



Valley County Board of County Commissioners 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

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 applicant has proposed a **revised** preliminary plat and site plan based on previous concerns:

- Hammerheads were eliminated, and roads connected,
- The number of homes was reduced from 201 to 186,
- Open Space / Snow Storage Area was increased to 26% of the site, and
- Lots were reconfigured,

The revised PUD proposal includes 23.11 acres of residential manufactured home sites, 0.64 acres of new right-of-way dedication along West Roseberry Road, and 5.16 acres of private streets.

The average density within the PUD has been revised from 5.01 to 4.8 manufactured homes per acre.

The proposal includes approximately 10 acres of recreation/open space, including the club house area,

(Continued on reverse side)

PUBLIC HEARING

July 26, 2022

5:00 p.m.

**Courthouse Building
2nd Floor
219 North Main Street
Cascade, ID**

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".

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., July 18, 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 (phone)
cherrick@co.valley.id.us

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

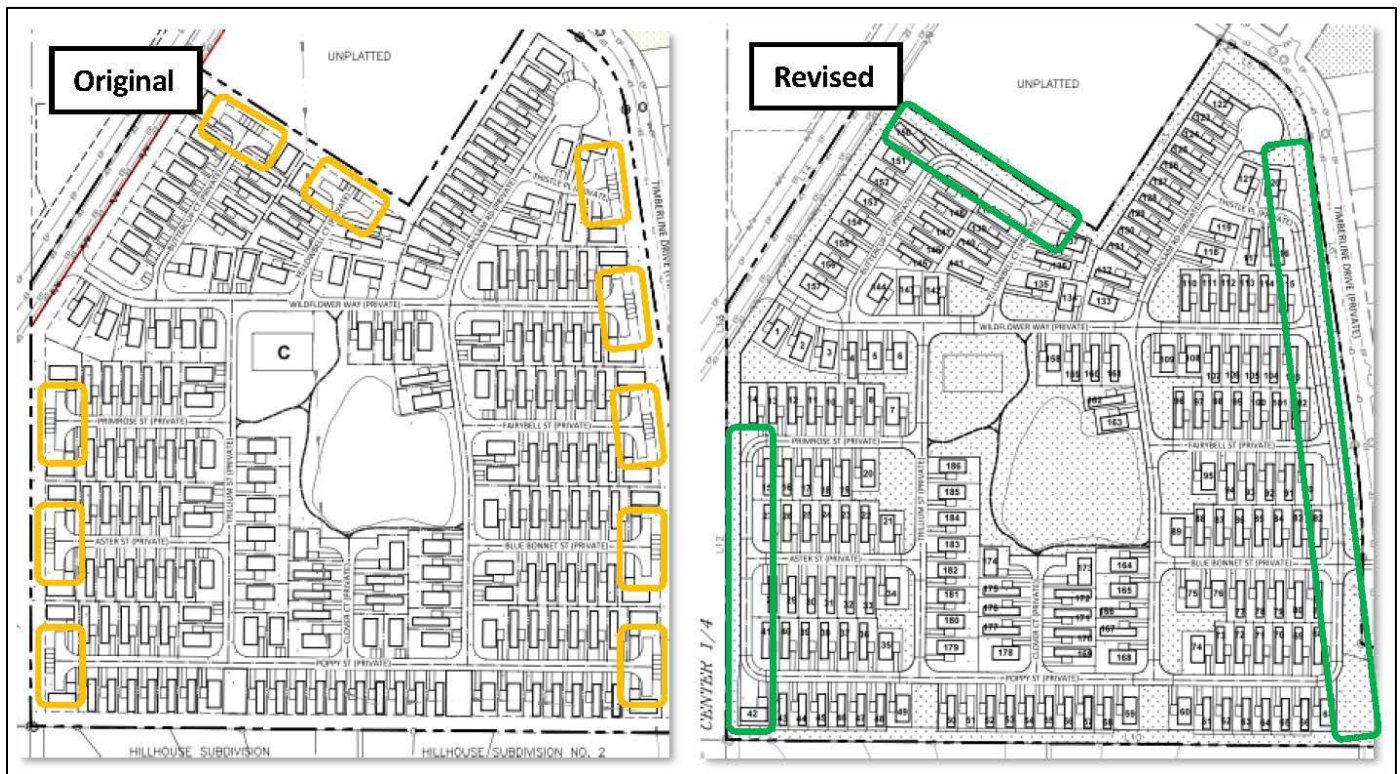
The Planning and Zoning Commission recommended denial on May 12, 2022.

Maps are attached.

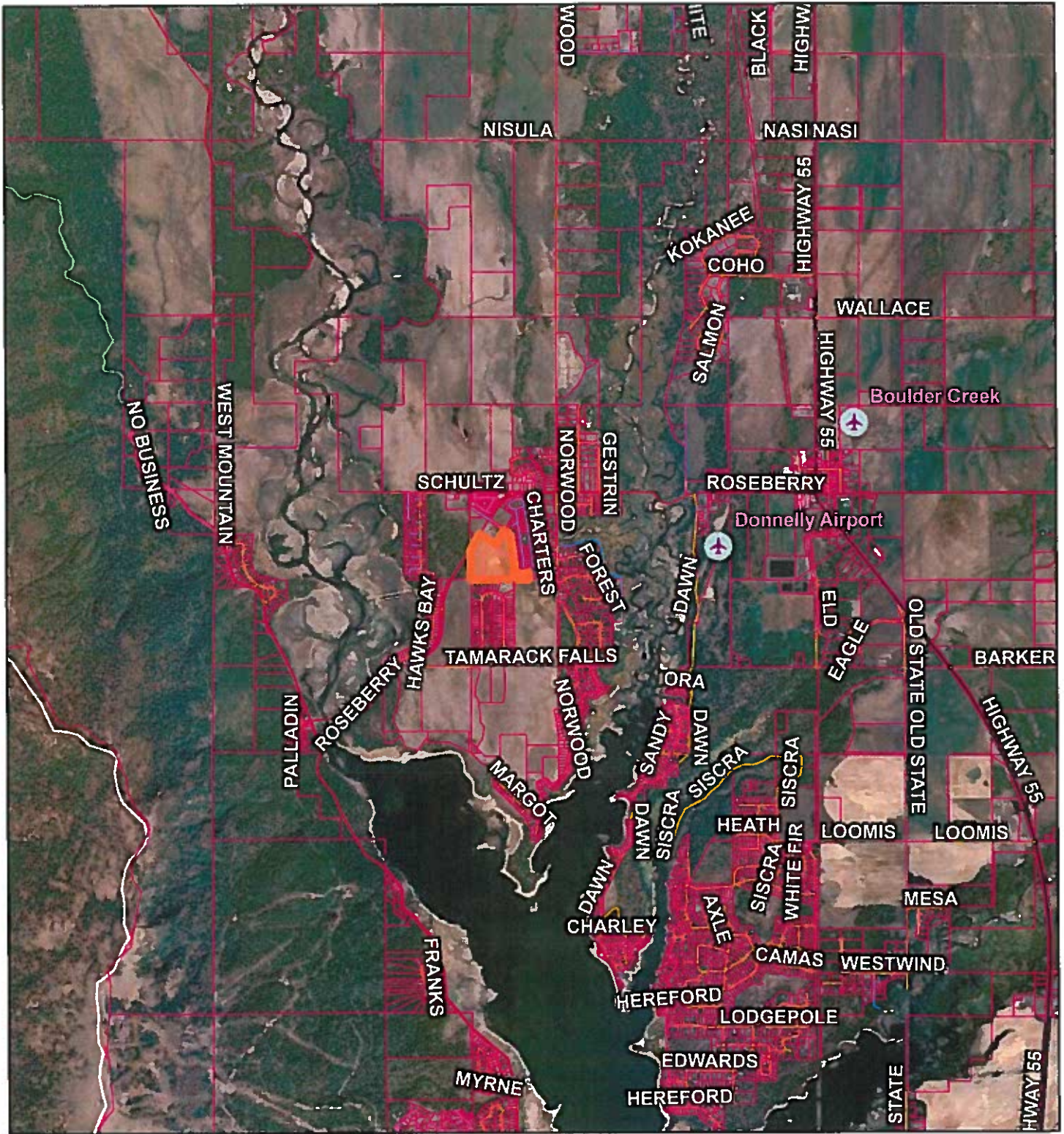
Previous written and emailed comments will be included in the record and sent to the Board of County Commissioners.

More information, including the application, staff reports, and P&Z minutes, will be posted online:

www.co.valley.id.us

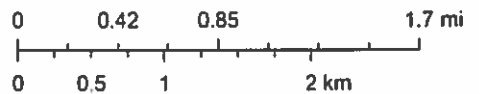


P.U.D. 22-01 Vicinity Map



6/24/2022, 9:10:02 AM

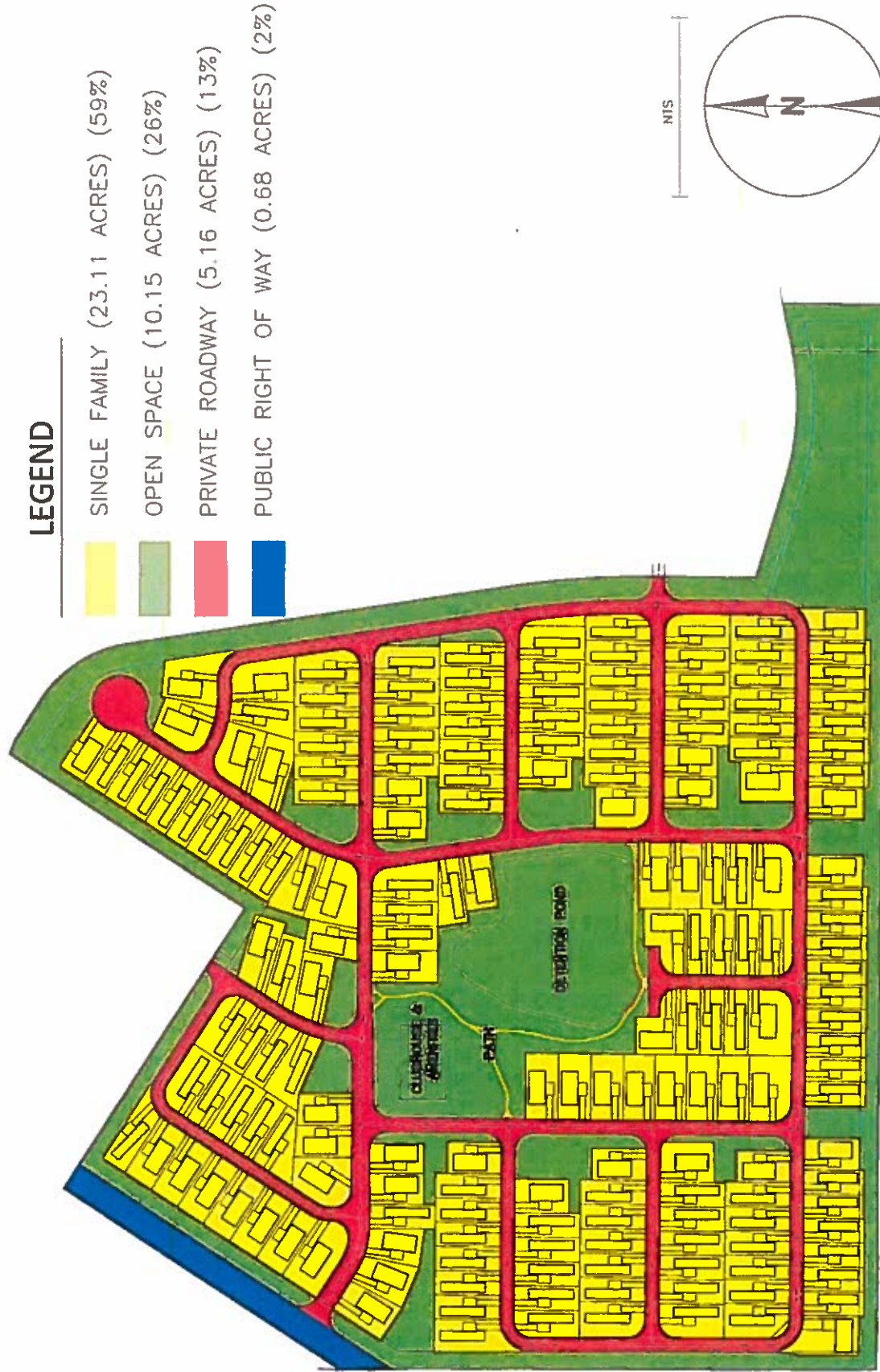
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-  Airstrips
-  Parcel Boundaries
- Roads
 -  MAJOR
 -  MINOR COLLECTOR
-  COLLECTOR
-  URBAN/RURAL
-  USFS
-  PRIVATE

Earthstar Geographics

FIGURE 3: LAND USE MAP



LEGEND

- SINGLE FAMILY (23.11 ACRES) (59%)
- OPEN SPACE (10.15 ACRES) (26%)
- PRIVATE ROADWAY (5.16 ACRES) (13%)
- PUBLIC RIGHT OF WAY (0.68 ACRES) (2%)