

Valley County Planning and Zoning Commission

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Neal Thompson, Chairman
Ken Roberts, Vice-Chair

Katlin Caldwell, Commissioner
Sasha Childs, Commissioner
Scott Freeman, Commissioner

A G E N D A

Valley County Planning and Zoning Commission

May 5, 2022

Valley County Court House - Cascade, Idaho

PUBLIC HEARING – 6:00 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. MEETING DATES – JUNE 2022

C. NEW BUSINESS:

1. P.U.D. 22-01 Roseberry PUD – a Manufactured Home Park and C.U.P. 22-10 Preliminary Plat:

Roseberry Park LLC is requesting approval of a manufactured home park, community club house, and park amenities. The manufactured residential single-family homes are clustered within the development to provide an affordable option to the work force housing needs of Valley County. The property owner is Timberline Development LLC

The PUD includes 24.58 acres of residential manufactured home sites, 0.64 acres of new right-of-way dedication along West Roseberry Road, and 4.71 acres of private streets. The maximum number of residential manufacture home sites would not exceed 201. The average density would be 5.01 residential units per acre. The land would remain under one ownership and the sites would be leased.

The proposal includes approximately 9 acres of recreation/open space, including the club house area, open space, and a 15-foot landscape buffer located between the Meadows at West Mountain’s existing single-family residential units and the manufactured home sites. The proposed amenities include a clubhouse with social room, office space, kitchen, bathrooms, and a gym. The open space includes a playground, dog park, trails, bike repair station, and a pickle ball court. The site has designated snow-storage areas.

The developer intends to connect into the on-site water supply which is owned and operated by Timberline Development LLC. The developer would connect to the existing North Lake Recreational Water and Sewer District central sewer system. Underground power and telecommunications would be included

Occupancy of the homes is expected for July 2023.

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. 22-10 Roseberry Park PUD – Preliminary Plat** in accordance with Title 10 Subdivision Regulations.
3. **Standards for Manufactured Homes** in accordance with Title 12 Mobile Homes.
4. **Variance from Typical Lot Standards for Proposed Leased Sites:**
 - Width reduced from 90-ft to 41-feet
 - Size reduced from 8000-sqft to 3813-sqft for single-wide manufactured homes and 5,340-sqft double-wide units.

The 39-acre site is in the NE ¼ Section 17, T.16N, R.3E, Boise Meridian, Valley County, Idaho.

Agenda subject to change.

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