



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

P.U.D. 22-01 Roseberry Park PUD A Manufactured Home Park and C.U.P. 22-10 – Preliminary Plat

Applicant: Roseberry Park LLC

Property Owner: Timberline Development LLC

Location: 39.1 acres
Parts of Parcels RP16N03E170945,
RP16N03E170965, and RP16N03E171485
in the NE ¼ Section 17, T.16N, R.3E
Boise Meridian, Valley County, Idaho

Project Description: Roseberry Park LLC is requesting approval of a manufactured home park, community club house, and park amenities. The manufactured residential single-family homes are clustered within the development to provide an affordable option to the work force housing needs of Valley County.

The land would remain under one ownership and the home sites would be leased.

The PUD includes 24.58 acres of residential manufactured home sites, 0.64 acres of new right-of-way dedication along West Roseberry Road, and 4.71 acres of private streets.

The maximum number of residential manufacture home sites would not exceed 201. The average density within the PUD is 5.01 residential units per acre.

The proposal includes approximately 9 acres of recreation/open space, including the club house area, open space, and a 15-foot landscape buffer located between the Meadows at West Mountain's existing single-family residential units and the manufactured home sites. The proposed amenities within the large gathering area include a clubhouse with social room, office space, kitchen, bathrooms, and a gym. The open space would include a playground, dog park, trails, bike repair station, and a pickle ball court. The site has designated snow-storage areas.

Utilities for the development would include central and sewer systems, underground power, and telecommunications. The developer intends to connect into the on-site water supply

(Continued on reverse side)

PUBLIC HEARING

**May 5, 2022
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, April 27, 2022.

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**

which is owned and operated by Timberline Development LLC. The developer will connect to the existing North Lake Recreational Water and Sewer District central sewer system.

Occupancy of the homes is expected for July 2023.

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. 22-10 Roseberry Park PUD – Preliminary Plat** in accordance with Title 10 Subdivision Regulations.
3. **Standards for Manufactured Homes** in accordance with Title 12 Mobile Homes.
4. **Variance from Typical Lot Standards for Proposed Leased Sites:**
 - a. Width reduced from 90-ft to 41-feet
 - b. Size reduced from 8000-sqft to 3813-sqft for single-wide manufactured homes and 5,340-sqft double-wide units.

The 39-acre site is in the NE ¼ Section 17, T.16N, R.3E, Boise Meridian, Valley County, Idaho.

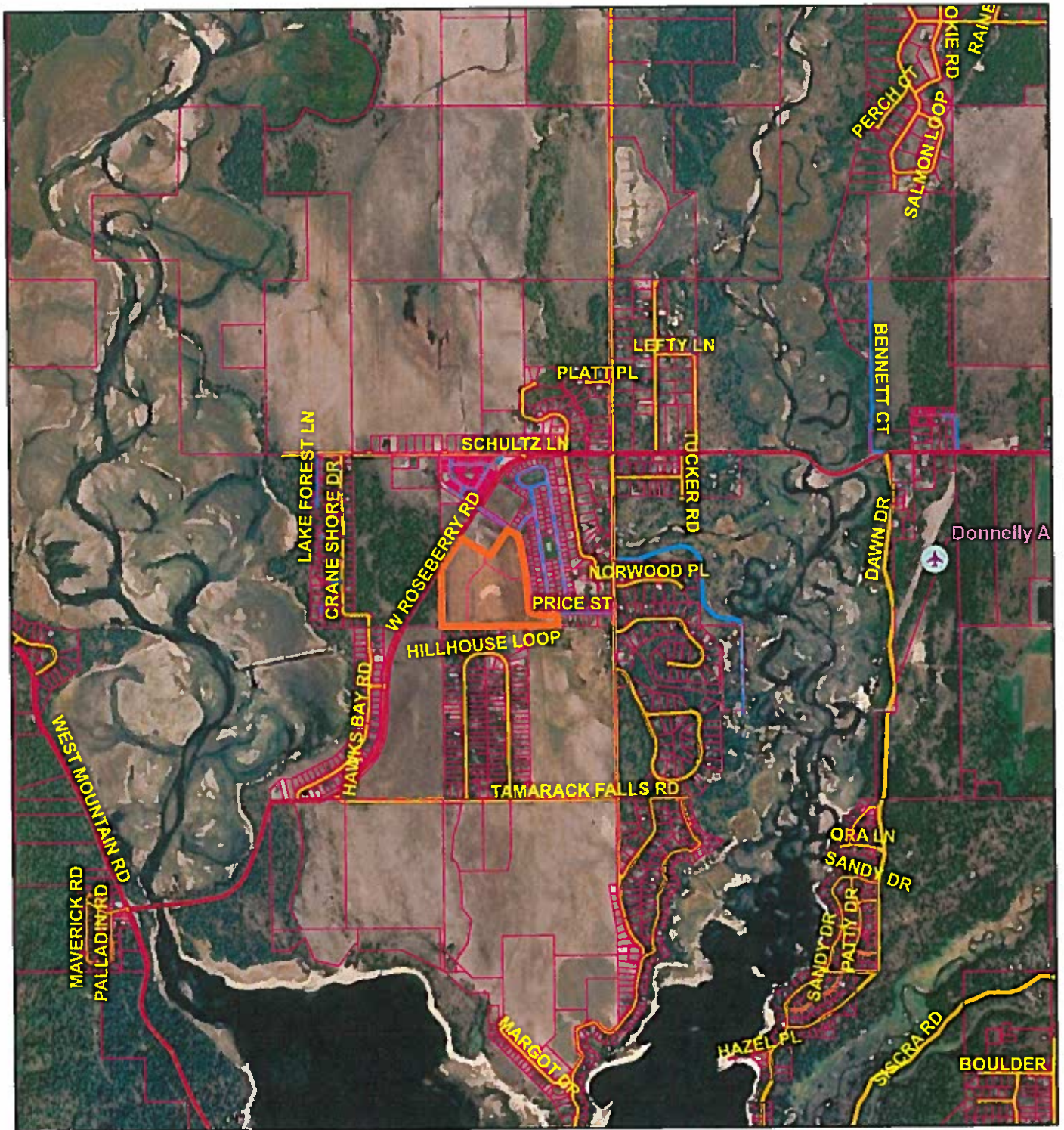
Attached are the agenda, additional information such as maps and proposed site plans, and a page that details the public hearing process.

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:**

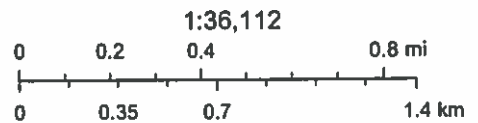
www.co.valley.id.us

C.U.P. 22-10 Vicinity Map



3/21/2022, 3:10:22 PM

-  Airstrips
-  Parcel Boundaries
- All Road Labels
-  COLLECTOR
-  URBAN/RURAL
-  PRIVATE



Maxar

HIGHLAND WOODS LLC.

UNPLATTED

UNPLATTED

CENTER 1/4

AF

HILLHOUSE SUBDIVISION

HILLHOUSE SUBDIVISION NO. 2

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