



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

## PUD 23-01 and C.U.P. 23-10 Garnet Valley - Extension Request

**Applicant / Property Owner:** Timberline Development LLC

**Location:** West Roseberry Road x Timberline Drive  
Parts of Parcels RP16N03E170945,  
RP16N03E170965, and RP16N03E171485  
in the NE ¼ Section 17, T.16N, R.3E, Boise  
Meridian, Valley County, Idaho

### Project Description:

Timberline Development LLC is requesting a two-year extension of the conditional use permit and preliminary plat approval that were effective January 17, 2024. Phase 1 Final Plat was to be recorded by January 17, 2026.

Approval was for 306 multi-family units, 10 single-family residential homes, community amenities, and common areas on approximately 39 acres. Eighty-two of the units are to be included as "Workforce Units", with a combination of 80% Annual Median Income (AMI) Restrictions, Low-Income Housing Tax Credit (LIHTC) Restrictions, and a unit for the Donnelly Fire District. The Development Agreement included approval of two phases.

Access would be from W. Roseberry Road (public), Moore Road (private), Price Street (private), and Timberline Drive (private).

An extension is requested to allow the property owner to continue coordinating with the development team, agencies, contractors, and builders.

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This is an action item. The agenda, information such as maps and proposed site plans, and a flyer that details the public hearing process are attached.

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Applications and the contents of the files can be reviewed at the Planning and Zoning office located in the Valley County Annex at 700 S Main Street, Cascade, Idaho.

**More information, including the application  
and staff report, will be posted on the  
meeting dashboard at:**

**[www.co.valley.id.us](http://www.co.valley.id.us)**

## PUBLIC HEARING

**January 8, 2026**

**6:00 p.m.**

**Valley County Courthouse  
2<sup>nd</sup> 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](http://www.co.valley.id.us), and click on "Watch Meetings Live".

The meeting is in-person.

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,  
December 31, 2025.

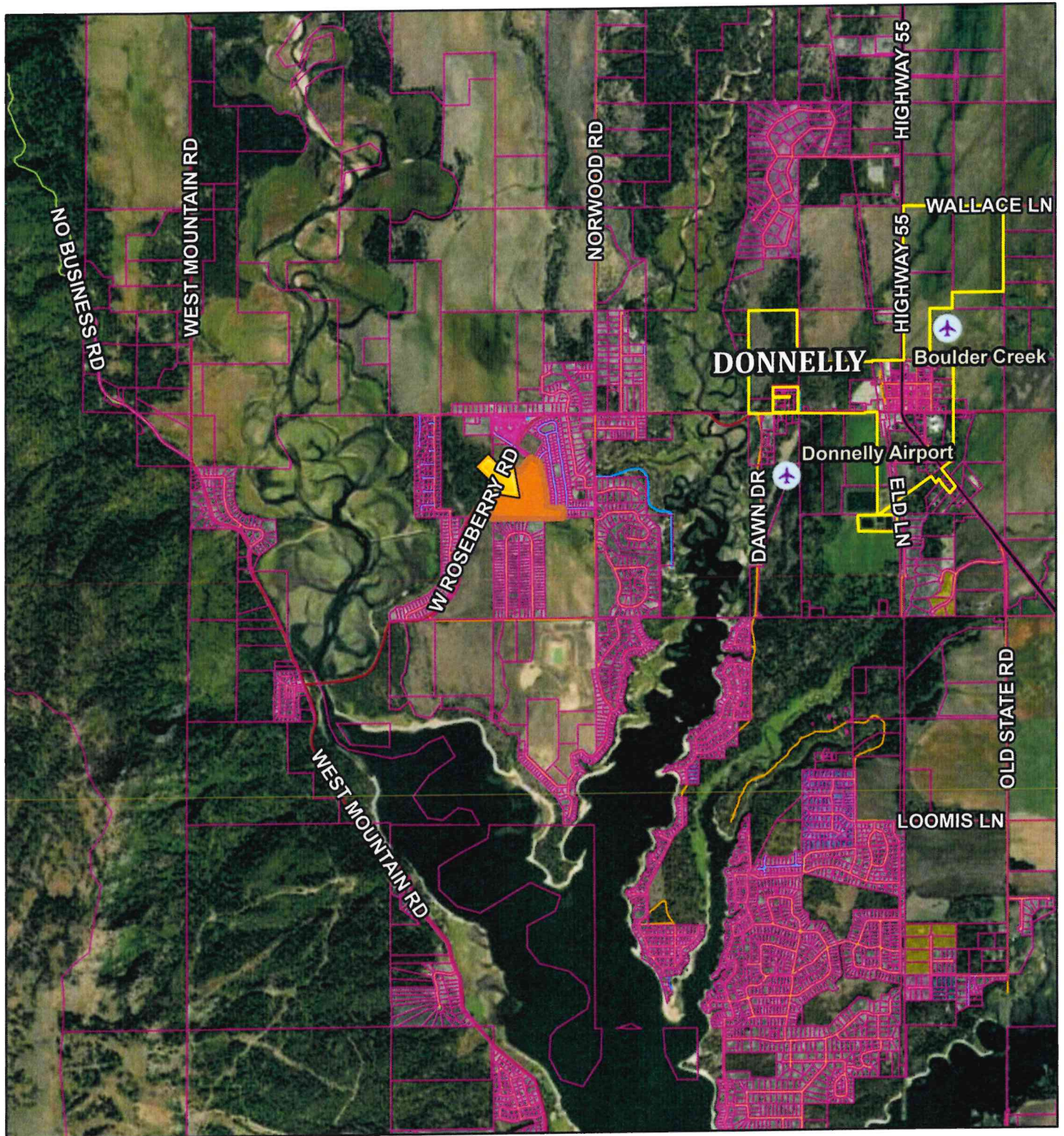
If you do not submit a comment, we will assume you have no objections.

### **Direct questions and written comments to:**










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[cherrick@valleycountyid.gov](mailto:cherrick@valleycountyid.gov)

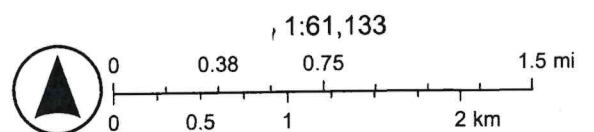


# PUD 23-01 Location Map 2025



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- |  |   |
|--|---|
|  Airstrips            |  MINOR COLLECTOR |
|  Municipal Boundaries |  COLLECTOR       |
|  Parcel Boundaries    |  URBAN/RURAL     |
| <b>Roads</b>   |  USFS            |
|  MAJOR                |  PRIVATE         |



Earthstar Geographics

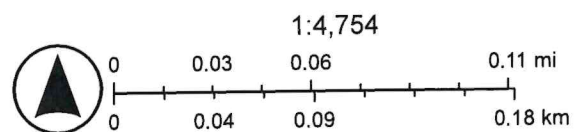


# PUD 23-01 Aerial Map 2025



11/24/2025, 3:39:03 PM

- Address Points
- Parcel Boundaries
- Roads
  - COLLECTOR
  - PRIVATE



Vantor

Created by Valley County



# GARNET VALLEY

CONCEPTUAL, SUBJECT TO CHANGE

## LOT LEGEND

	SINGLE FAMILY RESIDENTIAL
	MULTI-FAMILY
	OPEN SPACE
	NATURAL AREA OPEN SPACE

