Valley County Planning and Zoning Commission

PUD 26-001 Red Ridge Village Issues Master List - DF Development Update 11/5/2026; Staff Update 11/9/2026 from 9/27/2026 PZ Meeting (in RED)

To be used as a general guideline only!

Item #	Issue	Agency	Background Info / Location in File	PUD Concepts & Comments	Applicant	VC Planning & Zoning	VC Board	Agency	Condition of Approval	Development Agreement	Status / Comments
	ROADS										
1	*Road lane miles*	VC Roads & Bridges	Application, Tab C - Pages 14, 15, 25, 30, 31, 32	Applicant and subsequent HOA will bear the cost of construction and maintenance of the internal road system. Applicant will participate in the cost of off-site impacts identified proportional to the Red Ridge Villages proportional impact as identified through the TIS.	x						DF Development anticipates and supports conditions of approval that: *Developer shall construct all internal roads in accordance with Valley County and IFC standards.* *The Red Ridge Village HOA shall maintain all internal roads to meet or exceed Valley County and IFC standards.* *Developer shall include the obligation to construct and maintain internal roads in the Master CC&Rs* *Each PUD/CUP/Preliminary Subdivision Plat application for each phase of the Red Ridge Village PUD shall include a refined and updated Traffic Impact Study and Proportional Share analysis that will for the basis of impact fees, exactions, or developer installed offsite improvements as negotiated for each implementation phase.* *Road Impact Fees, as established by Valley County and levied through the Idaho Statutory process shall be paid prior to issuance of any building permit.* *An ITD proportional share analysis and funding agreement shall accompany each PUD/CUP/Preliminary Subdivision Plat application for each phase of the Red Ridge Village PUD in accordance with Idaho State Statute and ITD standard practices.* *A city of McCall proportional share analysis and funding agreement shall accompany each PUD/CUP/Preliminary Subdivision Plat application for each phase of the Red Ridge Village PUD in accordance with Idaho State Statute and standard practices.*
1.1	Cost of construction	VC Roads & Bridges	Application, Tab C - Pages 14, 15, 25, 30, 31, 32,	Construction costs to be funded through overall development investment							
1.2	Cost of operations & maintenance	VC Roads & Bridges	Application, Tab C - Pages 14, 15, 25, 30, 31, 32,	Operations and maintenance to be funded through HOA fees							
2	*Increase in traffic on existing road network*	VC / ITD / McCall City	TIS dated 5/12/2026	Offsite road network improvements proportional share participation							
2.1	West Valley/Boydstun	VC / ITD / McCall City	TIS dated 5/12/2026	Phase 1a Relocate stop sign to @ WB approach							
2.2	Boydstun/SH55	VC / ITD / McCall City	TIS dated 5/12/2026	Future phase - Traffic Signal @ Boydstun/SH55							
2.3	West Valley/Boydstun	VC / ITD / McCall City	TIS dated 5/12/2026	Future phase - Traffic Signal @ West Valley/Boydstun							
2.4	Deinhard/3rd	VC / ITD / McCall City	TIS dated 5/12/2026	Future phase - SB RT pocket @ Deinhard/3rd							
2.5	Deinhard/3rd	VC / ITD / McCall City	TIS dated 5/12/2026	Future phase - EB LT pocket @ Deinhard/3rd							

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2.6	Independent Greater Valley County Traffic Impact Study										DF Development believes this is duplicative and unnecessary as all three versions of the master TIS were reviewed and updated based on the input from the independent experts available to the Valley County Planning Commission including Valley County's consulting engineering firm, The City of McCall Engineer and ITD. (Consider that all residents/guest will then leave site and go recreate); No Study Recommended by PZ at this time.
2.7	Independent HWY 55 State Street to New Meadows Study										DF Development believes this is duplicative and unnecessary as all three versions of the master TIS were reviewed and updated based on the input from the independent experts available to the Valley County Planning Commission including Valley County's consulting engineering firm, The City of McCall Engineer and ITD. PZ believes this will depend on ITD.
2.8	Independent HWY 95 Study										DF Development believes this is duplicative and unnecessary as all three versions of the master TIS were reviewed and updated based on the input from the independent experts available to the Valley County Planning Commission including Valley County's consulting engineering firm, The City of McCall Engineer and ITD.
2.9	Adam's County Access									X	PZ Added - should be in the Development Agreement

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	SEWER / SEPTIC										
3	*Sewer/Septic Systems*	DEQ/ CDH	Application Tab C, Pages 8, 29, 32,	Private, internal centralized sewer system to serve all units/lots unless impractical							DF Development anticipates and supports conditions of approval that: *Developer shall seek and receive Planning Commission, Idaho Department of Environmental Quality, and local health district review and approval prior to the entitlement of any building lots relying on septic for wastewater disposal.* *Developer shall seek and receive Idaho Department of Environmental Quality review and approval of the WWFP, the Waste Water collection and treatment facilities, the water reuse process and plan, maintenance of quality of groundwater as it relates to phosphorous and nitrates, and all other permits and requirements.* *The Red Ridge Village Master HOA shall enter into a operations and management contract with a fully qualified and licensed operator as a condition of approval for PUD Phase I.*
3.1	Sewer system to meet IDEQ requirements regarding prohibitions against discharge, etc.	DEQ	WWFP	Waste Water Facilities Plan to provide technical details for system to serve RRV as well initial phase							
3.2	Recycled water reuse and recharge	DEQ	RWPA	Recycled Water Permit Application to provide technical details for system							
3.3	Impact on area hydrology	DEQ	Hydraulic Model	An analysis of water requirements and sufficiency was completed in August, 2026. The analysis estimated the level of mitigation that may be required by the Idaho Department of Water Resources. DF Development will work with IDWR and Valley County to fulfill the mitigation requirements.							
3.4	Septic systems	CDH	Application Tab C, Pages 8, 29, 32	Areas of RRV may be impractical for service with sewer system, the areas are planned for large lots in the event septic systems are required in accordance with CDH standards							
3.5	Sewer System Operator	DEQ	Application Tab C, Pages 8, 29, 32	An independent, qualified and licensed operator will operate the facility for adequate rates and fees							
3.6	Discharge **better** than ground water for phosphorous and nitrates								X	X	Idaho Department of Environmental Quality rules prohibit the degradation of ground and surface water resulting from rapid infiltration or other methods of discharge. RRV will comply with all requirements of the state of Idaho including as it relates to discharge water quality. PZ believes should treat for Phosphorous and Nitrates. Should explore feasility-practicality vs cost on 100% on sewer (goal). What triggers capacity for added additional capacity.

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	WATER - POTABLE										
4	*Water Rights & Water System*	IDWR	Application Tab C, Pages 5, 8, 9, 11, 18, 21, 25, 30, 31, 32, 42. Hydrogeologic Study completed in July/August 2026 and submitted to Valley County in August 2026	DWFP to serve as guiding document for phased system development							DF Development anticipates and supports conditions of approval that: *Developer shall provide proof of adequate water rights and review and approval of water mitigation strategies by the IDWR prior to Phase I PUD approval.* *Developer shall install a monitoring well and conduct monitoring of the upper level aquifer as reviewed and approved by IDWR prior to installation of drinking water wells to serve Red Ridge Village.* *Developer shall provide, for IDWR review and approval, a response and remedy plan that addresses identified impacts on volume and quality of adjacent wells in the upper level aquifer prior to installation of drinking water wells to serve Red Ridge Village.* *The Red Ridge Village Master HOA shall enter into a operations and management contract with a fully qualified and licensed operator as a condition of approval for PUD Phase I.*
4.1	Adequate water to serve RRV without negatively impacting existing users/rights	IDWR	Application Tab C, Pages 5, 8, 9, 11, 18, 21, 25, 30, 31, 32, 42. Hydrogeologic Study completed in July/August 2026 and submitted to Valley County in August 2026	An analysis of water requirements and sufficiency was completed in August, 2026. The analysis estimated the level of mitigation that may be required by the Idaho Department of Water Resources. DF Development will work with IDWR and Valley County to fulfill the mitigation requirements.							
4.2	Water rights verification	IDWR	Application Tab C, Pages 5, 8, 9, 11, 18, 21, 25, 30, 31, 32, 42. Hydrogeologic Study completed in July/August 2026 and submitted to Valley County in August 2026	An analysis of water requirements and sufficiency was completed in August, 2026. The analysis estimated the level of mitigation that may be required by the Idaho Department of Water Resources. DF Development will work with IDWR and Valley County to fulfill the mitigation requirements.							
4.3	On-site water verification	IDWR	Future drilling plan & permit	Test wells are the next step in the process and will be completed in accordance with permits from IDWR and other applicable agencies							
4.4	Water System Operator	IDWR	Application Tab C, Pages 5, 8, 9, 11, 18, 21, 25, 30, 31, 32, 42. Name of operator to be identified by the end of 2026.	An independent, qualified and licensed operator will operate the system for adequate rates and fees							

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4.5	Independent Groundwater Study and Report										DF Development believes this is duplicative and unnecessary as the IDWR process ensures independent verification of water availability, quality, and impacts as part of their process. Additionally, the IDWR process includes a protest methodology to ensure public input and review of the process. PZ would like proof that the rental pool can be used; there are no guarantees. Should consider a 3rd party review or independent study -- perhaps by Parametrix.
4.6	Mitigation Water Feasibility										DF Development believes this is duplicative and unnecessary as the IDWR process ensures independent verification of water availability, quality, and impacts as part of their process. Additionally, the IDWR process includes a protest methodology to ensure public input and review of the process.
4.7	Water Rights Needed										DF Development believes this is duplicative and unnecessary as the IDWR process ensures independent verification of water availability, quality, and impacts as part of their process. Additionally, the IDWR process includes a protest methodology to ensure public input and review of the process.

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	SCHOOLS										
5	*School Impacts*	McCall-Donnelly School District	Application Tab C, Pages 7, 19, 52. Fiscal Impacts Study	DF Development will work with the McCall Donelly School District to identify the number and impact of anticipated students from new households at RRV							DF Development anticipates and supports conditions of approval that: *Developer shall submit a construction workforce plan for review and approval that identifies and mitigates school impacts that has been reviewed and accepted by the McCall Donnelly School District.* *Developer shall enter into an agreement with the McCall Donnelly School District that provides for compensation for the estimated gap in property tax revenues and cost of providing school services to children living in Red Ridge Village prior to approval of Red Ridge Village PUD Phase 1 CUP/Preliminary Subdivision application.* *Developer shall complete an analysis of the number of students estimated to attend schools in the McCall Donnelly School District for each phase PUD/CUP/Preliminary Subdivision application. The analysis for phases 2 and beyond, the analysis shall include a review of the prior phase(s) estimates in comparison with the actual number of students attending McCall Donnelly schools who reside in Red Ridge Village. Enter into an agreement with the McCall Donnelly School District that provides for compensation for the estimated gap in property tax revenues and cost of providing school services to children living in Red Ridge Village prior to approval of Red Ridge Village PUD Phase 1 CUP/Preliminary Subdivision application.*
5.1	Students from HH during construction period	McCall-Donnelly School District	Application Tab C, Pages 7, 19, 52. Fiscal Impacts Study	Construction period housing plans for each phase will address location and type of construction workforce housing (family vs. single)							
5.2	Students from permanent HH at RRV	McCall-Donnelly School District	Application Tab C, Pages 7, 19, 52.	Estimated students living in RRV 88-111 at build out. Anticipated revenues adequately fund student load at buildout							
5.3	Lag in property tax revenue/impacts on expenditures	McCall-Donnelly School District	Fiscal Impacts Analysis	Phasing will impact relationship of revenues to expenditures in early phases. DF Development to work with school district to minimize lag through phasing of units							
5.4	Property for new elementary school in northwest area of Valley County	McCall-Donnelly School District	School District Comments	Anticipated impact significantly lower than value of property and current plan does not set aside property for school							

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	WILDFIRE (WUI)										
6	*Wildland/Urban Interface Impacts*	VC, McCall Fire District, Valley County EMS District	Application Tab C, Pages 3, 6, 10, 11, 12, 13, 16, 20, 22 25 30, 34, 37. Appendix K	DF Development has completed a Fire Prevention Plan for the Red Ridge Village Concept that can be found at Appendix K. Each subsequent application for each phase of the development will include an updated FPP that is consistent with the overall plan and completed by an independent forester.							DF Development anticipates and supports conditions of approval that: *Developer shall submit updated WUI Fire Prevention Plans review and approval for each Phase of the Red Ridge Village PUD.* *Developer shall include responsibility for implementation of the WUI Fire Prevention Plan in the Red Ridge Village Master CC&Rs.* *Developer shall manage fire fuels within Red Ridge during the construction and development period.* *Developer shall ensure access to fire hydrants and roadway access for wildland fire fighting during development and construction activities.* *Developer shall include deed restrictions and CC&Rs provisions guaranteeing access to fire hydrants and roadway access for wildland fire fighting.*
6.1	Management of fuels throughout the development		Application Tab C, Pages 3, 6, 10, 11, 12, 13, 16, 20, 22 25 30, 34, 37. Appendix K	DF Development has actively managed fuels on the Red Ridge property for the past 10+ years. A map of past fuel reduction activities in found at Appendix A, Figure 17. DF Development and, eventually the HOA, will continue to actively manage fuels throughout the property.							
6.2	Creation and maintenance of defensible space around all structures		Application Tab C, Pages 3, 6, 10, 11, 12, 13, 16, 20, 22 25 30, 34, 37. Appendix K	The CC&Rs for Red Ridge Village will include the creation and maintenance of defensible space around all structures as outlined in the FPP. This will be confirmed at Design Review prior to construction and ongoing maintenance of defensible space will be managed by the HOA.							
6.3	Creation and maintenance of trail system/fire breaks throughout development		Application Tab C, Pages 3, 6, 10, 11, 12, 13, 16, 20, 22 25 30, 34, 37. Appendix K	The design of the trail, road, and open space system in Red Ridge Village creates fire breaks throughout the property. The system will be maintained by the HOA as part of their overall services.							
6.4	Support of wildland fire fighting resources		Application Tab C, Pages 3, 6, 10, 11, 12, 13, 16, 20, 22 25 30, 34, 37. Appendix K	DF Development will work with local agencies to ensure access to appropriate resources for wildland fire fighting in the area including fire hydrants and appropriate roadway access.							

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	EMERGENCY SERVICES (FIRE/EMS)										
7	*Fire/EMS Protection Services*	McCall Fire District, Valley County EMS District	Application Tab C, Pages 3, 6, 10, 11, 12, 13, 16, 20, 22 25 30, 34, 37. Appendix K	The McCall Fire District and Valley Countywide EMS District are in the process of selecting a consultant to complete a public safety needs analysis. DF Development will participate as requested in this analysis and looks forward to reviewing the anticipated impacts with the Districts.							DF Development anticipates and supports conditions of approval that: *Developer shall include an agreement with the McCall Fire District, Valley County Rural EMS District, and the Valley County Sheriff's Department that identifies the facilities, equipment and services needed to serve the Red Ridge Village PUD based on the results of the Public Safety Plan as part of the Phase I PUD CUP/Preliminary Subdivision application.* *Fire and EMS Impact Fees, as established by Valley County, McCall Fire District, and Valley County Rural EMS District and levied through the Idaho Statutory process shall be paid prior to issuance of any building permit.* *Developer shall install a water system that meets all fire safety standards for each phase of the development.* *Developer shall comply with all required reviews for each phase.* *Developer shall enter into an agreement with Adams County for the improvement and maintenance of the emergency egress road located in Adams County as a condition of approval for PUD Phase 1.* *Any phase of Red Ridge Village that relies on propane for shall install and provide for HOA management of a propane system.* *The Red Ridge Village road system meet all fire access standards for each phase.*
7.1	RRV area not included in McCall Fire District's current Impact Fee area	McCall Fire District, Valley County EMS District	McCall Fire District letter to VC PC	DF Development is supportive of the tools available to address the fire and EMS protection needs of the area as they will be identified by the public safety needs analysis.							
7.2	Require independent assessment of impact of RRV development on levels of service and service needs	McCall Fire District, Valley County EMS District	McCall Fire District comments	DF Development is supportive of the tools available to address the fire and EMS protection needs of the area as they will be identified by the public safety needs analysis.							
7.3	Preliminary opinion identifies need for new station on or near RRV	McCall Fire District, Valley County EMS District	McCall Fire District comments, Public Safety Needs Analysis	DF Development is supportive of the tools available to address the fire and EMS protection needs of the area as they will be identified by the public safety needs analysis.							
7.4	Apparatus & staffing needs to be identified through independent assessment	McCall Fire District, Valley County EMS District	McCall Fire District comments, Public Safety Needs Analysis	DF Development is supportive of the tools available to address the fire and EMS protection needs of the area as they will be identified by the public safety needs analysis.							
7.5	Possible limitations on ability to generate adequate property tax to serve area due to statutory limits	McCall Fire District, Valley County EMS District	McCall Fire District comments, Fiscal Impacts Analysis	The fiscal impacts analysis completed by BBC Research estimates adequate funds for fire protection and EMS services at buildout. The analysis indicated there will be a lag in revenue during the early phases of the development. DF Development anticipates working with Valley County, McCall Donnelly School District, McCall Fire District, and Valley Countywide EMS District to revise the phasing and identify strategies to reduce and fund the anticipated gap.							

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7.6	Lag in property tax revenue/impacts on expenditures	McCall Fire District, Valley County EMS District	McCall Fire District comments, Fiscal Impacts Analysis	The fiscal impacts analysis completed by BBC Research estimates adequate funds for fire protection and EMS services at buildout. The analysis indicated there will be a lag in revenue during the early phases of the development. DF Development anticipates working with Valley County, McCall Donnelly School District, McCall Fire District, and Valley Countywide EMS District to revise the phasing and identify strategies to reduce and fund the anticipated gap.							
7.7	Water system/hydrant standards	McCall Fire District, Valley County EMS District	McCall Fire District comments, IFC Standards	The Red Ridge Village PUD water system will meet all standards.							
7.8	Site plans and commercial building plan review	McCall Fire District, Valley County EMS District	McCall Fire District comments, IFC Standards	Red Ridge Village PUD applications will be subject to and follow all required reviews							
7.9	Road standards	McCall Fire District, Valley County EMS District	McCall Fire District comments, IFC Standards	The Red Ridge Village PUD road system will meet all standards.							
7.10	Emergency gate standards	McCall Fire District, Valley County EMS District	McCall Fire District comments, UL 325 & IFC Standards	The Red Ridge Village PUD emergency egress gate will meet all standards.							
7.11	Metered propane systems required for high-density residential or multifamily development	McCall Fire District, Valley County EMS District	McCall Fire District comments	The Red Ridge Village Concept does not contemplate the use of propane systems for heating systems. However; the CC&Rs will require metered systems in the event that propane is implemented in the future.							
7.12	Emergency egress road	Applicant	Application Tab C, Pages 1, 14	The Red Ridge Village PUD road system will meet all standards.							
7.13	Emergency egress road and Fish Lake Road connection to SH 55 to meet IFC standards	Adams County	Application, Adams County comments	The Red Ridge Village PUD road system will meet all standards.							
7.14	Emergency egress road access easement through Bartholomew's property	Adams County	Application, Adams County comments	DF Development will ensure all appropriate easements are in place.							DF Development has provided a copy of the existing easement with a legal analysis of the adequacy of that easement for utilization of the entirety of Fish Lake Road, ensuring that all appropriate easements are in place.

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	HOUSING										
8	*Housing*		Application Tab C, Pages 2, 3, 5, 8, 15, 17, 19, 20, 22, 24, 26, 27, 32, 37. Appendix H								DF Development anticipates and supports conditions of approval that: *A minimum of 15 percent of housing units within Red Ridge Village will be deed restricted for purchase or lease as local housing as defined in the deed restriction reviewed and approved as part of the Phase 1 Red Ridge Village PUD approval.* *Short-term rentals shall not be allowed in housing units within the Townhome, 3/4 acre lot, 1- acre lot, 2+ acre lot neighborhoods. Units within the Village Center neighborhood may be used for nightly rentals.* *Developer shall submit a construction workforce plan for review and approval that identifies and mitigates location, type, available education and healthcare services, and transportation strategies be submitted with each phase of the PUD.* PZ would like to see a Table of Units in Phase 1, description of Deed Restrictions. PZ would like adjustment and put into tiers in Fiscal Impact Analysis .
8.1	Local housing impacts on availability and pricing	City of McCall	Application Tab C, Pages 2, 3, 5, 8, 15, 17, 19, 20, 22, 24, 26, 27, 32, 37. Appendix H	Concept includes a range of housing types and pricing includes housing deed restricted for local households for lease or purchase at 100% to 120% of AMI. Proposed language for local housing deed restriction modeled on City of McCall instrument.							
8.2	Construction workforce impacts on available short-term-rental stock	City of New Meadows	To be submitted with each phase application	The application for Phase 1A PUD/Subdivision approval will include the required construction workforce housing plan. The plan will identify strategies for location of housing and transportation to and from the worksite. Care will be taken to address impacts on existing housing stock, location of housing for families							
8.3	Impact of workforce housing on overall community in light of recent growth related to Tamarack	City of Donnelly	To be submitted with each phase application	The application for Phase 1A PUD/Subdivision approval will include the required construction workforce housing plan. The plan will identify strategies for location of housing and transportation to and from the worksite. Care will be taken to address impacts on existing housing stock, location of housing for families							

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	RECREATION										
9	*Recreation*		Application Tab C, Pages 17, 20, 23, 24. Appendix F								DF Development anticipates and supports conditions of approval that: *Developer shall submit a deed restriction protecting Red Ridge Village open space areas and trails in perpetuity with the Phase 1 PUD/CUP Preliminary Subdivision application. The deed restriction shall name Valley County as a party.* *Developer shall construct trails and trailheads within each phase of the Red Ridge Village PUD.* *Developer shall construct the motorized trail and trailhead as part of Phase 1.* *Developer shall construct the eastern meadow trail as part of Phase 1.* *Developer shall construct the roadway adjacent trails as part of the roadway construction for each phase.* *Recreation Impact Fees, as established by Valley County and levied through the Idaho Statutory process shall be paid prior to issuance of any building permit.* *Developer shall dedicate adequate right of way and construct a future West Mountain Road trail adjacent to Red Ridge Village property when Valley County constructs the West Mountain Road trail.* *Developer shall coordinate with appropriate agencies for the construction and management of the Red Ridge Village motorized trail system, trail head and snowmobile parking lot as part of the regional snowmobile trail system.* PZ would like to know that there will be long-term access and the paths will stay public AND that the HOA will maintain; what document will this agreement be part of? Copy of the Recreation Plan for RRV is requested.
9.1	Impact on existing trail system through increased utilization	Valley County Recreation/General Public		The Red Ridge Village Concept Plan adds ~18 miles of new, publicly accessible, privately maintained non-motorized trails and related trail heads to the county-wide system. The Plan also adds 5 miles and a trailhead/trailer parking area to the area's motorized trail network. The new non-motorized trails will be free and open to the public. The motorized trailhead and parking area will be managed through an agreement with an existing governmental recreation entity. To the extent that new residents and visitors to Red Ridge Village access other recreation resources in Valley County they will pay all related fees and charges for parking and use of areas as established by County and State law and regulation. Long-term public access to be ensured through HOA rules coupled with deed restrictions that include Valley County as a party. No change to the deed restriction allowed without the County's consent.							
9.2	Connecting Red Ridge Village trail system to other regional trails including desired trail on West Mountain Road	Valley County Recreation/General Public/Adams County	Application	To the extent that there is an existing or planned trail that ends at the Red Ridge Village boundary, the internal trail system will connect to that trail. If there is a trails plan adopted prior to the submittal of the Red Ridge Village Concept approval application that includes a trail on West Mountain Road the RRV trail will tie into that trail.							
9.3	Recreational Capacity Report		PZ - parking lot capacity?								

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10	**WILDLIFE**										
10.1	References to elk habitat in Red Ridge Village Concept Plan application write-up are inaccurate and should be corrected	Idaho Department of Fish & Game	Application Tab C, Pages 3, 6, 7, 10, 11, 12, 13, 14, 20, 30, 38, 41. Appendix F, Appendix G, Appendix I, Appendix L	Idaho Department of Fish & Game comments have been including in the Draft Master CC&Rs.							DF Development anticipates and supports conditions of approval that: *Red Ridge Village Master CC&Rs shall include provisions implementing best practices for wildlife safe fencing, lighting, landscaping , and bear safe waste containers.* PZ would like to see conservation easements on anything labeled Open Space.
10.2	The Red Ridge Village area was incorrectly identified as elk winter range	Idaho Department of Fish & Game	Revised application	Idaho Department of Fish & Game comments have been including in the Draft Master CC&Rs.							
10.3	Call our areas of "minimal disturbance" on the Red Ridge Village concept map	Idaho Department of Fish & Game	Appendix A, Figure 17	A map of area of minimal disturbance will be included in the revised application							
10.4	Wildlife friendly fencing and other wildlife friendly measures are appreciate. Please consult Wyoming, Montana, and Colorado websites for resources on wildlife friendly fencing standards for CC&Rs.	Idaho Department of Fish & Game	Appendix A, Figure 10 and Figure 11, Appendix I, Appendix L	The draft CC&Rs will utilize best practices as identified in the resources referenced by the agency. The draft CC&Rs will be provided for review by the agency.							
10.5	Clarify references to Northern Idaho Ground Squirrel habitat to indicate that although the Red Ridge Village property is within the area considered appropriate habitat there are no squirrels in evidence at or near the property.	Idaho Department of Fish & Game	Resubmitted application	Idaho Department of Fish & Game comments have been including in the Draft Master CC&Rs.							

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11	**FISCAL IMPACTS**										
11.1	Red Ridge Village is projected to generate a positive net fiscal impact to the Valley County general fund at buildout	Valley County	BBC Fiscal Impact Analysis	No action needed							DF Development anticipates and supports conditions of approval that: *Developer shall pay all legally levied impact fees to address the proportional impacts of Red Ridge Village in Valley County.* *Where impact fees have not been levied in accordance with Idaho State Statute, developer shall address its proportionate share through interim payments or Development Agreement contributions.* *Developer shall submit a revised and updated phasing plan that minimizes the impact of the lag in property tax funding for review and approval of all impacted taxing agencies as part of the Phase 1 PUD CUP/Preliminary Subdivision application.* *Developer shall enter into agreements with affected taxing agencies to provide for gap funding as part of the Phase 1 PUD CUP/Preliminary Subdivision application.*
11.2	McCall Fire Protection District and the Valley Countywide EMS District are projected to experience positive annual operating impacts	Valley County	BBC Fiscal Impact Analysis	No action needed							
11.3	Capital and service-capacity impacts are important considerations	Valley County	BBC Fiscal Impact Analysis	A capital investment funding plan based on an independent Public Safety Impact Analysis will be the basis of DF Development's participation identified and agreed to in the Development Agreement							
11.4	The McCall-Donnelly School District is projected to experience a positive net fiscal impact from Red Ridge Village upon buildout.	Valley County	BBC Fiscal Impact Analysis	No action needed							
11.5	For all entities, there is potential for a shortfall between revenue and expenditures due to delayed property tax collections. This delay will result in the most acute impacts between the completion of phase 1 and phase 2.	Valley County	BBC Fiscal Impact Analysis	A revised phasing plan combined with possible supplementary interim payments will be considered and presented							

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12	**SOLID WASTE**										
12.1	Solid Waste Capacity Report										DF Development anticipates and supports conditions of approval that: *Developer shall pay all Solid Waste Impact Fees, as established by Valley County and levied through the Idaho Statutory process shall be paid prior to issuance of any building permit.* PZ Valley County Solid Waste Manager should be part of this discussion.
	General Comments	**PZ The phasing plan should be managed through a Sequencing Plan, Bonded, Built or Escrow.**									