

Valley County Planning & Zoning Department

219 N. Main
PO Box 1350
Cascade, ID 83611
www.co.valley.id.us
Phone 208-382-7115
Fax 208-382-7119



C.U.P. & Preliminary Plat Application

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT		<input type="checkbox"/> Check # <u>6608</u> or <input type="checkbox"/> Cash
FILE # <u>PUD 22-01 & C.U.P. 22-10</u>		FEE \$ <u>\$1000</u>
ACCEPTED BY _____		DEPOSIT <u>\$1000</u>
CROSS REFERENCE FILE(S): _____		DATE <u>3-22-2022</u>
<input type="checkbox"/> ADMINISTRATIVE PLAT	COMMENTS: _____	
<input type="checkbox"/> SHORT PLAT	_____	
<input checked="" type="checkbox"/> FULL PLAT	_____	

When an application has been submitted, it will be reviewed in order to determine compliance with application requirements. A hearing date will be scheduled only after an application has been accepted as complete.

The following must be completed and submitted with the conditional use permit application:

- ❖ A preliminary plat containing all of the necessary requirements according to the Valley County Subdivision Regulations.
- ❖ A phasing plan and construction timeline.
- ❖ One 8½ x 11" – 300 scale drawing of the proposed subdivision showing only the street names and lots.
- ❖ A plot plan, drawn to scale, showing existing utilities, streets, easements, ditches, and buildings.
- ❖ A landscaping plan, drawn to scale, showing elements such as trees, shrubs, ground covers, and vines. Include a plant list, indicating the size, quantity, location, and name (both botanical and common) of all plant material to be used.
- ❖ A site grading plan clearly showing the existing site topography and detailing the best management practices for surface water management, siltation, sedimentation, and blowing of dirt and debris caused by grading, excavation, open cuts, side slopes, and other site preparation and development.
- ❖ A lighting plan.
- ❖ A Wildfire Mitigation Plan.
- ❖ Names and addresses of property owners within 300 feet of the property lines. Information can be obtained through the Assessor's Office. Only one list is required.

Ten (10) copies of the application and additional materials are required.

We recommend you review Title 9 and Title 10 of the Valley County Code online at

www.co.valley.id.us/planning-zoning or

at the Planning and Zoning Office, 219 North Main, Cascade, Idaho.

Subject to Idaho Statute 55-22 Underground Facilities Damage Prevention.

PROPOSED SUBDIVISION NAME Roseberry Park

APPLICANT Roseberry Park, LLC.

PHONE [REDACTED]

Owner ☒

Option Holder ☐

Contract Holder ☐

APPLICANT'S SIGNATURE [Signature]

DATE 3/9/22

APPLICANT'S MAILING ADDRESS 221 Main Street, Suite 2039, Los Altos, CA 94023-9051

OWNER Timberline Development, LLC.

PHONE [REDACTED]

OWNER'S MAILING ADDRESS 132 SW 5th Avenue, Suite 100, Meridian, Idaho 83642

Nature of Owner's Interest in this Development? Planned Unit Development (PUD)

AGENT/REPRESENTATIVE KM Engineering, LLP.

FAX [REDACTED]

PHONE [REDACTED]

AGENT/REPRESENTATIVE ADDRESS 5725 North Discovery Way, Boise, Idaho 83713

ENGINEER KM Engineering, LLP. - Joe Pachner, P.E.

PHONE [REDACTED]

ENGINEER ADDRESS 5725 North Discovery Way, Boise, ID 83713

1. SIZE OF PROPERTY +/- 39.1 acres

2. NUMBER OF ACREAGE OF ADJACENT LAND HELD BY THIS OWNER n/a

3. ANY RESTRICTIONS ON THIS PROPERTY?

Easements to See Appendix F - Title Report Attached

Deed Restrictions See Appendix F - Title Report Attached

Liens or encumbrances See Appendix F - Title Report Attached

4. LEGAL DESCRIPTION See Appendix E - Legal Description

5. TAX PARCEL NUMBER [REDACTED]

Quarter NE

Section 17

Township 16N

Range 3E

6. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY ARE AS FOLLOWS:

Undeveloped land. No permanent structures. Used for cattle grazing in areas.

7. ARE THERE ANY KNOWN HAZARDS ON OR NEAR THE PROPERTY (such as canals, hazardous material spills, soil or water contamination)? If so, describe and give location: See Appendix F, Exhibit 26 - Environmental Site Assessment in approved PUD application

8. ADJACENT PROPERTIES HAVE THE FOLLOWING BUILDING TYPES AND/OR USES:

North Mountain Meadows Subdivision

South Hillhouse Subdivision and open space (agriculture)

East West Mountain Estates Subdivision, Lake Cascade Forest Subdivision and open space

West Undeveloped (agriculture)

- 8a. TYPE OF TERRAIN: Mountainous ☐ Rolling ☐ Flat ☒ Timbered ☐
- 8b. DOES ANY PORTION OF THIS PARCEL HAVE SLOPES IN EXCESS OF 15%? No
- 8c. DESCRIBE ANY SIGNIFICANT NATURAL RESOURCES SUCH AS ROCK OUTCROPPING, MARSHES, WOODED AREAS: See Appendix D - Impact Report
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- 9a. WATER COURSE: See Appendix D - Impact Report
- 9b. IS ANY PORTION OF THE PROPERTY LOCATED IN A FLOODWAY OR 100-YR FLOODPLAIN?
Information can be obtained from the P&Z Office. Include a map if yes. See Appendix D - Impact Report
- 9c. ARE THERE WETLANDS LOCATED ON ANY PORTION OF THE PROPERTY? See Appendix D - Impact Report
- 9d. WILL ANY PART OF THE PROPERTY BE SUBJECT TO INUNDATION FROM STORMWATER OVERFLOW OR SPRING MELTING RUN-OFF? See Appendix D - Impact Report
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- 10a. NUMBER OF EXISTING ROADS: 7 Width 24' Private or Public? Private
Are the existing road surfaces paved or graveled? Paved
- 10b. NUMBER OF PROPOSED ROADS: 12 Proposed width: 24'
Will the proposed roads be publicly or privately maintained? Private
Proposed road construction: Gravel ☐ Paved ☒
- 11a. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:
Existing utilities in Phases 1-3. No existing utilities within the proposed phases 4-6.
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- 11b. PROPOSED UTILITIES: See Section III - Water, Solid and Sanitary Waste and Utilities
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- Proposed utility easement width 12' Location Centered on property line
- 12a. SOLID WASTE DISPOSAL METHOD: Individual Septic ☐ Central Sewage Treatment Facility ☒
- 12b. POTABLE WATER SOURCE: Public ☒ Water Association ☒ Individual ☐
If individual, has a test well been drilled? Depth Flow Purity Verified?
Nearest adjacent well In West Mountain Estates Sub Depth Flow
13. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? Yes. Lateral ditches for flood irrigation
Are you proposing any alterations, improvements, extensions or new construction? Yes
If yes, explain: Realignment of the irrigation ditch
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14. DRAINAGE (Proposed method of on-site retention): Roadside borrow ditch
Any special drains? No (Please attach map)
Soil type (Information can be obtained from the Soil Conservation District): See Supplement B
15. WILL STREETS AND OTHER REQUIRED IMPROVEMENTS BE CONSTRUCTED PRIOR TO THE RECORDING OF THE FINAL PLAT? Yes
If not, indicate the type of surety that will be put up to ensure the construction of the improvements within one (1) year from the date of filing the plat: See Appendix C - Capital Contribution Agreement
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16. OUTLINE OF PROPOSED RESTRICTIVE COVENANTS: See Appendix B and Section II
- Setbacks: Front _____ Sides _____ Rear _____
- Mobile homes allowed? No
- Minimum construction value TBD Minimum square footage _____
- Completion of construction required within _____ Days ☐ Months ☐ Years ☐
- Resubdivision permitted? No
- Other 86 double-wide sites, 115 single-wide
17. LAND PROGRAM: 3 total (2 single family,
1 private street).
- Acreage in subdivision 39.1 acres/122 total acres Number of lots in subdivision 201 manufactured home sites
- Typical width and depth of lots Single-wide: 41' wide, 101' deep. Double-wide: 53' wide, 101' deep.
- Typical lot area Single-Wide: 4,141 SF; Double-Wide: 5,353 SF Minimum lot area S-W: 3,813 SF; D-W: 5,340 SF Maximum lot area S-W: 5,608 SF; D-W: 8,856 SF
- Lineal footage of streets 8,176 feet Average street length/lot _____
- Percentage of area in streets 14 %
- Percentage of area of development to be public (including easements) _____ %
- Maximum street gradient 1.3%
- Indicate if subdivision is to be completely developed at one time; if not, describe stages _____
- One phase is proposed to be completed in 2023. A detailed phasing plan is included in Section II.
18. COMPLETE ATTACHED PLAN FOR IRRIGATION.
19. COMPLETE ATTACHED WEED CONTROL AGREEMENT.
20. COMPLETE ATTACHED IMPACT REPORT. It must address potential environmental, economic, and social impacts and how these impacts are to be minimized.