

March 16, 2026

Jerry Holenbeck
Fire Marshal
Donnelly Fire Department
Garrett de Jong
McCall Fire & EMS
VIA Email

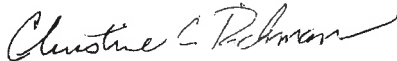
RE: Red Ridge Village Concept Plan

Dear Jerry and Garrett:

Thank you for the comments you submitted to the Valley County Planning Commission in response to DF Development's (DFD) Red Ridge Village Concept Plan application. DFD looks forward to working with you as consideration and implementation of the concept moves forward. In anticipation of our next meeting with the Valley County Planning Commission scheduled for March 31, 2026, we are providing the attached responses to your comments.

Thank you again for your written comments and your time and input as we move forward.

Sincerely,



Christine Richman, AICP
Director of Planning

CC: Cynda Herrick
Mara Hlawatschek
Hallie Adams

Red Ridge Village Concept Applicant Responses to Agency Comments

Commenting Agency	Comment	Applicant Response
McCall Fire District, Donnelly Rural Fire Protection District	A pressurized fire hydrant system capable of delivering a minimum of 1,500 gallons per minute (GPM) for a duration of two (2) hours for one- and two-family dwellings, plus any additional calculated fire flow demand attributable to the development, shall be installed and operational prior to vertical construction of each phase (IFC Appendix B, 2018).	Red Ridge Village will comply with all applicable requirements for each phase of the development. Detailed plans and drawings will be submitted as part of the application and approval process for each phase.
McCall Fire District, Donnelly Rural Fire Protection District	In one- and two-family residential areas fire hydrants shall be spaced no more than 500 feet apart, with a maximum distance of 250 feet from any point along road frontage to a hydrant, consistent with IFC Appendix C (2018). Hydrant spacing shall be reduced where required fire flow exceeds 1,750 GPM, pursuant to Appendix C, Table C102.1.	Red Ridge Village will comply with all applicable requirements for each phase of the development. Detailed plans and drawings will be submitted as part of the application and approval process for each phase.
McCall Fire District, Donnelly Rural Fire Protection District	For commercial and multifamily buildings, the water system shall be capable of providing fire flow in accordance with IFC Section B105(2018). Reduced fire flow may be permitted for sprinklered buildings in accordance with IFC Table B105.2.	Red Ridge Village will comply with all applicable requirements for each phase of the development. Detailed plans and drawings will be submitted as part of the application and approval process for each phase.
McCall Fire District, Donnelly Rural Fire Protection District	Site plans and commercial building plans for each phase shall be submitted to the Fire District for review and approval prior to issuance of building permits. This review shall address hydrant placement, any required automatic fire sprinkler system plans, automatic fire detection systems, fire department connections, potential dry standpipe locations, building and apparatus access, Knox Box locations, and any propane storage or distribution systems.	Red Ridge Village will comply with all applicable requirements for each phase of the development. Detailed plans and drawings will be submitted as part of the application and approval process for each phase.
McCall Fire District, Donnelly Rural Fire Protection District	All fire apparatus access roads shall be constructed to Valley County standards and shall provide an unobstructed width of not less than 20 feet, exclusive of shoulders, and an unobstructed vertical clearance of not less than 13 feet 6 inches, except where otherwise permitted by the IFC (IFC Section D103.1 and 503.2.1, 2018). All fire apparatus roads and fire protection water supply infrastructure shall be installed, inspected approved, and operational prior to final plat recordation or commencement of vertical construction within each phase of the development, in accordance with IFC Section 501.4(2018). Where a fire hydrant or draft site is located along a fire apparatus access road, the minimum unobstructed road width shall be 26 feet exclusive of shoulders (IFC Appendix D., Section D103.1).	The proposed road cross sections for all areas of Red Ridge Village comply with Valley County standards. Including a 70 foot ROW with 26 feet of paved service.
McCall Fire District, Donnelly Rural Fire Protection District	Fire apparatus access roads shall be designed, constructed, and maintained to support imposed loads of responding fire apparatus, with an all-weather surface capable of supporting a minimum 70,000-pound vehicle (IFC Section 503.2.3 and 503.7.8).	All roads will be constructed to Valley County standards including capacity and surface type.

Red Ridge Village Concept Applicant Responses to Agency Comments

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McCall Fire District, Donnelly Rural Fire Protection District	Dead-end fire apparatus access roads exceeding 150 feet in length shall be provided with an approved turnaround meeting IFC Appendix D, Table D103.4 standards.	Red Ridge Village will comply with all applicable requirements for each phase of the development. Detailed plans and drawings will be submitted as part of the application and approval process for each phase.
McCall Fire District, Donnelly Rural Fire Protection District	<p>The 2018 IFC requires multiple fire apparatus access roads based on the number of dwelling units served. IFC Sections D107.1 and D107.2 require a minimum of two separate and approved fire apparatus access roads where more than 30 dwelling units are served. IFC Section D106 further requires two fire apparatus access roads for multifamily developments exceeding 100 dwelling units.</p> <p>Temporary access does not satisfy the IFC requirement for a permanent, approved secondary fire apparatus access road and creates an unacceptable single-point-of-failure condition for emergency response and evaluation. Accordingly, the high-density multifamily portion of the development shall be provided with not less than two separate and permanent fire apparatus access roads compliant with IFC Sections D106, D107.1, and D107.2, independent of access provided to the broader PUD. The currently identified temporary access may be made permanent to satisfy this requirement or alternatively may function as resident egress and emergency ingress/egress only, subject to Fire District approval.</p>	Based on input from the Fire District, the "temporary" access planned as part of the initial phase of the Red Ridge development will be redesignated and designed as resident egress and emergency ingress/egress only road, subject to Fire District approval at the time that the detailed Phase application is submitted.
McCall Fire District, Donnelly Rural Fire Protection District	Any security or access control gates shall be installed in accordance with UL 325 and IFC Section 503.6, including installation of an approved emergency access (SOS) gate module.	Only one security or access control gate is currently planned as part of the Red Ridge Village Concept Plan. This is to prevent ingress through the planned emergency egress route. This gate will comply with all UL and IFC standards.
McCall Fire District, Donnelly Rural Fire Protection District	Gates shall meet the width requirements of IFC Appendix D, Section D103.5.	Only one security or access control gate is currently planned as part of the Red Ridge Village Concept Plan. This is to prevent ingress through the planned emergency egress route. This gate will comply with all UL and IFC standards.
McCall Fire District, Donnelly Rural Fire Protection District	Any gate designated for emergency access shall allow resident egress at all times without the use of special knowledge, codes, or devices.	Only one security or access control gate is currently planned as part of the Red Ridge Village Concept Plan. This is to prevent ingress through the planned emergency egress route. This gate will comply with all UL and IFC standards.
McCall Fire District, Donnelly Rural Fire Protection District	Metered propane systems are required for any high-density residential or multifamily development.	Red Ridge Village is planned as an all electric development.
McCall Fire District, Donnelly Rural Fire Protection District	A Subdivision WUI Fire Protection Plan is required and shall be prepared, submitted, and approved in compliance with Valley County Code, Chapter 7-Wildland-Urban Interface Fire Protection Plan.	A Red Ridge Village WUI Fire Protection Plan has been developed for the Concept Plan to provide guidance to the Subdivision WUI Fire Protection Plans that will be developed and submitted as part of the review and approval process for each phase of the development.

Red Ridge Village Concept Applicant Reponses to Agency Comments

Commenting Agency	Comment	Applicant Response
McCall Fire District, Donnelly Rural Fire Protection District	The review, comments, and approval of the Subdivision WUI Fire Protection Plan by the Valley County Wildfire Mitigation Director, including any required revisions or phase-specific updates, are incorporated herein by reference and made conditions of approval	Red Ridge Village will incorporate all required revisions and phase specific updates for each Subdivision WUI Fire Protection Plan.
McCall Fire District, Donnelly Rural Fire Protection District	All wildfire mitigation measures identified in the approved Subdivision WUI Fire Protection Plan shall be completed, inspected, and verified, or financially guaranteed as approved by Valley County prior to final plat recordation and/or issuance of building permits, as applicable to each phase of development.	Red Ridge Village will comply.
McCall Fire District, Donnelly Rural Fire Protection District	For phased development, no final plat approval or building permits shall be issued for any phase unless the wildfire mitigation measures required for that phase have been completed or financially guaranteed in accordance with the approved Subdivision WUI Fire Protection Plan and County determination.	Red Ridge Village will comply.
McCall Fire District, Donnelly Rural Fire Protection District	Development layout, lot configuration, and building envelopes shall be consistent with the approved Subdivision WUI Fire Protection Plan and shall incorporate measures to minimize structure-to-structure fire spread.	Red Ridge Village will comply.
McCall Fire District, Donnelly Rural Fire Protection District	Ongoing wildfire mitigation, defensible space maintenance, vegetation management, and Firewise practices shall be incorporated into the project's covenants, conditions, and restrictions (CCRs), shall run with the land, and shall be enforceable by Valley County and/or the applicable homeowners association.	DFD anticipates identifying the appropriate tools to ensure ongoing wildfire mitigation and defensible space maintenance and vegetation management in the CC&Rs and in the Development Agreement with Valley County to ensure ongoing compliance with the Development-wide and individual Subdivision WUI Fire Protection Plans.
McCall Fire District, Donnelly Rural Fire Protection District	Given the project's distance from existing facilities, scale, density, and WUI risk profile, maintaining adopted fire protection service objectives would require additional capital improvements, including construction of a fire station and acquisition of a Type 1 structural engine and a wildland fire engine.	DFD is aware of the capital and operational impacts of the Red Ridge Village Concept Plan and looks forward to identifying appropriate funding strategies to ensure structural and wildland fire protection.
McCall Fire District, Donnelly Rural Fire Protection District	Service to the proposed development would require a development agreement to identify required capital facilities, staffing needs, service levels, and lawful, proportionate funding mechanisms directly attributable to the project.	DFD is aware of the capital and operational impacts of the Red Ridge Village Concept Plan and looks forward to identifying appropriate funding strategies to ensure structural and wildland fire protection.

March 16, 2026

Mara Hlawatschek
Valley County Wildfire Mitigation
VIA Email

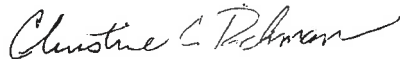
RE: Red Ridge Village Concept Plan

Dear Mara:

Thank you for the comments you submitted to the Valley County Planning Commission in response to DF Development's (DFD) Red Ridge Village Concept Plan application. DFD looks forward to working with you as consideration and implementation of the concept moves forward. In anticipation of our next meeting with the Valley County Planning Commission scheduled for March 31, 2026, we are providing the attached responses to your comments.

Thank you again for your written comments and your time and input as we move forward.

Sincerely,

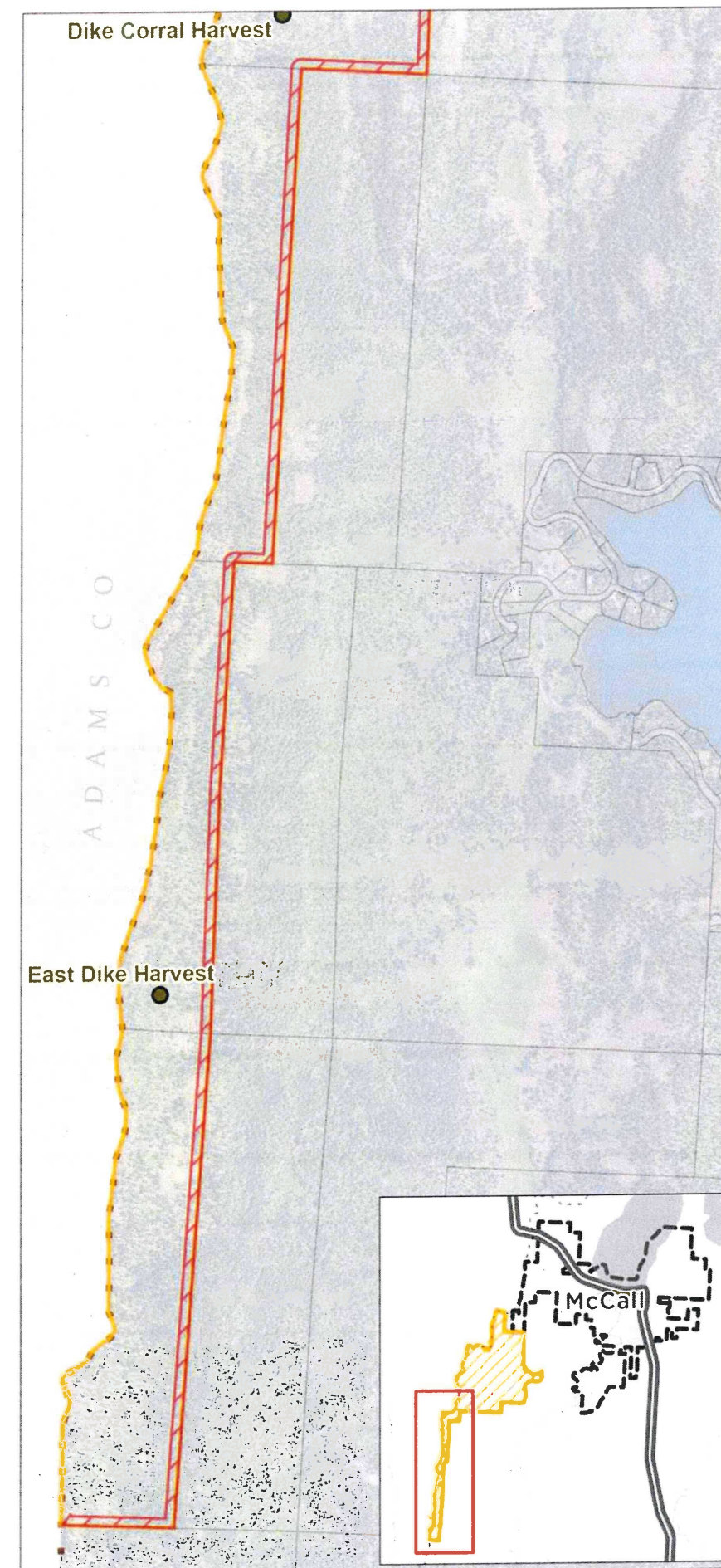
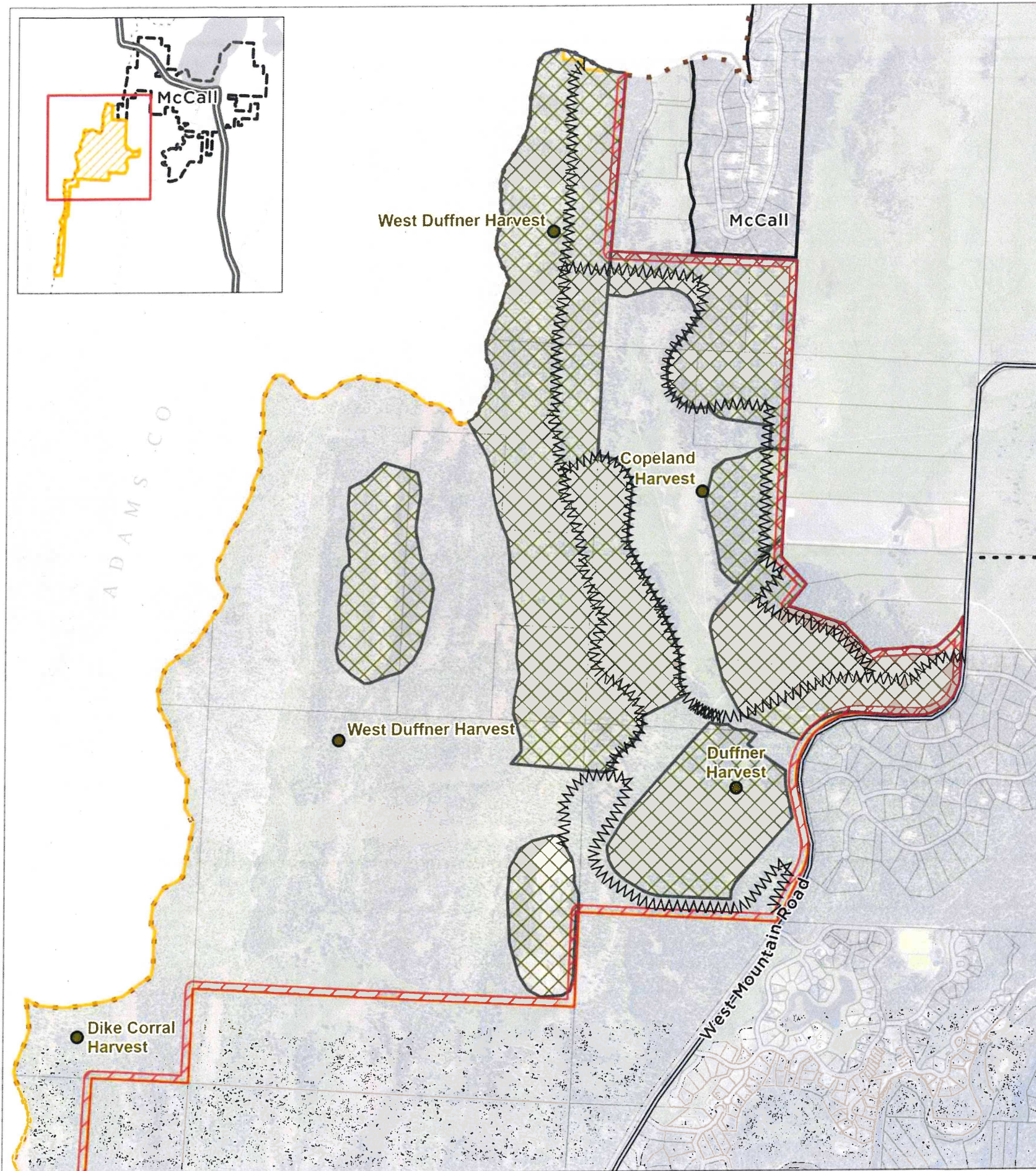


Christine Richman, AICP
Director of Planning

CC: Cynda Herrick
Jerry Holenbeck
Garrett de Jong
Hallie Adams

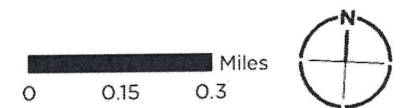
Red Ridge Village Concept Applicant Responses to Agency Comments

Commenting Agency	Comment	Applicant Response
Valley County Wildfire Mitigation	The Subdivision WUI Subdivision Fire Protection Plan may be updated and submitted for each of development or submitted as a single comprehensive plan.	The application for each phase of the Red Ridge Village Concept Plan will be accompanied by a Subdivision WUI Fire Protection Plan that specifies the mitigation actions required and is consistent with the development-wide WUI Fire Protection Plan.
Valley County Wildfire Mitigation	At a minimum the plan shall identify the location and which phase the specific treatments that were described in the preliminary plat WUI Subdivision Fire Protection Plan including: a. Perimeter buffer treatments and shaded fuel breaks, including the full extent of proposed 100-foot fuel breaks around the project boundary and development areas; b. Internal road shaded fuel breaks, including all road segments where fuel treatments extending approximately 35 feet from the roadway centerline will occur; c. Driveway shaded fuel breaks, including all driveway segments where fuel treatments extending approximately 35 feet from the centerline will occur; d. Ridgeline and control line treatments, including the specific segments of Red Ridge Road proposed to function as a primary wildfire control line; and e. Stand-level vegetation treatment areas, including both commercial and non-commercial treatment areas.	A map illustrating the various treatment areas has been provided to Valley County Fire Mitigation and Valley County Planning. This map identifies the various areas discussed in the WUI Fire Protection Plan. Subsequent Subdivision WUI Fire Protection Plans for each phase will add detail to each of these areas.
Valley County Wildfire Mitigation	Respective Fire District should be consulted for water, access and commercial development requirements within the Subdivision WUI Fire Protection Plan.	DFD has consulted and will continue to coordinate with the respective fire districts.
Valley County Wildfire Mitigation	This approval is contingent upon the full implementation of all wildfire mitigation measures identified in the approved plan and verification through inspection that the work has been completed as stated in the plan.	Applicant will comply.
Valley County Wildfire Mitigation	Ongoing maintenance of defensible space, vegetation management and Firewise practices shall remain the responsibility of the property owner(s) and/or homeowners association as applicable.	DFD anticipates identifying the appropriate tools to ensure ongoing wildfire mitigation and defensible space maintenance and vegetation management in the CC&Rs and in the Development Agreement with Valley County to ensure ongoing compliance with the Development-wide and individual Subdivision WUI Fire Protection Plans.



LEGEND

-  Application Area
-  Previous Harvest / Management Area
-  Internal Roadways as Firebreaks
-  100' Buffer Treatment Area
-  Firewise® Designed Community
-  Municipality
-  McCall Impact Area
-  County Boundary
-  Valley Co Parcel Lines



NOTES

1. THE PROJECT AREA FEATURES NUMEROUS ACTIVE HARVEST / MANAGEMENT SITES THAT HAVE BEEN MANAGED OVER THE PAST DECADE TO REDUCE FUEL LOADS.
2. THE PLAN UTILIZES INTERNAL ROADWAYS AS ESTABLISHED FIREBREAKS TO DISRUPT FIRE PATHWAYS AND PROVIDE DEFENSIBLE SPACE.
3. PROPOSED DEVELOPED AREAS ARE DESIGNATED AS FIREWISE® COMMUNITIES; INFRASTRUCTURE AND LANDSCAPING ARE BUILT ACCORDING TO WILDFIRE-RESISTANT PRINCIPLES TO MITIGATE RISK TO RESIDENTS.
4. THE MAP DELINEATES A 100' BUFFER ALONG BOUNDARIES, DESIGNED TO FUNCTION AS A STRATEGIC FUEL TREATMENT THAT DISRUPTS MODELED FIRE SPREAD.

RED RIDGE VILLAGE PUD APPLICATION DF DEVELOPMENT

FIGURE A.17. RED RIDGE VILLAGE DETAIL - VEGETATION TREATMENT PLANS



March 16, 2026

Brandon Flack
Regional Technical Assistance Manager
Idaho Department of Fish and Game
Southwest Region
15950 N. Gate Blvd.
Nampa, ID 83687

RE: Red Ridge Village Concept Plan

Dear Brandon:

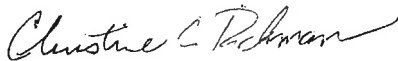
Thank you for your comments submitted to the Valley County Planning Commission in response to DF Development's (DFD) Red Ridge Village Concept Plan application. DFD looks forward to working with the Idaho Department of Fish and Game as consideration and implementation of the concept moves forward. In anticipation of our next meeting with the Valley County Planning Commission scheduled for March 31, 2026, we are providing the following additional information in response to your comments in the attached matrix.

In response to comments from you and Regan during our February 24 call, I have also attached a map of the Concept Plan with information relating to open space areas within the development and the Village Center Concept including the width of open space corridors.

We look forward to discussing the information and concepts with you and Regan on March 30.

Thank you again for your written comments and your time and input as we move forward.

Sincerely,



Christine Richman, AICP
Director of Planning

CC: Regan Berkely
Cynda Herrick
Hallie Adams

Red Ridge Village Concept Applicant Responses to Agency Comments

Commenting Agency	Comment	Applicant Response
IDFG	On page 38 of the " Plan Overview_ PUD Criteria Compliance_ CUP Criteria Review" document, the applicant claims they are coordinating with IDFG. We have not received any direct communication from the applicant or their representatives/ consultants. It is possible they submitted a data request to IDFG to assist in their analysis of the area, but we would not consider that consultation or coordination with the agency. IDFG is available to coordinate with the applicant on wildlife related concerns or issues. They should contact me or Regan Berkley to initiate those conversations.	<p>The applicant held a meeting with Idaho Fish and Game on February 24, 2025. In attendance was Josh Roysse, Southwest Region Supervisor.</p> <p>The applicant also had a zoom call with Brandon Flack and Regan Berkley on February 24, 2026, to clarify this comment and establish an open line of communication as the project moves forward.</p> <p>DFD clarified that no significant changes had been made to the concept since the meeting in 2025 and therefore follow-up was deferred until after submitting the application.</p> <p>Communication will be regular and ongoing from this point forward.</p>
IDFG	There are several statements throughout the " Plan Overview_ PUD Criteria Compliance_ CUP Criteria Review" document that claim the 149- acre meadow area is elk winter habitat. The applicant states that " regional data and mapping" was used to make that determination. The determination is not accurate. IDFG has not mapped winter habitat for elk in Valley County and we do not consider Valley County as winter habitat for elk.	<p>According to USGS "The National Map" data for GIS, there are elk in the Red Ridge area in the summer. Elk in the winter are primarily found in the Adams County Portion of the property. A mapping of this can be found in Figure 4_ Elk Seasonal Ranges.</p> <p>Additionally, based on the recommendation from Josh Roysse on February 24, 2025, the generalized movement of elk and other wildlife through the property was identified based on interviews with DFD foresters and area residents.</p>
IDFG	In addition, in the table on page 10 of the document, the applicant provides a narrative related to the meadow being winter habitat for elk and that " Open space corridors connect the meadow area to the remaining preserved open and public lands to the north, south, and west" implying that big game animals will be able to freely move throughout the project area. However, the figures they provide of the project layout do not show these corridors. It appears that the meadow is surrounded on 3 sides by development. IDFG is concerned that this may pose a problem for big game animals that do find their way into the meadow and may not easily be able to find their way back out. If the applicant intends to retain habitat corridors that connect the meadow to other open areas, the figures should clearly represent those and the corridors should be large enough that big game animals can easily use them.	<p>The Red Ridge Village Concept has preserved open areas that connect to the 149-acre meadow and the ridge line. These connections are a minimum of 270 feet wide and occur at several locations throughout the property including around the Village Center and in between each of the residential development areas. This layout will be reviewed with IDFG and adjusted based on their input.</p>

Red Ridge Village Concept Applicant Reponses to Agency Comments

Commenting Agency	Comment	Applicant Response
	<p>The document does not provide a definition of "managed natural open space" and IDFG is unclear how that natural open space will be managed moving forward. This term should be defined and proposed management practices should be clearly presented.</p>	<p>The definition and practices relating to "managed natural open space" will be included in the CC&Rs. Proposed language:</p> <p>"Managed Natural Open Space" shall mean all tracts, parcels, buffers, native vegetation areas, ridgeline protection areas, wildlife habitat areas, drainage corridors, and other areas identified on any recorded plat, open space plan, or HOA-maintained map as open space that are intended to remain predominantly in a natural condition and not improved with buildings, turf, ornamental landscaping, or other intensive development. Managed Natural Open Space may include informal and improved trails, trailheads, signage, wildlife-friendly fencing, and limited site stabilization improvements intended to protect resources and reduce risk, but shall otherwise be preserved to maintain native plant communities, scenic character, water quality, dark skies, and wildlife habitat consistent with the rural Idaho setting.</p> <p>The Managed Natural Open Space areas shall be administered, maintained, and managed by the Red Ridge Village HOAs (or their contracted land stewardship professionals) to ensure long-term ecological function, public safety, and compatibility with adjacent residential and village uses. Management will prioritize minimal disturbance, restoration of native vegetation where needed, and proactive stewardship to address wildfire risk, noxious weeds, erosion, and impacts from recreation.</p> <p>The CC&Rs for Red Ridge Village will require:</p> <ul style="list-style-type: none"> •Open space protection and enforcement of prohibited activities. •No buildings, structures, or building pads within Managed Natural Open Space except for approved trails, trail-related amenities, safety features, and resource protection improvements. •No dumping, storage of materials, off-road vehicle use (except HOA/ emergency/maintenance access as authorized), or removal of native vegetation except as allowed for stewardship activities described below. •No introduction of non-native plant species, ornamental plantings, or turf within Managed Natural Open Space.

Red Ridge Village Concept Applicant Responses to Agency Comments

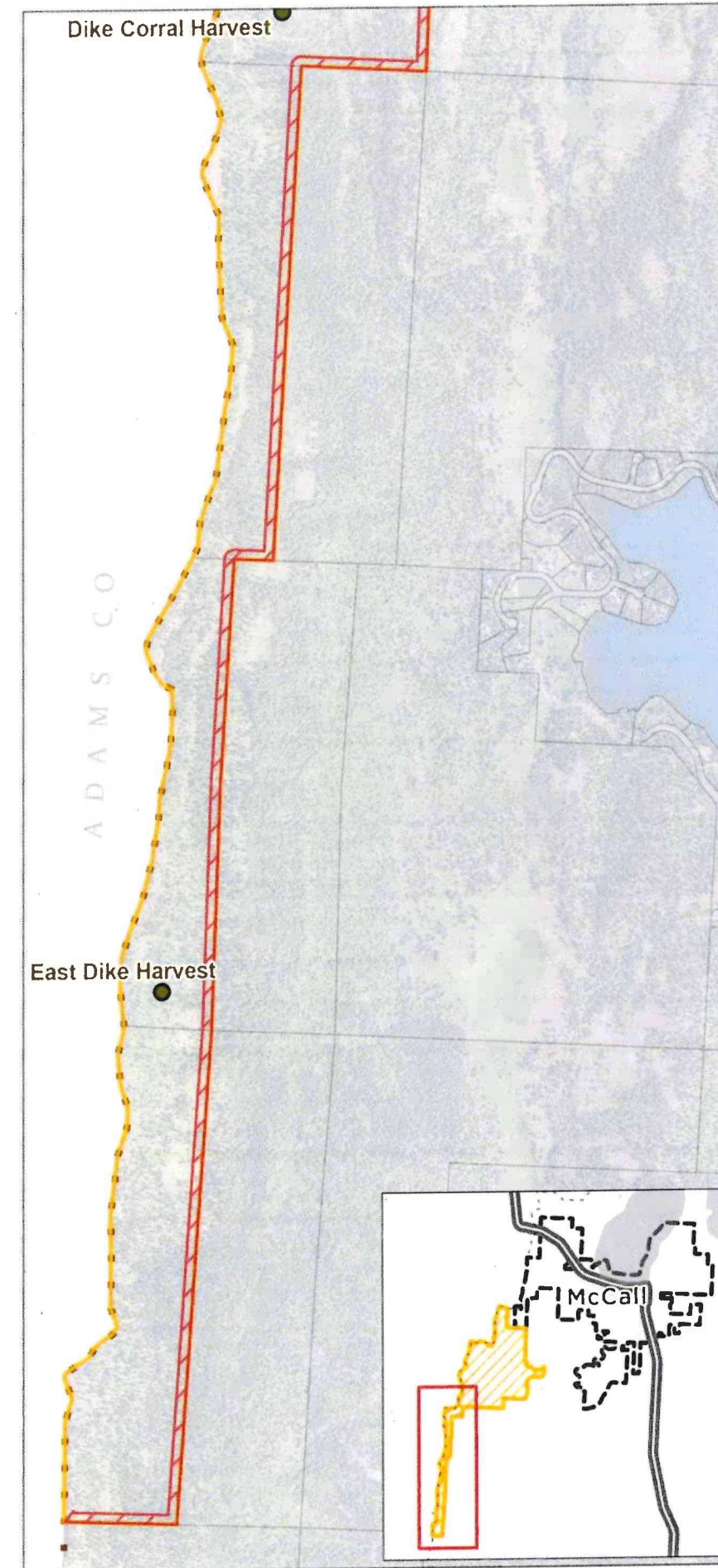
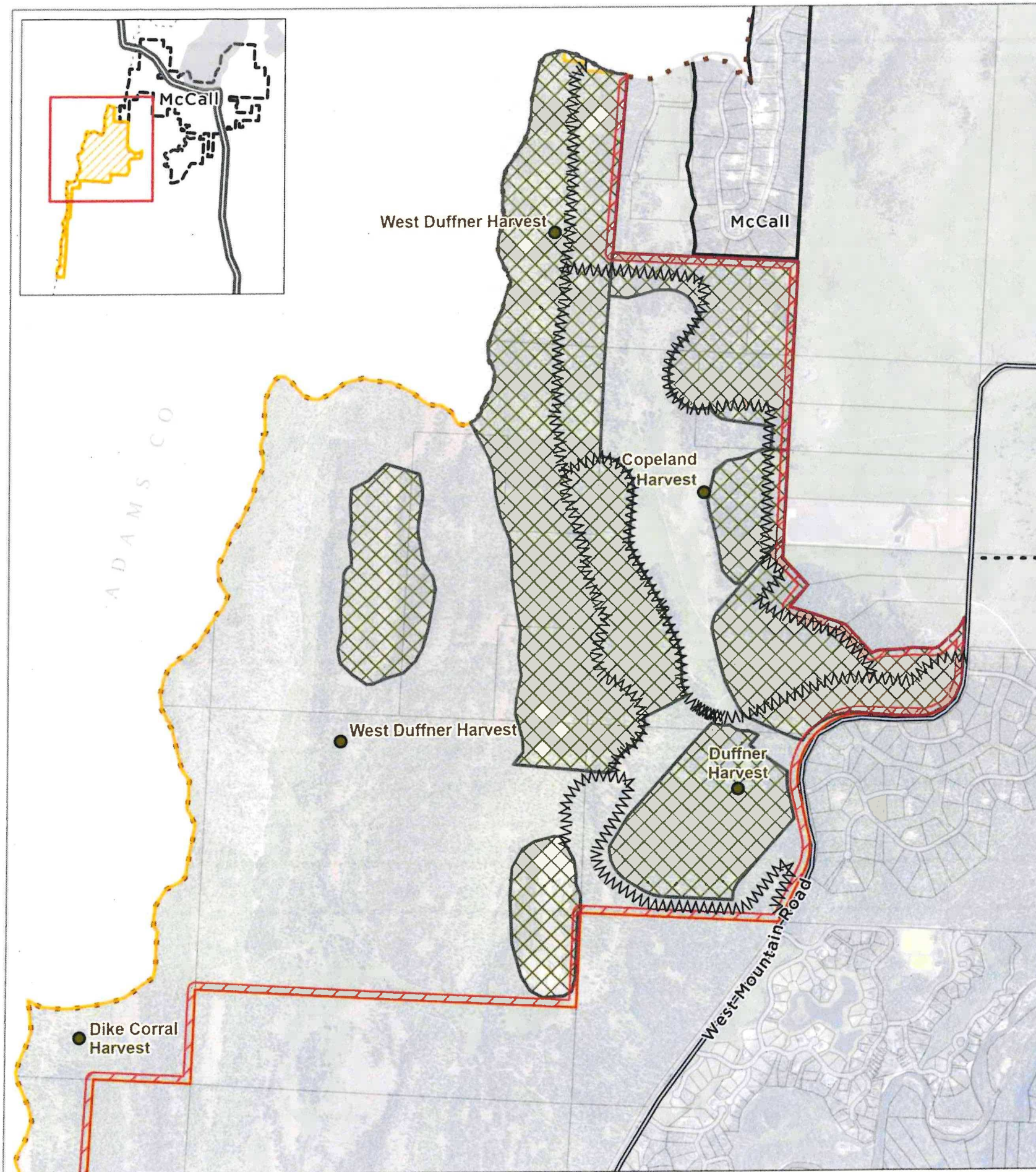
Commenting Agency	Comment	Applicant Response
IDFG		<p>Vegetation stewardship and invasive species control</p> <ul style="list-style-type: none"> •Active monitoring and control of invasive and non-native species using an integrated approach (manual removal, targeted grazing where appropriate, mowing, and herbicide application by licensed applicators when needed). •Restoration and re-vegetation following disturbance (including construction impacts, trail work, or erosion events) using native, wildlife-safe seed mixes and plant materials suited to local conditions. <p>Wildfire risk reduction and defensible space coordination</p> <ul style="list-style-type: none"> •Implementation of fuels reduction and forest health practices where appropriate, including selective thinning, limbing, removal of ladder fuels, and removal of dead/down material in targeted areas to reduce wildfire risk while maintaining the natural character. •Coordination of open space management practices with any community wildfire protection goals and with lot-level defensible space requirements, so that treatments are consistent across HOA-managed lands and private lots. <p>Erosion control, water quality, and drainage protection</p> <ul style="list-style-type: none"> •Use of best management practices to minimize erosion and sedimentation, including retaining native groundcover where practicable, stabilizing disturbed areas promptly, and maintaining bio-swales, berms, and drainage features designed to protect downstream waterways. •Prohibition of fertilizers, pesticides, and soil amendments within Managed Natural Open Space except where required for targeted invasive species control or restoration and applied in a manner that protects water quality. <p>Trail and recreation management</p> <ul style="list-style-type: none"> •Trails within Managed Natural Open Space shall be planned, constructed, and maintained to minimize impacts to habitat, sensitive slopes, and drainage corridors, including use of sustainable trail design practices, appropriate surfacing where needed, and seasonal maintenance. •The HOA may implement seasonal trail restrictions, temporary closures, reroutes, or signage to protect wildlife (including during migration, nesting, calving, or winter range conditions), reduce erosion during wet periods, or address wildfire risk and public safety.

Red Ridge Village Concept Applicant Responses to Agency Comments

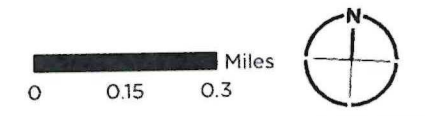
Commenting Agency	Comment	Applicant Response
		<p>Wildlife habitat and dark skies compatibility</p> <ul style="list-style-type: none"> •Management practices will minimize habitat fragmentation and maintain movement corridors by limiting new improvements, avoiding unnecessary lighting, and restricting activities in identified sensitive areas. •Any lighting associated with trailheads or safety features in or adjacent to Managed Natural Open Space shall comply with the dark skies and wildlife-compliant lighting standards established in these CC&Rs. <p>Access for stewardship and enforcement</p> <p>The HOA (and its contractors) shall have the right to access Managed Natural Open Space for inspection, maintenance, emergency response, invasive species control, fuels reduction, restoration, and repair of trails and resource protection features.</p> <p>The HOA may adopt stewardship rules and schedules (including weed control timing, fuels treatments, and trail maintenance periods) and may levy assessments as necessary to fund open space management consistent with the CC&Rs.</p>
IDFG	<p>On page 18, it states, " Red Ridge Village HOA will coordinate a development -wide solid waste provider for trash and recycling services." IDFG recommends that the county require certified bear - resistant trash containers by all residents and commercial entities throughout the development. The applicant could refer to the McCall waste ordinance for appropriate language and more information.</p>	<p>The applicant suggests the following CC&R language incorporating best practices, including those identified in the McCall waste ordinance as appropriate for a private, HOA contracted service.</p> <p>The CC&Rs for Red Ridge Village will require:</p> <ul style="list-style-type: none"> •All property owners, residents, and tenants to utilize Red Ridge Village West Management Services •The Red Ridge Village HOAs will contract with a reputable, licensed solid waste management company to collect and dispose of all solid waste within Red Ridge Village •As part of the fee for services each resident, tenant, and property owner will be provided with an approved bear proof solid waste container for the collection and disposal of all "non-excluded" waste •The HOA will coordinate with the designated landfill for periodic centralized collection and disposal of excluded waste as appropriate •Disposal of waste outside of the approved, provided containers is prohibited •The HOA will establish fines for the unauthorized disposal of any and all waste, including excluded and non-excluded waste

Red Ridge Village Concept Applicant Responses to Agency Comments

Commenting Agency	Comment	Applicant Response
IDFG	IDFG appreciates that the CC&Rs will prohibit feeding wildlife. IDFG recommends that the applicant refer to the McCall feeding ordinance for suggested language. The City of Pocatello also has a wildlife feeding ordinance that could provide useful terminology.	<p>The CC&Rs for Red Ridge Village will state that "Any and all persons are prohibited from intentionally, knowingly, or recklessly feeding or attracting wildlife (wild or habituated) except those birds and squirrels as allow in the exceptions by placing, depositing, distributing, storing, or scattering food, edible material, garbage, or other attractant, with the intent to lure, attract, entice or fee wildlife.</p> <ul style="list-style-type: none"> •The HOA will have the right to immediate remedy of and to establish fines for the violation of this provision •Exceptions: <ul style="list-style-type: none"> oPublic employees or their authorized agents acting pursuant to State of Idaho wildlife management plans or acting within the scope of their authority for the Public Safety of Big Game Management/Wildlife purposes oAny authorized facilities/individuals acting pursuant to State of Idaho or Valley County permits and licenses responsible or charged with the care of wildlife oEdible material located in a residence, closed vehicle, fully enclosed storage structure, or in the approved bear proof solid waste containers provided by the HOA oA person feeding their own domestic animals oSeeds, nectar, and other material in feeders elevated at least five (5) feet above the ground for birds (other than Wild Turkey and Waterfowl) or tree squirrels placed specifically to attract wild birds (other than Wild Turkey and Waterfowl) or tree squirrels oOrnamental plants, vegetable gardens, fruit-bearing trees, flower gardens, lawn, naturally growing vegetation (both native and non-native species), native vegetation species intentionally cultivated, and the part of those plants or trees and the fruit/berries that fall to the ground from them within authorized cultivation areas only oCompost piles that are fully contained and made inaccessible to Wildlife •These exceptions do not apply to any person who knows or has reason to know that their activity attracts Wildlife (other than those birds and squirrels allowed above).



- LEGEND**
- Application Area
 - Previous Harvest / Management Area
 - Internal Roadways as Firebreaks
 - 100' Buffer Treatment Area
 - Firewise- Designed Community
 - Municipality
 - McCall Impact Area
 - County Boundary
 - Valley Co Parcel Lines

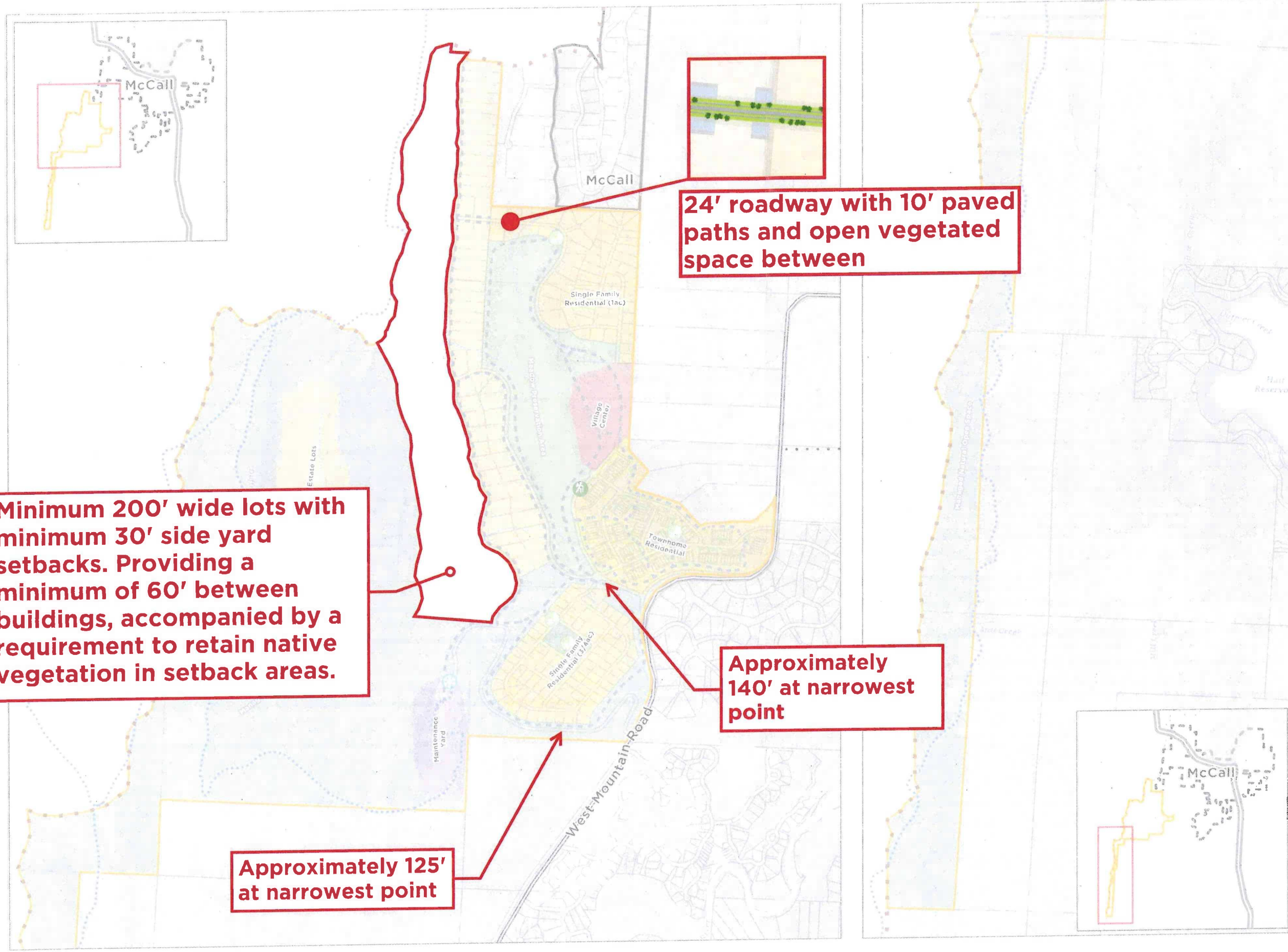


- NOTES**
1. THE PROJECT AREA FEATURES NUMEROUS ACTIVE HARVEST / MANAGEMENT SITES THAT HAVE BEEN MANAGED OVER THE PAST DECADE TO REDUCE FUEL LOADS.
 2. THE PLAN UTILIZES INTERNAL ROADWAYS AS ESTABLISHED FIREBREAKS TO DISRUPT FIRE PATHWAYS AND PROVIDE DEFENSIBLE SPACE.
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 4. THE MAP DELINEATES A 100' BUFFER ALONG BOUNDARIES, DESIGNED TO FUNCTION AS A STRATEGIC FUEL TREATMENT THAT DISRUPTS MODELED FIRE SPREAD.

RED RIDGE VILLAGE PUD APPLICATION DF DEVELOPMENT

FIGURE A.17. RED RIDGE VILLAGE DETAIL - VEGETATION TREATMENT PLANS





24' roadway with 10' paved paths and open vegetated space between

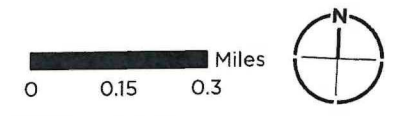
Minimum 200' wide lots with minimum 30' side yard setbacks. Providing a minimum of 60' between buildings, accompanied by a requirement to retain native vegetation in setback areas.

Approximately 140' at narrowest point

Approximately 125' at narrowest point

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

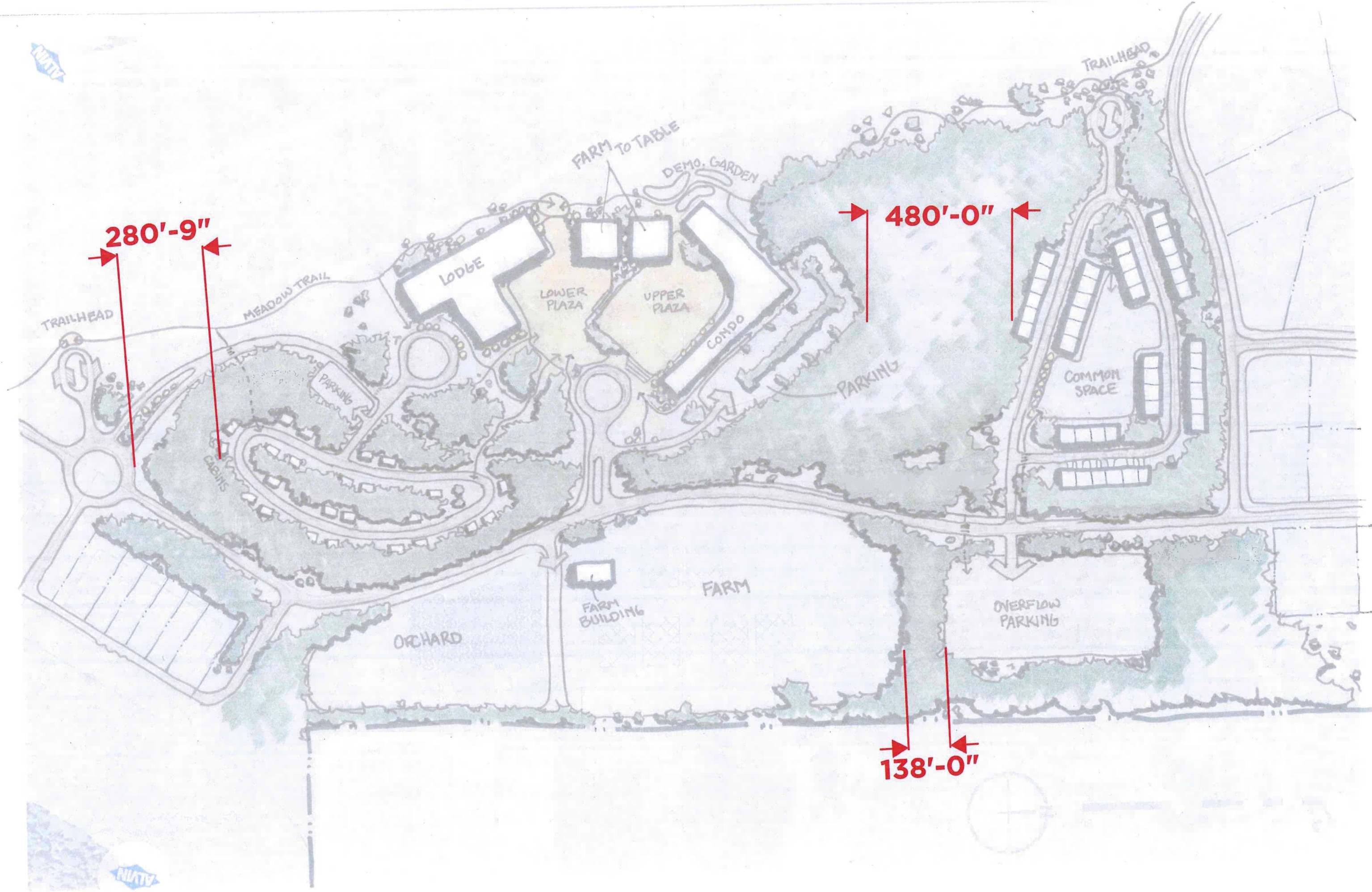
IN ADDITION TO THE APPROXIMATELY 149-ACRE MEADOW AND MORE THAN 1,400 ACRES OF MANAGED NATURAL OPEN SPACE, RED RIDGE VILLAGE ESTABLISHES A CONTINUOUS AND INTENTIONAL OPEN SPACE FRAMEWORK. LARGE, CONNECTED AREAS OF MANAGED NATURAL OPEN SPACE ARE PRESERVED AS FUNCTIONAL LANDSCAPES THAT SUPPORT WILDLIFE HABITAT, WILDFIRE MITIGATION, DRAINAGE, AND LONG-TERM RESILIENCE.

WITHIN THIS FRAMEWORK, OPEN SPACES AND NEARLY 2.5 MILES OF TRAILS ARE HIERARCHICALLY ORGANIZED, RANGING FROM NEIGHBORHOOD-SCALE PARKS TO COMMUNITY-SERVING OPEN SPACES AND REGIONAL TRAIL CONNECTIONS, ENSURING THAT RECREATIONAL AMENITIES ARE APPROPRIATELY SCALED AND DISTRIBUTED ACROSS THE DEVELOPMENT.

RED RIDGE VILLAGE PUD APPLICATION DF DEVELOPMENT

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





March 16, 2026

Dave Bingaman
Valley County Recreation Director
VIA Email

RE: Red Ridge Village Concept Plan

Dear Dave:

Thank you for your comments submitted to the Valley County Planning Commission in response to DF Development's (DFD) Red Ridge Village Concept Plan application. DFD looks forward to working with you as consideration and implementation of the concept moves forward. In anticipation of our next meeting with the Valley County Planning Commission scheduled for March 31, 2026, we are providing the following additional information in response to your comments.

We look forward to working with you and the Planning Commission to identify tools to ensure public access to the open space and trail system at Red Ridge as well as ensure that all standards are met.

Thank you again for your written comments and your time and input as we move forward. We look forward to meeting with you when we are in town the week of March 30.

Sincerely,



Christine Richman, AICP
Director of Planning

CC: Cynda Herrick
Hallie Adams

Red Ridge Village Concept Applicant Responses to Agency Comments

Commenting Agency	Comment	Applicant Response
Valley County Parks and Recreation Department	Trails and through -roads in Red Ridge Village should be open to the public to facilitate access to the Payette National Forest, Fish Lake, and other public land areas adjacent to the development.	The property included in the Red Ridge Village Concept plan application is not adjacent to public land areas. Trails in the village will be open to the public, as will the regional snowmobiling trails.
	Appendix I Open Space and Amenities describes the role of open space in integrating " long-term stewardship... and public access where appropriate," but fails to specify how visitors will be granted access to trails and open space	The Red Ridge Village Concept Plans provides visitors with access to the trails and open space through the road network. The Concept includes two trailheads with parking, as well as overflow parking lots. The HOA will operate and maintain the trails and trailheads. Red Ridge Village is not a gated or private community, it is open and welcoming to the public to use the open spaces, trails, restaurants, amenities and other services within the village.
	On page 4 of Appendix A, the " Meadow Loop" Trailhead is marked as providing "regional trail connections" to the community, but elsewhere in the PUD it is stated that " public access may be limited or seasonally restricted" p. I- 2) and that " development -specific maintained areas" (p. I- 5) may be closed to public use. These statements conflict with one another	The primary trail network represented in the Red Ridge Village Concept Plan will be open and accessible to the public. The "reservation language" cited is intended to address the possibility that a future housing development may include a neighborhood clubhouse, pool, or similar amenity that would be available to the residents of that neighborhood.
	A description of how winter motorized users will have access to the snowmobile trailhead/ staging area, what fees might apply for parking, and how recreation managers at the development will collaborate with the Valley County snow grooming program (including seasonal dates for snowmobile trail maintenance) should be specified as a Condition of Approval.	Snowmobile access will be through the southernmost access point along West Mountain Road. A road will take recreation users to the Maintenance Yard Area (shown in purple on Figure A.6.) to a trailhead/staging area. From there, users will have use of approximately 5 miles of snowmobile trails. Details on usage, fees, and maintenance will be addressed in a development agreement.
	Improvements for recreational users, existing and new residents, and motorists should be considered in the approval of this project. West Mountain Road is already a popular bicycle route and will become a more popular non -vehicle commuter route as new homes are built. Upgrades to transportation infrastructure should include a paved, detached pedestrian and bicycle pathway as a Condition of Approval.	The extent to which the Red Ridge Village Concept will increase utilization and cost of Valley County's current infrastructure and the strategies to address these impacts will be addressed in the development agreement.

March 16, 2026

Colby Nielsen, Mayor
City of McCall
VIA Email

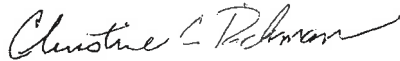
RE: Red Ridge Village Concept Plan

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Thank you again for your written comments and your time and input as we move forward. We are hoping to meet with you and other representatives of the City of McCall when we are in town the week of March 30.

Sincerely,



Christine Richman, AICP
Director of Planning

CC: Cynda Herrick
Hallie Adams

Red Ridge Village Concept Applicant Responses to Agency Comments

Commenting Agency	Comment	Applicant Response
Mayor, City of McCall	While the updated application materials include an analysis table for how the proposal would comply with the Valley County Comprehensive Plan, the details associated with the analysis or examples from within application exhibits is unavailable to verify the mechanism for meeting plan goals, making true compliance unclear.	The Planning Commission will address this in the deliberations. DFD has attempted to address and comply with the Valley County Comprehensive Plan and plan goals as seen in the discussion beginning at Tab 3 Page 5 and the matrix provided beginning on Tab 3 page 8 of the application.
Mayor, City of McCall	The concept remains inconsistent with the McCall Area Comprehensive Plan, with no analysis of the development's relationship to the immediately adjacent municipality other than connection via Transportation Network, although the materials acknowledge the development, and its residents would remain dependent on services within the City of McCall. Planning with input from the residents envisioned the West Valley side of town as preserved open space (density transferred into City limits and open space preserved) so as not to create sprawl development. Connecting McCall: Concepts Plans for Lardo and West Valley envision an urban edge to McCall to preserve a distinctive edge that shapes the community.	<p>Because the project is located in unincorporated Valley County and falls under Valley County's jurisdiction, the primary governing document is the Valley County Comprehensive Plan, rather than the McCall Area Comprehensive Plan. That said, given the project's relationship to the greater McCall area, we recognize the importance of considering the broader regional context and connections. While the development is not within McCall city limits and is therefore not subject to direct compliance with the City's plan, the proposal has been developed with awareness of shared community goals related to character, connectivity, and growth.</p> <p>The proposed development aligns with the Plan's core themes of Vision, Character, Economy, and Connections.</p> <p>The project supports McCall's vision as a small town in an attractive natural environment by creating a village center with commercial uses that can serve both residents and visitors, helping reduce trips into downtown McCall for everyday needs and recreational services. In terms of Character, the development is designed to respond to the site's natural setting through protection of ridgelines, preservation of viewsheds, and an architectural approach rooted in mountain-modern design. From an Economy standpoint, the project supports recreation and tourism while also expanding local opportunity through workforce housing, lodging, and commercial space that can support businesses and entrepreneurship. Regarding Connections, the development emphasizes trail systems, open space, and internal walkability, while also improving active transportation connections between nearby developments such as Whitetail and Blackhawk.</p> <p>The Comprehensive Plan also emphasizes compact, walkable development. This proposal advances those objectives by concentrating uses in an integrated, walkable pattern rather than dispersing them, while strengthening connectivity between existing west-side developments.</p>
Mayor, City of McCall	The application anticipates a future development agreement but does not clearly outline which commitments would be fixed at the concept stage. Valley County could require that the concept approval be accompanied by, or conditioned on, a development agreement framework that clearly identifies required commitments and enforcement mechanisms.	This is the subject of current and ongoing discussion with Valley County and will be resolved prior to approval.

Red Ridge Village Concept Applicant Responses to Agency Comments

Commenting Agency	Comment	Applicant Response
Mayor, City of McCall	The applicants provide information on the numbers of units of workforce housing and estimated timing of phase, but do not provide detailed information including type, precise mix of income levels, whether units would be for ownership or rental, target prices, how the units would be administered, outline of long term management and compliance, how many units would be needed for the workforce associated with the development itself in the long and short term, assurances of affordability, and how affordability is defined.	As implementation moves forward, the details of each phase will include type, mix, income levels, and administrative considerations.
Mayor, City of McCall	This should also include additional information on how, beyond the 170 deed -restricted local housing units, the development will encourage year-round residents to reach the stated goal of 35 percent of households with children under 18 yrs)	The development includes children-friendly amenities and 35% of the deed restricted housing will be sized for families (3+ bedrooms).
Mayor, City of McCall	The applicant should assess how their proposal would impact housing affordability with reference to existing recent studies, including the West Central Mountains Economic Development Council (WCMEDC) regional housing needs assessment and the McCall Area Local Housing Action Plan. The specific details and commitments should be outlined in the Development Agreement.	The 170 deed-restricted workforce housing units accounts for 14.28% of the housing units needed to address pent up demand and projected population growth per the Wet Central Mountains Regional Housing Needs Assessment Findings Report. Furthermore, the report states that two-thirds of that number should be affordable. The workforce housing proposed would account for 21.44% of the affordable housing needed in the area for the next 10 years. The Red Ridge Concept is looking at two tools referenced in the McCall Area Local Housing Action Plan to meet this demand: Deed Restricted Housing, and Acquiring a Density Bonus.
Mayor, City of McCall	the following is incomplete: Question 19 (Number of residential dwelling units, other buildings and building sites, and square footage or gross non- residential floor space to be available)	The concept includes approximately 720 residential dwelling units, a maintenance yard, and 60,000 SF of commercial floor space. Additional buildings may include some agricultural use buildings, this will be submitted at a later phase. A final residential unit count is undetermined at this time, as the engineering and plat process may alter the final number.
Mayor, City of McCall	the following is incomplete: Question 20 (Stages of development in geographic terms and proposed construction time schedule)	The table at Tab 3 Page 26 provides the preliminary timing of each phase. A map providing the geographic representation has been provided to the County and is attached to this letter.
Mayor, City of McCall	The following is incomplete: Question 21 (Anticipated range of sale, lease or rental prices for dwelling units, building or other site, or non-residential floor space in order to insure compatibility with adjacent land use and development)	To be determined and reviewed and approved by the Valley County Planning Commission with each phase
Mayor, City of McCall	coordination with the Idaho Transportation Department (ITD) should also be completed to ensure proper mitigations to SH- 55 is required as part of the buildout of this development for mitigations proposed on SH- 55	See response from Hales Engineering

Red Ridge Village Concept Applicant Reponses to Agency Comments

Commenting Agency	Comment	Applicant Response
Mayor, City of McCall	The Wildland—Urban Interface plan outlines defensible space standards, fuel treatment concepts, and emergency access, but long- term funding, enforcement, and phasing triggers are not fully defined. Valley County could condition approval on enforceable wildfire mitigation obligations, including phasing triggers for secondary access and water supply and defined enforcement authority.	Long Term Funding for ongoing vegetation work and upkeep, including forest condition and fuel loads will be paid for by the development and be evaluated on a yearly basis. Larger treatments are planned on a 5-10 year cycle. Individual property owners within the PUD will also be responsible for maintaining their lots in line with Firewise practices and any adopted community standards. Emergency and secondary access is laid out in the concept in Figure A.6, however road engineering will outline these access points in the preliminary plat.
Mayor, City of McCall	The County could require clearer definition of open space categories and governance structure prior to concept approval, even if detailed trail alignments are refined later.	The open space categories in the PUD include: Managed Natural Open Space, Developed Park Space (Neighborhood Level), Meadow Preservation Area, and Restricted-Access/Sensitive Areas. Amenities found in each category can be found in Appendix I_ Open Space and Amenities on Page 2. In addition DFD is proposing a restriction in the CC&Rs to the benefit of the association and all buyers of lots within the project – if it's ever used for anything other than open space any owner has the right to sue. We intend to address the County's rights in this regard in the Development Agreement

Red Ridge Village Concept Applicant Responses to Agency Comments

Commenting Agency	Comment	Applicant Response
IDFG	On page 38 of the " Plan Overview_ PUD Criteria Compliance_ CUP Criteria Review" document, the applicant claims they are coordinating with IDFG. We have not received any direct communication from the applicant or their representatives/ consultants. It is possible they submitted a data request to IDFG to assist in their analysis of the area, but we would not consider that consultation or coordination with the agency. IDFG is available to coordinate with the applicant on wildlife related concerns or issues. They should contact me or Regan Berkley to initiate those conversations.	<p>The applicant held a meeting with Idaho Fish and Game on February 24, 2025. In attendance was Josh Royse, Southwest Region Supervisor.</p> <p>The applicant also had a zoom call with Brandon Flack and Regan Berkley on February 24, 2026, to clarify this comment and establish an open line of communication as the project moves forward.</p> <p>DFD clarified that no significant changes had been made to the concept since the meeting in 2025 and therefore follow-up was deferred until after submitting the application.</p> <p>Communication will be regular and ongoing from this point forward.</p>
IDFG	There are several statements throughout the " Plan Overview_ PUD Criteria Compliance_ CUP Criteria Review" document that claim the 149- acre meadow area is elk winter habitat. The applicant states that " regional data and mapping" was used to make that determination. The determination is not accurate. IDFG has not mapped winter habitat for elk in Valley County and we do not consider Valley County as winter habitat for elk.	<p>According to USGS "The National Map" data for GIS, there are elk in the Red Ridge area in the summer. Elk in the winter are primarily found in the Adams County Portion of the property. A mapping of this can be found in Figure 4_ Elk Seasonal Ranges.</p> <p>Additionally, based on the recommendation from Josh Royse on February 24, 2025, the generalized movement of elk and other wildlife through the property was identified based on interviews with DFD foresters and area residents.</p>
IDFG	In addition, in the table on page 10 of the document, the applicant provides a narrative related to the meadow being winter habitat for elk and that " Open space corridors connect the meadow area to the remaining preserved open and public lands to the north, south, and west" implying that big game animals will be able to freely move throughout the project area. However, the figures they provide of the project layout do not show these corridors. It appears that the meadow is surrounded on 3 sides by development. IDFG is concerned that this may pose a problem for big game animals that do find their way into the meadow and may not easily be able to find their way back out. If the applicant intends to retain habitat corridors that connect the meadow to other open areas, the figures should clearly represent those and the corridors should be large enough that big game animals can easily use them.	<p>The Red Ridge Village Concept has preserved open areas that connect to the 149-acre meadow and the ridge line. These connections are a minimum of 270 feet wide and occur at several locations throughout the property including around the Village Center and in between each of the residential development areas. This layout will be reviewed with IDFG and adjusted based on their input.</p>

Red Ridge Village Concept Applicant Responses to Agency Comments

Commenting Agency	Comment	Applicant Response
	<p>The document does not provide a definition of "managed natural open space" and IDFG is unclear how that natural open space will be managed moving forward. This term should be defined and proposed management practices should be clearly presented.</p>	<p>The definition and practices relating to "managed natural open space" will be included in the CC&Rs. Proposed language:</p> <p>"Managed Natural Open Space" shall mean all tracts, parcels, buffers, native vegetation areas, ridgeline protection areas, wildlife habitat areas, drainage corridors, and other areas identified on any recorded plat, open space plan, or HOA-maintained map as open space that are intended to remain predominantly in a natural condition and not improved with buildings, turf, ornamental landscaping, or other intensive development. Managed Natural Open Space may include informal and improved trails, trailheads, signage, wildlife-friendly fencing, and limited site stabilization improvements intended to protect resources and reduce risk, but shall otherwise be preserved to maintain native plant communities, scenic character, water quality, dark skies, and wildlife habitat consistent with the rural Idaho setting.</p> <p>The Managed Natural Open Space areas shall be administered, maintained, and managed by the Red Ridge Village HOAs (or their contracted land stewardship professionals) to ensure long-term ecological function, public safety, and compatibility with adjacent residential and village uses. Management will prioritize minimal disturbance, restoration of native vegetation where needed, and proactive stewardship to address wildfire risk, noxious weeds, erosion, and impacts from recreation.</p> <p>The CC&Rs for Red Ridge Village will require:</p> <ul style="list-style-type: none"> •Open space protection and enforcement of prohibited activities. •No buildings, structures, or building pads within Managed Natural Open Space except for approved trails, trail-related amenities, safety features, and resource protection improvements. •No dumping, storage of materials, off-road vehicle use (except HOA/ emergency/maintenance access as authorized), or removal of native vegetation except as allowed for stewardship activities described below. •No introduction of non-native plant species, ornamental plantings, or turf within Managed Natural Open Space.

Red Ridge Village Concept Applicant Responses to Agency Comments

Commenting Agency	Comment	Applicant Response
IDFG		<p>Vegetation stewardship and invasive species control</p> <ul style="list-style-type: none"> •Active monitoring and control of invasive and non-native species using an integrated approach (manual removal, targeted grazing where appropriate, mowing, and herbicide application by licensed applicators when needed). •Restoration and re-vegetation following disturbance (including construction impacts, trail work, or erosion events) using native, wildlife-safe seed mixes and plant materials suited to local conditions. <p>Wildfire risk reduction and defensible space coordination</p> <ul style="list-style-type: none"> •Implementation of fuels reduction and forest health practices where appropriate, including selective thinning, limbing, removal of ladder fuels, and removal of dead/down material in targeted areas to reduce wildfire risk while maintaining the natural character. •Coordination of open space management practices with any community wildfire protection goals and with lot-level defensible space requirements, so that treatments are consistent across HOA-managed lands and private lots. <p>Erosion control, water quality, and drainage protection</p> <ul style="list-style-type: none"> •Use of best management practices to minimize erosion and sedimentation, including retaining native groundcover where practicable, stabilizing disturbed areas promptly, and maintaining bio-swales, berms, and drainage features designed to protect downstream waterways. •Prohibition of fertilizers, pesticides, and soil amendments within Managed Natural Open Space except where required for targeted invasive species control or restoration and applied in a manner that protects water quality. <p>Trail and recreation management</p> <ul style="list-style-type: none"> •Trails within Managed Natural Open Space shall be planned, constructed, and maintained to minimize impacts to habitat, sensitive slopes, and drainage corridors, including use of sustainable trail design practices, appropriate surfacing where needed, and seasonal maintenance. •The HOA may implement seasonal trail restrictions, temporary closures, reroutes, or signage to protect wildlife (including during migration, nesting, calving, or winter range conditions), reduce erosion during wet periods, or address wildfire risk and public safety.

Red Ridge Village Concept Applicant Responses to Agency Comments

Commenting Agency	Comment	Applicant Response
		<p>Wildlife habitat and dark skies compatibility</p> <ul style="list-style-type: none"> •Management practices will minimize habitat fragmentation and maintain movement corridors by limiting new improvements, avoiding unnecessary lighting, and restricting activities in identified sensitive areas. •Any lighting associated with trailheads or safety features in or adjacent to Managed Natural Open Space shall comply with the dark skies and wildlife-compliant lighting standards established in these CC&Rs. <p>Access for stewardship and enforcement</p> <p>The HOA (and its contractors) shall have the right to access Managed Natural Open Space for inspection, maintenance, emergency response, invasive species control, fuels reduction, restoration, and repair of trails and resource protection features.</p> <p>The HOA may adopt stewardship rules and schedules (including weed control timing, fuels treatments, and trail maintenance periods) and may levy assessments as necessary to fund open space management consistent with the CC&Rs.</p>
IDFG	<p>On page 18, it states, " Red Ridge Village HOA will coordinate a development -wide solid waste provider for trash and recycling services." IDFG recommends that the county require certified bear - resistant trash containers by all residents and commercial entities throughout the development. The applicant could refer to the McCall waste ordinance for appropriate language and more information.</p>	<p>The applicant suggests the following CC&R language incorporating best practices, including those identified in the McCall waste ordinance as appropriate for a private, HOA contracted service.</p> <p>The CC&Rs for Red Ridge Village will require:</p> <ul style="list-style-type: none"> •All property owners, residents, and tenants to utilize Red Ridge Village West Management Services •The Red Ridge Village HOAs will contract with a reputable, licensed solid waste management company to collect and dispose of all solid waste within Red Ridge Village •As part of the fee for services each resident, tenant, and property owner will be provided with an approved bear proof solid waste container for the collection and disposal of all "non-excluded" waste •The HOA will coordinate with the designated landfill for periodic centralized collection and disposal of excluded waste as appropriate •Disposal of waste outside of the approved, provided containers is prohibited •The HOA will establish fines for the unauthorized disposal of any and all waste, including excluded and non-excluded waste

Red Ridge Village Concept Applicant Responses to Agency Comments

Commenting Agency	Comment	Applicant Response
IDFG	IDFG appreciates that the CC& Rs will prohibit feeding wildlife. IDFG recommends that the applicant refer to the McCall feeding ordinance for suggested language. The City of Pocatello also has a wildlife feeding ordinance that could provide useful terminology.	<p>The CC&Rs for Red Ridge Village will state that "Any and all persons are prohibited from intentionally, knowingly, or recklessly feeding or attracting wildlife (wild or habituated) except those birds and squirrels as allow in the exceptions by placing, depositing, distributing, storing, or scattering food, edible material, garbage, or other attractant, with the intent to lure, attract, entice or fee wildlife.</p> <ul style="list-style-type: none"> •The HOA will have the right to immediate remedy of and to establish fines for the violation of this provision •Exceptions: <ul style="list-style-type: none"> oPublic employees or their authorized agents acting pursuant to State of Idaho wildlife management plans or acting within the scope of their authority for the Public Safety of Big Game Management/Wildlife purposes oAny authorized facilities/individuals acting pursuant to State of Idaho or Valley County permits and licenses responsible or charged with the care of wildlife oEdible material located in a residence, closed vehicle, fully enclosed storage structure, or in the approved bear proof solid waste containers provided by the HOA oA person feeding their own domestic animals oSeeds, nectar, and other material in feeders elevated at least five (5) feet above the ground for birds (other than Wild Turkey and Waterfowl) or tree squirrels placed specifically to attract wild birds (other than Wild Turkey and Waterfowl) or tree squirrels oOrnamental plants, vegetable gardens, fruit-bearing trees, flower gardens, lawn, naturally growing vegetation (both native and non-native species), native vegetation species intentionally cultivated, and the part of those plants or trees and the fruit/berries that fall to the ground from them within authorized cultivation areas only oCompost piles that are fully contained and made inaccessible to Wildlife •These exceptions do not apply to any person who knows or has reason to know that their activity attracts Wildlife (other than those birds and squirrels allowed above).
Parametrix	<p>The TIS uses lower trip generation than ITE for residential uses. Trip Generation for residential uses was reduced by 14%. We've seen jurisdictions require the use of location specific trip generation rates that are higher than ITE but have not seen the reverse.</p> <p>Based on ITD ATR #243 located on SH-55 just south of Paddy Flat Road, traffic volumes on SH-55 in 2024 were highest in July. Volumes in July were about 16.5% higher on weekdays and 17.5% higher on weekends than in August, when data were collected. No seasonal adjustment factors were used in the TIS. We recommend applying a seasonal adjustment factor to the traffic counts to represent July conditions.</p> <p>We recommend using the same network to analyze 2036 background and Plus Project trips before applying mitigation to compare the difference on the same network between the two scenarios.</p>	<p>As explained in the report, mountain communities tend to contain a mix of primary and secondary residences, which will match this development. The 14% was given to us by the County. We have used similar reductions in other similar communities based on actual count data.</p> <p>The July ATR data are skewed upward by the 4th of July weekend and the August ATR data are skewed downward by school starting near the end of the month. According to the same ATR, volumes on August 10, 2024 (when the counts were taken) were within 4% of volumes on July 27, 2024. Therefore, our counts reflect typical summer conditions.</p> <p>We could do this, but plus project conditions would show failing levels of service just as it does in the background. Modeling different networks allows us to pinpoint which improvements are specifically triggered by the addition of project traffic.</p>

Red Ridge Village Concept Applicant Responses to Agency Comments

Commenting Agency	Comment	Applicant Response
	The TIS did not provide off-site mitigation recommendations for failing levels of service at intersections.	Mitigations for several failing levels of service are provided on pages ii, iii, and iv of the report. If you are referring to Johnson Lane, a signal is not warranted. We have recommended turn lanes to improve safety, but the only viable way to improve LOS would be to restrict left turns which would severely hamper connectivity for residents in the area.
	The TIS does not pull crash data/safety information. This information would be useful to help evaluate impacts.	Crash data was not brought up in our scoping conversations with Valley County, the City of McCall, or ITD. If the County desires crash data, we can add that in.
	We recommend ITD review the TIS due to impacts to SH-55.	Agreed, ITD had reviewed the prior version of the report which has been revised based on their comments.
Valley County Parks and Recreation Department	Trails and through -roads in Red Ridge Village should be open to the public to facilitate access to the Payette National Forest, Fish Lake, and other public land areas adjacent to the development.	The property included in the Red Ridge Village Concept plan application is not adjacent to public land areas. Trails in the village will be open to the public, as will the regional snowmobiling trails.
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	Improvements for recreational users, existing and new residents, and motorists should be considered in the approval of this project. West Mountain Road is already a popular bicycle route and will become a more popular non -vehicle commuter route as new homes are built. Upgrades to transportation infrastructure should include a paved, detached pedestrian and bicycle pathway as a Condition of Approval.	The extent to which the Red Ridge Village Concept will increase utilization and cost of Valley County's current infrastructure and the strategies to address these impacts will be addressed in the development agreement.

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Red Ridge Village Concept Applicant Responses to Agency Comments

Commenting Agency	Comment	Applicant Response
Mayor, City of McCall	The applicants provide information on the numbers of units of workforce housing and estimated timing of phase, but do not provide detailed information including type, precise mix of income levels, whether units would be for ownership or rental, target prices, how the units would be administered, outline of long term management and compliance, how many units would be needed for the workforce associated with the development itself in the long and short term, assurances of affordability, and how affordability is defined.	As implementation moves forward, the details of each phase will include type, mix, income levels, and administrative considerations.
Mayor, City of McCall	This should also include additional information on how, beyond the 170 deed-restricted local housing units, the development will encourage year-round residents to reach the stated goal of 35 percent of households with children under 18 yrs)	The development includes children-friendly amenities and 35% of the deed restricted housing will be sized for families (3+ bedrooms).
Mayor, City of McCall	The applicant should assess how their proposal would impact housing affordability with reference to existing recent studies, including the West Central Mountains Economic Development Council (WCMEDC) regional housing needs assessment and the McCall Area Local Housing Action Plan. The specific details and commitments should be outlined in the Development Agreement.	The 170 deed-restricted workforce housing units accounts for 14.28% of the housing units needed to address pent up demand and projected population growth per the Wet Central Mountains Regional Housing Needs Assessment Findings Report. Furthermore, the report states that two-thirds of that number should be affordable. The workforce housing proposed would account for 21.44% of the affordable housing needed in the area for the next 10 years. The Red Ridge Concept is looking at two tools referenced in the McCall Area Local Housing Action Plan to meet this demand: Deed Restricted Housing, and Acquiring a Density Bonus.
Mayor, City of McCall	the following is incomplete: Question 19 (Number of residential dwelling units, other buildings and building sites, and square footage or gross non- residential floor space to be available)	The concept includes approximately 720 residential dwelling units, a maintenance yard, and 60,000 SF of commercial floor space. Additional buildings may include some agricultural use buildings, this will be submitted at a later phase. A final residential unit count is undetermined at this time, as the engineering and plat process may alter the final number.
Mayor, City of McCall	the following is incomplete: Question 20 (Stages of development in geographic terms and proposed construction time schedule)	The table at Tab 3 Page 26 provides the preliminary timing of each phase. A map providing the geographic representation has been provided to the County and is attached to this letter.
Mayor, City of McCall	The following is incomplete: Question 21 (Anticipated range of sale, lease or rental prices for dwelling units, building or other site, or non-residential floor space in order to insure compatibility with adjacent land use and development)	To be determined and reviewed and approved by the Valley County Planning Commission with each phase
Mayor, City of McCall	coordination with the Idaho Transportation Department (ITD) should also be completed to ensure proper mitigations to SH- 55 is required as part of the buildout of this development for mitigations proposed on SH- 55	See response from Hales Engineering

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Mayor, City of McCall	The Wildland—Urban Interface plan outlines defensible space standards, fuel treatment concepts, and emergency access, but long-term funding, enforcement, and phasing triggers are not fully defined. Valley County could condition approval on enforceable wildfire mitigation obligations, including phasing triggers for secondary access and water supply and defined enforcement authority.	Long Term Funding for ongoing vegetation work and upkeep, including forest condition and fuel loads will be paid for by the development and be evaluated on a yearly basis. Larger treatments are planned on a 5-10 year cycle. Individual property owners within the PUD will also be responsible for maintaining their lots in line with Firewise practices and any adopted community standards. Emergency and secondary access is laid out in the concept in Figure A.6, however road engineering will outline these access points in the preliminary plat.
Mayor, City of McCall	The County could require clearer definition of open space categories and governance structure prior to concept approval, even if detailed trail alignments are refined later.	The open space categories in the PUD include: Managed Natural Open Space, Developed Park Space (Neighborhood Level), Meadow Preservation Area, and Restricted-Access/Sensitive Areas. Amenities found in each category can be found in Appendix I_ Open Space and Amenities on Page 2. In addition DFD is proposing a restriction in the CC&Rs to the benefit of the association and all buyers of lots within the project – if it's ever used for anything other than open space any owner has the right to sue. We intend to address the County's rights in this regard in the Development Agreement
Idaho DEQ	Please review IDAPA 58. 01. 01 for all rules on Air Quality, especially those regarding fugitive dust (58.01. 01. 651), and trade waste burning (58. 01. 01. 600- 617).	Applicant will comply
Idaho DEQ	For new development projects, all property owners, developers, and their contractors must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities per IDAPA 58. 01. 01. 651.	The applicant include this information in the future submittal materials once the project has progressed beyond concept-level design
Idaho DEQ	DEQ recommends the city/ county require the development and submittal of a dust prevention and control plan for all construction projects prior to final plat approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.	Applicant will comply
Idaho DEQ	Citizen complaints received by DEQ regarding fugitive dust from development and construction activities approved by cities or counties will be referred to the city/ county to address under their ordinances.	Understood
Idaho DEQ	Per IDAPA 58. 01. 01. 600- 617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractors are responsible for ensuring no prohibited open burning occurs during construction.	Applicant will comply
Idaho DEQ	DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.	Project will utilize a community wastewater system designed and constructed to DEQ standards.

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Idaho DEQ	IDAPA 58. 01. 16 and IDAPA 58. 01. 17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58. 01. 03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the local public health district.	Applicant will comply
Idaho DEQ	All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.	Applicant will comply
Idaho DEQ	DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect groundwater.	Project will utilize a community wastewater system designed and constructed to DEQ standards.
Idaho DEQ	DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.	Noted - this Valley County Comprehensive Plan does not designate specific wastewater management practices or present/future impacts for this area.
Idaho DEQ	DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.	Project will utilize a new PWS designed and constructed to DEQ standards.
Idaho DEQ	DEQ recommends verifying if the current and/ or proposed drinking water system is a regulated public drinking water system. A drinking water system is a Public Water System (PWS) if it has at least 15 service connections or regularly serves an average of 25 or more people per day for at least 60 days per year (refer to the DEQ website at: https://www.deq.idaho.gov/water-quality/drinking-water/). For non - regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.	Project will utilize a new PWS designed and constructed to DEQ standards.
Idaho DEQ	IDAPA 58. 01. 08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.	Project will utilize a new PWS designed and constructed to DEQ standards.
Idaho DEQ	All projects for construction or modification of public drinking water systems require preconstruction approval.	Applicant will comply
Idaho DEQ	If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter	Applicant will comply

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Idaho DEQ	DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of groundwater resources.	Project will utilize a new PWS designed and constructed to DEQ standards.
Idaho DEQ	DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.	Noted - this Valley County Comprehensive Plan does not designate specific water management practices or present/future needs for this area.
Idaho DEQ	A Construction General Permit from DEQ may be required for projects that meet the eligibility criteria and have an allowable discharge of storm water or authorized non -storm water associated with construction activities	Applicant will comply if a Construction General Permit is required
Idaho DEQ	Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Multi - Sector General Permit from DEQ may be required for facilities that have an allowable discharge of storm water or authorized non -storm water associated with the primary industrial activity and co -located industrial activity	Applicant will comply if an IPDES is required.
Idaho DEQ	If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho' s water resources.	Applicant will comply
Idaho DEQ	The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office	Applicant will comply
Idaho DEQ	The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States.	Applicant will comply
Idaho DEQ	No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho' s Solid Waste Management Regulations and Standards (IDAPA 58. 01. 06), Rules and Regulations for Hazardous Waste (IDAPA 58. 01. 05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58. 01. 01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards.	Applicant will comply

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Idaho DEQ	The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58. 01. 05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements	Applicant will comply
Idaho DEQ	Site activities must comply with the Idaho Water Quality Standards IDAPA 58. 01. 02) regarding hazardous and deleterious - materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58. 01. 02. 800); and the cleanup and reporting of oil - filled electrical equipment (IDAPA 58. 01. 02. 849); hazardous materials (IDAPA 58.01. 02. 850); and used -oil and petroleum releases (IDAPA 58. 01. 24. 060 and 58. 01. 24. 061). Petroleum releases must be reported to DEQ in accordance with IDAPA 58. 01. 24. 060. 01 and 58. 01. 24.061. 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58. 01. 02. 850.	Applicant will comply
Idaho DEQ	DEQ requests that this project comply with Idaho' s Ground Water Quality Rules (IDAPA 58. 01. 11), which states that " No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."	Applicant will comply
Idaho DEQ	If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, additional regulations may apply. If an UST is present, the site should be evaluated to determine whether the UST is regulated by DEQ. If an AST is identified, EPA may have additional requirements. Both UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination.	Applicant will comply

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McCall Fire District, Donnelly Rural Fire Protection District	A pressurized fire hydrant system capable of delivering a minimum of 1,500 gallons per minute (GPM) for a duration of two (2) hours for one- and two-family dwellings, plus any additional calculated fire flow demand attributable to the development, shall be installed and operational prior to vertical construction of each phase (IFC Appendix B, 2018).	Red Ridge Village will comply with all applicable requirements for each phase of the development. Detailed plans and drawings will be submitted as part of the application and approval process for each phase.
McCall Fire District, Donnelly Rural Fire Protection District	In one- and two-family residential areas fire hydrants shall be spaced no more than 500 feet apart, with a maximum distance of 250 feet from any point along road frontage to a hydrant, consistent with IFC Appendix C (2018). Hydrant spacing shall be reduced where required fire flow exceeds 1,750 GPM, pursuant to Appendix C, Table C102.1.	Red Ridge Village will comply with all applicable requirements for each phase of the development. Detailed plans and drawings will be submitted as part of the application and approval process for each phase.
McCall Fire District, Donnelly Rural Fire Protection District	For commercial and multifamily buildings, the water system shall be capable of providing fire flow in accordance with IFC Section B105(2018). Reduced fire flow may be permitted for sprinklered buildings in accordance with IFC Table B105.2.	Red Ridge Village will comply with all applicable requirements for each phase of the development. Detailed plans and drawings will be submitted as part of the application and approval process for each phase.
McCall Fire District, Donnelly Rural Fire Protection District	Site plans and commercial building plans for each phase shall be submitted to the Fire District for review and approval prior to issuance of building permits. This review shall address hydrant placement, any required automatic fire sprinkler system plans, automatic fire detection systems, fire department connections, potential dry standpipe locations, building and apparatus access, Knox Box locations, and any propane storage or distribution systems.	Red Ridge Village will comply with all applicable requirements for each phase of the development. Detailed plans and drawings will be submitted as part of the application and approval process for each phase.
McCall Fire District, Donnelly Rural Fire Protection District	All fire apparatus access roads shall be constructed to Valley County standards and shall provide an unobstructed width of not less than 20 feet, exclusive of shoulders, and an unobstructed vertical clearance of not less than 13 feet 6 inches, except where otherwise permitted by the IFC (IFC Section D103.1 and 503.2.1, 2018). All fire apparatus roads and fire protection water supply infrastructure shall be installed, inspected approved, and operational prior to final plat recordation or commencement of vertical construction within each phase of the development, in accordance with IFC Section 501.4(2018). Where a fire hydrant or draft site is located along a fire apparatus access road, the minimum unobstructed road width shall be 26 feet exclusive of shoulders (IFC Appendix D., Section D103.1).	The proposed road cross sections for all areas of Red Ridge Village comply with Valley County standards. Including a 70 foot ROW with 26 feet of paved service.
McCall Fire District, Donnelly Rural Fire Protection District	Fire apparatus access roads shall be designed, constructed, and maintained to support imposed loads of responding fire apparatus, with an all-weather surface capable of supporting a minimum 70,000-pound vehicle (IFC Section 503.2.3 and 503.7.8).	All roads will be constructed to Valley County standards including capacity and surface type.

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McCall Fire District, Donnelly Rural Fire Protection District	Dead-end fire apparatus access roads exceeding 150 feet in length shall be provided with an approved turnaround meeting IFC Appendix D, Table D103.4 standards.	Red Ridge Village will comply with all applicable requirements for each phase of the development. Detailed plans and drawings will be submitted as part of the application and approval process for each phase.
McCall Fire District, Donnelly Rural Fire Protection District	<p>The 2018 IFC requires multiple fire apparatus access roads based on the number of dwelling units served. IFC Sections D107.1 and D107.2 require a minimum of two separate and approved fire apparatus access roads where more than 30 dwelling units are served. IFC Section D106 further requires two fire apparatus access roads for multifamily developments exceeding 100 dwelling units.</p> <p>Temporary access does not satisfy the IFC requirement for a permanent, approved secondary fire apparatus access road and creates an unacceptable single-point-of-failure condition for emergency response and evaluation. Accordingly, the high-density multifamily portion of the development shall be provided with not less than two separate and permanent fire apparatus access roads compliant with IFC Sections D106, D107.1, and D107.2, independent of access provided to the broader PUD. The currently identified temporary access may be made permanent to satisfy this requirement or alternatively may function as resident egress and emergency ingress/egress only, subject to Fire District approval.</p>	Based on input from the Fire District, the "temporary" access planned as part of the initial phase of the Red Ridge development will be redesignated and designed as resident egress and emergency ingress/egress only road, subject to Fire District approval at the time that the detailed Phase application is submitted.
McCall Fire District, Donnelly Rural Fire Protection District	Any security or access control gates shall be installed in accordance with UL 325 and IFC Section 503.6, including installation of an approved emergency access (SOS) gate module.	Only one security or access control gate is currently planned as part of the Red Ridge Village Concept Plan. This is to prevent ingress through the planned emergency egress route. This gate will comply with all UL and IFC standards.
McCall Fire District, Donnelly Rural Fire Protection District	Gates shall meet the width requirements of IFC Appendix D, Section D103.5.	Only one security or access control gate is currently planned as part of the Red Ridge Village Concept Plan. This is to prevent ingress through the planned emergency egress route. This gate will comply with all UL and IFC standards.
McCall Fire District, Donnelly Rural Fire Protection District	Any gate designated for emergency access shall allow resident egress at all times without the use of special knowledge, codes, or devices.	Only one security or access control gate is currently planned as part of the Red Ridge Village Concept Plan. This is to prevent ingress through the planned emergency egress route. This gate will comply with all UL and IFC standards.
McCall Fire District, Donnelly Rural Fire Protection District	Metered propane systems are required for any high-density residential or multifamily development.	Red Ridge Village is planned as an all electric development.
McCall Fire District, Donnelly Rural Fire Protection District	A Subdivision WUI Fire Protection Plan is required and shall be prepared, submitted, and approved in compliance with Valley County Code, Chapter 7-Wildland-Urban Interface Fire Protection Plan.	A Red Ridge Village WUI Fire Protection Plan has been developed for the Concept Plan to provide guidance to the Subdivision WUI Fire Protection Plans that will be developed and submitted as part of the review and approval process for each phase of the development.

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McCall Fire District, Donnelly Rural Fire Protection District	The review, comments, and approval of the Subdivision WUI Fire Protection Plan by the Valley County Wildfire Mitigation Director, including any required revisions or phase-specific updates, are incorporated herein by reference and made conditions of approval	Red Ridge Village will incorporate all required revisions and phase specific updates for each Subdivision WUI Fire Protection Plan.
McCall Fire District, Donnelly Rural Fire Protection District	All wildfire mitigation measures identified in the approved Subdivision WUI Fire Protection Plan shall be completed, inspected, and verified, or financially guaranteed as approved by Valley County prior to final plat recordation and/or issuance of building permits, as applicable to each phase of development.	Red Ridge Village will comply.
McCall Fire District, Donnelly Rural Fire Protection District	For phased development, no final plat approval or building permits shall be issued for any phase unless the wildfire mitigation measures required for that phase have been completed or financially guaranteed in accordance with the approved Subdivision WUI Fire Protection Plan and County determination.	Red Ridge Village will comply.
McCall Fire District, Donnelly Rural Fire Protection District	Development layout, lot configuration, and building envelopes shall be consistent with the approved Subdivision WUI Fire Protection Plan and shall incorporate measures to minimize structure-to-structure fire spread.	Red Ridge Village will comply.
McCall Fire District, Donnelly Rural Fire Protection District	Ongoing wildfire mitigation, defensible space maintenance, vegetation management, and Firewise practices shall be incorporated into the project's covenants, conditions, and restrictions (CCRs), shall run with the land, and shall be enforceable by Valley County and/or the applicable homeowners association.	DFD anticipates identifying the appropriate tools to ensure ongoing wildfire mitigation and defensible space maintenance and vegetation management in the CC&Rs and in the Development Agreement with Valley County to ensure ongoing compliance with the Development-wide and individual Subdivision WUI Fire Protection Plans.
McCall Fire District, Donnelly Rural Fire Protection District	Given the project's distance from existing facilities, scale, density, and WUI risk profile, maintaining adopted fire protection service objectives would require additional capital improvements, including construction of a fire station and acquisition of a Type 1 structural engine and a wildland fire engine.	DFD is aware of the capital and operational impacts of the Red Ridge Village Concept Plan and looks forward to identifying appropriate funding strategies to ensure structural and wildland fire protection.
McCall Fire District, Donnelly Rural Fire Protection District	Service to the proposed development would require a development agreement to identify required capital facilities, staffing needs, service levels, and lawful, proportionate funding mechanisms directly attributable to the project.	DFD is aware of the capital and operational impacts of the Red Ridge Village Concept Plan and looks forward to identifying appropriate funding strategies to ensure structural and wildland fire protection.
Valley County Wildfire Mitigation	The Subdivision WUI Subdivision Fire Protection Plan may be updated and submitted for each of development or submitted as a single comprehensive plan.	The application for each phase of the Red Ridge Village Concept Plan will be accompanied by a Subdivision WUI Fire Protection Plan that specifies the mitigation actions required and is consistent with the development-wide WUI Fire Protection Plan.

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Valley County Wildfire Mitigation	<p>At a minimum the plan shall identify the location and which phase the specific treatments that were described in the preliminary plat WUI Subdivision Fire Protection Plan including:</p> <ul style="list-style-type: none"> a. Perimeter buffer treatments and shaded fuel breaks, including the full extent of proposed 100-foot fuel breaks around the project boundary and development areas; b. Internal road shaded fuel breaks, including all road segments where fuel treatments extending approximately 35 feet from the roadway centerline will occur; c. Driveway shaded fuel breaks, including all driveway segments where fuel treatments extending approximately 35 feet from the centerline will occur; d. Ridgeline and control line treatments, including the specific segments of Red Ridge Road proposed to function as a primary wildfire control line; and e. Stand-level vegetation treatment areas, including both commercial and non-commercial treatment areas. 	<p>A map illustrating the various treatment areas has been provided to Valley County Fire Mitigation and Valley County Planning. This map identifies the various areas discussed in the WUI Fire Protection Plan. Subsequent Subdivision WUI Fire Protection Plans for each phase will add detail to each of these areas.</p>
Valley County Wildfire Mitigation	<p>Respective Fire District should be consulted for water, access and commercial development requirements within the Subdivision WUI Fire Protection Plan.</p>	<p>DFD has consulted and will continue to coordinate with the respective fire districts.</p>
Valley County Wildfire Mitigation	<p>This approval is contingent upon the full implementation of all wildfire mitigation measures identified in the approved plan and verification through inspection that the work has been completed as stated in the plan.</p>	<p>Applicant will comply.</p>
Valley County Wildfire Mitigation	<p>Ongoing maintenance of defensible space, vegetation management and Firewise practices shall remain the responsibility of the property owner(s) and/or homeowners association as applicable.</p>	<p>DFD anticipates identifying the appropriate tools to ensure ongoing wildfire mitigation and defensible space maintenance and vegetation management in the CC&Rs and in the Development Agreement with Valley County to ensure ongoing compliance with the Development-wide and individual Subdivision WUI Fire Protection Plans.</p>