

Valley County Planning and Zoning Commission

PUD 26-001 Red Ridge Village Issues Master List - Updated 7/24/2026

To be used as a general guideline only!

Item #	Issue	Agency	Background Info / Location in File	PUD Concepts & Comments	Applicant	VC Planning & Zoning	VC Board	Agency	Condition of Approval	Development Agreement	Status
	ROADS										
1	Road lane miles	VC Roads & Bridges	Application, Tab C - Page 14, Page 15, Page 25, Page 30, Page 31, Page 32,	Applicant and subsequent HOA will bear the cost of construction and maintenance of the internal road system. Applicant will participate in the cost of fff-site impacts identified proportional to the Red Ridge Villages proportional impact as identified through the TIS.							
1.1	Cost of construction	VC Roads & Bridges	Application, Tab C - Page 14, Page 15, Page 25, Page 30, Page 31, Page 32,	Construction costs to be funded through overall development investment							
1.2	Cost of operations & maintenance	VC Roads & Bridges	Application, Tab C - Page 14, Page 15, Page 25, Page 30, Page 31, Page 32,	Operations and maintenance to be funded through HOA fees							
2	Increase in traffic on existing road network	VC/ITD/McCall City	TIS dated 5/12/2026	Offsite road network improvements proportional share participation							
2.1	West Valley/Boydston	VC/ITD/McCall City	TIS dated 5/12/2026	Phase 1a Relocate stop sign to @ WB approach							
2.2	Boydston/SH55	VC/ITD/McCall City	TIS dated 5/12/2026	Future phase - Traffic Signal @ Boydston/SH55							
2.3	West Valley/Boydston	VC/ITD/McCall City	TIS dated 5/12/2026	Future phase - Traffic Signal @ West Valley/Boydston							
2.4	Deinhard/3rd	VC/ITD/McCall City	TIS dated 5/12/2026	Future phase - SB RT pocket @ Deinhard/3rd							
2.5	Deinhard/3rd	VC/ITD/McCall City	TIS dated 5/12/2026	Future phase - EB LT pocket @ Deinhard/3rd							
	SEWER / SEPTIC										
3	Sewer/Septic Systems	DEQ/ CDH	Application Tab C, Page 8, Page 29, Page 32,	Private, internal centralized sewer system to serve all units/lots unless impractical							
3.1	Sewer system to meet IDEQ requirements regarding prohibitions against discharge, etc.	DEQ	WWFP	Waste Water Facilities Plan to provide technical details for system to serve RRV as well initail phase							

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3.2	Recycled water reuse and recharge	DEQ	RWPA	Recycled Water Permit Application to provide technical details for system							
3.3	Impact on area hydrology	DEQ	Hydraulic Model	An analysis of water requirements and sufficiency was completed in August, 2026. The analysis estimated the level of mitigation that may be required by the Idaho Department of Water Resources. DF Development will work with IDWR and Valley County to fulfill the mitigation requirements.							
3.4	Septic systems	CDH	Application Tab C, Page 8, Page 29, Page 32,	Areas of RRV may be impractical for service with sewer system, the areas are planned for large lots in the event septic systems are required in accordance with CDH standards							
3.5	Sewer System Operator	DEQ	Application Tab C, Page 8, Page 29, Page 32,	An independent, qualified and licensed operator will operate the facility for adequate rates and fees							
	WATER - POTABLE										
4	<i>Water Rights & Water System</i>	IDWR	Application Tab C, Page 5, Page 8, Page 9, Page 11, Page 18, Page 21, Page 25, Page 30, Page 31, Page 32, Page 42. Hydrogeologic Study completed in July/August 2026 and submitted to Valley County in August 2026	DWFP to serve as guiding document for phased system development							

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4.1	Adequate water to serve RRV without negatively impacting existing users/rights	IDWR	Application Tab C, Page 5, Page 8, Page 9, Page 11, Page 18, Page 21, Page 25, Page 30, Page 31, Page 32, Page 42. Hydrogeologic Study completed in July/August 2026 and submitted to Valley County in August 2026	An analysis of water requirements and sufficiency was completed in August, 2026. The analysis estimated the level of mitigation that may be required by the Idaho Department of Water Resources. DF Development will work with IDWR and Valley County to fulfill the mitigation requirements.							
4.2	Water rights verification	IDWR	Application Tab C, Page 5, Page 8, Page 9, Page 11, Page 18, Page 21, Page 25, Page 30, Page 31, Page 32, Page 42. Hydrogeologic Study completed in July/August 2026 and submitted to Valley County in August 2026	An analysis of water requirements and sufficiency was completed in August, 2026. The analysis estimated the level of mitigation that may be required by the Idaho Department of Water Resources. DF Development will work with IDWR and Valley County to fulfill the mitigation requirements.							
4.3	On-site water verification	IDWR	Future drilling plan & permit	Test wells are the next step in the process and will be completed in accordance with permits from IDWR and other applicable agencies							
4.4	Water System Operator	IDWR	Application Tab C, Page 5, Page 8, Page 9, Page 11, Page 18, Page 21, Page 25, Page 30, Page 31, Page 32, Page 42. Name of operator to be identified by the end of 2026.	An independent, qualified and licensed operator will operate the system for adequate rates and fees							

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	SCHOOLS										
5	<i>School Impacts</i>	McCall-Donnelly School District	Application Tab C, Page 7, Page 19, Page 52. Fiscal Impacts Study	DF Development will work with the McCall Donnelly School District to identify the number and impact of anticipated students from new households at RRV							
5.1	Students from HH during construction period	McCall-Donnelly School District	Application Tab C, Page 7, Page 19, Page 52. Fiscal Impacts Study	Construction period housing plans for each phase will address location and type of construction workforce housing (family vs. single)							
5.2	Students from permanent HH at RRV	McCall-Donnelly School District	Application Tab C, Page 7, Page 19, Page 52.	Estimated students living in RRV 88-111 at build out. Anticipated revenues adequately fund student load at buildout							
5.3	Lag in property tax revenue/impacts on expenditures	McCall-Donnelly School District	Fiscal Impacts Analysis	Phasing will impact relationship of revenues to expenditures in early phases. DF Development to work with school district to minimize lag through phasing of units							
5.4	Property for new elementary school in northwest area of valley	McCall-Donnelly School District	School District Comments	Anticipated impact significantly lower than value of property and current plan does not set aside property for school							
	WILDFIRE (WUI)										
6	<i>Wildland/Urban Interface Impacts</i>	VC, McCall Fire District, Valley County EMS District	Application Tab C, Page 3, Page 6, Page 10, Page 11, Page 12, Page 13, Page 16, Page 20, Page 22 Page 25 Page 30, Page 34, Page 37. Appendix K	DF Development has completed a Fire Prevention Plan for the Red Ridge Village Concept that can be found at Appendix K. Each subsequent application for each phase of the development will include an updated FPP that is consistent with the overall plan and completed by an independent forester.							
6.1	Management of fuels throughout the development		Application Tab C, Page 3, Page 6, Page 10, Page 11, Page 12, Page 13, Page 16, Page 20, Page 22 Page 25 Page 30, Page 34, Page 37. Appendix K	DF Development has actively managed fuels on the Red Ridge property for the past 10+ years. A map of past fuel reduction activities is found at Appendix A, Figure 17. DF Development and, eventually the HOA, will continue to actively manage fuels throughout the property.							

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6.2	Creation and maintenance of defensible space around all structures		Application Tab C, Page 3, Page 6, Page 10, Page 11, Page 12, Page 13, Page 16, Page 20, Page 22 Page 25 Page 30, Page 34, Page 37. Appendix K	The CC&Rs for Red Ridge Village will include the creation and maintenance of defensible space around all structures as outlined in the FPP. This will be confirmed at Design Review prior to construction and ongoing maintenance of defensible space will be managed by the HOA.							
6.3	Creation and maintenance of trail system/fire breaks throughout development		Application Tab C, Page 3, Page 6, Page 10, Page 11, Page 12, Page 13, Page 16, Page 20, Page 22 Page 25 Page 30, Page 34, Page 37. Appendix K	The design of the trail, road, and open space system in Red Ridge Village creates fire breaks throughout the property. The system will be maintained by the HOA as part of their overall services.							
6.4	Support of wildland fire fighting resources		Application Tab C, Page 3, Page 6, Page 10, Page 11, Page 12, Page 13, Page 16, Page 20, Page 22 Page 25 Page 30, Page 34, Page 37. Appendix K	DF Development will work with local agencies to ensure access to appropriate resources for wildland fire fighting in the area including fire hydrants and appropriate roadway access.							
	EMERGENCY SERVICES (FIRE/EMS)										
7	<i>Fire/EMS Protection Services</i>	McCall Fire District, Valley County EMS District	Application Tab C, Page 3, Page 6, Page 10, Page 11, Page 12, Page 13, Page 16, Page 20, Page 22 Page 25 Page 30, Page 34, Page 37. Appendix K	The McCall Fire District and Valley Countywide EMS District are in the process of selecting a consultant to complete a public safety needs analysis. DF Development will participate as requested in this analysis and looks forward to reviewing the anticipated impacts with the Districts.							

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7.1	RRV area not included in McCall Fire District's current Impact Fee area	McCall Fire District, Valley County EMS District	McCall Fire District letter to VC PC	DF Development is supportive of the tools available to address the fire and EMS protection needs of the area as they will be identified by the public safety needs analysis.							
7.2	Require independent assessment of impact of RRV development on levels of service and service needs	McCall Fire District, Valley County EMS District	McCall Fire District comments	DF Development is supportive of the tools available to address the fire and EMS protection needs of the area as they will be identified by the public safety needs analysis.							
7.3	Preliminary opinion identifies need for new station on or near RRV	McCall Fire District, Valley County EMS District	McCall Fire District comments, Public Safety Needs Analysis	DF Development is supportive of the tools available to address the fire and EMS protection needs of the area as they will be identified by the public safety needs analysis.							
7.4	Apparatus & staffing needs to be identified through independent assessment	McCall Fire District, Valley County EMS District	McCall Fire District comments, Public Safety Needs Analysis	DF Development is supportive of the tools available to address the fire and EMS protection needs of the area as they will be identified by the public safety needs analysis.							
7.5	Possible limitations on ability to generate adequate property tax to serve area due to statutory limits	McCall Fire District, Valley County EMS District	McCall Fire District comments, Fiscal Impacts Analysis	The fiscal impacts analysis completed by BBC Research estimates adequate funds for fire protection and EMS services at buildout. The analysis indicated there will be a lag in revenue during the early phases of the development. DF Development anticipates working with Valley County, McCall Donnelly School District, McCall Fire District, and Valley Countyside EMS District to revise the phasing and identify strategies to reduce and fund the anticipated gap.							
7.6	Lag in property tax revenue/impacts on expenditures	McCall Fire District, Valley County EMS District	McCall Fire District comments, Fiscal Impacts Analysis	The fiscal impacts analysis completed by BBC Research estimates adequate funds for fire protection and EMS services at buildout. The analysis indicated there will be a lag in revenue during the early phases of the development. DF Development anticipates working with Valley County, McCall Donnelly School District, McCall Fire District, and Valley Countyside EMS District to revise the phasing and identify strategies to reduce and fund the anticipated gap.							
7.7	Water system/hydrant standards	McCall Fire District, Valley County EMS District	McCall Fire District comments, IFC Standards	The Red Ridge Village PUD water system will meet all standards.							

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7.8	Site plans and commercial building plan review	McCall Fire District, Valley County EMS District	McCall Fire District comments, IFC Standards	Red Ridge Village PUD applications will be subject to and follow all required reviews							
7.9	Road standards	McCall Fire District, Valley County EMS District	McCall Fire District comments, IFC Standards	The Red Ridge Village PUD road system will meet all standards.							
7.10	Emergency gate standards	McCall Fire District, Valley County EMS District	McCall Fire District comments, UL 325 & IFC Standards	The Red Ridge Village PUD emergency egress gate will meet all standards.							
7.11	Metered propane systems required for high-density residential or multifamily development	McCall Fire District, Valley County EMS District	McCall Fire District comments	The Red Ridge Village Concept does not contemplate the use of propane systems for heating systems. However; the CC&Rs will require metered systems in the event that propane is implemented in the future.							
7.12	Emergency egress road	Applicant	Application Tab C, Page 1, Page 14	The Red Ridge Village PUD road system will meet all standards.							
7.13	Emergency egress road and Fish Lake Road connection to SH 55 to meet IFC standards	Adams County	Application, Adams County comments	The Red Ridge Village PUD road system will meet all standards.							
7.14	Emergency egress road access easement through Bartholomew's property	Adams County	Application, Adams County comments	DF Development will ensure all appropriate easements are in place.							
	HOUSING										
8	<i>Housing</i>		Application Tab C, Page 2, Page 3, Page 5, Page 8, Page 15, Page 17, Page 19, Page 20, Page 22, Page 24, Page 26, Page 27, Page 32, Page 37. Appendix H								

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8.1	Local housing impacts on availability and pricing	City of McCall	Application Tab C, Page 2, Page 3, Page 5, Page 8, Page 15, Page 17, Page 19, Page 20, Page 22, Page 24, Page 26, Page 27, Page 32, Page 37. Appendix H	Concept includes a range of housing types and pricing includes housing deed restricted for local households for lease or purchase at 100% to 120% of AMI. Proposed language for local housing deed restriction modeled on City of McCall instrument.							
8.2	Construction workforce impacts on available short-term-rental stock	City of New Meadows	To be submitted with each phase application	The application for Phase 1A PUD/Subdivision approval will include the required construction workforce housing plan. The plan will identify strategies for location of housing and transportation to and from the worksite. Care will be taken to address impacts on existing housing stock, location of housing for families							
8.3	Impact of workforce housing on overall community in light of recent growth related to Tamarak	City of Donnelly	To be submitted with each phase application	The application for Phase 1A PUD/Subdivision approval will include the required construction workforce housing plan. The plan will identify strategies for location of housing and transportation to and from the worksite. Care will be taken to address impacts on existing housing stock, location of housing for families							
	RECREATION										
9	<i>Recreation</i>		Application Tab C, Page 17, Page 20, Page 23, Page 24. Appendix F								

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9.1	Impact on existing trail system through increased utilization	Valley County Recreation/General Public		The Red Ridge Village Concept Plan adds ~18 miles of new, publicly accessible, privately maintained non-motorized trails and related trail heads to the county-wide system. The Plan also adds 5 miles and a trailhead/trailer parking area to the area's motorized trail network. The new non-motorized trails will be free and open to the public. The motorized trailhead and parking area will be managed through an agreement with an existing governmental recreation entity. To the extent that new residents and visitors to Red Ridge Village access other recreation resources in Valley County they will pay all related fees and charges for parking and use of areas as established by County and State law and regulation. Long-term public access to be ensured through HOA rules coupled with deed restrictions that include Valley County as a party. No change to the deed restriction allowed without the County's consent.							
9.2	Connecting Red Ridge Village trail system to other regional trails including desired trail on West Mountain Road	Valley County Recreation/General Public/Adams County	Application	To the extent that there is an existing or planned trail that ends at the Red Ridge Village boundary, the internal trail system will connect to that trail. If there is a trails plan adopted prior to the submittal of the Red Ridge Village Concept approval application that includes a trail on West Mountain Road the RRV trail will tie into that trail.							
10	WILDLIFE										

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10.1	References to elk habitat in Red Ridge Village Concept Plan application write-up are inaccurate and should be corrected	Idaho Department of Fish & Game	Application Tab C, Page 3, Page 6, Page 7, Page 10, Page 11, Page 12, Page 13, Page 14, Page 20, Page 30, Page 38, Page 41. Appendix F, Appendix G, Appendix I, Appendix L	A revised and updated application will be submitted							
10.2	The Red Ridge Village area was incorrectly identified as elk winter range	Idaho Department of Fish & Game	Revised application	A revised and updated application will be submitted							
10.3	Call out areas of "minimal disturbance" on the Red Ridge Village concept map	Idaho Department of Fish & Game	Appendix A, Figure 17	A map of area of minimal disturbance will be included in the revised application							
10.4	Wildlife friendly fencing and other wildlife friendly measures are appreciated. Please consult Wyoming, Montana, and Colorado websites for resources on wildlife friendly fencing standards for CC&Rs.	Idaho Department of Fish & Game	Appendix A, Figure 10 and Figure 11, Appendix I, Appendix L	The draft CC&Rs will utilize best practices as identified in the resources referenced by the agency. The draft CC&Rs will be provided for review by the agency.							
10.5	Clarify references to Northern Ground Squirrel habitat to indicate that although the Red Ridge Village property is within the area considered appropriate habitat there are no squirrels in evidence at or near the property.	Idaho Department of Fish & Game	Resubmitted application	A revised and updated application will be submitted							
11	Fiscal Impacts										
11.1	Red Ridge Village is projected to generate a positive net fiscal impact to the Valley County general fund at buildout	Valley County	BBC Fiscal Impact Analysis	No action needed							
11.2	McCall Fire Protection District and the Valley Countywide EMS District are projected to experience positive annual operating impacts	Valley County	BBC Fiscal Impact Analysis	No action needed							
11.3	Capital and service-capacity impacts are important considerations	Valley County	BBC Fiscal Impact Analysis	A capital investment funding plan based on an independent Public Safety Impact Analysis will be the basis of DF Development's participation identified and agreed to in the Development Agreement							

