

Valley County Planning and Zoning Commission

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Sasha Childs, Commissioner
Scott Freeman, Commissioner
Gary Swain, Commissioner

A G E N D A

Valley County Planning and Zoning Commission

July 18, 2023

Valley County Court House - Cascade, Idaho

PUBLIC HEARING – 5:00 p.m.

You may view the hearing by going to www.co.valley.id.us and click on “Watch Meetings Live”.

A. OPEN: Call to Order

B. OLD BUSINESS:

- 1. P.U.D. 23-01 Garnet Valley and C.U.P. 23-10 Preliminary Plat:** Roseberry Park LLC is requesting approval of 306 multi-family units, 10 single-family residential lots, community amenities, and open space. Community amenities would include a clubhouse, sidewalks, pickleball courts, and a half basketball court within approximately 20 acres of open space. The multi-family units are clustered on the west side of the development. The net density of the multi-family component is 13.4 units an acre; the single-family net density is 4.9 units per acre. The overall proposed density is 8.1 units per acre. Therefore, a variance for density is part of the application.

Construction would occur in two phases. The site has designated snow-storage areas and preliminary stormwater management plan.

Access would be from W. Roseberry Road (public). In addition, Moore Road (private) and Price Street (private) would be extended to provide access to the multi-family units. The single-family residences would be accessed from Timberline Drive (private). Right-of-way for W. Roseberry Road would be dedicated to Valley County. Underground power and telecommunications would be included.

Occupancy of the homes is expected for Fall 2025.

Contained within the application is a combination of permits, as follows:

- 1. Concept Approval and Planned Unit Development** in accordance with Title 9 Land Use and Development.
- 2. C.U.P. 23-10 Garnet Valley PUD – Preliminary Plat** in accordance with Title 10 Subdivision Regulations.

The 39-acre site contains part of parcels RP16N03E170945, RP16N03E170965, and RP16N03E171485, and is in the NE ¼ Section 17, T.16N, R.3E, Boise Meridian, Valley County, Idaho.

Tabled from June 8, 2023, to obtain additional information and for further consideration.

Agenda subject to change.

Valley County adheres to ADA requirements. If anyone requires an accommodation, please contact our office prior to the meeting.