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Sent: Thursday, August 20, 2026 8:12 AM
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Cc: Cynda Herrick <cherrick@valleycountyid.gov>; Sam Jones <SJones@gsbsarchitects.com>
Subject: Red Ridge Village Concept Plan

Regan and Brandon:

It has been some time since we last met about the Red Ridge Village Concept Plan in Valley County. In that time DF Development has been meeting with many of the Valley County Planning Commission, stakeholders, and agencies like our meetings with you.

The Concept Plan is scheduled for a second public hearing before the Planning Commission on Thursday 8/27 at 6:00 pm. In anticipation of that hearing, DF Development submitted revised documents that incorporate the feedback we received, this includes the section of the Concept overview that discusses preservation of open space, planning for wildlife, and the issues we discussed with you. I have attached the revised overview document and Ecological Considerations appendix. Both documents are in redline format so you can track the changes that we have made. Please let me know if you have additional comments or suggestions for the Red Ridge approach. As a reminder, the Concept clusters the proposed development to preserve more than 1,400 acres of contiguous open space including corridors conducive to wildlife movement. I have also attached the maps we sent in March that include the measurements of the corridor areas within the Concept plan. The layout and open space areas have not been changed from the earlier version.

I look forward to receiving your feedback regarding the revised discussion. Also, we are working on the details of the draft CC&Rs that will include more specificity regarding wildlife safe fencing, lighting, and landscaping based on the examples you mentioned. When they are ready I would appreciate your feedback on the design guidelines as well and will send those for you to review.

Christine

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LEGEND

- Application Area
- Meadow Loop Trailhead
- Snowmobile Access and Trailer Parking
- Park
- Non-motorized Trail System
- ATV and Snowmobile Trails
- Municipality
- McCall Impact Area
- Valley Co Parcel Lines
- County Boundary



NOTES

IN ADDITION TO THE APPROXIMATELY 149-ACRE MEADOW AND MORE THAN 1400 ACRES OF MANAGED NATURAL OPEN SPACE, RED RIDGE VILLAGE ESTABLISHES A CONTINUOUS AND INTENTIONAL OPEN SPACE FRAMEWORK. LARGE, CONNECTED AREAS OF MANAGED NATURAL OPEN SPACE ARE PRESERVED AS FUNCTIONAL LANDSCAPES THAT SUPPORT WILDLIFE HABITAT, WILDFIRE MITIGATION, DRAINAGE, AND LONG-TERM RESILIENCE.

WITHIN THIS FRAMEWORK, OPEN SPACES AND NEARLY 2.3 MILES OF TRAILS ARE HIERARCHICALLY ORGANIZED, RANGING FROM NEIGHBORHOOD-SCALE PARKS TO COMMUNITY-SERVING OPEN SPACES AND REGIONAL TRAIL CONNECTIONS, ENSURING THAT RECREATIONAL ACTIVITIES ARE APPROPRIATELY SCALED AND DISTRIBUTED ACROSS THE DEVELOPMENT.

RED RIDGE VILLAGE PUD APPLICATION DEVELOPMENT

FIGURE A.4. RED RIDGE VILLAGE DETAIL
- TRAILS AND OPEN SPACE



