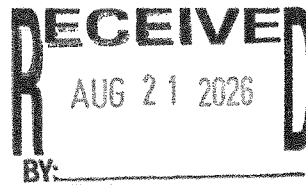




City of McCall

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August 21, 2026

RE: PUD 26-001 Red Ridge Village Concept – Updated Agency Comments

Dear Valley County Planning and Zoning Commissioners and Valley County Staff:

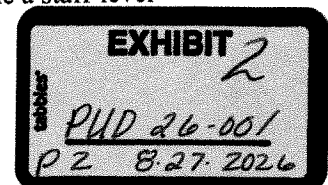
On behalf of the City of McCall, thank you for the opportunity to provide updated comments regarding DF Development LLC's Red Ridge Village PUD. The City has reviewed the additional application materials submitted since our May 19, 2026 agency comment letter and appreciates the additional detail provided in response to concerns raised by the City, reviewing agencies, and the public.

The project has been reduced to 722 residential units, including 170 townhome/duplex units identified for local housing, and proposes preservation of more than 1,400 acres of contiguous open space. The application also provides some additional information on the City's previous comments regarding wildfire mitigation, ecological resources, stormwater management, dark-sky lighting, design standards, trails, and open-space management. The City also appreciates the commitment to construct the proposed emergency egress route at the beginning of the project. The City recommends that this commitment, together with long-term vegetation management, defensible space, emergency water supply, wildfire mitigation, and associated maintenance and funding responsibilities, be incorporated as enforceable requirements in the Development Agreement and subsequent phase approvals.

The commitment to deed restrict 170 units for full-time, year-round local occupancy and prohibit short-term rental use responds to the City's previous housing concerns. The Deed Restriction is based one of McCall's housing programs, but it is unclear who will provide the administration, monitoring, affordability requirements, and enforcement mechanisms in order to make these commitment meaningful. The City recommends that these provisions be clearly defined as part of the approval framework.

Transportation remains the City's primary regional concern, and the City's position on transportation mitigation is substantially unchanged from its May 19, 2026 letter. The Traffic Impact Study identifies the intersections and roadway deficiencies associated with the proposed development and identifies potential mitigation measures; however, the current materials do not establish the specific mitigation requirements, timing, funding obligations, or proportional responsibilities that will apply to the development. City engineering staff understands that these requirements are anticipated to be addressed through individual phase approvals and the Development Agreement. Accordingly, the City continues to request that clear transportation mitigation obligations and phasing triggers be established before the applicable development impacts occur.

The revised application similarly states that the specific improvements and funding approach for West Mountain Road and other affected roads will be addressed through the Development Agreement. The City therefore reiterates the transportation comments contained in its previous letter, including the need for coordination among Valley County, ITD, and the City for improvements affecting City-owned or jointly affected facilities, and the recommendation for a future updated TIS as development and traffic conditions evolve. At this time, City Public Works staff has had no additional coordination with Valley County Roads regarding the project beyond the previous review. The City would welcome a staff-level



coordination meeting between Valley County and City engineering, planning, and public works staff to review the current application, anticipated transportation mitigation approach, and future coordination needs.

The City appreciates Valley County's completion of the independent Red Ridge Village Fiscal Impact Analysis prepared by BBC Research & Consulting. The analysis projects that, at full buildout, Red Ridge Village would generate a surplus annually in Valley County general-fund revenue. The fiscal analysis identifies several issues that warrant consideration as conditions and the Development Agreement are finalized. The study notes the potential for short-term operating deficits during early phases because public service demands may occur several years before associated property-tax revenues are collected. It also concludes that, while McCall Fire Protection District and Valley Countywide EMS operating revenues are projected to cover recurring costs at buildout, potential capital and service-capacity impacts are not fully resolved and may require a separate public-safety impact analysis.

Additionally, the fiscal analysis focuses primarily on the Valley County general fund, McCall Fire Protection District, Valley Countywide EMS District, and McCall-Donnelly School District; it is not a fiscal analysis of impacts to the City of McCall. The analysis also treats County Road and Bridge separately and assumes that many project-related capital transportation improvements will be the responsibility of the developer, while ongoing road funding will generally scale through existing state and federal revenue sources. Because the project will generate substantial travel and service demand within McCall despite being located outside City limits, the City recommends that the Development Agreement address identifiable off-site infrastructure and service impacts and establish appropriate mitigation mechanisms where project-generated impacts are demonstrated.

Finally, while the revised application provides substantially greater detail, several important implementation matters remain dependent upon the future Development Agreement or subsequent phase approvals. The City continues to recommend that the approval framework establish clear and enforceable obligations for infrastructure timing, financial assurances, transportation mitigation, wildfire protection, local housing, open-space stewardship, public access, and long-term maintenance. This remains consistent with the City's May 19 comments regarding the importance of establishing key obligations early for a project of this scale and duration. Given the project's scale and buildout, and proximity to McCall, continued interagency coordination will be important to ensure that growth is accompanied by appropriate infrastructure, services, and mitigation.

Again, we appreciate the opportunity to comment and work together. Please feel free to contact me if you have any further questions.

Sincerely,



Michelle Groenevelt, AICP
Community & Economic Development Director

Cc: McCall City Council
McCall Planning and Zoning Commission