

IMPACT REPORT (from Valley County Code 9-5-3-D)

You may add information to the blanks below or attach additional sheets.

❖ **An impact report shall be required for all proposed Conditional Uses.**

❖ **Thoroughly answer all questions. Mark N/A if the question is not applicable to your application.**

❖ **The impact report shall address potential environmental, economic, and social impacts and how these impacts are to be minimized as follows:**

1. Traffic volume, character, and patterns including adequacy of existing or proposed street width, surfacing, alignment, gradient, and traffic control features or devices, and maintenance. Contrast existing with the changes the proposal will bring during construction and after completion, build-out, or full occupancy of the proposed development. Include pedestrian, bicycle, auto, and truck traffic.
2. Provision for the mitigation of impacts on housing affordability.
3. Noise and vibration levels that exist and compare to those that will be added during construction, normal activities, and special activities. Include indoor and outdoor, day and night variations.
4. Heat and glare that exist and that might be introduced from all possible sources such as autos in parking areas, outdoor lights, water or glass surfaces, buildings or outdoor activities.
5. Particulate emissions to the air including smoke, dust, chemicals, gasses, or fumes, etc., both existing and what may be added by the proposed uses.
6. Water demand, discharge, supply source, and disposal method for potable uses, domestic uses, and fire protection. Identify existing surface water drainage, wetlands, flood prone areas and potential changes. Identify existing ground water and surface water quality and potential changes due to this proposal.

7. Fire, explosion, and other hazards existing and proposed. Identify how activities on neighboring property may affect the proposed use.
8. Removal of existing vegetation or effects thereon including disturbance of wetlands, general stability of soils, slopes, and embankments and the potential for sedimentation of disturbed soils.
9. Include practices that will be used to stabilize soils and restore or replace vegetation.
10. Soil characteristics and potential problems in regard to slope stability, embankments, building foundation, utility and road construction. Include suitability for supporting proposed landscaping.
11. Site grading or improvements including cuts and fills, drainage courses and impoundments, sound and sight buffers, landscaping, fencing, utilities, and open areas.
12. Visibility from public roads, adjoining property, and buildings. Include what will be done to reduce visibility of all parts of the proposal but especially cuts and fills and buildings. Include the impacts of shadows from new features on neighboring property.
13. Reasons for selecting the particular location including topographic, geographic and similar features, historic, adjoining land ownership or use, access to public lands, recreation, utilities, streets, etc., in order to illustrate compatibility with and opportunities presented by existing land uses or character.

14. Approximation of increased revenue from change in property tax assessment, new jobs available to local residents, and increased local expenditures.
15. Approximation of costs for additional public services, facilities, and other economic impacts.
16. State how the proposed development will impact existing developments providing the same or similar products or services.
17. State what natural resources or materials are available at or near the site that will be used in a process to produce a product and the impacts resulting from the depletion of the resource. Describe the process in detail and describe the impacts of each part.
18. What will be the impacts of a project abandoned at partial completion?
19. Number of residential dwelling units, other buildings and building sites, and square footage or gross non-residential floor space to be available.
20. Stages of development in geographic terms and proposed construction time schedule.
21. Anticipated range of sale, lease or rental prices for dwelling units, building or other site, or non-residential floor space in order to insure compatibility with adjacent land use and development.

Red Ridge Village Planned Unit Development
Impact Report (from Valley County Code 9-5-3-d)
continuation sheets

- 1. Traffic volume, character, and patterns including adequacy of existing or proposed street width, surfacing, alignment, gradient, and traffic control features or devices, and maintenance. Contrast existing with the changes the proposal will bring during construction and after completion, build-out, or full occupancy of the proposed development. Include pedestrian, bicycle, auto, and truck traffic.**

(cont'd from Impact Report) including West Mountain Road, ID-55, ID-55, and connecting local roads.

At full buildout, the project generates approximately 8,071 weekday daily trips, including 445 weekday morning peak-hour trips, 646 weekday evening peak-hour trips, and 834 Saturday peak-hour trips. Trip generation relies on Institute of Transportation Engineers (ITE) Trip Generation, 11th Edition (2021), with reduced residential rates consistent with Valley County practice for mountain communities and internal trip capture associated with the mixed-use program.

Vehicular access occurs from West Mountain Road at three locations: a primary access point, a southern access at Fawnlilly Drive, and a temporary construction access at Sundance Drive. All access points operate as stop-controlled intersections. The Sundance Drive access transitions to pedestrian-only use after establishment of permanent access points. Trip distribution follows existing regional travel patterns toward ID-55 and surrounding collector and local roadways.

The TIS shows acceptable levels of service at existing intersections. Under future project conditions, some intersections experience reduced levels of service due to cumulative regional growth. The TIS identifies mitigation measures such as right-turn deceleration lanes on West Mountain Road and potential future signalization or turn-lane improvements at select ID-55 intersections. Internal roads operate as privately owned and maintained facilities with a two-lane cross-section. Construction traffic remains temporary and limited to defined construction periods, with subsequent engineering and permitting addressing traffic management measures.

Kendra Conner of the Idaho Transportation Department provided an email on June 9, 2026, indicating that ITD had accepted the TIS version 3. The full staff report will be provided later.

See Appendix J Traffic Impact Study.

Red Ridge Village Planned Unit Development
Impact Report (from Valley County Code 9-5-3-d)
continuation sheets

2. Provision for the mitigation of impacts on housing affordability.

(cont'd from Impact Report) To mitigate potential impacts on housing affordability and displacement, the project proposes a Local Housing Covenant that dedicates a portion of homes to full-time, permanent occupancy.

The covenant framework functions as a recorded deed restriction that runs with the land, limits short-term rental use, and prioritizes occupancy by households with established connections to Valley County. Eligible occupants include local workers, long-term residents, seniors, and other qualifying households. The program framework is modeled on the City of McCall's Local Housing Incentive Program but will be privately administered and tailored to a county-jurisdiction development.

Red Ridge Village proposes approximately 722 dwelling units across multiple housing types clustered on approximately 798 acres, preserving large areas of open space. Covenant-designated units form a portion of the total unit count. Later development phases refine the number, unit types, and distribution to maintain flexibility while supporting year-round residency and maintaining the intent of the program.

Covenant terms address primary-residence occupancy and may include resale or rental limitations to support long-term attainability, with enforcement incorporated into neighborhood-level CC&Rs and administered by a qualified entity. Covenant structure, administration, and enforcement mechanisms are reviewed with each development phase containing deed-restricted units.

See Appendix H Local Housing Covenant.

3. Noise and vibration levels that exist and compare to those that will be added during construction, normal activities, and special activities. Include indoor and outdoor, day and night variations.

(cont'd from Impact Report)

During construction, temporary increases in noise and vibration will occur from standard activities such as grading, utility installation, and building construction. Construction activity is limited to daytime hours consistent with typical practices, Valley County and Idaho construction requirements, and phased over time as development progresses. Earthwork and compaction activities generate localized vibration effects.

Red Ridge Village Planned Unit Development
Impact Report (from Valley County Code 9-5-3-d)
continuation sheets

Completed development is expected to produce noise levels comparable to other residential and neighborhood-scale mixed-use communities. Ongoing noise sources include local vehicle trips, typical residential activity, and limited commercial operations serving on-site residents and visitors. The project introduces no industrial or high-intensity commercial uses; each development phase of the PUD will address noise and vibration concerns independently.

Nighttime noise level expectations remain low. Dark-sky-oriented standards govern lighting and site activity, limiting late-night use and discouraging large scale, after-hours congregation. Development buffers of approximately 100 feet or greater, combined with vegetation retention and restoration, will further attenuate sound transmission to adjacent properties. Overall, operational noise levels are expected to remain compatible with surrounding uses and consistent with existing rural residential conditions.

See Appendix G Lighting Standards and Appendix L Design Guidelines.

4. Heat and glare that exist and that might be introduced from all possible sources such as autos in parking areas, outdoor lights, water or glass surfaces, buildings or outdoor activities
(cont'd from Impact Report)

Project design moderates long-term heat impacts through clustered development, preservation of contiguous open space, and minimization of impervious surfaces. Defined development nodes and buffers of approximately 100 feet or greater separate development from roadways and adjacent properties, limiting localized heat accumulation and glare spillover. Additionally, the preservation and retention of mature trees and native meadow systems and forest cover maintains current ecological function with reduced impacts.

Dark-sky lighting standards limit glare through fully shielded fixtures, warm color temperatures, reduced mounting heights, and time-based controls. Lighting focuses on safety and circulation and avoids illumination beyond developed areas and property boundaries.

See Appendix F Ecological Considerations, Appendix G Lighting Standards, and Appendix L Design Guidelines.

5. Particulate emissions to the air including smoke, dust, chemicals, gasses, or fumes, etc., both existing and what may be added by the proposed uses.
(cont'd from Impact Report)

A small-scale gravel quarry operates within the project area and will produce road base material for internal infrastructure. Quarry operations generate localized dust during

Red Ridge Village Planned Unit Development
Impact Report (from Valley County Code 9-5-3-d)
continuation sheets

extraction, handling, and transport. These emissions remain intermittent and consistent with existing site conditions.

The project introduces no new industrial uses or permanent emission sources nor ongoing sources of smoke, chemical fumes, or significant emissions. Residential traffic on paved roads and routine, neighborhood-scale mixed use site activity will generate long-term particulate emissions following buildout.

See Appendix F Ecological Considerations, Appendix G Lighting Standards, and Appendix L Design Guidelines.

6. Water demand, discharge, supply source, and disposal method for potable uses, domestic uses, and fire protection. Identify existing surface water drainage, wetlands, flood prone areas and potential changes. Identify existing ground water and surface water quality and potential changes due to this proposal.

(cont'd from Impact Report) and operates within Idaho Department of Environmental Quality standards. New on-site groundwater wells provide water supply, with water rights secured incrementally as development phases advance. A centralized community wastewater system collects and treats wastewater generated by the project. Disposal relies on a combination of reuse and on-site infiltration, consistent with DEQ requirements and site-specific conditions.

Each development phase addresses required infrastructure, access, and service coordination at the time of permitting review.

The domestic water system supports fire protection through a coordinated network of hydrants and on-site water storage tanks sized to meet applicable fire flow standards. Individual buildings incorporate fire sprinkler systems where code requires additional suppression capacity.

Duffner Creek, an intermittent stream, conveys seasonal runoff through the site and defines a key surface drainage feature. Available information identifies no FEMA-mapped floodplains or known surface or groundwater quality impairments within planned development areas.

See Appendix M Hydrologic Study as well as Appendix E Preliminary Stormwater Assessment and Figures 12 (Terrain and Slope), 13 (Hydrography), and 14 (Soil Types) in Appendix A.

Red Ridge Village Planned Unit Development
Impact Report (from Valley County Code 9-5-3-d)
continuation sheets

7. Fire, explosion, and other hazards existing and proposed. Identify how activities on neighboring property may affect the proposed use.

(cont'd from Impact Report)

The plan identifies low-to-moderate fuel conditions across the approximately 2,250-acre site, reflecting a long history of active forest management. The plan outlines phased mitigation measures, including shaded fuel breaks, defensible space requirements, and ongoing vegetation management integrated with development.

McCall Fire District provides structural fire response, with the Southern Idaho Timber Protection Association (SITPA) supporting wildland fire response. West Mountain Road and the internal road network provide emergency access and align with International Fire Code standards. Multiple ingress and egress routes support emergency access and evacuation as development proceeds. At a minimum, each phase functions independently with permanent access, utilities, and safety infrastructure appropriate to the approved development.

Fire access, water supply, and vegetation management measures are addressed concurrent with phase development and prior to occupancy within that phase. Fire suppression infrastructure includes hydrants, on-site water storage tanks, wells, and building-level sprinkler systems where required by code. The project introduces no large-scale explosion hazards or industrial fire risks.

See Appendix K Wildland-Urban Interface Fire Protection Plan and Figures 15 (Fire Risk), and 16 (XyloPlan Fire Assessment) in Appendix A.

8. Removal of existing vegetation or effects thereon including disturbance of wetlands, general stability of soils, slopes, and embankments and the potential for sedimentation of disturbed soils.

(cont'd from Impact Report)

Minor riparian features are present in the US Fish and Wildlife Service's National Wetlands Inventory, and at-risk features are anticipated along Duffner Creek and branches of Williams Creek, vernal waterways, and associated drainages. Formal wetland identification has not yet been completed and will occur during subsequent phases of engineering and environmental review. Where wetlands or riparian areas are identified, project design prioritizes avoidance and maintains appropriate setbacks to minimize disturbances where road crossings or utility infrastructure are necessary.

Soils on the site include fine-loamy Alfisols, Mollisols, and Inceptisols. Phased grading, avoidance of steep slopes where feasible, and application of standard erosion and sediment control practices address potential impacts related to soil stability, slopes, and

Red Ridge Village Planned Unit Development
Impact Report (from Valley County Code 9-5-3-d)
continuation sheets

embankments. With clustering of development and preservation of large undeveloped areas, widespread vegetation removal and soil destabilization are not anticipated.

See Appendices E Preliminary Stormwater Assessment and F Ecological Considerations and Figures 12 (Terrain and Slope), 13 (Hydrography), and 14 (Soil Types) in Appendix A.

9. Include practices that will be used to stabilize soils and restore or replace vegetation.
(cont'd from Impact Report)

Permanent stabilization occurs through revegetation of disturbed areas following construction. Revegetation uses native or locally adapted plant species compatible with site soils, slope conditions, and local climate. Planting strategies promote rapid ground cover, long-term soil stability, and integration with surrounding natural vegetation communities.

Large-scale preservation of open space areas and natural drainage corridors further reduces erosion potential by limiting disturbance and maintaining existing hydrologic patterns. Where slopes or drainage features require additional protection, future site design incorporates engineered or bioengineered stabilization methods. Development governance or homeowners' associations manage long-term maintenance of revegetated areas to support soil stability.

See Appendix F Ecological Considerations and Figures 12 (Terrain and Slope), 13 (Hydrography), and 14 (Soil Types) in Appendix A.

10. Soil characteristics and potential problems in regard to slope stability, embankments, building foundation, utility and road construction. Include suitability for supporting proposed landscaping.
(cont'd from Impact Report)

Hillside soils require additional consideration due to slope gradients, variable depths, and potential differences in bearing capacity. Development in these areas remains limited to low-density single-family uses with defined building envelopes to reduce grading intensity and avoid unstable conditions. Planned road alignments follow existing logging roads where feasible, which minimizes new disturbance and reduces cut-and-fill requirements.

Geotechnical investigations conducted with each development phase evaluate suitability for foundations, utilities, road construction, and retaining structures. These assessments inform final design parameters and identify site-specific measures to address slope stability, settlement, or drainage-related considerations.

See Appendix F Ecological Considerations and Figures 12 (Terrain and Slope), 13 (Hydrography), and 14 (Soil Types) in Appendix A.

Red Ridge Village Planned Unit Development
Impact Report (from Valley County Code 9-5-3-d)
continuation sheets

11. Site grading or improvements including cuts and fills, drainage courses and impoundments, sound and sight buffers, landscaping, fencing, utilities, and open areas.

(cont'd from Impact Report)

On sloped terrain, design approaches use stepped building pads and road alignments that follow existing contours or historic logging routes to reduce disturbance. On-site cut-and-fill operations remain generally balanced.

Site improvements include internal roads, underground utilities, drainage infrastructure, trails, and common amenities. Landscaping, open space areas, and natural buffers provide visual screening, reduce environmental disturbance, and maintain scenic character, supporting compatibility among residential, mixed-use, and open space areas.

See Appendices E Preliminary Stormwater Assessment and F Ecological Considerations and Figures 12 (Terrain and Slope), 13 (Hydrography), and 14 (Soil Types) in Appendix A.

12. Visibility from public roads, adjoining property, and buildings. Include what will be done to reduce visibility of all parts of the proposal but especially cuts and fills and buildings. Include the impacts of shadows from new features on neighboring property.

(cont'd from Impact Report)

Building placement and site design standards minimize visual impacts. Development clusters into defined areas rather than dispersing across the landscape, preserving large areas of open space and maintaining the visual dominance of natural landforms. Design standards require setbacks from ridgelines and placement below skyline thresholds to avoid silhouetting when viewed from public roads or nearby properties.

Design standards regulate building height, massing, and materials and emphasize natural colors, non-reflective finishes, and articulated forms that respond to terrain. These measures reduce contrast with the surrounding landscape and limit visual prominence. Retention of existing vegetation, restoration of disturbed areas, and substantial natural buffers along roadways and between development areas (100-foot minimum) further screen development from view and soften transitions between built and natural environments. Lighting standards limit nighttime visibility impacts by minimizing glare and light spillage.

See Appendix F Ecological Considerations, Appendix G Lighting Standards, and Appendix L Design Guidelines.

13. Reasons for selecting the particular location including topographic, geographic and similar features, historic, adjoining land ownership or use, access to public lands, recreation,

Red Ridge Village Planned Unit Development
Impact Report (from Valley County Code 9-5-3-d)
continuation sheets

utilities, streets, etc., in order to illustrate compatibility with and opportunities presented by existing land uses or character.

(cont'd from Impact Report)

The project consolidates growth along West Mountain Road to avoid dispersed development across more environmentally sensitive or less accessible areas. The site's planned use aligns with Valley County's Future Land Use Map and the recently updated Comprehensive Plan, which encourage clustered development, preservation of open space, and concentration of growth in areas with existing access and service potential. The PUD framework supports these objectives more effectively than conventional subdivision patterns.

Unified ownership enables coordinated planning of roads, utilities, open space, and buffers at a landscape scale. DF Development also owns substantial adjoining acreage to the west in Adams County. Red Ridge Village functions as a logical gateway and transition area, providing managed access and infrastructure that support long-term planning across county boundaries while maintaining compatibility with existing Valley County development patterns.

See Figures 1,2,3, and 5 in Appendix A.

14. Approximation of increased revenue from change in property tax assessment, new jobs available to local residents, and increased local expenditures.

(cont'd from Impact Report) BBC's fiscal impact analysis concluded that:

1. Red Ridge Village is projected to generate a positive net fiscal impact to the Valley County General Fund, McCall Fire Protection District, Valley Countywide EMS District and the McCall-Donnelly School District at build out.
2. There is an anticipated gap in anticipated revenues when compared with expenditures early in Phase 1 of the project because of property tax "lag."
3. This lag will be mitigated through adjustments in phasing and negotiations related to the Development Agreement.

15. Approximation of costs for additional public services, facilities, and other economic impacts.

(cont'd from Impact Report)

In addition, BBC research found that the Red Ridge Village concept will result in an estimated \$1.6 Billion in total economic output for Valley County.

The full study can be found at Appendix N.

Red Ridge Village Planned Unit Development
Impact Report (from Valley County Code 9-5-3-d)
continuation sheets

16. State how the proposed development will impact existing developments providing the same or similar products or services.

(cont'd from Impact Report)

The inclusion of deed-restricted local housing and limited neighborhood-serving commercial uses supports the local workforce and meets day-to-day needs of residents without functioning as a competing destination. Commercial uses remain modest in scale and complement McCall's downtown, with residents continuing to rely on McCall for employment, services, cultural activity, and regional retail.

The proposed Village Center does not function as a regional commercial destination and remains secondary in scale and function to downtown McCall.

17. State what natural resources or materials are available at or near the site that will be used in a process to produce a product and the impacts resulting from the depletion of the resource. Describe the process in detail and describe the impacts of each part.

(cont'd from Impact Report) and does not represent a new or expanded commercial extraction activity.

The project uses no additional natural resources on or near the site as part of the development or construction process. Resource use remains limited to typical construction materials and utilities required for residential and neighborhood-scale mixed-use development.

18. What will be the impacts of a project abandoned at partial completion?

(cont'd from Impact Report) This structure reduces the risk of incomplete or nonfunctional improvements if later phases experience delay or modification.

Market-responsive phasing allows development to adapt incrementally to current conditions and regulatory requirements, reducing the likelihood of large areas experiencing disturbance without follow-through. Each phase incorporates required improvements concurrently, which limits exposure to abandoned or partially improved conditions.

See Figures 3 and 6 in Appendix A.

19. Number of residential dwelling units, other buildings and building sites, and square footage or gross non-residential floor space to be available.

(cont'd from Impact Report) Total residential development includes approximately 720 dwelling units across all phases.

Red Ridge Village Planned Unit Development
Impact Report (from Valley County Code 9-5-3-d)
continuation sheets

Non-residential development concentrates within the Village Center. Planned uses include retail, restaurant, and farm-to-table or food-oriented spaces that serve residents and visitors. The Village Center includes approximately 60,000 square feet of non-residential floor area.

Subsequent design and permitting phases refine final unit counts, building sizes, and floor areas while maintaining consistency with the general ranges described above and the approved PUD framework.

See Figures 3 and 6 in Appendix A.

20. Stages of development in geographic terms and proposed construction time schedule.
(cont'd from Impact Report)

Phase 1a includes deed-restricted local housing, single-family residences on approximately ¾- to 1-acre lots, larger estate lots, and associated infrastructure such as roads, trails, utilities, and open space improvements. Construction of Phase 1a is anticipated as early as spring 2027, subject to permitting and market conditions.

Later phases expand residential neighborhoods, open space amenities, and the Village Center in a logical sequence as access, utilities, and services extend. Development refines the timing and geographic extent of later phases in coordination with infrastructure and public service capacity.

See Figures 3 and 6 in Appendix A.

21. Anticipated range of sale, lease or rental prices for dwelling units, building or other site, or non-residential floor space in order to insure compatibility with adjacent land use and development.
(cont'd from Impact Report)

Residential pricing spans a broad range. Deed-restricted local housing targets households at or below approximately 80 percent of Area Median Income, consistent with program intent. Market-rate housing includes moderately priced single-family homes and higher-end pricing for larger estate lots, reflecting lot size, location, and amenities.

See Appendix H Local Housing Covenant.