

Appendix I

Open Space and Amenities

Red Ridge Village PUD

Objective

Aligned with Valley County code on Planned Unit Developments, the Red Ridge Village PUD will dedicate a substantial share of its overall land area, approximately 62% to open space, organized into two primary categories: Managed Natural Open Space and Developed Park Space. These areas are positioned to protect key environmental features, support ecological function, and provide a connected framework of recreation opportunities. The open-space network serves as a defining element of the development and integrates long-term stewardship, public access where appropriate, and compatibility with surrounding lands.

Intent of the Open Space Program

This program establishes the structure, purpose, and long-term role of the open-space system within the Red Ridge Village boundaries. Managed Natural Open Space is used to preserve habitat, protect sensitive terrain, and maintain the site's landscape character. Developed Park Space provides structured recreational areas, neighborhood-serving amenities, and connections to the broader trail network. Together, these components create a coherent system that supports conservation, recreation, and visual continuity.

Community Benefits (Ecological, Recreational, Visual, Wildfire Resilience)

Open space is central to the design of Red Ridge Village. The distribution of Managed Natural Open Space intends to protect steep slopes, riparian corridors, and wildlife movement areas, while the Developed Park Space and trail network create public access opportunities that align with the site's natural features and community desires. These areas contribute to ecological function, offer recreational value, maintain important viewsheds, and provide defensible space and vegetation management zones that support wildfire-resilient community design.

Open Space Classification, Inventory and Acreages

The open-space system combines ecological preservation with structured recreation. Each area type serves a defined purpose, carries consistent development expectations, and seeks to connect to larger trail networks. Reference Figure 6 Appendix A – Trails and Open Space Map

Total Allocation and Types

The PUD dedicates approximately 1,410 acres—62% of the overall property—to the open-space system. This includes steep-slope conservation lands, natural buffers, trail corridors, and the preserved meadow. Open-space acreage within each neighborhood further supplements the community-wide system.

Managed Natural Open Space

Managed Natural Open Space includes steep slopes, riparian corridors, wildlife movement areas, and other sensitive landscapes. These areas remain largely undeveloped.

Improvements are limited to:

- Non-motorized trails scaled to setting and expected use
- Invasive species control and habitat restoration
- Vegetation management for wildfire resilience
- Minimal wayfinding at primary trail intersections

Public access may be limited or seasonally restricted in ecologically sensitive locations such as bird nesting or elk herd areas.

Developed Park Space (Neighborhood Level)

Developed Park Space provides structured recreational amenities within suitable terrain. These areas may include maintained turf, small play areas, benches and tables, and trailheads. Improvements are modest in scale and designed to blend with surrounding natural character. Developed Park Space anchors neighborhood and community-wide trail connections.

These areas support daily recreation needs and provide transitions to the larger open-space system, functioning as local gathering areas and providing internal circulation links. For example, neighborhood-scale trails are narrower and designed to serve adjacent residential areas. Neighborhood-level developed park space is incorporated into each planned residential area as highlighted below:

Location	Type	Size (acres)
Townhomes	Playground, Fields	1.4
¾ acre lots	Playground	.7
¾ acre lots	Athletic Fields	7.2
1 acre lots	Playground, Fields	1.8

Meadow Preservation Area

The 149-acre meadow surrounding Duffner Creek remains a preserved landscape and a focal point of the future Village Center. Limited recreational access is incorporated through appropriately scaled trails and viewpoints. Development intensity remains intentionally low to protect visual character and ecological function.

Restricted-Access / Sensitive Areas

Certain habitat patches, riparian buffers, and seasonal wildlife use areas require restricted access or full closure depending on conditions. No grading, lighting, or vegetation removal is permitted except for ecological restoration or hazard mitigation. This area type has not yet been identified but will be part of future planning and land allocation efforts as more ecological considerations emerge. Reference Appendix F Ecological Considerations for more details.

Open Space Design Standards

Permitted and Prohibited Uses

Open-space areas are intended for passive recreation and ecological stewardship. Activities must remain consistent with the functional role of each open-space type and must not create noise, safety issues, habitat disturbance, or conflicts with surrounding neighborhoods.

Example Permitted Uses

- Non-motorized trail use on designated alignments
- Ecological management, vegetation restoration, and wildfire-resilience treatments
- Low-impact observation, photography, and nature viewing
- Seasonal maintenance consistent with established stewardship practices

Example Prohibited Uses

The following uses will not be allowed within any open-space area unless expressly authorized in a designated location:

- Hunting or discharge of firearms, including archery and projectile devices
- ATV, UTV, off-road motorcycles, and other motorized vehicle use outside approved snowmobile corridors
- Off-leash pets except in specifically designated areas; leash requirements apply at all times in habitat protection zones
- Snowmobiles outside the dedicated winter motorized trail and staging area
- Overnight camping or open fires
- Activities that generate excessive noise, light, or habitat disturbance, including unauthorized events

Vegetation and Landscape Standards

Managed Natural Open Space retains native vegetation. Developed Park Space and neighborhood landscapes use locally adapted, non-invasive species consistent with wildfire-resilient design. Best practices will be used to reduce invasive plants and noxious weeds. Turf and other highly developed landscape areas will be limited to active recreation spaces which total approximately 10 acres across the 2,250-acre site (.4%). See Figure 12, Appendix A for planting examples.

Fencing and Lighting Standards

Fencing is limited, designed to be wildlife-friendly, and will complement the natural environment. Open and public spaces will include lighting only where needed for safety or critical functions and will follow dark-sky best practices. See Appendix G - Lighting Standards for more information.

Scenic and Ridgeline Protection Standards

Ridgeline development must avoid visually breaking the natural ridgeline profile from identified public viewpoints. Buildable areas in hillside neighborhoods will be defined during platting using slope, visibility, and site conditions to reduce visual prominence.

Connectivity and Trail Network

Trail System Overview

The trail network includes multiple trail types. Reference Figure 6. Appendix A - Trails and Open Space Map for specific locations.

- Non-Motorized Trails (18 miles). A trail system to connect the neighborhoods, open spaces and parks within Red Ridge Village. Trails include neighborhood-level trails and community-trails. Community trails are adjacent to the roadway system and provide shade and other amenities. Neighborhood trails are separated from the roadway system and connect residents and visitors to the community-wide system and neighborhood level parks and amenities.
- Regional Links. Trails designed to connect to surrounding public lands and existing networks.
- Winter Motorized Trails (5+ miles). A dedicated snowmobile corridor maintained in winter, supported by a staging/parking area near the maintenance facility.

Connectivity and Access

The open-space system links neighborhoods to each other and to the village center. Trails will follow both natural corridors and developed roadways in buffer areas, forming continuous connections to regional recreation systems.

Both motorized and non-motorized systems integrate with the existing trail network, providing the surrounding community with another connection to outdoor recreation areas. With the potential exception of development-specific maintained areas, trails will be open to the public.

Trail Construction Standards

Trail construction will reflect intended use and terrain with minimal disturbance. Surfacing, width, and drainage features vary by trail type, however, all trails will avoid excessive grading and use best-practice erosion controls. The trail network is designed to respond to setting, user type, and seasonal conditions:

Non-Motorized Trails

- Typically 10-8 feet wide
- Serves local circulation and provides connections to community trails
- Enhanced amenities at key nodes (benches, signage, overlooks)
- Link the village center, meadow, and primary open-space corridors, with nearby trailhead
- Trails positioned to connect with existing public networks on and off development site, as applicable
- Alignment through buffers and Managed Natural Open Space where ecological impacts can be minimized

Winter Snowmobile Routes

- Dedicated winter motorized trail maintained in-season
- Supported by a parking and staging area near the proposed maintenance facility

Wildlife and Habitat Considerations

Open space has been located to reduce impacts on local wildlife and habitat. Key habitat areas are protected within designated habitat protection zones with limited access. To further reduce wildlife disturbance, standards for open space and trail use will be established, including leash requirements, lighting limitations, and other measures as necessary. Open spaces and trails will be continuously monitored, and management practices adapted as needed to avoid conflict between wildlife and the community. Reference Appendix F - Ecological Considerations for more detail.

Trail Placement

Trail placement prioritizes avoidance of sensitive habitat, minimization of disturbance, and alignment with the open-space framework. Trails are located to balance access with protection of ecological function, however these proposed alignments may be adjusted as the site plans are refined and confirmed given environmental conditions. Trails will seek to use natural terrain features to reduce construction and maintenance disturbance, as well

as visual intrusion; avoid high-value habitat and wildlife movement zones, and have uses clearly defined.

Trail Maintenance and Management

Trail maintenance and management practices ensure long-term function, user safety, and protection of ecological values. The scale of maintenance activities will vary based on trail type, expected use, and environmental conditions. Example practices may include annual inspections and routine maintenance to mitigate erosion, wear, and destabilization; vegetation management to reduce wildfire fuel and invasive encroachment; and seasonal closures, as needed, to protect wildlife nesting areas and prevent trail damage.

Wildfire and Fuel Management in Open Space

Vegetation management, defensible-space design, and placement of amenities follow wildfire-resilient guidelines. Trails may serve secondary roles as access routes for emergency response. Reference Appendix K for specific wildfire prevention practices.

Open Space Ownership and Long-Term Stewardship

Ownership and stewardship of open space vary by type. Natural, conservation-focused open space will be managed by a qualified conservation partner. A master association will take responsibility for community-wide trails and open space areas, while smaller neighborhood open spaces will be managed by individual Homeowner Associations.

Community-wide maintenance standards will be established to ensure a connected, cohesive, and high-quality amenity that endures over time. Maintenance standards will be enforced by the applicable managing entity and will be recorded within the community CC&Rs.