

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

Sent: Saturday, February 28, 2026 11:15 AM

To: commissioners@valleycountyid.gov <commissions@valleycountyid.gov>; Cynda Herrick <cherrick@valleycountyid.gov>

Subject: Public comment-Red Ridge Village impacts

Dear Valley County Commissioners and Planning & Zoning Commissioners,

I am writing as a resident of Adams County to express serious concerns regarding the proposed Red Ridge Village development and the long-term regional impacts associated with this project and its planned expansion.

This proposal is not a typical subdivision. It is effectively a new city-scale development situated between two of the most expensive communities in Valley County—Whitetail Club and Blackhawk Lake Estates—and is projected to include approximately 38% “local” housing and 62% secondary homes or short-term rentals.

At a time when the median household income in our region is approximately \$76,125 and the median home price is already near \$650,000, I respectfully ask:

- How many of the proposed “local” units will be permanently deed-restricted workforce housing tied to actual Valley and Adams County median incomes?
- Will those units be legally prohibited from converting into short-term rentals?
- What mechanisms ensure these homes remain affordable long-term for local families?

Without enforceable affordability protections, labeling units as “local” does not meaningfully address housing access for long-time residents.

Infrastructure & Fiscal Impact

Valley County roads are already strained, and Adams County infrastructure is even more limited. Adams County relies on a volunteer fire department, has road systems not built for high-density traffic, and lacks even basic commercial services such as a grocery store.

I request clarification on:

- Who bears long-term road maintenance costs?
- What is the projected daily vehicle trip count at full buildout?
- Has a comprehensive Traffic Impact Study been completed?
- What binding development agreements ensure taxpayers are not left subsidizing infrastructure upgrades?

Water, Aquifer, and Sewage Concerns

The Adams County expansion area lies within the headwaters of the Little Salmon River watershed. This river supports threatened Chinook salmon and steelhead spawning habitat.

Given the scale of development—up to 4,850 acres in Adams County—I request detailed

clarification on:

- What happens to existing water rights under this proposal?
- What is the cumulative watershed impact analysis?
- Where will water for sewage treatment facilities be discharged?
- How will nutrient loading and downstream impacts be prevented?
- What protections are in place for aquifer recharge zones when large-scale well drilling occurs?
- Has a comprehensive hydrogeologic study been conducted?

Headwaters development has permanent downstream consequences. This is not simply a localized land use issue—it is a regional watershed issue affecting fisheries, agriculture, and future water availability.

Wetlands & Habitat

- Has a formal wetland delineation been completed?
- What wetland mitigation plans are proposed?
- Has habitat for sensitive species, including the Northern Idaho ground squirrel, been formally surveyed within the project footprint?
- If habitat is present, what mitigation and federal consultation processes are underway?

Cumulative Impacts

Given the stated intent to expand into Adams County, cumulative impacts must be evaluated—not just Phase One in Valley County. This includes wildfire evacuation capacity, emergency services demand, aquifer drawdown, traffic corridors, and watershed integrity.

Community Benefit

I respectfully ask the Commission to clearly explain how a development projected to be 62% second homes or short-term rentals materially improves housing affordability, infrastructure stability, and economic resilience for long-time local families.

Growth is not inherently negative. However, growth without enforceable affordability measures, infrastructure guarantees, and watershed protections shifts long-term costs onto existing residents.

As Native Idahoan, I ask that these concerns be formally addressed in the public record before any approvals are granted.

Thank you for your time and consideration.

Respectfully,

Corey Price
Adams County Resident

From: Alaina Barnett <[REDACTED]>
Sent: Saturday, February 28, 2026 11:53 AM
To: Valley County Commissioners <commissioners@valleycountyid.gov>; Cynda Herrick <cherrick@valleycountyid.gov>; mfisher@co.adams.id.us <mfisher@co.adams.id.us>; [REDACTED] o. [REDACTED]; [REDACTED] o. [REDACTED]; dward@co.adams.id.us <dward@co.adams.id.us>; vpurdy@co.adams.id.us <vpurdy@co.adams.id.us>
Subject: Red Ridge Village Public Comment

Dear Valley County and Adams County Commissioners and Planning & Zoning Commissioners,

I am writing as a fourth-generation resident of Adams County to express serious concerns regarding the proposed Red Ridge Village development and the long-term regional impacts associated with this project and its planned expansion.

This proposal is not a typical subdivision. It is effectively a new city-scale development situated between two of the most expensive communities in Valley County—Whitetail Club and Blackhawk Lake Estates—and is projected to include approximately 38% “local” housing and 62% secondary homes or short-term rentals.

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Without enforceable affordability protections, labeling units as “local” does not meaningfully address housing access for long-time residents.

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Growth is not inherently negative. However, growth without enforceable affordability measures, infrastructure guarantees, and watershed protections shifts long-term costs onto existing residents.

As a multi-generation resident, I ask that these concerns be formally addressed in the public record before any approvals are granted.

Thank you for your time and consideration.

Respectfully,

Alaina Barnett
Adams County Resident

From: Eric Young [REDACTED]
Sent: Sunday, March 1, 2026 1:36 PM
To: Valley County Road Department <roaddept@valleycountyid.gov>
Cc: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Valley Country Road and Bridge feedback on RRV roads study

2/28/2026

Dear Ms. Dettrich –

Thank you for your continuing work to maintain and improve Valley County Roadways. I am unable to attend the upcoming P&Z Commissioner Red Ridge Village workshop which you may be invited to attend, so I'm sending you this concern related to the RRV impact road study.

I, and others, are very concerned about your feedback letter to GSBS on the Hales engineering road study because it lacks the following bullet under your Possible Traffic Mitigation list:

- Curve Improvements for West Valley Rd/Wisdom Rd

As a frequent traveler of this road, many times, when travelling north bound on Wisdom, I have had to stop my vehicle at this curve to ensure it would not be hit by truck trailers headed south on Wisdom. In my opinion, this is an "intersection" where long vehicles are either required to, or tend to, "cut the corner" and enter the north (Wisdom) and east (West Valley) bound traffic lanes. Please include this intersection in your Traffic Mitigation list.

Thank you for your consideration,
Eric Young

Attachment:
PUD 24-01 VCRD 2-25-2026 Feedback

Valley County Road and Bridge

PO Box 672 • 520 South Front Street
Cascade, ID 83611-1350



Phone (208) 382-7195
roaddept@valleycountyid.gov

Thursday, February 19, 2026

Christine Richman
375 West 200 South,
Suite 100
Salt Lake City, UT 84101
United States
Cc: Planning & Zoning Administrator
Cynda Herrick cherrick@valleycountyid.gov

RE: Red Ridge – PUD 24-01 [P&Z Application Meeting Date 2-25-2026]

Dear GSBS & Wilks Brothers:

Thank you for submitting your concept plan for review. We appreciate the work that has gone into preparing the materials to this stage.

Please refer to the Parametrix review letter included for traffic engineering-related comments and guidance that needs to be addressed in forthcoming submittals.

The Road Department intends to continue discussions regarding off-site road mitigation (proportionate share), as provided for under the applicable provisions of the Valley County Code. It is anticipated that these obligations will be addressed within a development agreement to be prepared collaboratively by County staff and the applicants and subsequently negotiated and approved by the Board of County Commissioners. We encourage you to review the relevant code sections and be prepared to participate in this process as the project moves forward.

Possible transportation mitigation areas include:

- West Mountain Road rehabilitation (heading north) (heading south);
- Remediation at the two 90-degree curves on West Mountain Road;
- Intersection improvement for West Mountain Road/Wisdom RD/Chad Dr.;
- Intersection improvement for West Valley Rd/Boydston;
- Intersection improvement for Smiley Lane/West Mountain Road;

SERVICE ★ TRANSPARENT ★ ACCOUNTABLE ★ RESPONSIVE

Valley County Road and Bridge

PO Box 672 • 520 South Front Street
Cascade, ID 83611-1350



Phone (208) 382-7195
roaddept@valleycountyid.gov

Pending approval decision and as the applicant provides phased applications, detailed engineering plans shall be reviewed with TIS reporting by phase.

Thank you for your attention to these items. We look forward to working with you as the project progresses.

Thank you,

Kerstin Dettrich

Kerstin Dettrich
Valley County Road & Bridge Director

SERVICE ★ TRANSPARENT ★ ACCOUNTABLE ★ RESPONSIVE

From: Rachel Arndt <[REDACTED]@il.[REDACTED]>

Sent: Saturday, March 7, 2026 11:51 AM

To: Valley County Commissioners <commissioners@valleycountyid.gov>

Subject: No to Red Ridge Village

Dear County Commissioners,

I strongly oppose the colossal Red Ridge Village proposal, which as planned appears to create a new town in McCall. Many of us value the rural and natural beauty of the area, and a project of this magnitude would greatly impact that and also put a large burden on our infrastructure.

Please do all you can to halt or diminish this ill conceived project.

Thank you for your consideration.

Rachel Arndt

McCall ID

From: Rebecca Hurd <[REDACTED]@il.gov>
Sent: Saturday, March 21, 2026 7:30 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Cc: Scott Hurd <[REDACTED]@il.gov>
Subject: Email and attachment for P&Z Commissioners

Hello Cynda,
Please forward this email in its entirety and the attached PDF to each of our five Valley County P&Z Commissioners as soon as possible this week.

Please reply all to confirm your receipt, and that this email and the attached PDF have been emailed to them.

Thank you for your assistance.
Rebecca & Scott Hurd

Dear Valley County P&Z Commissioners,

Before your March 31 Red Ridge Village workshop, we have two simple requests:

1. Please read our attached Letter to the Editor which ran in The Star News on March 12, 2026.

Our letter outlines legal and procedural concerns we believe the Commission must address. Please give it your consideration and ask your own questions.

2. Please visit the proposed RRV site.

Drive on Deinhard Lane/Boydstun Street, turn onto West Valley Road, Wisdom Road, and West Mountain Road. By the time you get to the proposed entrance to RRV, you traveled close to 3 miles and navigated 5 @90-degree turns. Drive with your windows down and listen to the quiet. Notice how few vehicles are on the road. Now that the snow has melted, you may see the bicyclists, walkers and runners who frequently use these roads.

These are the roads that would absorb more than 8,000 additional daily vehicle trips at buildout. These are rural roads serving rural neighbors — and no traffic study conveys what that will feel like the way a drive does.

Take the time to also turn left onto Chad Drive at its intersection with West Mountain Road. You will drive into the various existing neighborhoods accessed off of Chad Drive and Coy Road. There is no other route in/out of these neighborhoods than onto Wisdom Road.

Visit the proposed RRV site. Two thousand two hundred fifty acres west of McCall is a lot of land, and what is proposed for it is a lot of people. Seeing the terrain, the access points, and the surrounding properties puts the application in a context that documents alone cannot provide.

And please talk to the neighbors — the people who live closest to the proposed development. Many of them, including our family, have submitted opposition letters and spoke in opposition at the February 28 public hearing. You have their names and contact information available through the P&Z staff. Their knowledge and voices matter.

Thank you,
Rebecca & Scott Hurd
McCall

Letter to the Editor
The Star News
March 12, 2026 issue

Red Ridge Village Is Not a Development. It Is a City.

The Valley County Planning and Zoning Commission is being asked to approve Red Ridge Village (RRV) as a Planned Unit Development. It is not a PUD. It is an unincorporated municipality — and that distinction matters to everyone who lives here.

DF Development proposes 722 residential units — including 250 condominiums/nightly rentals — on 2,250 acres west of McCall, anchored by a 50,000-square-foot commercial village center with retail, restaurants, hotel, and other commercial uses. At buildout, roughly 1,800 people would live there — nearly twice the population of the City of Cascade. At least 8,071 daily vehicle trips — generated by residents and nightly rental guests, and not including traffic created by village events and commercial businesses — would spread in every direction: onto West Mountain, Wisdom and West Valley Roads, Deinhard Lane/Boydston Street (aka 55 bypass), and Highway 55. The burden and danger will reach every road connecting RRV to McCall and surrounding communities. RRV would operate its own private water system, sewer system, road network, and fire district funding mechanism, all governed by a private HOA. That is not a development. That is a city.

Adopted in 2010, Valley County's PUD ordinance was designed for small projects that cluster buildings to create open space. It has never been amended to address a project of this scale. Jug Mountain Ranch is what that looks like: 325 home sites on 1,410 acres. RRV is something else — and neither Valley County's ordinance nor Idaho state law has any category adequate for it.

Idaho Code §67-6515 — the state's entire PUD statute — is four sentences. Written in 1975 to provide design flexibility for land use and site planning, it has never been amended to address scale, population, or infrastructure governance. It authorizes counties to process PUD permits. It says nothing about building cities. That absence is not permission to use the wrong tool.

Creating a self-governing community with private municipal infrastructure for 1,800 people is precisely what Idaho Code Title 50 was designed to regulate — requiring a voter petition, a public hearing, and a county board resolution before any such community can be authorized. By routing RRV through a land use permit instead, DF Development avoids that process entirely: no voter petition, no fiscal impact analysis, and no public oversight of the HOA that will govern the water, sewer, and roads.

This is a concept application — the earliest stage of approval — and the developer's own submission admits the deficiencies. Water rights will be "secured incrementally as development phases advance." Wildlife surveys are promised as future work. Their traffic study is incomplete and lacks any baseline. The fire protection plan was written by DF

Development's own paid employee — a direct conflict of interest that undermines any claim to independent analysis. McCall Fire Protection District stated, and Donnelly Rural Fire Protection District agrees, that the district cannot provide fire protection without additional funding for capital improvements and staffing directly attributable to the project — and no such funding is guaranteed.

The appropriate response is denial without prejudice: the developer may return when required studies are complete, fire service is secured, and Valley County has established a regulatory framework adequate to what is actually being proposed. Completing those studies will not guarantee approval.

The Commission has both the authority and the obligation to hold this line — not against development, but against the wrong process for the wrong project in the wrong place.

Rebecca & Scott Hurd

McCall