



**Valley County Transmittal**  
**Division of Community and Environmental Health**

Return to:

- Cascade
- Donnelly
- McCall
- McCall Impact
- Valley County

Rezone # \_\_\_\_\_

Conditional Use # \_\_\_\_\_

Preliminary / Final / Short Plat \_\_\_\_\_

PUD 26-001 Red Ridge Village Concept

- 1. We have No Objections to this Proposal.
- 2. We recommend Denial of this Proposal.
- 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- 4. We will require more data concerning soil conditions on this Proposal before we can comment.
- 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
  - high seasonal ground water       waste flow characteristics
  - bedrock from original grade       other \_\_\_\_\_
- 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
- 8. After written approvals from appropriate entities are submitted, we can approve this proposal for:
  - central sewage       community sewage system       community water well
  - interim sewage       central water
  - individual sewage       individual water
- 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
  - central sewage       community sewage system       community water
  - sewage dry lines       central water
- 10. Run-off is not to create a mosquito breeding problem
- 11. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
- 12. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- 13. We will require plans be submitted for a plan review for any:
  - food establishment       swimming pools or spas       child care center
  - beverage establishment       grocery store

14. For plat approved for individual well/septic a Subdivisional application, fees, test holes and an engineering report is required. For central water/sewer plants, a Subdivision application, fees and an engineering report are required.

Reviewed By: Brian Cooper  
 Date: 1/22/26



**Donnelly Rural Fire Protection District**

P.O. Box 1178 Donnelly, Idaho 83615

208-325-8619 Fax 208-325-5081

February 2, 2026

Valley County Planning & Zoning Commission  
P.O. Box 1350  
Cascade, Idaho 83611

RE: P.U.D. 26-001 Red Ridge Village Concept

Upon review, the McCall Fire District previously has effectively addressed the majority of challenges associated with this development. The Donnelly Rural Fire Protection District fully agrees with and supports all recommendations from the McCall Fire District. As the project advances and additional plans are developed, it is essential to prioritize emergency response access, given that portions of the development lie within the Donnelly Fire response district.

Please call with any questions you may have.

Thank you,

A handwritten signature in black ink, appearing to read "Jerry Holenbeck".

Jerry Holenbeck  
Fire Marshal  
Donnelly Fire Department  
firemarshal@donnellyfire.net  
Cell: (208) 849-2438



**Your Safety • Your Mobility  
Your Economic Opportunity**

**IDAHO TRANSPORTATION DEPARTMENT**  
P.O. Box 8028 • Boise, ID 83707-2028  
(208) 334-8300 • [itd.idaho.gov](http://itd.idaho.gov)

February 3, 2026

Cynda Herrick  
Valley County Planning & Zoning  
219 N. Main St.  
Cascade, ID 83611

VIA EMAIL

<b>Development Application</b>	PUD 26-001
<b>Project Name</b>	Red Ridge Village
<b>Project Location</b>	2,250 acres southwest of McCall on the west side of West Mountain Road
<b>Project Description</b>	Planned Unit Development
<b>Applicant</b>	DF Development

The Idaho Transportation Department (ITD) reviewed the referenced application(s) and has the following comments:

1. 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.
2. After we have completed our review, I will provide a staff report to both the county and applicant.
3. ITD reserves the right to make further comments upon review of the submitted documents.

If you have any questions, you may contact me at 208-334-8377.

Sincerely,

*Kendra Conder*

Kendra Conder  
Development Services Coordinator  
[Kendra.conder@itd.idaho.gov](mailto:Kendra.conder@itd.idaho.gov)

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## Valley Soil & Water Conservation District

P.O. Box 580  
Cascade, Idaho 83611  
Phone: (208) 382-3317

February 5, 2026

Valley County Planning & Zoning Commission  
P. O. Box 1350  
219 North Main Street  
Cascade, ID 83611

RE: PUD 26-001 RedRidge Village

Dear Commissioners:

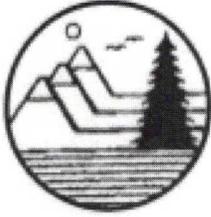
The Valley Soil & Water Conservation District has reviewed the preliminary concept plans for PUD 26-001 RedRidge Village and recommends a comprehensive Groundwater Study approved by IDWR including direction of flow and rate of recharge to assure no long term drawdown of the aquifer and a Water Availability Study to show the impacts of the development on water quantity in the North Fork Payette River Watershed. The cost will be borne by the applicant. This recommendation is based on the following considerations:

- Where will the Red Ridge development get enough water? The City of McCall's designation of Payette Lake as a sole source of municipal water was determined by professional examination that adequate groundwater sources are lacking.
- Existing water rights holders and users need to be considered. Most water right holders in the upper NF Payette River basin are junior to lower basin water right holders, and currently rent water from the Water District 65 rental pool. Will there be any water available in the rental pool after three years of drought in a row?
- Groundwater and surface water are managed conjunctively in Idaho. This means that if a well with a junior water right decreases the amount of water available for senior surface water users, the junior water right may be restricted or curtailed. Is there enough surface water and groundwater to build a community as large as RedRidge Village?

Valley Soil & Water Conservation District recommends that before the preliminary concept plan be approved, the above studies must be completed. In addition an application for water rights to the Idaho Department of Water Resources must be completed and approved.

Respectfully Submitted,

Valley Soil & Water Conservation District  
Board of Supervisors Art Troutner, John Lillehaug, Bill Leaf, Colt Brown, Judy Anderson  
Associate Supervisors Lenard Long and Pam Pace



**Valley Soil & Water Conservation District**

**209 N Idaho Street**

**PO Box 580**

Cascade, Idaho 83611

Telephone: (208) 382-3317

February 12, 2026

Valley County Planning & Zoning Commission  
P. O. Box 1350  
219 North Main Street  
Cascade, ID 83611

RE: PUD 26-001 RedRidge Village

Dear Commissioners:

The Valley Soil & Water Conservation District has reviewed the preliminary concept plans for PUD 26- 001 RedRidge Village. In order that an informed decision can be made, we recommend a comprehensive Groundwater Assessment, executed by a disinterested 3rd party professional team with a credible technical background. The study needs to include a thorough study of the topography, geology, and aquifer conditions, including not only the direction of flow but also rates of groundwater inflow, recharge, and outflow to get an understanding of the groundwater balance equation and assure no adverse long-term drawdown of the aquifer from the proposed development. In addition, and overlapping the groundwater assessment, a hydrologic Water Availability and Transport study should be conducted to assess the possible impacts of the development on water quantity in the North Fork Payette River Watershed. These studies, performed by a disinterested and credible 3rd party, should be paid for in their entirety by the applicant. Our recommendation is based on the following considerations:

- Where will the Red Ridge development get enough water? The City of McCall's designation of Payette Lake as a sole source of municipal water was determined by professional examination that adequate groundwater sources are lacking.
- Existing water rights holders and users need to be considered. Most water right holders in the upper NF Payette River basin are junior to lower basin water right holders, and currently rent water from the Water District 65 rental pool. Will there be any water available in the rental pool after three years of drought in a row?
- Groundwater and surface water are managed conjunctively in Idaho. This means that if a well with a junior water right decreases the amount of water available for senior surface water users, the junior water right may be restricted or curtailed. Is there enough surface water and groundwater to build a community as large as RedRidge Village?

Valley Soil & Water Conservation District recommends that before the preliminary concept plan be approved, the above studies must be completed. In addition an application for water rights to the Idaho Department of Water Resources must be completed and approved.

Respectfully

A handwritten signature in black ink, consisting of several overlapping loops and a long horizontal tail extending to the right.

Submitted,

Valley Soil & Water Conservation District Board of Supervisors  
Art Troutner, John Lillehaug, Bill Leaf, Colt Brown, Judy Anderson  
Associate Supervisors Lenard Long and Pam Pace

# Valley County Wildfire Mitigation

P.O. Box 1350 • 219 N. Main Street  
Cascade, Idaho 83611-1350

Phone (208) 382-7145 x 1404  
Cell (208) 817-1103



**MARA HLAWATSCHEK**

*Program Director*

*[mhlawatschek@co.valley.id.us](mailto:mhlawatschek@co.valley.id.us)*

February 12<sup>th</sup>, 2026

To whom it may concern,

The **Wildfire Mitigation Director** has reviewed the Wildfire Mitigation Plan submitted for the **Red Ridge**. The plan was prepared in compliance with Valley County Code, Chapter 7 – Wildland Urban Interface Fire Protection Plan.

It is recommended the Subdivision WUI Subdivision Fire Protection Plan may be updated and submitted for each phase of development or submitted as a single comprehensive plan. When submitted as a single plan, wildfire mitigation measures should be clearly delineated, broken out, and identified for each phase of development, specifying the mitigation actions required to be completed prior to or concurrent with each phase.

The applicant shall identify the specific location of all proposed fuel treatment measures within the Subdivision WUI Fire Protection Plan. Treatment areas shall be clearly shown on maps and/or described in narrative form. For phased development, the plan shall describe wildfire mitigation treatments for each phase. At a minimum, the plan shall identify the location and which phase the specified treatments that were described in preliminary plat WUI Subdivision Fire Protection Plan. These treatments that were delineated in submitted plan include

- a. Perimeter buffer treatments and shaded fuel breaks, including the full extent of proposed 100-foot fuel breaks around the project boundary and developed areas;
- b. Internal road shaded fuel breaks, including all road segments where fuel treatments extending approximately 35 feet from the roadway centerline will occur;
- c. Driveway shaded fuel breaks, including all driveway segments where fuel treatments extending approximately 35 feet from the centerline will occur;
- d. Ridgeline and control line treatments, including the specific segments of Red Ridge Road proposed to function as a primary wildfire control line; and
- e. Stand-level vegetation treatment areas, including both commercial and non-commercial treatment areas.

Respective Fire District should be consulted for water, access and commercial development requirements within the Subdivision WUI Fire Protection Plan.

**This approval is 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 in the plan.** Required 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

## Valley County Wildfire Mitigation

P.O. Box 1350 • 219 N. Main Street  
Cascade, Idaho 83611-1350



Phone (208) 382-7145 x 1404  
Cell (208) 817-1103

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**MARA HLAWATSCHEK**

*Program Director*

[mhlawatschek@co.valley.id.us](mailto:mhlawatschek@co.valley.id.us)

be requested to McCall Fire District. Wildfire Mitigation treatments shall be requested for inspection and approved by Wildfire Mitigation Director.

Ongoing maintenance of defensible space, vegetation management, and Firewise practices shall remain the responsibility of the property owner(s) and/or homeowners association, as applicable.

Thank you

*Mara Hlawatschek*

Mara Hlawatschek

Wildfire Mitigation Director

[mhlawatschek@valleycountyid.gov](mailto:mhlawatschek@valleycountyid.gov)

208-817-1103

# Valley County Road and Bridge

PO Box 672 • 520 South Front Street  
Cascade, ID 83611-1350



Phone (208) 382-7195  
[roaddept@valleycountyid.gov](mailto:roaddept@valleycountyid.gov)

Thursday, February 19, 2026

Christine Richman  
375 West 200 South,  
Suite 100  
Salt Lake City, UT 84101  
United States  
Cc: Planning & Zoning Administrator  
Cynda Herrick [cherrick@valleycountyid.gov](mailto:cherrick@valleycountyid.gov)

**RE: Red Ridge – PUD 24-01 [P&Z Application Meeting Date 2-25-2026]**

Dear GSBS & Wilks Brothers:

Thank you for submitting your concept plan for review. We appreciate the work that has gone into preparing the materials to this stage.

Please refer to the Parametrix review letter included for traffic engineering-related comments and guidance that needs to be addressed in forthcoming submittals.

The Road Department intends to continue discussions regarding off-site road mitigation (proportionate share), as provided for under the applicable provisions of the Valley County Code. It is anticipated that these obligations will be addressed within a development agreement to be prepared collaboratively by County staff and the applicants and subsequently negotiated and approved by the Board of County Commissioners. We encourage you to review the relevant code sections and be prepared to participate in this process as the project moves forward.

Possible transportation mitigation areas include:

- West Mountain Road rehabilitation (heading north) (heading south);
- Remediation at the two 90-degree curves on West Mountain Road;
- Intersection improvement for West Mountain Road/Wisdom RD/Chad Dr.;
- Intersection improvement for West Valley Rd/Boydston;
- Intersection improvement for Smiley Lane/West Mountain Road;

# Valley County Road and Bridge

PO Box 672 • 520 South Front Street  
Cascade, ID 83611-1350



Phone (208) 382-7195  
roaddept@valleycountyid.gov

Pending approval decision and as the applicant provides phased applications, detailed engineering plans shall be reviewed with TIS reporting by phase.

Thank you for your attention to these items. We look forward to working with you as the project progresses.

Thank you,

*Kerstin Dettrich*

Kerstin Dettrich  
Valley County Road & Bridge Director

Parametrix No. 314-4875-001

Kerstin Dettrich  
Valley County Road and Bridge Director  
520 South Front Street  
P.O. Box 672  
Cascade, ID 83611

Re: February 25, 2026, Planning and Zoning Commission Agenda Item

Dear Kerstin:

We have reviewed the concept plan for the Red Ridge Village PUD listed in the February 25, 2026, Valley County (VC) Planning and Zoning Commission agenda and have the comments noted below. Some of these items were also discussed in our meeting via Teams with representatives from the development on February 11, 2026.

**New Business:**

**1. P.U.D. 26-001 Red Ridge Village**

- Detailed site grading and drainage plans and drainage design documentation for the site improvements for each phase of development are required for review and approval by Valley County. Additional stormwater resulting from site improvements will need to be retained on site and addressed in the design and calculations. Improvements to offsite drainage features may be required.
- Appropriate temporary and permanent best management practices (BMPs) and erosion control measures are required to protect adjacent properties, waterways, and roadway ditches. Additionally, the applicant will need to delineate existing wetlands to confirm that there are no wetland impacts. If wetlands are impacted, the project may require approval of the U.S. Army Corps of Engineers under the Federal Clean Water Act.
- The road sections in the concept plan identify right-of-way (ROW) widths for primary roads as 66 ft and neighborhood roads as 62 ft. The Valley County standard for both minor collector roads and local roads is 70 ft but may be reduced per PUD review and approval.
- Maintain West Mountain Road ROW width at 100 feet per the Major Collector classification.
- Provide proposed PUD road design standards such as maximum allowable longitudinal grades, minimum pavement surface widths, etc. Variances from Valley County Public and Private Road Standards are subject to PUD review and approval.
- The engineered design should ensure that all approaches and intersections meet geometric and line of sight distance requirements, particularly at the proposed main entrance locations off West Mountain Road.
- A Traffic Impact Study (TIS) was conducted to evaluate traffic impacts the proposed development will have on the surrounding road network. The TIS analyzed traffic operations at selected key intersections. Below are comments specific to the TIS.



- The TIS uses lower trip generation than ITE for residential uses. Trip Generation for residential uses was reduced by 14%. We've seen jurisdictions require the use of location specific trip generation rates that are higher than ITE but have not seen the reverse.
- Based on ITD ATR #243 located on SH-55 just south of Paddy Flat Road, traffic volumes on SH-55 in 2024 were highest in July. Volumes in July were about 16.5% higher on weekdays and 17.5% higher on weekends than in August, when data were collected. No seasonal adjustment factors were used in the TIS. We recommend applying a seasonal adjustment factor to the traffic counts to represent July conditions.
- We recommend using the same network to analyze 2036 background and Plus Project trips before applying mitigation to compare the difference on the same network between the two scenarios.
- Access from the south to the development was not addressed in the TIS. We recommend including Smylie Lane in the analysis.
- The TIS did not provide off-site mitigation recommendations for failing levels of service at intersections.
- The TIS does not pull crash data/safety information. This information would be useful to help evaluate impacts.
- We recommend ITD review the TIS due to impacts to SH-55.

Please contact me if you have any questions.

Sincerely,

ParametriX



Paul Ashton, PE



# Valley County Recreation Department

P.O. Box 1350 • 219 N. Main Street  
Cascade, Idaho 83611-1350

Phone (208) 382-4425



**DAVE BINGAMAN**

*Valley County Recreation Director*  
[dbingaman@valleycountyid.gov](mailto:dbingaman@valleycountyid.gov)

**EMILY HOLMES**

*Valley County Recreation Planner*  
[eholmes@valleycountyid.gov](mailto:eholmes@valleycountyid.gov)

**DANNY AMEN**

*Valley County Recreation Coordinator*  
[damen@valleycountyid.gov](mailto:damen@valleycountyid.gov)

Valley County Parks and Recreation Department asks that the following points be included in the public record and considered as they pertain to any determination on PUD 26-001. We appreciate that recreation is being considered in the Red Ridge Village proposal and recognize that recreation management is a collaborative process. If this proposal is taken at face value with best intentions assumed, it appears that the public will have access to existing trails and access points. However, the proposal is not specific enough to ensure that access to public lands is conserved in perpetuity and serves the whole community. We are also concerned about non-motorized recreation and commuter safety on West Mountain Road.

Trails and through-roads in Red Ridge Village should be open to the public to facilitate access to the Payette National Forest, Fish Lake, and other public land areas adjacent to the development. Appendix I Open Space and Amenities describes the role of open space in integrating "long-term stewardship... and public access where appropriate," but fails to specify how visitors will be granted access to trails and open space. On page 4 of Appendix A, the "Meadow Loop" Trailhead is marked as providing "regional trail connections" to the community, but elsewhere in the PUD it is stated that "public access may be limited or seasonally restricted" (p. I-2) and that "development-specific maintained areas" (p. I-5) may be closed to public use. These statements conflict with one another. In the PUD, public access to public lands and existing trails beyond the development is not guaranteed for any length of time, including in winter. A description of how winter motorized users will have access to the snowmobile trailhead/staging area, what fees might apply for parking, and how recreation managers at the development will collaborate with the Valley County snow grooming program (including seasonal dates for snowmobile trail maintenance) should be specified as a Condition of Approval. Red Ridge Road is a critical link for all users between No Business Mountain access routes to the south and Ecks Flats and Rock Flats access on the north end of Red Ridge. Red Ridge Road and Fishlake Road have historically been groomed snowmobile routes in the winter and are critical access routes for summer recreation.

If Valley County were granted a permanent Recreational Easement on Red Ridge Road to ensure the future of snowmobile grooming and winter access, and recreational use in summer, the above concerns would be addressed. Idaho State Statute (ID 36-1604) provides a mechanism to create permanent Recreational Easements that limit property owner liability.

Red Ridge Village will require upgrades to existing transportation infrastructure on West Mountain Road. Improvements for recreational users, existing and new residents, and motorists should be considered in the approval of this project. West Mountain Road is already a popular bicycle route and will become a more popular non-vehicle commuter route as new homes are built. Upgrades to transportation infrastructure should include a paved, detached pedestrian and bicycle pathway as a Condition of Approval. The developer should

## Valley County Recreation Department

P.O. Box 1350 • 219 N. Main Street  
Cascade, Idaho 83611-1350

Phone (208) 382-4425



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**DAVE BINGAMAN**

*Valley County Recreation Director*  
[dbingaman@valleycountyid.gov](mailto:dbingaman@valleycountyid.gov)

**EMILY HOLMES**

*Valley County Recreation Planner*  
[eholmes@valleycountyid.gov](mailto:eholmes@valleycountyid.gov)

**DANNY AMEN**

*Valley County Recreation Coordinator*  
[damen@valleycountyid.gov](mailto:damen@valleycountyid.gov)

coordinate with VC Road Department, VC Parks and Recreation, and Valley County Pathways on design and location. Traffic studies (updated 2025) in the application show a projected additional 8,071 vehicle trips daily on West Mountain Road when the development is completed. The increased traffic will create acute safety concerns for both motorized and non-motorized recreational users and commuters and needs to be mitigated with designated commuter routes.

Thank you for considering our input and we look forward to improving recreational access and amenities in Valley County.

**From:** Flack,Brandon <brandon.flack@idfg.idaho.gov>  
**Sent:** Friday, February 13, 2026 3:42 PM  
**To:** Cynda Herrick <cherrick@valleycountyid.gov>; Lori Hunter <lhunter@valleycountyid.gov>  
**Cc:** Berkley,Regan <regan.berkley@idfg.idaho.gov>  
**Subject:** Re: PUD 26-001 Red Ridge Village Concept

Hi Cynda and Lori,

IDFG has reviewed the application information provided for PUD 26-001 Red Ridge Village Concept and has the following comments and suggestions.

- On page 38 of the "Plan Overview\_PUD Criteria Compliance\_CUP Criteria Review" document, the applicant claims they are coordinating with IDFG. We have not received any direct communication from the applicant or their representatives/consultants. It is possible they submitted a data request to IDFG to assist in their analysis of the area, but we would not consider that consultation or coordination with the agency. IDFG is available to coordinate with the applicant on wildlife related concerns or issues. They should contact me or Regan Berkley to initiate those conversations.
- There are several statements throughout the "Plan Overview\_PUD Criteria Compliance\_CUP Criteria Review" document that claim the 149-acre meadow area is elk winter habitat. The applicant states that "regional data and mapping" was used to make that determination. The determination is not accurate. IDFG has not mapped winter habitat for elk in Valley County and we do not consider Valley County as winter habitat for elk.
- In addition, in the table on page 10 of the document, the applicant provides a narrative related to the meadow being winter habitat for elk and that "*Open space corridors connect the meadow area to the remaining preserved open and public lands to the north, south, and west*" implying that big game animals will be able to freely move throughout the project area. However, the figures they provide of the project layout do not show these corridors. It appears that the meadow is surrounded on 3 sides by development. IDFG is concerned that this may pose a problem for big game animals that do find their way into the meadow and may not easily be able to find their way back out. If the applicant intends to retain habitat corridors that connect the meadow to other open areas, the figures should clearly represent those and the corridors should be large enough that big game animals can easily use them.
- The document does not provide a definition of "*managed natural open space*" and IDFG is unclear how that natural open space will be managed moving forward. This term should be defined and proposed management practices should be clearly presented.
- On page 18, it states, "*Red Ridge Village HOA will coordinate a development-wide solid waste provider for trash and recycling services.*" IDFG recommends that the county require certified bear-resistant trash containers by all residents and commercial entities throughout the development. The applicant could refer to the McCall waste ordinance for appropriate language and more information.
- IDFG appreciates that the CC&Rs will prohibit feeding wildlife. IDFG recommends that the applicant refer to the McCall feeding ordinance for suggested language. The City of Pocatello also has a wildlife feeding ordinance that could provide useful terminology.

Please let us know if you have additional questions or information needs as this project progresses.

Thanks,

**Brandon Flack**

Regional Technical Assistance Manager

Idaho Dept. of Fish and Game

Southwest Region

15950 N. Gate Blvd.

Nampa, ID 83687

Ph: (208) 854-8947





# City of McCall

www.mccall.id.us

216 East Park Street  
McCall, Idaho 83638

Phone 208-634-7142  
Fax 208-634-3038

February 12, 2026

Cynda Herrick  
Planning & Zoning Director  
PO Box 1350  
Cascade, ID 83611

RE: PUD 26-001 Red Ridge Village Concept

Dear Valley County Planning and Zoning Commission Members,

On behalf of the McCall City Council, this letter provides comments on DF Development LLC's proposed "Red Ridge Village" development (PUD 26-001) southwest of McCall. The hearing on this application is set for February 25, 2026. The City of McCall believes this development as presented would have significant impacts on land use planning, workforce housing, transportation, wildfire, and other public service delivery and finance that should be considered in evaluating the proposal.

As previously stated, this concept application would establish a "new city" that would be the third largest 'city' in Valley County after McCall. Concept approval establishes the overall land use intensity, pattern, and expectations for infrastructure and environmental mitigation. If too much detail is deferred, the County may lose leverage to ensure infrastructure timing, performance standards, and long-term maintenance commitments align with the approved density and impacts. As such, much greater review, analysis and disclosure is needed. Based on our initial analysis, here are our comments and concerns:

### **Land Use Planning, Phasing and Fiscal Impact Analysis**

While the updated application materials include an analysis table for how the proposal would comply with the Valley County Comprehensive Plan, the details associated with the analysis or examples from within application exhibits is unavailable to verify the mechanism for meeting plan goals, making true compliance unclear.

### **Long Range Planning**

In the *Valley County Comprehensive Plan* Chapter 13 on land use, the plan states under Goal I, Objective 3 ("discourage scattered, sprawling, haphazard suburban development by"):

- a) Controlling suburban development on open foothills.
- b) Continuing to implement land use planning in order to avoid conflicts with noncompatible uses.
- c) Encouraging development in .... compact subdivisions thus facilitating better use of utilities, road maintenance, police, and fire protection.

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The DF Development proposal creates sprawl along the ridge to the southwest of McCall and adjacent to the former McCall Impact Area and City limits.

The concept remains inconsistent with the *McCall Area Comprehensive Plan*, with no analysis of the development's relationship to the immediately adjacent municipality other than connection via Transportation Network, although the materials acknowledge the development, and its residents would remain dependent on services within the City of McCall. Planning with input from the residents envisioned the West Valley side of town as preserved open space (density transferred into City limits and open space preserved) so as not to create sprawl development. *Connecting McCall: Concepts Plans for Lardo and West Valley* envision an urban edge to McCall to preserve a distinctive edge that shapes the community.

### ***Development Agreements and Phasing Tools***

The application anticipates a future development agreement but does not clearly outline which commitments would be fixed at the concept stage. For large, multi-decade developments, the development agreement is often the primary enforcement tool to ensure infrastructure delivery and mitigation over time. A project of this scale should be able to estimate impacts to the cost of public agencies using a Fiscal Impact Study, which could provide high-level cost impact information to accompany the PUD and Development Agreement review. Then the County would have the tools to lock in infrastructure timing and standards, establish financial assurances and bonding, and refine remedies if phasing commitments are not met. Valley County could require that the concept approval be accompanied by, or conditioned on, a development agreement framework that clearly identifies required commitments and enforcement mechanisms.

### **Workforce Housing**

Additional detail on the workforce housing mentioned in the concept is also needed. The applicants provide information on the numbers of units of workforce housing and estimated timing of phase, but do not provide detailed information including type, precise mix of income levels, whether units would be for ownership or rental, target prices, how the units would be administered, outline of long term management and compliance, how many units would be needed for the workforce associated with the development itself in the long and short term, assurances of affordability, and how affordability is defined.

More information is needed to understand how this proposal would contribute to the supply of local housing rather than worsen the affordability and supply problems we are experiencing. This should also include additional information on how, beyond the 170 deed-restricted local housing units, the development will encourage year-round residents to reach the stated goal of 35 percent of households with children under 18 yrs). The applicant should assess how their proposal would impact housing affordability with reference to existing recent studies, including the West Central Mountains Economic Development Council (WCMEDC) regional housing needs assessment and the McCall Area Local Housing Action Plan. The specific details and commitments should be outlined in the Development Agreement.

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Additionally, we note the following incomplete or missing responses in the Impact Report:

- Question 19 (Number of residential dwelling units, other buildings and building sites, and square footage or gross non-residential floor space to be available) - *incomplete*
- Question 20 (Stages of development in geographic terms and proposed construction time schedule) - *incomplete*
- Question 21 (Anticipated range of sale, lease or rental prices for dwelling units, building or other site, or non-residential floor space in order to insure compatibility with adjacent land use and development) – *incomplete*

**Transportation Impacts:**

This village concept along with its location away from retail and community services would increase automobile traffic in a manner that does not align with the City of McCall's Transportation Master Plan and McCall Area Comprehensive Plan goals for land use and transportation.

The 11/11/25 Transportation Impact Study (TIS) indicates approximately 8000 daily weekday automobile trips generated by this project at buildout will increase traffic on City streets. The TIS recommends mitigations including signal installations at State Highway 55-Boydston St and the Boydston-West Valley Rd intersections would be required. The Valley County Roads Director (Kerstin Detrich) corresponded with City staff on 1/15/26 indicating the County had just begun their formal engineering review and would coordinate a meeting with the City Engineer soon. This coordination meeting is critical for both agency's staff to understand specifically which mitigations and developer funded investment in city, county and state roadway systems will be required by Valley County to offset the project's impacts to these facilities. The TIS also indicates the project will impact SH-55 at multiple locations (in addition to Boydston and Deinhard (within City limits). Accordingly, coordination with the Idaho Transportation Department (ITD) should also be completed to ensure proper mitigations to SH-55 is required as part of the buildout of this development for mitigations proposed on SH-55.

**Wildfire Protection and emergency access**

The development would create a new community at the wildland-urban interface in an area that, according to Valley County's Hazards and Risk Map, is considered a high wildfire risk area. The Wildland-Urban Interface plan outlines defensible space standards, fuel treatment concepts, and emergency access, but long-term funding, enforcement, and phasing triggers are not fully defined. Wildfire mitigation depends on ongoing maintenance and enforcement, not just initial construction. Without binding mechanisms, future residents and associations may not maintain required standards. Valley County could condition approval on enforceable wildfire mitigation obligations, including phasing triggers for secondary access and water supply and defined enforcement authority.

**Open space, trails, and public access**

The proposal identifies extensive open space and trail systems, but some areas of restricted or seasonal access are not yet defined, and long-term governance involves multiple entities. Public

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expectations regarding access and conservation can diverge significantly if boundaries and rules are not clear at entitlement. Long-term stewardship also depends on clear authority and funding. The County could require clearer definition of open space categories and governance structure prior to concept approval, even if detailed trail alignments are refined later.

We urge the Valley County Planning and Zoning Commission to consider the comments and concerns outlined within this agency comment letter. City Staff is committed to continue to work with Valley County staff on on the various issues that will impact McCall. This Red Ridge Village proposal is better than the last submittal but still lacks the 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 the community.

Respectfully submitted,



Colby Nielsen  
Mayor  
City of McCall

Cc: McCall City Council  
Valley County Planning and Zoning Commission  
McCall Fire Protection District  
Valley County EMS District  
Adams County Planning and Zoning Commission  
Office of the Governor  
Idaho DEQ  
Idaho Transportation Department



February 9, 2026

Cynda Herrick, Planning & Zoning Director  
Valley County Planning & Zoning  
219 N. Main Street  
Cascade, Idaho 83611  
[cherrick@co.valley.id.us](mailto:cherrick@co.valley.id.us)

Subject: P.U.D. 26-001 Red Ridge Village Concept

Dear Cynda Herrick:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review every project on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at: <https://www2.deq.idaho.gov/admin/LEIA/api/document/download/15083>.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

**1. AIR QUALITY**

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), and trade waste burning (58.01.01.600-617).
- For new development projects, all property owners, developers, and their contractors must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities per IDAPA 58.01.01.651.
- DEQ recommends the city/county require the development and submittal of a dust prevention and control plan for all construction projects prior to final plat approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.
- Citizen complaints received by DEQ regarding fugitive dust from development and construction activities approved by cities or counties will be referred to the city/county to address under their ordinances.
- Per IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractors are responsible for ensuring no prohibited open burning occurs during construction.
- For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

## 2. WASTEWATER AND RECYCLED WATER

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the local public health district.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect groundwater.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

## 3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system. A drinking water system is a Public Water System (PWS) if it has at least 15 service connections or regularly serves an average of 25 or more people per day for at least 60 days per year (refer to the DEQ website at: <https://www.deq.idaho.gov/water-quality/drinking-water/>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of groundwater resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

#### 4. SURFACE WATER

- A Construction General Permit from DEQ may be required for projects that meet the eligibility criteria and have an allowable discharge of storm water or authorized non-storm water associated with construction activities. For questions, contact Emily Montague, IPDES Compliance Supervisor, at (208) 813-0872.
- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Multi-Sector General Permit from DEQ may be required for facilities that have an allowable discharge of storm water or authorized non-storm water associated with the primary industrial activity and co-located industrial activity. For questions, contact Emily Montague, IPDES Compliance Supervisor, at (208) 373-0433.
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at: <https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0550.

#### 5. SOLID WASTE, HAZARDOUS WASTE AND GROUNDWATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards.
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.

- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.24.060 and 58.01.24.061). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.24.060.01 and 58.01.24.061.04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
- **Groundwater Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

For questions, contact Matthew Pabich, Waste & Remediation Manager, at (208) 373-0550.

#### 6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, additional regulations may apply. If an UST is present, the site should be evaluated to determine whether the UST is regulated by DEQ. If an AST is identified, EPA may have additional requirements. Both UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/> for assistance. If applicable to this project, DEQ recommends that BMPs be implemented for any of the following land uses: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, ponds and outdoor gun ranges. Please contact DEQ for more information on any of these conditions.

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,



Troy Smith  
Regional Administrator

**From:** Garrett de Jong <garrett@mccallfire.com>

**Sent:** Thursday, February 19, 2026 8:59 AM

**To:** Lori Hunter <lhunter@valleycountyid.gov>; Cynda Herrick <cherrick@valleycountyid.gov>

**Cc:** Ryan Garber <ryan@mccallfire.com>; Mike Bertrand <mike@mccallfire.com>; Andrew Schaffran <andrew@mccallfire.com>; Mara Hlawatschek <mhlawatschek@valleycountyid.gov>; Paul Wagner <pwagner@sitpa.idaho.gov>

**Subject:** PUD 26-001 Red Ridge Village

### **McCall Fire Protection District Comments – PUD 26-001, Red Ridge Village**

Dear Valley County Planning and Zoning Commission,

The Fire District has reviewed the application materials for Planned Unit Development (PUD) 26-001, Red Ridge Village, and has met with the applicant to discuss fire protection requirements. The following comments are provided for inclusion in the project record and are based on the 2018 International Fire Code (IFC), adopted standards, and the Fire District's adopted service objectives.

#### **Fire Protection Water Supply**

- A pressurized fire hydrant system capable of delivering a minimum of 1,500 gallons per minute (GPM) for a duration of two (2) hours for one- and two-family dwellings, plus any additional calculated fire flow demand attributable to the development, shall be installed and operational prior to vertical construction of each phase (IFC Appendix B, 2018).
- In one- and two-family residential areas, fire hydrants shall be spaced no more than 500 feet apart, with a maximum distance of 250 feet from any point along road frontage to a hydrant, consistent with IFC Appendix C (2018). Hydrant spacing shall be reduced where required fire flow exceeds 1,750 GPM, pursuant to Appendix C, Table C102.1.
- For commercial and multifamily buildings, the water system shall be capable of providing fire flow in accordance with IFC Section B105 (2018). Reduced fire flow may be permitted for sprinklered buildings in accordance with IFC Table B105.2.
- Site plans and commercial building plans for each phase shall be submitted to the Fire District for review and approval prior to issuance of building permits. This review shall address hydrant placement, any required automatic fire sprinkler system plans, automatic fire detection systems, fire department connections, potential dry standpipe locations, building and apparatus access, Knox Box locations, and any propane storage or distribution systems.

#### **Fire Apparatus Access Roads**

- All fire apparatus access roads shall be constructed to Valley County standards and shall provide an unobstructed width of not less than 20 feet, exclusive of shoulders, and an unobstructed vertical clearance of not less than 13 feet 6 inches, except where otherwise permitted by the IFC (IFC Sections D103.1 and 503.2.1, 2018). All fire apparatus access roads and fire protection water supply infrastructure shall be

installed, inspected, approved, and operational prior to final plat recordation or commencement of vertical construction within each phase of the development, in accordance with IFC Section 501.4 (2018). Where a fire hydrant or draft site is located along a fire apparatus access road, the minimum unobstructed road width shall be 26 feet, exclusive of shoulders (IFC Appendix D, Section D103.1).

- Fire apparatus access roads shall be designed, constructed, and maintained to support imposed loads of responding fire apparatus, with an all-weather surface capable of supporting a minimum 70,000-pound vehicle (IFC Section 503.2.3 and 503.7.8).
- Dead-end fire apparatus access roads exceeding 150 feet in length shall be provided with an approved turnaround meeting IFC Appendix D, Table D103.4 standards.

### **Multiple Fire Apparatus Access Requirements**

The 2018 IFC requires multiple fire apparatus access roads based on the number of dwelling units served. IFC Sections D107.1 and D107.2 require a minimum of two separate and approved fire apparatus access roads where more than 30 dwelling units are served. IFC Section D106 further requires two fire apparatus access roads for multifamily developments exceeding 100 dwelling units.

While the PUD provides multiple perimeter access points, compliance must be evaluated both for the overall development and for individual high-density sub-areas. The proposed high-density multifamily portion of the project, consisting of approximately 170 dwelling units, is shown with only one permanent point of ingress/egress and a second access identified as temporary.

Temporary access does not satisfy the IFC requirement for a permanent, approved secondary fire apparatus access road and creates an unacceptable single-point-of-failure condition for emergency response and evacuation. Accordingly, the high-density multifamily portion of the development shall be provided with not less than two separate and permanent fire apparatus access roads compliant with IFC Sections D106, D107.1, and D107.2, independent of access provided to the broader PUD. The currently identified temporary access may be made permanent to satisfy this requirement or alternatively may function as resident egress and emergency ingress/egress only, subject to Fire District approval.

### **Access Gates**

- Any security or access control gates shall be installed in accordance with UL 325 and IFC Section 503.6, including installation of an approved emergency access (SOS) gate module.
- Gates shall meet the width requirements of IFC Appendix D, Section D103.5.
- Any gate designated for emergency access shall allow resident egress at all times without the use of special knowledge, codes, or devices.

### **Liquefied Petroleum Gas (Propane)**

- Metered propane systems are required for any high-density residential or multifamily development.

### **Wildland–Urban Interface (WUI) Fire Protection**

#### **1. WUI Location**

The subject property is located entirely within the Wildland–Urban Interface (WUI) as defined by Valley County Code, Chapter 7.

#### **2. Code Compliance**

A Subdivision WUI Fire Protection Plan is required and shall be prepared, submitted, and approved in compliance with Valley County Code, Chapter 7 – Wildland–Urban Interface Fire Protection Plan.

#### **3. Incorporation of Wildfire Mitigation Director Review**

The review, comments, and approval of the Subdivision WUI Fire Protection Plan by the Valley County Wildfire Mitigation Director, including any required revisions or phase-specific updates, are incorporated herein by reference and made conditions of approval.

#### **4. Mitigation Implementation and Timing**

All wildfire mitigation measures identified in the approved Subdivision WUI Fire Protection Plan shall be completed, inspected, and verified, or financially guaranteed as approved by Valley County, prior to final plat recordation and/or issuance of building permits, as applicable to each phase of development.

#### **5. Phased Development Limitation**

For phased development, no final plat approval or building permits shall be issued for any phase unless the wildfire mitigation measures required for that phase have been completed or financially guaranteed in accordance with the approved Subdivision WUI Fire Protection Plan and County determination.

#### **6. Site Design Consistency**

Development layout, lot configuration, and building envelopes shall be consistent with the approved Subdivision WUI Fire Protection Plan and shall incorporate measures to minimize structure-to-structure fire spread.

#### **7. Long-Term Maintenance and Enforcement**

Ongoing wildfire mitigation, defensible space maintenance, vegetation management, and Firewise practices shall be incorporated into the project's covenants, conditions, and restrictions (CCRs), shall run with the land, and shall be enforceable by Valley County and/or the applicable homeowners association.

### **Fire Protection Facilities, Capital Improvements, and Staffing Impacts**

The bulk of the proposed development is located over five miles from the McCall Fire Station at 201 Deinhard Lane, with estimated response times exceeding ten minutes under normal driving conditions. Given the project's distance from existing facilities, scale, density, and WUI risk profile, maintaining adopted fire protection service objectives would require additional capital improvements, including construction of a fire station and acquisition of a Type 1 structural engine and a wildland fire engine.

The Fire District's adopted Capital Improvement Plan and development impact fee program are based on normal growth projections and planned service areas and do not include capacity or funding for a development of this scale, location, or risk profile. As proposed, the development would exceed the capacity of existing fire protection facilities, apparatus, and staffing.

In addition to capital facilities, the development would create ongoing staffing impacts. Distance from existing stations and WUI operational demands affect the Fire District's ability to assemble and sustain an effective response force within timeframes consistent with nationally recognized standards, including NFPA 1710 and NFPA 1720. Meeting these benchmarks would require additional on-duty personnel, increased staffing availability, and/or alternative deployment models. The Fire District's current staffing model and budget do not include capacity to absorb these additional operational demands without voter approval of a permanent override which would place an additional property tax burden upon all the other taxpayers in the Fire District.

Pursuant to Idaho Code §§ 67-8208 and 67-8210, the Fire District may only impose requirements or fees proportionate to the impacts attributable to the development. Existing impact fee programs do not account for the development's specific location, service demands, or risk characteristics. Accordingly, service to the proposed development would require a development agreement to identify required capital facilities, staffing needs, service levels, and lawful, proportionate funding mechanisms directly attributable to the project.

Potential funding mechanisms to be evaluated through a development agreement may include, but are not limited to, applicant participation in capital facility costs, revision of the impact fee study at the applicant's expense, or establishment of a development-specific impact fee.

Based on current economic conditions, statutory budget and levy limitations, and applicable state tax policy, the Fire District does not have the financial capacity to provide fire protection services to the proposed development without additional funding for capital improvements and staffing directly attributable to the project.

Respectfully submitted,

Garrett de Jong  
McCall Fire & EMS



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