

Appendix D

Neighborhood and Public Input

Red Ridge Village PUD

DF Development solicited public input and comment on the proposed Red Ridge Village PUD throughout 2025. Information, answers to frequently asked questions, and an opportunity to ask additional questions or leave comments were available on the DF Development website <https://dfdevelopmentllc.com/communities/red-ridge-village>.

In addition to the information and opportunity to ask questions and comment on the website, DF Development held the following public and neighborhood meetings:

- In-person public open house, Tuesday, February 25, McCall Public Library
- In-person public open house, Wednesday, February 26, McCall Public Library
- Online Blackhawk Neighborhood meeting, Tuesday, October 14, via Teams
- Online Whitetail Club meeting, Tuesday, October 21, via Teams

DF Development also scheduled and held a neighborhood meeting as required by Section 9-5H-1(D) on Monday, November 10 via Teams. Notices to all property owners of record within 300 feet of the Red Ridge Village PUD boundary were mailed 10 days prior to the meeting.

Neighborhood Meeting Attendees

There were 34 logins to the virtual meeting, six of the logins were DF Development or GSBS representatives. Twenty-eight logins were by the general public. Some logins had two or more people participating. Participants self-registered their names. The list below reflects how they logged in:

- Harry Soulen
- Erin
- Neighborhood
- Philip Soulen
- Bryan Donaldson
- Concerned Resident
- Angie Soulen
- Paul Warner
- KM, LLC/Dan Wood
- Rebecca Hurd

- David Craig
- Rh
- Maxfield Silverson
- Eric
- Lee Holcomb
- David McQuade
- Marshall H
- Walter Brown
- Lea and Wyatt Albright
- Laura Veitch
- Eric Young
- Kristin Sinclair
- Rober Bradshaw
- KTVB
- Steve Gibson
- Mary Beth R.
- 2 Anonymous

Neighborhood Meeting Comments

The comments and questions received from all sources are summarized in the input table below.

Comment/Question	Response
Funding and impact on current taxpayers	The Red Ridge Village PUD will increase the tax base of Valley County. Measures have been identified to reduce impact on Valley County services including road maintenance, fire and police protection to the extent possible.
Access to Fish Lake	This is under advisement.
Bike lanes on West Mountain Road	The trail system with Red Ridge is designed to link to any future bike lanes on West Mountain Road in the event that Valley County constructs these lanes.
Impact on home insurance rates	Red Ridge Village PUD is designed to utilize roads, trails, and improved open spaces as fire breaks in accordance with the recommendations of the McCall Fire District Xyloplan. Impacts on home insurance rates are unknown; however, the design of the PUD is intended to utilize best practices to reduce risk.
Development plans in Adams County	None at this time.

Comment/Question	Response
Road maintenance and funding	Roads and trails in Red Ridge Village will be publicly accessible, constructed to Valley County standards, and owned and maintained privately. Valley County resources will not be used to construct or maintain Red Ridge Village roads and trails.
Road maintenance concerns on roads outside of the PUD, specifically West Mountain Road	The Traffic Impact Study (TIS) was updated from the October 2024 study based on the revised development program, input from Valley County Engineering and Roads Departments, Idaho Transportation Department, and McCall City Engineering. The study projects the impact the Red Ridge Village PUD will have on the Valley County road network and identifies possible updates and solutions to minimize that impact. Ongoing maintenance of those roads will be through the various entities regular budget processes.
What measures are planned to be implemented to address additional increases in traffic, noise and impacts to existing residential properties?	The updated TIS addresses the projected impact on roads. Red Ridge Village PUD does not include industrial or manufacturing uses so noise impacts are expected to be similar to other residential and neighborhood-focused commercial properties. To mitigate any noise or visual impacts to adjacent areas and uses, Red Ridge Village has a 100-foot buffer around all development and adjacent to roadways. A rendering of the buffer area concept can be found at Appendix A, Figure 7.
Will the existing gravel pit be used only for Red Ridge development?	The existing DF Development-owned gravel pit on Red Ridge will be used only for material for the Red Ridge development. It is not currently used to supply non-DF Development activities.
Red Ridge needs to address increased traffic, maintenance needs, and bicycle and pedestrian safety on West Mountain Road.	The updated TIS identifies the capital investment needs related to accommodating additional traffic from Red Ridge Village on West Mountain and other roads. The specific improvements and funding approach will be addressed in the Development Agreement between DF Development and Valley County.
Will the emergency access road be developed at the beginning of the project or as part of a future phase?	The emergency egress road will be developed at the beginning of the project to ensure residents in Phase 1a and existing residents in that area of West Mountain Road have an emergency egress route.
Are additional access points on West Mountain Road planned in the future?	No, only the access points to West Mountain Road shown on Figure 2 in Appendix A are planned.

Comment/Question	Response
Have you met with Valley County Commissioners about this proposal since you submitted your initial application in October 2024?	No.
Will there be traffic studies on the impact on Highways 55 and 95?	The updated TIS included impacts on Highways 55 and 95 as directed by IDT.
How do you plan to keep people and pets off neighboring ag and timber properties?	<p>Red Ridge Village boundaries will be clearly discernable through the buffer, landscaping, and trail system, making it clear where Red Ridge Village property ends. In addition, the properties in Red Ridge neighborhoods will be fenced in accordance with wildlife safe fencing guidelines. Individuals, whether residents of Red Ridge or other properties are responsible for the control of their pets.</p> <p>In addition, the CC&Rs associated with Red Ridge Village will clearly indicate that Idaho is an Open Range state and livestock may be present on their property.</p>
Where does the emergency egress connect to the road system?	The emergency egress exits north into Adams County on roads on DF Development property eventually connecting to a forest service road and out to Highway 55.
How will the local housing restrictions be enforced?	We have developed a deed restriction similar to that used by the City of McCall that can be found in Appendix F.
Will you transfer the protected lands to the Payette Land Trust or other conservation agency?	DF Development is exploring the best tools to protect conserved property.
We are concerned about condos next to active agriculture property.	There is at least a 100-foot buffer between new development in Red Ridge and existing properties, therefore the new residential uses will not be right up against existing agriculture use property lines.
Will the neighborhood parks be public?	The community-wide open space, trails, and parks will be open to the public. This includes 18 + miles of non-motorized trails, 5 + miles of motorized ridgeline trails, trail heads, amenities in the Village Center, buffer areas, and the meadow.

Comment/Question	Response
	As the development is phased, there may be neighborhood specific amenities that may be available only to members of neighborhood-level HOAs.
Why wasn't this meeting better publicized in the McCall Star News or similar?	The meeting was publicized in accordance with the requirements of Valley County Code Section 9-5H-1(D) by mailing the written notification 10 days prior to the meeting to all property owners of record within 300 feet of the DF Development property boundary.
Will the wastewater disposal for the townhomes be septic?	All of the development will be on a sewer system.
Will there be fees for public use of these lands or facilities?	Not for the public, non-motorized trails. Use of the snowmobile trails will be managed in partnership with the Idaho Snowmobile Association so their rules will be part of the consideration in that area. Otherwise, there is not a fee structure identified for the community-wide publicly available amenities identified in the Red Ridge Village Concept. Future amenities associated with development of each of the neighborhoods may include a fee.
Is this development near Haight Creek?	It is north of Haight Creek.
What is the location of the proposed sewer system and is LSA or AWTP? Have you placed the treatment facilities on your map and will there be open treatment ponds?	The preliminary location for the proposed sewer system is at the maintenance yard near the existing gravel pit. This location will be confirmed by the project engineer as part of the design and approval process overseen by Idaho Department of Environmental Quality. The property is in a non-discharge area therefore it will be small scale system that will be a non-discharge system.
How do you intent to "police" the public trail use versus private parks?	To the extent that private parks may exist in the future, they would be part of the neighborhood HOA areas and it would be up to the individual HOAs to determine the design and control of those areas.
The townhome development is not consistent with adjacent land use.	The townhome area is designed with significant open space buffers between each of the "pods" as well as the buffer to adjacent uses to preserve a rural look and feel to the overall development.
Will new residents have problems if we continue to shoot guns on our property?	Our development will not interfere with the legal use of your property.

Comment/Question	Response
Where do you plan to put the wastewater land application system if there is no discharge?	We are currently working with our engineering team to determine the level of treatment necessary to use the wastewater in irrigated areas throughout the development.
How will you protect dark skies?	Red Ridge Village PUD's design and CC&Rs includes dark skies and wildlife compliant lighting strategies including the type and location of fixtures as well as the preferred light spectrum to promote Valley County's goal to become a Dark Skies Preserve. A goal DF Development supports.
What studies of the aquifers have been completed?	They are ongoing. We have completed a review and verification of our paper water rights and will complete tests to confirm quality and productivity of those rights.
What is the timeline from breaking ground to completion of the project?	We are hoping to break ground in spring 2027. It will take 15-20 years to complete the entire Red Ridge Village PUD.
Are you aware that herds of elk currently use our property to cross from the river up and over Red Ridge? How will you plan to create wildlife, migratory corridors?	The Red Ridge Village PUD includes significant, connected open space from our property boundary over Red Ridge. These areas will include best practices relating to unfenced areas, wildlife safe fencing and lighting, and other strategies identified by Idaho Fish and Game to facilitate migratory patterns through the area and overall herd health.
McCall Fire District has indicated they cannot serve this area with current resources. Will this project have its own fire protection?	DF Development has met with the McCall Fire District to discuss amending the Fire Impact Fee to include the Red Ridge Village area to facilitate a new fire station in the Red Ridge area that will serve Red Ridge as well as surrounding, existing neighborhoods.
Do you have water rights in place for this project?	Our engineering team is working to determine the needs and source, including our existing rights, for this project as part of our water system planning with Idaho Department of Environmental Quality.
Who have you met with from the fire department and valley county?	We have met with the Fire Chiefs and their staffs from: <ul style="list-style-type: none"> • McCall Fire District • Donnelly Fire Department We have met with the following Valley County-based organizations/ departments: <ul style="list-style-type: none"> • McCall-Donnelly School Superintendent • Valley County Sheriff's Department • Valley County Planning Department

Comment/Question	Response
	<ul style="list-style-type: none"> • City of McCall City Manager, Engineer, Public Works Director, Airport Director, Planning Director • Valley County Recreation • Valley County Treasurer • Valley County Engineer and Roads and Bridges Department <p>We have met with the following additional organizations:</p> <ul style="list-style-type: none"> • Idaho Power • Central District Health Department • Idaho Department of Environmental Quality • Idaho Transportation Department • Idaho Fish & Game • Adams County Planning
How do you plan to keep the emergency access open in the winter?	We will plow them to the extent needed.
Have you studied the impact the Village Center will have on our quaint downtowns in McCall and Donnelly?	We have completed preliminary studies to determine that the Red Ridge Village concept is needed in this area to add options for current and future residents and visitors. The intent is to add to not take away from the current offerings and opportunities.

Neighborhood Meeting Notices

Mailing List

The notices were mailed to the following property owners of record:

Owner Name	Mailing Address	City	State	ZIP	Parcel ID
ALBRIGHT WYATT	3731 W MOUNTAIN RD	MCCALL	ID	83638	RP18N02E247655
ANDREW IVAN ERNEST	PO BOX 1530	MCCALL	ID	83638	RP00564001038A
BLACKHAWK COMMUNITY OWNERS ASSN INC	PO BOX 10117	BOISE	ID	83707	RP0055100000B0
BLACKHAWK RANCH MASTER PROPERTY OWNERS ASSOC INC	PO BOX 101	MCCALL	ID	83638	RP00479000000A
BRADSHAW RANCH TRUST	PO BOX 830	MCCALL	ID	83638	RP18N02E240455
BROOKS CLAYTON	10342 W RALEIGH ST	BOISE	ID	83709	RP00646004039A
BROWN CHAD M	16 USHER CT	MCCALL	ID	83638	RP00646004041A
C B RANCH TRUST	3790 S SUNTREE	BOISE	ID	83706	RP18N02E242255
CENTURY PROPERTIES LLC	7761 WEST RIVERSIDE DR	BOISE	ID	83715	RP00564001034A
CLYDE FAMILY TRUST	2217 WEST CLEARVUE ST	EAGLE	ID	83616	RPM0573010118A
CORE BUILDING COMPANY	3945 W WELLHOUSE CT	EAGLE	ID	83616	RPM0573010117C
CURTIS DAVID	2311 SCHADER DR UNIT 103	SANTA MONICA	CA	90404	RP00646005001A
FEDDERLY FAMILY TRUST	45550 KAWEA WAY	INDIAN WELLS	CA	92210	RPM0573010116A
FOX JASON DARREL	10470 DUNLAP DR	NAMPA	ID	83687	RP00646004080A
FUSTUKJIAN RAFFI	2119 E MELWOOD ST	MERIDIAN	ID	83642	RP00646004077B
GEOVEST LLC	PO BOX 5188	BOISE	ID	83705	RP18N02E240004
GUIDRY D & S FAMILY TRUST	5247 ALZEDA DR	LA MESA	CA	91941	RP00646004079B
IMEL BRUCE A	10 USHER CT	MCCALL	ID	83638	RP00646004040A
KELLER BRETT A	79 LOUNSBURY RD	RIDGEFIELD	CT	06877	RP18N02E247206
KM0214 LLC	4835 LAKEPARK PLACE	BOISE	ID	83714	RP00564005000B
LARSON GREGORY LEE	28 THUNDERBOLT PLACE	MCCALL	ID	83638	RP00646004078B
LARSON SHAD	220 E PARK ST	EMMETT	ID	83617	RP00646004076A
LENZ BRIAN CHRIS	18319 W USTICK	CALDWELL	ID	83607	RP00646004073A
LIND ERIC & AMY REVOCABLE LIVING TRUST	3010 E INDIAN CREEK DR	MERIDIAN	ID	83642	RP00646004075A
MC CALL ASSOCIATES LLC	PO BOX 10117	BOISE	ID	83707	RP17N02E150005
ROWLEY PAUL J & KIMBERLY A 2013 TRUST	22532 CHAPARRO DR	SAUGUS	CA	91350	RP18N02E241805
SHORE LODGE WHITETAIL LLC	501 W LAKE ST	MCCALL	ID	83638	RP18N02E130006
SHORE PROPERTIES LLC	7761 W RIVERSIDE DR STE 100	BOISE	ID	83714	RP00564001035A
SOULEN LIVESTOCK CO	PO BOX 827	WEISER	ID	83672	RP18N03E194805
TAOS LAND DEVELOPMENT LLC	PO BOX 3028	MEMPHIS	TN	38173	RP00564001033A
THAYER BRENT	10818 52ND PLACE W	MUKILTEO	WA	98275	RP00646004074A
WHITE CLOUD HOMEOWNERS ASSN INC	5987 W STATE ST STE A	BOISE	ID	83703	RP0064600000FA
WHITETAIL 119 LLC	PO BOX 2773	BOISE	ID	83701	RPM0573010119A

Notice

NOTICE OF VIRTUAL NEIGHBORHOOD MEETING

DF Development invites you to participate in a

VIRTUAL MEETING concerning the proposed

RED RIDGE VILLAGE PLANNED UNIT DEVELOPMENT

The virtual meeting will be held

Monday, November 10, 2025

5:00 PM to 7:00 PM MT

Via Teams at the following link:

www.microsoft.com/en-us/microsoft-teams/join-a-meeting

Meeting ID: 280 763 287 357 19

Passcode: xE6dm2dP

OR scan QR code below to join the meeting:



DF Representatives will make a presentation outlining the proposed

Red Ridge Village Planned Unit Development

Answer your questions, receive comments, and discuss your concerns both verbally and in writing in the chat

***** This meeting will be recorded *****