TO: Ken Roberts, Chair
Carrie Potter, Member
Joel Carson, Member
Brad Mabe, Member
Ben Oyarzo, Member

FROM: DF Development

CC: Cynda Herrick, Valley County Planning & Zoning Director

DATE: November 5, 2026

RE: PUD 26-001 Red Ridge Village Concept Plan Application

Dear Chairperson Roberts and Planning Commissioners:

Thank you for the opportunity to respond to the discussion and suggested mitigations identified through your public process and deliberations over the last 11 months. DF Development and its representatives appreciate the opportunity you provided for conversation about and revisions to the concept as the process has moved forward.

Following DF Development's initial application in October 2024, which was withdrawn in December 2024, the proposed concept has been refined to:

- Reduce the total number of units/lots proposed from 1,130 to 722
- Identify the legal mechanism to create a pool of 170 housing units for local residents at a range of price points
- Further refine the farm-to-table concept to better utilize the agricultural property as a buffer to existing residents
- Identify the legal mechanism to ensure permanent open space and trail public access
- Conduct additional studies relating to the water resources required and available for the development
- Update the Traffic Impact Study based on input from Valley County Roads & Bridges, the City of McCall, and Idaho Transportation Department
- Update the wildlife strategies based on input from the Idaho Department of Fish and Game
- Update the Wildland Urban Interface Fire Prevention Plan based on input from Valley County Department of Wildfire Mitigation and area fire districts

There are several exhibits included as a part of this Memorandum intended to provide additional information concerning DF Development's commitments and responses to your

proposed mitigations and the related public input generated throughout the process. The exhibits are:

1. Master PUD 2026-001 Tracking Spreadsheet updated with DF Development's commitments and responses (17 Pages)
2. Summary of public input from the February 25, 2026 public hearing with DF Development's comments and responses (15 pages)
3. Summary of public input from the August 27, 2026 public hearing with DF Development's comments and responses (24 pages)
4. Red Ridge Village Housing Plan Overview (2 pages)
5. Fish Lake Road easement legal analysis and response to comments from August 27, 2026 (5 pages)
6. Easement over Fish Lake Road (7 pages)

DF Development believes that the issues identified over the last 11 months can be mitigated through a series of conditions of approval, Development Agreement provisions, and the use of tools, such as impact fees, available to Valley County under Idaho State law. These tools are available to mitigate the impact of growth from all new development, not just Red Ridge Village. Where impact fees have not yet been adopted, DF Development will address its proportionate share through interim payments or Development Agreement contributions. The table below is a simplified outline of the mitigations to capital and ongoing operational impacts from the Red Ridge Village Concept Plan.

Mitigations Simplified

Issue	Capital Expenditures	Operating Expenditures
Internal Roads	Developer	HOA/Residents
Regional Road Network	Impact Fees/Development Agreement	Taxes & fees
Sewer/Septic	Developer/ Partner	Rate payers
Water Rights	Developer/ Partner	Rate payers
Water System	Developer/ Partner	Rate payers
Schools	Development Agreement	Taxes
WUI Plan	Developer/ Home Builder	HOA/Residents
Fire/EMS	Impact Fees/Development Agreement	Taxes & fees
Housing	Developer/ Home Builder	3rd party partner as appropriate
Internal Trail System	Developer	HOA/Residents
Regional Trail System	Impact Fees/Development Agreement	Taxes & fees
Wildlife	Developer (wildlife management plan, IDFG-recommended measures)	HOA/Residents
Fiscal Impacts	By issue	Gap negotiations/DA
Solid Waste	Impact Fees/Development Agreement	Rate payers

The Master PUD 2026-001 Tracking Spreadsheet includes possible conditions of approval proposed by DF Development to address the issues raised. DF Development looks forward to the next steps in the Planning Commission's review and approval process.