

PUD 26-001 Red Ridge Village - Summary of Standards		
Total Acres	~2,500 acres	
Total Open Space	~1,400 acres	
Total Residential Units	722	Clustered on ~ 798 acres
Density	0.9 units per developed acre	Allowed: <u>6</u> dwelling units /acre for PUD; <u>2.5</u> dwelling units /acre for simple subdivision
	0.29 units / acre total acreage	
Commercial	~60,000 sqft	Concentrated within the Village Center
Maintenance Yard	30,000 sqft	
Standard		Proposed
Sewer / Septic Systems	Central Sewer and Water	Central sewer and water along with individual septic systems and individual wells
Maximum Building Height	35-ft	3-stories (50-ft) with ridge-line protection
Minimum Lot Size	8,000 sq. ft	See Tab 3 - Page 49
Frontage	30'	
Lot Width	90'	
Setbacks - SF Residential		
Front	20'	
Rear	20'	
Side	7.5'	
Right-of-Way Width	70'	66-ft for primary roads
	70'	62-ft for neighborhood roads
Proposed Neighborhood Types and Standards		
Townhome	Clustered pods of 3-5 structures, 2-6 units each. Maximum height 35-ft. Front and rear setbacks will conform to standards; Zero lot lines requested for townhome and duplex lots within each pod.	
Single-Family Residential (3/4-acre and 1-acre lots)	Minimum buffer of 100-ft between these areas and adjacent neighborhoods, property lines, and roadways. Will meet all standards for height, setbacks, and lot coverage	
Estate Lots	Average 2 acres in size with 200-ft road frontages. All building sites will be located at least 50-ft below the ridgeline.	
Village Center	Mixed-use area; buildings up to 3 stories (50-ft). Zero or minimal setbacks. Ground floors with storefronts, dining areas, or entry porches and stoops.	
Maintenance Yard	Screened from public roads. Outdoor storage will be fully enclosed with opaque, non-reflective fencing.	
Phasing Plan	Year	
Phase 1 - 93 lots & 118 units	2027	(# residential units for lease / sale)
Phase 2 - 101 lots & 108 units	2029	
Phase 3 - 74 lots & 110 units	2032	* Proposed phasing plan from Concept Overview Table 4, page 26 of application totals 744 lots & units, not 722
Phase 4 - 19 lots & 84 units	2035	
Phase 5 - 15 lots & 0 units	2037	
Phase 6 - 22 lots & 0 units	3042	

Red Ridge Village - Topical Summary

DA	Development Agreement
COA	Condition of Approval

Issues	Agency	Background Info Location	Mitigation
Sewer			
		Northlake will serve this site. It is in their master plan. Will annex once they receive Valley County approval.	Applicant will pay for all off-site infrastructure required. (see 2/2/24 letter)
Water			
	IDWR		
Water Rights			
	ITD and VC Road		Working with Valley County Road on off-site road improvements.
Traffic			

Attachment

Public Testimony and Written Responses

Questions from Responses:	Findings:	Conclusions:
* Findings can be found in the application, CCR's, agency letters, etc.		

COMPREHENSIVE PLAN / LAND USE / POPULATION

Application is incomplete. Many concerns identified during the original 2024

1 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.

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.

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.

Questions from Responses:

Density of 6.9 units per acre in Village Center is urban-level development; A commercial village is not compatible with nearby land uses

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.

Local residents are more likely to bear the long-term impacts of increased congestion, infrastructure strain, and reduced quality of life.

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.

Land-Use conflicts between existing rural uses and future residents, including: noise, lighting, and congestion from dense residential and commercial development.

Land-Use conflicts between existing rural uses and future residents, including: disputes over fencing, livestock containment, property boundaries, and trespassing.

Findings:

Higher densities (clustering) tend to confine the impacts to manageable areas and decreases the cost of infrastructure due to shorter distances.

Conclusions:

Higher densities (clustering) tend to confine the impacts to manageable areas and decreases the cost of infrastructure due to shorter distances.

Questions from Responses:	Findings:	Conclusions:
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.

21

Applicant should fund an independent economic impact study.

22

OPEN SPACE

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

23

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

24

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

25

HOUSING

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

26

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

27

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.

31

32 Road improvements will increase taxes.

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

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

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

WATER / WASTEWATER

36 Availability of Water is unknown.

37 Water rights are unknown.

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

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

A Groundwater Assessment Study and Water Availability Study are needed.

Questions from Responses:	Findings:	Conclusions:
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:

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.
49

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

Questions from Responses:	Findings:	Conclusions:
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.

Valley County Code

Standard

Finding

Conclusion

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

9-9-3: PUD REVIEW AND DETERMINATION:

- 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.

9-9-6: SUBMISSION REQUIREMENTS:

See the application and the summary sheet

Standard

9-9-7: STANDARDS

Finding

Conclusion

A. Size: The acreage shall be large enough to accommodate the proposed PUD.

The site meets the minimum size requirements.

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.

Variances requested from standard road widths

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.

See standards sheet.

D. Averaging And Transferring Densities: Averaging and transferring densities within the PUD shall be allowed

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.

See the standard sheet for the requested relaxations of standards.

Standard	Finding	Conclusion
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F. Maximum Height:

G. Parking Spaces: The design and construction standards for parking spaces shall conform to section 9-5A-3 of this title

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.

Standard

Finding

Conclusion

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.

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

A. The name, address, telephone number of DF Development LLC owns 100% of the property.

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.

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.

I. Plans for any impact fees to be paid by the applicant for the proposal. Will enter into a development agreement and pay McCall Fire impact fees.

J. Plans for minimizing any water runoff created by the buildings, improvements, developments or other temporary uses of the proposal. See stormwater management.

K. Plans for minimizing the impact on solid waste disposal during and after the proposal. Needs to be part of the Development Agreement.

(See the Application for more complete answers.)