

From: Sue R [REDACTED]
Sent: Friday, February 20, 2026 2:02 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: DF Development Red Ridge

To the Valley County Planning & Zoning Committee,

The proposed Red Ridge planned unit development (PUD) seems very well organized and planned out. After reading through all the concept memos, appendixes and traffic studies, I have found some alarming inconsistencies.

The very long and detailed traffic study from Hales Engineering shows the "Main Access" to this PUD as Spine Road & West Mountain Road. With a "South Access" as "Fawnlily Dr. & West Mountain Rd." (Document Future 2029 plus project - mitigation 1: West Mountain Road & South Access/Fawnlily Dr). The traffic survey also recommends a turn only lane installed at both these access points. The traffic report showed a mere 15 trips for morning peak, 52 trips for evening peak, and only 37 trips for weekend on West Mountain Rd. In 2024 (at Fawnlily Dr./Fig.3A,3B,3C). In 2029 the study showed an increase to 117, 302, and 358 (respectively, Fig. 3D, 3E, 3F). It seems to me that two access points were already decided, and that Fawnlily Dr. Is a main access point.

The Main Proposal document/legend shows colorful maps displaying dashes and lines that make it hard to determine exactly where the main and secondary access points will be for this PUD, just snowflake stars on a map that are vague and out of focus. But the two main access points are in the general location of Spine Rd. And Fawnlily Dr.

In a meeting with the Blackhawk on the River HOA in November, 2025, Christine Richmond stated that the townhomes (170) and the village apartments or condos (250) would be built first and that most of these units were to be "local housing units" and rental units.

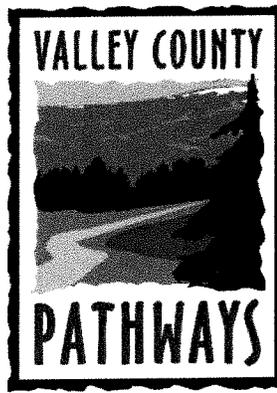
All in, as proposed this PUD would house 722 potential residences, with only two access points, both off of West Mountain Rd. With the planned amphitheater that seats 2000, I can only imagine what our nice, quiet piece of Valley county will be like in ten years.

I realize this is just the start of moving forward with this PUD, and I have no doubt that DF Development has done everything right according to Valley County P & Z rules and regulations. But I feel that this plan is just too big and too vague to continue down the path to development as is.

Thank you for the opportunity to voice my concerns.

Susan Rouske
Blackhawk on the River





P.O. Box 233
McCall, ID 83638

January 23, 2026

Cynda Herrick, Valley County Planning and Zoning Department
Valley County Planning and Zoning Commission
219 N. Main Street
Cascade, Idaho 83611-1350

Dear Cynda and Valley County P&Z Commissioners,

Valley County Pathways is a non-profit trails advocacy organization, based in McCall. Big picture, we are working on developing a valley-wide pathways system that connects the communities of Cascade, Donnelly, Lake Fork, McCall and New Meadows.

We are writing you in reference to PUD 26-001, an application by DF Development to build over 700 homes in the Red Ridge area, which connects to No Business Mountain, No Business Saddle, West Mountain, Tamarack Resort and points south.

We see that DF Development is proposing to build 18 miles of non-motorized trails in the community, but it's not clear if those trails would be open to the general public. We would request that Valley County ensure that those trails will be open to the public. We also would like to request that DF Development provide a public trail that connects from the Red Ridge Village base area to the top of Red Ridge and ties into the public trails on that ridgeline heading north and south and west over to New Meadows and Meadows Valley.

At one time early-on, the owners of Jug Mountain Ranch were not sure if they would make their trail system open to the public, and if they would need to charge for access. Over time, JMR owners realized that their non-motorized trails were a key asset for their community, their residents and the public at-large. They have hosted community racing events in their excellent trail system, the local nonprofits work on trail maintenance and building new trails, and it's just a much bigger community benefit to make the trails open to the public. We feel the same would be true for the Red Ridge Village.



There is an issue of public trust with DF Development because they have a history of closing and gating roads and trails on their private lands. Many of those roads and trails were open to public use by the previous landowners going back to Boise Cascade Corp., so the closure of those roads and trails has been a big loss for our community. The Red Ridge area has been shut off to public access for a number of years now, and that's been unfortunate.

We saw that Valley County Parks & Recreation is requesting a recreational easement on Red Ridge for winter and summertime use. That's something we would support as well.

We also would hope that public parking areas would be established in the Red Ridge Village area so people who travel to the village to go hiking, biking or trail-running could have a place to park.

Thank you for this opportunity to comment on PUD 26-001.

Sincerely,

A handwritten signature in black ink, appearing to read "Steve Stuebner". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Steve Stuebner
Board President
Valley County Pathways, Inc.

From: Betsy Booth [REDACTED]
Sent: Monday, February 23, 2026 3:50 PM
To: Cynda Herrick <cherrick@valleycountyid.gov>
Subject: Red Ridge Village Project Comment

Respectfully,

NO. Absolutely not. Please do not allow the Red Ridge Village project to proceed.

Signed by a mom, University of Idaho McCall employee, married to a McCall smokejumper,

Betsy Booth

