

Valley County Planning and Zoning

PO Box 1350 • 700 South Main Street
Cascade, ID 83611-1350

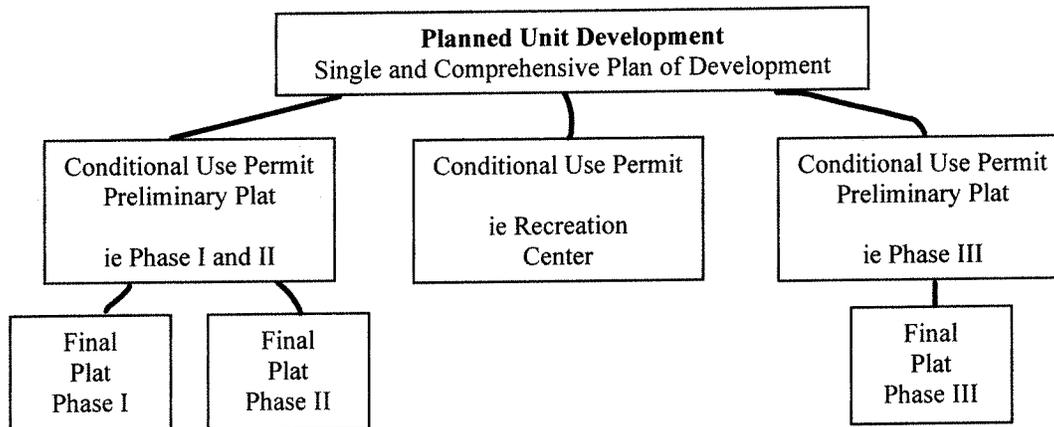


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STAFF REPORT: P.U.D. 26-001 Red Ridge Village Concept
MEETING DATE: February 25, 2026
TO: Planning and Zoning Commission
STAFF: Cynda Herrick, AICP, CFM
Planning and Zoning Director
**APPLICANT /
PROPERTY OWNER:** DF Development LLC, c/o Justin Wilks 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

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.

- **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.



The Red Ridge Village Planned Unit Development (PUD) Concept Plan includes:

- Clustered development, resulting in an overall density of approximately 0.3 units per acre;
- Five development areas with amenities, roads, and a trail network;
- Six (6) phases are proposed over 15-20 years, depending on market conditions; and
- Access would be from West Mountain Road onto internal roads.
- Single-family residential dwellings, multiple-residential dwellings, community amenities, and commercial uses;
- Local Housing Covenant dedicating a portion of homes to full-time, permanent occupancy;
- 722 total residential units clustered on approximately 798 acres, including condominiums, multi-family local housing, single-family homes on approximately $\frac{3}{4}$ -acre and 1-acre lots, and larger estate lots, resulting in 0.9 units per developed acre;
- Non-residential development concentrated within the Village Center with approximately 60,000-sqft of floor area, including retail, restaurant, food-oriented spaces;
- A road network with access to West Mountain RD and an emergency egress exiting north into Adams County;
- Preservation of approximately 1,400 acres of open space; The preserved area includes steep slopes, view sheds, riparian areas, and critical wildlife habitats including meadows and migration corridors;
- Organic farm and greenhouse facilities;
- A centralized community water system with new on-site groundwater wells;
- Both septic systems and a central sewage treatment facility;
- Construction and maintenance of a trailhead and parking facilities to support approximately 18 miles of publicly accessible non-motorized trails;
- Construction and maintenance of 5+ miles of groomed snowmobile trails with associated trailhead and staging facilities;
- Development buffers of approximately 100-ft or greater between roadways and adjacent properties;
- An existing on-site quarry would supply rock material for on-site roads and related improvements;
- Maximum building height would be 3-stories; ridge-line protection is proposed for all phases;
- Adjustments to setbacks and height standards;

The application includes:

- A revised traffic impact study;
- Stormwater management information; and
- A wildland-urban interface fire prevention plan incorporating the findings from XyloPlan's modeling prepared for McCall Fire District.

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
<i>Subtotal developed area</i>		<i>839</i>	<i>722</i>	<i>0.9</i>	

Proposed Phasing Plan (Application – Concept Overview Table 4, page 26):

Phase	Residential		Support SF	Commercial SF for Lease	Year 1
	Residential Lots for Sale	Residential Units for Lease/Sale			
1	93	118	30,000	0	2027
2	101	108	0	11,667	2029
3	74	110	0	26,667	2032
4	19	84	0	11,667	2035
5	15	0	0	0	2037
6	22	0	0	0	2042

* Proposed phasing plan from Concept Overview Table 4 of application totals 744 lots & units, not 722

- 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 applicant also submitted a preliminary estimate of 116 school aged children from the proposed 722 units (see attached).

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.
3. Legal notice was posted in the *Star News* on January 29, 2026, and February 5, 2026. Potentially affected agencies were notified on January 21, 2026. Neighbors within 300 feet of the property line were notified by fact sheet sent January 21, 2026. The site was posted on

January 22, 2026. The notice and application were posted online at www.co.valley.id.us on January 21, 2026.

4. **Agency comment received:**

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. (January 22, 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)

Kendra Conder, Idaho Transportation Department, stated ITD has received the traffic impact study for this development. ITD staff 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)

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
- A Water Availability Study to show the impacts of the development on water quantity in the North Fork Payette River Watershed. (February 5, 2026)

Valley Soil & Water Conservation District recommend 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)

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)

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. Please 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 18, 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)

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)

Brandon Flack, Idaho Fish and Game Department, stated 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 is given. (February 13, 2026)

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)

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. (January 26, 2026; February 9, 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)

5. **Public comment received:**

In Favor of Proposal - *no comments*

Opponents of the Application as Proposed - Reasons Given Include:

- 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.
- Application is incomplete.
- The Future Use Maps in the Comprehensive Plan do not specify residential density.
- 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.
- 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
- Density of 6.9 units per acre in Village Center is urban-level development.
- A commercial village is not compatible with nearby land uses
- 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.
- 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 would the “only primary residents” homes only be enforced? Appendix H would allow the developer to introduce additional standards and thus redefine deed restrictions.
 - Traffic and Road Concerns:
 - 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/Boydston and the proposed site.
 - 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.
 - Water / Wastewater
 - Availability of water unknown; no aquifer studies have been completed.
 - 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.
 - 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.
 - 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.
- Would threaten federally threatened Northern Idaho Ground Squirrel habitat.
- Surrounding the “preserved” meadow with 722 homes would render it ineffective for wildlife due to chronic disturbance.
- Waterway / wetland / riparian area concerns.
- Mountain ecosystems are fragile and would be irreparably harmed.
- Loss of dark sky.
- 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.
 - McCall Fire District stated they cannot serve this area with current resources.
 - There is a 15+ minute response time from McCall Fire District
 - 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.
- 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.
 - Applicant should fund an independent economic impact study.
- Recreation
 - Should preserve continual public access to public lands, 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.

- 1) Brett Keller, 3737 West Mountain Road, October 19, 2025
- 2) Lea' and Wyatt Albright, 3731 West Mountain Road, October 20, 2025; February 17, 2026 (Three Total Responses)
- 3) Sarah Helgeson, 19 Thunderbolt PL, November 22, 2025; February 4, 2026
- 4) Bryan Donaldson, 19 Thunderbolt PL, November 22, 2025; February 6, 2026
- 5) Christine and Brent Thayer, 7 Thunderbolt PL, November 23, 2025; February 17, 2026 (Three Total Responses)
- 6) Josephy Wiemken, JW Engineering LLC, January 15, 2026
- 7) Lily Blakeman, January 18, 2026
- 8) Kevyn Booth, January 20, 2026
- 9) Keith Radwanski, McCall, January 26, 2026
- 10) Jon Mullin, January 26, 2026
- 11) Steve Holder, McCall, January 27, 2026
- 12) Erin Fanning, McCall, January 28, 2026
- 13) Eric Young, February 10, 2026
- 14) Pam and Jim Nielsen, 64 Sundance DR, February 11, 2026
- 15) Carl Schreiner, February 11, 2026
- 16) Susan McCandless, McCall, February 11, 2026
- 17) Bill McCandless, McCall, February 11, 2026
- 18) Erica Seeds, McCall, February 11, 2026
- 19) Linda Klind, 137 Mather RD, February 11, 2026
- 20) Wesley Keller, 260 Moonridge DR, February 11, 2026
- 21) Jeffrey Oldham, 22 Sundance DR, February 12, 2026
- 22) George Seeds, February 12, 2026
- 23) Eric and Penelope Geisler, 17 Haymaker Place, February 12, 2026
- 24) Julie Conrad, February 12, 2026
- 25) Tanya and Jason Gordon, Valley County, February 13, 2026
- 26) Robert Bechaud, McCall, February 13, 2026
- 27) Kristin Hoff Sinclair, McCall, February 13, 2026
- 28) John Schott, McCall, February 13, 2026
- 29) Claire and Steve Ryberg, McCall, February 15, 2026
- 30) Mia Schreiner, February 15, 2026
- 31) The Ondler Family, White Cloud Sub, February 15, 2026
- 32) Ann Nimmo and Jack Blair, 29 Moonbeam Circle, February 15, 2026
- 33) Sally and Garth Walbert, McCall, February 15, 2026
- 34) Paul and Deanna Warner, 3789 West Mountain Rd, February 15, 2026
- 35) Bradshaw Ranch Trust, Roger Bradshaw, Trustee, 3771 West Mountain Rd, Feb. 15, 2026
- 36) Lynne Hodges, McCall, February 16, 2026
- 37) David and Ann McQuade, 14042 Deerfield Rd, February 16, 2026
- 38) Beth Warner, McCall, February 16, 2026
- 39) Barr Quarton, February 16, 2026
- 40) Petter Fitzsimmons, 8 Sawtooth Ct, February 16, 2026
- 41) Martin Rand, Minidoka Ct, February 16, 2026
- 42) Lisa and Thomas Lewis, 626 Woodlands Dr, February 16, 2026
- 43) John and Judith Molinski, 45 Sundance Dr, February 16, 2026
- 44) Luke Wardle, Corner of Wisdom and West Mountain Rd, February 16, 2026
- 45) Stacy Beeson, 746 Chad Loop, February 16, 2026
- 46) Patricia Bonacic, Broken Ridge Commons Townhomes, February 16, 2026
- 47) Wayne and Angela Hersel, White Cloud Sub, February 16, 2026
- 48) Carolyn and Josh Warden, McCall, February 16, 2026

- 49) Ed Garcia, McCall, January 31, 2026; February 16, 2026
 - 50) Dylan Beeson, 746 Chad Loop, February 17, 2026
 - 51) Pat Bicknell, 223 Moonridge Dr, February 17, 2026
 - 52) Scott and Rebecca Hurd, February 17, 2026
 - 53) Mary Beth Resimius, McCall, February 17, 2026
 - 54) William Marineau, McCall, February 17, 2026
 - 55) Harold and Peggy Nickle, 424 McGinnis Street, February 17, 2026
 - 56) Nancy Romero, 21 Crestview Ln, February 17, 2026
 - 57) Patty Young, McCall, February 17, 2026
 - 58) Brett and Marcie Keller, 3737 West Mountain Rd, February 17, 2026
 - 59) McCall Keller, February 17, 2026
 - 60) Dean, Amy, Finn, and Willa Cromwell, 10 Bitterroot Ct, February 17, 2026
 - 61) Jeannie Carpentier and John Whalen, Valley County, February 17, 2026
 - 62) Lydia and Don McMillin, White Cloud Sub, February 17, 2026
 - 63) Jim Fitzgerald and Karen Olde, 13737 Clear View Rd, February 17, 2026
 - 64) Kim and Doug Cooper, White Cloud Sub, February 17, 2026
 - 65) Alsy Cory, February 17, 2026
 - 66) Randy Resimius, McCall, February 17, 2026
 - 67) Dawn Matus, McCall, February 17, 2026
 - 68) Kelly Martin and Paul Hefner, 171 Finn Church Ln, February 17, 2026
 - 69) Idaho Conservation League, Randy Fox, West Central Idaho Director, February 17, 2026
 - 70) Pam Wissenbach, 280 May Rd, February 17, 2026
 - 71) Jessica Rawlings, McCall, February 17, 2026
 - 72) Josh Cory, February 17, 2026
 - 73) Todd Fereday, February 17, 2026
 - 74) Mike Wissenbach, 280 May Rd, February 17, 2026
 - 75) Scott Fereday, McCall, February 17, 2026
 - 76) Wayne Albright, 938 Kodiak Lane, Lewiston, February 17, 2026
 - 77) Matt Dixon, February 17, 2026
 - 78) Rick Fereday, McCall, February 17, 2026
 - 79) Leslie Pierce, 405 N Samson Trail, February 17, 2026
 - 80) Damon Johnson, 12 Haymaker PL, February 17, 2026
 - 81) Ronald Hamerly, February 18, 2026
 - 82) Anderson White, February 18, 2026
 - 83) Miles Hohler, 6 Smylie Ct, February 18, 2026
 - 84) Rachelle Leach, McCall, February 18, 2026
 - 85) Graysen Harris, February 18, 2026
 - 86) Kaleb Berger, February 18, 2026
 - 87) Angie Michaels, 3381 Ridge Dr, February 18, 2026
 - 88) Zanny White, February 18, 2026
6. Physical characteristics of the site: Timber with open meadows. Varying topography, including slopes exceeding 30%. Streams, including Duffner Creek, flow through the property. The application states no wetlands; the USFWS wetland map shows some wetland areas. Logging and access roads exist.
7. The surrounding land use and zoning includes:
- North: Single-family Residential Lots (Legacy Ranch at Whitetail Club and Whitetail P.U.D./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; Agricultural (Timber/Grazing); Single-Family

Residential Lots (White Cloud and Blackhawk on the River Subdivisions)
West: Adams County

7. **Valley County Code** (Title 9): In Table 9-3-1, this proposal is categorized under:
- 2. Residential Uses (h) Planned Unit Development

Review of Title 9 – Chapter 9 and Title 10 Subdivision Regulations 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: May need to do with the CUP application; since we do not have the details of a CUP and the mitigation for impacts. This is the time to identify impacts that will need to be mitigated. You could do a preliminary compatibility rating, especially on questions 1-3, and those that consider noise, smells, screening, etc.

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.

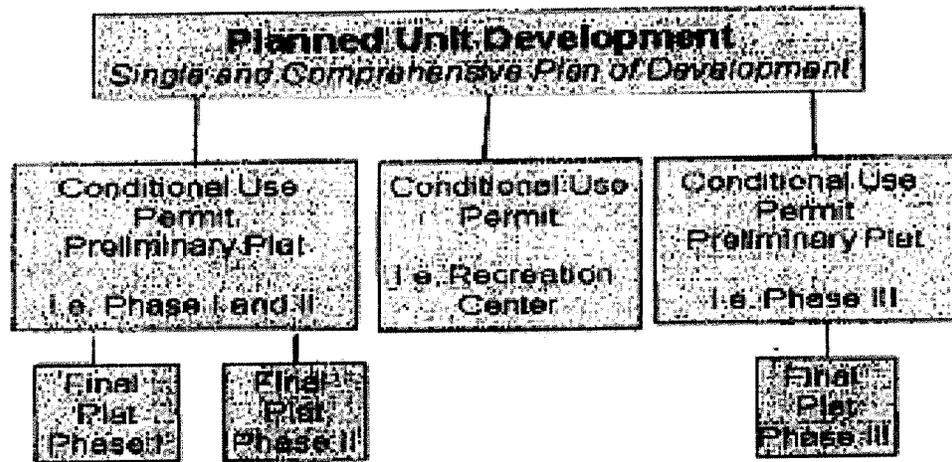
9-9-10: IMPACT FEES:

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:



STAFF COMMENTS / QUESTIONS:

1. This site is primarily within the McCall Fire District; the southernmost parcel is within the Donnelly Fire District. The site is within Water District 65 and the majority of the site is within a herd district.
2. Additional information may be needed, including but not limited to the following:
 - Analysis of added noise,
 - Wood-burning devices limitations or prohibition;
 - Short-term rental limitations;
 - Availability of potable water;
 - Irrigation Plan and water rights;
 - How will Open Space and Amenities be guaranteed as permanent? (VCC 9-9-6.C) And, at what point in the process?
 - Water Availability Study
3. Development must meet the Riparian Area requirements that became effective January 1, 2026. See attached educational handout and Ordinance 2025-07 (recorded Instrument 2025-006705)
4. Recommend, that if there is a favorable response, that a draft Development Agreement following Valley County format be started to identify and track mitigation. It could be a combination of the Development Agreement done for MacGregor Townsite and WestRock's Capital Contribution Agreement. (both attached)
5. **Any motion should include a disclaimer that recommendation of concept approval is not an entitlement.**

STAFF'S IDENTIFIED VARIATIONS ON PROCESS:

The Commission has several different alternatives during this portion of the process. The following are just thoughts of actions that could be taken:

Step 1: Make a recommendation to the Board on the "Concept Approval"?

Step 2: Identify additional information that will be required from the applicant at time of submittal for the conditional use permit/preliminary plat if concept approval will be recommended for approval, i.e. environmental studies (fish, wildlife, Northern Idaho Ground Squirrels, archeological, wetlands, avalanche, traffic, water and power availability, etc.)?

Step 3: (This may be a step between a concept determination and the planned unit development/conditional use permit process, upon favorable response to concept approval.)

Request a meeting of all agencies that will be impacted? And/or request applicant seek out responses and negotiation required mitigation from each agency.

Standard of Approval:

1. Will the application result in an increase in value of private property? VCC 9-5-2(B)(3).
2. Will the approval of the application result in an undue adverse impact on the environment? VCC 9-5-2(B)(3).
3. Will the approval of the application result in an undue adverse impact on adjoining properties? VCC 9-5-2(B)(3).
4. Will the approval of the application result in an undue adverse impact on governmental services? VCC 9-5-2(B)(3).
5. Is the application consistent with the Valley County Comprehensive Plan? VCC 9-5-2(B)(3).
6. Conditional uses may be approved only after a C.U.P. has been evaluated to determine that the impacts can be mitigated through conformance with conditions of approval. VCC 9-5-2(A).

These six standards should be a significant focus of attention during the public hearing and deliberations because they need to be resolved in order to justify approval. VCC 9-5-1(C) directs the decision-making body to encourage conditional uses where noncompatible aspects of the application can be satisfactorily mitigated through development agreements for the costs to service providers and impacts to surrounding land uses. Because mitigation measures are a requirement of approval the applicant needs to understand that he/she will be required to perform some off-site improvements. They are not mandatory but without them the application cannot satisfy the mitigation of impacts requirement and would be denied under the ordinance.

ATTACHMENTS:

- Resolution No. 7-98
- Blank Compatibility Evaluation and Instructions
- Draft – Preliminary Staff Compatibility Evaluation
- Vicinity Map
- Red Ridge Village Concept – Figure A.3 from Application
- Assessor Plats – T.18N R.2E Sections 13, 14, 23, 24, 25, 26, and 34; and
T.17N R.2E Sections 3 and 10
- Additional Submittal from Applicant
 - Preliminary estimate of 116 school-aged children from 722 units (February 10, 2026)
- Responses
 - Agencies
 - Public
- Summary of Standards
- Valley County Code Analysis - Preliminary
- Response to Comments
- Approved Agreements
 - WestRock Amended Capital Contribution Agreement
 - PUD 23-02 McGregor Townsite Development Agreement
- Educational Handouts
 - Stormwater / Riparian Area Handout
 - Outdoor Lighting / Dark Sky (Valley County Code 6-2-5)

END OF STAFF REPORT