Valley County Planning and Zoning

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STAFF REPORT:	P.U.D. 26-001 Red Ridge Village Concept
MEETING DATE:	November 19, 2026
TO:	Planning and Zoning Commission
STAFF:	Cynda Herrick, AICP, CFM Planning and Zoning Director
APPLICANT / PROPERTY OWNER:	DF Development LLC, c/o Justin Wilks and Nicole Hibbert 6500 West Frwy, Suite 1020, Ft Worth TX 76116
CONTACT PERSON:	Christine Richman, GSBS ARCHITECTS 375 W 200 South, Suite 100, Salt Lake City, UT 84101
LOCATION:	The site, west of West Mountain Road, includes multiple parcels in Sections 3 and 10, T.17N, R.2E and Sections 13, 14, 22, 23, 24, 25, 26, 27, and 34, T.18N, R.2E, Boise Meridian, Valley County, Idaho
SIZE:	Approximately 2,250-acres
REQUEST:	P.U.D. Concept Approval
EXISTING LAND USE:	Agricultural – Productive Timber Land – Gravel Pit

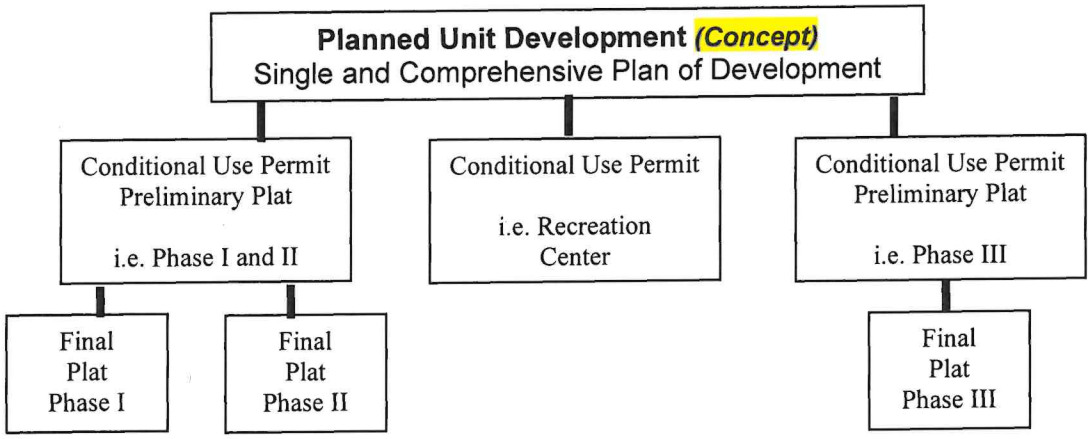
Please refer to staff reports and meeting minutes from:

February 25, 2026	Public Hearing
March 31, 2026	Work Session – Idaho Code 67-6512, development agreements, mitigation of impacts, proportional share presentation; history of PUD processing in Valley County; presentation and discussion with applicant; identification of agencies that may be impacted; and identification of criteria to address issues and impacts with potential mitigation
April 21, 2026	Work Session – PZ Commission Recommended that BBC Research & Consulting complete the fiscal impact analysis
April 27, 2026	The Board of County Commissioners selected BBC Research & Consulting to complete the fiscal impact analysis
May 21, 2026	Work Session – Discussion with agencies regarding possible impacts and mitigations
June 25, 2026	Work Session – Fiscal Impact Analysis Presentation and discussion
August 27, 2026	Public Hearing
September 24, 2026	Commission Discussion on Impacts and Mitigations

November 12, 2026	Presentations Regarding Valley County, not specific to PUD 26-001, but information may be used in decision making. 1. Idaho Water Resources Research Institute - Water Presentation 2. Idaho Transportation Department – Highway 55 Capacity / Corridor Management Plan Presentation 3. Valley County Road and Bridge Presentation

DF Development LLC is requesting approval of a Planned Unit Development (PUD) Concept Plan in accordance with Valley County Code Title 9 Land Use and Development, Chapter 9 PUDs. Conditional use permits and plat approvals would be required for each phase, or multiple phases.

Concept approval in land use is an early-stage planning review where officials evaluate a general development plan – covering layout, density, and infrastructure – to ensure it can comply with zoning regulations and community standards before detailed, costly engineering plans are created. It serves as a preliminary, flexible step that reduces risk, provides guidelines for phases and is often required for PUDs. It allows the developer the ability to explore project feasibility, identify potential issues such as traffic and environmental concerns. It does not give any entitlements.



Red Ridge Village Planned Unit Development (PUD) is for a clustered development that will be a village that provides open space and recreational opportunities, including public trail systems, farm to table agriculture, etc.

Applicant's Submittals Received and Uploaded to Website on November 5, 2026 :

1) Memo to Commissioners
2) Tracking Spreadsheet updated by Applicant 11/5/2026
3) February 25 Public Hearing Comment Summary
4) August 27 Public Hearing Comment Summary
5) Housing Plan
6) Fish Lake Road Easements and Road Maintenance Obligations

Red Ridge Village Master Plan (Application – Concept Overview Table 1, page 2)

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	50000
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***	

Proposed Phasing Plan (Application – Revised Concept Overview Table 3, page 23):

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*

Revised Figure A.6 – Phasing Dates

Phase 1	2027
Phase 2	2029
Phase 3	2032
Phase 4 & 5	2035
Phase 6	2042

Phase 4 & 5 have been combined on the map.
In addition, the Village Center includes Phase 2-4

NEXT STEPS IN A PUD PROCESS:

- The PZ Commission will make a recommendation to the Board of County Commissioners on Concept Approval.
- The Board of County Commissioners will hold a public hearing on Concept Approval and make a decision to approval or deny. If approved:
  - For each phase, the applicant would submit a detailed Conditional Use Permit, preliminary plat, and engineering. The overall timing of subsequent phases would be confirmed or adjusted. The developer can submit permits that encompass multiple phases.
  - A Development Agreement would be negotiated with the Board of County Commissioners with the initial conditional use permit/preliminary plat.

FINDINGS:

1. A neighborhood meeting was held as required by VCC 9-5H-1.D.
   See Application - Appendix D.

2. The application was submitted on December 29, 2025. Revised application materials and supplemental information have also been received.

There has been a series of meetings in which the public was heard and work session where information was gathered from the applicant and agencies in order to address concerns, mitigation of impacts, and obtain information for developing a reasoned recommendation for concept approval to the Board, as follows:

3. The PZ Commission held a properly noticed public hearing on February 25, 2026. (See attached minutes.)

4. The PZ Commission held a work session on March 31, 2026. The agenda was posted on meeting notice bulletin boards and on the Valley County website. Topics discussed were Idaho Code 67-6512, development agreements, mitigation of impacts, proportional share presentation; history of PUD Processing in Valley County; presentation and discussion with applicant; identification of agencies that may be impacted; and identification of criteria to address issues and impacts with potential mitigation. (See attached minutes.)

5. The PZ Commission held a work session on April 21, 2026, regarding a fiscal and economic impacts analysis. The PZ Commission unanimously recommended to the Board of County Commissioners (Board) that BBC Research & Consulting complete the fiscal impact analysis. (See attached minutes)

6. On April 27, 2026, the Board selected BBC Research & Consulting; a properly noticed agenda item . (See attached minutes.)

7. The PZ Commission held a work session on May 21, 2026, for discussions with agencies regarding possible impacts and mitigations. (See attached minutes.)

8. The PZ Commission held a work session on June 25, 2026, for a presentation and discussion on the fiscal and economic impact analyses completed by BBC Research and Consulting.

9. PZ Commission held a properly noticed public hearing on August 27, 2026. (See attached minutes.)

10. The matter was tabled to September 24, 2026. The Commissioners discussed impacts and mitigations. (See attached minutes.)

11. The public hearing was tabled to November 19, 2026. Legal notice was posted in the *Star News* on October 22, 2026, and October 29, 2026.The agenda was posted on bulletin boards at the Valley County Courthouse and the Valley County Cascade Annex, and online at www.co.valley.id.us.

12. During the meeting on September 24, 2026, PZ Commissioner Brad Mabe referred to online references he used to obtain additional information on water treatment. These were:
    - www.usgs.gov/news/national-news-release/new-usgs-filter-removes-phosphorus-waste-water
    - mitawatertechnologies.com/en/applications/removal-of-phosphorus/
    - www.epa.gov/nutrientpollution/sources-and-solutions-wastewater

13. **AGENCY COMMENTS RECEIVED**:

All written Agency comments can be found in Attachment # 14.

All comments received after the public hearing on August 27, 2026, are highlighted in yellow.

Comments received after the public hearing on February 25, 2026, are highlighted in yellow. Brent Copes, Central District Health, stated subdivision application(s), fees, and engineering report(s) will be required. Test holes will also be required for subdivisions with individual wells and septic systems. For septic, reasonable accessibility to sewer will be evaluated before approval. (January 22, 2026; July 31, 2026)

Jerry Holenbeck, Donnelly Fire Marshal, stated the Donnelly Rural Fire Protection District fully agrees with and supports all recommendations from the McCall Fire District. (February 2, 2026)

Idaho Transportation Department:

- Kendra Conder stated ITD has received the traffic impact study for this development and will review the study to determine what highway mitigations the developer may need to construct. A staff report will be provided after ITD's review is completed. ITD reserves the

right to make further comments. (February 3, 2026)

- Vincent Trimboli stated additional information on trip capture rates and traffic rates has not yet been reviewed fully. ITD believes that an agreement on proportional impacts and mitigation can be accomplished. A corridor study between Smiths Ferry and Deinhard has started and will determine priorities and types of improvements. (Work Session, May 21, 2026)
- Has reviewed and accepted the updated Traffic Impact Study (TIS) which identified offsite improvements that need to be addressed on ITD's facilities. A Transportation Mitigation Agreement will be required if proportionate share is necessary. A final report cannot be sent until the mitigation requirements have been defined and agreed upon. (August 20, 2026)

Valley Soil and Water Conservation District:

- Recommended a Groundwater Study approved by Idaho Department of Water Resources, including direction of flow and rate of recharge to assure no long-term drawdown of the aquifer, and
- Recommended a Water Availability Study to show the impacts of the development on water quantity in the North Fork Payette River Watershed be completed prior to preliminary concept approval. (February 5, 2026; July 2, 2026)
- Recommended a comprehensive Groundwater Assessment, executed by a disinterested third-party professional prior to concept plan approval. Where will the development get enough water? Existing water rights holders and users need to be considered. Groundwater and surface water are managed conjunctively in Idaho; is there enough for this large development? An application for water rights must be completed and approved by Idaho Department of Water Resources. (February 12, 2026; Testimony by Art Troutner on February 25, 2026
- Treated class A effluent will contain phosphorus and nitrogen; the proposed wastewater treatment plan will not prevent the additional phosphorus or nitrogen from entering the North Fork of the Payette River and Lake Cascade. A solution would be an onsite advanced wastewater treatment that removes nitrogen and phosphorus at the treatment plant, not in the landscape nor in the aquifer. (July 2, 2026)
- Continues to have questions, concerns, and comments, most specifically about water.
  - Water Availability - The Brockway water report indicated that the water supply is stable; how was that determined without monitoring wells or a groundwater model? How do they know the shallow and deeper aquifers are disconnected. How did report reach conclusion that incidental irrigation recharge will augment streamflow?
  - Wastewater Treatment – Concerns regarding the inclusion of rapid infiltration basins as a disposal component instead of storage pond and slow-rate land application. Nutrient management and groundwater protection must be prioritized.
  - Use of Rental Pool Water has several challenges including competition for a limited resource and the site is not readily accessible to any surface water irrigation water delivery system.
  - There is not enough information to approve the concept plan; the risk to water quality and quantity for current water users is significant. (November 5, 2026)

Mara Hlawatschek, Valley County Wildfire Mitigation Director:

- Approved the WUI Fire Protection Plan contingent upon the full implementation of all wildfire mitigation measures identified in the approved plan and verification through inspection that the work has been completed as stated. Inspections shall occur prior to final plat approval and/or issuance of building permits as determined by Valley County. Inspections for water, access, and commercial development requirements shall be requested to McCall Fire District. Wildfire Mitigation treatments shall be requested for inspection and approved by the Wildfire Mitigation Director. Ongoing maintenance of

defensible space, vegetation management, and firewise practices shall remain the responsibility of the property owners and/or homeowners association. (February 12, 2026)

- Approved the updated WUI plan and stated the applicant has adequately addressed the comments and recommendations identified during the initial review.
    - The only remaining condition of approval is that the applicant clearly identify within the final plan, the phase of development in which each proposed mitigation treatment will be completed. This shall include, at a minimum, perimeter fuel breaks, internal road shaded fuel breaks, driveway fuel treatments, ridgeline and control line treatments, and stand-level vegetation management areas.
    - Requirement inspection shall occur prior to final plat approval and/or issuance of building permits, as determined by Valley County.
    - Inspections of vegetation treatments required for final plat approval shall be requested during the months of May through November. (August 19, 2026)
- Stated her approval comments were based on additional treatment information she received from the applicant in a letter dated March 16, 2026. She also submitted the letter that was sent to both Donnelly Fire Department and McCall Fire & EMS on March 16, 2026. (September 30, 2026; September 14, 2026)

Kerstin Dettrich, Valley County Road & Bridge Director stated:

- Since conceptual approval does not include the level of engineering detailed required for transportation planning, the Road Department is unable to provide direction at this stage. Refer to the Parametrix letter for traffic engineering related comments and guidance that should be addressed. Discussions regarding proportionate share off-site road mitigations will continue. Obligations would be addressed within a development agreement. Transportation mitigation areas include West Mountain Road rehabilitation; remediation at the two 90-degree curves on West Mountain Road; and intersection improvements for three intersections. (February 19, 2026)
- Parametrix will review the TIS amendment. The applicant added a statement stating that when Smylie Lane is paved, access to the south could be studied with new traffic data. Pathways along West Mountain Road were not in the 2023 Transportation Plan; widths of rights-of-ways may need to be increased. From a funding perspective, money must be used for roadwork, not recreation or pathways. JUB Engineers has been contracted for a rapid assessment of the road network. There is a prescriptive easement for West Mountain Road through the proposed area; a 100-ft road right-of-way is required. West Mountain Road is an important corridor to distribute traffic. (Work Session, May 21, 2026)

Paul Ashton, Parametrix and Valley County Engineer, listed requirements for site grading and drainage plans, BMPs, wetlands, and road design. Variances from Road standards are subject to PUD review and approval. Maintain West Mountain Road R-O-W at 100-ft per the Major Collector classification. Comments were made on the Traffic Impact Study; additional information and analysis is recommended. (February 18, 2026)

Dave Bingaman, Valley County Parks and Recreation Director, stated outdoor recreation drives development in Valley County and is a major contributor to economy. How development affects recreation access should be considered throughout the County. Recreational access in this area is limited. The addition of Sunflower Flat access would be great winter and summer access. He requested permanent recreational easements. Impacts and upgrades to West Mountain Road corridor should be considered. (Work Session, May 21, 2026)

The Valley County Parks and Recreation Department stated:

- The proposal is not specific enough to ensure that access to public lands is conserved in perpetuity. The Department is also concerned with non-motorized recreation and

commuters on West Mountain Road. Conditions of Approval should include a description of how winter motorized users will have access to the snowmobile trailhead/staging areas, parking fees, and required collaboration between the development will collaborated with the Valley County snowgrooming program. A permanent Recreational Easement on Red Ridge Road would address concerns. Idaho State Statue 36-1604 provides a mechanism to create permanent Recreational Easements. Upgrades to West Mountain Road should include a paved, detached pedestrian and bicycle pathway. (February 17, 2026)

- The proposal is not specific enough to ensure that recreational access is conserved in perpetuity, particularly during the first development phase. Concerns include recreational access and non-vehicle recreational and commuter safety. A snow grooming map was included. Requirements should include:
    - Condition of Approval describing the HOA's trail and trailhead operating plans (including seasonality), as well as language addressing how the trail/trailhead operator will maintain pubic access to trails and open spaces. Should include stops for trail/trailhead reopening after necessary closure (e.g. wildfire) as part of the operation plan.
    - Developer should be required to install trails and public access in the first phase of development; ho home construction may begin prior to the full implementation of the trails an public access outlined in the agreement.
    - A full illustration of the trail system should be presented to Commission, including a trail map, parking spaces, public restrooms, and materials to be used in construction of each.
    - Permanent Recreational Easement on Red Ridge Road to ensure the future of snowmobile grooming and winter recreation access be granted to Valley County to preserve access.
    - Parking fee schedules, access description, and collaboration with the Valley County snow grooming program, including seasonal dates for trail maintenance.
    - Improvements for recreational users on West Mountain Road.
        - Paved, detached pedestrian and bicycle pathway (August 18, 2026)

Brandon Flack, Idaho Fish and Game Department Regional Technical Assistance Manager:

- IDFG has not received any direct communication from the applicant or their representatives. He listed comments and suggestions on wildlife-related concerns. IDFG does not consider Valley County as winter habitat for elk. If the applicant intends to retain habitat corridors, the figures should clearly represent them and corridors should be large enough the big game animals can easily use them. How the "natural open space" will be managed should be clearly presented. Bear-resistant trash containers should be required by all residents and commercial entities throughout the development. Recommendations for suggested language prohibiting wildfire feeding in CCRs was given. (February 13, 2026)
- Clarified previous comments. Representatives of the applicant did speak with the Regional Supervisor on February 24, 2025. DF Development committed to more frequent communication and coordination with IDFG. (Exhibit 4, February 25, 2026)
- Most IDFG concerns are general in nature. The area is not important winter range for elk or deer although the animals do migrate through the area. Northern ground squirrels, a threatened species, are **not** found at the site. The impact to downstream water quality and quantity are concerns of IDFG Staff. Private ponds are discouraged due to water quality and quantity concerns. (1) Avoid impacts if possible. (2) Minimize impacts by clustering development, ope n space, best management practices CCR requirements, landscaping practices, and wildlife friendly fencing. (3) provide

compensatory mitigation for the permanent loss of wildlife habitat. (4) Consider a wildlife habitat mitigation plan with funding mechanisms as done by other communities. (Work Session, May 21, 2026)

Regan Berkley, IDFG Regional Wildlife Biologist, and Brandon Flack, IIDFG Regional Technical Assistance Manager, stated Northern Idaho ground squirrels are managed by the US Fish and Wildlife Service since they are a threatened species. The site is mapped as historical range habitat; however, they have not been detected at the site in many years. (August 19, 2026)

- A distribution map of Northern Idaho ground squirrel was printed from Wikipedia.org and attached to this response by Staff.

Colby Nielsen, City of McCall Mayor, stated the City believes this development would have significant impacts on land use planning, workforce housing, transportation, wildfire, and other public service deliver and finance. Information is unavailable to verify the mechanisms for meeting Comprehensive Plan goals. The proposal would create sprawl. It remains inconsistent with the *McCall Area Comprehensive Plan.* A Fiscal Impact Study should be required. Additional detail on the workforce housing is needed. Impact Report Questions 19, 20, and 21 are incomplete. A coordination meeting between Valley County and McCall City staff is critical. Coordination with ITD is needed to ensure mitigations to Highway 55 are required. Long-term funding, enforcement, and phasing triggers are not fully defined in the WUI Plan. Open space, trails and public access needs clearly defined with information on governance. This proposal is better than the previous submittal but still lacks details, analysis, and mechanisms for the County to 1) fully evaluate the proposal and understand cost of public service delivery or 2) ensure the project is implementable into the future and is in the best interest of all parties and community. (February 12, 2026)

Michelle Groenevelt, McCall Community & Economic Development Director, commented on land use planning and regional coordination, transportation impacts, workforce housing, wildlife risk, open space, and public access. Traffic is likely what would impact the City the most. The City would like the applicant to work with the regional transit organization. Details and tools for workforce housing have not been identified. Wildfire mitigation would be important. (Letter dated May 19, 2026; Work Session, May 21, 2026)

Idaho Department of Environmental Quality (DEQ) provided general comments on air quality, wastewater, drinking water, surface water, solid waste, hazardous waste, water quality, ground water contamination, and best management practices. (February 9, 2026; April 13, 2026; July 27, 2026)

- Valerie Greear, Water Quality Engineering Manager; and Dan Smith, Senior Water Quality Engineer; provided information and answered questions. The steps in the permitting processes for water and wastewater infrastructure, including reuse, was discussed. A third-part operator for the wastewater system was recommended. (Work Session, May 21, 2026)
- Valerie Greear provided information on how DEQ regulates groundwater quality. The groundwater standard for nitrate is 10mg/L. There is no groundwater standard for phosphorus, but DEQ does consider it during permitting. Class A total nitrogen levels are limited by rule to a maximum of 30 mg/L when used for irrigation, and 10 mg/L when used for groundwater recharge. There are no phosphorus limits on Class A water in rule. The Reuse permit will take specific characteristics of the site in to consideration, and will place limits on the concentration and/or loading of both nitrogen and phosphorus in the Class A water. During permitting, the developer will be required to model the impact their proposed use will have on groundwater quality. Based on modeling and other relevant facts, the

Reuse Permit will place limits on how much nitrogen and phosphorus can be in the recycled water and applied to the land. Ongoing monitoring is required. (August 27, 2026)

Garrett de Jong, McCall Fire & EMS, supplied comments based on the 2018 International Fire Code, adopted standards, and the Fire District's service objectives. He lists requirements for fire protection water supply, fire apparatus access roads; multiple fire apparatus access roads; access gates; propane; and Wildland Urban Interface fire protection. As proposed, the development would exceed the capacity of the existing fire protection facilities, capital improvements, and staffing. (February 19, 2026)

Steve Stuebner and Andy Olavarria, Valley County Pathways, stated trails and access would be a key asset. Recreational easements and public parking are requested. (Testimony and Exhibit 2, February 25, 2026)

Annette Derrick, Valley County Building Official, stated the development would impact the building department. All buildings need a building permit; every permit needs at least 5-8 inspections, a plan review, etc. (March 10, 2026)

Meredith Fisher, Adams County Planning & Zoning Administrator, stated the primary impact to Adams County is the use of Fish Lake Road as an emergency access route. A portion of the road is under County jurisdiction; a private landowner owns a portion as well. They have met with the applicant and believe reasonable mitigation can be achieved by (1) Fish Lake Road brought up to standards as determined by International Fire Code and Adams County and (2) The cost of improvement for Fish Lake Road as well as ongoing maintenance should be the responsibility of the developer. (May 15, 2026)

Ryan Garber, McCall Fire & EMS:

- Stated emergency access road and gate shall be constructed to standards and meet International Fire Code standards. Access and water supply should be in place prior to vertical development. Discussion with the applicant has involved Code requirements, staffing, buildings, and apparatus needs. The next step would be a Public Safety Study. (Work Session, May 21, 2026)
- Submitted a DRAFT *Public Safety Impact Study Funding Agreement.* The study and resulting recommendations will determine further comments from the public safety agencies affected. (July 30, 2026; July 31, 2026)
    - The Board of County Commissioners approved and authorized the execution of the Public Safety Impact Study Funding Agreement for PUD 26-001 as Resolution No. 2027-02, effective October 26, 2026.

Douglas Miller, Director of Administration/Planning for McCall Fire Protection District and Valley Countywide EMS District, stated there is a verbal agreement with DF Development that the revised Public Safety Plan Impact Agreement has been approved. The steps after formal execution of the agreement were listed. The District presented as uncommitted to PUD 26-001. (September 21, 2026)

Dylan Martin, Idaho Power, confirmed that Idaho Power and the applicant has discussed infrastructure upgrades required to support the proposal. Required upgrades would be dependent on the final project design and timelines. Costs would not be shifted to existing Idaho Power customers. (May 20, 2026)

Tim Thomas, McCall-Donnelly School District (MDSD) Superintendent:

- Stated MDSD has participated in two informal meetings with the applicant. The meetings were preliminary and informative and did not result in a formal agreement or commitments. The potential impact of the development on school enrollment and capacity is of concern. MDSD requests that an agreement addressing anticipated impacts before recommending or granting approval of PUD 26-01. (August 10, 2026)
- Submitted a Superintendent Summary based on the July 2026 Fiscal Impact Analysis by BBC Research & Consulting.
    - The most significant issue of MDSD is the timing, uncertainty, and capacity implications occurring before buildout.
    - Requests a dedicated school facilities/capacity impact analysis before conclusion that the development is fiscally neutral or positive.
    - Challenges the 0.123 student per housing unit assumption and requests an agreement that requires student generation rates to be validated separately by housing type and periodically recalibrated against actual enrollment.
    - The report establishes a measurable timing deficit.
    - Requests scenarios using higher student-generation rates
    - Make mitigation adaptive rather than relying on a 15–20-year forecast.
    - Approval should ensure that existing MDSD taxpayers and students are not required to finance development-driven capacity before the corresponding revenues materialize. (August 19, 2026)

Information on school enrollment between 2019 and 2026 was obtained by PZ Staff and is attached.

Ron Platt, Valley County Grooming Advisory Board Chairman, appreciates that recreation is being considered. However, the proposal is not specific enough to ensure recreational access is conserved in perpetuity, including during the first development phase. Requested Condition of Approvals include:

- Description of the trail and trailhead operating plans, as well as language addressing how public access will be maintained.
- Stipulations for trail/trailhead closure and reopening should be part of operations plan.
- The developer should be required to install trails and public access in the first phase.
- No home construction shall begin prior to the full implementation of the trails and public access outlined in the agreement.
- A full illustration of the trail system shall be presented to the Commission, included a trail map, parking spaces, public restrooms, and materials used in the construction of these items.
- A description of how winter motorized users will have access to the snowmobile trailhead/staging area, possible parking fees, seasonal dates for maintenance, and how collaboration with the Valley County snow grooming program will occur.
- A permanent Recreational Easement on Red Ridge Road granted to either Valley County or Idaho Department of Parks and Recreation as Red Ridge Road is a critical link for both winter and summer recreation. Idaho State Statute 36-1604 provides a mechanism to create permanent recreational easement that limit property owner liability. (August 17, 2026)

Gabby Knapp, Valley County Clerk, responded to the PZ Commission's request regarding ad valorem taxes and the budget cap being 3% plus new construction, not to exceed 8%. Results for 2026 were 4.84%; 2025 was 5.09%; and 2024 was 5.12%. (August 19, 2026)

14. **PUBLIC COMMENTS RECEIVED**:

All Letters can be found in Attachment # 14.

Comments received after the public hearing on August 27, 2026, are highlighted in yellow.

Uncommitted / Other

Ron Derose, New Meadows Area, stated development has costs, both financially and environmentally. County can require the developer to pay for costs. The tax base will not keep up with the cost of infrastructure. (Testimony, February 25, 2026)

Glenn Jacobsen, McCall, stated the project should use only centralized water and sewer systems. All county roads and lighting to be improved or constructed should be entirely financed by DF Development. The proposal will affect Valley County and have very few year-round residents. (August 10, 2026)

Anton Visser, Whitetail Subdivisions, expressed concerns regarding the size and potential impact of the proposal on infrastructure and essential services (e.g. roads, restaurants, grocery stores, health care). A defined and enforceable commitment to attainable housing for local workers and residents is needed. Adequate open space, natural buffers, and green areas should be maintained for privacy, views, and wildlife. The project's full impact should be considered and require detailed, enforceable plans. (August 19, 2026)

Deb Fereday, McCall, stated the proposal should be fully vetted to make sure local taxpayers are not paying for infrastructure. A ground water study and safeguards so no discharge of nitrogen and phosphorus into the Payette River occurs are necessary.(August 19, 2026)

Eric Young:

- Expressed concern that the "Curve Improvements for West Valley RD / Wisdom RD" were left off the VC Road Department's letter dated February 19, 2026. (March 1, 2026)
- Stated the [draft] Fiscal Impact Study is insufficient to accurately calculate the impact fees and legal requirements. The study did not include the on-going impacts of temporary construction workers on the local infrastructure and services. An idealized, best-case development timeline was used; study should include moderate and conservative timeline models to protect public finances. Addressing these issues is vital to protect taxpayers from absorbing unforeseen infrastructural costs. (June 25, 2026)

Email correspondence between Rebecca and Scott Hurd and Director Herrick regarding work sessions and public testimony. Includes a copy of an editorial letter in the *Star News* on April 16, 2026. (April 19, 2026; April 21, 2026; June 8, 2026; June 16, 2026)

Rebecca and Scott Hurd listed specific procedural and process concerns with the PZ Commissions review and requested specific Board actions prior to public hearing on August 27, 2026. Concerns are: 1) unequal presentation time; 2) comments must be made before seeing applicant's materials or staff's analysis; 3) inconsistent notice language; 4) no remote testimony option; and 5) no County-controlled process for scoping and reviewing studies on large-scale developments. They requested these issues be corrected prior to continuing the public hearing. (August 2, 2026)

- Brian Oakey, Valley County Prosecutor, responded that the process mandated by the Local Land Use Planning Act and Valley County Ordinances must be followed. The proper time for the Board to respond is after the PZ Commission has made a

recommendation to the Board. The pathway for a complaint about procedural irregularities was provided. (August 11, 2026)

Lenard D. Long, Friends of Lake Cascade, submitted information to correct technical misstatements made during the applicant's presentation on August 27, 2026. Class A reclaimed water is not drinking water and is designed for safe reuse, not potable use per IDAPA 58.01.08 and 58.01.17. Class A water still contains measurable nitrogen and phosphorus as well as other chemicals such as pharmaceuticals. Rapid Infiltration (RI) is not a common wastewater-disposal method in Valley County as most local systems rely on lined winter storage ponds with slow-rate land application. The RI basins for North Lake Recreational Sewer and Water District have never been used. Any new wastewater system must demonstrate that it will not increase nutrient loading to Lake Cascade or its tributaries (Idaho Statute 39-3610). If Red Ridge Village is approved, the wastewater system should be required to use a properly engineered, lined winter storage pond, sized for hydraulic and nutrient-management requirements, with slow-rate land application as the disposal method. (September 13, 2026)

In Favor of Proposal

- Growth will occur; this PUD allows the County to manage the growth.
- New residents bring a greater tax base to fund governmental services.
- A well-designed community has clustered density with open space.
- This proposal would include water and sewer paid for by the developer and additional housing.

1) Elaine Murray, 19 Gold Fork Bay Circle, Testimony, February 25, 2026

Opponents of the Application as Proposed - Reasons Given Include:

- Application is incomplete; more information is needed.
- Should consider the cumulative impacts of development rather than evaluating each project in isolation.
- VC Comprehensive Plan
  - Does not comply with VC Comprehensive Plan goals that deter sprawling developments on foothills, building in forested locations, and outside of urban boundaries. Does not prevent future damage to the environment and community; does not manage growth and development while protecting quality of life, and does not maintain or improve existing level of service.
  - Does not meet Comprehensive Plan Goal of Protecting private property rights while considering community rights.
  - The Future Use Maps in the Comprehensive Plan do not specify residential density.
- Compatibility
  - A development of this scale is not compatible with Valley County's plans, infrastructure, public services, nor community character.
  - Urban-style density hub is incompatible with low density, rural footprint of neighboring properties. A commercial village is not compatible with nearby land uses
  - Compatibility should be evaluated at the project perimeter, not by average density of the entire development.
  - Many adjacent parcels are 20 to 40 acres.
  - Land-Use conflicts between existing rural uses and future residents, including: noise and operational conflicts due to farm equipment, saw operations, livestock, gun fire, and standard agricultural and forestry activity; noise, lighting, and congestion from dense residential and commercial development; and disputes over fencing, livestock

containment, property boundaries, and trespassing.
    - Lack of adequate buffering between this high-density, urban-style development and surrounding rural parcels.
        - A request for a minimum 300-ft natural buffer between West Mountain Road and any parking lot or developed structures.
        - High density land uses need to be moved away from the perimeter to the western center of the development
        - Large areas of open space elsewhere in the PUD does not necessarily cure an incompatible edge condition.
        - A parcel-edge compatibility analysis should be done.
        - Request for a 4-ft high fence along property line to stop trespassing.
- VCC 9-1-2 calls for urban-type development "within incorporated cities, impact areas and other designated areas" and "avoiding undue concentration of population and overcrowding of land in rural areas.
- Does not meet VCC 9-5-2.B3 requiring high-density projects be located near existing infrastructure or established communities.
- Local residents are more likely to bear the long-term impacts of increased congestion, infrastructure strain, and reduced quality of life.
- 722 homes would be a significant burden to the area's resources and environment.
- Density of 6.9 units per acre in Village Center is urban-level development.
- Increased light pollution may violate the Valley County Dark Sky Ordinance.
- Loss of rural character – this area has long served as a transition between town and open forest. This project would alter the character of McCall and Valley County.
- Impact on Payette Lake due to more boats, more people, and increased wakes on shoreline.
- Open Space
    - Loss of open space.
    - The application references 1400 acres of "open managed space" yet provides no enforceable preservation mechanisms.
    - Appendix A-14 suggests much of "open space" area consists of slopes exceeding 45% which are largely unbuildable.
    - Clustering the density obliterates an open timbered area in its entirety and more detrimental than low-density, single-family lots.
- Workforce / affordable housing:
    - Better suited closer to McCall services and infrastructure rather than four miles outside of town.
    - Appendix H – Local Housing is vague with no binding commitments.
    - How many units will be permanently deed-restricted? How would the "only primary residents" homes only be enforced? Appendix H would allow the developer to introduce additional standards and thus redefine deed restrictions.
    - Proposal does not solve the housing crisis faxing local working families ut encourages more luxury and second home development that drives up surrounding property values, property taxes, and overall cost of living.
    - More details needed to confirm local housing equals affordable workforce housing.
- Traffic and Road Concerns:
    - Transportation infrastructure is already strained and beyond capacity.
    - Additional 8071 daily vehicle trips on West Mountain Road; Increased vehicle volumes and traffic noise result in service level degradation
    - Hastened degradation of West Mountain Road; upkeep would be required by Valley County. How would road be improved and maintained to support the increase in traffic?

- A Noise Impact Study should be done and mitigation measures implemented.
- Entrance location concerns; inconvenient to residents and creates unsafe conditions
- Traffic Impact Study does not address increased traffic on ID 55 and US 95.
- Emergency access points in Appendix A are lacking.
- Traffic study prepared by an out-of-state firm which may not have familiarity with local traffic patterns, seasonal fluctuations, and corridor constraints.
- The study notes that a significant portion of the proposed residences may be used as second homes or short-term rentals; these typically generate higher traffic volumes than permanent residences.
- The existing transportation infrastructure is not capable of accommodating the additional traffic generated without significant degradation to safety and mobility.
- There are two dangerous 90° curves requiring $500,000 - $1Million each to fix; developer has suggested that this is the County's responsibility.
- There are actually five sharp curves between Deinhard/Boydstun and the site.
- Curve Improvements for West Valley RD x Wisdom Road not addressed.
- Road improvements will increase taxes.
- A "F" level of service (total gridlock) is predicted at multiple intersections by 2029 with no protected bike lanes or pedestrian infrastructure.
- The posted speed limit is 45 mph, not 35 mph as stated in the Traffic Studies.
- West Mountain Road is narrow road serving as a primary access route, resulting in a bottleneck during emergencies.
- May 12th TIS states the project contains 767 housing units; there are discrepancies in housing unit types between Tables 5 and 6.
- Traffic impacts are document, not speculative.
- Should confirm the entire Fish Lake Road emergency route, including access over private and USFS land, maintenance agreement, and road standards.
- If the adjacent property owned by the applicant within Adams County is developed, how will the impact to Valley County and McCall be mitigated?

- Water / Wastewater
  - Availability of water unknown; no aquifer studies have been completed.
  - Water availability is most unresolved issue in the record.
  - Water rights are unknown.
  - Negative impacts to existing wells, and groundwater/watersheds.
  - A significant increase in sewage output. Has wastewater capacity, ground water protection, stormwater management, and runoff risks been evaluated and addressed?
  - No detailed information regarding proposed wastewater treatment facility including location.
  - Will treated effluent be discharged to local streams or applied to land?
  - The proposed development should be annexed into the City of McCall and become a contributor to extensions and improvements of the existing McCall water and wastewater systems.
  - Wastewater and nutrient loading impacts.
- Environmental / Wildlife
  - Appendices F, G, and I do not truly address the impact a development of this size would have on the flora and fauna. Reliance on observations rather than scientific study.
  - Negative impacts to wildlife and environment. The area serves as important habitat and a migratory corridor for wildlife, including elk and deer.
  - Further fragmentation and development would irreversibly harm the ecosystem and undermine the broader public interest. The land should not be treated solely as a financial asset.

- Impact of fertilizers and herbicides from manicured landscaping. Should ensure that the HOA will establish requirements to prevent the use of fertilized landscaping on private property and in the "open areas".
- Would fragment an elk migration corridor to lower winter range. Appendix F devotes less than one page to elk impacts and provides only general statements without substantive mitigation measures. There is also no detailed elk telemetry data due to a lack of site-specific mapping.
- Fragmenting wildlife travel routes will have permanent impacts on wildlife populations and increase human/wildlife conflicts.
- Would threaten federally threatened Northern Idaho Ground Squirrel habitat.
- Impact on bird and wildlife species using the forest canopy and cavity trees.
- Surrounding the "preserved" meadow with 722 homes would render it ineffective for wildlife due to chronic disturbance.
- Waterway / wetland / riparian area concerns and impact to wildlife.
- Mountain ecosystems are fragile and would be irreparably harmed.
- Loss of dark sky and negative impact on both people and wildlife.
- Piecemeal environmental review of entire 30,000-acre holding across both counties.
- Mitigation should be based on sufficient site-specific baseline.
- Landscaping should be of native or adaptive species. The applicant should verify that the proposed plant is appropriate (e.g. discrepancy between White Pine and White Fir).

- Emergency Services
  - McCall Fire/SITPA response time is 15 minutes or greater; on-site water is insufficient for drafting.
  - Additional staffing, apparatus, and buildings would be needed.
  - How would this impact the hospital and medical clinic?
- Wildfire
  - WUI Fire Plan was written by a DF Development Forester, not an unbiased specialist.
  - Increased danger for wildfires due to encroachment into forested areas; this is a high-hazard Wildland Urban Interface Zone.
  - Inadequate fire evacuation planning; limited egress creates evacuation bottlenecks.
  - It is becoming more difficult to insure property in forested areas in Valley County.
  - Homeowner fuel management requirements are already not enforceable in adjacent developments.
  - A wildfire evacuation and traffic capacity model is needed for West Mountain Road.
  - Fish Lake Road emergency egress, Adams County, and Forest Service jurisdiction required project-specific resolution.
- Economic Impacts / Property Values / Taxes
  - Negative impacts to nearby property values.
  - Application fails to clearly address the potential taxpayer burden required to support expanded school capacity, fire services, law enforcement, and other public services for a development of this magnitude.
  - The shift towards denser housing leads to increased traffic congestion, noise, pollution, and a higher demand for public services such as schools, healthcare, and law enforcement.
  - There should be an independent economic impact study not influenced by the applicant.
  - Fiscal study should not be cited as proof of an overall fiscal surplus or deficit. It expressly identifies unresolved capital/public-safety issues. Capital and timing are unresolved.
  - If impact fees are inadequate, all taxpayers pay for the impacts.

- The fiscal impact analysis prepared by BBC Research and Consulting depends almost entirely on property-tax revenue and assumes an aggressive construction and occupancy timeline.
- Basing long-term public financing on a revenue source that faces political pressure to eliminate is imprudent.

- Recreation
  - Should preserve continual public access to public lands and the trail network, in perpetuity, both motorized and non-motorized.
  - Safety of non-motorized traffic on West Mountain Road needs considered.
- The current developments in the area (Blackhawk and White Cloud) are only at ~50% buildout after 30+ years.
- Many concerns identified during the original 2024 application were not adequately addressed during the neighborhood meeting on November 10, 2025.
- The region does not need giant decentralized developments with commercial and entertainment venues in rural locations.
- Short-term economic development should not take priority over long-term values and goals of local residents.
- Inadequate review process.
- Will negatively impact public services and said services cannot handle the increased population.
- More people means an increase in crime.
- Concerns regarding impact on Adams Couty infrastructure; cumulative impacts must be evaluated.
- Valley County Code – PUD
  - The proposal does not meet the requirements for a PUD under VCC or Idaho Code 67-6515.
  - Valley County's PUD ordinance was not written for a self-governing community of 1800 people with private infrastructure funded and governed by an HOA; the proposal is for an unincorporated municipality.
  - A regulatory framework should be created instead, similar to Bonner and Ada Counties.
  - Idaho Code's 67-6512(a) requires a finding that political subdivisions have the ability to provide services for the proposed use.
  - Valley County is being asked to approve the front door to a two-county development; more details should be provided such as anticipated increased traffic numbers.
  - The developer should not be guiding the process that evaluates its own application.
- Commission should recommend denial or continue the application until water availability, unity count, public-safety capacity, transportation mitigation, wildlife/wetland baselines, and enforceable infrastructure obligations are sufficient resolved.
- What is the plan for the construction workforce housing?
- The developer mentions greenhouses but does not address having a large commercial greenhouse operation. What impact on light pollution, water use, wastewater, noise, and energy use would this operation have?
- What is the proposed source of heat for the buildings? Does the developer intend to install a central propane and distribution infrastructure?
- Previous issues raised have not been resolved by the applicant's November 5th submittal.
- As of November 12, 2026:
  - The public does not have the ability to review the PZ staff report and the revised tracking spreadsheet.
  - There is no CCRs, no school agreement, nor a cost or loan-to-value disclosures required by VCC 9-9-8.

- No traffic impact study that includes a daily county of West Mountain Road, nor the lodge, restaurants, or event space.

- Discrepancies between numbers in various documents regarding number of housing units, commercial space, total occupancy, density, local housing units, and local housing affordability. The lodge and restaurant users were not included in the traffic study nor in the number of housing units.
- Compatibility Matrix comments
  - Q1 - The compatibility matrix rates a PUD next to Agricultural land as (-2).
  - Q2 – Other adjacent neighbors are low-density, large-lot single-family homes. This proposal includes a 400-unit nightly-lodging village with a commercial core.
  - Q3 – There is no town, lodge, resort restaurant, or event venue in this rural vicinity.
  - Q4 – Trees or terrain would not minimize impacts.
  - Q5 – Not a similar scale
  - Q6 – Not similar traffic
  - Q7 – Not test well; 70 of 73 nearby domestic wells draw from the shallow zone that will receive treated wastewater. Would be water use, light, and noise impacts from lodge, restaurants, and events. Proposed 20 years of heavy equipment, construction traffic, dust and noise next to grazing land and rural homes.
  - Q8 – The Board of County Commissioners signed a revised public safety impact study on October 26th . There is no date to answer Q8 until study is completed. No secured emergency exit, no school agreement.
  - Q9 – There is a revenue lag in early phases; gaps are left to negotiations/development agreement.
  - Per the instructions, evaluators shall consider an actual inspection of the site. Site visit should be publicly noticed and completed.
  - Compatibility rating should not occur until the completed independent studies and missing documents for the November 19th meeting are in the record with two weeks for public comment.

All Letters and List of the Names of Opponents can be found in Attachment #14C

15. **PHYSICAL CHARACTERISTICS OF SITE**: Timber with open meadows. Varying topography, including slopes exceeding 30%. Streams, including Duffner Creek, flow through the property. The revised application states there are perennial and intermittent streams and wet areas that have not yet been delineated. Logging and access roads exist.

12. **SURROUNDING LAND USE AND ZONING**:

North: Single-family Residential Lots (Legacy Ranch at Whitetail Club and Whitetail P.U.D. in the City of McCall) and land within Adams County

South: Agricultural (Timber); Preliminary Plat approval for C.U.P. 21-45 RedRidge Preserve

East: Single-Family Residential Parcels; Single-Family Residential Lots (White Cloud and Blackhawk on the River Subdivisions);

West: Agricultural (Timber); in Adams County (owned by DF Development)

(See Land Use Map – Attachment # 5)

13. **Valley County Code** (Table 9-3-1), categorized under as:
2. Residential Uses (h) Planned Unit Development

Review of Title 9 – Chapter 9 should be done.

TITLE 9 LAND USE AND DEVELOPMENT

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.

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.

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;

Staff Comment:

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;

Staff Comment: (Resolution No. 7-98 is attached; it states, the Board will exclusively determine the rating for Compatibility Questions Nos. 6, 8, and 9)

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;

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;

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

E. That it is more desirable to have a 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.

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.

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.

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.

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

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

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.

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

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

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

H. Other Information: Any other information deemed necessary by the commission because of the proposed use.

9-9-7: STANDARDS:
A. Size: The acreage shall be large enough to accommodate 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.

C. Waiver Or Modification Of Specifications, 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.

D. Averaging And Transferring Densities: Averaging and transferring densities within the PUD shall be allowed: 1) upon a 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.

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.

F. Maximum Height: 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.

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.

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.

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.

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.

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.

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.

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

C. The cost of the proposed planned unit development.

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

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

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.

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

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.

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

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

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

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.

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

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

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 subsections 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, and 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.

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.

9-9-10: IMPACT FEES:

9-9-11: REIMBURSEMENT FEES:

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.

B. Diagram Of PUD Layers: (See page 1.)

STAFF COMMENTS:

Any motion should include a disclaimer that recommendation of concept approval is not an entitlement.

Staff has updated the Tracking Spreadsheet based on comments from PZ Commissioners on September 24, 2026, and from the applicant.

Items to address for the November 19, 2026, public hearing:

- **Roads**
- **Sewer**
- **Water Rights – Water Access**
- **Fiscal Impact Gap**
- **Easement through Adams County**

NEXT STEPS:

The P&Z Commission has options, as follows:

- **Work through the Tracking Spreadsheet**. Items can be added to the spreadsheet. The spreadsheet can be used to:
    - identify additional information that will be required at the time of a CUP/Preliminary plat submittal;
    - identify impacts with recommended mitigation;
    - list conclusions based on specific submittals or expert testimony: Examples:
        - Northern Idaho Ground Squirrel is not located at this site based on testimony from Fish and Game and email dated August 19, 2026;
        - Phase 3B of Jug Mountain Ranch has larger parcels so they can do septic systems since they have no hookups available at this time;
    - list on our Tracking Spreadsheet all public concerns so they can be addressed or we can create a separate sheet, etc.
- **Table to a specific date and time for deliberations and work on the spreadsheets.**
- **Consider leaving the public hearing open in case any new information is requested.**
- **Request additional information for Concept Approval.**
- **Make a recommendation to the Board of County Commissioner**.

ATTACHMENTS:

1) Resolution No. 7-98
2) Blank Compatibility Evaluation and Instructions
3) Red Ridge Village Concept – Figure A.3 from Application
4) Vicinity Map
5) Surrounding Land Use Map
6) Additional Submittal from Applicant Received November 5, 2026
7) Legible copy of McCall Area Local Housing Action Plan Bridge from Applicant's Submittal
8) Summary of Standards for the Red Ridge PUD – Valley County Code Analysis
9) Tracking Spreadsheet Updated by Staff, November 12, 2026
10) McCall Donnelly School Enrollment Information as of September 30, 2026
11) Board of County Commissioners Resolution 2027-02 approving and authorizing the execution of the Public Safety Impact Study Funding Agreement for PUD 26-001
12) Meeting Minutes (Relevant Portions):
    - February 26, 2026
    - March 31, 2026
    - April 21, 2026
    - April 27, 2026
    - May 21, 2026
    - June 25, 2026
    - August 27, 2026
    - September 24, 2026
13) All Agency Responses
14) All Public Responses
    - A – Uncommitted / Other
    - B – Proponents
    - C – Opponents

END OF STAFF REPORT