November 2023

MacGregor Townsite

A Planned Unit Development





MACGREGOR TOWNSITE PUD

PLANNED UNIT DEVELOPMENT/C.U.P. & PRELIMINARY PLAT APPLICATION VALLEY COUNTY, IDAHO NOVEMBER 2023

TABLE OF CONTENTS

SECTION I - GENERAL INFORMATION

- 1. General Information
 - a. Applicant
 - b. Owner
 - c. Engineer
 - d. Surveyor
 - e. Planner
 - f. Landscape Architect
 - g. Traffic Engineer
 - h. Neighborhood Meeting

SECTION II – NARRATIVE

- 1. Overview and Project Description
- 2. Process
- 3. Site Information
- 4. Compliance with Comprehensive Plan
- 5. Planned Unit Development & Preliminary Plat Applications

SECTION III - PUD SUBMISSION REQUIREMENTS

- 1. 9-9-1: Definition
- 2. 9-9-2: Purpose
- 3. 9-9-3: PUD Review and Determination
- 4. 9-9-4: Time for Completion
- 5. 9-9-5: Changes from Approved Plans
- 6. 9-9-6: Submission Requirements
 - a. Proposed Setbacks
 - b. Proposed Building Sites
 - c. Common Open Space and Facilities
 - d. Phase of Development, Time Schedule
 - e. Outline of Restrictive Covenants
 - f. Maintenance Plans
 - g. Surface Water Management
 - h. Other Information
- 7. 9-9-7: Standards
- 8. 9-9-8: Other Information and Disclosure Requirements
- 9. 9-9-10: Impact Fees
- 10.9-9-11: Reimbursement Fees

SECTION IV - C.U.P. & Preliminary Plat Application

- 1. C.U.P. & Preliminary Plat Application
- 2. Irrigation Plan
- 3. Weed Control Agreement
- 4. Impact Report
- 5. Lighting Plan

APPENDICES

APPENDIX A - FIGURES AND DRAWINGS

- 1. Figure 1 Vicinity Map
- 2. Figure 2 Phasing Plan
- 3. Figure 3 Preliminary Overall Landscape Plan
- 4. Figure 4 Surrounding Land Use /Site Compatibility Map
- 5. Figure 5 300 Scale Drawing of Proposed Subdivision
- 6. EX-1 PUD Overall Layout/Master Plan
- 7. EX-2 Overall Preliminary Plat Phase 1
- 8. EX-3 Phase 1 Preliminary Plat -1
- 9. EX-4 Phase 1 Preliminary Plat 2
- 10.EX-5 Phase 1 Preliminary Plat 3
- 11.EX-6 Phase 1 Existing Conditions with Preliminary Site Plan and Utility Improvements -1
- 12.EX-7 Phase 1 Existing Conditions with Preliminary Site Plan and Utility Improvements 2
- 13.EX-8 Phase 1 Existing Conditions with Preliminary Site Plan and Utility Improvements 3
- 14.EX-9 Phase 1 Preliminary Grading, Drainage, and Stormwater Management Plan 1
- 15. EX-10 Phase 1 Preliminary Grading, Drainage, and Stormwater Management Plan 2
- 16. EX-11 Preliminary Road Sections 1
- 17. EX-12 Preliminary Road Sections 2

APPENDIX B - PRELIMINARY LEGAL DESCRIPTION

APPENDIX C – TITLE REPORT

APPENDIX D – PROPERTY OWNERS WITHIN 300' OF PROPERTY BOUNDARY

APPENDIX E - WATER RIGHT REPORT

APPENDIX F - WILDFIRE MITIGATION PLAN

APPENDIX G - SURROUNDING WELL LOGS

APPENDIX H - TRAFFIC STUDY

APPENDIX I - PRELIMINARY GEOTECHNICAL EVALUATION

APPENDIX J - SITE RENDERINGS

APPENDIX K - PRELIMINARY LANDSCAPE PLAN - PHASE 1

MacGregor Townsite PUD
SECTION I
GENERAL INFORMATION
GENERAL IN ORMATION

MACGREGOR TOWNSITE PUD

SECTION I GENERAL INFORMATION

1. GENERAL INFORMATION

A. Applicant: Groves Family, LLC

154 Shadows Trail PO Box 1001 Donnelly, ID 83615

Craig Groves

B. Owner: Groves Family, LLC

154 Shadows Trail PO Box 1001

Donnelly, ID 83615

Craig Groves

C. Engineer: Crestline Engineers, Inc.

323 Deinhard Lane, Suite C

PO Box 2330

McCall, Idaho 83638

Gregg Tankersley, P.E.

D. Surveyor: NV5

690 S. Industry Way, Suite 10 Meridian, Idaho 83642

Travis Foster, PLS, CFedS

E. Planner: NV5

690 S. Industry Way, Suite 10 Meridian, Idaho 83642

Bonnie Layton, Senior Planner

F. Landscape Architect: Breckon Land Design

6661 North Glenwood Street

Garden City, ID 83714

Jon Breckon, ASLA, CLARB

G. Traffic Engineer: NV5

6501 Americas Pkwy NE, Suite 400

Albuquerque, NM 87110

Adam Miera, P.E.



A neighborhood meeting has been scheduled for November 30, 2023, at Donnelly City Hall, 6:00 P.M. Meeting minutes will be provided to staff after completion of meeting.