



City of McCall

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May 19, 2026

RE: PUD 26-001 Red Ridge Village Concept - Agency Comment Letter

Dear Valley County Planning and Zoning Commission Members and Valley County Staff,

On behalf of the City of McCall staff, this letter provides supplemental comments from McCall City Council regarding DF Development LLC's proposed "Red Ridge Village" development (PUD 26-001), following review of the applicant's March 16, 2026 response letter to agency comments.

The City appreciates the applicant's willingness to respond to comments and continue discussions with Valley County and affected agencies. The applicant's responses provide additional clarification in some areas; however, many responses continue to defer substantive details, mitigation commitments, and implementation mechanisms to future phases, future engineering, or future development agreement discussions. Given the scale of the proposal and its long-term regional implications, the City continues to believe that additional detail and enforceable commitments are necessary at the concept approval stage to allow Valley County and affected agencies to fully evaluate impacts and ensure the project can be implemented consistent with public safety, infrastructure capacity, fiscal sustainability, and adopted planning policies.

As previously stated, this proposal would establish a community of a scale comparable to the larger incorporated communities in Valley County and would have long-term impacts on regional transportation systems, emergency services, housing, environmental resources, recreation, and service delivery patterns in the greater McCall area. Concept approval establishes the framework for future development intensity, infrastructure obligations, and mitigation expectations. Deferring too many key decisions to future phases may reduce the County's ability to ensure enforceable implementation over the life of the project.

Based on review of the applicant's response materials, the City provides the following additional comments and requests for clarification.

Land Use Planning and Regional Coordination: The applicant's response emphasizes that the proposal is governed primarily by the Valley County Comprehensive Plan because the property lies outside McCall city limits. While the City acknowledges Valley County's jurisdiction over the property, the project's scale and proximity to McCall create direct and substantial regional impacts that extend beyond jurisdictional boundaries. The application materials acknowledge that future residents will continue to rely upon services, employment, commercial activity, recreation access, and transportation systems centered in McCall.

The City remains concerned that the proposal is inconsistent with long-standing regional planning objectives reflected in the *McCall Area Comprehensive Plan* (2018) and related planning efforts that envisioned preservation of the western edge of town edge and avoidance of sprawling development

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patterns adjacent to McCall. The applicant's response does not substantially address how the proposed development pattern aligns with those planning principles.

Development Agreement and Phasing: The applicant states that development agreement discussions are ongoing with Valley County and will be resolved prior to approval. Given the size and anticipated duration of the project, the development agreement will be one of the County's primary implementation and enforcement tools. Any concept approval should be accompanied by a detailed development agreement framework that identifies:

- Infrastructure timing and phasing obligations
- Financial assurances
- Wildfire mitigation responsibilities
- Transportation mitigation obligations
- Open space ownership and maintenance responsibilities
- Housing commitments and compliance mechanisms; and
- Enforcement remedies if obligations are not met.

Transportation Impacts and Coordination:

The City received a copy of the project's revised transportation Impact study (TIS), dated 5/12/26 on 5/15/26. We understand that the Valley County Engineer will be doing a thorough technical review of this study and will provide both the City's Engineer and County Road and Bridge Director a comprehensive evaluation of the analysis.

Based on our limited review, the revised TIS indicates the proposed project plans to complete mitigation by measures 2029 to offset impacts caused by increased traffic volumes at the following locations within the City:

- West Valley Road/Boydston Lane (City/County ownership): Installation of a traffic signal when warranted and including an eastbound, right turn overlap phasing signal program.
- Boydston St/SH-55 (City/ITD ownership): installation of a traffic signal when warranted.
- Deinhard Ln/SH-55 (City/ITD ownership): implement eastbound right turn overlap phasing to the signal programming and construction of a southbound, right turn pocket.

The TIS indicates implementing these measures by 2029 will allow these intersections to operate at successful levels until 2036 at a minimum. Proper coordination between Valley County, ITD and the City of McCall during final design of the mitigation construction plans must occur to ensure design plans conform to all respectful agency design requirements to ensure final approval and permits can be issued for construction.

Additional mitigation measures for the 2036 horizon are also proposed in the TIS. However, the City recommends that by 2031 (5 years after the current TIS), the Development provides a revised/updated TIS that can more accurately address needed additional traffic mitigation measures that are based on the most current traffic projections and traffic congestion conditions.

Given the project location and development pattern will increase dependency on automobile travel and create additional pressure on roadway systems already experiencing seasonal congestion, it is suggested

that the applicant work with the Regional Transit Provider to mitigate transportation demand from this project and create regional transit linkages.

Workforce Housing: The applicant’s response provides additional narrative regarding deed-restricted housing; however, many implementation details remain undefined and deferred to future phases. The following additional information is necessary to evaluate whether the proposed housing program will meaningfully address local housing needs over the long term is needed:

- Income targeting and affordability definitions
- Rental versus ownership structure
- Unit pricing assumptions
- Long-term administration and compliance monitoring
- Enforcement mechanisms for affordability restrictions
- Workforce demand associated with construction and long-term operations; and
- Measures intended to support year-round occupancy.

Wildfire Risk, Emergency Access, and Long-Term Maintenance: The applicant’s response states that long-term vegetation management and fuel reduction activities will be funded by the development and evaluated annually, with larger treatments occurring on a 5–10 year cycle. While this clarification is helpful, long-term wildfire mitigation obligations should be formalized through enforceable mechanisms tied to the development agreement, CC&Rs, and future approvals.

The proposed development would establish a new community in a high wildfire risk area within the wildland-urban interface. Long-term effectiveness of wildfire mitigation depends on ongoing maintenance, inspection, funding, and enforcement over time. Clearly defined phasing triggers for secondary emergency access routes, emergency water infrastructure, and ongoing vegetation management responsibilities are warranted.

Open Space and Public Access: The applicant’s response provides additional clarification regarding proposed open space categories and notes that additional protections may be incorporated into the CC&Rs and development agreement. The following clarifications include:

- Ownership and governance of open space areas;
- Public versus private access rights;
- Long-term stewardship responsibilities;
- Funding mechanisms for maintenance;
- Seasonal or restricted access protocols; and
- Enforcement authority.

Completeness of Concept Application: Several responses continue to indicate that important project details, including residential unit counts, pricing, engineering, access design, and future land use details, remain subject to future engineering and platting. While refinement during later phases is expected, the City continues to believe that additional certainty and detail are necessary at the concept stage to support informed decision-making on a project of this scale.

The City respectfully requests that Valley County continue to work collaboratively with affected agencies and ensure that any approval framework includes sufficient detail, phasing controls, financial

assurances, and enforcement mechanisms to protect the long-term interests of Valley County, the City of McCall, and the broader community.

Sincerely,

A handwritten signature in blue ink that reads "MGroenevelt". The signature is written in a cursive, flowing style.

Michelle Groenevelt, AICP
Community & Economic Development Director

Cc: McCall City Council
McCall Planning and Zoning Commission