



Red Ridge Village PUD

Application for Concept Approval

Valley County Planning & Zoning
Commission Meeting

February 25, 2026

Request

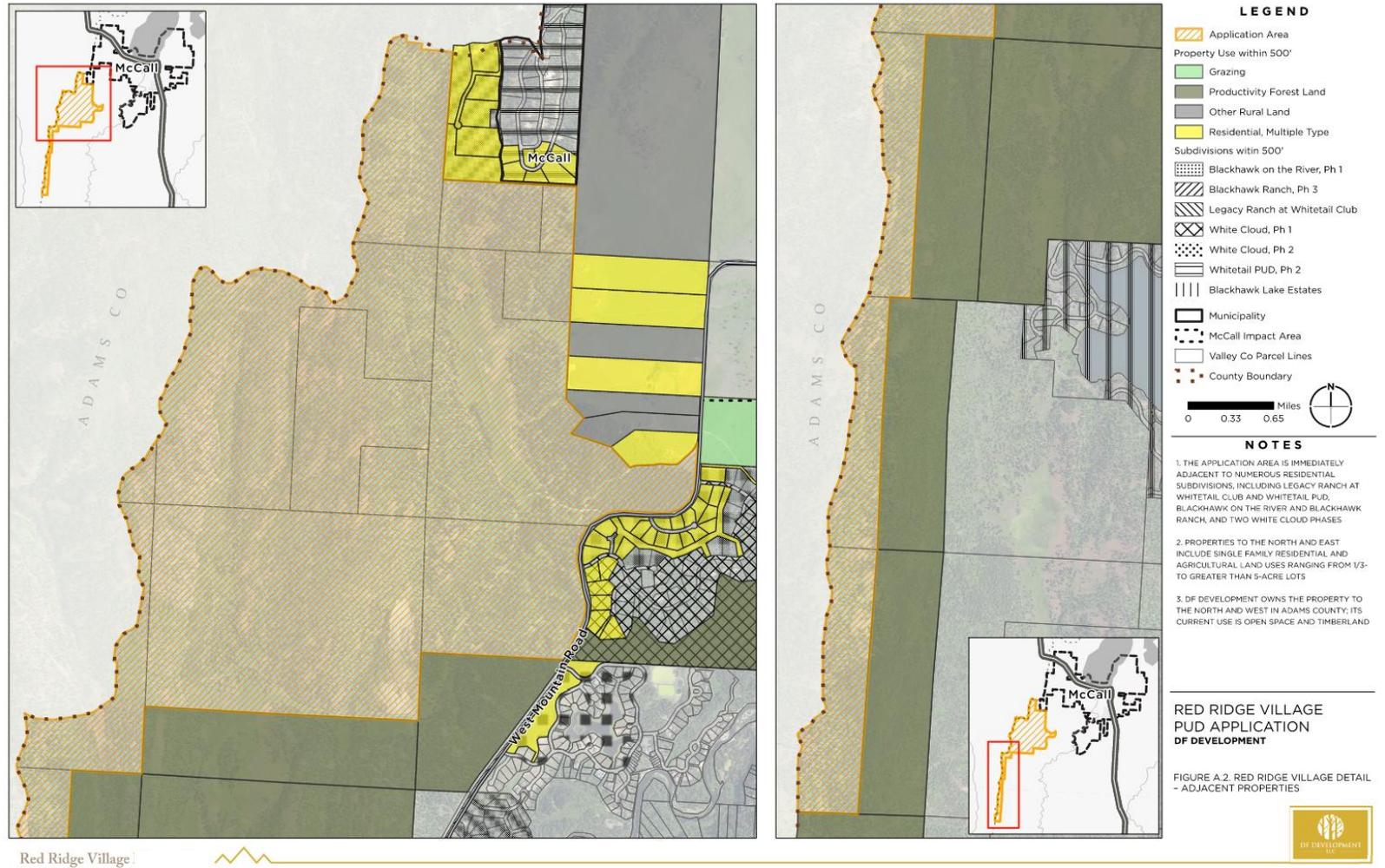
Red Ridge Village PUD Master Plan Concept Approval

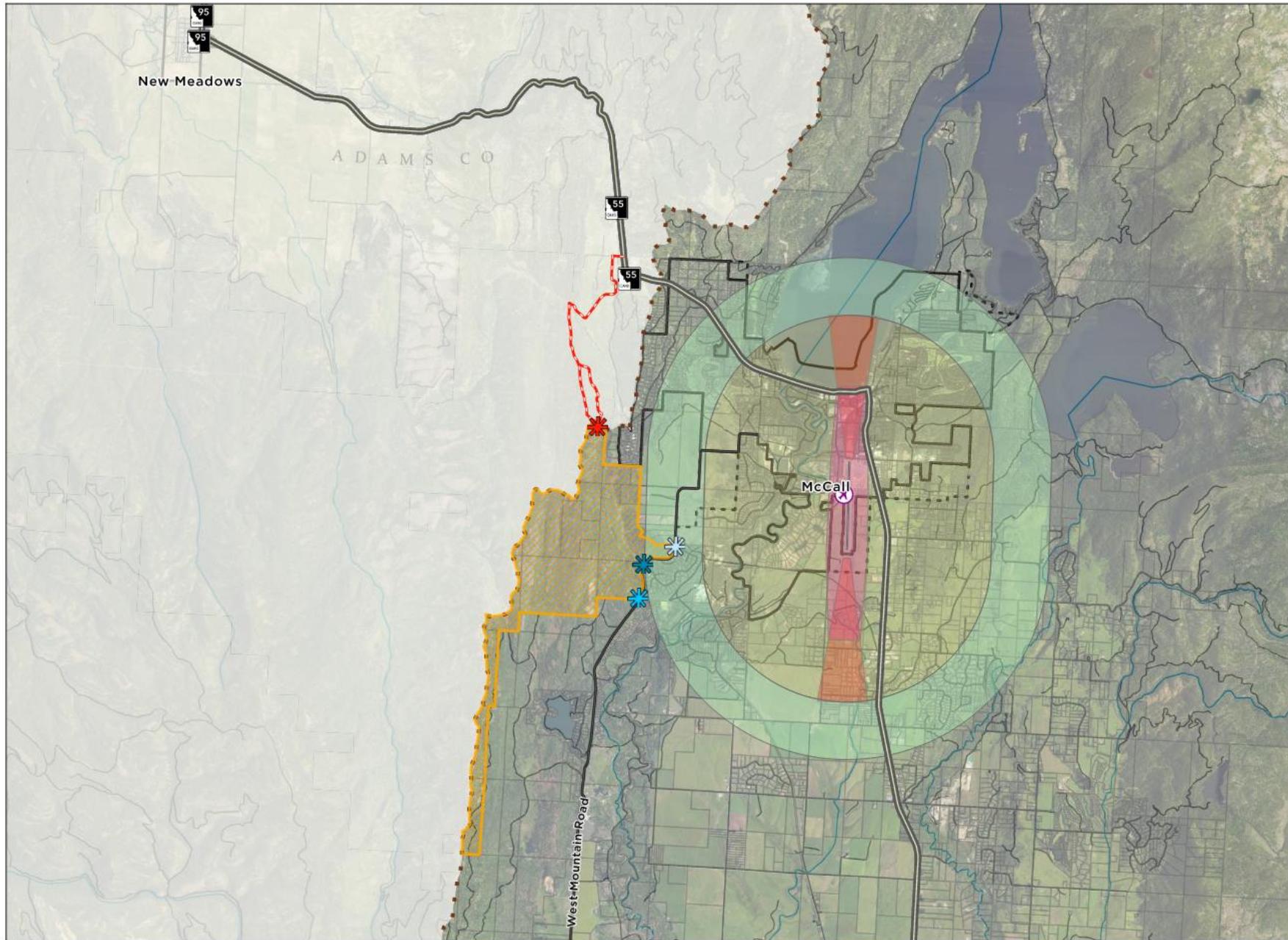
A recommendation to initiate drafting of a Development Agreement to identify the appropriate mitigations for identifiable impacts from our development

Overview

Why this location?

- Adjacent to existing comparable development
- Near existing infrastructure





LEGEND

-  Application Area
-  Emergency Access
-  Primary Access
-  Secondary Access
-  Temporary Access
-  Emergency Access Route
-  McCall Municipal Airport
- CFR77 Areas
 -  Approach
 -  Conical
 -  Horizontal
 -  Transitional
-  Municipality
-  McCall Impact Area
-  Valley Co Parcel Lines
-  County Boundary



NOTES

1. SITED ENTIRELY IN VALLEY COUNTY, IDAHO
2. APPROXIMATELY 3.1 MILES FROM DOWNTOWN MCCALL; BEYOND THE MCCALL IMPACT AREA
3. COMPRISED OF APPROXIMATELY 2250 ACRES, OWNED SOLELY BY DF DEVELOPMENT
4. PORTIONS OF THE SITE ARE WITHIN THE CFR 77 CONICAL SURFACE. AT THIS LOCATION, ALLOWABLE HEIGHT INCREASES AT A 20:1 SLOPE. FINAL HEIGHTS SUBJECT TO FAA PART 77 REVIEW.
5. ROUTINE ACCESS PROVIDED BY UP TO 3 POINTS ALONG WEST MOUNTAIN ROAD
6. TERTIARY EMERGENCY ACCESS PROVIDED THROUGH INTERNAL ROADS AND EASEMENTS, CONNECTING TO HWY 55 VIA WHITEFIELD LANE

**RED RIDGE VILLAGE
PUD APPLICATION
DF DEVELOPMENT**

FIGURE A.1. RED RIDGE VILLAGE
CONTEXT - SITE LOCATION



Public Benefits & Amenities

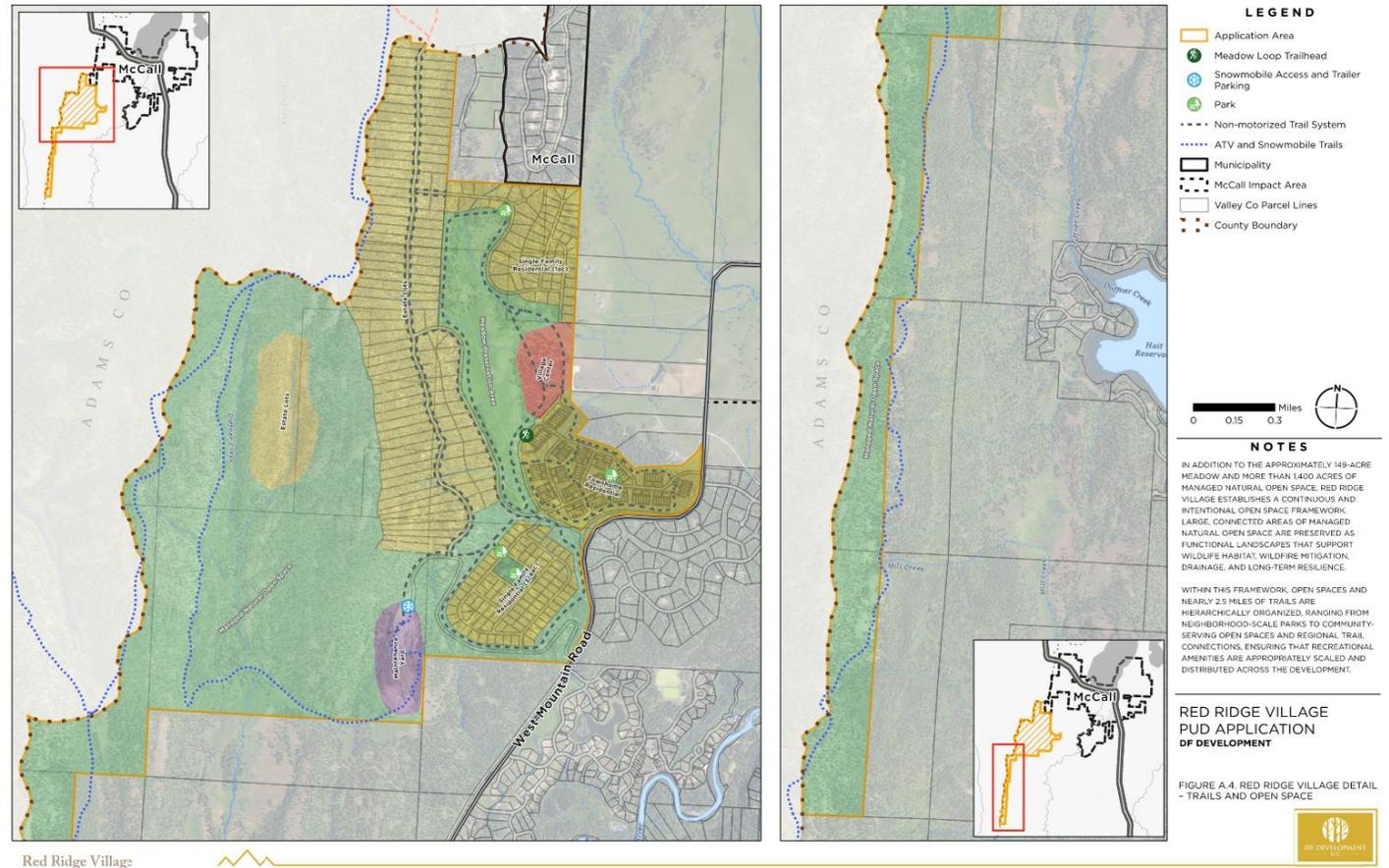
- Allows for public access to over 1,500 acres
- Improves wildfire safety for existing development (per McCall Fire District Xyloplan report)
- Provides currently unavailable emergency egress route
- Adds motorized and non-motorized trails and connectivity
- Creates an area for residents of this part of the valley to access goods & services
- Provides community amenities at the Village Center

Preserved Areas Open to the Public

Preserved Area	Gross Acres	% of Total Area
Open Space	1,413	63%
Buffer	172	8%
Total	1,585	71%

Why these areas?

- Maintains and manages contiguous open space for wildlife habitat and migration
- Creates fire breaks for wildfire mitigation
- Restores and repairs riparian areas



Village Center



Elements

Police Protection

- Identify location for a Sheriff's substation within village
- Provide private security protection
 - During construction phase
 - Ongoing in and around village

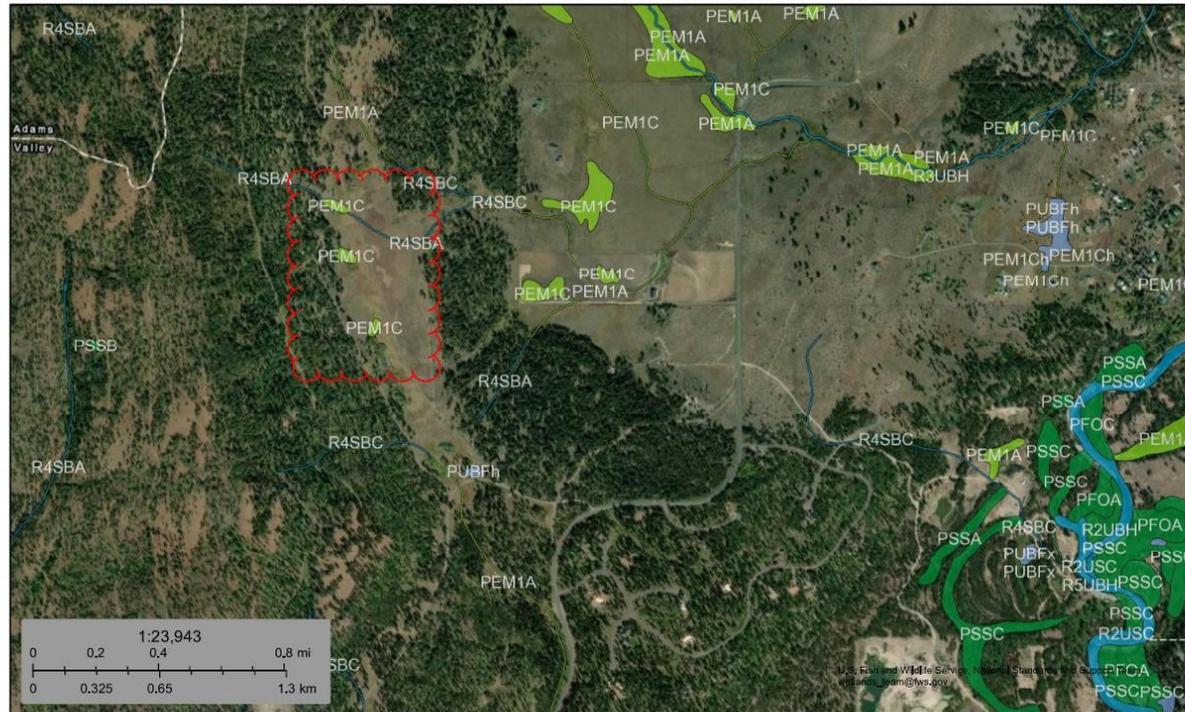
Power

- Idaho Power recommends new Substation to serve Red Ridge Village
- To be constructed during Phase 1a

Riparian Zones, Streams & Wetlands



National Wetlands Inventory Map



February 24, 2026

Wetlands

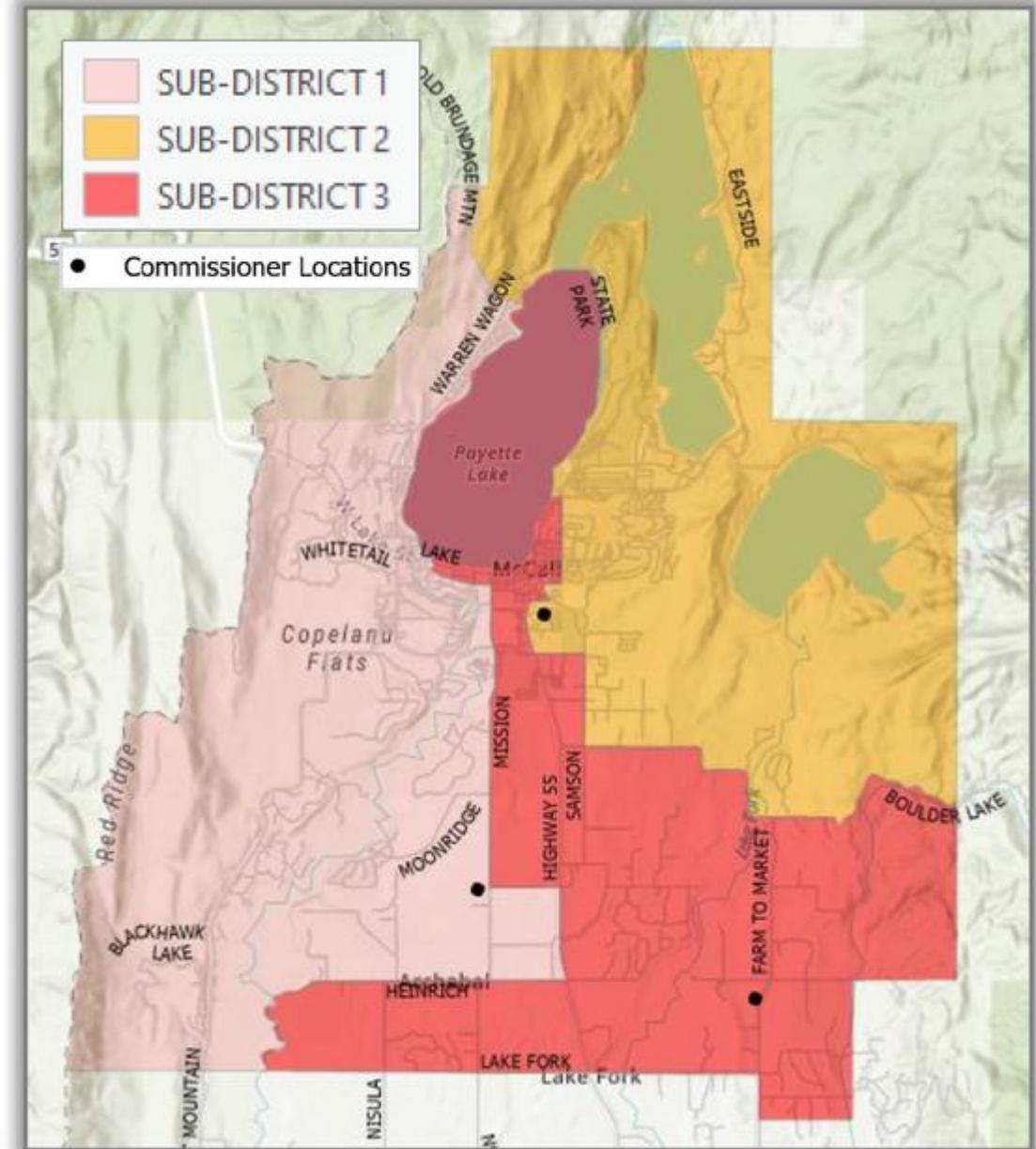
- | | | | | | |
|---|--------------------------------|--|-----------------------------------|---|----------|
|  | Estuarine and Marine Deepwater |  | Freshwater Emergent Wetland |  | Lake |
|  | Estuarine and Marine Wetland |  | Freshwater Forested/Shrub Wetland |  | Other |
| | |  | Freshwater Pond |  | Riverine |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

National Wetlands Inventory (NWI)
This page was produced by the NWI mapper

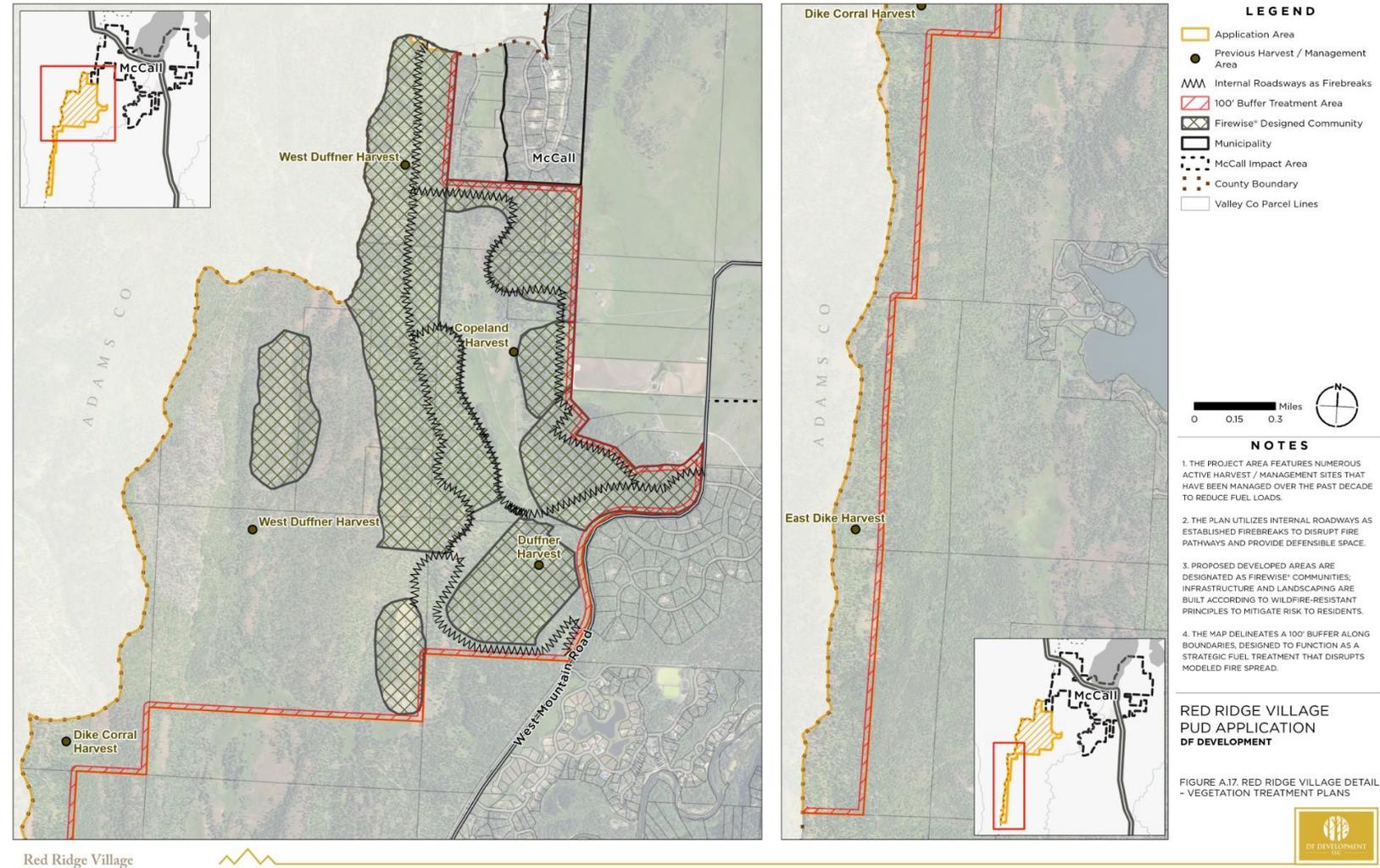
Fire Protection - Structures

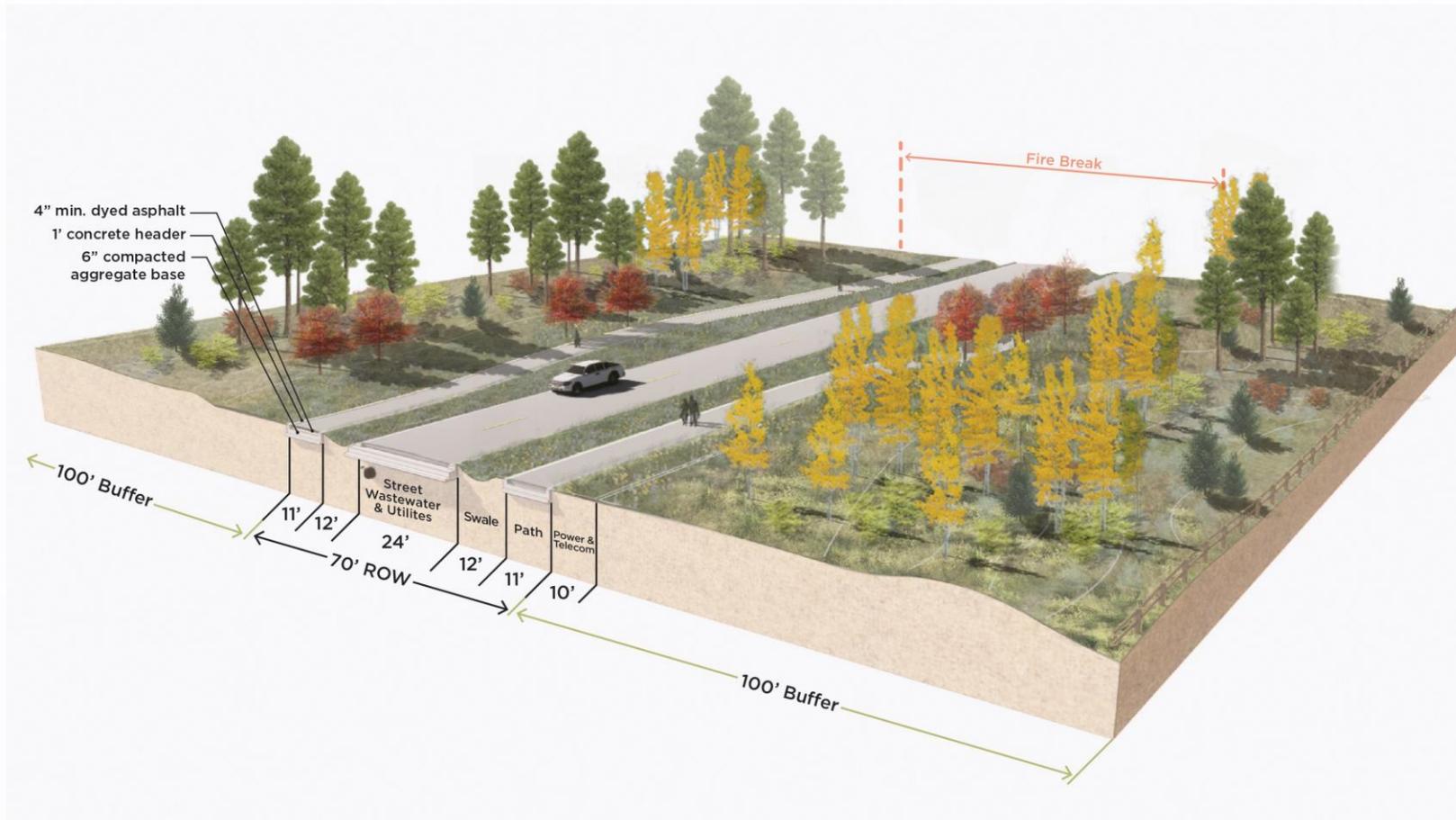
- McCall Fire District
 - Amend Impact Fee Analysis to include Red Ridge Village PUD
 - Identify preferred location for new station to improve response times to
 - Red Ridge Village PUD
 - Existing area development



Fire Protection – Wildland Urban Interface

- Incorporates layers of strategies
- Utilizes the design to improve wildfire threat in existing areas





Internal Roadways and Access

- The 2-lane roadways within Red Ridge will have adequate capacity to carry internal traffic
- Deceleration turn lanes into Red Ridge will keep mainline traffic moving
- Red Ridge will have two permanent accesses along West Mountain Road and a third emergency access to the north



Proposed Improvements from Traffic Study

- Broader curves at 90-degree bends on West Mountain Road
- Traffic light at West Valley Road & Boydston Street
- Traffic light at Boydston Street & Highway 55
- Additional turn lane at Dienhard Lane & 3rd Street
- Traffic light improvements at Dienhard Lane & 3rd Street





Proposed Roadways

- **Environmentally Considerate Design**

Road layout will follow natural terrain, and existing logging/service roads where practicable, to minimize grading and reduce visual impact from within and outside of the community.

- **Compliance with Safety Standards**

Roads are planned to meet Valley County Road & Bridge standards for safe, efficient access for residents, visitors, and emergency vehicles.

- **Private Ownership and Maintenance**

Onsite roads are proposed to be privately owned and maintained by the community to alleviate public maintenance burdens and costs.

- **Infrastructure for Mountain Conditions**

Road designs accommodate snow storage, drainage, and emergency access typical of mountain environments.

Stormwater & Drainage

- **Project Commitment**

The project's commitment will be to maintain historical hydrologic condition and protect downstream water shed resources.

- **Best Management Practices**

Incorporation of detention, retention, and infiltration BMPs fitted to local soil and topography for water quality and quantity control.

- **Hydrologic Challenges**

Design will address snowmelt, freeze–thaw cycles, and intense runoff to prevent flooding and erosion downstream.

- **Regulatory Compliance**

Adherence to Valley County guidelines, Stormwater Best Practices, and Idaho DEQ standards ensures sustainable development.



Public Drinking Water System

- Regulated by IDEQ (water quality protection)
 - Source redundancy – minimum of two wells
 - Water quality must meet all primary standards
 - Adequate water availability must be demonstrated
 - Design and construction standards
- Regulated by IDWR (water rights and well drilling)
 - All water diversions of any kind require a water right
 - New appropriations (permits) are allowed in this area
 - Permit allows development of new sources and diversion of water
 - Legal criteria for permit approval
 - Separately, a drilling permit is required for all wells

Process

- IDEQ Approvals
 - Scientific study of aquifer to evaluate likely yield, quality, and source sufficiency
 - Facility Plan: overall project engineering study
 - Preliminary Engineering Report: specific to well development
 - Plans and spec review → Approval to construct
 - Construction of wells
 - Pump testing and water quality testing
 - Completion report → Approval of sources to serve the public

Process

- IDWR Approvals
 - Permit application and hydrologic review
 - Mitigation of effect on surface water in the Payette basin, typically with rental pool or by acquiring storage
 - Development of source capacity within permit limits
 - Construction of wells and water system
 - Put the water to beneficial use
 - Licensing

Legal criteria for water permit

Applicant has the burden to show:

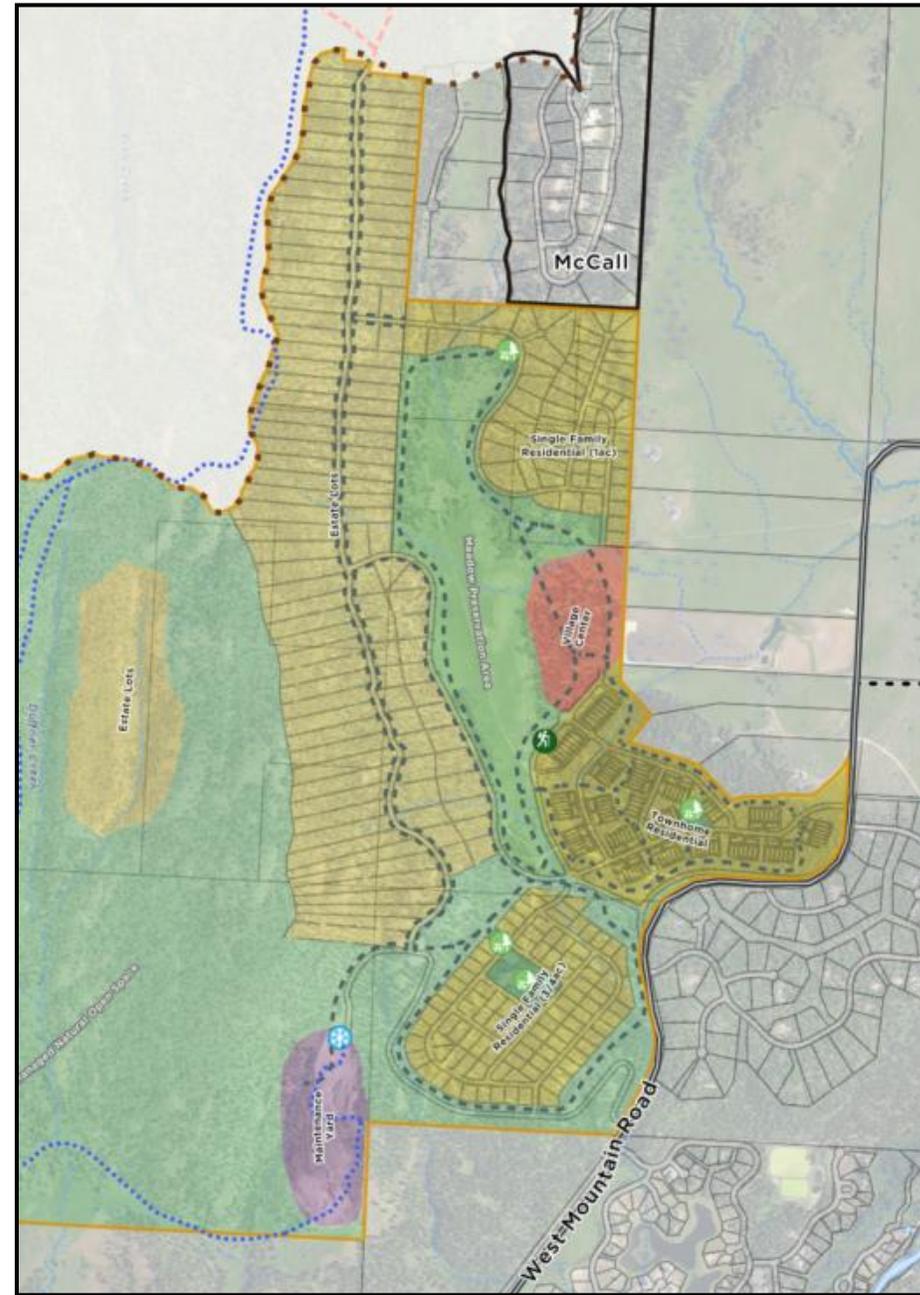
- a) the withdrawal will not reduce the quantity of water under existing water rights
- b) the water supply itself is sufficient for the proposed purpose
- c) application is made in good faith and not for delay or speculative purposes
- d) the applicant has sufficient financial resources with which to complete the work
- e) the water use will not conflict with the local public interest as that interest relates to water matters
- f) the use will not be contrary to conservation of water resources within the state of Idaho
- g) the use will not adversely affect the local economy

Wells (preliminary concept)

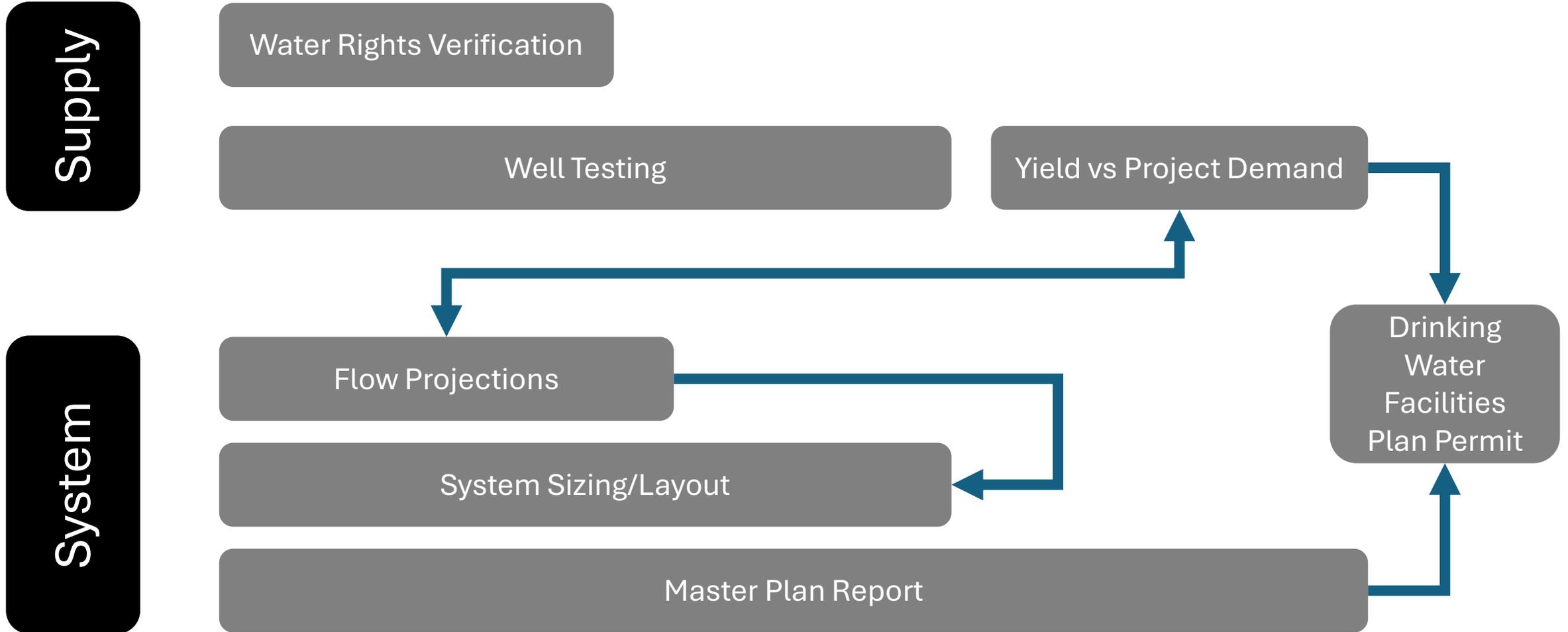
- Subsurface lithology consists of alternating strata of water-bearing sand separated by layers of clay to at least 450 feet
- Anticipated well depth ~350' to 400'
- Fully cased and screened
- Exclude upper water above ~200' to 250'
- Target production zones in sand interbeds below domestic well depths
- Max daily well supply for in-house use ~375 gpm.

Water Update

1. Workflow
2. Planning Strategies
3. Water Supply
 - Water Rights
 - Well Testing



Water System Workflow



Water Strategies

1. Water Augmentation

- Well water (drinking water)
- Reclaimed effluent (irrigation/fire protection)

2. Storage/well buffering

3. Fire Protection

4. Redundancy

Water Augmentation

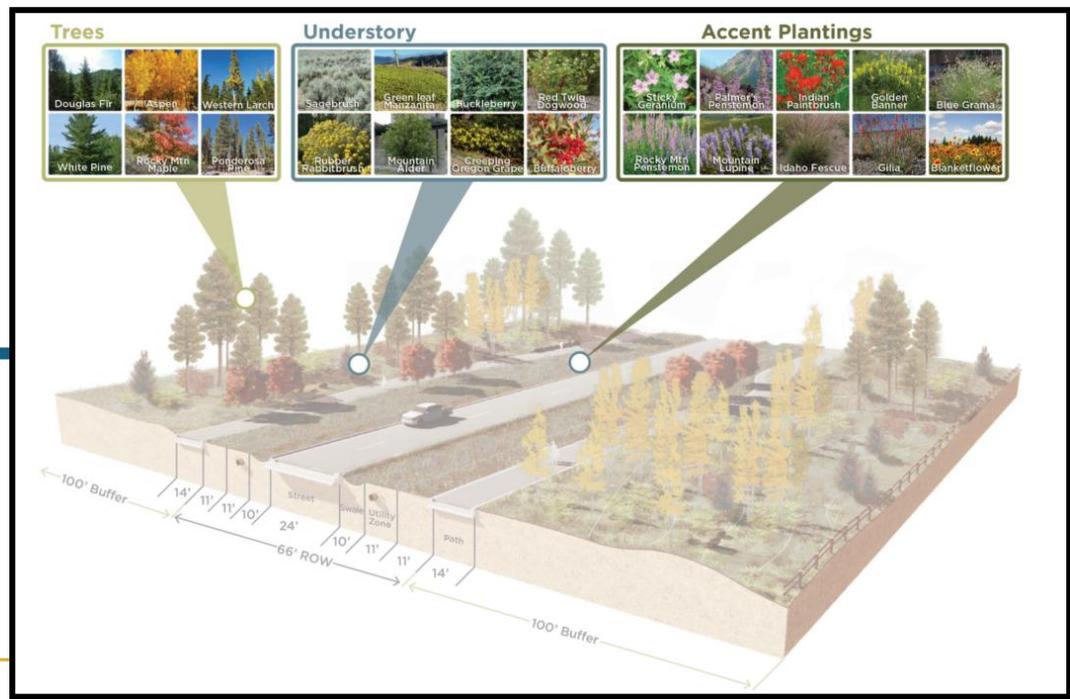
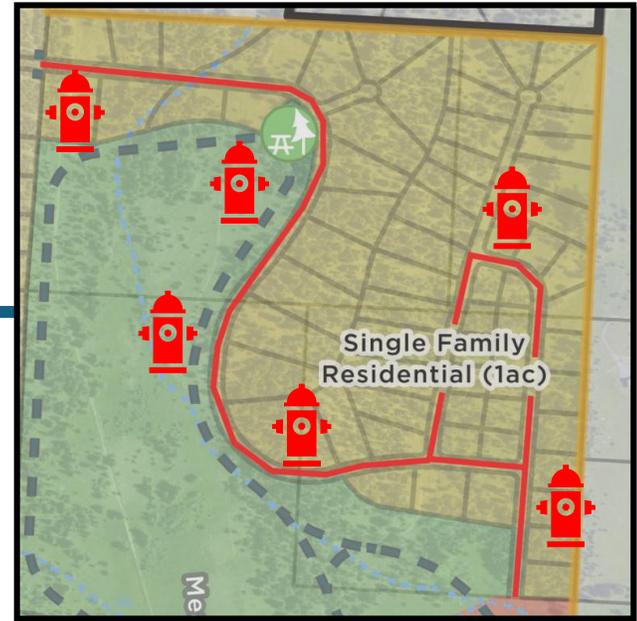
1. Well Water

- Potable (Drinking) source

2. Reclaimed Water

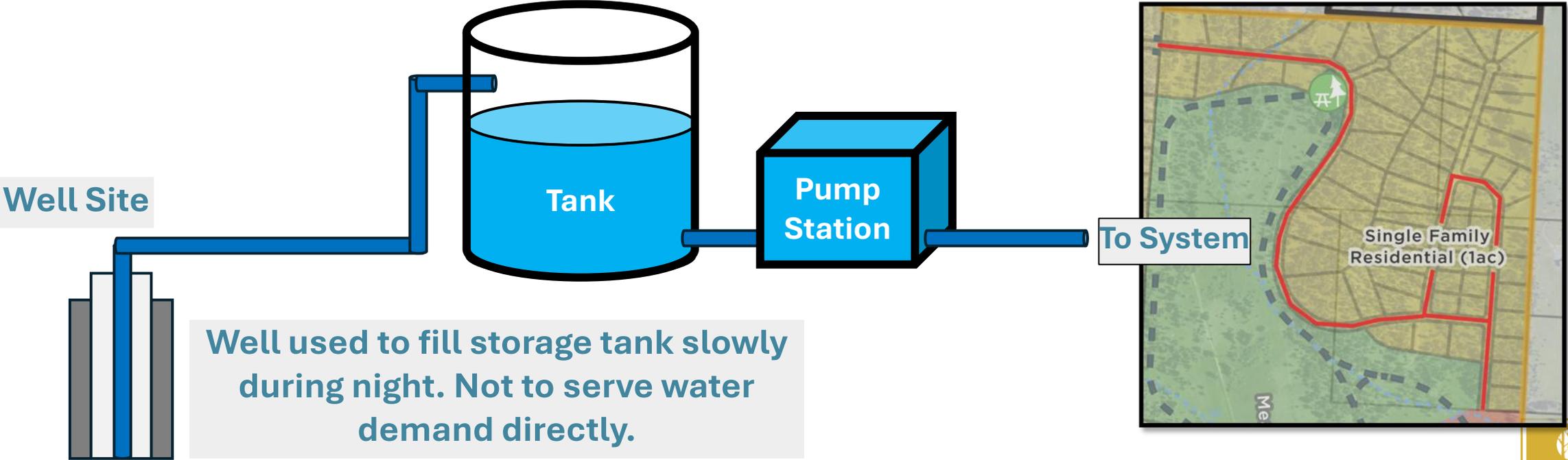
- Fire Suppression

- Irrigation



Storage/Well Buffering

- 1. Well to Storage (Buffer) to Water system
- ~~2. Well to Water System~~



Fire Protection

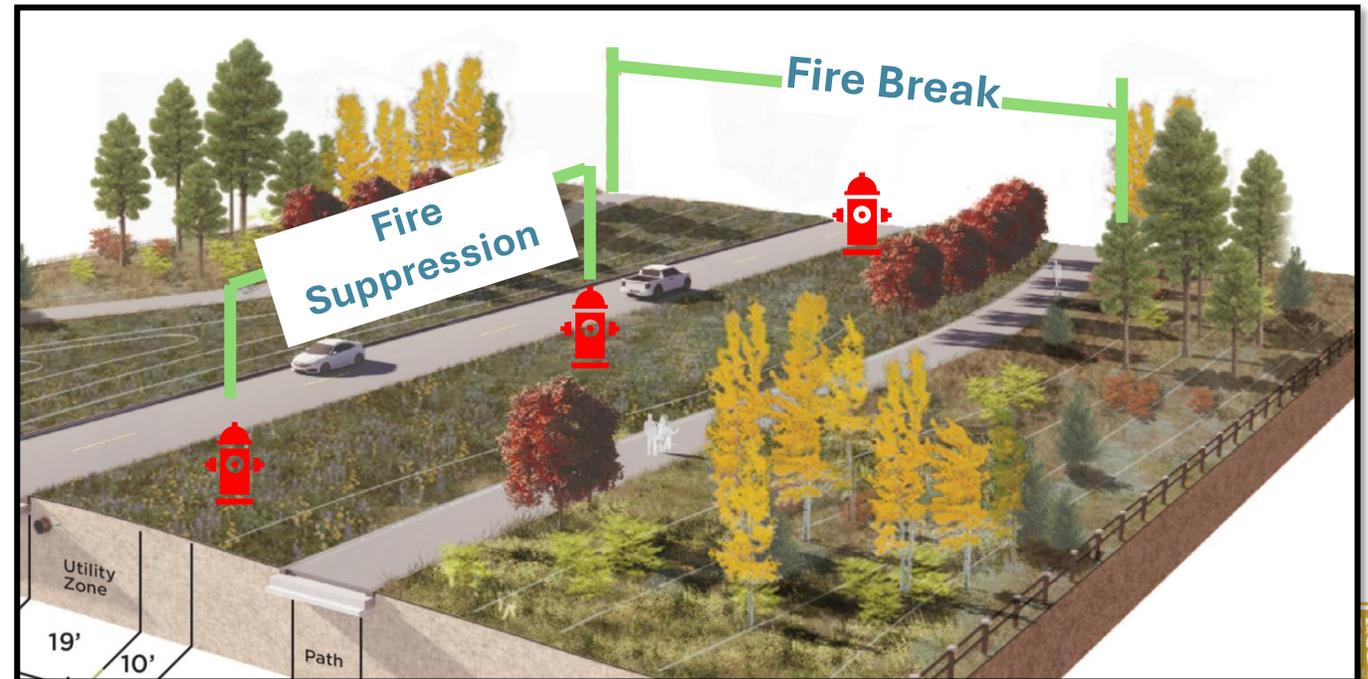
1. Fire Storage

- Considerations for viewshed



2. Urban Wildlife Interface

- Road fire break
- Fire lines/hydrants
- Irrigation (higher moisture)



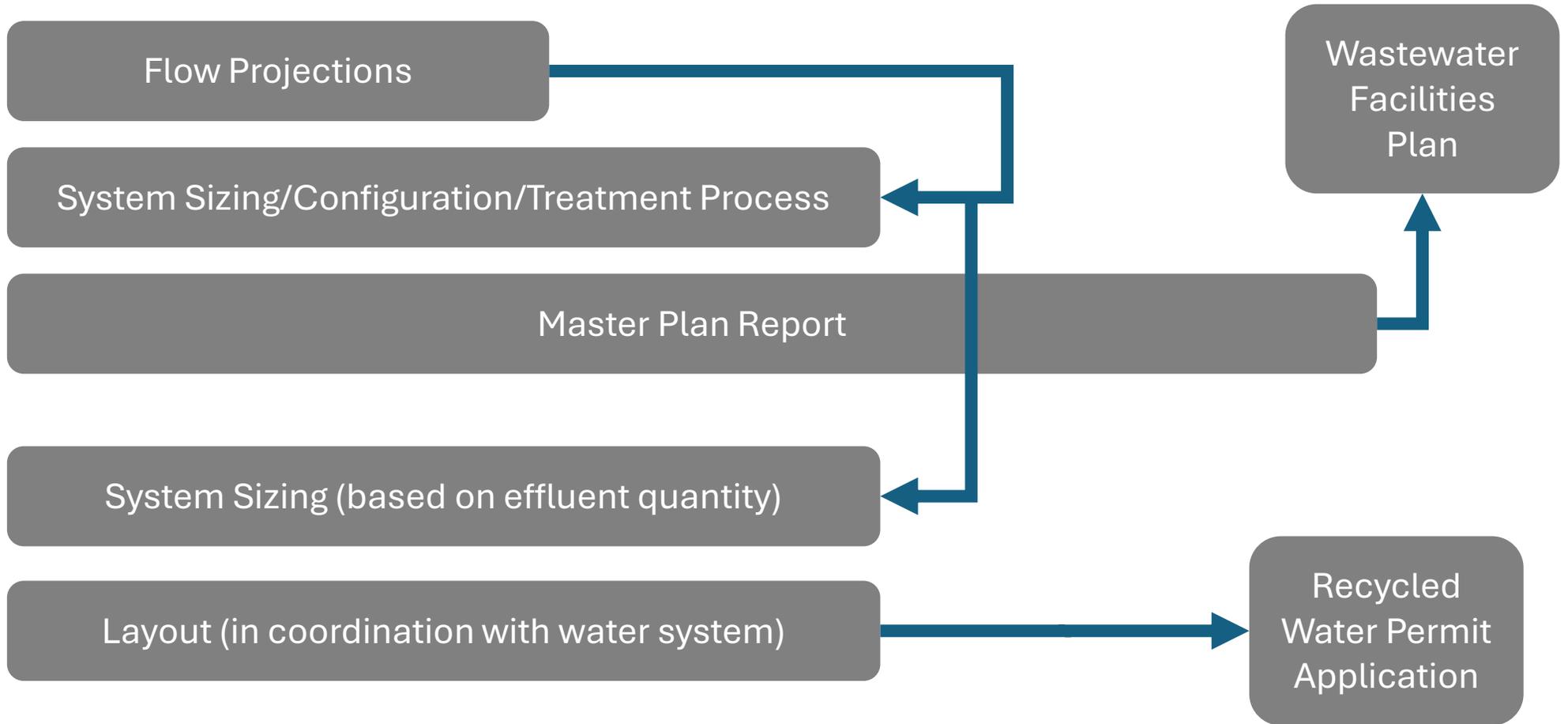
Wastewater Update

1. Workflow
2. Planning Strategies

Wastewater System Workflow

Wastewater

Reclaimed



Wastewater Strategies

1. Water Augmentation

- Reclaimed effluent (irrigation/fire protection)
- Already Discussed

2. Process Selection

3. Odor Control

Process Selection

1. Flows and Influent Water Loadings
2. Effluent Water Quality (Reuse/Disposal Options)
3. Footprint of Treatment Site
4. Operations and Costs
5. Flows and Influent Water Loadings

Odor Control

1. Location and set-backs required
2. Covered tanks with active odor control
 - Negative pressures
 - Treat exhaust air
3. Costs and Maintenance consideration

Comments

Public Comments

- Does not meet Valley County Comprehensive Plan Goals – *The concept utilizes clustering, preservation of open space, and private investment in infrastructure to achieve many of the County’s Comprehensive Plan goals*
- Local residents are likely to bear long-term impacts of congestion, infrastructure strain, and reduced quality of life – *Growth has been occurring in Valley County independent of the proposed Concept Plan. This plan identifies a way to accommodate ongoing growth and preserve significant open space*
- 722 homes would be a significant burden to the area’s resources and environment – *The concept plan includes strategies to minimize impact on resources and the environment*

Public Comments

- Land-Use conflicts between existing rural uses and future residents- *The concept plan includes farms, orchards, preserved open space and trails to buffer development and celebrate Valley County's rural character*
- Lack of adequate buffering between this high-density, urban-style development and surrounding rural parcels – *A minimum of 100-foot natural buffers surround the development, in addition the Village Center is buffered from adjacent properties with an orchard and the Red Ridge Village farm*

Public Comments

- Density of 6.9 units per acre in Village Center is urban-level development – *The Village Center clusters development and is adjacent to the farm, orchard, and meadow to create areas of openness*
- A commercial village is not compatible with nearby land uses – *Inclusion of commercial spaces provides an opportunity for residents in this part of the valley to access goods and services while still preserving significant open space*
- Increased light pollution may violate Valley County Dark Sky Ordinance – *All lighting at Red Ridge will meet or exceed Valley County Dark Sky standards*
- Loss of rural character – *The Red Ridge Village concept includes a farm, orchards, and demonstration gardens to celebrate Valley County's rural heritage*

Public Comments

- Open Space – *The Red Ridge Village concept preserves almost 1,500 acres of open space. The tools to ensure permanent preservation will be addressed in the development agreement*
- Workforce/affordable housing (we prefer “local housing”) – *Local housing will be deed restricted using a tool similar to that used by the City of McCall*
- Traffic and Road Concerns – *We have completed and updated a TIS and will continue to work with Valley County, ITD, and the City of McCall to address anticipated impacts. DF Development’s contribution to the solutions will be addressed in the development agreement*

Public Comments

- *Water/Wastewater – Engineering and analysis of water and wastewater has been initiated and will be completed following concept approval*
- *Environmental/Wildlife – DF Development representatives met with IDFG on February 24, 2025 and followed their suggestions to work with local foresters, hunters, and residents to understand wildlife migration patterns. Corridors of approximately 400' width connect the open space elements in the concept and all fencing and lighting will be wildlife safe*
- *Wildfire – The WUI Fire Prevention Plan was completed by a certified forester, President of SITP, in consultation with a fire marshal. It has been reviewed by Valley County's independent team and found to be adequate. A detailed prevention plan will accompany each phase of the concept*

Public Comments

- Economic Impacts/Property Values/Taxes – *Red Ridge Village Concept will increase the Valley County Tax Base and add publicly trails and other infrastructure to the area at no cost to the public*
- Recreation – *The tool by which public access is preserved will be addressed in the development agreement*
- Current development in the area (Blackhawk and White Cloud) are only at ~50% buildout after 30+ years – *Thank you for the information*
- Many concerns identified during original 2024 application not adequately addressed during the neighborhood meeting on November 10, 2025 – *We tried to be comprehensive*

Public Comments

- The region doesn't need giant decentralized developments with commercial and entertainment venues in rural locations – *The Red Ridge Village concept plan adds deed restricted local housing to the community to address the housing gap, in addition, it adds trail connectivity in this area of the county*
- Short-term economic development should not take priority over long-term values and goals of local residents – *The Red Ridge Village concept plan aims to balance these needs*
- Inadequate review process – *The Red Ridge Village concept plan has undergone Valley County's review process. This is the first in a multi-step process that will result in additional review at each step*
- Will negatively impact public services and said services cannot handle the increased population – *The Red Ridge Village concept plan adds services capacity at no cost to current residents*
- More people means an increase in crime – *DF Development has met with the Valley County Sheriff to discuss strategies to minimize public safety impacts*

Public Comments

- The application needs for detail and review of the TIS – *The concept plan is the first step in the process that will result in engineering of the roads and access points and for each phase as well as an updated TIS for each phase*
- Connect the non-motorized trail network to the ridgeline trail – *The concept includes this connection, if it's not clear on the concept map we will clarify*
- Ensure the trails are open to the public with public parking areas – *The concept clearly indicates that the trail system, both non-motorized and motorized will be open to the general public. There are several trailheads, with parking identified in the concept*
- Support a public easement on the trail system – *The tool to preserve all of the open spaces including the trail system for public use will be identified in the development agreement*

Agency Comments

- Central District Health – *All fees and processes will be followed for any wells or septic tanks*
- Donnelly Fire Marshal – *DF Development met with the Fire Marshall to discuss needs and concerns*
- Idaho Transportation Department – *DF Development looks forward to ITD's comments*
- Valley Soil and Water Conservation – *A Water Availability Study is underway and Groundwater Study will be completed*

Agency Comments

- Valley County Wildfire Mitigation – *DF Development met with Valley County Wildfire Mitigation and appreciate their comments. We have developed a map that identifies the different vegetative areas and will provide more detail with each phase*
- Valley County Road & Bridge – *As the concept plan is implemented DF Development will work with Valley County Road & Bridge to incorporate their standards and comments*
- Parametrix/Valley County Engineer – *As the concept plan is implemented DF Development will work with Valley County Engineer to incorporate their standards and comments*

Agency Comments

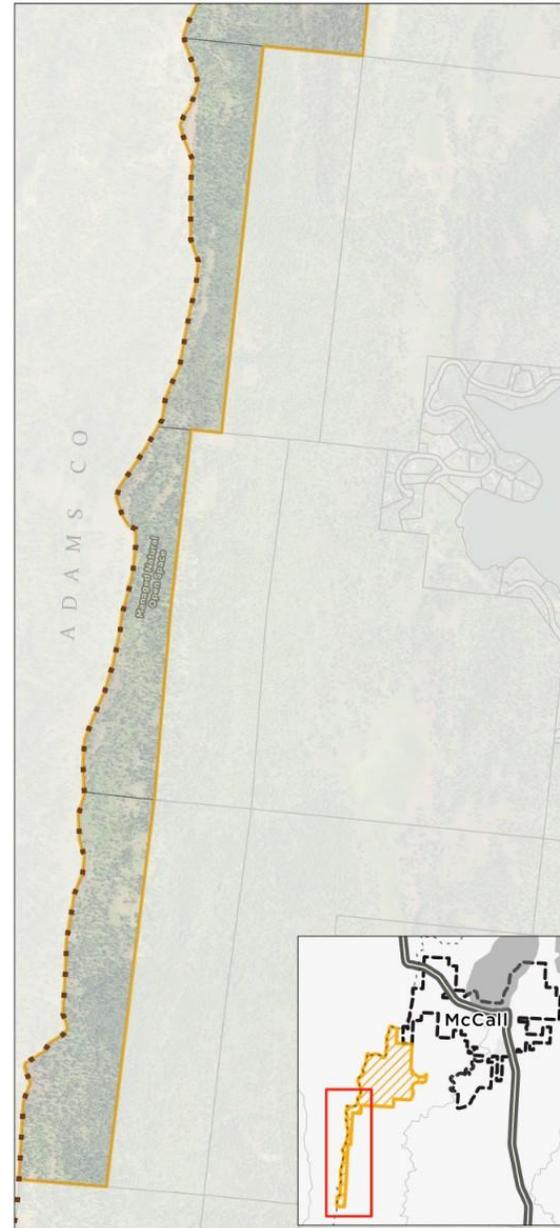
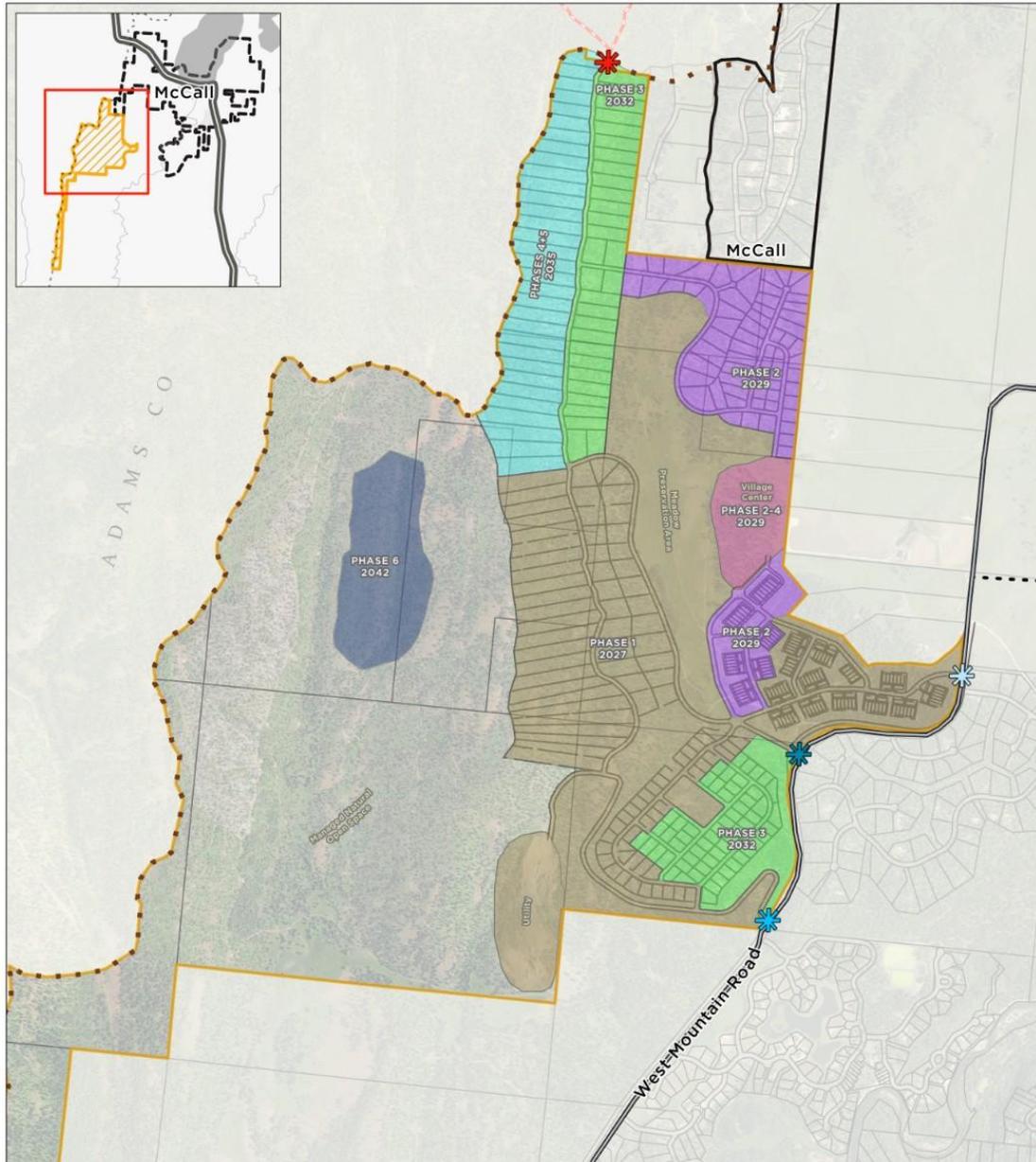
- Valley County Parks and Recreation – *The tools to preserve access to open space and adjacent public land will be addressed in the development agreement*
- Idaho Fish & Game – *We met with IDFG on February 24, 2025 and discussed wildlife safe landscaping, fencing, lighting, and other strategies to improve elk and fish habitat*
- Mayor Nielsen, City of McCall – *We look forward to working with all stakeholders as detailed plans for each phase are developed*
- Idaho Department of Environmental Quality - *We look forward to working with all stakeholders as detailed plans for each phase are developed*
- McCall Fire & EMS – *We look forward to working with the fire district and understand the tools to address capacity will be addressed in the development agreement*

Staff Comments

- Noise – *Noise generated by the development will be consistent with residential neighborhoods and neighborhood serving retail areas. All activities on the plaza will conform with Valley County noise regulations*
- Wood burning devices – *Will be allowed to the extent allowed by Valley County and State of Idaho regulations*
- STR limits – *STRs allowed only in some condominiums within the Village Center*
- Irrigation Plan – *Studies are underway and will be finalized as we complete the more detailed plans associated with each phase*

Staff Comments

- Open space guarantee tool – *DF Development is proposing a Restriction in CC&R to the benefit of the association and all buyers of lots within the project – if it's ever used for anything other than open space any owner has the right to sue. We intend to address the County's rights in this regard in the DA*
- Water Availability Study – *Underway*
- New Riparian requirements – *We will meet or exceed all requirements to be verified with each phase application*
- Phasing – *Map of the phases*



LEGEND

- Application Area
- Phase 1
- Phase 2
- Phase 3
- Phase 6
- Phases 4+5
- Phase 2-4
- Municipality
- McCall Impact Area
- Valley Co Parcel Lines

0 0.15 0.3 Miles

- NOTES**
1. ILLUSTRATED HERE ARE PROPOSED DEVELOPMENT PHASES FOR RED RIDGE VILLAGE. THIS PLAN IS PROPOSED TO BEGIN IN 2027. THIS PLAN IS CONTINGENT UPON MARKET CONDITIONS AND DEVELOPMENT TIMELINES AND IS SUBJECT TO CHANGE.
 2. THE DATES ASSOCIATED WITH EACH PHASE IS THE START YEAR; SOME AREAS - NOTABLY THE VILLAGE CENTER - WILL SPAN MULTIPLE PHASES. REFERENCE TAB 3, SECTION 2, TABLE 4 (PAGE 26) OF THE RED RIDGE VILLAGE PUD CONCEPT APPLICATION FOR RESIDENTIAL LOTS / UNITS AND COMMERCIAL SQUARE FOOTAGE DETAILS.
 3. UNHIGHLIGHTED AREAS ARE CURRENTLY PLANNED TO REMAIN MANAGED NATURAL SPACES.

RED RIDGE VILLAGE PUD APPLICATION DF DEVELOPMENT

FIGURE A.6A. RED RIDGE VILLAGE DETAIL - ALL PHASE DEVELOPMENT PLAN





Questions?