. Traffic: The traffic study speaks for itself. Going through McCall on weekends, we have seen the results of traffic going through downtown McCall on the way towards Whitetail. The traffic is often bumper to bumper. The roads are tight (without shoulder space) and are one lane going each way. These roads can not be widened unless multiple houses are plowed down. The study indicated there would be 9,000 + more cars! The infrastructure is just not there to support the proposed Village traffic. We can only imagine what Hwy. 55 will be like! The traffic is already dense at times.
2. Wildlife and pristine land: This land is home to many wildlife according to a study that was made that includes elk, bear, deer, fox, coyotes, bear, moose, as well as many other creatures.. Once this land is gone it is gone, never to be wilderness again. The devastation of our environment would be to line the pockets of out of state owners.

We do not need or want the commercialization of our mountains!

Don and Julie Dahl
12592 Tacheuchi Dr
Donnelly, Idaho
[REDACTED]

Letter of opposition to Red Ridge Village proposal

From: dawnm [REDACTED]

Sent: Tuesday, December 3, 2024 7:41 PM

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

Subject: Letter of opposition to Red Ridge Village proposal

To: Ms. Cynda Herrick, AICP, CFM
Valley County Planning and Zoning Administrator
219 N. Main St.
PO Box 1350
Cascade, ID 83611

Dear Ms. Herrick:

I am writing to express opposition to DF Development's Red Ridge Village concept proposal for the following reasons, among others:

1) Unsuitability

- The company proposes the addition of 1,130 housing units in Valley County (and an unknown number in Adams County), along with the construction of amenities such as a "village," a winery, and reportedly, a 2,000-seat amphitheater. The creation of this kind of manufactured town and its associated infrastructure would drastically alter the rural character of Valley County, which is at direct odds with the second goal of the Valley County comprehensive plan:

"Goal II: Retain the rural/small town character enjoyed by residents and visitors in Valley County. "

(2018) Valley County, Idaho, Comprehensive

Plan. <https://www.co.valley.id.us/media/Departments/PlanningZoning/Plans/Plans/Comprehensive%20Plan.pdf>

2) A lack of critical details

- DF Development's letter of submission states that it is seeking approval of not only the concept for the development a total of 30,000 acres in Valley and Adams counties but also approval of a development agreement. However, the sweeping scope of that request is not at all backed up with crucial supporting details. Reading through DF Development's proposal, one is struck by how many times the words "TBD by phase" appear, whether in reference to the number and type and size of residential and non-residential structures to be built, the percentage of the site devoted to building coverage, parking facilities, proposed roads, sewage treatment facility, drainage method, irrigation, etc., etc., etc. Also, the plan does not provide any clues regarding its approach to short-term rentals, the allowance of which would open the door to its own specific concerns. Unless DF Development provides concrete details about how it would handle these and

other fundamental facets of its proposed project, it would be imprudent and highly risky to grant approval.

- Assuming the addition of even just one resident per residence under DF Development's proposal suggests a potential increase in Valley County's population of about 9%. However, the company's proposal fails to consider the impacts of such growth in a range of important areas—or to offer any solutions for managing them. Essential services in Valley County, including medical care, EMS, education, policing, firefighting, wildfire services and solid waste management would all be affected. Road traffic would increase, as would air traffic. As is the case with EMS, there is barely capacity in some areas to meet the current need. How could our providers possibly meet the added burden presented by such a jump in growth? How will our infrastructure support this increase?

3) Community impacts and erosion of quality of life

- By its very existence, Red Ridge Village would have a profound impact on surrounding communities in Valley County, including McCall, and with it, the potential for an eroded quality of life for people living outside the development. For instance, the buildup of Red Ridge would bring with it increased traffic and congestion. Hand in hand with more people and more traffic comes public safety concerns. On another front is the impacts to recreation, a key driver of both quality of life and economic growth in our area. As one example, the proposal refers to the creation of a system of trails that "connects" to the regional trail network, yet there is no mention in the proposal of whether the public would be granted access to the development's trails. Worst-case scenario is a one-way situation where residents of Red Ridge Village have unfettered access to existing trails, but everyone else is locked out of the development's trail system. Such an arrangement would only propel the normalization of the trend toward exclusivity that has already taken root in our area, and shift the balance further toward the "haves" vs. the have-nots," much to the detriment of the fabric of our communities.

4) Environmental and environmental safety concerns

- Water depletion and water quality, and wildfire risk are serious concerns. Access to clean, accessible water and the threat of wildfires are increasingly important topics for anyone living in Valley County, and will become even more so in the future. The addition of over one-thousand homes in Valley County (and an unknown number in Adams County) under the Red Ridge proposal would add new stresses to our water supply, while the influx of people that come with those homes would present new risks to the delicate ecosystem of Payette Lake and other bodies of water. And, as witnessed this past summer, the destructive threat posed by wildfires is not to be ignored, especially as developers push deeper into previously undeveloped terrain. As stated in the Valley County Comprehensive Plan, "in recent years, Wildfire has become the number one hazard risk in Valley County. Development is encroaching into wildland areas and expanding the County's Wildland Urban Interface...Given the right conditions, any wildfire or groups of fires may explode and extend beyond immediate control of any protection agency. The County has endured many such incidents, some of considerable size, throughout its history. The results of wildfire are other hazards such as landslides,

floods, avalanches, contaminated waters, etc.” (Valley County, Idaho, Comprehensive Plan, p. 25). DF Development's proposal does not offer any information about how wildfires in its proposed development would be managed, let alone how wildland firefighting resources might be able to manage the added responsibility of responding to them.

In summary, DF Development's proposed Red Ridge Village is not the right fit for Valley County and the communities who call this county home. Please do not allow this proposal to move forward.

Sincerely yours,
Dawn Matus
McCall

Red Ridge

From: Richard Bennett [REDACTED]

Sent: Tuesday, December 3, 2024 7:39 PM

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

Subject: Red Ridge

I am writing to declare my opposition to the Wilks brother's proposed development in Valley County. The development would put a serious strain on City of McCall and Valley County resources and infrastructure. Please reject this proposal. It is not in the best interests of anyone in the region except the Wilks Brothers themselves.

Dick Bennett
221 W Lake Street #9
McCall

Sent from my iPad

Opposition to Wilks Bros Red Ridge Village

From: [REDACTED]

Sent: Tuesday, December 3, 2024 6:08 PM

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

Subject: Opposition to Wilks Bros Red Ridge Village

We strongly oppose the Wilks Brothers' proposed development of the RedRidge Village. As property owners in nearby New Meadows, we feel that this development, if approved, will negatively affect the quality of life for residents in the McCall/New Meadows area. Below are our concerns.

- 1) The Wilks Brothers have not shown any regard for our communities. They have blocked access to public lands. They also have not allowed any public use of any of their lands even though these areas were open for public enjoyment for decades prior to the Wilks Brothers acquisition. They have shown time and time again that they are here only to exploit the land.
- 2) McCall and New Meadows lack the infrastructure to support a development of this size. The roads and highways in the area are already strained with the current number of people in the area. The road infrastructure simply does not exist for this type of added growth.
- 3) The current services to support the existing residents does not exist. Adding a huge development will only exacerbate the ability for current residents to obtain the necessary services to maintain our homes.
- 4) The McCall area has been relatively lucky in that catastrophic wildfires have not impacted housing areas. This threat however is real and a large development within an existing forested area will significantly increase the demand for fire protection. The lack of adequate fire protection during a large catastrophic fire event, combined with the lack of road infrastructure, could result in a significant loss of human life.

Please reject the Wilks Brothers proposed RedRidge Village development. Thank you for allowing us the opportunity to express our concerns.

Kenneth and Nancy Gray
3576 Willow Circle
New Meadows, ID 83654

OPPOSING RedRidge Village Development Plan

From: Lynne Hodges [REDACTED]

Sent: Tuesday, December 3, 2024 5:09 PM

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

Subject: OPPOSING RedRidge Village Development Plan

Dear Ms. Herrick –

I have been a resident of McCall since 2015, and currently reside in Kings Pines. I have reviewed the RedRidge Village Concept PUD, and believe it is completely disproportionate to the size of our community and the infrastructure that would be required to support such an aggressive plan.

In point of fact, Valley County's Comprehensive plan sets forth the following objective: **"To avoid undue concentration of population and overcrowding of land."** The density proposed by the RedRidge plan is antithetical to this objective, and is incongruent with, and may not be compatible with adjacent properties and subdivisions. At a proposed average density of 0.5 dwelling units per acre, RedRidge Village density far exceeds the adjacent properties that currently have 1-2 structures on 20-40 acres. The density proposed is also the average, and does not specify the maximum-density neighborhoods.

I also feel that the RedRidge plan is lacking specificity in most areas of the plan that would allow for any meaningful analysis about the impact this development will have on our roadways, schools, water, utilities, emergency response services, fire mitigation, environmental and ecological systems, public access to open land, and more.

I will be unable to attend the upcoming December 12, 2024 hearing, but hope to have an opportunity to listen-in remotely.

Thank you for allowing me to submit these comments.

Lynne Hodges

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Comment opposing RedRidge Village

From: Andy Zahn [REDACTED]

Sent: Tuesday, December 3, 2024 4:49 PM

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

Subject: Comment opposing RedRidge Village

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.

Sincerely,
Andy Zahn
Toutle, WA

Village proposal regarding Wilkes Brothers

From: Carol Belangee [REDACTED]

Sent: Tuesday, December 3, 2024 4:04 PM

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

Subject: Village proposal regarding Wilkes Brothers

Please do not approve the Wilkes Brothers project ! We used to have a cabin in the Cascade area and thoroughly enjoyed it until the Wilkes Brothers arrived and ruined the area. We were paying Valley County taxes, shopping in Valley County stores, and generally supporting the area. Because of the Wilkes Brothers gating off our trail rides and threatening us when we were on their property riding, we sold our cabin. We also used to go to Gold Fork Hot Springs and camp in that area until they fenced the area off and wouldn't allow camping near Gold Fork. They should not be allowed to have any more influence in Valley County. The county was far better before they arrived.

Thank you for the opportunity to voice our opinion. I hope you take it into consideration and not allow the Wilkes Brothers organization to cause any more unhappiness for Valley County residents.

Sincerely,

Carol and Kevan Belangee

Red Ridge Village Application Comment

From: Jeffrey Mousseau [REDACTED]

Sent: Wednesday, December 4, 2024 9:13 AM

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

Subject: Red Ridge Village Application Comment

The following comment regarding the Red Ridge Village application (PUD 24-01) before the Valley County Planning and Zoning Commission is submitted to the Planning and Zoning Commissioners.

We are writing to express **our strong opposition** to the proposed Red Ridge Village development (PUD-24-01) near McCall. As McCall residents who deeply value the unique character and natural beauty of our mountain community, we are concerned about the long-term consequences this development will have on our environment, community, and infrastructure.

The Red Ridge Village project threatens to disrupt critical wildlife habitats, strain already limited county resources, adversely impact water quality, reduce access for public recreation, increase traffic congestion in an area prized for its tranquility, and increase wildfire danger through increased wildland-urban interface. **The Red Ridge Village proposal fails to address these concerns.**

Additionally, such large-scale development such as this risks undermining the small-town charm and outdoor recreational opportunities that draw visitors and residents alike to McCall. Emphasis by the Planning and Zoning Commission should be placed on development in already approved PUDs throughout Valley County.

Lastly, the applicant/owner DF Development has a **very poor track record of being a "good neighbor"** within our community. They have fenced off and denied public access to thousands of acres of forest lands that had been available for public access for decades and have done very little to support our community.

We urge the Planning and Zoning Commissioners to prioritize sustainable growth and conservation over unchecked development and **deny this application**. Protecting the natural integrity of Valley County is essential for ensuring its lasting appeal and quality of life for generations to come.

Thank you for considering our concerns.

Jeff and AJ Mousseau, 105 Brundage View Ct, McCall Idaho



To: Valley County Planning and Zoning Commission
From: Blackhawk Lake Property Owners Association
Date: 12/04/2024
Re: Red Ridge Development PUD 24-01

Dear Commissioners,

Blackhawk Lake and our community is a pristine environment. The lake is a prime habitat for trout. The lake is unpolluted with no invasive species. Our community is home to many species of wildlife, including otters, eagles, osprey, deer, elk, beaver, muskrats, multiple species of ducks, and many others. Our community is dedicated to the preservation of the natural state of Blackhawk Lake.

We have three concerns with the proposed development. These are the preservation of the water quality of our lake, the preservation of water rights that fills our lake, and increased traffic on West Mountain Road. Thank you for your attention on these matters. We would greatly appreciate your efforts to eliminate the potential problems we have highlighted.

The headwaters of Duffner Creek that runs into our lake flows through the proposed development, as shown on the attached map. Given the sensitive nature of our lake, an extraordinary effort is needed to contain, filter, and purify water leaving Duffner Creek from the development. Additionally, our water rights need to be preserved, allowing for the preservation of groundwater and unimpeded water flow to fill our lake. We request that the commission require that the developer pay for an environmental impact report from an expert of the commission's choosing on the potential damage to Blackhawk Lake, as well as requiring ongoing monitoring and any future remediation needs of the Duffner Creek watershed and the lake.

West Mountain Road is a county road that was never designed for a large traffic load. It has four ninety-degree bends, which are hazardous, especially in the winter. The road requirements will go from supporting hundreds of homes to thousands. This road would need to be substantially improved for safety and traffic flow from the development to McCall, including installation of a traffic signal at the intersection of West Valley Road and Boydston. As these would not be required without the development, the expense for such improvements should fall on the developer and be completed prior to allowing sale of homes within the development.

Considering the exceedingly slim information the developer's application package includes, we recommend that the commission deny the application package and require that the developer submit a new application package with much greater detail, including, but not limited to,

infrastructure impacts, the number of residences to be constructed, access routes, school impacts, environmental impacts, etc., and how they will be addressed, such that the commission and affected individuals may evaluate whether to recommend approving or denying the project.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Luper". The signature is fluid and cursive, with a long horizontal stroke at the end.

Mark Luper
President of Blackhawk Lake Property Owners Association

Regarding PUD 24-01: I think that anyone in Valley County should be concerned about a development of this size and scale especially given the lack of detail in the application. While most of the development appears to be in Adams County, the majority of the impacts from the development will be felt in Valley County based on access and proximity to local infrastructure. DF Development moved into Valley County just over 10 years ago and immediately closed access to THOUSANDS of acres of public land by installing gates and closing roads that provided access to public lands. They also closed ALL of their lands to public use. This is not the behavior of a good neighbor or a developer that has plans to be one. I believe that this application needs to be viewed with skepticism and that MUCH more detail needs to be provided before it is approved. I urge you also to consider the level of impact that this and other large developments have on the valley from a variety of perspectives including impacts on overburdened local infrastructure, impacts to local service industries, water quality and ground water availability, recreational access, wildlife habitat, viewsapes, and quality of life for the residents of Valley County.

At the most basic level, the impacts begin with our view. Red Ridge is a prominent natural feature in the northern half of Valley County, it dominates the viewscape for the largest concentration of residents in the county. The addition of this development will directly impact this viewscape and the magnificence of every Valley County sunset in the future. Chapter III of the Valley County Comprehensive Plan states: **"The purpose of the Comprehensive Plan is not to control land, but to prevent uses of land harmful to the community in general. The natural beauty and open characteristics of the county can, without reservation, be described as a major reason why land development is rapidly increasing in the county. The purpose of this plan and analysis is to guide development so as not to harm the characteristics which attracted it here in the beginning"**. Quality of life is the reason that most of us live here. Adding large developments without addressing basic issue and improving infrastructure makes no sense and impacts everyone's quality of life. Our local service industries are already overwhelmed between the lack of workers, lack of housing, cost of doing business and the increasing cost of living in what is becoming a booming tourist economy and a rapidly growing population base. Our local law enforcement, EMS, and simple services like our schools and Road Department cannot keep up with the growing demand for their services either. These issues must be considered every time you look at new subdivisions or developments. The current rate of growth and increase in visitation is not sustainable. Continuing to add large developments adds to all of our problems.

The Red Ridge area is home to a variety of wildlife and is a valuable timber producing area. Permanent removal of this productive timber land from the local economy will have effects on our regional timber industry and the mills that service our area. The application does not thoroughly address or describe how their development will impact wildlife populations including threatened and endangered species like Goshawks, Bald Eagles, Columbian Ground Squirrels, wolverine and lynx much less the impact on elk, deer populations that utilize the area for calving, summer and winter range and migration. Goals 3 and 4 of Chapter 4 in the Valley County Comp Plan describe the need to protect wildlife and timber resources. The Objectives in Goal 3 are clear and put the responsibility on Valley County to address the following issue when considering development: **"1. Valley County shall encourage: a) Preservation, protection, and enhancement of wildlife and fish. b) Preservation of open space buffers adjacent to rivers and creeks for wildlife and fish habitat. c) Preservation of historical wildlife movement corridors"**.

Water quality is already a major concern in Valley County with the majority of our lakes and streams being designated as impaired. Valley County Comp Plan Chapter 4 Goal 1 states: “ **Conserve and manage groundwater and surface water in all its forms in order to prevent depletion or pollution**”. Storm water runoff, landscape chemicals, agricultural runoff and sewer contamination are already impacting our water quality in the valley as well as the water quality for downstream municipal and agricultural users. Water quality is also of utmost importance for recreators that utilize our rivers and lakes. Further degraded water quality will have negative effects on both residents and visitors alike. Water availability is probably the most significant concern we should be looking at in the valley and yet almost no monitoring is done. I ask you how you can continue to approve developments like Red Ridge and other large developments without a clear understanding of our current water demands in relation to its availability. Water availability is very likely to become one of the most serious resource issues facing humanity, not just Valley County in the NEAR FUTURE. Warming summers, decreasing precipitation and a lack of ground water monitoring should give you all a reason to pause the approval of large developments in our area until we know more.

The impacts to recreation must also be considered, DF Development has already been one of the largest impacts to recreation in Valley County, consideration of the Red Ridge subdivision needs to address these impacts. Valley and Adams County should be given permanent recreational easements for the Red Ridge and Fish Lake Roads which serve as important recreational routes in both summer and winter. The Red Ridge application also describes the development of recreational trails, all trails should be open to the public. Both Tamarack and Jug Mountain Ranch have developed significant trail systems that are open to the public. In return, they both get volunteers to help maintain the trail systems. Private trail systems that are not open to the public tend to fall into disrepair from lack of use and lack of maintenance. Make public access a Condition of Approval if you do decide to let this application move forward. Chapter 10 of the Comp Plan includes recommendations for promoting recreation: **Goal 1: To promote and support a viable recreation and tourism program that is in harmony with the Land Use section of this plan. Objective: 1. Create improvements and add more varied opportunities for indoor and outdoor recreation for the enhancement of leisure time by people of all ages. 2. Encourage new developments to provide and maintain on-site developed recreational facilities, parks, greenbelts, pathways, or open space. 3. Promote the development of new recreation facilities when they are compatible with Land Use goals. 4. Protect access to public lands.** Recreation generates over \$6.3 Billion to the Idaho economy with \$461 Million in state and local tax revenue (Outdoor Industry Association 2023 economic report). It is the primary source of income for Valley County and therefore should be a primary consideration in your vision for the future of our County.

Impacts to local road and transportation systems are also a significant concern that was brought up in the application without specifically discussing mitigation. Traffic studies for the project show an additional 9490 vehicle trips on West Mountain Road when the development is completed. The increased traffic will create increased safety concerns for both motorized and non-motorized recreational users and commuters. Again, as the developer responsible for the increased use, make them offset the cost of the impacts. Work with Valley County Road Department to provide upgrades that will accommodate this level of traffic. Require these upgrades as well as provisions for a detached pathway along West Mountain Rd to provide a safe corridor for bicyclists, runners, children and walkers in the area. Valley County Comp Plan Chapter 7, Goals 1 and 4: **To improve county-wide transportation and To develop a valley-wide pathway system.** West Mountain is a very popular recreation route, especially for cyclists. Require this as another Condition of Approval if you decide to approve the development. Work with Valley County Parks and Recreation and Valley

County Pathways to include pathways in all future developments. West Mountain Road is described in the 2022 Master Pathways Plan as a priority route.

I again look to the Comprehensive Plan (pages 4 and 5) to shed light on your roll as Planning and Zoning officials. The Comp Plan which was developed to address the stated purpose of the Idaho Land Use Planning Act:

PURPOSE -- The purpose of this act shall be to promote the health, safety, and general welfare of the people of the State of Idaho, as follows: (a) To protect property rights, while making accommodations for other necessary types of development such as low-cost housing and mobile home parks. (b) To ensure that adequate public facilities and services are provided to the people at reasonable cost. (c) To ensure that the economy of the state and localities is protected. (d) To ensure that the important environmental features of the state and localities are protected. (e) To encourage the protection of prime agricultural, forestry and mining lands for the production of food, fiber and minerals. (f) To encourage urban and urban-type development within incorporated cities. (g) To avoid undue concentration of population and overcrowding of land. (h) To ensure that the development on land is commensurate with the physical characteristics of the land. (i) To protect life and property in areas subject to natural hazards and disasters. (j) To protect fish, wildlife, and recreation resources. (k) To avoid undue water and air pollution. (l) To allow local school districts to participate in the community planning and development process so as to address public school needs and impacts on an ongoing basis.

Approval of this project is in direct conflict with many of the stated purposes of Land Use Planning in the State of Idaho and the Valley County Comprehensive Plan. Your responsibility is to utilize these tools and to protect the citizens of valley county and the natural resources around it from developments that will impact quality of life, the natural world, water resources, wildlife resources, sprawl, and impacts to infrastructure. Once approved, there is no going back, I urge you to **require more detailed information on the development before you pass judgement on it and to require that all future applications directly address the impacts described above and how they plan to mitigate them. Be up front and tell the developers that they will be financially responsible to offset these impacts or better yet just tell them that this is not compatible with our Idaho LUPA or our Comp Plan.**

Thank you for your consideration,



Dave Bingaman

Lake Fork-directly across the valley from Red Ridge and a wonderful location to watch the sunset!

RED RIDGE OPPOSITION LETTER

From: Julie Conrad [REDACTED]
Sent: Wednesday, December 4, 2024 12:09 PM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: RED RIDGE OPPOSITION LETTER

I am writing to let you know that I am OPPOSED to the Red Ridge Development. There are many, many reasons for this.

A development of this size and scope would forever change the landscape of the area in both Valley and Adams County.

Traffic is of great concern as are the increased potential for serious or fatal traffic accidents.

The infrastructure is already stretch beyond the health of our water and sewer systems.

It is a critical wildlife corridor that a development of this size will continue to erode natural pathways.

There is a reason why the whitetail and mule deer have not "migrated" to lower climes in the winter for decades.

We as a city/county have effectively paved over every migration route in the past 20+ years. This would have a devastating effect on not only wildlife but water life and the quality of water in our area and south to Cascade.

Are the lake quality warnings in the Cascade Reservoir not enough of a huge red flag already?

Please, please consider what a development of this scope would do to our town. We don't need "Billionaires" developments.

We need very carefully thought out, slow growth, or we will continue to lose what makes this area so very special.

A vineyard?

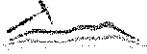
A 2,000 person amphitheater?

This is NOT what McCall nor Adams County needs.

I again will state that I am emphatically AGAINST this proposal and hope you will NOT allow it to pass.

Thank you.

Julie Conrad
[REDACTED]

Red Ridge Village**From:** Marc Seeley [REDACTED]**Sent:** Wednesday, December 4, 2024 11:03 AM**To:** Cynda Herrick <cherrick@co.valley.id.us>**Subject:** Red Ridge Village

As a property owner in Adams County in close proximity to the proposed RRV project I am writing to express my opposition. The reasons include, but are not limited to the following: Adverse impact on wildlife habitat and migration routes, increased traffic on already crowded and often dangerous Highways 55 and 95, inadequate electric, water and sewage infrastructure, destruction of scenic views, upward pressure on local real estate prices forcing local residents out of the already unaffordable housing market, increased light will diminish our beautiful dark night sky,

DF Development is only concerned about making more money for the already ultra wealthy Wilk brothers. We all know this and we know how the system works. These kinds of people and corporations have already destroyed the Treasure Valley. And like a cancer they are on their mission to destroy Valley and Adams Counties.

Hopefully your office will not approve this massive and inappropriate project.

Respectfully,

Marc Seeley
New Meadows

Subject: P.U.D. 24-01, RedRidge Village Concept

From: [REDACTED]

Sent: Wednesday, December 4, 2024 10:55 AM

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

Subject: Subject: P.U.D. 24-01, RedRidge Village Concept

I am writing to express my opposition to the P.U.D. RedRidge Village proposal. This enormous development would almost double the population of McCall and would have a dramatic negative impact to the city and surrounding areas.

Thank you for accepting my comment and please deny this P.U.D.

Nicolette Holmes Humphries
108 Magnetic Rock Rd.
McCall, ID

Opposition to proposal of Red Ridge Village

From: Michal Kaminski [REDACTED]

Sent: Wednesday, December 4, 2024 10:32 AM

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

Subject: Opposition to proposal of 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 wife 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 its 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, and aquatic/recreation center... 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,
Michal Kaminski

SAY NO to WILKS PROJECT

From: Joe Rumsey [REDACTED]
Sent: Wednesday, December 4, 2024 9:45 AM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: SAY NO to WILKS PROJECT

My name is Joe Rumsey and I live on Farm to Market, north of Eastlake Fork Road.

I am adamantly against the proposed Wilks brothers development.

Firstly there is no existing infrastructure to handle a development of this magnitude. Valley county would be trying to catch up for decades to come to accommodate that many NEW RESIDENTS.

If you doubt me take a look at Meridiam or Nampa. When the people and traffic and congestion come Drugs and Crime are right behind it.

Also this is not going to solve one part of the labor shortage in Valley county, the people that can afford to live in this extravagant community are not going to be part of the services work force.

For the life of me I can't imagine why we would want to turn more pristine land into more concrete and boards.

Lastly we are all too familiar of what kind of individuals the Wilks brothers are, throwing their weight around with their big money buying up everything they could and locking it down and patrolling it with armed guards. These were parcels of land that Valley county residents had been recreating and hunting on to feed their families for generations. Wilks' didn't care they didn't live here.

It's time to tell the bullies NO before we lose our quaint lifestyle that we have become accustomed to in McCall.....

Joe Rumsey, DVM
[REDACTED]

PUD 24-01 Red Ridge Village comments

From: Marshall Haynes [REDACTED]

Sent: Wednesday, December 4, 2024 12:40 PM

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

Subject: PUD 24-01 Red Ridge Village comments

Valley County Planning and Zoning Commissioners,

We are very concerned and opposed to the Red Ridge Village planned unit development 24-01 as it is currently proposed. Both of us have worked in public service in health care and law enforcement in Valley County for over 10 years. We support growth for workforce housing near our towns of Cascade, Donnelly, and McCall, but this project will not help solve those issues. Our other concerns are based on the following reasons:

- The establishment of a new "village" is contradictory to the Valley County Comprehensive Plan which encourages growth near our current incorporated towns.
- The size of this development will change the rural characteristics and nature of Valley County which called for it to be protected in the Valley County Comprehensive Plan.
- Current and future planned governmental services such as EMS, hospitals, schools, and law enforcement are currently at capacity and can not handle a mega development of this size.
- The Red Ridge area and especially the North end of Red Ridge, is excellent wildlife habitat and provides a very important wildlife corridor for elk and deer to migrate seasonally. They travel out of the higher elevation summer range in Valley County towards the lower winter range habitat and down the Little Salmon drainage. Dense development will block these wildlife movements, lead to human wildlife conflicts, and ultimately contribute to decreased populations. Development of Red Ridge will harm important wildlife habitat.
- Red Ridge Village would require extensive roads on steep/unstable terrain which will create a very high risk fire environment.
- The current conditions of county and state road systems do not support the 2024 levels of traffic. Budgetary priorities for improvements should not be shifted to new development at the cost of current needs.
- DF Development has a history of conflict and locking out public access despite their media communications. They have lobbied to change Idaho trespass law for the worse, making laws more confusing, difficult to enforce, and for the public and landowners to understand. As a corporation DF Development does not have the interests of Valley County or even Idaho residents in mind.

Thank you for considering our comments,

Respectfully,

Marshall Haynes

Peggy McMillen

Red Ridge Village project comment**From:** Leslie Pierce [REDACTED]**Sent:** Wednesday, December 4, 2024 12:45 PM**To:** Cynda Herrick <cherrick@co.valley.id.us>**Cc:** [REDACTED]**Subject:** Red Ridge Village project comment

To Cynda Herrick:

The Red Ridge Village project has the potential to negatively impact our land, water, wildlife, and the people who live here. Please do not give in to the billionaire investors and developers. Valley County is small in numbers and a project this big can easily overwhelm and upset the community that we know and love.

The housing in the 2000+ acres of Valley County could alone increase the population of McCall by 30-50%. If you add in the 27,000+ acreage in Adams County there would be an entire new city full of people the size of McCall or larger. How will McCall and New Meadows deal with the increased traffic? They say they will have their own water and sewer system. How will that impact the aquifer and other residents' water rights? How will their sewage treatment affect the downstream areas? This area is prime fire country. How will our overstressed fire department deal with this huge addition? What about other infrastructure issues? Hospitals and medical care? Education and our schools? Wildlife corridors could be impacted. Has there been an EIS?

Please listen to the residents of Valley County. Please do the right thing to protect the land, water and wildlife, as well as the life that we live in this beautiful valley. Slow down, conduct the appropriate assessments, offer suggestions of greatly decreasing the density of housing, and require the inclusion of housing for people who are not millionaires or billionaires.

Sincerely,
Leslie Pierce

Leslie Pierce[REDACTED]
405 N. Samson Trail[REDACTED]
McCall ID 83638

Planning and Zoning - Opposing Red Ridge Village

From: [REDACTED]

Sent: Wednesday, December 4, 2024 10:03 AM

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

Subject: Planning and Zoning - Opposing Red Ridge Village

Dear Cinda,

We understand that DF Development is set to present plans for a 30,000 acre project called Red Ridge Village at the Planning and Zoning Commission Meeting on December 12th. The proposal includes 1,100+ homes on 2,258 acres in Valley County, adjacent to the Blackhawk area.

As a family of four who has lived in Blackhawk Ranch full time for 15 years and is raising our two kids here, we are very much in opposition to this proposed development.

Among our many concerns are:

- The high density of the proposed Red Ridge Village development. 1,100+ proposed homesites, multi-family housing, and zoning for commercial businesses (in the proposed Village) located in the beautiful hills adjacent to Blackhawk Ranch, Blackhawk Lake, Blackhawk On The River, and Whitecloud subdivisions would forever change the rural feel and peaceful nature of this unincorporated Valley County area.
- The scale and high density of this proposed development does not fit in well with the scale and density of any of the other current subdivisions located in the Blackhawk area.
- The additional amount of traffic on West Mountain Road, which is currently in poor condition and has been for some time. How will Valley County improve, rebuild, and maintain this main artery for 1,100+ additional residences when it struggles to keep up with county road maintenance now?
- The lack of infrastructure in the City of McCall to accommodate that many additional homes and people moving to the area.
- The impact on our already very crowded schools in the McCall Donnelly School District.

Please share our concerns with the Planning and Zoning Commissioners during the December 12th meeting.

Sincerely,

Dean and Amy Cromwell
10 Bitterroot Ct.
McCall, ID 83638
Blackhawk Ranch, Lots 13 & 14

December 3, 2024

To: Valley County Planning and Zoning Commission

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?

The proposed Wilks/DF Development RedRidge Village will add significant more stress to our infrastructure, our unspoiled terrain, beautiful environment, and our communities.

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

We have summer music nights at Brundage, Tamarack, Ponderosa Center and Roseberry. An additional 2000-seat amphitheater is not needed in our community.

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????

The concern for our water sources and water tables gets little traction and seem to fall on deaf ears of our local officials. We can't get ahead of the pollutants already flowing in our rivers now. I ask, how much water does a vineyard need in an area that doesn't receive rain all summer???

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!

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

McCall, ID 83638

Opposition for Red Ridge Village

From Mia Schreiner [REDACTED]
Date Wed 12/4/2024 1:32 PM
To Cynda Herrick <cherrick@co.valley.id.us>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

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

McCall resident



Outlook

Red Ridge Village

From Martha Curtis <[REDACTED]>
Date Wed 12/4/2024 4:19 PM
To Cynda Herrick <cherrick@co.valley.id.us>

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Cynda Herrick - Planning and zoning

I am opposed to the Red Ridge Village project. It's just too much, and it's unnecessary. Years of construction, overburdening West Mountain Road with traffic. Additionally, that amount of units will never be sold, as the land rush that occurred in Boise is slowing. That will only drive down the property values in surrounding areas in Valley County. No on Red Ridge Village. Thank you

Martha

RedRidge Village

From Marilyn Olson [REDACTED]
Date Wed 12/4/2024 4:13 PM
To Cynda Herrick <cherrick@co.valley.id.us>

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I strongly oppose the RedRidge Village project proposed by the Wilks brothers/DF Development. This development would have a long-term impact on unspoiled terrain altering the environment forever on flora and fauna in the area. This pristine land would be destroyed due to greed by the developers.

Thank you for your time and consideration.

Marilyn Olson
[REDACTED]
890 Timber Ridge Ct
McCall, Idaho 83638



Outlook

Opposition to PUD24-01, Red Ridge Village development

From Scott Harris [REDACTED]

Date Wed 12/4/2024 4:00 PM

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

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

We are opposed to this project. The scope and size would have a dramatic and deleterious effect on the site itself, and also on McCall and Valley County, already struggling with accommodating and directing growth and development. It would place tremendous stress on traffic, both in town and on Hwys 55 and 95. Traffic is already so dense and intense at times there are waits of five minutes and more to turn onto any major artery. Traffic to and from Boise is bumper to bumper and increasing on the most dangerous stretch of highway in the state.

Boat traffic on Payette Lake is already exceeding the daily limit set by the Valley County Waterways Management Plan. By unanimous agreement all McCall City Council members recently publicly agreed the Lake is in trouble and in need of revamped regulation. The wealthy patrons of this proposed development would inevitably choose to use Payette Lake for boating recreation, and the chosen crafts are wakeboats already dominating and damaging the Lake as the recently released University of Idaho Study showed, to the exclusion of all other users, .

Our medical facilities are suffering from inability to hire skilled technicians and nurses, and must rely on very expensive temporary itinerant help, including ER MDs, degrading the quality of medical care we have come to expect. Our EMS system is already overstretched.

The airport is bursting at the seams, and this exclusive development would only attract further air traffic. Private jets roar overhead already in greatly increasing numbers just the last two years. We are already approaching the same overuse problems Sun Valley has been fighting.

All of this includes loss of recreation and wildlife habitat, increased wildfire risk, including risk to McCall.

The developers have no ties to or understanding of our communities, our history, our traditions, yet choose to try to double the size of our local population with little or no concern for truly affordable housing for our already insufficient workforce, facing further scarcity if workers are deported. Planned construction would siphon off already inadequate human resources. This is all for profit at our expense.

Please deny this application. Valley County cannot accommodate it.

Scott and Connie Harris
McCall, Idaho

RE: Red Ridge Village

From Caelan Parker [REDACTED]
Date Wed 12/4/2024 3:48 PM
To Cynda Herrick <cherrick@co.valley.id.us>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Valley County,

I am writing as a resident of Valley County in opposition to DF Development's application for the Red Ridge Village development project. Please look hard at the potential effects of this development on our local community.

Initially, when I heard that there was a proposal to build lots of homes in the area, I had some hope that it might improve our local property issues like low supply and high rents.

After I learned that the homes were to be built in the hills near West Mountain and the Migratory Ridge area, my hopes dropped because these homes are likely going to end up being more secondary residences, tertiary residences, or short-term rentals. This might bring more revenue into the area, but really doesn't solve the current housing issues.

The proverbial straw for me was learning that DF Development is behind the proposal. The Wilkes Brothers do not live in the area. Though they own thousands of acres in Valley County, they might not have the local knowledge of what's in the community's best interest. Maybe they feel a connection with the area, or maybe they want to sell it off and make the McCall area another Sun Valley, or even Tahoe. I don't want to make that gamble with this project. I believe that if they really cared about the community in a wholesome way, they wouldn't be living in Texas full-time. They would be here, with us, living the mountain life every day. They would be helping to walk dogs at McPaws. They would be helping with the annual tree lighting downtown. They would be contributing to our community.

Please look hard at the potential effects this development will have on our beloved community.

Respectfully,
Caelan Parker



December 4, 2024

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@co.valley.id.us

RE: Idaho Conservation League's Comments for the Proposed RedRidge Village Concept Plan

Dear Ms. Herrick:

I am writing on behalf of the Idaho Conservation League (ICL) to provide our comments and recommendations on the proposed RedRidge Village 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 26,000 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 making the RedRidge Village concept Conditional Use Permit 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 RedRidge 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

RedRidge Village proposal and Conditional Use Permit (CUP) application. One of our primary concerns regarding the RedRidge proposal is that the CUP application is largely incomplete with the response, "TBD by phase" in the majority of the 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. While we understand that the application and forthcoming Planning and Zoning (P&Z) presentation on December 12, 2024 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), 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 CUP application.

DF Development states in the CUP application that the 30,000-acre parcel has irrigation water rights associated with the property that the developer will use to satisfy domestic water and irrigation needs for the RedRidge Village. 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. 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. One question that remains unanswered is where the Village will source and obtain the additional water necessary to meet domestic and irrigation 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.

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.

Further, the application fails to address domestic water treatment issues. We found no plans or references to a domestic water treatment facility, which is necessary to supply water in a "community" setting. The application also fails to address fire suppression infrastructure and how RedRidge 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.

As is noted in the CUP application, much of the 30,000-acre project area is undeveloped and was previously productive timber ground prior to purchase by DF Development. While private property rights are certainly a concern, we cannot help but wonder if there are not better uses for this land than for the development of an exclusive resort. We appreciate that the project proponent intends to conserve much of the land as open space. However, DF Development stopped allowing general public access to the area when the ground transferred from "commercial" to private ownership. Despite the numerous references to open space, trails, recreation, and wildlife conservation, the CUP application does not detail whether those amenities will be accessible to the general public or remain accessible for the exclusive few. Despite the references to "wilderness" in the CUP application, there are no designated wilderness areas in the immediate vicinity. Further, the development would require numerous roads, utility rights-of-way and infrastructure which will fragment the existing wildlife habitat.

An approval of the RedRidge Village CUP would, in essence, create a 4th resort in Valley County. The City of McCall is in itself considered a resort community. Both Brudange and Tamarack ski resorts have existing and future amenities that cater to recreation, housing, and community events. We question whether Valley County needs a 4th resort area, and whether Valley County can provide services, such as fire, medical, and police protection, without reducing capacity availability in other, established areas of the county. We note that Brundage Mountain recently established its own Fire Protection District as neither Valley nor Adams Counties has the ability to adequately respond to fire calls at the growing resort. If neither county has sufficient capacity to provide fire protection for an existing business and resort in Valley County, how can the County justify adding a 4th resort without acknowledging the significant

gaps in County-provided services? We do not think it is possible, nor do we recommend doing so.

Valley County P&Z has approved several new housing developments over the past few years, citing the need to provide additional housing for the region's workforce. We acknowledge the need for additional affordable housing in Valley County. However, we do not believe that RedRidge Village will satisfy those needs. Based on the CUP application, RedRidge Village will have three primary housing "groups": workforce housing (for Valley County's workforce); the Single Family area; and the Estates. While we appreciate DF Development acknowledging the need for affordable housing, the clear separation of housing "types" within RedRidge Village will exacerbate social stratification within the community. Furthermore, DF Development fails to describe how the proposed Village will address affordable housing needs. Based on the resort appeal DF Development presents in the CUP application, we doubt that housing in the Village will truly be affordable.

Regarding whether RedRidge is compatible with surrounding communities, some aspects of the RedRidge proposal are perplexing. For instance, DF Development proposes a vineyard and boutique winery as a component of the concept plan. There are currently no vineyards in the region and we seriously doubt the feasibility of one at RedRidge Village, based on elevation, snow pack, and underlying soils. Further, the plan calls for the construction of a 2,000-seat amphitheater for events, which would also be included in the community water and sewer system. The additional traffic for attraction-drawing events will impact surrounding existing communities and it is unclear if DF Development included these considerations in the limited traffic study provided in the CUP application. In essence, DF Development is proposing to construct a new townsite between McCall and New Meadows that retains an "exclusive" atmosphere, a concept that Valley County residents firmly rejected four years ago with the Trident land exchange proposal.

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 two 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 RedRidge Village (McCall and New Meadows).

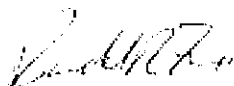
The current proposal in Valley County is based on existing access to the property via West Mountain Road and through secondary roads located in the Whitetail and Blackhawk subdivisions. None of the roads in question were constructed with the additional traffic loads associated with RedRidge Village in mind. Furthermore, the traffic study cited in the CUP 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.

The construction of RedRidge 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 climate change and heavy fuel loads, we believe that expanding the WUI into undeveloped areas represents irresponsible growth. As we noted earlier, 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 RedRidge 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.

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 RedRidge Village before making a decision to approve or deny the CUP 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

Public Lands Associate
Idaho Conservation League



C.U.P. 24-01

From Lisa Mohler [REDACTED]
Date Wed 12/4/2024 3:27 PM
To Cynda Herrick <cherrick@co.valley.id.us>

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C.U.P. 24-01
RedRidge Village Concept

To C. Herrick P & Z Director &
Valley County P&Z Commissioners

Please Deny this Concept C.U.P 24-01

We strongly Oppose this Project.

Reasons listed below.

We have considered your project. You came to Valley County, purchased the land, put up gates, completely fenced the entire property and installed KEEP OUT and NO TRESPASSING SIGNS. Along with hired guards on duty 24/7. Your message to locals was we want nothing to do with you.

So why are you requesting approval for any kind of development? A compound, is it?

The people of this Valley took very good care of the land for over 100 years. Whatever your so called Village Compound will not benefit any citizens in Adams or Valley County.

You told us No Trespassing...we say

NO PERMITS on any Projects ever.

Please say NO...

Lisa Mohler 3:21 PM 12/04/2024

Red Ridge Village (PUD) comment

From Renee Lothrop [REDACTED]
Date Wed 12/4/2024 3:23 PM
To Cynda Herrick <cherrick@co.valley.id.us>

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Valley County Planning and Zoning .

How can McCall handle more large housing developments?

The infrastructure of McCall, Donnelly and New Meadows can barely provide services to all the visitors and homeowners we have now. All businesses are strained and finding it difficult to find workers. We have residents and seasonal workers that cannot find affordable housing.

The traffic to and from McCall is already an unsafe two lane road in both directions. The roads have had dangerous drivers that put others at risk.

It saddens me to see how the charm of McCall which attracted people to the area has been quickly replaced with overcrowding , heavy traffic and overuse of the resources.

Let's leave an area for our future generations to find, explore and enjoy the outdoors as well as to afford to live in this lovely community.

Say " NO " to the Red Ridge Village (PUD)

Thank you,
Renee Lothrop
McCall



Outlook

P.U.D. 24-01

From Mike coffey [REDACTED]
Date Wed 12/4/2024 3:22 PM
To Cynda Herrick <cherrick@co.valley.id.us>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Cynda and Valley County P&Z members:

I am adamantly opposed to the Red Ridge Village concept for many reasons. Our county residents have been stressed by the impacts of development. Infrastructure cannot support the size of this plan. It will bring even more congestion and over use of our county and State transportation system. It is not warranted nor needed for our small town atmosphere. This development will cause more problems for water quality in the Payette river system and Cascade Lake.

I say No to Red Ridge Village.

Mike Coffey
1908 Pilgrim Cove Rd, McCall
[REDACTED]

red ridge village

From Esther Mulnick [REDACTED]

Date Wed 12/4/2024 3:13 PM

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

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am writing to voice my opposition to the proposed DF Development. Our existing infrastructure can in no way support such a huge development. The development is planning to build over 1,100 units. This is way too extreme and our roads, water, electricity and sewers, which cannot possibly sustain such growth. We also currently have a crisis with affordable housing. This project would only serve to continue the high real-estate prices, and keep homes unaffordable to workers and those of us who have been here for years.

This project needs to be denied.

Sincerely,

John F. Watkins

McCall



Outlook

Red Ridge

From Richard Morishita [REDACTED]
Date Wed 12/4/2024 3:12 PM
To Cynda Herrick <cherrick@co.valley.id.us>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Sent from my Verizon, Samsung Galaxy smartphone

I hope this poorly planned application to ruin the local West Mountains is not going to be seriously considered. I am very much against any development of this size coming in without comprehensive environmental studies. TBD is NEVER acceptable as a part of a development! Vehicular infrastructure BEYOND the property boundary has to be considered and paid for by the developers. Water quality, effect on schools, services, labor housing are just a few of my reasons for this not to be considered.

Respectfully submitted
Richard Morishita
[REDACTED]
McCall, Idaho



Outlook

Red ridge Village

From Idelvaque [REDACTED]

Date Wed 12/4/2024 3:01 PM

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

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please register my opposition to the proposed Red Ridge Village. Not necessary.
Sent from my iPhone



Outlook

Red Ridge Village

From Esther Mulnick [REDACTED]
Date Wed 12/4/2024 3:00 PM
To Cynda Herrick <cherrick@co.valley.id.us>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am writing to oppose the project proposed by the Wilks brothers. In no way does it conform to our community in Valley County. It would almost double our population. Currently our main highways, 55 and 95, are overly crowded. Do we really want to impact these roads with thousands of extra vehicles? Are we trying to protect our county or destroy it?

I do realize that development is inevitable, but certainly it should not be in such an extreme and careless way.

This project definitely needs to be rejected.

Thank you,

Esther Mulnick

McCall, Id.

December 3, 2024

To: Valley County Planning and Zoning Commission

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?

The proposed Wilks/DF Development RedRidge Village will add significant more stress to our infrastructure, our unspoiled terrain, beautiful environment, and our communities.

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

We have summer music nights at Brundage, Tamarack, Ponderosa Center and Roseberry. An additional 2000-seat amphitheater is not needed in our community.

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????

The concern for our water sources and water tables gets little traction and seem to fall on deaf ears of our local officials. We can't get ahead of the pollutants already flowing in our rivers now. I ask, how much water does a vineyard need in an area that doesn't receive rain all summer???

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!

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

██████████
McCall, ID 83638



Outlook

Opposition to Red Ridge development

From Joan Brundige [REDACTED]
Date Wed 12/4/2024 2:43 PM
To Cynda Herrick <cherrick@co.valley.id.us>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I would like to make known to you that I am opposed to the Red Ridge development, for numerous reasons. Thank you.

Eric Brundige, McCall, ID



Outlook

Redridge village development

From Sandy Mockwitz [REDACTED]

Date Wed 12/4/2024 2:40 PM

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

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi, I am a life long Valley County resident. I was born in McCall and currently live in both McCall and Weiser. I have seen the quality of life in this area go down throughout the years with unchecked growth. We currently can not handle the burden of the growth we are dealing with today.

Our wild open spaces are habitat to our animal residents and are the draw for many. If we wanted to live all crammed together in a city, we would move. We should not lose our quality of life so some millionaires can make more money.

I against this development.

Sandra Mockwitz

[Sent from Yahoo Mail for iPhone](#)



Outlook

Wilks Brothers project.

From Barbara Thiel [REDACTED]
Date Wed 12/4/2024 2:31 PM
To Cynda Herrick <cherrick@co.valley.id.us>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Sent from my iPhone

Hello, my name is Barbara Thiel and I have a home Valley county. I am not in the exact area that you are referring to but I strongly oppose the Wilks Brothers and what they do is reprehensible! We have a close friend the has a cabin near where they bought land- he has an easement for the use of a road that was agreed upon with Boise Cascade almost 40+ years ago. The Wilks brothers put a fence with a lock on the road- he is allowed to use the road but can not sell the cabin because they will not give another easement. Horrible people. The last thing we need in Valley or Adam's county are more cars (est. 9,000)- 55 is a hazard as it is. And all the moose, deer, elk- no !!! Please turn down this application. It will destroy two beautiful counties and we will all suffer. Thank you.



Outlook

Wilks Brothers Proposal

From Linda Thompson [REDACTED]

Date Wed 12/4/2024 2:31 PM

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

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am totally opposed to the proposed development by the two brothers from Texas. That land is IDAHO! It exists to support our ecology, wildlife, our lifestyle, and the beautiful atmosphere of Idaho.

It is insulting that these brothers wish to destroy our natural lands with the intent of lining their pockets.

Please deny this proposal.

Sincerely,
Linda Paul Thompson
14030 Hideaway Court
McCall, ID. 836338





Outlook

Red Ridge Development

From Jim Freeman [REDACTED]
Date Wed 12/4/2024 2:17 PM
To Cynda Herrick <cherrick@co.valley.id.us>

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Dec. 4, 2024

Cynda Herrick, P & Z Director

If ever a flagrant warning shot across the bow of sagebrush rebellion opponents was needed, the greed of the Wilks brothers of D.F. Development of Cisco, Texas should serve as an eye-opener. No, the approximately 170,000 acres of Idaho forest land they purchased from Southwest Pine Plantation in 2016 was not purchased from the government, but the template is familiar, and frightening. Buy vast square miles of undeveloped land from logging companies, lock them up from the public's access to Forest Service land, and start piecing it off at enormous profit. The counties of Valley, Boise, Adams and Idaho have all experienced the orange "No Trespassing" signs and locked gates of these non-resident land grabbers.

D.F. Development's proposal for Red Ridge Development of 1,130 homes "...represents only a sliver of a larger, 30,000 acre project stretching across a wide swath of land south of New Meadows in Adams and Valley Counties." (Idaho Statesman) At an average household of 3.15 people, the development represents a potential addition of approximately 3,500 residents. The combined population of McCall, New Meadows, and Council from 2023 is 5,659. The Red Ridge proposal would increase area population a conservative 60%.

What all three of these communities desperately need is low income housing for community service residents. Will Red Ridge address that? Highway 55 from Boise to McCall is a parking lot on weekends. Will Red Ridge contribute to highway construction, sewage and water development, community infrastructure and access roads?

The most alarming of the very guarded proposals of the Wilks brothers is that this is just the tip of the iceberg, if their proposal is accepted.

What a rush it must be to buy a fiefdom.

Jim & Dianne Freeman, McCall



Outlook

Red Ridge Village Concept hearing

From Erica Laidlaw

Date Wed 12/4/2024 1:55 PM

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

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Hi Cynda,

I know it's last minute to comment before the Red Ridge hearing but I appreciate the opportunity. In reviewing the Impact Report submitted, I can't help but be overwhelmed by the lack of consideration towards the proposed development's impact on Valley County-- particularly on our public services, local expenditures, and greater economic impacts (questions 14-15). All questions pertaining to these systematically larger issues are met with, "...impacts will be provided with each phase of the development." With a development of this scale, I feel like social and economic impact studies are warranted in the conceptual phase, prior to greenlighting phase development. I don't think "each phase" will aptly address the greater ramifications the entire development has to our country's social and economic health.

Thanks for considering my concerns.

erica



Outlook

Red Ridge Village (PUD) comment

From Renee Lothrop [REDACTED]

Date Wed 12/4/2024 1:50 PM

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

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Valley County Planning and Zoning;

After reviewing plans for DF Development on Red Ridge, I CAN NOT support this project.

Looking at their website, with claims to be good a neighbor and their programs - Example : Shoot a turkey off the property

Will they load up the access points with hunter orange No Trespassing signs?

We do not need the Texas landowner model jammed down our throats.

We need to slow down-big expensive developments and make more affordable housing for the people of this community who live and work here.

Traffic is already a mess in McCall why would we want more?

Do Not Approve!

Mark Lothrop

opposing Red Ridge Village

From: LS Kososik [REDACTED]
Sent: Thursday, December 5, 2024 6:30 AM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: opposing Red Ridge Village

My name is Sheri Kososik, I have lived in Valley County since 1982. I have witnessed so many changes to our lovely valley, especially the last few years. This newest proposed development by the Wilks brothers is over the top. We do not need nor can we sustain such an extravagant development. We need to focus on developments that can be sustained for those that work here, not play here. We have enough high end developments that do not include nor invite those of us who work for a living, here in Valley County. Our road system cannot support this, our water systems cannot support this. I ask you, how much more can Payette Lake handle more activity. It is at capacity now with all the boats throughout the summer months. When the mountain side is ripped up then what? Who is going to work there, we already do not have enough workers in this town for the established restaurants, hotels, bakeries, stores, etc. To give in to the Wilks brothers because they have the means to do this would do the biggest injustice to our mountain community in so many ways. I mean really, a vineyard.....do they even know the area at all? No, they come in here acting like we need to bend over and allow them to do whatever they want and it is time you all voted for us, not them. thank you.

Red Ridge PUD 24-01

From: Galen Shaver [REDACTED]
Sent: Wednesday, December 4, 2024 9:35 PM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: Red Ridge PUD 24-01

Comment:

Please accept this comment after 5 on December 4 as the internet was down for 2 days and I was unable to send in a comment on time.

Dear Cynda and P&Z Commissioners,

I ask that you deny this PU24-01. It is an insulting idea that a couple of billionaires could drop a town down in forested areas and beyond the boundary for growth carefully set by the McCall City Comprehensive Plan. The idea of private property rights at this scale becomes untenable and needs to be carefully and completely balanced by the public good and the welfare of our communities. Unfortunately, the approach the county has taken to managing growth makes us sitting ducks for any wealthy would be kings to create their own enclave. We know from the applicants' actions that they are citizens who are not motivated by the public good. Indeed they have functioned like robber barons shutting access to thousands of acres, patrolling lands with rangers and even shutting access to public lands and public waterways.

In their application they cavalierly say they will have a water association and will take care of sewage in some way and use septic. The impact of what the applicant is proposing is difficult to imagine. Putting it through just a PUD process seems woefully inadequate. And the cumulative effects could be an upheaval of the environment we depend on. At the very least we need to demand a Water Availability Assessment for the project, including a groundwater study done by IGS. Building in the Wildland Urban Interface needs to be evaluated for the possible threat it will pose not only to the "town" but to all the surrounding acreage and the City of McCall. It is hard to believe that any of the homes would be affordable to Valley County residents and indeed the applicant fails to give any particulars on the subject- just mentioning "homes for WORKERS" which could indeed just be sets of dormitories for servants.

The idea of this project seems to spring from the imaginations of people so wealthy they feel they have to answer to no one and the whole project could be one more massive waste of resources for a bunch of entitled people who live in their mansions 3 weeks a year. We as a community and as stewards of this land and waters can simply not afford to pander to the demands of people who have no intention of joining a community or a democratic society. And whose demands for more and more resources are impoverishing us all and robbing the public.

Please deny this PUD for Red Ridge Village.

Judy Anderson
13775 Nisula Road
Lake Fork

Red Ridge Project Comment

From: Kathy Sawdy [REDACTED]
Sent: Wednesday, December 4, 2024 5:10 PM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: Red Ridge Project Comment

Hello. I would like to weigh in on this proposed project.

Amongst other things...I am deeply concerned about the infrastructure in the city of McCall and how the estimated 9490 daily trips into McCall would completely overwhelm the roads and traffic. It would clearly create a colossal parking problem on top of an already big parking problem....not to mention overburdened services, grocery, gas, schools, lake usage. WATER/sewer issues are already a big huge deal that McCall can't currently keep up with.

The biggest problem by far is housing (as you know)! Hope this project REALLY TRULY helps that.

Thank you
Kathy Sawdy
1391 Greystone
Mccall

Red Ridge Village

From: Jennifer Loves [REDACTED]

Sent: Wednesday, December 4, 2024 4:46 PM

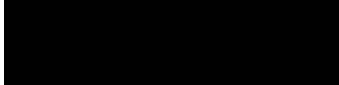
To: Cynda Herrick <cherrick@co.valley.id.us>

Subject: Red Ridge Village

I am writing in regards to Red Ridge Village. I would ask the Valley County Commisioners to oppose this proposed development.

Sincerely,

Jennifer Loves
293 Rio Vista Blvd
McCall, ID 83638
Community Support Worker
Annabelle Green for Life



Red Ridge Comments

From: Sidney Bateman [REDACTED]

Sent: Wednesday, December 4, 2024 4:59 PM

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

Subject: Red Ridge Comments

Too much

Too large

Not good for Valley County

Not sustainable

Sidney Bateman

--

Sidney Bateman

Co-Founder/President

The McCall Streak

Red Ridge Village**From:** Anne Ruark [REDACTED]**Sent:** Wednesday, December 4, 2024 4:38 PM**To:** Cynda Herrick <cherrick@co.valley.id.us>**Subject:** Red Ridge Village

This development is not in the best interest of Valley County and its residents. As people that have been in McCall since the 1950s, we have seen the area grow so much it is unrecognizable to us. Too many people, too many cars, and too many boats make for a less than enjoyable environment. This is what happens when officials let development run rampant. Please do not let this huge development proceed. It is time to respect local opinion and put a stop to this challenge to our environment and quality of life.

Anne and Shawn Corbeil

121 Mather

McCall

Sent from my iPad

Red Ridge comment

From: Adam Schmoeger [REDACTED]

Sent: Thursday, December 5, 2024 10:11 AM

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

Subject: Red Ridge comment

I wanted to chime in with my opposition to the current Red Ridge development project. It doesn't seem like a good fit for Valley county. We need more housing but we need housing in town for local people. This project feels like mc-mansions for rich out of towners that would degrade the natural charactor that we love about Valley County.

Thank you,

Adam Schmoeger

McCall

Red Ridge Sub.

From: Joey Pietri [REDACTED]
Sent: Thursday, December 5, 2024 12:17 PM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: Re: Red Ridge Sub.

Thanks Cynda, for responding.

I do hope much care in this giant proposal be done with scientific proof the impact won't debilitate a quality of life that people enjoy and not just allow big money get their way and take whatever resources to enrich their already very deep pockets while creating havoc on an area that is precious to the bigger picture. We all know whose needs will get served and it is not the public at large or natural world that will reap many benefits.

We need protection of whatever wild native environments we have that are pleasing to all inhabitants that roam this Sacred place we are blessed to live .

Thank you and I am personally asking to please feel my plea as I stand with many that may not know that their lack of action has serious repercussions. Thanks again.

Best wishes for the Holidays Please Pray and Protect.

Sincerely,
Joey Pietri

On Thu, Dec 5, 2024 at 7:52 AM Cynda Herrick <cherrick@co.valley.id.us> wrote:
Have a nice day Joey...nice to hear from you 😊.

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....”

Service **T**ransparent **A**ccountable **R**esponsive

From: Joey Pietri [REDACTED]
Sent: Wednesday, December 4, 2024 4:53 PM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: Red Ridge Sub.

Cynda I, oppose Red Ridge subdivisions.

Joey Pietri