

Concept Overview

Introduction & Background

DF Development, LLC is seeking concept-level approval and a development agreement for the Red Ridge Village Planned Unit Development Concept Plan. The PUD Concept Plan provides direction for the future development of approximately 2,250 acres located in Valley County, Idaho. The Concept Plan area is part of a contiguous area of more than 30,000 acres of DF Development-owned property in Valley and Adams counties in Idaho, See Appendix A, Figure 1.

This is a revised and resubmitted application that incorporates DF Development's responses and revisions based on agency and public input over the last eight months of the Valley County Planning Commission review process. Substantive changes are highlighted through underlines and strikeouts throughout the document. The Red Ridge property is in an area known for summer and winter recreation. The eastern edge of the Red Ridge Village PUD is approximately three miles from the resort town of McCall in Valley County, Idaho. The western boundary is the Valley County/Adams County boundary along Red Ridge. The northern boundary is the Valley County/Adams County boundary and a shared property line with the Whitetail Club. The southern boundary is the shared property line with Blackhawk on the Lake. The property is surrounded by private property holdings, most of which have been developed for residential use. Access to the property is via West Mountain Road.

Appendix A, Figure 2 is a map of the Red Ridge Village Concept Plan area, surrounding uses, and proposed access points. Primary access to the development will be from ~~two~~ three locations on West Mountain Road. ~~A third, temporary, access from West Mountain Road is included if it is required based on zoning and subdivision standards. The Traffic Impact Study, Appendix J, evaluates the traffic impact of the Red Ridge Village PUD on the Valley County road system, including West Mountain Road.~~ The access plan also identifies an emergency egress road to allow future residents of Red Ridge Village as well as current residents of Whitecloud, Blackhawk and other properties south and east of Red Ridge to exit the area in the event that West Mountain Road is blocked or closed.

The Traffic Impact Study, Appendix J, which evaluates the traffic impact of the Red Ridge Village PUD on the Valley County road system, including West Mountain Road has been updated to reflect input from the Valley County Department of Roads and Bridges, Idaho Transportation Department, and the City of McCall Engineer.

The Plan

The 2,250 acres in this application are currently owned by DF Development and will be developed in accordance with this long-term concept plan that includes significant protected and preserved lands and clustered development. The plan will be implemented in several sub phases over the course of the next 15-20 years. Appendix A, Figure 3 illustrates the overall plan and identifies the preserved open space areas and each of the proposed neighborhoods within the Red Ridge Village PUD. Table 1 outlines the proposed uses for Red Ridge Village:

Table 1 Red Ridge Village Concept Plan

Area	Type	Gross Acres	Residential Units	Units/ Gross Acre	Non-Residential SF
Local Housing	Townhomes/Duplexes	111	170	1.5	
3/4 Acre lots	Single family lots	94	107	1.1	
1 acre lots	Single family lots	95	67	0.7	
2+ acre lots	Single family lots	389	113	0.3	
Village Center	Condominiums/nightly rentals/ground floor retail	36	250	6.9	50,000
5+ acre lots	Single family lots	72	15	0.2	
Parks, plazas, amenities	Open space	11			
Meadow preservation area	Open space	149			
Managed natural open space	Open space	1,262			
Maintenance Yard		42			30,000
Total gross Acres		2,253	722	0.3	80,000
Subtotal developed area		839	722	0.9	

Overall, the Red Ridge Village PUD application proposes 722 new dwelling units on 2,250 acres or 0.3 units per acre. Because the Red Ridge Village PUD proposes clustering the development to preserve more than 1,400 acres in contiguous open space, 798 acres of the area will be subject to development activity, 722 units in this developed area equates to 0.9 units per developed acre.

The focal point of the PUD is the 149-acre meadow. Each neighborhood and the public has trail access to the meadow through the 18 miles of non-motorized trails within the PUD. In addition to the trails around the meadow and through each neighborhood there is trail access to Red Ridge itself. This includes non-motorized trails as well as 5 miles of motorized trail along the ridgeline. Appendix A, Figure 4 provides the preliminary trail network as well as the location of the Village Center trailhead, providing access and public

parking for the non-motorized trail system and the snowmobile parking and trailhead for access to the Ridgeline motorized trail. Public access to the non-motorized and motorized trail systems will be ensured through the creation of a deed restriction including Valley County as a party to ensure that future owners cannot terminate public access without approval of the County Commission.

The Red Ridge Village Concept minimizes impact on the environment and the community by:

- Clustering development adjacent to existing infrastructure or in areas already impacted by development
- Utilizing best practices for storm water management
- Identifying and implementing landscaping plans that
 - Maximize preserved native vegetated areas
 - Identify and eliminate noxious weeds
 - Phase out non-native plants
- Preserving ~~wildlife habitat and migration pathways~~areas of native plants and vegetated areas to facilitate the movement of wildlife through the area through
 - ~~Landscape and native vegetated areas~~
 - Wildlife safe lighting
 - Wildlife safe fencing
 - ~~Preservation of wildlife corridors, particularly from the Payette River to ridge line~~Providing undeveloped corridors between neighborhoods that access the contiguous open space at the core of the development
- Enhancing the ecosystem through
 - Elimination and ongoing control of noxious weeds
 - Management of riparian zones, stormwater run-off, and surface water resources to improve area fisheries
 - Enhancement of plant colonies to attract and retain pollinators and other animals and insects
- Addressing wildfire risk in the Red Ridge and McCall areas by
 - Managing the forested and natural areas within the Red Ridge Village area to reduce flammable materials and debris
 - Ensuring all structures are surrounded by a defensible space
 - Providing a buffer and barrier to fire spread by westerly and easterly winds as identified in XyloPlan fire model completed by the McCall Fire District
- Providing additional housing, food, and entertainment options to serve the area around West Mountain Road

- Participating in county and state level projects to ease traffic congestion in the region
- Entering into a development agreement with Valley County that identifies developer responsibilities and rights and community benefits to be provided

Multi-Use Zoning Analysis

Development of the property included in this PUD/CUP application is governed by Title 9 – Land Use and Development of the Valley County, Idaho Code of Ordinances. The property is within Valley County’s Multi-Use Zoning area which identifies both permitted and conditional uses. Table 2 indicates which of the proposed or possible uses within the Red Ridge Village Planned Unit Development are permitted, conditional, or not identified and therefore not permitted within Valley County’s Multi-Use area.

Table 2: Valley County Multi Use District Analysis

Proposed Use Category	Proposed Use	Permitted	Conditional Use	Not Identified/ Not Permitted
Agricultural Uses	Crop cultivation and harvesting	X		
	Land conservation or clearing	X		
	Plant husbandry	X		
	Storage of equipment and products	X		
	Accessory structures to permitted uses (greenhouses, sheds)	X		
	Irrigation, drainage, and water management or storage facilities	X		
Residential Uses	Single-family residence	X		
	Subdivision for single-family residence		X	
	Condominium, townhouse, or other multi-family residence		X	
	Planned unit development		X	
	Fractional ownership/timeshare		X	
Civic or Community Service Uses	Equipment or materials storage yards		X	
	Public utility distribution or collection lines	X		
	Public utility supply, transfer, or relay facilities including administration		X	
	Central sewage treatment facilities		X	
	Fire station	X		
	Public recreation	X		
	Parks	X		
	Wireless telecommunications towers and antennas		X	
	Athletic field (Possible)		X	
Commercial Uses - Neighborhood Business	Drugstore (Possible)		X	
	Restaurant (inside seating only)		X	
	Other convenience type businesses		X	
Commercial Uses - Residential Business		X		
Commercial Uses - Service Business	Restaurant (inside and outside seating or service)		X	
	Motel, hotel, apartments, resort, bed and breakfast, or lodge		X	
	Other service businesses		X	
Commercial Uses - Area Business	Bank or financial institution (Possible)		X	
	Office building (Possible)		X	
	Veterinary clinic (Possible)		X	
Alternative Energy Uses	Solar panels - attached (part of design of structure)	X		

All the proposed uses for the Red Ridge Village PUD are either permitted or conditional uses.

In addition to the Valley County Land Use and Development Code, the Valley County Comprehensive Plan also provides guidance for development in the area. The Future Land Use Map updated on December 2, 2025, identifies this area for residential development. Appendix A, Figure 5 is the updated Valley County Future Land Use Map with the Red Ridge Village PUD location identified.

In addition to identifying preferred future uses in areas of the County, the Comprehensive Plan identifies the purpose of the Comprehensive Plan according to government legislation

found at Idaho Code Section 67-6502. The Red Ridge Village PUD achieves the statutory purpose of the Comprehensive Plan in the following ways:

(a) Protect property rights, while making accommodations for other necessary types of development such as low-cost housing and mobile home parks. *The Red Ridge Village Concept Plan takes advantage of private property rights balanced with community needs for a variety of housing types including dedicated local housing, trails, open space, and other amenities*

(b) To ensure that adequate public facilities and services are provided to the people at reasonable cost. *The Red Ridge Village CUP concept utilizes available tools including private utility services and impact fees to ensure adequate water, wastewater, police, fire, and similar services for new residents with minimal or no impact on existing residents.*

(c) To ensure that the economy of the state and localities is protected. *The 2,250 acres included in the Red Ridge Village Concept Plan application are harvested timber lands. The proposed development will return a portion of the property to productivity, producing a net positive fiscal impact to all entities at build out and almost \$900,000,000 in additional value to the area economy.¹ The 2,250 acres within the Red Ridge Village Concept Plan area is no longer an area of timber harvesting until xx years ago. The proposed development will result in additional tax base from new residential and commercial uses.*

(d) To ensure that the important environmental features of the state and localities are protected. *The proposed Plan clusters new housing and development to allow the preservation of approximately 1,400 acres of the 2,250 Concept Plan area. The preserved acreage includes steep slopes, view sheds, riparian areas, and meadows.*

(e) To encourage the protection of prime agricultural, forestry and mining lands for the production of food, fiber and minerals. *As noted above, timber was harvested from the 2,250 acres over several decades. The Concept Plan development includes agricultural and open space areas in addition to the residential and village center development areas to return the property to productivity.*

(f) To encourage urban and urban-type development within incorporated cities. *Although not within an incorporated area, the 850 developed acres of Red Ridge*

¹ Fiscal and economic impact estimates from *Red Ridge Village Fiscal Impact Analysis, BBC Research & Consulting, July 13, 2026. Prepared for Valley County Idaho.*

Village are adjacent to existing development and associated infrastructure within Valley County.

(g) To avoid undue concentration of population and overcrowding of land. *The neighborhoods of Red Ridge Village incorporate and are buffered by significant open space including buffers along the highway and adjacent development of at least 100 feet. The underlying gross density of the proposed plan is less than allowed if developed as traditional single-family lots.*

(h) To ensure that the development on land is commensurate with the physical characteristics of the land. *The proposed development preserves steep slopes, riparian areas and streams and minimizes regrading as much as possible.*

(i) To protect life and property in areas subject to natural hazards and disasters. *The primary natural hazard and disasters of concern in this area are wildfires and flooding. The plan incorporates the recommendations of the wildfire prevention XyloPlan commissioned by McCall Fire District, best forestry management practices, as well as strategies including clear areas and fire-resistant building materials. The streams and riparian areas within Red Ridge will be managed and maintained using best practices and all development will be set back from the high-water mark by at least 50 feet to minimize flooding risk.*

(j) To protect fish, wildlife, and recreation resources. *The plan includes protections for key riparian areas, improvement of ephemeral streams within the property and protection of open space through wildlife safe lighting and fencing.*

(k) To avoid undue water and air pollution. *The plan encourages walking and cycling through an extensive trail network to minimize reliance on cars. The plan also includes neighborhood serving restaurants and shops to provide services within the area for residents of Red Ridge and the surrounding area.*

In addition, the plan includes a comprehensive approach to storm water management to protect area streams and lakes from run-off and pollution.

(l) To allow local school districts to participate in the community planning and development process so as to address public school needs and impacts on an ongoing basis. *The applicant has met with and discussed strategies to address impacts on the local school system.*

(m) To protect public airports as essential community facilities that provide safe transportation alternatives and contribute to the economy of the state. *The plan has*

identified the limited area that is within the area of impact for the McCall airport and will seek FAA review and approval as required and ensure that no buildings exceed allowable heights in this area.

In addition to the Future Land Use Map and the statement of purpose, each chapter of the Comprehensive Plan identifies Goals and Objectives to guide future development within the county.

The Red Ridge Village PUD proposal contributes to meeting many of these goals and objectives. The table below summarizes how the proposed PUD contributes to meeting the County's goals and how it complies with the Valley County Comprehensive Plan.

Chapter #	Chapter Name	Goal	Contributes to Meeting Goal	How Red Ridge Village Contributes to Meeting the Goal
2	Population	Manage growth and development while protecting quality of life within Valley County	Y	The Red Ridge Village PUD entitlement process will include a development agreement that identifies the tools used to ensure the development does not negatively impact existing levels of service for current residents and adds access to services and amenities for the new residents within the PUD as well as for existing residents. These services and amenities include fire protection, trails, and open space access. The Red Ridge Village PUD will be served by centralized water and sewer services for the new development. This process includes an evaluation of ground and surface water availability.
		Retain the rural and small-town character enjoyed by residents and visitors to Valley County	Y	The Red Ridge Village PUD clusters new housing and supportive uses in a village setting allowing the preservation of significant open space to maintain the area's rural character by avoiding a suburban development form.

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3	Private Property Rights	Protect individual private property rights while considering community rights	Y	The proposed Red Ridge Village PUD balances the owner's exercise of private property rights with the rights of the community and adjacent land owners by: a. Creating buffers between the clustered development and adjacent properties and public roads to provide screening of visual, noise, and light impacts b. Providing a network of publicly accessible roads and trails including trail heads that will be owned, operated, and maintained privately c. Implementing the recommendations of the Traffic Impact Study which seeks to fairly allocate the cost of traffic mitigations between the developer and the community.
4	Natural Resources	Conserve and manage groundwater and surface water in all its forms in order to prevent depletion or pollution	Y	The Red Ridge Village PUD will implement best management practices relating to surface and groundwater quality and conservation. A centralized culinary water system will serve 100 percent of Red Ridge Village to promote quality and quantity monitoring. Surface water rights and, possibly, effluent from the centralized wastewater system will irrigate open spaces and the agricultural uses within Red Ridge. A centralized wastewater collection and treatment system will serve 100 percent of Red Ridge Village. The development is in a "no discharge" area due to phosphorous loading; therefore, the effluent will be treated to the level necessary for irrigation uses. This will protect groundwater quality within the development and downstream. The hydrologic report found at Appendix M provides an analysis of the availability and impact of the proposed system.

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				Setbacks of at least 50 feet are planned adjacent to all waterways within the development. The Red Ridge Village area does not include any primary waterways, all waterways are ephemeral streams; however, they will be protected through setbacks and through the restoration and maintenance of adjacent riparian zones. Red Ridge through its water/wastewater system operator, will monitor surface and groundwater quality as part of their ongoing management practices.
		Preserve and protect the rich natural resources, assets, property values, animals, and people in Valley County from the threat of wildfire	Y	A Wildland Urban Interface Fire Protection Plan has been drafted for the Red Ridge Village PUD Concept. This plan identifies the strategies to be implemented within the development that include: * Plan-based measures such as the placement and design of roads, trails, and improved open spaces to act as "firebreaks" to protect new and existing homes and development in and around the development * Design-based measures such as the selection and cultivation of native plant families to create a robust forest and understory and the requirement for all structures within the development to create and maintain defensible space around all structures * Maintenance of the measures through the centralized HOA on HOA and private properties
		To protect fish and wildlife as natural resources of critical importance in Valley County	Y	The Red Ridge Village PUD Concept sets aside more than 1,400 acres of the total 2,250 acres as contiguous, undeveloped open space. This

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				includes steep slopes and hillsides that are summer habitat for elk and other wildlife and a 149-acre contiguous meadow area which is winter habitat for elk and year-round habitat for the Idaho ground squirrel. Open space corridors connect the meadow area to the remaining preserved open and public lands to the north, south, and west. Red Ridge Village clusters development on the eastern edge of the property. Large single-family lots to the west of the meadow include significant non-buildable areas on the slopes and near the ridgeline. Additionally, the Covenants, Conditions, and Restrictions (CC&Rs) for the Red Ridge PUD include wildlife sensitive lighting, fencing, and landscaping standards for both HOA and private property.
		To maintain sustainable commercial harvesting and use of renewable timber land resources	Y	Although commercial logging on the Red Ridge PUD property has ended, forest management practices will continue to ensure healthy tree populations to preserve property values and reduce fire risk.
		To assure mining remains a viable element in Valley County's economy	Y	Commercial mining is not planned on the Red Ridge property. There is an existing gravel pit that will be used for construction materials within the Red Ridge Village development.
		To protect desirable vegetation as a valuable resource in Valley County	Y	Red Ridge Village HOA will manage all vegetated areas to eliminate noxious weeds and phase out non-native plant species in favor of native plant families.
		To ensure impacts of various uses on state lands do not overload Valley County infrastructure	NA	

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		To protect water bodies in Valley County	Y	The stormwater management plan at Red Ridge Village will retain all storm water on site to protect area waterways. Additionally, the riparian management plan will improve the quality of water in the ephemeral streams that pass through the property.
		To encourage agriculture lands remain viable	Y	Red Ridge Village PUD includes a farm and greenhouse area to supply the farm-to-table concept and restaurants as well as provide produce as one of the suppliers through a planned farmers market. The farm and greenhouses will implement best practices to reduce impacts on surface and ground water, ensure healthy soil, and prevent erosion.
5	Hazardous Areas	To protect the health and safety of Valley County residents and visitors from the impacts of natural hazards	Y	The Red Ridge Village PUD area appears to be in an area where between 25-49 percent of tests detected radon. All new structures will test for the presence of radon and implement best mitigation practices when appropriate. <u>As seen in Figure A.12, there are hydrologic features within Red Ridge Village. The areas include perennial and intermittent streams and wet areas that have not yet been delineated. These areas are primarily within identified protected open space within the Red Ridge Village Concept Plan. Where they are located within disturbed or developed areas all structures and built areas will be at least 50 feet and more generally 100 feet from the high water mark of the stream or area. Red Ridge Village PUD is not within nor does it include any identified floodplain areas.</u> There are steep slopes in the Red Ridge Village PUD which, based on conditions, may result in elevated avalanche danger for

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				people using the areas on or below the steep slopes, this would include the area associated with the planned snowmobile trail access areas and, possibly the planned trailhead and parking area. Red Ridge Village HOA will coordinate with the Avalanche Forecast Center and contracted public entity operator of the trail head to post appropriate risk level information at the trailhead to inform users. All structures at Red Ridge Village will comply with or exceed all applicable codes.
		To protect health and safety of Valley County residents and visitors, structural and infrastructure assets, and wildlife/natural resources from wildfires and the aftermath of wildfires	Y	A Wildland Urban Interface Fire Protection Plan has been drafted for the Red Ridge Village PUD Concept. This plan identifies the strategies to be implemented within the development that include: * Plan-based measures such as the placement and design of roads, trails, and improved open spaces to act as "firebreaks" to protect new and existing homes and development in and around the development * Design-based measures such as the selection and cultivation of native plant families to create a robust forest and understory and the requirement for all structures within the development to create and maintain defensible space around all structures * Maintenance of the measures through the centralized HOA on HOA and private properties. In addition, the Red Ridge Village PUD urban design guidelines require firewise building materials including fire resistant roofs and siding.

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		To mitigate effects of disasters on Valley County residents and visitors, structure and infrastructure assets, and wildlife/natural resources from all hazards	Y	The Red Ridge Village PUD design and maintenance plans implement best practices relating to: * Landscaping utilizing native plants to minimize negative impacts such as high water use and invasive plant species * Fire resistant materials in all structures * Design and construction of roads, trails, and improved open space as fire breaks as recommended in the recently completed XyloPlan provided to the McCall Fire District.
6	Special Areas and Sites	To identify, protect and maintain historically significant buildings and sites within Valley County	Y	The Red Ridge Village PUD area does not include any identified cultural or historical locations.
		To recognize the waterways and water bodies in Valley County as special areas	Y	The Red Ridge Village PUD concept includes setbacks of at least 50 feet from all streams and waterways within the area. Additionally, the meadow area in the plan is a preserved natural area surrounding an ephemeral stream. The plan includes restoration and preservation of the riparian zone in the meadow area as well as around Duffner Creek to the west of the ridgeline.
		To recognize important wildlife habitats	Y	According to the Idaho Department of Fish and Game, the area is not official elk habitat; however RRV includes large areas of contiguous open space to allow for the presence and movement of wildlife including elk.
		To identify, protect and maintain scenic byways and drives within Valley County	NA	The Red Ridge Village PUD does not include nor is it adjacent to a scenic byway.
7	Transportation	To improve county-wide transportation	Y	The Red Ridge Village PUD application includes a Traffic Impact Study that projects impact on the road system in Valley County resulting from the proposed development. The

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				Development Agreement that will result from this application will address mitigation of impacts as identified in that study. In addition, all roads within the Red Ridge Village PUD will be publicly accessible but constructed and maintained with private funds to minimize impact on county-wide transportation funds and provide a high level of service. The plan also includes a publicly accessible dedicated snow mobile trailhead and parking area to help alleviate parking issues for this particular user group.
		To ensure that roadways in new development are properly planned for good circulation, will provide for future expansion needs, and are aesthetically pleasing	Y	The Red Ridge Village PUD road network creates a series of internal loops, connecting each neighborhood with the two primary access points and each other. The network design also includes dead ends which are intended as extensions for future development to the west and north. The northern extension will serve as the emergency egress road for Red Ridge Village and other residents south of Red Ridge if West Mountain Road becomes impassible. Utilities within Red Ridge Village will be buried to preserve view corridors.
		To seek continued improvements for State Highway 55	Y	The Red Ridge Village PUD is not located on Highway 55; however, the Traffic Impact Study included in the application did consider potential future impacts on Highway 55 and incorporated the consideration of those impacts into plan recommendations.
		To develop a valley-wide pathway system	Y	The Red Ridge Village PUD includes a publicly accessible, comprehensive and connected non-motorized trail system for

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				pedestrians and bicycles that connects open space, amenities, the village center, each of the neighborhoods and to a future trail facility along West Mountain Road. Design, construction, and maintenance will be privately funded.
		To fund the construction, improvement, and maintenance of the Valley County road system	Y	Construction and maintenance of the road system within the Red Ridge Village PUD will be via the HOA to address the potential burden on existing Valley County resources.
8	Housing and Community Design	To encourage an adequate supply and variety of affordable, safe, and quality housing types for the local residents including current and future, working and retired	Y	There are several housing types included in the Red Ridge Village PUD concept including an area of 170 duplexes and townhomes that are intended to be deed restricted local housing. <u>Most of this housing type will be constructed during Phase 1a of the Red Ridge Village phasing plan, making the housing available to the workforce needed to construct the remaining phases as well as current and future year-round members of the Valley County community. Implementation of the Red Ridge Village PUD will begin with this area. The number of units in Phase 1 will be identified through discussions with Valley County to address, as much as possible, concerns relating to the anticipated “lag” in property tax revenues.</u>
		To encourage existing subdivisions to improve their standards for infrastructure and public services	Y	All Red Ridge Village PUD infrastructure will meet or exceed current Valley County standards.
		To encourage innovative and attractive designs for new development, preservation of the rural flavor of the regional, and	Y	The Red Ridge Village PUD includes the following: * Landscaped buffer areas to screen new development from adjacent highways and property owners * Clustered development to allow the preservation of more

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		protection of special areas		than 1,400 acres of contiguous open space and wildlife habitat * Clustering of development will retain the rural feel, in addition Red Ridge Village PUD includes a meadow and farm area and ridge line protection provisions The meadow area in Red Ridge Village includes an ephemeral stream. In addition, Duffner Creek is located west of the ridgeline. These streams have been somewhat degraded over time. The Red Ridge Village riparian zone plan is an opportunity to preserve and protect both streams. In addition, clustering the development reduces the need for significant grading. Red Ridge Village PUD includes a comprehensive approach to firewise design that incorporates fire breaks, requirements for defensible area, fire resistant building materials, and forestry management. Red Ridge Village lighting, landscaping, and fencing standards are wildlife friendly. In addition, the CC&Rs will include provisions for a "Living with Wildlife" education program for area residents.
		To encourage new development in or near the existing cities and communities in Valley County	Y	The Red Ridge Village PUD includes neighborhood serving commercial uses within walking distance of the planned new residences as well as easily accessible for the surrounding area. In addition, the deed restricted local housing proposed within Red Ridge Village will be located close to McCall-based employment centers.
		Provide a variety of quality housing types for current and future	Y	The Red Ridge village PUD includes a variety of housing types and opportunities

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		working and retired residents		including deed-restricted local housing.
		Lobby state legislature to encourage the conversion of short-term rentals to long-term rentals	NA	
9	Economic Development	To promote and encourage activities which will maintain a strong, diversified economy	Y	The Red Ridge Village PUD adds amenities and a development type not currently available in Valley County. The farm-to-table concept with a community plaza will fill a gap and add additional tourism-based opportunities.
		To promote and encourage recreation activities while considering the impact to the environment	Y	The Red Ridge Village PUD proposal includes the Red Ridge snowmobile trail as it passes through the Red Ridge Village PUD area. In addition to completing this section of the trail, the Red Ridge Village PUD includes a trailhead and parking area with a groomed snowmobile trail connection to the Red Ridge trail.
10	Recreation and Open Space	To promote and support a viable recreation and tourism program that is in harmony with the Land Use section of this plan	Y	The Red Ridge Village PUD includes a system of trails, open space, parks and similar amenities including trail heads and parking areas.
		To promote and support acquisition and protection of open space that is in harmony with the Land Use section of this plan	Y	The Red Ridge Village PUD protects over 1,400 acres of open space while providing a variety of housing types.
		To promote and support acquisition and protection of our trail systems and recreation sites	Y	The Red Ridge Village PUD adds over 18 miles of non-motorized and 5 miles of motorized trails to the system.
11	Public Facilities, Utilities and Services	To utilize Capital Improvement Programs, Development Agreements, or Impact Fee programs	Y	The Red Ridge Village PUD applicant anticipates using multiple tools, including, among others, impact fees and a development agreement to fund the capital improvements required for the development

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				and mitigate impacts on existing taxpayers.
		To assure that new development pays for its own impacts on facilities, utilities, and services	Y	The Red Ridge Village PUD plan includes strategies for providing its own water and wastewater systems. Discussions have already begun with the McCall Fire District concerning adoption of an impact fee for the new development to fund an expansion in fire services, and traffic impact study has been completed to understand the impact of and identify mitigations for anticipated new traffic attributable to Red Ridge Village.
		To promote and protect the livability, vitality, and social needs of the residents of the county	Y	In addition to the fire protection and new water and wastewater systems included in the Red Ridge Village PUD plan, Red Ridge Village Center includes a public plaza that will accommodate daily, periodic, and seasonal activities and gatherings for the whole community. This area represents an opportunity for all residents and visitors to the area to gather and enjoy fresh farm produce, small musical performances and other similar activities. Additionally, Red Ridge Village HOA will coordinate a development-wide solid waste provider for trash and recycling services.
		Coordinate with providers to develop plans for long-term energy and utility needs in Valley County	Y	All power lines and other utilities will be buried within utility corridors identified adjacent to planned roadways within the Red Ridge Village PUD. The applicant has met with and is actively coordinating with Idaho power to appropriately size and site needed electrical infrastructure. Sizing the power infrastructure will consider planned development of renewal energy sources within Red Ridge Village including solar

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				and low temperature geo thermal. Development of these sources will be combined with highly efficient building designs to minimize overall electrical power demand.
12	Education	To promote vocational-technical and other adult educational opportunities in Valley County	Y	The Red Ridge Village PUD will include units that will be occupied year-round. In addition to the 170-deed restricted local housing units, a percentage of the remaining units in the single-family lot areas will, likely include year-round residents, generally at the county average of 35 percent. This means approximately 275 units may be occupied by households with children ranging in age from 0-18. There will be impact on local area schools although it is anticipated that the range of ages will result in minimal impact on any given grade or classroom. <u>The fiscal impacts analysis, found at Appendix N, estimates a total of 89 new students across all grades in the McCall-Donnelly School District from Red Ridge Village at build out.</u> The local Superintendent indicated there will likely be greater impact from the workforce on site to construct Phase 1A infrastructure and housing. The applicant will work with local agencies and the school district to identify strategies for this period.
		To maintain or improve the quality of public education facilities	NA	
		To promote education and provide information to all ages	NA	

Chapter #	Chapter Name	Goal	Contributes to Meeting Goal	How Red Ridge Village Contributes to Meeting the Goal
13	Land Use	Retain the rural atmosphere of Valley County by protecting its natural beauty and open characteristics and preserving its historical and scenic beauty	Y	The Red Ridge Village PUD is a farm to table concept that preserves significant land for open space and sets aside an area for a farm, orchard, and greenhouses. The Red Ridge Village PUD preserves over 1,400 acres of contiguous open space including steep slopes, meadows, riparian areas and forests which will be managed for fire protection, stream health, and wildlife habitat. The Red Ridge Village PUD clusters development near existing housing developments and roadway and power infrastructure. The Red Ridge Village PUD is anchored around the 142 acre meadow preserve. This beautiful area is the focal point and accessible from each of the planned neighborhoods. The Red Ridge Village PUD protects slopes and ridgelines as well as prohibiting development within 50 feet of streams and waterways The Red Ridge Village PUD lighting design and standards is dark sky compliant and wildlife safe. Advancing the County's goal to become a Dark Sky Reserve.
		Increase the economic value of privately owned land in Valley County	Y	The Red Ridge PUD will increase the value of the 2,250 acres which were formerly timberland through development of an attractive residential area, additional recreational opportunities, and new, low impact commercial uses.
		Develop a policy of clean-up and fix-up	Y	The Red Ridge PUD includes landscaped buffers along all public roadways as well as building design standards to

Chapter #	Chapter Name	Goal	Contributes to Meeting Goal	How Red Ridge Village Contributes to Meeting the Goal
				ensure roadside beauty and attractive neighborhoods
		Prioritize eradication of noxious weeds	Y	The CC&Rs for Red Ridge Village will include and the HOA will implement a noxious weed eradication plan in accordance with Valley County requirements.
		Consider the effect of land use changes on the source, quantity and quality of ground water	Y	The Red Ridge Village PUD intends to provide community-wide water service. The sources of water will be monitored in accordance with the requirements of the Idaho DEQ and Central Health District.
		Consider each community's unique character and plans	NA	The Red Ridge Village PUD is not contiguous to any of the cities or within an area of impact for any of the cities.

DF Development is requesting concept level approval of the Red Ridge Village PUD Plan.

The plan will be implemented in phases over 15-20 years. The map found at Appendix A, Figure 6 provides a preliminary phasing plan that balances infrastructure investment, impacts on County services and agency revenues with market demands. Table 3 identifies the number of units and residential and non-residential square footage in each phase.

Following approval of the concept with the accompanying development agreement, detailed engineering and design of Phase 1a of Red Ridge Village will begin. Table 3 identifies preliminary phasing for the Red Ridge Village PUD.

Table 3: Preliminary Phasing w/Timing Estimates

Phase	Dwelling Units	Lots	Commercial SF	Subdivision/ CUP Application Submitted	Vertical Construction Begins*	Occupancy Begins*
1	118	92	0	2027	2031	2033
2	83	78	12,250	2033	2037	2040
3	135	72	24,500	2037	2041	2044
4	84	45	13,250	2041	2045	2048
5		15	0	2045	2049	2051
Total	420	302	50,000			

** Estimates based on current market conditions and assumptions. The townhome and condo product will be built by the developer. Home construction on individual lots is subject to future owner decisions*

The following sections provide an analysis of the Red Ridge Village PUD application based on the Valley County PUD provisions and requirements and the Valley County CUP provisions and requirements.

The following documentation can be found in the Appendix:

A. Maps and Figures referenced in the body of the application and writeup

1. Red Ridge Village Context – Site Location
2. Red Ridge Village Detail – Adjacent Properties
3. Red Ridge Village Detail – Development Concept
4. Red Ridge Village Detail – Trails and Open Space
5. Red Ridge Village Context – Valley County Future Land Use
6. Red Ridge Village Detail – Phasing Plan
7. Isometric Diagram – Primary Roadway
8. Isometric Diagram – Meadow-Adjacent Roadway
9. Isometric Diagram – Neighborhood Roadway
10. Design Guidelines – Building Types & Materials
11. Design Guidelines – Landscape Materials
12. Red Ridge Village Detail – Terrain and Slope
13. Red Ridge Village Detail – Hydrography
14. Red Ridge Village Detail – Soils Types
15. Red Ridge Village Detail – Fire Risk
16. Red Ridge Village Detail – XyloPlan Fire Assessment

~~16-17.~~ Red Ridge Village Detail – Vegetation Treatment Plans

- B. Red Ridge Village CUP Parcel Listing
- C. Red Ridge Village CUP Adjacent Property (within 300') Mailing Labels
- D. Neighborhood and Public Input
- E. Stormwater Engineering Memo
- F. Ecological Considerations
- G. Lighting Standards
- H. Local Housing Restrictive Covenants
- I. Open Space and Amenities
- J. Traffic Impact Study
- K. WUI Wildfire Prevention Plan
- L. Design Standards
- M. Hydrologic Study
- N. Fiscal Impact Analysis

L.

PUD Application Review

Planned Unit Developments in Valley County are governed by Title 9.9 of the Valley County Code.

9-9-1: Definition:

A “planned unit development” (hereinafter referred to as a PUD) is an area of land controlled by one or more landowners, which is to be developed under a single and comprehensive plan of development. Any mix of residential building types, or any mix of residential commercial, industrial, recreational, and agricultural uses may be permitted to provide greater flexibility in land usage. Additional flexibility in development is furnished because setbacks, height, lot size, density, and other site regulations may differ from those normally imposed for similar uses. Residential units and other buildings, if any, may be constructed by either the developer or individual buyers; however, the application must be accompanied by plans and other documents sufficient for the administrator, staff and commission to review the application for compliance with the requirements of this title. (Ord. 10-06, 8-23-2010; amd. Ord. 11-5, 6-6-20121)

The Red Ridge Village Concept Plan application meets the definition of a PUD based on the above criteria including:

- The property is owned and controlled by one landowner
- The property is to be developed under a single comprehensive plan of development
- The plan includes a mix of building and land use types including residential, commercial, recreational and agricultural
- The plan requests flexibility in lot size, density, and height regulations
- The application is accompanied by plans and other documents sufficient for review for compliance with the requirements of this title

Appendix A, Figure 3 is the Red Ridge Village Concept Map that illustrates the various proposed development areas.

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 owners, employees, etc., and will demonstrate better than average quality of development. (Ord. 10-06, 8-23-2010)

The Red Ridge Village Concept plans for the highest density development close to a major arterial to minimize the need to disrupt open space areas for the construction of roads and utilities.

The proposed uses and overall density of the Red Ridge Village concept meet the requirements of Valley County's Multi-Use District; however, developing the area as a PUD results in the protection of approximately 62 percent of the property as steep slopes, buffer areas, trail system, and a meadow and agricultural areas. The detailed plan for this open space is outlined in Appendix I-Open Space and Amenities.

Clustered development in this area also allows for the reduction of required infrastructure, and a reduced infrastructure cost for both construction and maintenance. Shared walls in clustered residential areas also reduce costs and allow for the development of more, much-needed, local housing. As a PUD, this development proposes 170 units of deed restricted local housing, which represents 23 percent of the gap identified in the 2022 McCall Area Local Housing Action Plan. The proposed local housing deed restriction based on a similar tool used by the City of McCall is found in Appendix H.

Developing this area as a PUD also allows a higher level of planning and control over the quality of the development. The Red Ridge Development intends to utilize the PUD method of development to plan a high quality, well thought through community. This includes plans for elevated design standards, outlined in Appendix L, dark sky and wildlife friendly lighting outlined in Appendix G, and ecological preservation outlined in Appendix F.

9-9-3: PUD Review and Determination:

In considering whether to approve a PUD, the commission shall determine:

- 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;

To be determined by the board.

- 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;*

Red Ridge Village proposes clustered development in areas near existing roads and infrastructure resulting in an opportunity to protect and highlight the meadow area central to the concept and views of Red Ridge from the valley and adjacent areas as well as of the valley, Payette Lake and surrounding areas from the ridgeline.

The configuration of lots on the hillside will also minimize the need for cut and fill and will protect existing steep slope areas.

- 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;*

The Red Ridge Village concept creates a system of roads and trails to connect residents within each of the neighborhoods to each other and open spaces in their area, to the Village Center and community-wide amenities as well as to the regional system of roads and trails. The overall system is efficient and works with the existing terrain to screen uses as appropriate, create firebreaks to improve fire safety for existing, surrounding development, and to highlight amenities available for use by residents and visitors.

- D. That the proposal's layout and design provides economics in the provision of roads and other site improvements; and*

By clustering, the village achieves critical mass to fund initial investment and ongoing operations and maintenance costs as well as maximize protected and preserved areas.

- E. That it is more desirable to have 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. (Ord. 10-06, 8-23-2010)*

The Red Ridge Village PUD has been proposed to allow clustering of development of the 2,250-acres. Clustering promotes the development of water and sewer systems as well as construction of a more efficient road and trail system.

If the same 722 housing units were developed as permitted single-family units under the regulations of Valley County's Multi-Use District, the area of development would be greater and would not include the comprehensive system of trails and open spaces or the amenities planned for the Village Center.

9-9-4: Time for Completion:

The proposed development shall be completed within the time specified in the phasing plan. Extensions may be approved by the commission if it can be shown as necessary and in the public interest. (Ord. 10-06, 8-23-2010)

The Red Ridge Village PUD is a multi-phased project that is intended to be developed over the next 15-20 years depending on market conditions. Table [3 on page 3-244](#) is the preliminary phasing schedule.

The applicant will submit detailed PUD, Conditional Use Permit and Preliminary Subdivision applications for each phase of the Red Ridge PUD. The application for each phase will include detailed information relating to the timing and engineering of each phase.

9-9-5: Changes from Approved Plans:

Changes in building design and layout may be approved by the commission, if it can be shown as being necessary or more desirable. (Ord. 10-06, 8-23-2010)

The detailed applications will include building design and layout information for each phase of the Red Ridge PUD as that phase is initiated. The overall timing of subsequent phases will be confirmed or adjusted at that time.

9-9-6: Submission Requirements:

In addition to the items required for a conditional use permit, graphic and written material shall also be submitted regarding:

- A. *Proposed Setbacks: Proposed front, side, and rear setbacks as different from those required under normal standards for like uses and any other changes in similar kinds of standards including but not limited to, building height, minimum number of parking spaces per unit, street widths, and lot size.*

The submittal for each phase of the Red Ridge PUD will include detailed information relating to setbacks, building height, parking, street widths, and lot size. The preliminary concept envisions proposing the following standards for each phase.

Area	Basis	Setbacks	Bldg. Height	Parking	Lot Size
Local Housing	Measured by pod and by lot	Front – Normal for pod and structure Rear – Normal for pod and structure Side – Normal for pod, zero lot line for interior lots for townhome and duplex style structures	35'	Four per unit, 2 w/in internal garage, 2 on individual driveways. Internal 24' wide drive aisle as fire access, no parking allowed	15 Pods: 300' x 230' = 69,000 SF/ 1.6 acres W/in each Pod: Lots A-F: GSF = 4,000 Buildable footprint (FP) = 2,000 Lots G & H: GSF = 6,480 FP = 3,240 Townhomes 1-12: GSF = 4,600 FP = 2,300 Townhomes 13-16: GSF = 4,430 FP = 2,215 Townhomes 17-20: GSF = 5,600 FP = 2,800
Single Family Residential	By Lot	Normal	35'	Minimum four per unit, 2 w/in internal garage, 2 on individual driveways.	Average 3/4 acre

Area	Basis	Setbacks	Bldg. Height	Parking	Lot Size
Village Center	By Mixed Use, Commercial, or Residential Building	Zero lot line minimum front, side, and rear yard	50'	Normal parking requirements	None identified
Estate Lots	By Lot	Normal	35'	Minimum four per unit, 2 w/in internal garage, 2 on individual driveways. Access drive of no more than 10% grade and adequate fire access. <u>Any drive access longer than 150 feet will include a fire apparatus turnaround in accordance with the International Fire Code.</u>	Lots of 5+ acres w/designated 1 acre buildable area
Maintenance Area	By Building	Normal	35'	Normal	None identified

These preliminary assumptions are based on current concepts and may change at the time of submittal of each phase application. If changes are requested, they will be clearly identified in the application materials.

B. Proposed Building Sites: Proposed building sites if these are to be indicated without, or in addition to, lots, complete with dimensions.

Each phase application will indicate building sites, as appropriate based on the development type and location.

C. Common Open Space and Facilities: Common open space and facilities with conditions for their permanency.

The Red Ridge Village PUD includes the following neighborhood and community-wide amenities:

- Eighteen miles of non-motorized and 5+ miles of motorized trails within the neighborhood and connecting to the community-wide and regional system
- Natural open space areas
- Playgrounds

In addition to the open space and amenities identified for each neighborhood, Red Ridge Village includes the following amenities to be constructed as part of the phase indicated:

- Non-motorized trails, parks and playgrounds (Phases 1a, 1b, 1c)
- Village Plaza and Gathering Space (Phase 1b)
- Ridgeline ATV/Snowmobile Trail (Phase 1a)

D. Phase of Development; Time Schedule: Phase of development to be shown geographically and indicating stages in the construction program and time schedule for progressive completion.

The preliminary phasing schedule is in Table 4 and the Phasing Map can be found as Figure 6 in Appendix A. Each phase application will include a construction phasing schedule that identifies the timing of infrastructure construction (roads, water and sewer systems, electrical systems), amenity construction (trails, open space, playgrounds), and buildings.

E. Outline of Restrictive Covenants: An outline of restrictive covenants expressing key provisions.

The Red Ridge Village PUD draft standards are found in Appendix A, Figure 10, Appendix G, Appendix I, Appendix K, and Appendix L. The standards will be implemented throughinclude the following restrictive covenants by topic:

- Building design and development
 - Height and building placement limitations
 - Landscaping standards

- Building and property lighting standards
- Building materials standards
- Wildlife habitat protection areas
- Defensible space around all structures in the interface area
- Operations and maintenance
 - Landscaping maintenance standards (including removal of noxious and non-native plants)
 - Oversight and maintenance of defensible space around all structures within the Red Ridge PUD
 - Implementation and maintenance of the Red Ridge Village wildfire protection plan
 - Parks, open space, and community areas
 - Road and trail maintenance standards
 - Lighting operations standards
 - Noise, dust, and odor standards
 - Hours of operation standards
 - Parking standards and requirements, including enforcement of no parking areas
 - Snow removal and snow storage requirements
 - Garbage collection and removal
- Sustainability
 - Ridgeline protections
 - View shed protections
 - Dark skies & wildlife safe lighting standards
 - Fertilization standards
 - Wildlife safe landscaping standards
 - Surface and ground water protection standards
 - Recycling program

F. Maintenance Plans: Plans for maintaining roads, parking, and other areas of circulation, snow removal, snow storage, and any other necessary upkeep.

The CC&Rs and all operations and maintenance of infrastructure and facilities owned and operated as part of the village will be completed and managed by the Red Ridge Village HOA and its subsidiary neighborhood HOAs.

G. Surface Water Management: Plans for surface water management.

The Red Ridge Village PUD development, operations, and maintenance standards will improve and protect surface water quality by managing run-off using berms and swales and minimizing the need for irrigation by limiting the use of turf grasses and cultivation of native plants. In addition, the Red Ridge PUD intends to construct or participate in a wastewater treatment system to prevent further degradation of groundwater, as outlined in Appendix E-Technical Drainage Memo.

In addition, the Red Ridge Village applicant intends to work closely with the Department of Idaho Fish & Game and the Idaho Environmental Protection Agency to identify additional actions to improve water quality in year-round and ephemeral streams in Red Ridge.

H. Other Information: Any other information deemed necessary by the commission because of the proposed use. (Ord. 10-06, 8-23-2010)

To be determined by the board.

9-9-7: Standards:

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

The Red Ridge Village PUD is 2,250 acres. This acreage is sufficient for the proposed PUD.

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.

The Red Ridge Village PUD will be implemented in phases. Each phase will be constructed in accordance with the Phase PUD, CUP, and Subdivision Plat applications and approvals. The applicant intends to construct all streets and utilities in accordance with county standards but own and maintain the infrastructure privately through the Red Ridge Village HOA.

C. Waiver or Modification of Specification, 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.

As identified above, the Red Ridge Village PUD Concept contemplates modification of standards relating to height and setbacks for some phases of the PUD. The Concept also contemplates the construction and operation or participation in private water, wastewater, and, possibly, renewable energy systems. These private systems will meet the criteria and standards of all applicable laws and provisions of the State of Idaho and Valley County. Additionally, the roads within the Red Ridge Village PUD will be constructed to county standards but operated and maintained by the HOA.

D. Averaging and Transferring Densities: Averaging and transferring densities within the PUD shall be allowed: 1) upon showing that it fits the definition of a PUD; 2) as long as the overall average residential density is no greater than six (6) dwelling units per gross acre; and 3) only if residential units are to be connected to central water and sewer systems. The overall average residential density shall be calculated by summing the number of residential dwelling units planned within the boundary of the PUD and dividing by the total gross area expressed in acres within the boundaries of the PUD, except public lands. It is recognized that the increased residential density of a PUD shall be in relationship to the site and structure location, application of technology, design, construction techniques, landscaping and topography. Dwelling units per gross acre may be increased to provide community and workforce housing at negotiated percentages that are memorialized in a development agreement with the Board of County Commissioners; consideration will be based upon distance from incorporated cities, impact areas, and available infrastructure.

The Red Ridge Village PUD meets the Valley County definition of a PUD, the overall average residential density of the Red Ridge Village PUD is 0.32 dwelling units per gross acre. This is significantly lower than the 2.2 units per acre allowed under Valley County's Multi-Use Zone when 100 percent of the dwelling units are connected to central water and sewer systems.

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.

The Red Ridge Village PUD Concept contemplates lot and building setbacks below normal standards in the Local Housing and Village Center phases of development.

F. Maximum Heights: The maximum height of buildings may be increased above those for like uses mandated elsewhere in this title in consideration of the following characteristics:

- 1. Unreasonable adverse visual effect on adjacent sites or other areas in the immediate vicinity.*
- 2. Potential problems for adjacent sites caused by shadows, loss of air circulation, or loss of view.*
- 3. Influence on the general vicinity with regard to extreme contrast vistas and open space.*

The Red Ridge Village PUD Concept contemplates an increase in the maximum height of buildings in the Village Center phase of the development to accommodate planned mixed-use buildings. The requested height will not exceed 50 feet. The location of the planned buildings is interior to the Village Center development area, which, in turn is buffered from adjacent properties by planned parking areas and a minimum 100' wide buffer area. Shadow and view shed studies will be conducted and submitted as part of the Village Center phase application. The additional height requested will also provide definition and an urban design edge to the planned public plaza and community gathering space that is the centerpiece of the village center.

G. Parking Spaces: The design and construction standards for parking spaces shall conform to section 9-5A-3 of this title, and the number of parking spaces required may be increased or decreased relative to the number mandated for like uses elsewhere in consideration of the following factors:

- 1. Estimated number of cars owned by occupants of dwelling units in the PUD.*
- 2. Parking needs of each specific use.*
- 3. Varying time period of use whenever joint use of common parking areas is proposed.*
- 4. Surface parking areas shall not be considered open space for the purposes of subsection I of this section.*

The Red Ridge Village PUD Concept contemplates providing at least the minimum number of parking spaces required for each phase of the project. All parking lots and parking areas will be constructed in accordance with the standards of 9-5A-3 of the Valley County Code.

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.

The Red Ridge Village PUD Concept includes an internal street circulation system that provides for access within each neighborhood and connectivity between neighborhoods. The system also includes several points of entry to allow for the separation of traffic related to maintenance vehicles, delivery trucks, and similar vehicle types from the residential areas and village center except as needed for specific construction projects and deliveries. Each street profile will include an approximately 100' buffer area which will include a non-motorized trail system to enhance overall pedestrian safety. An illustration of the road, trail, and buffer area concepts are found in Appendix A, Figures 7, 8 and 9.

Figure 7 is the illustration of the primary roadway includes a minimum 24-foot-wide vehicular travel lanes which are adequate for police and fire protection. In addition, the concept includes swales on each side for stormwater management and snow storage as well as an underground utility corridor and landscaped buffers on either side of the primary roads.

Figure 8 is the illustration of the road adjacent to the meadow includes a 24-foot-wide vehicular travel area allowing travel in two directions, curb and gutter on one side, and a trail, storm drainage swale, utility corridor and landscape buffer on the other side.

Figure 9 illustrates the roads internal to the neighborhoods will include a 24-foot-wide vehicular travel area allowing travel in two directions, an area for underground utilities, and landscaped areas.

Internal to each of the neighborhoods the trail system will be independent of the roadway system. However, the neighborhood streets will include 66 of ROW with a minimum of 24 feet of vehicular pavement providing adequate police and fire access as well as areas for snow storage.

- 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.*

The Red Ridge Village PUD Concept devotes 62 percent, or 1,400 acres, of the total 2,250 acres to open space. The 1,400 acres include the following areas:

- 651 acres of slopes greater than 30 percent
- 600 acres of buffer areas which include trails and pedestrian amenities
- 149 acre preserved meadow area

The remaining 850 acres are in each of the neighborhoods. In addition to the 1,400 acres of community-wide open space, each of the neighborhoods will include significant open space. The specific location and size of parks, amenities and open space internal to each neighborhood will be identified in the detailed applications submitted for each phase.

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.

The Red Ridge Village PUD CC&Rs will include design guidelines that identify appropriate materials, textures, and colors such as stone, wood, and brick in browns, greens, rusts, and similar for use as exterior treatments for all structures within the Red Ridge Village PUD. The HOA will be responsible for the implementation and management of the design guidelines to create a pleasant environment that enhances the livability of the Village development and each neighborhood. As each phase of the project is implemented the overall design guidelines concerning building massing, rooflines, materials, and other considerations will be reviewed and formalized to ensure a consistent design sense through the PUD balanced with unique approaches and applications that provide a sense of place for each neighborhood. See Appendix L-Design Guidelines for a more detailed review of the proposed design palette.

K. Assurances of Performance Bond: It is recognized that the uniqueness of each proposal for a PUD requires that the applicant must make adequate assurances of performance of each phase of the proposal. The commission may impose any form of bond on those portions of the proposal which will provide common services to the public or users of the PUD as deemed appropriate by the commission under the circumstances. (Ord. 10-06, 8-23-20210; amd. Ord. 2023-01, 7-10-2023)

To be determined by the board for each phase.

9-9-8: Other Information and Disclosure Requirements:

The applicant shall disclose and provide the following:

A. The name, address, telephone number of 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.

DF Development, LLC, 6500 West Frwy, Suite 1020, Fort Worth, Texas, 817.490.6834 is the sole owner of all parcels included within the proposed planned unit development.

B. The method of financing the cost of improvements that serve the common services of the public and users of the PUD.

DF Development funds and resources including equity and debt are the planned financial resources to fund public improvements. Future funding partners for development of each phase may include:

- HUD grants and similar federal funds
- Equity partnerships (not yet identified)
- Debt sources (not yet identified)
- Joint ventures (not yet identified)

When the application for each phase is submitted, additional information concerning funding sources will be included, as available.

C. The cost of the planned unit development.

Infrastructure, amenity, and building design and engineering are not yet complete for the Red Ridge Village PUD. Design and engineering for each phase will comply with the provisions of the approved PUD concept and the related development agreement. When the application for each phase is submitted, additional information concerning cost of the phase will be included, as available.

D. The cost of each phase of the planned unit development.

Infrastructure, amenity, and building design and engineering are not yet complete for each phase the Red Ridge Village PUD. When the application for each phase is submitted, additional information concerning cost of the phase and sub-phases will be included, as available.

E. The ratio of the amount of all loans to the value of the property throughout the development of the planned unit development.

When the application for each phase is submitted, additional information concerning funding sources and the loan-to-value ratio will be included, as available.

F. Plans for housing employees, construction workers, subcontractors, independent contractors or any other person related to or associated with the applicant's buildings, improvements, developments or temporary uses during and after the proposal.

To the extent possible, the applicant intends to utilize members of the local workforce including construction workers, subcontractors, independent contractors and other persons. During the construction period for Phase 1A, the applicant will provide temporary workforce housing on site as needed.

Permanent newly constructed housing units will be available to the workforce for subsequent phases. See Section F-Local Housing for more detailed information on the local housing plans.

G. Plans for providing any additional fire protection and emergency medical services which be necessary during and after construction.

The applicant is coordinating with the local fire and emergency medical services agencies to identify the location and type of fire apparatus necessary to protect the development. The funding source proposed for any required new station and apparatus will include impact fees based on an amended and updated impact fee analysis completed in accordance with Idaho statute. In addition to a possible new station with associated apparatus and crew. Appendix K-WUI Fire Prevention Plan identifies preventative measures including:

- Wildfire fuel reduction strategies
- Construction and maintenance of defensible space around all structures
- State-of-the-art strategies for ensuring access to firefighting resources including water in vulnerable areas
- Location and construction of roadways, trails, and improved open space to act as fire breaks in accordance with the findings of the McCall Fire District XyloPlan

H. Proposals for guarantees that the applicant will complete all those improvements that serve the common services of the public and users of the PUD or that the land will be reclaimed to its condition prior to construction.

The applicant contemplates the issuance of assurance bonds and agreements for the areas and services included in each phase.

I. Plans for any impact fees to be paid by the applicant for the proposal.

The applicant intends to pay all applicable impact fees as assessed on each phase and each building within the proposal. In addition, the applicant anticipates that fire protection and emergency medical services impact fees will be applied to the Red Ridge Village PUD in accordance with the cost of the location and type of services deemed necessary based on coordination with the local Fire Chief.

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

The Red Ridge Village PUD landscaping and stormwater management design guidelines include requirements for berms, swales, and other natural features to contain and manage stormwater runoff within the development. More details about the proposed approach are found in Appendix C – Stormwater Engineering Memo.

K. Plans for minimizing the impact on solid waste disposal during and after the proposal.

The Red Ridge Village HOA will provide solid waste and recycling collection services and enter into the appropriate contracts and agreements for disposal at licensed sites.

L. Plans for minimizing the impact on fish, wildlife or biotic resources in the general area of the proposal before, during and after the completion of the proposal.

The Red Ridge Village PUD Concept includes landscaping, stormwater, lighting, and construction standards to protect habitat and water resources within the Red Ridge area. See Appendix F-Ecological Considerations and Appendix G-Lighting Standards.

The applicant is coordinating with Idaho Department of Fish & Game and Idaho Environmental Protection Agency to ensure that all standards and best practices are incorporated into the design, construction plans, and the CC&Rs.

These strategies include:

- Surface water management during and after construction to protect year-round and ephemeral waterways
- Lighting standards and lighting design that, to the extent practicable, does not disrupt wildlife connectivity and foraging and mating behaviors

- Participating in initiatives to improve and protect surface water quality in year-round and ephemeral waterways
- Other strategies as identified in conjunction with Idaho Department of Fish & Game and Idaho Environmental Protection Agency

M. Plans for providing for enforcement of security on the site of the proposal.

The applicant has met with the Valley County Sheriff to discuss and determine the security needs of the site. The applicant intends to provide private security in addition to support from local law enforcement both during construction and after occupancy. The maintenance area within the Red Ridge Village PUD Concept is a possible location for a security office and the Village Center may be a location for a future Sheriff's substation.

N. Plans for transporting workers to and from job sites and special traffic control measures for public safety during and after construction.

Red Ridge Village phase applications will include traffic management and safety plans for each phase and subphase in accordance with Valley County standards and best practices. See Appendix J -Traffic Impact Study for more information.

O. Certain disclosures required by this section will not apply to certain PUDs because of the uniqueness and small size of the proposal. When disclosures in subsection B, F, G, H, L, M and N of this section are either not applicable or not of sufficient importance because the impact of the PUD would be minimal, the applicant shall include a statement showing why the disclosure does not apply. Staff shall make a recommendation to the commission as to each application, the commission shall decide the applicable procedures. All PUD applicants shall adequately respond to disclosures in subsections A, C, D, E, I, J and K of this section. (Ord. 10-06, 8-23-2010)

The Red Ridge Village PUD is of sufficient size, complexity, and impact to warrant responses to all subsections. Each application for each phase of the Red Ridge Village PUD will adequately respond to all disclosures.

9-9-9: Development Agreement:

Because of the uniqueness of each proposal, a PUD may impact county services and/or property which may be mitigated through a development agreement. Compensation for these impacts shall be negotiated in work sessions with appropriate county entities and a development agreement shall be entered into

between the applicant and the county through the board as additional conditions considered for approval of a PUD. (Ord. 10-06, 8-23-2010)

The applicant anticipates entering into a development agreement with the county as needed for impacts identified in the approval process.

9-9-10: Impact Fees:

The commission may recommend to the board impact fees as authorized by Idaho Code section 31-870 for any PUD proposal. The board may implement the impact fees as recommended by the commission or as it deems necessary for the proposal. (Ord. 10-06, 8-23-2010)

The applicant anticipates paying all impact fees as levied in accordance with this section.

9-9-11: Reimbursement Fees:

The applicant shall be required, in addition to the filing fee otherwise imposed, to pay a reimbursement fee. The reimbursement fee shall be negotiated by the staff with approval of the board. (Ord. 10-06, 8-23-2010)

The applicant anticipates paying all impact fees as levied in accordance with this section.

9-9-12: Process:

A. Review and Approval: The PUD can be reviewed and approved prior to approval of any conditional use permit. However, the PUD and conditional use permits can be reviewed and approved simultaneously. (Ord. 10-06, 8-23-2010)

The applicant is requesting review and approval of the Red Ridge Village PUD Concept including:

- The overall vision
- Approach to clustering of development
- Number and mix of residential and non-residential uses
- Approach to roads, trails, preserved areas, open spaces, and community spaces

CUP Application Overview

9-5-1: General Provisions:

- A. Standards and Procedures: This chapter contains standards and procedures for those uses which may be incompatible with uses in the multiple use district of the county and, therefore, are subject to review and evaluation by the commission and the public. Conditional uses may be allowed only after proper application, review, approval, and mitigation of impacts through conformance with the conditions of approval.*

The Red Ridge Village PUD Concept includes residential, commercial, and supportive uses that are conditional uses within Valley County's multiple use district. The concept includes mitigation measures to meet the county's goals as identified in the comprehensive plan.

- B. Conditional Uses Enumerated: Conditional uses are listed in section 9-3-1, Table 3-A of this title, and in Section 9-5-4, table 5-A of this chapter. If a land use is proposed which is not provided for within section 9-3-1, table 3-A of this title its status as a permitted or conditional use shall be determined by the planning and zoning commission based upon its similarity and dissimilarity to uses that are listed, particularly with respect to its visual attributes, its demand for public services and facilities, and its external impacts or imposition upon adjacent properties (the latter determined with regard to the permitted uses on that adjacent property. (Ord. 10-06, 8-23-2010)*

Planned Unit Developments are a Conditional Uses identified in section 9-3-1, Table 3-A of this title. A Conditional Use Permit is sought for the Red Ridge Village Concept Plan.

Implementation of the Red Ridge Village PUD will occur in phases. A PUD, Conditional Use Permit and Subdivision Plat application will be submitted for each phase. This application seeks approval of the Concept and overall vision plan.

The CC&Rs for Red Ridge Village include design guidelines that address the visual attributes of the PUD including open space and landscaped buffer areas as well as building massing, placement, design, and development throughout the PUD including:

- Height and building placement limitations
- Landscaping standards
- Building and property lighting standards
- Building materials standards
- Wildlife habitat protection areas

- Defensible space around all structures in the interface area

In addition to the PUD-wide standards, each phase will include standards for the type and scale of development included in the area. The design guidelines and inclusion of 100' buffers around the entire development will minimize impacts and imposition upon adjacent properties.

Additionally, all buildings and uses in Red Ridge Village will be served by private water distribution and wastewater collection and treatment systems. Additionally, Red Ridge Village has initiated discussions with the McCall and Donnelly Fire Districts to create an impact fee area to fund the location and equipment necessary for fire and emergency medical services.

9-5-2: Policy:

- A. *The comprehensive plan states in part that the rural atmosphere of the valleys be protected, that recreation should be encouraged, and that the economic value of privately owned land be increased.*
- B. *This chapter is intended to fulfill those goals and objectives by:*
 - 1. *Defining those uses which are not inherently compatible with the “permitted uses” defined in chapter 4 of this title.*
 - 2. *Limiting the impact of conditional uses through standards and procedures.*
 - 3. *Allowing conditional uses in areas and to standards that will increase the value of privately owned property without undue adverse impact on the environment, adjoining properties, or governmental services and where consistent with the county comprehensive plan. In order to achieve these goals, the maintenance of agricultural uses and low density development will be more acceptable located on the valley floor; higher density development will be more acceptable near existing infrastructure and/or developed areas; commercial and industrial development will be more acceptable in commercial hubs, villages, or near existing established incorporated communities with similar characteristics and infrastructure to serve the more intense land use needs.*
- C. *The interpretation of the standards and procedures herein shall be to encourage conditional uses where, in the opinion of the commission, noncompatible aspects can be satisfactorily mitigated through development agreements for the costs to service providers, provision for community housing, site selection, application of technology, design, construction techniques, topography,*

landscaping and structure location. (Ord. 10-06, 8-23-2010; amd. Ord. 2025-02, 2-10-2025)

As a PUD, Red Ridge Village is classified as a conditional use as defined in chapter 4 of this title. The development utilizes Chapter 9 Planned Unit Developments which allows clustered development to maximize the open space and reduce the impact of development on the existing community. Open space is 62 percent of the total acreage in the development, which will maintain the existing open, rural atmosphere in the area.

That open space includes 18.2 linear miles of publicly accessible non-motorized trails, and more than 4.9 linear miles of publicly accessible motorized trails. These trails serve the area internally and also connect to the rest of the region.

The high-quality development standards, increased recreation access, local housing, and creation of a commercial village center will all add value to the existing community and future residents.

9-5-3: Standards:

The provisions of this chapter shall apply to the various buildings and uses designated herein as conditional uses.

A. Lot Areas:

1. *Minimum Lot Or Parcel Sizes: Minimum lot or parcel sizes are specified herein under the site and development standards for the specific use in articles C through F of this chapter.*
2. *Minimum Lot Size And Configuration: The minimum lot size and configuration for any use shall be at least sufficient to accommodate water supply facilities, sewage disposal facilities, replacement sewage disposal facilities, buildings, parkin areas, streets or driveways, stormwater containment, snow storage, open areas, accessory structures, and setbacks in accordance with provisions herein. All lots shall have a reasonable building site and access to that site.*

B. Setbacks:

1. *Structures Exceeding Three Feet in Height: The setbacks for all structures exceeding three feet (3') in height are specified herein under the site and development standards for the specific use.*
2. *Highway 55: All structures shall be set back one hundred feet (100') from the right of way line of Highway 55 unless a more restrictive setback is required within other sections of this title.*

3. *High Water Line: All residential buildings shall be set back at least thirty feet (30') from high water lines. All other buildings shall be set back at least one hundred feet (100') from high water lines.*
4. *Front yards: Front yards shall be determined by the structure establishing the principal use on the property and location of the access street or road.*
5. *Encroachment On Yards: No other structure may encroach on the yards determined for the structure establishing principal use.*
6. *Measurement: All building setbacks shall be measured horizontally, on a perpendicular to the property line, to the nearest corner or face of the building including eaves, projections, or overhangs. (Ord.10-06, 8-23-2010)*

C. Buildings:

1. *Permanent Foundation; Minimum Roof Area; Building Regulations: All buildings or structures to be set on a permanent foundation and exceeding one hundred twenty (120) square feet in roof area are subject to the provisions of title 6, chapter 1 of this code or any subsequent updates or adoptions. Compliance with the provisions of said title 6, chapter 1 shall be a condition of approval of the conditional use permit. (Ord. 10-06, 8-23-2010; amd. Ord. 11-5-6-6-2011)*
2. *Building Permits Required: Building permits are required and may be obtained from the county building department after the conditional use permit is issued. The building department will assist the zoning department by imposing pertinent conditions of approval on the building permit.*
3. *Site and Development Standards: Building height, shape, floor area, construction material, and location on the property may be regulated herein under the site and development standards for the specific use as well as by provisions of the building code.*

The table found in response to 9-5-4 – Table 5-A Standard for Conditional Uses; Figures identifies the standards for each use requested as part of the Red Ridge Village PUD Concept approval.

D. Impact Report:

1. *Required: An impact report shall be required for all proposed conditional uses.*

2. *Potential Environmental, Economic And Social Impacts: The impact report shall address potential environmental, economic, and social impacts and how these impacts are to be minimized as follows:*

- a. Traffic: 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.*
- b. Housing Affordability; Community Housing: Provision for the mitigation of impacts on housing affordability.*
- c. Noise And Vibration Levels: 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.*
- d. Heat And Glare: 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.*
- e. Particulate Emissions: Particulate emissions to the air including smoke, dust, chemicals, gases or fumes, etc., both existing and what may be added by the proposed uses.*
- f. Water: 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 groundwater and surface water quality and potential changes due to this proposal.*
- g. Fire, Explosion And Other Hazards: Fire, explosion, and other hazards existing and proposed. Identify how activities on neighboring property may affect the proposed use.*
- h. Existing Vegetation: 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.*
- i. Stabilization Of Soil; Restoration Or Replacement Of Vegetation: Include practices that will be used to stabilize soils and restore or replace vegetation.*

- j. *Soil Characteristics And Potential Problems: Soil characteristics and potential problems in regard to slope stability, embankments, building foundation, utility and road construction. Include suitability for supporting proposed landscaping.*
- k. *Site Grading And Improvements: Site grading or improvements including cuts and fills, drainage courses and impoundments, sound and sight buffers, landscaping, fencing, utilities, and open areas.*
- l. *Visibility: 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 effect of shadows from new features on neighboring property.*
- m. *Reasons For Selecting Particular Location: 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.*
- n. *Increased Revenue: Approximation of increased revenue from change in property tax assessment, new jobs available to local residents, and increased local expenditures.*
- o. *Economic Impacts: Approximation of costs for additional public services, facilities, and other economic impacts.*
- p. *Existing Developments: State how the proposed development will impact existing developments providing the same or similar products or services.*
- q. *Natural Resources Or Materials: 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.*
- r. *Impacts If Project Abandoned At Partial Completion: What will be the impacts of a project abandoned at partial completion?*
- s. *Number Of Dwelling Units, Building Sites, Nonresidential Floor Space Available: Number of residential dwelling units, other buildings and building sites, and square footage or gross nonresidential floor space to be available.*
- t. *Stages Of Development: Stages of development in geographic terms and proposed construction time schedule.*

- u. Range Of Sale, Lease Or Rental Prices: Anticipated range of sale, lease or rental prices for dwelling units, building or other site, or nonresidential floor space in order to ensure compatibility with adjacent land use and development.*

The completed Impact Report can be found under Tab 2 of this application.

E. Bonds And Fee:

- 1. Recommendation Of Administrator; Board Option: Dependent on the impact report and the compatibility rating as well as the applicant's proposed site improvements and structure to be used or constructed, the administrator may recommend bonds, a development agreement, reimbursement fees or the impact fee of the applicant. The board shall have the option of exclusively dealing with the issues of bonds, reimbursement fees, and/or application fees, in the case of developments, which are deemed by the board to be large enough in scale to have significant impact on county services and infrastructure. In such case, pursuant to the direction of the board, the commission shall defer such matters to the board.*
- 2. Imposition And Collection Of Fees: The commission or administrator shall have discretion as an inherent condition of the permit to impose and collect fees from the applicant for the cost of monitoring and enforcement of standards. (Ord. 10-06, 8-23-2010)*

The applicant will pay all required bonds and fees as required.

9-5-4: Table 5-A, Standards For Conditional Uses; Figures:

The table below compares the requested standards for requested uses within the Red Ridge Village PUD. Standards which differ from those identified in Table 5-A, Valley County Code are highlighted in yellow.

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Proposed Use	Minimum Lot Size (Acres)	Minimum Proposed Lot Size	Front Setback	Minimum Proposed Front Setback	Side Setback	Minimum Proposed Side Setback	S. Str Setback	Minimum Proposed S. Str. Setback	Rear	Minimum Proposed Rear Setback	Maximum Percent Lot Coverage	Minimum Proposed Percent Lot Coverage	Minimum Street Frontage	Minimum Proposed Street Frontage	Maximum Bldg. Height	Proposed Maximum Bldg. Height	Parking Minimum (Spaces)
Crop cultivation and harvesting	5	35															
Land conservation or clearing	5	35															
Plant husbandry	5	35															
Storage of equipment and products	5	35															
Accessory structures to permitted uses (greenhouses, sheds)	5	35	20	20	15	15	20	20	20	20			165	165	60	60	
Irrigation, drainage, and water management or storage facilities	5	35															
Single-family residence	0.46	0.75	20	20	7.5	7.5	20	20	20	20	0.35	0.35	30	30	35	35	
Subdivision for single-family residence	0.46	0.75	20	20	7.5	7.5	20	20	20	20	0.35	0.35	30	30	35	35	
Condominium, townhouse, or other multi-family residence		0.2	30	TBD	15	0	30	30	30	30	0.4	0.4	30	30	35	35	2/residential unit
Planned unit development	2	2250															
Fractional ownership/timeshare		TBD		TBD		TBD		TBD		TBD		TBD		TBD		50	
Equipment or materials storage yards		42															
Public utility distribution or collection lines																	
Public utility supply, transfer, or relay facilities including administration		42															
Central sewage treatment facilities	2	42	100	100	100	100	100	100	100	100			35	35			
Fire station		42															
Public recreation	5	42	50	50	30	30	50	50	50	50	0.2	0.2	165	165	45	45	1/unit or 4 occup.
Parks		1															
Wireless telecommunications towers and antennas		TBD															
Athletic field (Possible)		2															
Drugstore (Possible)		TBD	30	TBD	10	TBD	30	TBD	30	TBD	0.4	TBD	75	TBD	35	50	1+1/250 SF
Restaurant (inside seating only)		TBD	30	TBD	10	TBD	30	TBD	30	TBD	0.4	TBD	75	TBD	35	50	1+1/250 SF
Other convenience type businesses		TBD	30	TBD	10	TBD	30	TBD	30	TBD	0.4	TBD	75	TBD	35	50	1+1/250 SF
	1	TBD	30	TBD	10	TBD	30	TBD	30	TBD	0.35	TBD	30	TBD	35	50	2
Restaurant (inside and outside seating or service)		TBD	30	TBD	10	TBD	30	TBD	30	TBD	0.4	TBD	75	TBD	35	50	1+1/250 SF
Motel, hotel, apartments, resort, bed and breakfast, or lodge		TBD	30	TBD	10	TBD	30	TBD	30	TBD	0.4	TBD	75	TBD	35	50	1+1/250 SF
Other service businesses		TBD	30	TBD	10	TBD	30	TBD	30	TBD	0.4	TBD	75	TBD	35	50	1+1/250 SF
Bank or financial institution (Possible)		TBD	30	TBD	10	TBD	30	TBD	30	TBD	0.4	TBD	75	TBD	35	50	1+1/250 SF
Office building (Possible)		TBD	30	TBD	10	TBD	30	TBD	30	TBD	0.4	TBD	75	TBD	35	50	1+1/250 SF
Veterinary clinic (Possible)		TBD	30	TBD	10	TBD	30	TBD	30	TBD	0.4	TBD	75	TBD	35	50	1+1/250 SF
Solar panels - attached (part of design of structure)																	

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Articles A – G

The Red Ridge Village PUD will meet all applicable standards and performance measures as identified in Valley County Code, except as expressly authorized through the PUD approval and development agreement process. Details of compliance with standards for each use proposed in each phase of the PUD, will be provided at the time of application for that phase.

Article H – Administrative Procedures

9-5H-1: Preapplication Conference:

- A. *Conference Required: Prior to the formal filing of an application, the applicant shall confer with the administrator or staff to obtain proper forms, information, and guidance.*
- B. *Familiarity With Standards, Goals And Objectives: The applicant shall familiarize himself with the standards of this title, the goals and objectives of the comprehensive plan, and review procedure and submittal requirements, which will affect the proposal.*
- C. *Meeting At Site Or Other Investigations: The preapplication conference may include a meeting at the proposed site and other investigations deemed necessary by the administrator or staff.*
- D. *Neighborhood Meetings: Applicants shall conduct a neighborhood meeting for any proposed subdivision that contains five (5) or more lots. The purpose of such meetings is to obtain input to improve plans and reduce negative comments from neighbors.*
 - 1. *It shall be the sole duty of the applicant to provide written notice to all property owners or purchasers of record owning property within three hundred feet (300') of the exterior boundary of the property subject to the application. In lieu of a neighborhood meeting, evidence can be submitted that the applicant spoke with or provided information to all property owners within 300'.*
 - a. *Notification of the neighborhood meeting shall be sent by US mail to all property owners within 300' of the site of the proposed application a minimum of 10 days prior to the neighborhood meeting.*
 - b. *Notice of a neighborhood meeting shall be in addition to, and not combined with, notices already required by this chapter, and shall include the date, time, location, and purpose of the neighborhood meeting.*

2. *The meeting shall be held at a time when most neighbors can attend.*
3. *The meeting shall be on the property subject to the application; at a nearby available public meeting place including, but not limited to, a fire station, library, school, or community center; or at a location with suitable meeting facilities if such facilities are within a one-mile radius of the nearest public meeting place. Meetings can also be on a virtual platform.*
4. *The neighborhood meeting shall be conducted prior to acceptance of the application. The neighborhood meeting shall not be conducted earlier than six (6) months prior to the acceptance of the application.*
5. *The purpose of the neighborhood meeting shall be to review the proposed project and discuss neighborhood concerns, if any.*
6. *Each application should include a Summary of the Meeting that includes the location, date, time of the meeting; mailing list; a summary of the comments received at the meeting; and, a list of persons attending. (Ord. 10-06, 8-23-2010; amd. Ord. 2023-01, 7-10-2023)*

A Preapplication Conference was held with the Valley County Planning Administrator on October 14, 2025, at 10:00 AM MT. This was a follow up meeting to the pre application meeting held on March 26, 2024, at 1:00 PM MT. During the October 14, 2025 meeting, representatives of DF Development, including Christine Richman, Nicole Hibbert, Hallie Adams, and Scott Carlton reviewed changes and updates to the original application, confirmed any changes to Valley County Code or policies and discussed the upcoming Planning Commission Schedule.

A Neighborhood meeting was held in accordance with this section on November 10, 2025, at 5:00 PM MT. The meeting was held via Zoom as a number of the property owners mailing addresses were out of state and a virtual meeting allowed them to participate without the necessity of travel. The mailing list, a copy of the notification, a list of attendees, and a summary of comments received can be found in Appendix D.

9-5H-2: Application Form:

- A. *Filing; Number Of Copies; Placement On Agenda: All applications for conditional use permits shall be filed, with the fee, with the administrator or staff on forms prescribed by the commission at least forty five (45) days prior to the hearing at which it is to be considered. The administrator may set applications on the agenda if received prior to the notice deadline of thirty (30) days prior to the hearing at which it is to be considered, if the application can be determined to be complete. Ten (10) copies of each item comprising the application shall be submitted.*

- B. Legal Or Equitable Interest Required: All applications shall be filed by a person or firm holding a legal or equitable interest in the property to be considered. A letter from an agency who administrates public land authorizing review of public lands for a permit will meet the requirements. An authorized agent may present the application to the administrator or staff and the commission.*
- C. Names, Addresses, Telephone Numbers: The names, addresses, and telephone numbers of the applicant, owner, and agent shall be included on the application. The applicant or owner shall sign the application form.*
- D. Required Information: An application shall be accompanied by notes disclosing the following:*
- 1. Solid waste disposal methods.*
 - 2. An estimated timetable for construction.*
 - 3. The names and addresses of property owners within three hundred feet (300').*
 - 4. Impact report.*
 - 5. A legal description of the property.*
- E. Plans: An application shall be accompanied by plans clearly and accurately disclosing sufficient information for the administrator or staff and the commission to review the application as follows:*
- 1. Natural features of the site including slope, drainage, rock outcrops, soils classification, vegetative cover, etc. A topographic survey map, aerial photograph, or copy of a USGS map to appropriate scale may be used to indicate these and the following features.*
 - 2. Boundaries of the property and adjoining parcels with a list of property owners within three hundred feet (300').*
 - 3. Existing uses of the property, uses of the adjoining parcels, and the proposed use. Where more than one use is proposed, then indicate the boundary of each uses*
 - 4. Boundaries of special areas*
 - 5. Total acreage and area of each use.*
 - 6. Existing or proposed access roads and utility access easements. Indicate width, type, and condition of surfacing material on existing roads.*
 - 7. Proposed on site streets, walks, paths, and utility easements including construction standards, width, and type of dedication.*
 - 8. Proposed parking area locations, dimensions, and construction standards.*
 - 9. Proposed snow removal and storage plans.*
 - 10. Existing and proposed structures.*

11. Existing and proposed utilities including electricity, telephone, gas, storm sewers, sanitary sewers, and potable water.
 12. Method, location and type of sanitary waste collection and treatment facilities.
 13. Existing irrigation and drainage systems and any proposed alterations, improvements, extensions or new construction. Also indicate whether the property is in an existing district or association. Also indicate the stormwater management plan.
 14. Any proposed fencing, site screening, and landscaping and provisions for maintenance.
 15. Open space and provisions for their use, preservation, and maintenance.
- F. *Compliance Required: Applications and procedures for all subdivisions and planned unit developments shall also be in accordance with the "Subdivision Regulations For Valley County, Idaho", adopted April 29, 1970, and subsequent amendments. Approval of a conditional use permit shall be a requirement for such developments and said approval shall be deemed approval for the preliminary plat. Approval of the conditional use permit can be reviewed and decided upon independently or simultaneously with concept approval for a planned unit development or the planned unit development approval.*
- G. *Application Fee: The application fee for conditional use permits or requests for a variance shall be set by resolution of the county board of commissioners. The fee for a conditional use permit shall be in addition to other fees, charges, or assessments. The schedule of fees shall be available at the commission office.*
- H. *Acceptance Signature: The administrator or staff shall sign and date the application upon acceptance thereof. The application will be officially accepted only after it has been completed and submitted along with the required plans, notes, and fees as set by the board of commissioners. (Ord. 10-06, 8-23-2010)*

9-5H-3: Application Review:

9-5H-4: Notice to Agencies:

9-5H-5: Compatibility Rating and Administrator or Staff Report

9-5H-6: Setting Hearing Date; Public Notice:

9-5H-7: Commission and Public Hearing:

9-5H-8: Issuance of Conditional Use Permit:

9-5H-9: Application and Review for Final Plat:

9-5H-10: Variances:

9-5H-11: Conduct of Hearings

9-5H-12: Appeals

9-5H-13: Reconsideration

DF Development will participate in the Valley County process and comply with all requirements of the Conditional Use Permit process.