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## **SECTION II**

### **NARRATIVE**

# MACGREGOR TOWNSITE PUD

## SECTION II PROJECT NARRATIVE

### 1. OVERVIEW & PROJECT DESCRIPTION

The applicant, Groves Family, LLC, is applying for Planned Unit Development (PUD) approval for MacGregor Townsite, a single-family community comprised of a variety of lot sizes and outdoor recreational amenities.

Located on the old MacGregor Townsite just south of Donnelly in Valley County, the community is envisioned as a mountain community for local residents, where a variety of natural amenities and recreational opportunities within the community are planned. Our plan is designed to provide for several community pathways, open space, and a centrally located community/open space area. This main park is the focal point of the community and proposed amenities include recreational courts, a commercial plaza, along with an outdoor ice skating rink in the winter. Upon completion of the community, MacGregor Townsite will have 335 single-family residential lots and approximately 48.9 acres of open space, providing for a residential community unlike no other in Valley County.

In addition to providing a unique community for residents to call home, MacGregor Townsite will provide much needed housing in the area. The proposed development aligns with Valley County's Comprehensive Plan, Land Use and Development Ordinance and Subdivision code.

### 2. PROCESS

Under the terms of the *Valley County Land Use and Development Ordinance*, the PUD Application is being requested for approval along with our application for Phase 1 Preliminary Plat approval. Each subsequent phase of the development will be submitted for review and approval as well as conformance with the PUD. Annexation into the Northlake Sewer and Water District is planned to occur simultaneously. Overall, the project is planned to be developed in six phases over a 15-year period.

### 3. SITE INFORMATION

The subject property is approximately 158.72 acres (Parcel No. RP16N03E270005) and is approximately 1.7 miles south of the City of Donnelly.

The site is relatively flat with some undulation and much of the site has been used to grow crops for many years. Careful attention has been paid to ensure the overall design of the community works with the natural features of the site while minimizing potential impacts on adjacent property owners.

MacGregor Townsite is compatible with the existing land uses surrounding the property:

- North: Loomis Lane is adjacent to our northern boundary and separates the project from open agricultural land north of that.
- East: Old State Road is adjacent to our eastern boundary and separates the project from more agricultural land east of that.
- South: A couple of large lot subdivisions have been developed along our southern boundary.

- West: The small lot Fir Grove Estates and Railroad Village subdivisions have been developed along our western boundary.

#### **4. COMPLIANCE WITH COMPREHENSIVE PLAN**

MacGregor Townsite PUD accomplishes several goals and objectives outlined in the Valley County Comprehensive Plan as detailed below:

##### Chapter 2 – Population

- *Goal I: Accommodate growth and development while protecting quality of life within Valley County.*

The community will provide a variety of housing options to current and future residents of Valley County and is designed to attract families and people of all ages, both working and retired. Infrastructure to serve this community will be part of the development and additional property tax revenues will help offset the anticipated impact on the costs for public services.

- *Goal II: Retain the rural/small town character enjoyed by residents and visitors in Valley County*

The MacGregor Townsite PUD is proposing a spacious and rural feel with the plan for large community open spaces and a development density of 2.11 dwelling units/acre which is less than the maximum 6 dwelling units/acre allowed per code.

##### Chapter 3 – Private Property Rights

- *Goal I: Protect individual private property rights while considering community rights.*

MacGregor Townsite has been designed in accordance with the Valley County Code with the exceptions as addressed in the PUD application. Additionally, careful consideration was given to adjacent properties in the design of our project, locating open spaces and buffers in areas to reduce any perceived impacts of the development.

##### Chapter 4 – Natural Resources

- *Goal I: Conserve and manage groundwater and surface water in all its forms in order to prevent depletion or pollution.*

Stormwater management will meet the requirements set forth by Valley County. Stormwater will be captured and treated on-site, and it is not anticipated that the proposed development will significantly alter the existing drainage patterns. The development will utilize a series of vegetated detention swales where practicable prior to releasing stormwater downstream. Temporary Best Management Practices (BMPs) will be installed during the construction phases of the development and removed once final stabilization of the site is achieved. During construction, particular care will be taken to minimize the area of disturbance. Permanent BMPs will be left in place to continue to treat stormwater generated inside of the development. A final stormwater drainage report will be submitted for review and approval in conjunction with final design plans.

- *Goal II: Preserve and protect the rich natural resources, assets, property values, animals, and people in Valley County from the threat of wildfire.*

A wildfire mitigation plan is being developed for this project as part of the requirements per County Code.

#### Chapter 5 – Hazardous Areas

- *Goal II: To protect the health and safety of Valley County residents and visitors, structural and infrastructure assets, and wildlife/natural resources from wildfires and the aftermath of wildfires.*

A wildfire mitigation plan is being developed for this project as part of the requirements per County Code.

#### Chapter 7 – Transportation

- *Goal II: To ensure that roadways in new development are properly planned for good circulation, will provide for future expansion needs, and are aesthetically pleasing.*

The MacGregor Townsite roadway network has been planned to provide ample connectivity throughout the entire project. Enhanced roadway sections have been designed to create an aesthetically pleasing and enhanced sense of arrival when entering the community from Loomis Lane and Old State Road.

#### Chapter 8 – Housing and Community Design

- *Goal I: To encourage an adequate supply and variety of affordable and quality housing types for the local residents including current and future, working and retired.*

The community will provide a variety of housing options to current and future residents of Valley County and is designed to attract families and people of all ages, both working and retired.

- *Goal III: To encourage innovative and attractive designs for new development, preservation of the rural flavor of the region, and protection of special areas.*

The design of MacGregor Townsite is unparalleled to any other community in Valley County geared towards regular local residents. The abundance of open spaces and amenities found within the community not only provides for a variety of recreational opportunities but will also have a technical function in the management of onsite stormwater and drainage.

- *Goal IV: To encourage new development in or near the existing cities and communities in Valley County.*

The project is located a mere 1.7 miles south of the City of Donnelly and is surrounded on two sides by existing subdivisions.

#### Chapter 10 – Recreation and Open Space

- *Goal I: To promote and support a viable recreation and tourism program that is in harmony with the Land Use section of this plan.*

MacGregor Townsite PUD provides for and will maintain on-site developed recreational facilities, parks, pathways, and open spaces for residents of the development and surrounding

Valley County residents to enjoy. These recreational opportunities are compatible with the residential character of the development and will create a variety of year-round recreational opportunities for residents.

#### Chapter 11 – Public Facilities, Utilities and Services

- *Goal II: To assure that new development pays for its own impacts on facilities, utilities, and services.*

Significant infrastructure will be developed as part of this project by the development team including new roadways within the subdivision, along with water and sewer service. Additionally, a Traffic Impact Study was completed to evaluate impacts to surrounding roadways and identify any improvements that might be warranted by the project.

- *Goal III: To promote and protect the livability, vitality, and social needs of the residents of the county.*

MacGregor Townsite has been developed in accordance with the Valley County Code with the exceptions as addressed in the PUD application to ensure that the development of this project site meets the objectives outlined in this section of the Comprehensive Plan.

- *Goal IV: Coordinate with providers to develop plans for energy services and public utility facilities for the long-term energy and utility needs of Valley County.*

MacGregor Townsite will be served by Idaho Power, Northlake Recreational Sewer and Water District and a TBD high-speed internet service provider. This infrastructure will fold into each respective service provider's systems similar to other projects developed in Valley County

## **5. PLANNED UNIT DEVELOPMENT & PRELIMINARY PLAT APPLICATIONS**

### ***Preliminary Plat***

MacGregor Townsite includes approximately 158.72 acres proposed to be developed into a single-family development. The project proposes up to 335 single-family residential lots at full build-out.

The overall density of the single-family residential lots is 2.1 units per acre.

### ***Access and Connectivity***

The MacGregor Townsite PUD includes three (3) ingress and egress routes at full build-out. One access point will be connected to Loomis Lane on the north and two other access points to the development will be constructed off Old State Road. All roadways are anticipated to be built with a paved surface and structural sections constructed to *Valley County Minimum Standards for Private Road Design and Construction* with the exception of the addition of a rolled curb and gutter, rather than a gravel shoulder. Most internal roadways are proposed to be twenty-four (24') wide with two (2') foot rolled curb and gutter. Main thoroughfares are anticipated to be a boulevard style and are proposed with twelve (12') foot drive lanes, separated with a vegetated swale or turn lane. Refer to Drawing No. EX-11 and EX-12, Sheets 11 and 12 for further details.

## ***Services***

North Lake Recreational Sewer and Water District (NLRSWD) is anticipated to provide potable water supply and sewage disposal to this development. The central water system will have the capacity to serve domestic needs and will be designed and constructed to meet Donnelly Rural Fire Protection District's (DRFPD) fire flow requirements with the use of fire hydrants connected into NLRSWD's public water system.

## ***Project Phasing***

The Applicant's intention is to complete the project in 6 phases over the next 15 years. Phases 1-2 will occur in the first 5 years, followed by Phases 3-4 for the next 5 years, and finally Phases 5 and 6. A potential phasing plan has been provided and development of the first phase would begin in the northwest corner of the development (Refer to Figure 2 for more information).

## ***Amenities and Open Space***

In total, approximately 48.9 acres of open space, or 30.8% of the overall site will be developed into open space. This does not include approximately 38.2 acres of hybrid open space anticipated around the residential housing assuming residential lot coverage of no more than forty (40%) percent. A community/open space area including a park and recreational facilities is proposed in Phase 1 but may be completed across several of the initial phases of the development. Final areas of other buildings and square footage or gross non-residential floor space to be available is still to be determined. Pedestrian pathways are proposed and will provide connectivity throughout the development. The applicant is also anticipating the construction of two community ponds located along the western edge of the development.

## **6. CONCLUSION**

Overall, the MacGregor Townsite development strives to create a special sense of community for residents of all ages and types of families in this unique mountain community in Valley County. Upon completion of the community, MacGregor Townsite will have 335 single-family residential lots and approximately 48.9 acres of open space, providing for a residential community unlike no other in Valley County. Year-round recreational amenities of the community complement the outdoor recreational opportunities found throughout the rest of Valley County. Design elements found within the potential central open space/community area are the focal point of the community and will include recreational courts, commercial space, along with an outdoor ice skating rink in the winter. Large open spaces add to the more rural character of the community and enhance the opportunities for recreation.

Finally, in addition to providing a truly exceptional community for residents to call home, MacGregor Townsite will provide much needed housing in the area. The proposed development aligns with Valley County's Comprehensive Plan, Land Use and Development Ordinance and Subdivision code and will be a true asset to the larger Valley County community.

## **SECTION III**

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### **PUD REQUIREMENTS (VALLEY COUNTY, ID CODE, CHAPTER 9)**

# MACGREGOR TOWNSITE PUD

## SECTION III SUBMISSION REQUIREMENTS FOR THE VALLEY COUNTY LAND USE AND DEVELOPMENT ORDINANCE (VCC 9-9 § 1-12)

### A. DEFINITION (§ 9-9-1)

*A planned unit development (hereinafter referred to as a PUD) is an area of land controlled by one (1) or more landowners which is to be developed under a single and comprehensive plan of development. Any mix of residential building types, or any mix of residential, commercial, industrial, recreational, and agricultural uses may be permitted to provide greater flexibility in land usage. Additional flexibility in development is furnished because setbacks, height, lot size, density, and other site regulations may differ from those normally imposed for similar uses. Residential units and other buildings, if any, may be constructed by either the developer or individual buyers; however, the application must be accompanied by plans and other documents sufficient for the Administrator, Staff, and Commission to review the application for compliance with the requirements of the ordinance.*

*Planned Unit Developments, Condominiums and Multi-Family Residential Developments: Planned unit developments, condominiums, and multi-family residential developments shall be platted in accordance with the regulations of this chapter, title 10 of this code, or as may be approved in accordance with chapter 9 of this title as a planned unit development prior to the sale or transfer of title to any lot, parcel, or unit. (Ord. 11-5, 6-6-2011)*

### B. PURPOSE (§ 9-9-2)

*The PUD concept allows the site planner to propose the best use and arrangement of development on the parcel of land by reducing the more rigid regulations herein. A PUD is designed so that buildings are clustered together to create open space of common ownership, preserve natural features and landscape character, more efficiently use the site and to minimize development costs by sharing common walls, shortening and narrowing roads, and concentrating utilities. It is expected that a PUD will provide certain amenities like recreational facilities, landscaping, and natural open spaces for the enjoyment of all owners, employees, etc., and will demonstrate better than average quality of development.*

- Single-family residences are clustered together with similar size lots ranging from 0.19 acres to 0.26 acres. A landscaped open space will be directly accessible by residents from the rear of their dwellings.
- A community/open space area including a park and recreational facilities is proposed in Phase 1 but may be completed across several of the initial phases of the development. Additionally, the applicant is proposing two (2) community ponds adjacent to the western edge of the proposed development along with several community walking paths to create connectivity throughout the subdivision.



### **C. PUD REVIEW AND DETERMINATION (§ 9-9-3)**

*In considering whether to approve a PUD, the commission shall determine:*

1. *That the proposed use nets a positive score on the compatibility rating system herein. The compatibility rating shall be computed for the full application as presented to the Commission after revisions requested during any preliminary review or work sessions;*
  - Although MacGregor Townsite PUD has not received a compatibility rating score, it is anticipated that the development will net a positive score due to the adjacent/surrounding land uses containing similar developments.
2. *That the proposal works with the characteristics of the site by protecting or highlighting attractive features and by minimizing the impact of development where natural constraints exist;*
  - The site is relatively flat with minimal vegetation and a small pocket of timber. It has predominantly been used as a grazing pasture or for farming purposes in the past. It is anticipated that impacts on natural constraints will be minimal. The project site has the capacity to serve a development of this size and density.
3. *That the proposal's layout promotes the clustering and separation of different kinds of land uses so that both internal compatibility and common open space can be maintained;*
  - With single-family residential being the only proposed land use in the development, the land plan was designed with common open space areas for residents to access at the rear of their individual lots. Larger community/open space areas are more centrally located and provide easily accessible areas for future residents to recreate.
4. *That the proposal's layout and design provides economics in the provision of roads and other site improvements; and*
  - Owner/Applicant will provide construction improvements for all public and private streets, if any at no cost to the County. The layout provides increased density allowing for the overall cost to be spread out over more housing units.
5. *That it is more desirable to have a PUD than a subdivision or some other singular use and that the PUD is not being proposed simply to bypass or vary the more restrictive standards required of a subdivision, business, industry, or other similar use.*

The PUD allows for a more flexible land plan and modified lot dimensions with more open space and common area amenities that are assets to the community and county residents. Additionally, the proposed development falls well below the maximum allowable density allowed in the PUD code.

### **D. TIME FOR COMPLETION (§ 9-9-4)**

*The proposed development shall be completed within the time specified in the phasing plan. Extensions may be approved by the Commission if it can be shown as necessary, and in the public interest.*

## PHASING

The project timing is subject to market changes and financing, but it is expected that the project will be completed in six (6) phases over the period of fifteen (15) years. The Applicant is targeting to start construction in Spring 2024.

### Completion Timeline

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- Spring 2024 – Fall 2029: Phase 1 and Phase 2
- Spring 2030 – Fall 2034: Phase 3 and Phase 4
- Spring 2035 – Fall 2039: Phase 5 and Phase 6

## E. CHANGES FROM APPROVED PLANS (§ 9-9-5)

*Changes in building design and layout may be approved by the Commission if it can be shown as being necessary or more desirable.*

The Applicant is willing to meet with the Planning and Zoning Commission to review the progress of the development and to revise as necessary so that incremental impacts can be prudently identified and mitigated prior to the final project completion.

## F. SUBMISSION REQUIREMENTS (§ 9-9-6)

*In addition to the items required for a Conditional Use Permit, graphic and written material shall also be submitted regarding:*

### 1. *Proposed Setbacks*

- Front yard setback: 15 feet
- Rear yard setback: 20 feet
- Single story side yard setback: 5 feet
- Multi story residential side yard setback: 7.5 feet

### 2. *Proposed Building Sites*

- Single family residential dwellings will be constructed on each individual lot. At this time the applicant is proposing structure(s) on the community/open space lot but is still preliminary in concept. Final location, type, size, etc. will be submitted for review and approval.

### 3. *Common Open Space and Facilities*

- MacGregor Townsite's overall layout includes 48.9 acres of open space, which is approximately 30.8% of the total development area. Proposed open space amenities include two community ponds, pedestrian pathways, recreational facilities, and a park. The applicant is also proposing an outdoor ice-skating rink and a potential commercial plaza in the centrally located community/open space area.

### 4. *Phase of Development, Time Schedule*

- Although it has not been finalized the applicant is anticipating starting construction on Phase 1 of the development in 2024. Phases 1-2 will occur in the first 5 years, followed by Phases 3-4 in the next 5 years, and finally Phases 5 and 6 with an estimated full build-out in 15 years.

## 5. *Outline of Restrictive Covenants*

- Draft CC&Rs will be submitted with each individual final plat.

## 6. *Maintenance Plans*

- All proposed roads within the development are anticipated to private and will be maintained by the Homeowner's Association (HOA) or similar entity. This responsibility will also include any future maintenance of all roads, community/open space areas, and other amenities the development provides.
- Snow storage and removal will be the responsibility of the HOA, it is anticipated that they will sign a contract with a private contractor for snow removal. Snow storage will be located either on-site or on an approved off-site location.

## 7. *Surface Water Management*

- Although a formal stormwater drainage report has not been prepared for the project, stormwater management will meet the requirements as set forth by Valley County. Stormwater will be captured and treated on-site, and it is not anticipated that the proposed development will significantly alter the existing drainage patterns. The development will utilize a series of vegetated detention swales where practicable prior to releasing stormwater downstream. Temporary Best Management Practices (BMPs) will be installed during the construction phases of the development and removed once final stabilization of the site is achieved. During construction, particular care will be taken to minimize the area of disturbance. Permanent BMPs will be left in place to continue to treat stormwater generated inside of the development. A final stormwater drainage report will be submitted for review and approval in conjunction with final design plans.

# G. **STANDARDS (§ 9-9-7)**

## 1. **PUD Acreage**

*The minimum number of acres that may comprise a PUD is two (2) acres.*

The proposed total acreage for the PUD is approximately 158.72 acres.

## 2. **Site Improvement Standards**

*Streets, utilities, and other site improvements shall be installed, or proper provision shall be made for their later installation, at the developer's expense prior to recording the plat. Streets shall be constructed in accordance with the minimum standards set forth in Chapter III and all references made therein if they are to be dedicated to the County.*

### a. **Roads:**

1. Proposed roads will be private and maintained by the HOA or other similar entity.
2. All roadways are anticipated to be built with a paved surface and the structural sections will be constructed to Valley County Minimum Standards for Private Road Design and Construction with the exception of the addition of a rolled curb and gutter, rather than a gravel shoulder. Most internal roadways are proposed to be twenty-four (24') wide with two (2') foot rolled curb and gutter. Main thoroughfares to be a boulevard style and are

proposed with twelve (12') foot drive lanes, separated with a vegetated swale or turn lane. Refer to Drawing No. EX-11 and EX-12, Sheets 11 and 12 for further details.

3. Final road profiles and alignments will be submitted during final design. Road alignment and right-of-way widths will be shown on the Final Plat.

b. Water System

1. North Lake Recreational Sewer and Water District (NLRSD) is anticipated to provide potable water supply to this development. The central water system will have the capacity to serve domestic needs and will be designed and constructed to meet Donnelly Rural Fire Protection District's (DRFPD) fire flow requirements with the use of fire hydrants connected into NLRSD's public water system.

c. Sanitary Waste

1. NLRSD is anticipated to provide sewage disposal and treatment for this development.

d. Solid Waste

1. Solid waste collection is anticipated to be contracted with Lake Shore Disposal on the same basis as all other Valley County residents.

e. Utilities

1. Power, telephone, cable television, and potentially fiber optic services are anticipated to be installed underground.

### **3. Waiver or Modification of Specifications, Standards and Requirements**

*It is recognized that the uniqueness of each proposal for a PUD requires that the specifications, standards, and requirements for various facilities, including but not limited to, roads, alleys, easements, utilities, signs, parking areas, storm drainage, water supply and distribution, and sewage collection and treatment, may be subject to modification from the specifications, standards, and requirements established for subdivisions and like uses in this Ordinance. The Commission may, therefore, at the time of general submission, as requested by the applicant, waive or modify these specifications, standards, and requirements which otherwise shall be applicable.*

- MacGregor Townsite is requesting the following modifications:
  - Reduced right-of-way width to fifty (50') feet
  - Reduced front and side yard setbacks
  - Reduced minimum street frontage
  - Reduced maximum lot coverage
  - A hybrid approach to open space requirements

### **4. Distribution of Residential Units Within Phases**

*Averaging and transferring of densities with the PUD shall be allowed:*

- a. *Upon showing that it fits the concept of a PUD.*

- b. *As long as the overall average residential density is no greater than six (6) dwelling units per gross acre.*
  - c. *Only if residential units are to be connected to central water and sewer systems. The overall average residential density shall be calculated by summing the number of residential dwelling units planned within the boundary of the PUD and dividing by the total gross area expressed in acres within the boundary of the PUD except public lands. It is recognized that the increased residential density of a PUD shall be in relationship to the site and structure location, application of technology, design, construction techniques, landscaping and topography.*
- MacGregor Townsite's overall average density is 2.11 dwelling units/acre which is less than the maximum 6 dwelling units/acre.

## **5. Setbacks**

*Lot and Building setbacks may be decreased below or otherwise altered from the standards of like uses set forth elsewhere in this Ordinance.*

All building setbacks will be measured horizontally, on a perpendicular to the property line, to the nearest corner or face of the building including eaves, projections, or overhangs. The following setbacks are proposed for residential units within MacGregor Townsite:

- Front yard setback: 15 feet
- Rear yard setback: 20 feet
- Single story side yard setback: 5 feet
- Multi story residential side yard setback: 7.5 feet

## **6. Maximum Height**

*The maximum height of buildings may be increased above those for like uses mandated elsewhere in this Ordinance in consideration of the following characteristics:*

- a. *Unreasonable adverse visual effect on adjacent sites of other areas in the immediate vicinity.*
  - b. *Potential problems for adjacent sites caused by shadows, loss of air circulation, or loss of view.*
  - c. *Influence on the general vicinity, with regard to extreme contrast, vistas, and open space.*
- The required height for all residential structures should not exceed the maximum height requirement of thirty-five (35') feet.

## **7. Parking**

*The design and construction standards for parking spaces shall conform to Section 3.03.04.c and the number of parking spaces required may be increased or decreased relative to the number mandated for like uses elsewhere in consideration of the following factors:*

- a. *Estimated number of cars owned by occupants of dwelling units in the PUD.*
- b. *Parking needs of each specific use.*
- c. *Varying time period of use whenever joint use of common parking areas is proposed.*

- d. *Surface parking areas shall not be considered open space for the purposes of paragraph 9 below.*
- 80 plus spaces are proposed in the community/open space area. No street parking will be allowed.

## **8. Internal Street Circulation System**

*The PUD shall provide an adequate internal street circulation system designed for the type of traffic generated, safety, and separation from living areas, convenience, and access. Private internal streets may be narrower than normally required provided that adequate access for police and fire protection and snow removal equipment is maintained.*

- The MacGregor Townsite PUD includes three (3) ingress and egress routes at full build-out. One access point will be connected to Loomis Lane on the north and two other access points to the development will be constructed off Old State Road. All roadways are anticipated to be built with a paved surface and structural sections will be constructed to Valley County Minimum Standards for Private Road Design and Construction with the exception of the addition of a rolled curb and gutter, rather than a gravel shoulder. Most internal roadways are proposed to be twenty-four (24') wide with two (2') foot rolled curb and gutter. Main thoroughfares to be a boulevard style and are proposed with twelve (12') foot drive lanes, separated with a vegetated swale or turn lane. Refer to Drawing No. EX-11 and EX-12, Sheets 11 and 12 for further details.

## **9. Open Space**

*At least fifty percent (50%) of the total area within the boundary of any residential PUD and twenty percent (20%) of any commercial or industrial PUD shall be devoted to common open space; provided, however, that the Commission may reduce this requirement if they find that such a decrease is warranted by the design of, and the amenities and features incorporated into, the plan and that the needs of the occupants of the PUD for open space can be met in the proposed development. Each residential unit shall have ready access to common areas and facilities.*

- Although MacGregor townsite does not provide fifty (50%) percent of the required open space area, almost 50 acres will be developed into open space, which will feature community ponds, pedestrian pathways, and a park. In the centrally located community/open space area, an outdoor ice skating rink, playground, active recreation courts, and community commercial uses are proposed providing many opportunities to the residents of MacGregor Townsite. To account for the shortage, just over 38 acres of hybrid open space is anticipated around the residential housing assuming residential lot coverage of no more than forty (40%) percent creating a total of over 87 acres of potential open space.

## **10. Materials, Textures and Colors:**

*Harmonious variations in materials, textures, and colors shall complement and supplement the natural beauty and pleasant environment of the site and the individual buildings. The site, design, and construction of all residences shall be planned in such a manner that there is a substantial resemblance of uniformity.*

- Detailed site renderings and final design plans for the single-family residential units will adhere to Valley County Code requirements.

## 11. Assurances of Performance Bond

*It is recognized that the uniqueness of each proposal for a PUD requires that the applicant must make adequate assurances of performance on each phase of the proposal. The Commission may impose any form of bond on those portions of the proposal, which will provide common services to the public, or users of the PUD as deemed appropriate by the commission under the circumstances.*

- Applicant/Owner will provide a letter of credit in the amount of 110% or more for the estimated completion costs of public infrastructure improvements including sewer, water, power, pressurized irrigation, and street construction if not completed prior to recording of final plat for each individual phase. Completion of the outdoor ice skating rink, playground, active recreation courts, and community center will be complete with the recording of the Phase 3 final plat.

### **H. OTHER INFORMATION AND DISCLOSURE REQUIREMENTS: THE APPLICANT SHALL DISCLOSE AND PROVIDE THE FOLLOWING: (§ 9-9-8)**

1. *The name, address, telephone number of any owner, equitable interest holder, stockholder, partner, associate, or any other person having a financial interest of 10% or greater in the proposed planned unit development.*
  - Groves Family, LLC is owned 100% by Craig and Rebecca Groves. Refer to section 1.
2. *The method of financing and the cost of improvements that serve the common services of the public and users of the PUD.*
  - Applicant/Owner is considering issuing a Community Infrastructure District (CID) for the completion of the outdoor ice skating rink, playground, and active recreation courts. All other improvement costs will be funded by the owner's cash, and traditional bank financing.
3. *The cost of the proposed planned unit development.*
  - Site development costs are estimated to be 23 million at completion. Housing construction costs are estimated to be over 200 million at completion.
4. *The cost of each phase of the planned unit development.*
  - Phase I site development is estimated to be 6 million and housing construction estimated to be 35 million.
  - Phase 2 - 6 is approximately the same as phase 1.
5. *The ratio of the amount of all loans to the value of the property throughout the development of the planned unit development.*
  - Less than 40% of the total development.
6. *Plans for housing employees, construction workers, subcontractors, independent contractor or any other person related to or associated with the applicant's buildings, improvement, development or temporary use during and after the proposal.*

- We plan to use as many local contractors and subcontractors as possible. In the case where contractors travel from out of town the contractors will stay in rental housing, hotels, and/or camp trailers.
- 7. *Plans for providing any additional fire protection and emergency medical services which may be necessary during and after construction.*
- We will work with the Donnelly Fire Department to ensure adequate fire and emergency services during and after construction.
- 8. *Proposals for guarantees that the applicant will complete all those improvements that serve the common services of the public and users of the PUD or that the land will be reclaimed to its condition prior to construction.*
- See response to 11 above.

#### **I. DEVELOPMENT AGREEMENT (§ 9-9-9)**

*Because of the uniqueness of each proposal a PUD may impact county services and /or property which may be mitigated through a Development Agreement. Compensation for these impacts shall be negotiated in work sessions with appropriate county entities and a Development Agreement shall be entered into between the applicant and the county through the Board as additional conditions considered for approval of a PUD.*

If required by the County, the Developer will coordinate on any requirements related to a Development Agreement upon approval of the PUD.

#### **J. Impact Fees (§ 9-9-10)**

*Plans for any impact fees to be paid by the applicant for the proposal.*

- Applicant will pay all properly imposed impact fees including the fire impact fee for Donnelly Fire Department.

#### **K. REIMBURSEMENT FEES (§ 9-9-11)**

*The applicant shall be required, in addition to the filing fee otherwise imposed to pay a reimbursement fee. The reimbursement fee shall be negotiated by the staff with approval of the Board.*

- N/A