

From: Christine Richman <crichman@gsbsconsulting.com>

Sent: Tuesday, February 10, 2026 2:28 PM

To: Cynda Herrick <cherrick@valleycountyid.gov>; Hibbert, Nicole <nicole.hibbert@wilksbrothers.com>; Hallie Adams <hallie.adams@dfdevelopmentllc.com>

Subject: RE: Redridge

Cynda,

We met with Superintendent Tim Thomas of the McCall-Donnelly School District on February 25, 2025 who said he was less concerned about new resident students than about the impact of the school age children from our construction work force on the schools. I made reference to this in our application and indicated that we would work with the district to address the impact through location of housing for our workforce etc.

I do have a preliminary estimate of school age children from the 722 units planned at Red Ridge Village. The estimate is based on existing Valley County demographics and our planned unit types.

	Local Housing	Village Center Lodging	Other lots/ housing	Red Ridge Village Total
Total housing units	170	250	302	722
Estimated year-round households *	170	13	97	279
Estimated year-round population **	503	38	286	827
Estimated school age population ***	70	5	40	116

* = 170 deed restricted local housing + 32 percent of other non-lodging type housing per 2024 ACS 5-year estimates

** = 2.96 persons/year-round household per 2024 ACS 5-year estimates

*** = 14 percent households with school age children per 2024 ACS 5-year estimates

The 116 school age children would be spread over all ages

Please let me know if you would like me to submit this information as part of an addendum or if there are other steps we should take.

Christine

CHRISTINE RICHMAN AICP
PRINCIPAL
GSBS Consulting

T: 801.521.8600

C: 801.971.2756