



Valley County Planning & Zoning Commission Invites You to Participate in a PUBLIC HEARING

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

Applicant / Property Owner: DF Development LLC

Location: Approximately 2,250-acre site 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.

Project Description: 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.

The 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;
- Single-family residential dwellings, multiple-residential dwellings, community amenities, and commercial uses;
- 722 total residential units 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;
- Local Housing Covenant dedicating a portion of homes to full-time, permanent occupancy;
- 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;
- Preservation of approximately 1,400 acres of open space;
- An organic farm and greenhouse facilities;

Continued on Reverse

PUBLIC HEARING

**August 27, 2026
(Thursday)
6:00 p.m.**

**Valley County Courthouse
2nd Floor
219 North Main Street
Cascade, Idaho**

You are invited to participate in the public hearing and/or comment on the proposal.

You may view the hearing by going to our website, www.co.valley.id.us, and click on "Watch Meetings Live".

The meeting is in-person.

You may comment in person, by U.S. Postal Service mail, or by email. Written comments greater than one page must be received at least seven days prior to the public hearing. To be included in the staff report, comments must be received by
5:00 p.m., Wednesday,
August 19, 2026.

If you do not submit a comment, we will assume you have no objections.

Direct questions and written comments to:

Cynda Herrick, AICP, CFM
Planning & Zoning Director
PO Box 1350
Cascade, ID 83611
208-382-7115
cherrick@valleycountyid.gov

- 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;
- Six (6) phases are proposed over 15-20 years, depending on market conditions; and
- Access would be from West Mountain Road onto internal roads;

The application includes:

- A revised traffic impact study;
- Stormwater management information;
- A wildland-urban interface fire prevention plan incorporating the findings from XyloPlan's modeling prepared for McCall Fire District; and
- A Fiscal Impact Analysis done by BBC Research & Consulting.

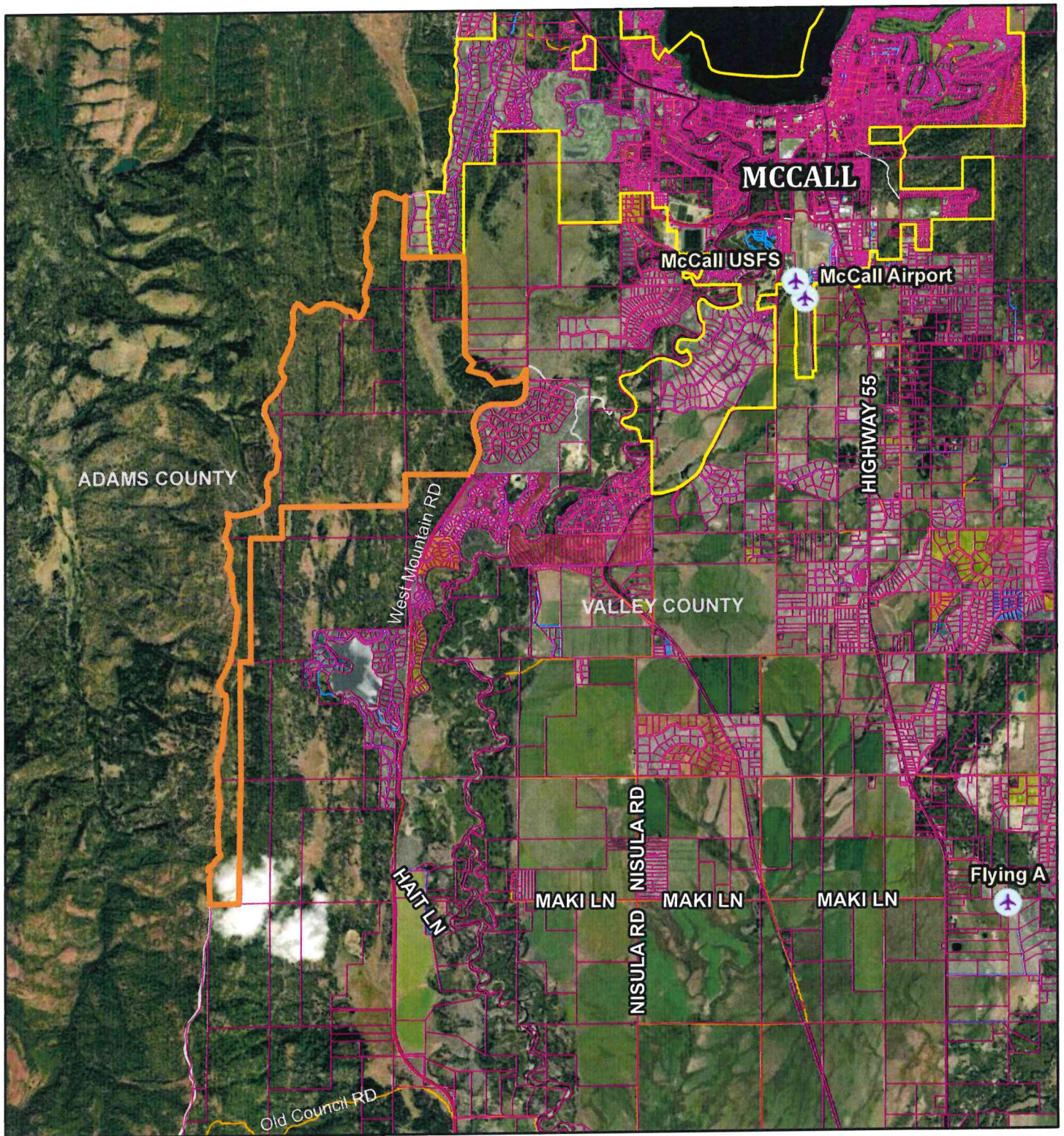
This is an action item. The agenda, information such as maps and proposed site plans, and a flyer that details the public hearing process are attached.

Applications and the contents of the files can be reviewed at the Planning and Zoning office located in the Valley County Annex at 700 S Main Street, Cascade, Idaho.

More information, including the application and staff report, will be posted on the Planning and Zoning webpage:

www.co.valley.id.us/departments/PlanningZoning/RedRidgeVillage

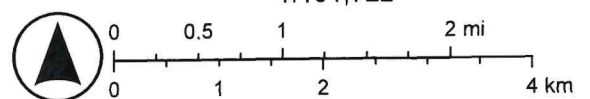
PUD 26-001 Approximate Boundary



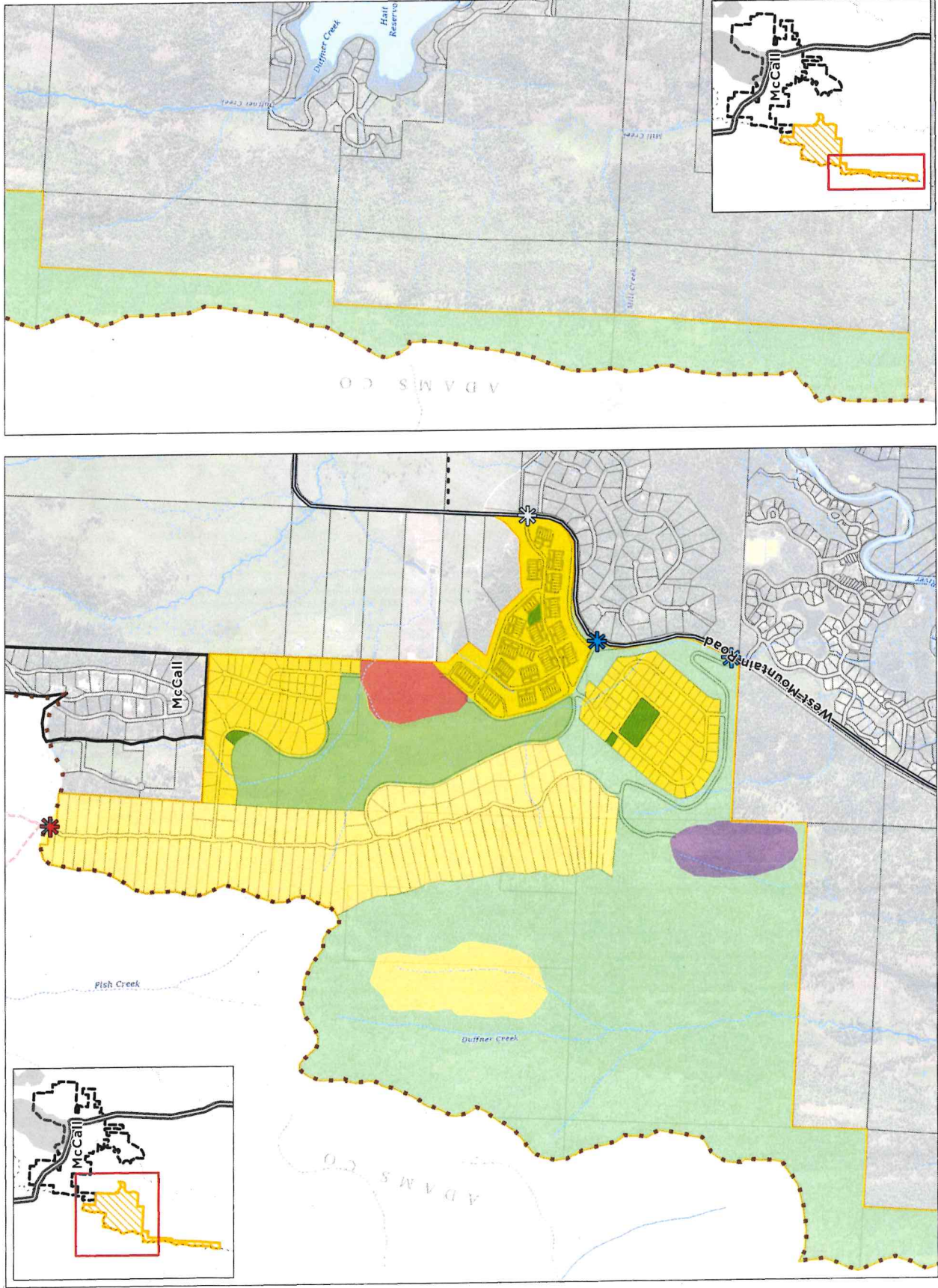
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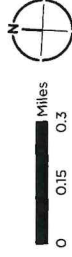
-  Airstrips
-  Municipal Boundaries
-  Parcel Boundaries



Earthstar Geographics



- LEGEND**
- Single Family Residential (1ac)
 - Single Family Residential (3/4ac)
 - Estate Lots
 - Village Center
 - Maintenance Yard
 - Developed Park Space
 - Meadow Preservation Area
 - Managed Natural Open Space
 - Municipality
 - McCall Impact Area
 - Valley Co Parcel Lines
 - County Boundary



NOTES

THE RED RIDGE VILLAGE PUD IS ANCHORED BY A 149-ACRE PRESERVED MEADOW AND 36-ACRE MIXED USE VILLAGE.

THE VILLAGE WILL INCLUDE BUILDINGS WITH LOCAL RESTAURANTS AND SMALL SHOPS ON THE GROUND FLOOR, A FARM TO TABLE CENTER WITH RESTAURANT AND COMMUNITY GATHERING SPACES, A PLAZA FOR COMMUNITY ACTIVITIES AND GATHERING AND UPPER FLOOR RESIDENTIAL AND HOSPITALITY USES.

THERE WILL BE FOUR RESIDENTIAL NEIGHBORHOODS CONNECTED TO THE MEADOW AND VILLAGE CENTER THROUGH AN INTERNAL ROAD AND TRAIL SYSTEM, WHICH ALSO PROVIDES ACCESS FROM SURROUNDING NEIGHBORHOODS AND AREAS.

**RED RIDGE VILLAGE
PUD APPLICATION
DF DEVELOPMENT**

FIGURE A.3. RED RIDGE VILLAGE DETAIL
- DEVELOPMENT CONCEPT

