



Valley County Planning & Zoning Commission Invites You to Participate in a PUBLIC HEARING

P.U.D. 23-02 MacGregor Townsite and C.U.P. 23-52 Phase 1 Preliminary Plat

Applicant / Property Owner: Groves Family LLC

Location: The 159-acre site is parcel RP16N03E270005 located at the intersection of Loomis Lane and Old State Road, in the NE ¼ Section 27, T.16N, R.3E, Boise Meridian, Valley County, Idaho

Project Description: Groves Family LLC is requesting approval of 335 single-family residential lots, community amenities, and open space. Community amenities would include recreational courts, a commercial plaza, outdoor ice-skating rink, pathways, and approximately 49 acres of open space. The net density is 2.11 units per acre. Lot sizes range from 0.19 to 0.26 acres.

Construction would occur in six phases over a 15-year period.

A final delineation of wetlands and any required mitigation would be permitted through the U.S. Army Corps of Engineers. Two ponds along the western edge of the development would detain the irrigation water associated with the irrigation water rights. The collected water would be stored and used to irrigate the open space areas throughout the development. Excess water would overflow from the ponds to the existing ditch along the western property boundary.

North Lake Recreational Sewer and Water District (NLRSWD) would provide water and sewer service. The site has a preliminary stormwater management plan. Underground power and telecommunications would be included.

A wildfire mitigation plan and a Traffic Impact Study have been submitted. Fire hydrants would connect into the NLRSWD public water system.

(Continued on reverse side.)

PUBLIC HEARING

**January 11, 2024
6:00 p.m.**

**Valley County Courthouse
2nd Floor
219 North Main Street
Cascade, Idaho**

You are invited to participate in the public hearing and/or comment on the proposal.

You may view the hearing by going to our website, www.co.valley.id.us, and click on "Watch Meetings Live".

The meeting is in-person. We no longer provide call-in service. This service was discontinued by our provider.

You may comment in person, by U.S. Postal Service mail, or by email. Written comments greater than one page must be received at least seven days prior to the public hearing. To be included in the staff report, comments must be received by
5:00 p.m., Wednesday, Jan. 3, 2024.

If you do not submit a comment, we will assume you have no objections.

Direct questions and written comments to:

Cynda Herrick, AICP, CFM
Planning & Zoning Director
PO Box 1350
Cascade, ID 83611
208-382-7115
cherrick@co.valley.id.us

Access would be from Loomis Lane and Old State Road, public roads. Internal roads would be private. Road Right-of-way would be dedicated to Valley County for Loomis Lane and Old State Road.

Valley County Codes that would be relaxed are requested, as listed: reduce right-of-way widths, reduce front and rear setbacks, reduce maximum lot coverage, reduce frontage widths along roads, and allow a hybrid approach to open space requirements.

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. 23-52 Preliminary Plat in accordance with Title 10 Subdivision Regulations.

The 159-acre site is parcel RP16N03E270005 located at the intersection of Loomis Lane and Old State Road, in the NE ¼ Section 27, T.16N, R.3E, Boise Meridian, Valley County, Idaho.

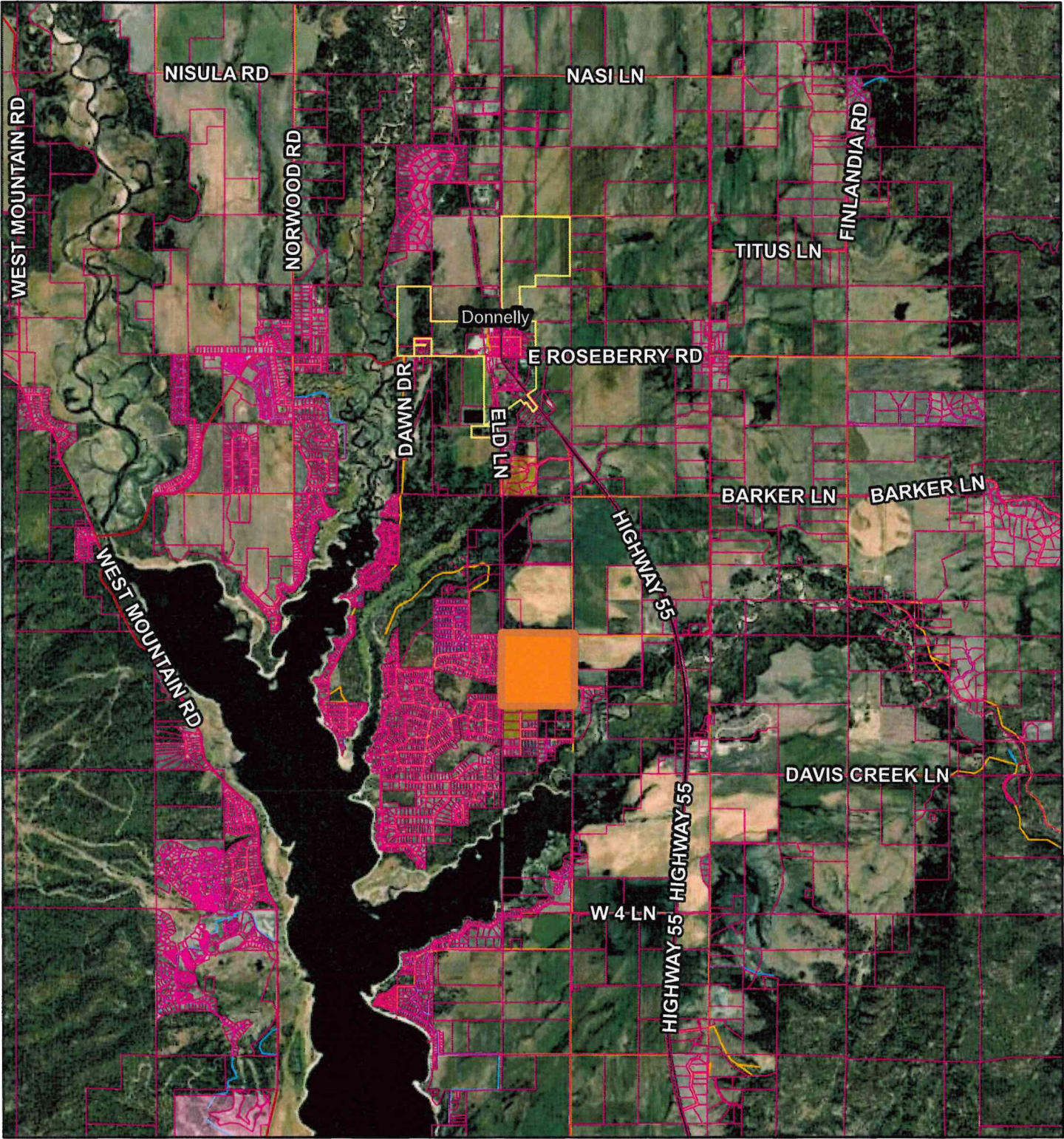
Attached are the agenda, additional information such as maps and proposed site plans, and a page that details the public hearing process.

Applications and the contents of the files can be reviewed at the Planning and Zoning office located in the Valley County Courthouse at 219 North Main Street in Cascade, Idaho.

**More information,
including the application and staff report,
will be posted online at:**

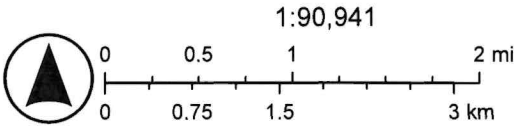
www.co.valley.id.us

PUD 23-02 Vicinity Map



12/6/2023, 9:59:42 AM

- Municipalities
- Parcel Boundaries
- Roads
- MAJOR
- MINOR COLLECTOR
- COLLECTOR
- URBAN/RURAL
- USFS
- PRIVATE
- Other



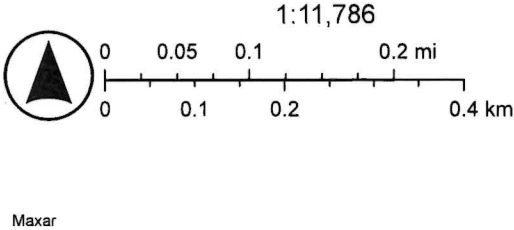
Earthstar Geographics

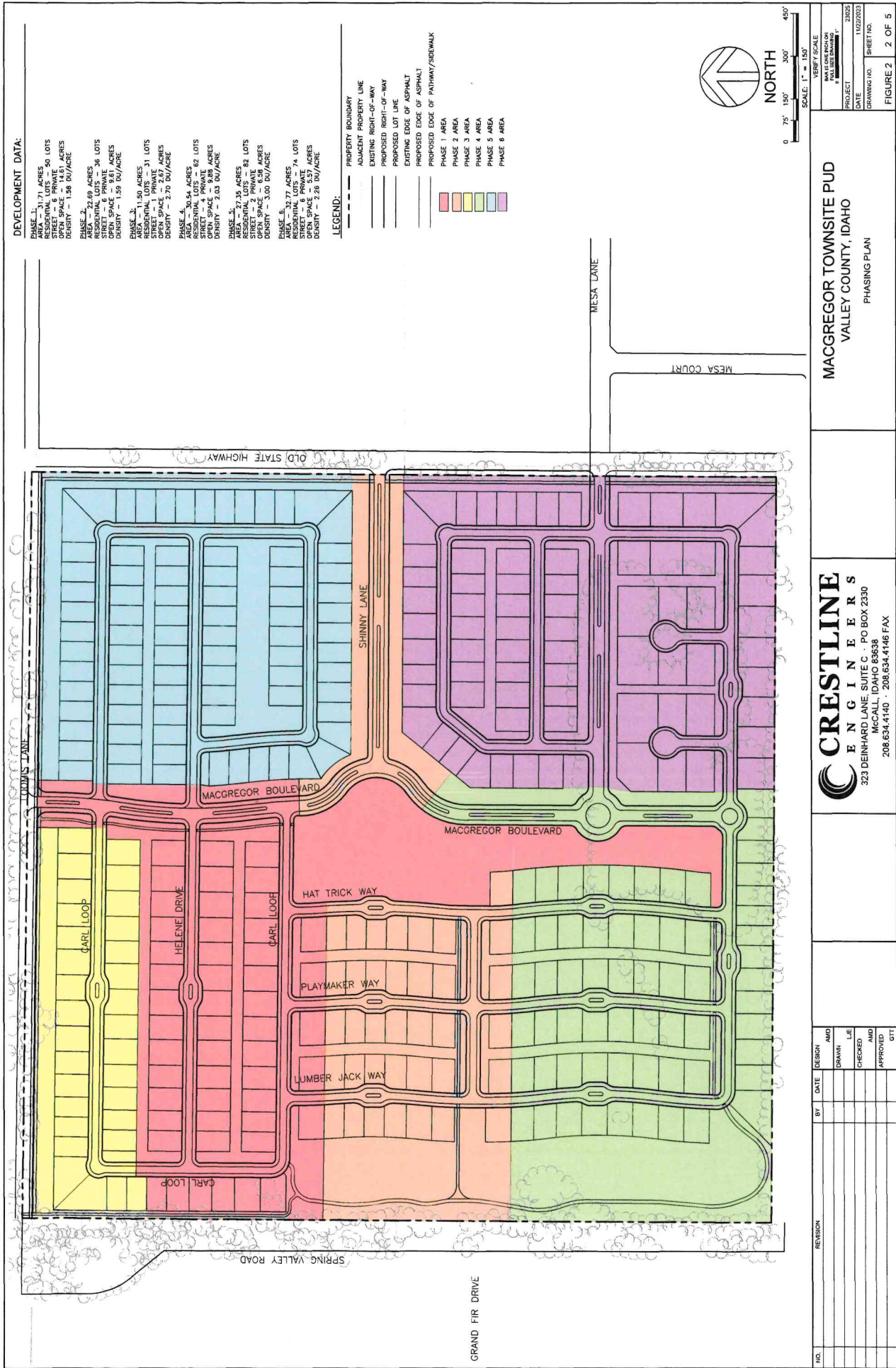
PUD 23-02 Aerial Map



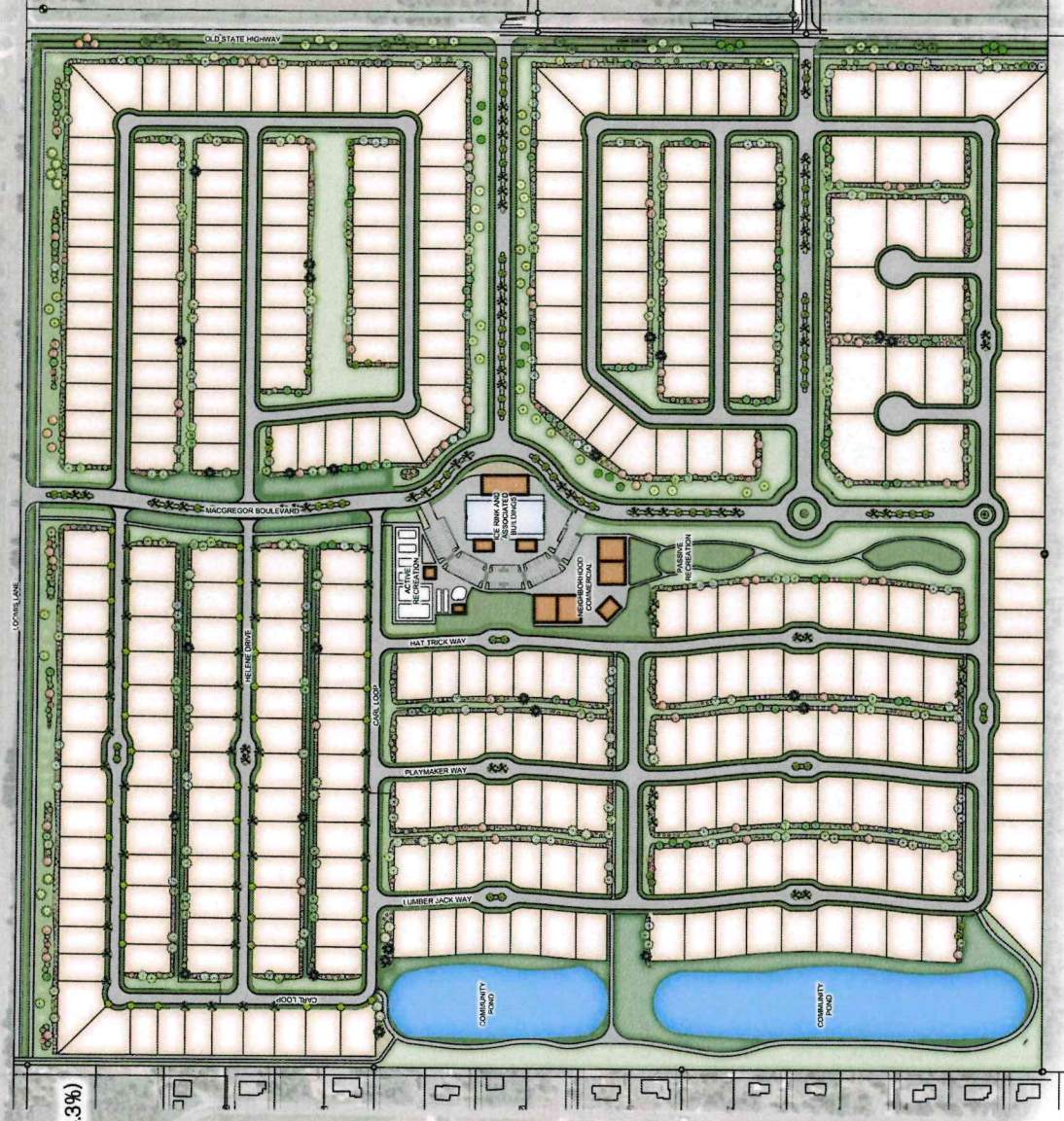
12/6/2023, 9:46:47 AM

- Address Points
- Parcel Boundaries
- Roads
 - MINOR COLLECTOR
- URBAN/RURAL
- PRIVATE





TOTAL ACRES: 160.7 ACRES
 LOT COUNT: 351 RESIDENTIAL LOTS
 TOTAL OPEN SPACE: 87.11 ACRES (54.3%)



MACGREGOR SUBDIVISION
 VALLEY COUNTY, IDAHO
 PRELIMINARY OVERALL LANDSCAPE PLAN
 SCALE: 1"=150'-0"

Figure 3 of 5

