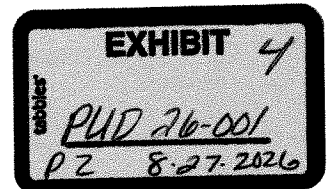


Comments in Opposition Received August 20, 2026 – August 26, 2026

	Name(s)	Address Given	Dates of Comments
1	Barr Quarton		August 25, 2026
2	Bob Carroll	258 Morgan Drive	August 25, 2026
3	Tanya Gordon	4 Haymaker	August 26, 2026
4	Scott and Connie Harris	McCall	August 26, 2026
5	Erin Fanning	McCall	August 26, 2026
6	Melissa Coriell	McCall	August 26, 2026



From: Barr Quarton <barrquarton@gmail.com>

Sent: Tuesday, August 25, 2026 7:40 AM

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

Subject: Red ridge.

Please for the sake of all we love about Valley county. Do not approve any development by the Wilkes group. We are already at our wits end with traffic and infrastructure problems.

Regards

Barr Quarton

Sent from my iPhone

From: Bob <bobandcherylc@gmail.com>
Sent: Tuesday, August 25, 2026 11:41 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Red ridge village concern

Hello,

I'm writing to address concerns of Red Ridge village.

My background is in public safety, 34 years in the fire service, now retired.

In my years I have seen small communities struggling with development and not having the infrastructure to support it. Many people don't consider what it takes to run a community.

Can you tell me how many firefighters are on duty every day at McCall fire and rescue?

How many staffed units are waiting to respond to taxpayers needs 24/7?

In my own personal experience, I worked in a fire station surrounded by farms, open land and a semi rural feel. We had a 3 person crew 24/7 on 1 engine. Initially we responded to about 1-3 calls daily on fire and EMS . Then as the area grew, the developers came in and provided housing for our growing community. Move forward 15 years and the year I retired we still only had 1 engine with 3 people, but we now ran up to 20 calls daily. The population in my service area was now 50,000. My city could not get enough money to service our citizens properly.

If developers want to create mini cities then they must take care of the infrastructure, not the people in the community. The community can take it over, but the costs should be borne by those wanting to make a fast buck and move on to other project.

Citizens need 5 things, turn on tap-water comes out, flush toilet-it goes away, call 911 and you get fire police and medical help with 5-7 minutes, correctly designed roads to handle the traffic being created, and buses and school facilities to cares for the newcomers.

Please make sure the developers are paying the costs, not the citizens who live here.

Thanks

Bob Carroll

258 Morgan Drive, McCall

Sent from my iPad

From: Tanya Gordon <tanyacud@hotmail.com>
Sent: Wednesday, August 26, 2026 8:38 AM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Red Ridge Village application

I am writing in opposition to the Red Ridge Village planned unit development concept plan. This massive development is not what we need for our area. Please deny any recommendation to move forward.

~Tanya Gordon
4 Haymaker
McCall, Idaho

From: Scott Harris <scottconnie777@gmail.com>

Sent: Wednesday, August 26, 2026 1:36 PM

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

Subject: Opposition to Red Ridge Village PUD26-001

Dear Planning and Zoning Commissioners and Ms. Herrick,

We respectfully request denial of PUD26-001, Red Ridge Village. Valley County is ill prepared to accommodate and monitor a mega development of this scale. While there are many concerns, we will address the impacts on traffic, on our waterways, and on our Communities, particularly McCall.

Traffic impacts alone warrant denial. Highway 55 is already the deadliest stretch of road in the state, with fatal accidents almost weekly. Traffic volume and delays already make travel north and south a dangerous headache, with slow drivers ignoring slow vehicle turnouts, impatient drivers and unsafe passing a hazard we all see each time we first hand with almost every trip. Turning left from a rural intersection onto Highway 55 often requires a several minute wait for even a slight break in traffic. Adding the projected thousands of more daily vehicle trips this proposal would add would exponentially compound this hazard, both on the highways and to city traffic.

Impacts on McCall, Payette Lake and Lake Cascade could be catastrophic. McCall is already overcrowded and jammed up at times to the point it is dangerous to oblivious pedestrians, and nearly impossible to make a left hand turn. Both water bodies are already in decline from overuse with dangerous algal blooms in Cascade, and Eurasian Water Milfoil in Payette Lake all fed by increasing release of phosphorus and other nutrients long embedded in lake sediment but stirred up and resuspended by big waves. Milfoil propagates from fragmentation caused by water disturbance. The greater the disturbance, the greater the proliferation, which has now reached a "tipping point" as determined by the IDEQ and requiring herbicide augmentation of manual extraction.

Payette Lake has been shown to at times already exceed both the maximum nearshore phosphorus levels and the maximum boat loading capacity recommended in the Valley County Waterways Management Plan, adopted in 2022. Since then, boats have become larger and more powerful each year, with the goal of creating larger and larger wakes, dumping exhaust directly into the water from consumption of up to 15 gallons of fuel per hour or more. These are the boats of choice for those who can afford them, which would certainly include those patrons of a luxury development. Payette Lake, and Lake Cascade, when it is not closed due to toxic algae, would be the destinations for recreation with these huge craft which dominate the lake environment.

Valley County is under threat, facing a tsunami of similar mega developments for profit from out of state speculators over the rights of existing residents, bringing a wave of major issues we had better gear up to address. The free for all allowed by our current "multiple use" concept has given us a patchwork of incompatible construction, spot developments and wall to wall storage units along Scenic Highway 55. We need zoning protections!

Please, for the sake of your constituents and the identity and future of our community, please deny this project.

Thank you,

Scott Harris
Connie Harris
McCall, Idaho

From: Erin Fanning <erinfanning@yahoo.com>

Sent: Wednesday, August 26, 2026 1:53 PM

To: Cynda Herrick <cherrick@valleycountyid.gov>; Valley County Planning and Zoning Commission <pzcommission@valleycountyid.gov>

Subject: Red Ridge Village materials uploaded on August 21

Dear Ms. Herrick and Planning and Zoning Commissioners,

I find it very concerning that documents regarding Red Ridge were uploaded on August 21 after the deadline for public comment. These items should have been included earlier, allowing the public to review them prior to the written-comment deadline.

This entire process has felt rushed from the beginning. There are too many unanswered questions, and I strongly request that the RRV PUD be denied.

Sincerely,
Erin Fanning
McCall

From: Melissa Newell <meli.newell@gmail.com>
Sent: Wednesday, August 26, 2026 7:19 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Oppose P.U.D 26-001

Dear Commissioners:

Please do not allow DF Development to move forward with its Red Ridge Village Concept Plan. This plan is inconsistent with the Valley County Comp Plan and it will present unnecessary fire risk and overall unsafe conditions for this valley. I do not want another City built next to our community.

Thank you,

Melissa Coriell
McCall