

Public Testimony and Written Responses

| Questions from Responses: | Findings: | Conclusions: |
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| * Findings can be found in the application, CCR's, agency letters, etc. | | |
| COMPREHENSIVE PLAN / LAND USE / POPULATION | | |
| 1 | Application is incomplete. Many concerns identified during the original 2024 application were not adequately addressed during the neighborhood meeting on November 10, 2025. | |
| 2 | Inadequate review process. | |
| 3 | Does not comply with VC Comprehensive Plan goals that deter sprawling developments on foothills, building in forested locations, and outside of urban boundaries. Does not meet VCC 9-5-2.B3 requiring high-density projects be located near existing infrastructure or established communities. | Valley County guides growth to areas where infrastructure is available or impacts can be mitigated. The application protects ridgelines. They will create their own infrastructure and are between established communities such as Whitetail and Blackhawk developments. |
| 4 | The Future Use Maps in the Comp Plan do not specify residential density. | |
| 5 | Does not manage growth and development while protecting quality of life. Loss of rural transition area would alter rural character of McCall and Valley County. | |
| 6 | Does not meet Comp Plan objective to become a Dark Sky Reserve. | |

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| <p>7 Density of 6.9 units per acre in Village Center is urban-level development; A commercial village is not compatible with nearby land uses</p> | | |
| <p>8 The shift towards denser housing leads to increased traffic congestion, noise, pollution, and a higher demand for public services such as schools, healthcare, and law enforcement.</p> | | <p>Higher densities (clustering) tend to confine the impacts to manageable areas and decreases the cost of infrastructure due to shorter distances.</p> |
| <p>9 Local residents are more likely to bear the long-term impacts of increased congestion, infrastructure strain, and reduced quality of life.</p> | | |
| <p>10 Land-Use conflicts between existing rural uses and future residents, including: noise and operational conflicts due to farm equipment, saw operations, livestock, gun fire, and standard agricultural and forestry activity.</p> | | |
| <p>11 Land-Use conflicts between existing rural uses and future residents, including: noise, lighting, and congestion from dense residential and commercial development.</p> | | |
| <p>12 Land-Use conflicts between existing rural uses and future residents, including: disputes over fencing, livestock containment, property boundaries, and trespassing.</p> | | |

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| 13 The region does not need giant decentralized developments with commercial and entertainment venues in rural locations. | | |
| 14 The current developments in the area (Blackhawk and White Cloud) are only at ~50% buildout after 30+ years. | 6 phases are proposed over 15-20 years, depending on market conditions | |
| 15 Does not meet Comprehensive Plan Goal of Protecting private property rights while considering community rights. | | |
| 16 A request for a minimum 300-ft natural buffer between West Mountain Road and any parking lot or developed structures. | | |
| 17 High density land uses need to be moved away from the perimeter to the western center of the development. | | |
| 18 Loss of Dark Sky. | | |
| 19 More people means an increase in crime. | | |
| ECONOMIC IMPACTS | | |
| Negative impacts to nearby property values. Application fails to clearly address the potential taxpayer burden required to | Should a Fiscal Impact Analysis be developed by a 3rd party? | |
| 20 support expanded school capacity, fire services, law enforcement, and other public services for a development of this magnitude. | | |

Questions from Responses:

Findings:

Conclusions:

Short-term economic development should not take priority over long-term values and goals of local residents.

Applicant should fund an independent economic impact study.

OPEN SPACE

Loss of Open Space. No enforceable preservation mechanisms. Much of "open space" consists of steep, unbuildable slopes.

Lack of adequate buffering between this high-density, urban-style development and surrounding rural parcels.

Clustering the density obliterates an open timbered area in its entirety and more detrimental than low-density, single-family lots.

HOUSING

Workforce / affordable housing would be better suited closer to McCall services and infrastructure.

Appendix H - Local Housing is vague with no binding commitments or guarantees. How would "only primary residents" be enforced?

Questions from Responses:

Findings:

Conclusions:

TRAFFIC / ROAD

Increased vehicle volumes and traffic noise would result in service level degradation.

The existing transportation infrastructure is not capable of accommodating the additional traffic generated without significant degradation to safety and mobility.

Hastened degradation of West Mountain Road; upkeep would be required by Valley County. Would be costly to County to fix existing sharp corners. Multiple sharp curves between Deinhard/Boydston and proposed site. Who would pay for these improvements? How would road be improved and maintained to support the increase in traffic?

Traffic Impact Study is inadequate. Does not address increased traffic on ID 55 and US 95. A "F" level of service (total gridlock) is predicted at multiple intersections by 2029 with no protected bike lanes or pedestrian infrastructure. The posted speed limit is 45 mph, not 35 mph as stated in the Traffic Studies.

Questions from Responses:

Findings:

Conclusions:

Traffic study prepared by an out-of-state firm which may not have familiarity with local traffic patterns, seasonal fluctuations, and corridor constraints. Second homes and short-term rentals will generate higher traffic volumes than permanent residences.

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32 Road improvements will increase taxes.

33 A Noise Impact Study should be done and mitigation measures implemented.

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34 Entrance location concerns; inconvenient to residents and creates unsafe conditions.

34

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WATER / WASTEWATER

A Groundwater Assessment Study and Water Availability Study are needed.

36 Availability of Water is unknown.

37 Water rights are unknown.

38 Negative impacts to existing wells, existing water rights, and groundwater/watersheds.

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A significant increase in sewage output is proposed. Has wastewater capacity, ground water protection, stormwater management, and runoff risks been evaluated and addressed?

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| Questions from Responses: | Findings: | Conclusions: |
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| 40 Should ensure that the HOA will establish requirements to prevent the use of fertilized landscaping on private property and in the "open areas". | | |
| 41 No detailed information regarding proposed wastewater treatment facility including location. | | |
| 42 Site should be annexed into the City of McCall and become a contributor to extensions and improvements of the existing water and wastewater systems. | | |
| 43 Will treated effluent be discharged to local streams or applied to land? | | |
| WILDFIRE | | |
| 44 WUI Fire Plan was written by a DF Development Forester, not an unbiased specialist. | | Implementation and maintenance of the WUI Plan will improve fire prevention and suppression in the area. |
| 45 Increased danger for wildfires due to encroachment into forested areas; this is a high-hazard Wildland Urban Interface Zone | | |
| 46 Inadequate fire evacuation planning; limited egress creates evacuation bottlenecks. | | |
| 47 McCall Fire District stated they cannot serve this area with current resources. There is a 15+ minute response time from McCall Fire District | Applicant will be required to work with McCall Fire to mitigate impacts. | |

Questions from Responses:

It is becoming more difficult to insure property in forested areas in Valley County.
48 Homeowner fuel management requirements are already not enforceable in adjacent developments.

Findings:

Implementation and maintenance of the WUI Plan will improve fire prevention and suppression in the area; this may positively affect the availability and cost of property insurance.

Conclusions:

Implementation and maintenance of the WUI Plan will improve fire prevention and suppression in the area; this may positively affect the availability and cost of property insurance.

ENVIRONMENTAL / WILDLIFE

Appendices F, G, and I do not truly address the impact a development of this size would have on the flora and fauna. Reliance on observations rather than scientific study.

The project would negatively affect wildlife and wildlife habitat, particularly elk and Northern Idaho Ground Squirrel. There is also no detailed elk telemetry data due to a lack of site-specific mapping.

Applicant shall contact Idaho Fish and Game. More information is needed on size and maintenance of the proposed habitat corridors and open space meadow. Bear-resistant trash containers should be required. Feeding of wildlife shall be prohibited in CCRs.

51 Waterway / wetland / riparian area concerns.

Any wetlands must be delineated. Minimum 50-ft building setback from riparian areas.

52 Impact of fertilizers and herbicides from manicured landscaping.

53 Mountain ecosystems are fragile and would be irreparably harmed.

Further fragmentation and development would irreversibly harm the ecosystem and

54 undermine the broader public interest. The land should not be treated solely as a financial asset.

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|---|---|---|
| 55 Loss of Dark Sky | | |
| 56 722 homes would be a significant burden to the area's resources and environment. | | |
| 57 Surrounding the "preserved" meadow with 722 homes would render it ineffective for wildlife due to chronic disturbance. | | |
| RECREATION | | |
| 58 Continual public access to public lands, in perpetuity, both motorized and non-motorized. | The Valley County Parks and Recreation Department recommends a permanent Recreational Easement on Red Ridge Road. | |
| 59 Safety of non-motorized traffic on West Mountain Road | Upgrades to West Mountain Road should include a paved, detached pedestrian and bicycle pathway | |
| REMOTE TESTIMONY / MEETING LOCATION | | |
| 60 Remote testimony should be allowed. | The current Valley County internet and technology resources are not stable and reliable enough. If the remote testimony is not handled properly, there would not be a legal hearing and it would have to be redone. Written testimony is acceptable. Hearings can be observed on YouTube via the Valley County website. | An affected party should attend the hearing and/or submit written testimony in order to identify impacts. |
| 61 Public hearings should occur in McCall, closer to the proposed development. | Places in McCall with the ability to record the meeting were limited and already booked on February 25, 2026. | This is likely the first of many public hearings on this proposal; future ones could occur in McCall. |