

Valley County Planning and Zoning Commission

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Ken Roberts, Chairman
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Brad Mabe, Commissioner
Ben Oyarzo, Commissioner
Heidi Schneider, Commissioner

A G E N D A

Valley County Planning and Zoning Commission

August 27, 2026

Valley County Court House – 219 N Main ST, Cascade, Idaho

PUBLIC HEARING – 6:00 p.m.

You may view the hearing by going to www.co.valley.id.us and click on “Watch Meetings Live”.
The item is an Action Item.

A. **OPEN:** Call to Order

B. **NEW BUSINESS**

C. **P.U.D 26-001 Red Ridge Village:** 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. The concept includes 722 residential units including condominiums, multi-family local housing, and single-family residences on 2250 acres. Overall density would be approximately 0.3 units per acre. Approximately 1,400 acres of open space, recreation areas, and wildlife habitat would be created by clustering dwelling units in a village center and surrounding residential neighborhoods. The concept plan includes five development areas with amenities, roads, and a trail network. A water association would provide central water services. Both septic systems and a central sewage treatment facility are proposed. A Fiscal Impact Analysis done by BBC Research & Consulting has been added to the application. Access would be from West Mountain Road. The 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. Action Item.

Agenda subject to change.

Valley County adheres to ADA requirements. If anyone requires an accommodation, please contact our office prior to the meeting.