

| PUD 26-001 Red Ridge Village - Summary of Standards  |                                                                                                                                                                                                   |                                                                                                             |
|------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|
| Total Acres                                          | ~2,500 acres                                                                                                                                                                                      |                                                                                                             |
| Total Open Space                                     | ~1,400 acres                                                                                                                                                                                      |                                                                                                             |
| Total Residential Units                              | 722                                                                                                                                                                                               | Clustered on ~ 798 acres                                                                                    |
| Density                                              | 0.9 units per developed acre                                                                                                                                                                      | Allowed: <u>6</u> dwelling units /acre for PUD; <u>2.5</u> dwelling units /acre for simple subdivision      |
|                                                      | 0.29 units / acre total acreage                                                                                                                                                                   |                                                                                                             |
| Commercial                                           | ~60,000 sqft                                                                                                                                                                                      | Concentrated within the Village Center                                                                      |
| Maintenance Yard                                     | 30,000 sqft                                                                                                                                                                                       |                                                                                                             |
| Standard                                             |                                                                                                                                                                                                   | Proposed                                                                                                    |
| Sewer / Septic Systems                               | Central Sewer and Water                                                                                                                                                                           | Central sewer and water along with individual septic systems and individual wells                           |
| Maximum Building Height                              | 35-ft                                                                                                                                                                                             | 3-stories (50-ft) with ridge-line protection                                                                |
| Minimum Lot Size                                     | 8,000 sq. ft                                                                                                                                                                                      | See Tab 3 - Page 49                                                                                         |
| Frontage                                             | 30'                                                                                                                                                                                               |                                                                                                             |
| Lot Width                                            | 90'                                                                                                                                                                                               |                                                                                                             |
| Setbacks - SF Residential                            |                                                                                                                                                                                                   |                                                                                                             |
| Front                                                | 20'                                                                                                                                                                                               |                                                                                                             |
| Rear                                                 | 20'                                                                                                                                                                                               |                                                                                                             |
| Side                                                 | 7.5'                                                                                                                                                                                              |                                                                                                             |
| Right-of-Way Width                                   | 70'                                                                                                                                                                                               | 66-ft for primary roads                                                                                     |
|                                                      | 70'                                                                                                                                                                                               | 62-ft for neighborhood roads                                                                                |
| Proposed Neighborhood Types and Standards            |                                                                                                                                                                                                   |                                                                                                             |
| Townhome                                             | Clustered pods of 3-5 structures, 2-6 units each. Maximum height 35-ft. Front and rear setbacks will conform to standards; Zero lot lines requested for townhome and duplex lots within each pod. |                                                                                                             |
| Single-Family Residential (3/4-acre and 1-acre lots) | Minimum buffer of 100-ft between these areas and adjacent neighborhoods, property lines, and roadways. Will meet all standards for height, setbacks, and lot coverage                             |                                                                                                             |
| Estate Lots                                          | Average 2 acres in size with 200-ft road frontages. All building sites will be located at least 50-ft below the ridgeline.                                                                        |                                                                                                             |
| Village Center                                       | Mixed-use area; buildings up to 3 stories (50-ft). Zero or minimal setbacks. Ground floors with storefronts, dining areas, or entry proches and stoops.                                           |                                                                                                             |
| Maintenance Yard                                     | Screened from public roads. Outdoor storage will be fully enclosed with opaque, non-reflective fencing.                                                                                           |                                                                                                             |
| Phasing Plan                                         | Year                                                                                                                                                                                              |                                                                                                             |
| Phase 1 - 92 lots & 118 units                        | 2027                                                                                                                                                                                              | * Proposed phasing plan from Concept Overview Table 3<br>Revised Figure A.6 shows 6 Phases from 2027 - 2042 |
| Phase 2 - 78 lots & 83 units                         | 2029                                                                                                                                                                                              |                                                                                                             |
| Phase 3 - 72 lots & 135 units                        | 2032                                                                                                                                                                                              |                                                                                                             |
| Phase 4 - 45 lots & 84 units                         | 2035                                                                                                                                                                                              |                                                                                                             |
| Phase 5 - 15 lots & 0 units                          | 2037                                                                                                                                                                                              |                                                                                                             |
| TOTAL 722                                            |                                                                                                                                                                                                   |                                                                                                             |

Valley County Code

| Standard                                    | Finding                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Conclusion |
|---------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
| <b>9-9-2: PURPOSE:</b>                      | The PUD concept allows the site planner to propose the best use and arrangement of development on the parcel of land by reducing the more rigid regulations herein. A PUD is designed so that buildings are clustered together to create open space of common ownership, preserve natural features and landscape character, more efficiently use the site and to minimize development costs by sharing common walls, shortening and narrowing roads, and concentrating utilities. It is expected that a PUD will provide certain amenities like recreational facilities, landscaping, and natural open spaces for the enjoyment of all                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |            |
| <b>9-9-3: PUD REVIEW AND DETERMINATION:</b> | <p>A. That the proposed use nets a positive score on the compatibility rating system herein. The compatibility rating shall be completed by the commission and computed for the full application as presented to the commission after revisions requested during any preliminary review and after the public hearing is closed; In the case of PUDs in which the board determines that it is in the public's interest that the board deal exclusively with certain of the nine (9) compatibility questions contained in section 9-11-1, appendix A of this chapter, then, subject to the board's direction, the commission shall not consider such questions as part of its compatibility rating of the proposed use;</p> <p>B. That the proposal works with the characteristics of the site by protecting or highlighting attractive features and by minimizing the impact of development where natural constraints exist;</p> <p>C. That the proposal's layout promotes the clustering and separation of different kinds of land uses so that both internal compatibility and common open spaces can be maintained;</p> <p>D. That the proposal's layout and design provides economics in the provision of roads and other site improvements; and</p> <p>E. That it is more desirable to have a PUD than a subdivision or some other singular use, and that the PUD is not being proposed simply to bypass or vary the more restrictive standards required of a subdivision, business, industry, or other similar use.</p> |            |
| <b>9-9-6: SUBMISSION REQUIREMENTS:</b>      | See the application and the summary sheet                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |            |

| Standard                | Finding                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Conclusion                                                         |
|-------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------|
| <b>9-9-7: STANDARDS</b> | A. Size: The acreage shall be large enough to accommodate the proposed PUD.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | The site meets the minimum size requirements.                      |
|                         | B. Streets, Utilities And Other Site Improvements: Streets, utilities, and other site improvements shall be made for their later installation, at the developer's expense, prior to recording the plat. Streets shall be constructed in accordance with the minimum standards set forth in chapter 5 of this title and all references made therein if they are to be dedicated to the county.                                                                                                                                                                                                                                                                                                                                                                     | Variances requested from standard road widths                      |
|                         | C. Waiver Or Modification Of Specifications, Standards And Requirements: It is recognized that the uniqueness of each proposal for a PUD requires that the specifications, standards, and requirements for various facilities, including, but not limited to: roads, alleys, easements, utilities, signs, parking areas, storm drainage, water supply and distribution, and sewage collection and treatment, may be subject to modification from the specifications, standards, and requirements established for subdivisions and like uses in this title. The commission may, therefore, at the time of general submission as requested by the applicant, waive or modify these specifications, standards, and requirements which otherwise shall be applicable. | See standards sheet.                                               |
|                         | D. Averaging And Transferring Densities: Averaging and transferring densities within the PUD shall be allowed                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                    |
|                         | E. Lot And Building Setbacks: Lot and building setbacks may be decreased below or otherwise altered from the standards of like uses set forth elsewhere in this title.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | See the standard sheet for the requested relaxations of standards. |

| Standard | Finding                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Conclusion |
|----------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------|
|          | F. Maximum Height:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |            |
|          | G. Parking Spaces: The design and construction standards for parking spaces shall conform to section 9-5A-3 of this title                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |            |
|          | H. Internal Street Circulation System: The PUD shall provide an adequate internal street circulation system designed for the type of traffic generated, safety, separation from living areas, convenience, and access. Private internal streets may be narrower than normally required; provided, that adequate access for police and fire protection and snow removal equipment is maintained.                                                                                                                                                                                                               |            |
|          | I. Common Open Space: At least fifty percent (50%) of the total area within the boundary of any residential PUD and twenty percent (20%) of any commercial or industrial PUD shall be devoted to common open space; provided, however, that the commission <u>may reduce this requirement if they find that such a decrease is warranted by the design of, and the amenities and features incorporated into, the plan and that the needs of the occupants of the PUD for open space can be met in the proposed development. Each residential unit shall have ready access to common areas and facilities.</u> |            |

| Standard                                                     | Finding                                                                                                                                                                                                                                                                                                                                                         | Conclusion                                                               |
|--------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------|
| <b>9-9-8: OTHER INFORMATION AND DISCLOSURE REQUIREMENTS:</b> | J. Materials, Textures And Colors: Harmonious variations in materials, textures, and colors shall complement and supplement the natural beauty and pleasant environment of the site and the individual buildings. The site, design, and construction of all residences shall be planned in such a manner that there is a substantial resemblance of uniformity. |                                                                          |
|                                                              | A. The name, address, telephone number of any owner, equitable interest holder, stockholder, partner, associate, or any other person having a financial interest of ten percent (10%) or greater in the proposed planned unit development.                                                                                                                      | DF Development LLC owns 100% of the property.                            |
|                                                              | C. The cost of the proposed planned unit development.                                                                                                                                                                                                                                                                                                           |                                                                          |
|                                                              | D. The cost of each phase of the planned unit development.                                                                                                                                                                                                                                                                                                      |                                                                          |
|                                                              | E. The ratio of the amount of all loans to the value of the property throughout the development of the planned unit development.                                                                                                                                                                                                                                |                                                                          |
|                                                              | I. Plans for any impact fees to be paid by the applicant for the proposal.                                                                                                                                                                                                                                                                                      | Will enter into a development agreement and pay McCall Fire impact fees. |
|                                                              | J. Plans for minimizing any water runoff created by the buildings, improvements, developments or other temporary uses of the proposal.                                                                                                                                                                                                                          | See stormwater management.                                               |
|                                                              | K. Plans for minimizing the impact on solid waste disposal during and after the proposal.                                                                                                                                                                                                                                                                       | Needs to be part of the Development Agreement.                           |

(See the Application for more complete answers.)