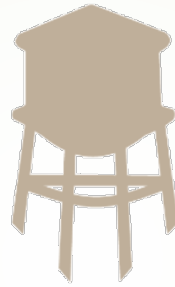




DONNELLY, IDAHO



MACGREGOR

TOWNSITE

Planned Unit Development &
Preliminary Plat Application

Valley County Planning & Zoning Hearing

February 8, 2024

DONNELLY, IDAHO



MACGREGOR TOWNSITE

TOTAL ACRES: 160.7 ACRES

TOTAL OPEN SPACE: 98.58 ACRES (61.3%)

TOTAL LOT COUNT: 341 RESIDENTIAL LOTS

43 X-SMALL (5,033 SQFT)

82 SMALL (8,400 SQFT)

187 MEDIUM (9,100-11,690 SQFT)

29 LARGE (13,000+ SQFT)

Maximum Density
Allowed Per Code: 2.5 DU/Acre

Maximum Number of
Residential Units Allowed Per Code: 398

Open Space Required Per Code: 0%

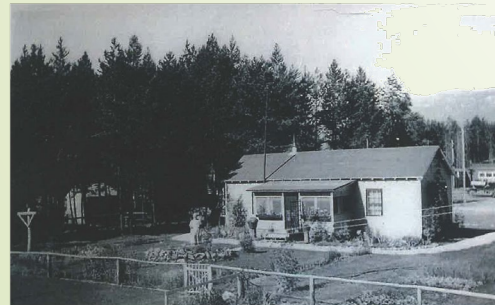
**Note: 87% of Proposed Lots Exceed the
Standard Minimum Lot Size (8,000 sq. ft.)
Required Per Code**



Community Center & Central Park



COMMUNITY CENTER ELEVATION



HISTORIC PHOTOS



PATHWAY SECTION



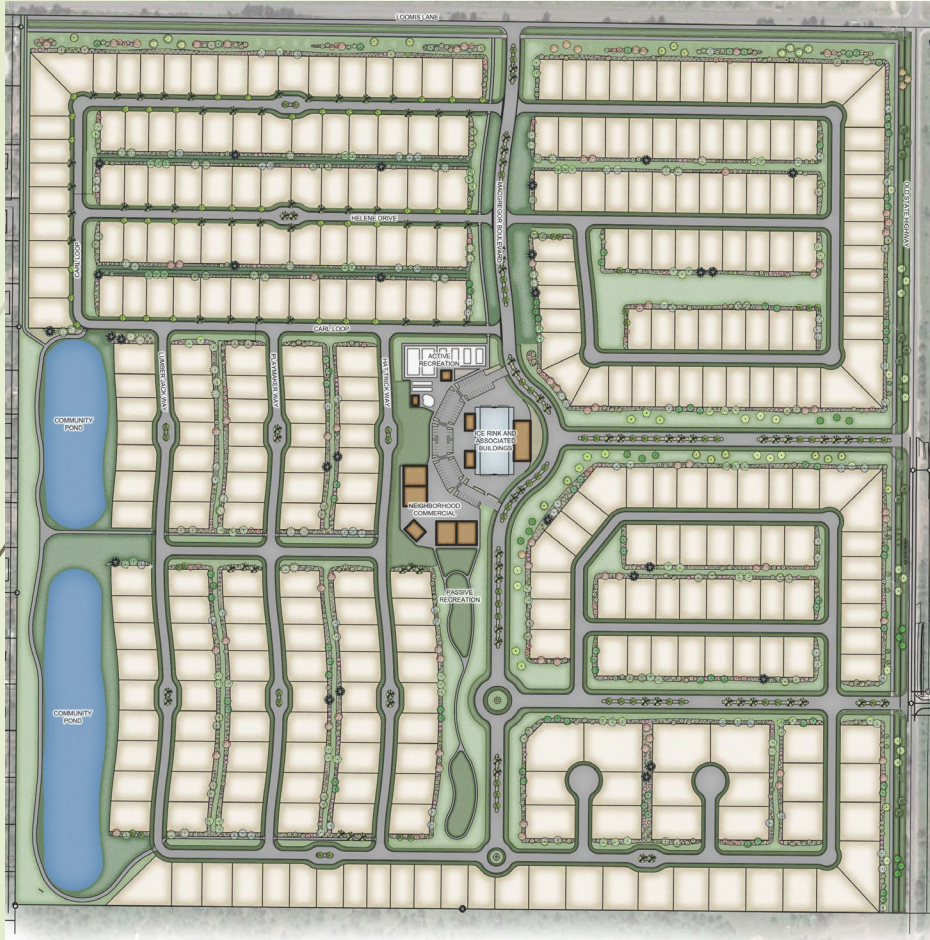
ENTRY MONUMENT CONCEPT



Residential Architecture



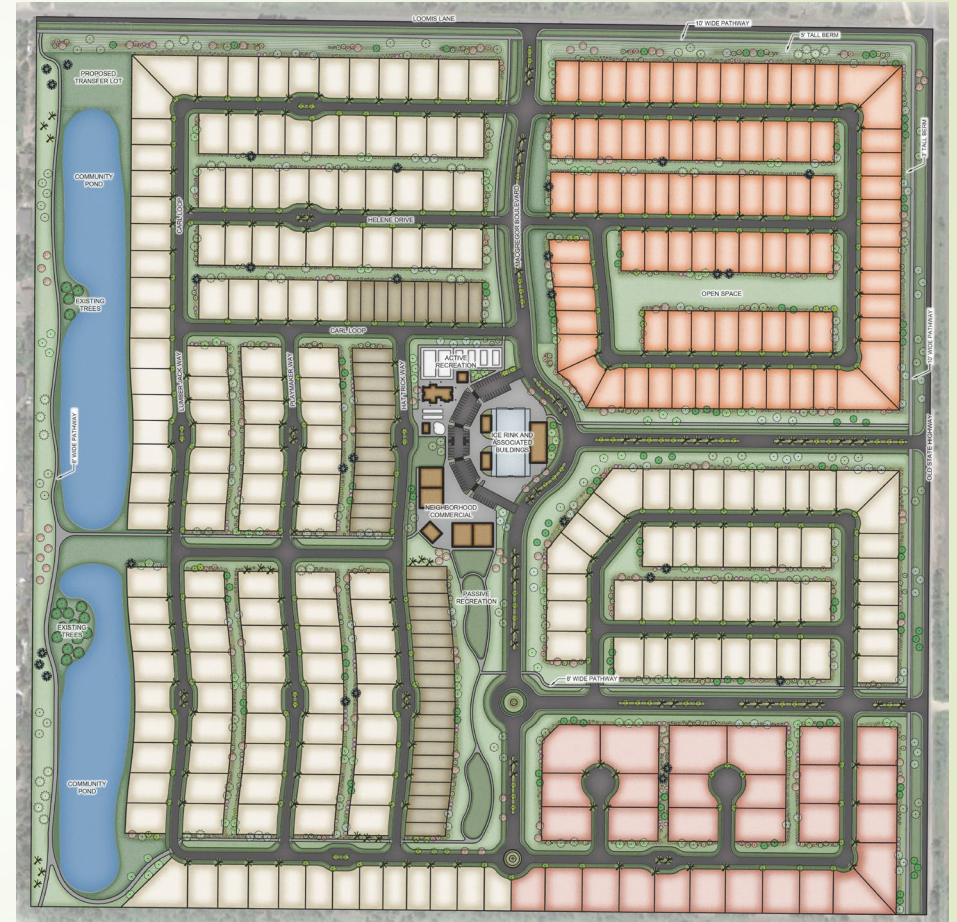
Site Plan Revisions



Original Plan

351 Residential Lots

Total Open Space: 87.11 Acres (54.3%)



Updated Plan

341 Residential Lots

Total Open Space: 98.58 Acres (61.3%)

Common Area Open Spaces



Common Area Open Spaces

