

August 19, 2026

Cynda Herrick, AICP, CFM
Valley County
Planning and Zoning Administrator
Floodplain Coordinator
700 S. Main St.
P O Box 1350
Cascade, ID 83611

RE: Revised Red Ridge Village PUD Concept Application

Dear Ms. Herrick:

DF Development has appreciated the opportunity to work closely with the Planning Commission, Valley County agencies, other stakeholders, and members of the public in identifying questions and issues related to the Red Ridge Village PUD Concept Application. We look forward to continued collaboration with all parties.

Based on the conversations, input, and reviews of the last eight months, DF Development has revised some of the information relating to the Concept application. The proposed development remains essentially the same. The Concept proposes:

- Clustered Development near existing infrastructure, resulting in an overall gross density of approximately .03 units per acre distributed across five neighborhoods.
- Preservation of approximately 1,400 acres of managed open space, including a 149-acre preserved meadow, all of it with public access.
- An organic farm and greenhouse as a key part of the village center and acting as a buffer to existing housing
- Construction and maintenance of a trailhead and parking facilities to support approximately 18.2 miles of publicly accessible non-motorized trails.
- Construction and maintenance of more than 5 miles of motorized trails with associated trailhead and staging facilities.

The Concept Plan application has been revised in response to comments from the various agencies, members of the public, and stakeholders involved in the process. The following table summarizes the revisions.

Tab in Original Application	Document	Summary
One	Transmittal Letter	Documentation of revisions
	General Information	Updated mailing address for DF Development
Two	Impact Report	To reflect revisions based on input from agencies, etc. as well as to incorporate results of Hydrologic and Fiscal Impacts Studies
Three	Concept Plan Overview and Information	To summarize clarifications and revisions including: • Conversion of temporary third West Mountain Road access point to a permanent access • Identify the method of long-term preservation of conserved areas through a deed restriction naming Valley County • Revise the discussion regarding open space and wildlife to reflect input from the Idaho Department of Fish and Game primarily focused on the use of the term “habitat” to avoid confusion around the technical, regulatory, definition • Reflect the results of the independent Fiscal Impact Analysis completed by BBC Research • Incorporate the results of the Water Requirements and Water Supply Sufficiency Analysis

Tab in Original Application	Document	Summary
		Provide more detail relating to the preliminary phasing plan
Four	Appendix A, Figure 6	Revised phasing map provided prior to December public hearing. Now incorporated as part of the overall application.
	Appendix A, Figure 17	Vegetation treatment plan illustrating areas of past fire prevention activities referenced in the FPP. Map provided at request of Valley County Wildfire Mitigation
	Appendix F	Ecological Considerations information and strategy revised based on input from the Idaho Department of Fish & Game primarily relating to the definition of "Habitat" and clarifying that there are no colonies of Northern Idaho Ground Squirrel on or in the vicinity of the property.
	Appendix G	Lighting standards updated to identify the fixture type and lighting spectrum to be included in Red Ridge Village CC&Rs.
	Appendix H	Local Housing Covenant program information updated to clarify that any changes from the current proposal will be based on input during the Concept approval process and, in the future, in accordance with any and all provisions of the PUD conditions of approval and/or Development Agreement.
	Appendix I	Open Space and Amenities approach updated to remain consistent with Appendix F as well as clarify that the proposed method to ensure long term protection of preserved property includes a deed restriction naming Valley County as a party.
	Appendix J	The TIS was updated based on input from Valley County Department of Roads and Bridges, ITD, and the McCall City Engineer. ITD has provided an email indicating that they have accepted the study and will provide a staff report to that effect.
	Appendix K	The WUI Fire Prevention Plan was updated to state that all subsequent FPPs will be completed by an independent forester.
	Appendix M	This is the newly completed Water Requirements and Water Supply Sufficiency Analysis.
	Appendix N	This is the independent Fiscal and Economic Impact Study completed by BBC research

The following revised or new documents are transmitted with this letter:

Tab One

Transmittal Letter - Revised
General Information - Revised

Tab Two

Application - Not updated
Irrigation Plan - No change
Valley County Weed Control Agreement - No change
Impact Report - Revised

Tab Three

Concept Plan Overview and Information - Revised
PUD Criteria Compliance - Revised
CUP Criteria Review - Revised

Tab Four

A. Maps and Figures

1. Red Ridge Village Context - Site Location - No change
2. Red Ridge Village Detail - Adjacent Properties - No change
3. Red Ridge Village Detail - Development Concept - No change
4. Red Ridge Village Detail - Trails and Open Space - No change
5. Red Ridge Village Context - Valley County Future Land Use - No change
6. **Red Ridge Village Detail - Phasing - Revised**

- 7. Isometric Diagram – Primary Roadway – No change
- 8. Isometric Diagram – Meadow-Adjacent Roadway – No change
- 9. Isometric Diagram – Neighborhood Roadway – No change
- 10. Design Guidelines – Building Types & Materials – No change
- 11. Design Guidelines – Landscape Materials – No change
- 12. Red Ridge Village Detail – Terrain and Slope – No change
- 13. Red Ridge Village Detail – Hydrography – No change
- 14. Red Ridge Village Detail – Soils Types – No change
- 15. Red Ridge Village Detail – Fire Risk – No change
- 16. Red Ridge Village Detail – Xyloplan Fire Assessment – No change
- 17. Red Ridge Village Detail – Vegetation Treatment Plans – New**
- B. Red Ridge Village CUP Parcel Listing – No change
- C. Red Ridge Village CUP Adjacent Property (within 300') Listing – No change
- D. Neighborhood and Public Input – No change
- E. Stormwater Engineering Memo – No change
- F. Ecological Consideration – Revised**
- G. Lighting Standards – Revised**
- H. Local Housing Covenant – Revised**
- I. Open Space and Amenities – Revised**
- J. Traffic Impact Study – Updated**
- K. WUI Fire Prevention Plan – Revised**
- L. Design Guidelines – No change
- M. Hydrologic Study – New**
- N. Independent Fiscal Impact Analysis – New**

In addition to the revised documents, the Issues and Mitigations Spreadsheet is included in this transmittal for use by the Planning Commission in their review.

We look forward to the discussion and public hearing on August 27. Please let me know if you have any questions or concerns.

Sincerely,

DF Development, LLC