



Red Ridge Village PUD

Application for Concept Approval

Valley County Planning & Zoning
Commission

Public hearing

August 27, 2026

Request

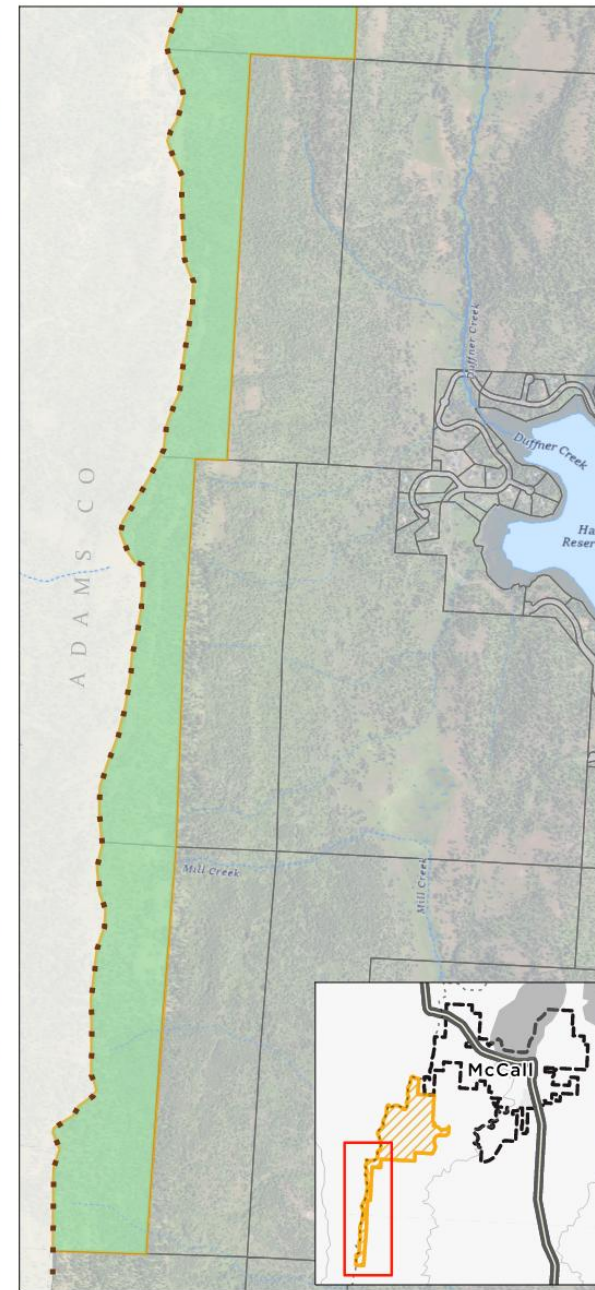
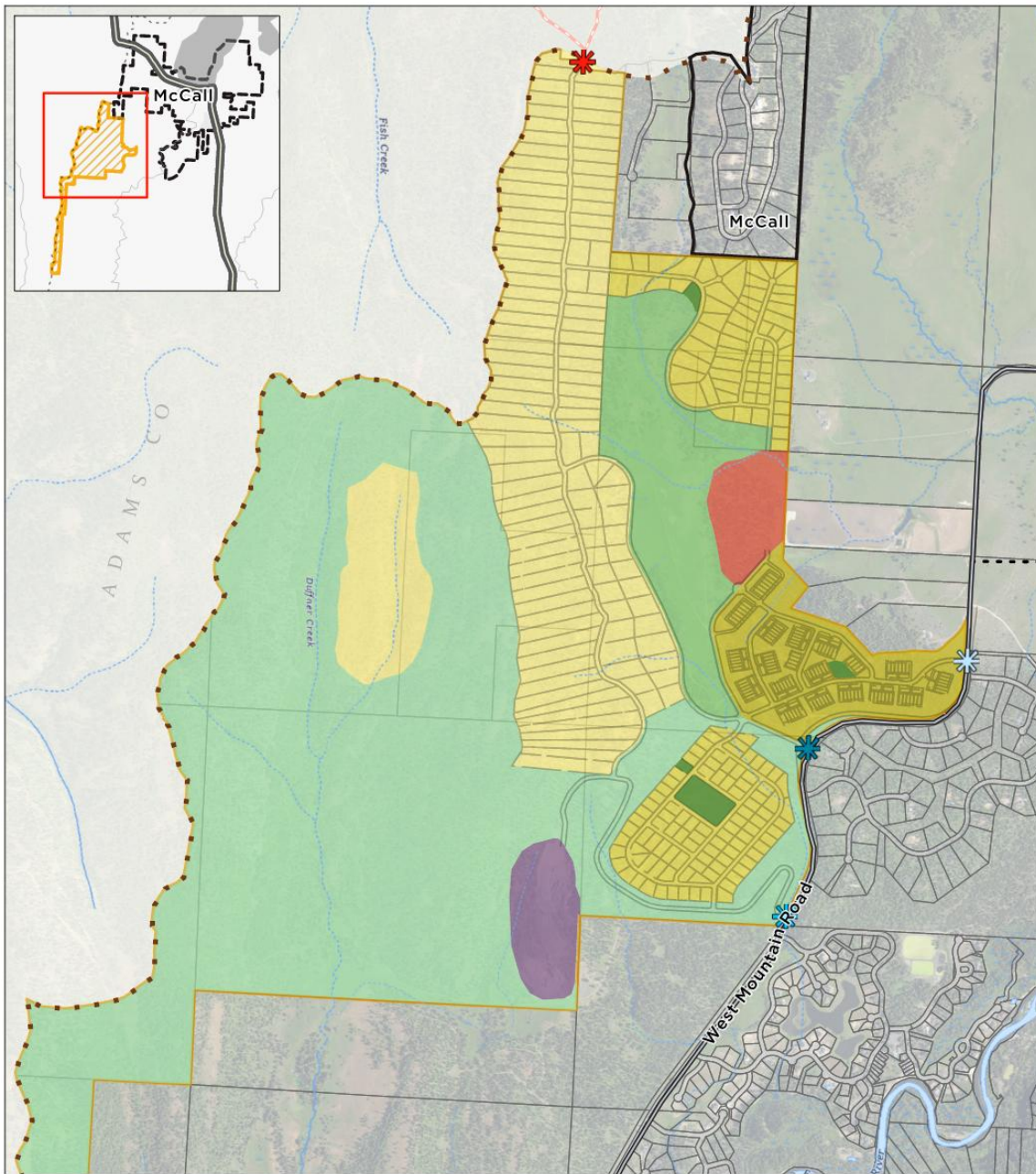
Red Ridge Village PUD Master Plan Concept Approval

A recommendation to initiate drafting of a Development Agreement to identify the appropriate mitigations for identifiable impacts from our development

Overview

The Concept

- Clustered development near existing infrastructure
 - Overall gross density of 0.03 units per acre
- Preservation of approximately 1,400 acres of managed, publicly accessible open space
- 18+ miles of non-motorized and 5+ miles of motorized publicly accessible trails
- Trailheads and parking facilities



LEGEND

- Single Family Residential (1ac)
- Townhome Residential
- Single Family Residential (3/4ac)
- Estate Lots
- Village Center
- Maintenance Yard
- Developed Park Space
- Meadow Preservation Area
- Managed Natural Open Space
- Municipality
- McCall Impact Area
- Valley Co Parcel Lines
- County Boundary



NOTES

THE RED RIDGE VILLAGE PUD IS ANCHORED BY A 149-ACRE PRESERVED MEADOW AND 36-ACRE MIXED USE VILLAGE.

THE VILLAGE WILL INCLUDE BUILDINGS WITH LOCAL RESTAURANTS AND SMALL SHOPS ON THE GROUND FLOOR, A FARM TO TABLE CENTER WITH RESTAURANT AND COMMUNITY GATHERING SPACES, A PLAZA FOR COMMUNITY ACTIVITIES AND GATHERING AND UPPER FLOOR RESIDENTIAL AND HOSPITALITY USES.

THERE WILL BE FOUR RESIDENTIAL NEIGHBORHOODS CONNECTED TO THE MEADOW AND VILLAGE CENTER THROUGH AN INTERNAL ROAD AND TRAIL SYSTEM, WHICH ALSO PROVIDES ACCESS FROM SURROUNDING NEIGHBORHOODS AND AREAS.

RED RIDGE VILLAGE PUD APPLICATION DF DEVELOPMENT

FIGURE A.3. RED RIDGE VILLAGE DETAIL
- DEVELOPMENT CONCEPT



Public Benefits & Amenities

- Allows for public access to over 1,400 acres
- Improves wildfire safety for existing development (per McCall Fire District Xyloplan report)
- Provides currently unavailable emergency egress route
- Adds more than 23 miles of motorized and non-motorized trails and connectivity
- Provides restaurants, shops and community amenities at the Village Center

Revisions & Updates

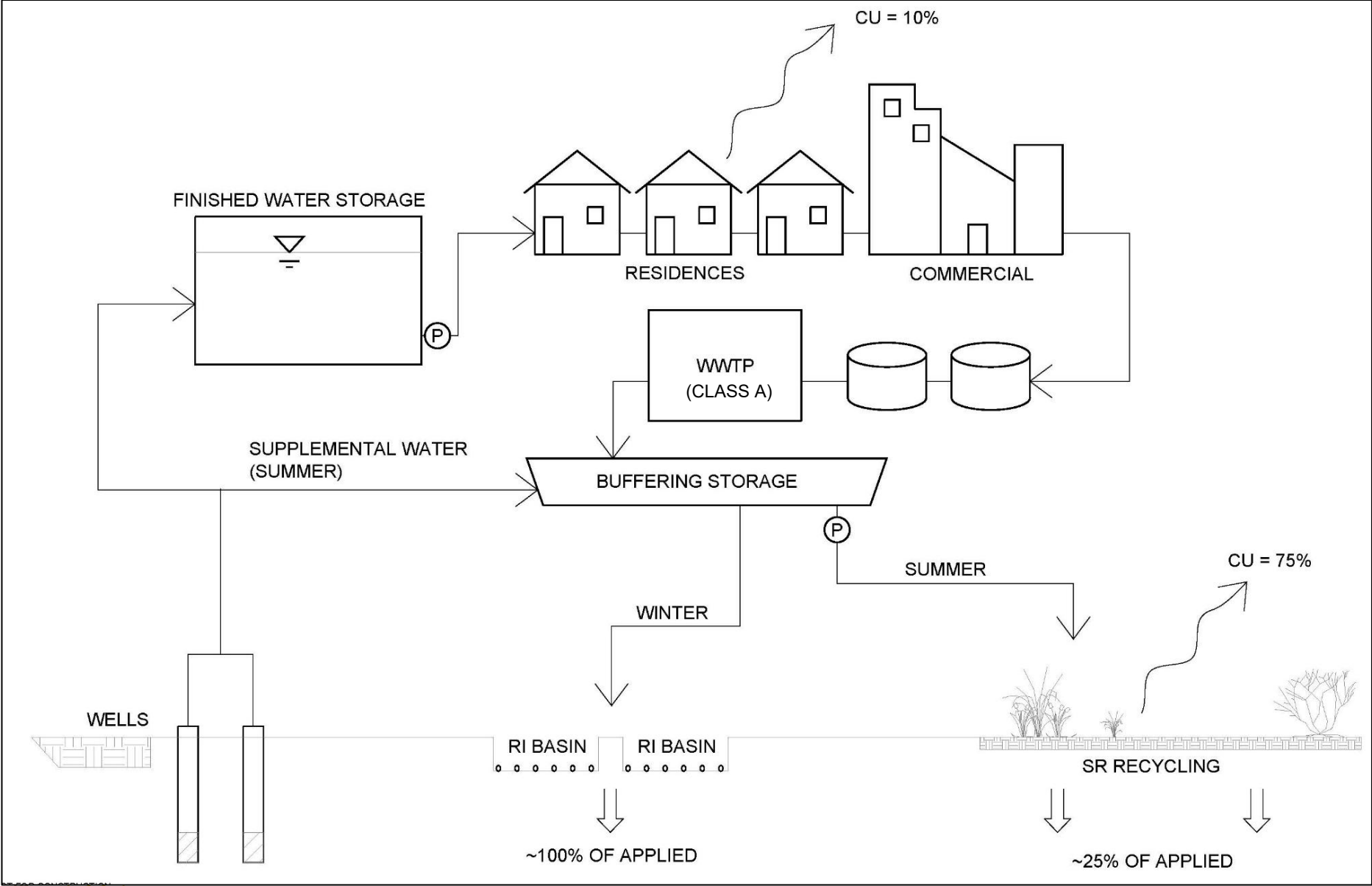
Tab	Document
One	Transmittal Letter
	Applicant Updated Mailing Address
Two	Updated Impact Report
Three	Clarifications and revisions
Appendix A, Figure 6	Added all phases to map
Appendix A, Figure 17	Wildfire prevention treatments completed in the last 10 years
Appendix F	Technical revisions based on input from Idaho Department of Fish & Game
Appendix G	Lighting standards updated to reflect fixture types and lighting spectrum anticipated in CC&Rs
Appendix H	Clarified process for amendments
Appendix I	Updated for consistency with Appendix F
Appendix J	Updated and ITD accepted TIS
Appendix K	Updated FPP based on input
Appendix M	New Water Requirements & Water Sufficiency Analysis
Appendix N	New Independent Fiscal Impact Analysis

Concept Updates & Clarifications

- Converts the “temporary” northern access to permanent
- Identifies the method of long-term open space preservation
- Clarifies discussion of open space areas and wildlife
- Reflects the results of the independent Fiscal Impact Analysis
- Incorporates the results of the Water Requirements and Water Supply Sufficiency Analysis
- Provides additional detail to the preliminary phasing plan

Water Requirements & Water Sufficiency Analysis

Flow Paths



Water Demands

Potable

Use Type	ADD	MDD	PHD
Residential	129,700 gpd	311,300 gpd	432 gpm
Non-residential	26,600 gpd	63,700 gpd	89 gpm
TOTAL	156,300 gpd (109 gpm)	375,000 gpd (260 gpm)	521 gpm

Irrigation

	Residential	Non-residential	Total
Irrigated area	50.9	25.0	75.9
Design peak demand	458 gpm		
Average seasonal demand	207 gpm		
With recycled water available	109 to 360 gpm		

Recycled Water

- Class A (drinking water quality)
- Slow-rate land application (irrigation)
- 36 acres required
- Supplemental fresh water as needed
- Wintertime: rapid infiltration / storage

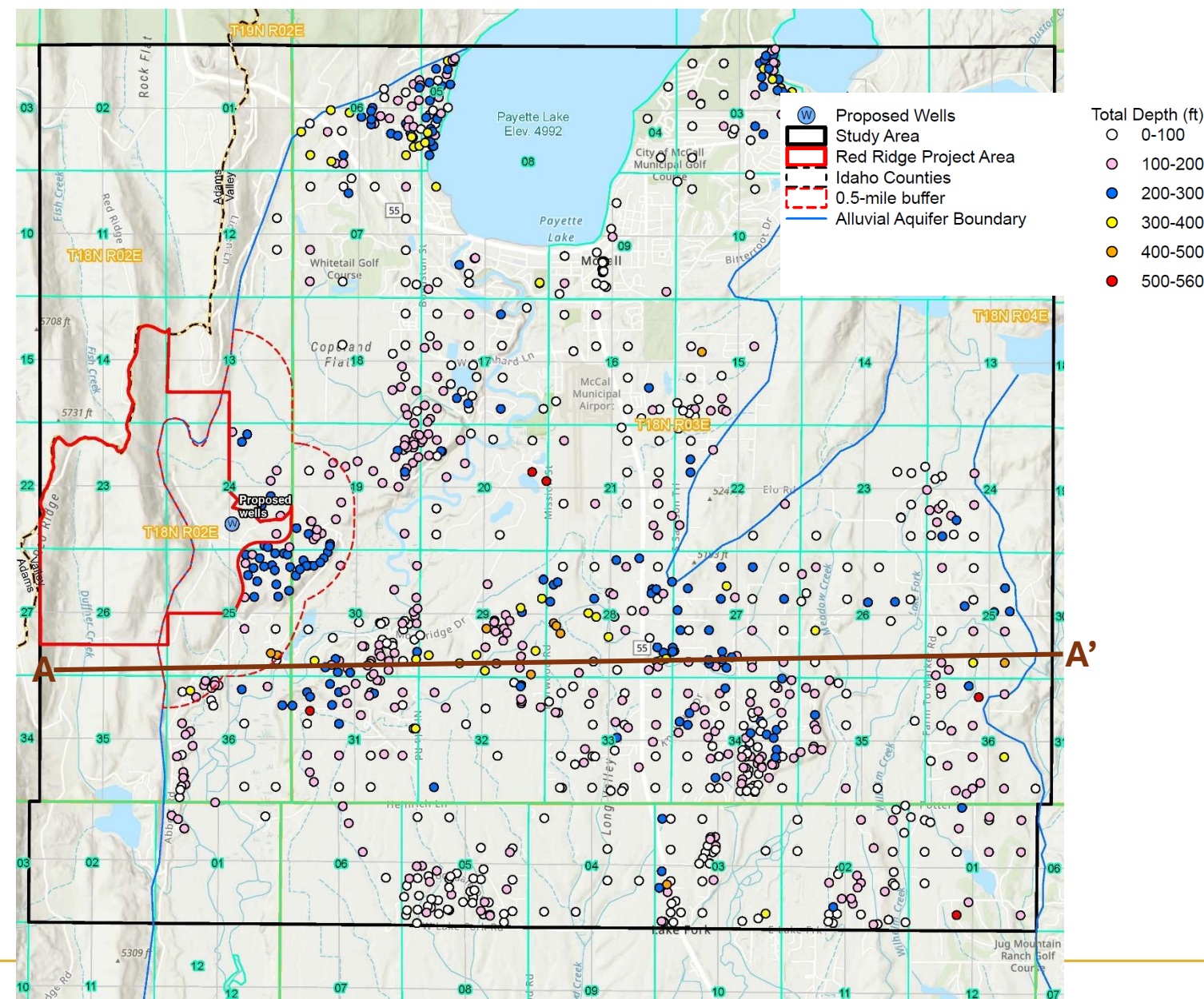
Well Capacity Design Basis

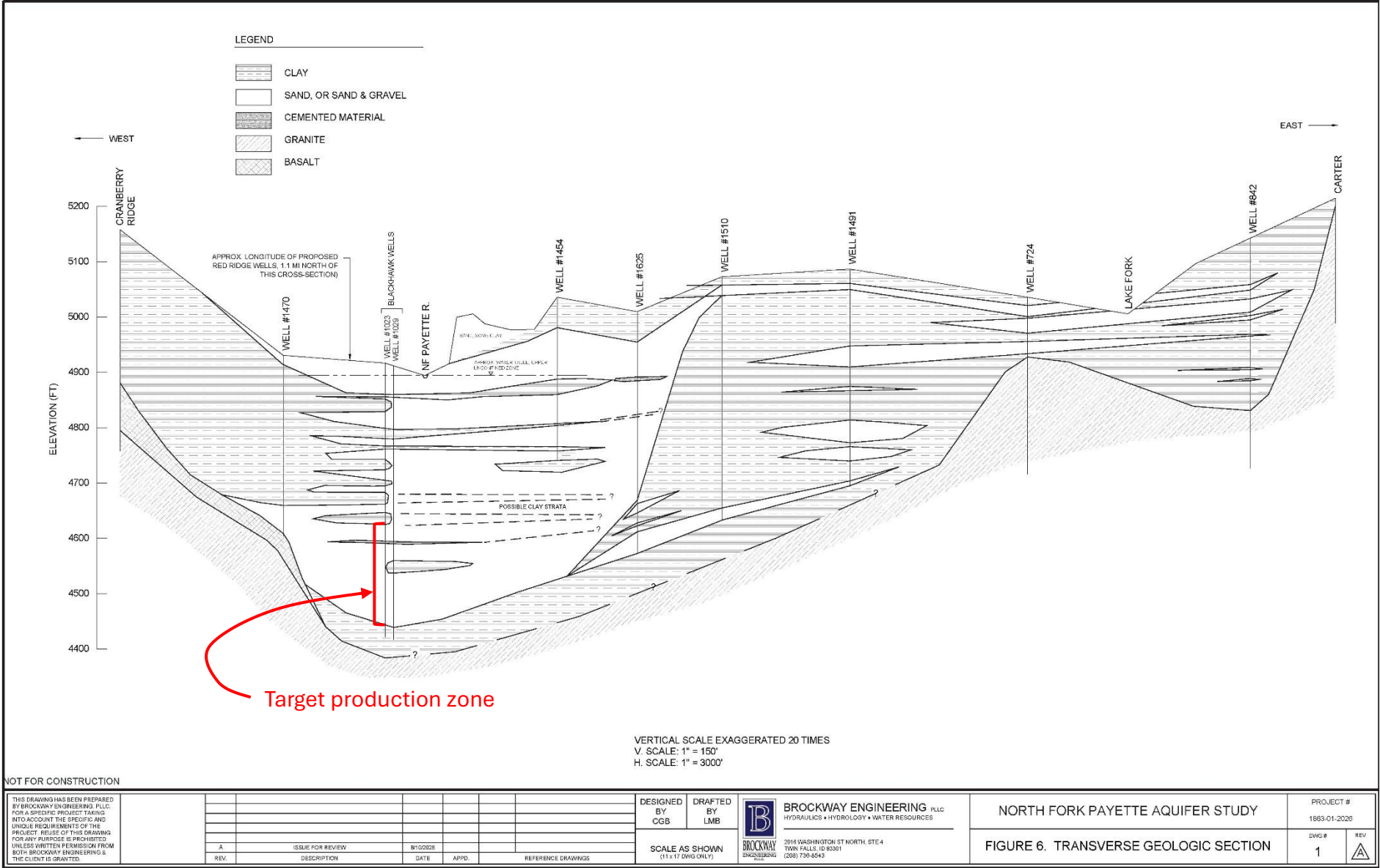
- Potable MDD plus peak irrigation demand, less recycled water available = 484 gpm

Consumptive Use

- Residential / commercial: 10%
- Irrigation: 75%
- Rapid infiltration: 0%
- Overall project
 - Irrigation season 76% consumptive (146 ac-ft)
 - Non-irrigation season 10% consumptive (8.0 ac-ft)
 - Annual: 57% consumptive (154 ac-ft)

Groundwater Supply





Aquifer Productivity

- Three zones
 - Upper water table zone (nearly all domestic wells)
 - Intermediate artesian zone
 - Deep artesian zone
- Production wells will target lower zones, if possible only the deepest zone
 - 500+ feet
 - 100 to 150 feet of productive sand strata expected
 - Fully cased with full-depth seal, screened sections
 - Isolated from upper zone
- Aquifer properties estimated from large well pump test data
- Wells with design yield can be obtained, estimated specific capacity 14.3 gpm/ft

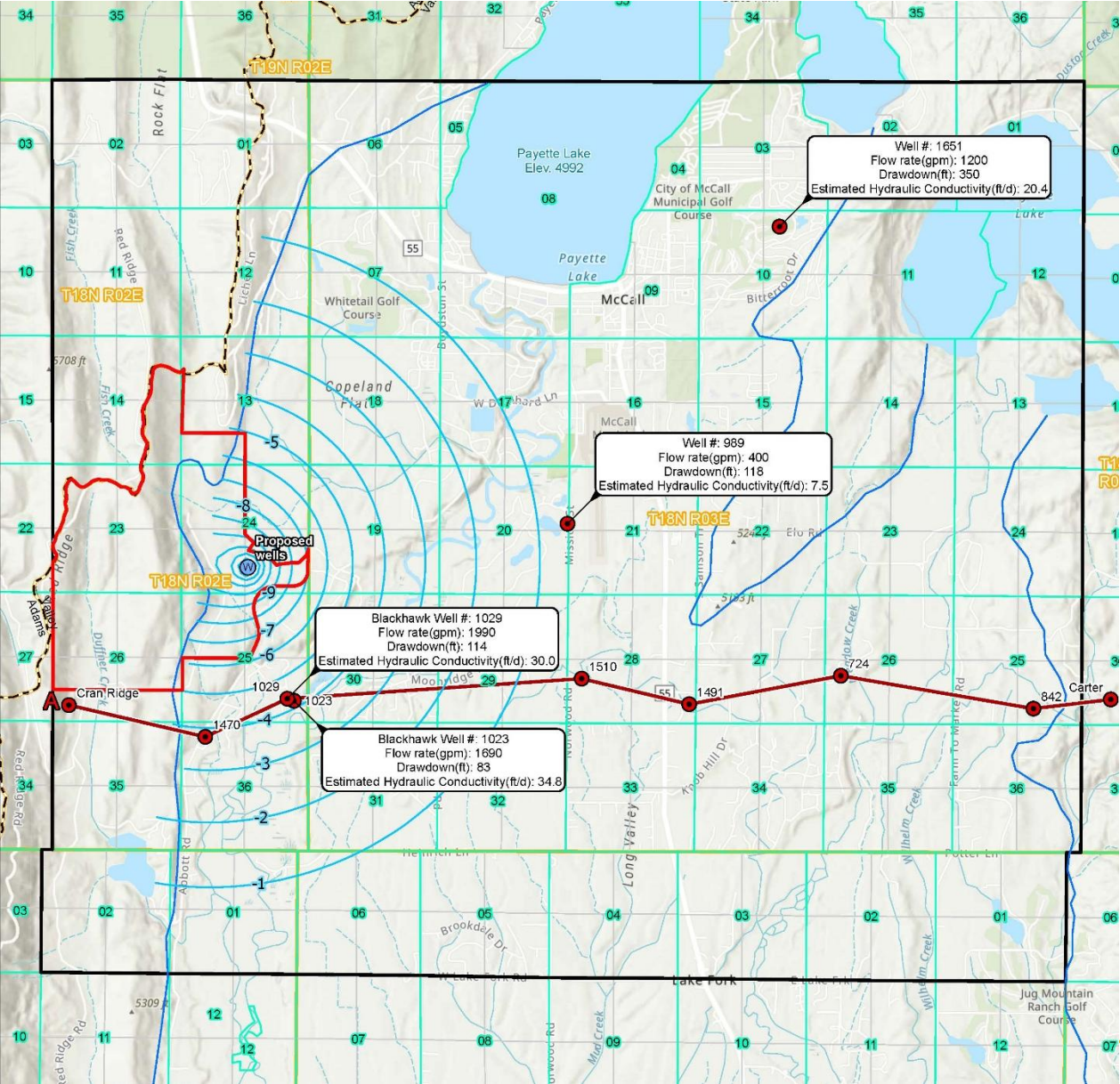
Aquifer Sustainability

- Total discharge in alluvial system in production zones: 2,102 ac-ft/year
- Project total use at full build-out:
 - 271 ac-ft/year (12.9%)
 - 154 ac-ft/year (7.3%)
- Conclude: aquifer can sustain the long-term withdrawal
- Surface water impact
 - Upper zone is tributary to the river, lower zones likely not tributary, at least in the vicinity of the project
 - All zones likely tributary to Cascade Reservoir

Local Aquifer Impact

- Local drawdown at project boundary 5 to 9 feet under most conservative scenario (in the deep production zones, not the water table zone)
- Domestic wells nearby: of 73 wells within 0.5 miles of project boundary, 70 are completed in upper zone
- Testing and monitoring program
 - Shallow monitoring well at production well location
 - Assess effect during pump testing of production wells
 - Long-term trends
 - Offer to monitor domestic well levels

Groundwater Supply



Water Right

- Permit application – municipal use
- Mitigation requirement (if imposed)
 - Payette rental pool – to date, all rental requests have always been filled
 - Long-term private arrangement with spaceholders
 - Acquisition of storage contract
 - Acquisition of natural flow

Conclusion

- Based on all available data, we can say with high confidence that
 - Wells of the required capacity can be obtained
 - The aquifer can sustain the proposed project water usage
 - Water right can be obtained
 - >>> Water supply adequacy is confirmed
- Ongoing program of additional data collection, testing, and monitoring as permitting and well development proceeds

Issues & Mitigations

Roads

- Applicant to construct all internal roads to County standards
- Future Red Ridge Village HOA to fund operations & maintenance of all internal roads
- Applicant to participate in funding improvements to mitigate impact on existing road network as identified in the TIS
- Future general fund revenues at buildout to fund operation and maintenance of existing road network (See BBC Research Report)
- Discussion points:
 - Proportional participation in county-wide road network improvements
 - Phasing adjustments to minimize property tax “lag”
 - Gap funding for remaining property tax “lag”

Sewer/Septic

- Private, internal centralized sewer system to serve all units/lots
- Will comply with all required permits and approvals
- An independent, qualified and licensed operator will operate the facility

Water

- Private, internal centralized water system to serve all units/lots
- Will comply with all required permits and approvals
- Water Requirements and Water Supply Sufficiency Analysis estimated demand and found adequate availability
- Mitigation requirements of Idaho Department of Water Resources will be met
- An independent, qualified and licensed operator will operate the facility

Schools

- BBC Research estimated the number of students anticipated from RRV
- DF Development will continue conversations and negotiations with McCall Donnelly School District concerning impacts
- Future general fund revenues at buildout to fund school operations (See BBC Research Report)
- Discussion points:
 - Impact of construction workforce on school enrollment
 - Phasing adjustments to minimize property tax “lag”
 - Gap funding for remaining property tax “lag”

Wildfire

- Fire Prevention Plan identifies the following mitigations
 - Construction of trail/road/open space network as fire breaks
 - Implementation of Firewise Communities USA Community Design Practices
 - Defensible space framework around all structures implemented and enforced through RRV HOA
 - Road network to meet all IFC requests
 - Water system to meet NFPA and IFC standards
- Discussion points:
 - Conditions of approval to include required components of CC&Rs

Fire/EMS

- Area not currently in Impact Fee collection area
- New development outside optimal service areas
- McCall Fire District and Valley Rural Countywide EMS District pursuing Public Safety Impact Analysis
- Future general fund revenues at buildout to fund public safety operations (See BBC Research Report)
- Discussion points:
 - DF Development reviewing the agreement to fund Public Safety Impact Analysis
 - Future agreement needed to fund study recommendations
 - Phasing adjustments to minimize property tax “lag”
 - Gap funding for remaining property tax “lag”

Housing

- Concept includes a range of housing types and pricing
- Includes area of deed restricted local housing with a range of price points
- Deed restriction language modeled on McCall instrument
- Discussion points:
 - Language of deed restriction and ability to amend program based on market forces

Recreation

- Applicant to construct 18+ miles of non-motorized and 5+ miles of motorized publicly accessible trails & trailheads
- Future Red Ridge Village HOA to fund operations & maintenance of all trails & trailheads
- Applicant to connect internal trail system to regional trail system as applicable
- Impact of future residents on existing recreation system to be funded through current user fee schedule & general fund
- Discussion points:
 - Long term management plans and specific designs to be provided with each phase
 - Phasing adjustments to minimize property tax “lag”
 - Gap funding for remaining property tax “lag”

Wildlife

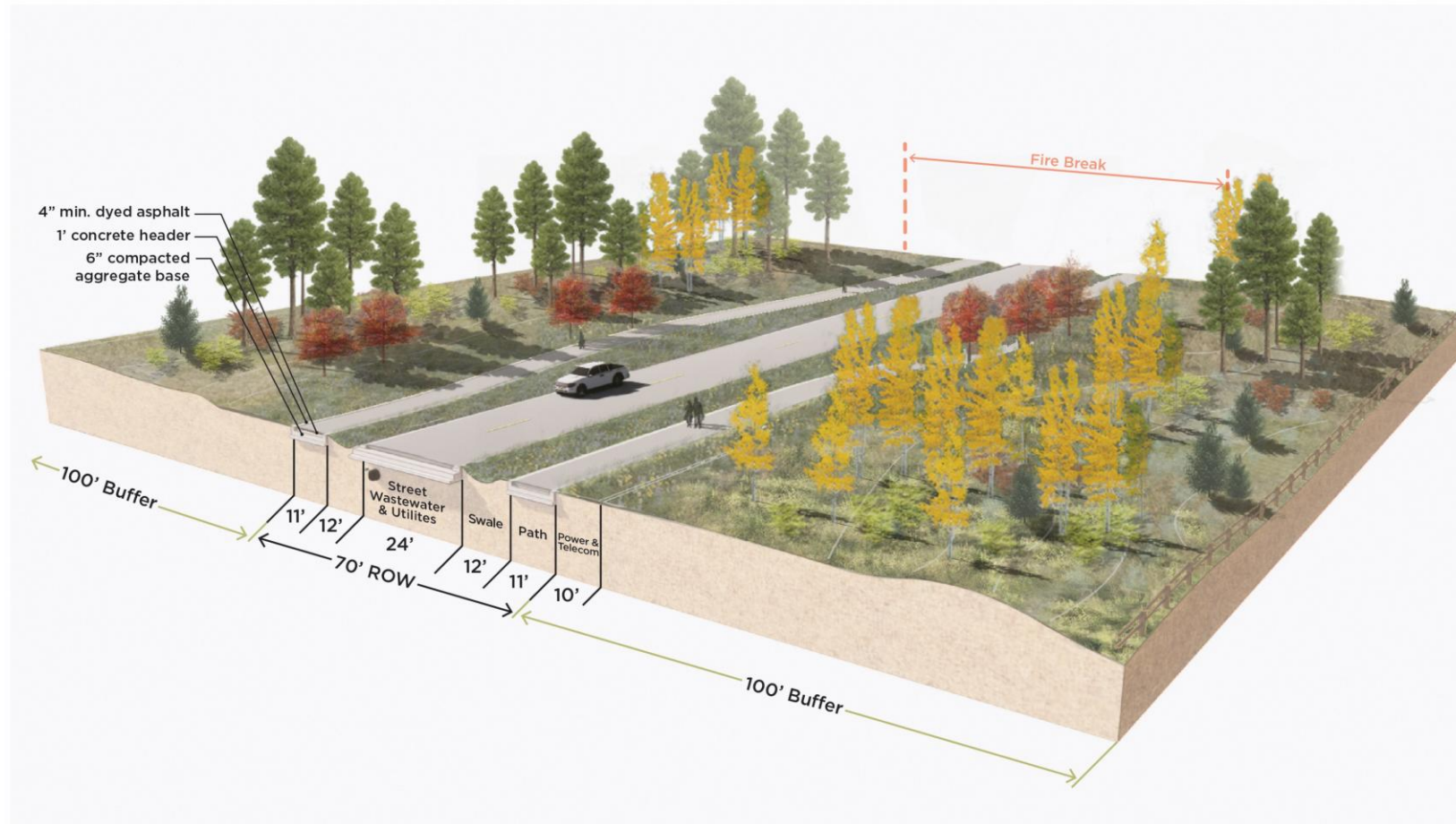
- Idaho Department of Fish & Game asked for clarifying edits
- Ensured inclusion of areas of connectivity through the village center to allow wildlife movement
- Wildlife safe fencing, lighting, and landscaping included in all publicly community areas
- Wildlife safe fencing, lighting, and landscaping standards included in design guidelines enforced by the RRV HOA Design Review Committee
- Discussion Points:
 - CC&Rs to include best practices for wildlife safe development
 - IDFG input on draft CC&Rs as part of individual phase approval process

Fiscal Impacts

- Independent Fiscal Impacts Analysis completed by BBC Research
- RRV projected to generate a positive net fiscal impact to Valley County General Fund, McCall Donnelly School District, McCall Fire District, and Valley Rural Countywide EMS District
- For all entities there is a potential shortfall between revenues and expenditures due to delayed property tax collections
- Discussion points:
 - Phasing adjustments to minimize property tax “lag”
 - Gap funding for remaining property tax “lag”



Questions?





Proposed Roadways

- **Environmentally Considerate Design**

Road layout will follow natural terrain, and existing logging/service roads where practicable, to minimize grading and reduce visual impact from within and outside of the community.

- **Compliance with Safety Standards**

Roads are planned to meet Valley County Road & Bridge standards for safe, efficient access for residents, visitors, and emergency vehicles.

- **Private Ownership and Maintenance**

Onsite roads are proposed to be privately owned and maintained by the community to alleviate public maintenance burdens and costs.

- **Infrastructure for Mountain Conditions**

Road designs accommodate snow storage, drainage, and emergency access typical of mountain environments.

Village Center

