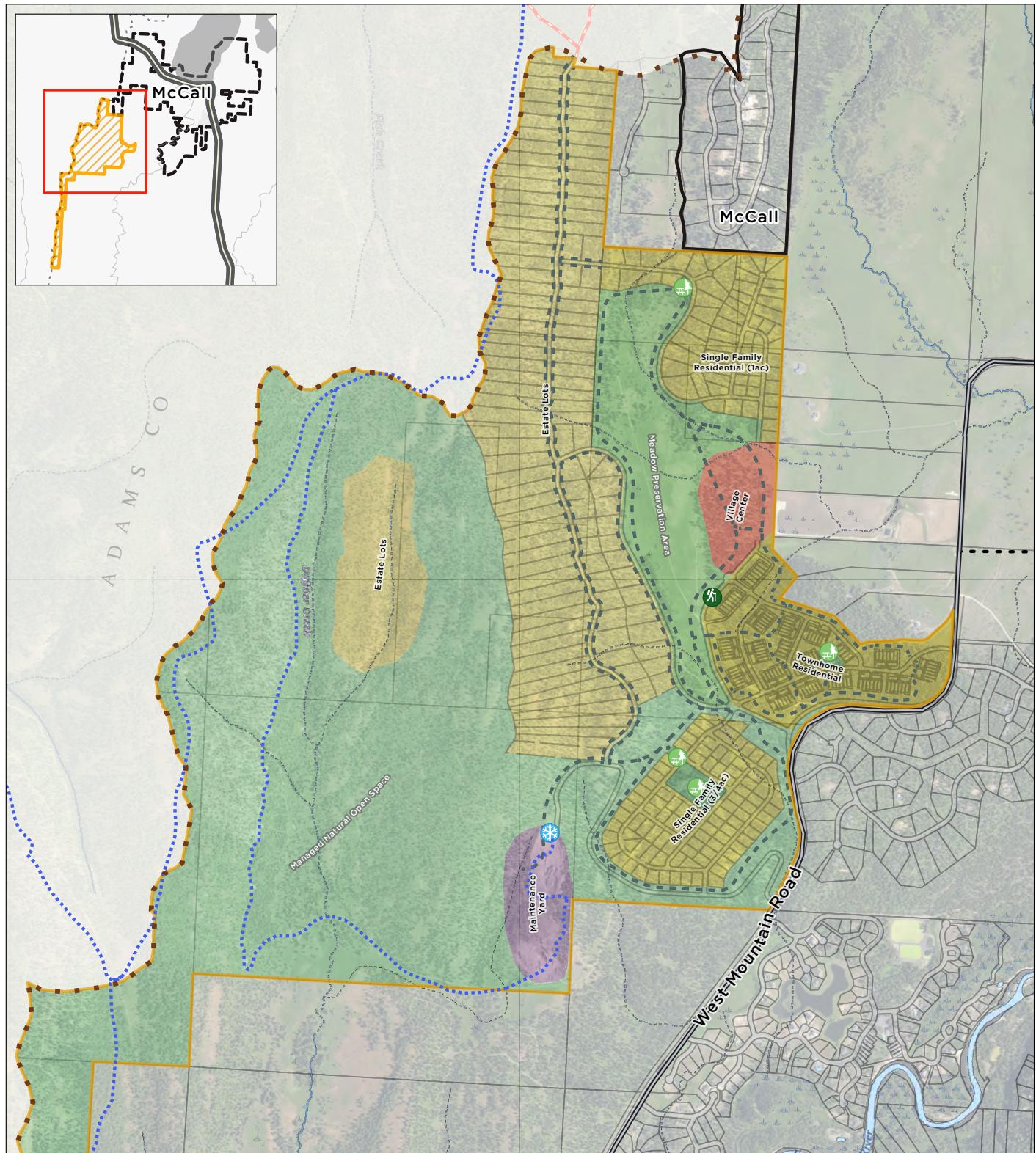


RED RIDGE VILLAGE

Conditional Use Permit (CUP) and Planned Unit Development (PUD) Concept Application



RED RIDGE VILLAGE

Conditional Use Permit (CUP) and Planned Unit Development (PUD) Concept Application

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December 29, 2025

Cynda Herrick, AICP, CFM
Valley County
Planning and Zoning Administrator
Floodplain Coordinator
700 S. Main St.
P O Box 1350
Cascade, ID 83611

RE: Red Ridge Village PUD Concept Application

Dear Ms. Herrick:

Please find ten hard copies and one electronic copy of the Red Ridge Village Planned Unit Development (PUD) Concept application and associated Conditional Use Permit (CUP) application submitted by DF Development, LLC enclosed.

DF Development seeks approval of the nearly 2,250-acre Red Ridge Village PUD Concept in conjunction with a Development Agreement. This application revises and replaces a prior application for the same property submitted to Valley County in October 2024. The revised submission reflects additional analysis and design refinements informed by agency coordination, stakeholder input, and public comments.

The Concept proposes:

- Clustered Development near existing infrastructure, resulting in an overall gross density of approximately 0.3 units per acre distributed across five neighborhoods.
- Preservation of approximately 1,400 acres of managed open space, including a 149-acre preserved meadow proposed for public access.
- An organic farm and greenhouse facilities.
- Construction and maintenance of a trailhead and parking facilities to support approximately 18.2 miles of publicly accessible non-motorized trails.
- Construction and maintenance of more than 5 miles of groomed snowmobile trails with associated trailhead and staging facilities.

The application identifies requested adjustments to setbacks and height standards to accommodate the PUD concept. Detailed engineering and design documents will be submitted with individual applications for each phase as implementation moves forward.

Application Materials

The materials are organized as follows:

- Tab One
 - Transmittal Letter
 - General Information
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- Appendix K – WUI Fire Protection Plan
- Appendix L – Design Standards

Stakeholder and Community Outreach, Engagement, and Applicant Responses

- DF Development conducted two public open houses and met with the following agencies and / or stakeholders in February 2025: Idaho Power
- Central District Health
- Idaho Department of Environmental Quality
- Idaho Fish & Game
- McCall Donnelly School Superintendent
- Fire Chiefs of McCall Fire District and Donnelly Fire Department
- Valley County Sheriff's Department
- McCall City Manager
- McCall City Engineer
- McCall City Planning Director
- McCall Airport Director
- McCall City Public Works Director
- Valley County Engineer
- Valley County Roads & Bridges
- Valley County Recreation Department
- Valley County Treasurer
- Valley County Planning Department
- Adams County Planning Department

Project information, frequently asked questions, and an opportunity for written comment were made available through the DF Development website.

Input received from agencies and members of the public identified the following primary areas of concern:

- Traffic and congestion
- Potential impacts to Payette Lake
- Wildfire risks
- Water resources, wildlife, light pollution, and viewsheds
- Road maintenance responsibilities
- Fiscal impacts to existing taxpayers
- Input also identified potential community benefits, including housing types oriented toward local needs and a trail system connected to regional networks.

As a result of the input from stakeholders and members of the community, the Red Ridge Village PUD Concept has been revised to include the following substantive changes:

- Updates to the phasing plan to incorporate additional housing types, sequencing, and trails
- Reduction in total residential lots / units to 722, a decrease of approximately 250 units from the prior concept
- Formalization of the meadow and trail network concepts
- Additional details regarding the internal road network

The revised application also includes updated and expanded technical analysis, including:

- A revised Traffic Impact Study reflecting reduced unit counts, modified housing types, and coordination with Valley County Engineering, Idaho Transportation Department and the City of McCall Engineer.

- Expanded information regarding stormwater management and proposed water and wastewater systems
- A Wildland-Urban Interface Fire Prevention Plan incorporating the findings from XyloPlan's modeling prepared for McCall Fire District

The revised concept was presented to the following community groups in October and November 2025:

- Blackhawk neighborhoods, October 14, 2025
- Whitetail Club, October 21, 2025
- Required neighborhood meeting for property owners within a 300-foot radius, pursuant to Valley County Code Section 9-5H-1(D), November 10, 2025, 6:00 PM (virtual)

A summary of comments received through these many outreach efforts and conversations is included in Appendix D.

In closing, DF Development submits this application for completeness review and further processing in accordance with Valley County procedures.

Sincerely,

DF Development, LLC

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Red Ridge Village PUD & CUP Application

General Information

Development & Design Team

Applicant

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