



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

PUD 22-02 and C.U.P. 22-29 Valley Meadows PUD

Applicant: Triple Dot Development LLC

Location: West Roseberry Road x Timberline Drive
Parcels RP16N03E170895,
RP16N03E170945, RP16N03E170965,
and RP16N03E170700 located in the
NE ¼ Section 17, T.16N, R.3E,
Boise Meridian, Valley County, Idaho

Project Description: Triple Dot Development LLC is requesting approval of 74 townhomes (5.9 acres), 88 multi-family units (5.9 acres), three commercial lots (1.53 acres), 3.24 acres of recreation/open space, and 4.1 acres of private street area.

Commercial lots would include storage units (45,000-sqft), offices, restaurant, and retail sites.

Three phases are proposed. The site is 20.8 acres.

A variance is requested to reduce the required width of 90-ft at the front setback line to 80-ft for the residential lots.

A community well system would provide water. North Lake Recreational Water and Sewer District would provide central sewer. Underground utilities would be provided.

Greater than 50% of the residential portion of the development is common open space. The commercial and multi-family phases will have at least 15% and 30%, respectively. The total open space is 16%. Proposed amenities include playground equipment, lawn, and community BBQ facilities. Open space will also be used for landscaping and snow storage.

Twenty RV temporary sites would accommodate a portion of the expected employee housing requirements. These would be removed from the site once the project is complete.

(Continued on reverse side)

PUBLIC HEARING

August 11, 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, August 3, 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

Access would be from private roads onto West Roseberry Road (public) and Timberline Drive (private).

Contained within the application is a combination of permits:

1. **Concept Approval and Planned Unit Development** in accordance with Title 9 Land Use and Development.
2. **C.U.P. 22-29 Valley Meadows – Preliminary Plat** in accordance with Title 10 Subdivision Regulations.

The Planning and Zoning Commission will make a recommendation to the Board of County Commissioners.

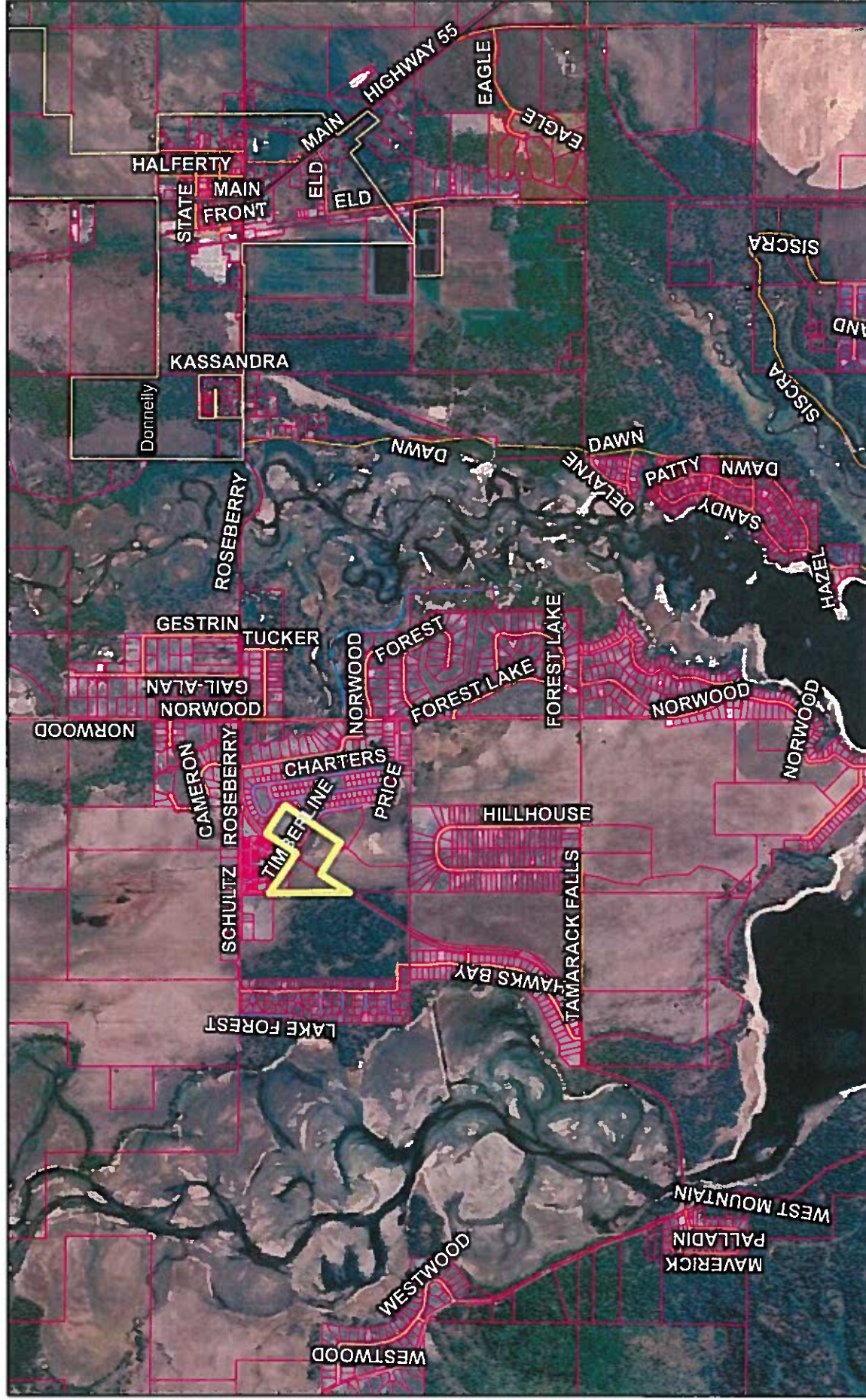
Attached are the agenda, additional information such as maps and proposed site plans, and a page that details the public hearing process.

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

PUD 22-02 Vicinity Map



7/6/2022, 10:47:46 AM

1:36,112

0 0.2 0.4 0.8 mi

0 0.35 0.7 1.4 km

Maxar

Municipalities Roads URBAN/RURAL PRIVATE

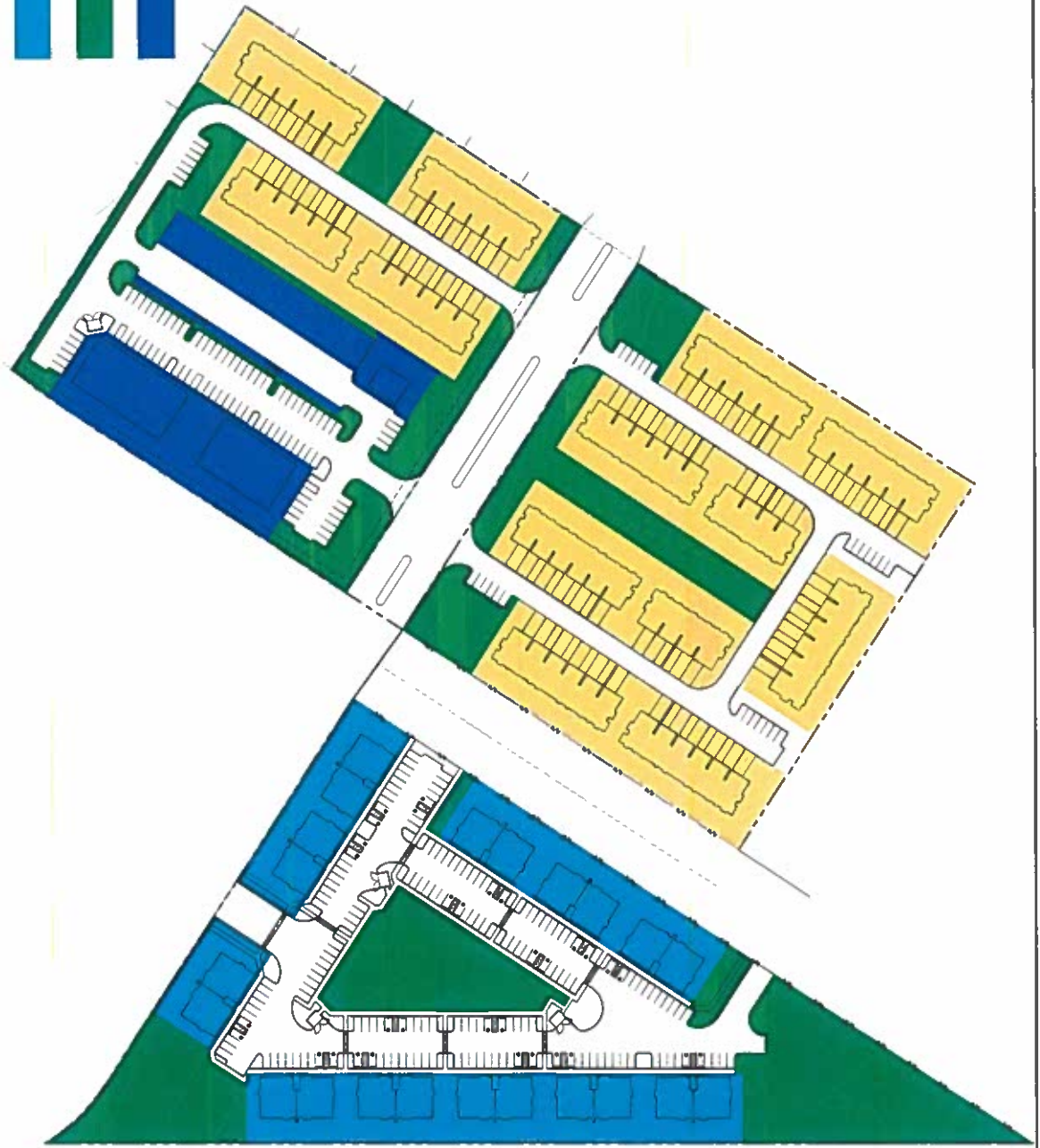
Parcel Boundaries MAJOR COLLECTOR

Collector

FIGURE 3: LAND USE MAP

LEGEND

- TOWNHOUSE — 5.99 ACRES
- MULTI FAMILY — 5.91 ACRES
- OPEN SPACE — 3.24 ACRES
- COMMERCIAL — 1.53 ACRES





NOTES:
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL LOT AREAS ARE APPROXIMATE.
3. ALL LOT DIMENSIONS ARE APPROXIMATE.
4. ALL LOT DIMENSIONS ARE APPROXIMATE.
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9. ALL LOT DIMENSIONS ARE APPROXIMATE.
10. ALL LOT DIMENSIONS ARE APPROXIMATE.



LOT	AREA (SQ. FT.)
1	1,234.56
2	2,345.67
3	3,456.78
4	4,567.89
5	5,678.90
6	6,789.01
7	7,890.12
8	8,901.23
9	9,012.34
10	10,123.45

LOT	AREA (SQ. FT.)	AREA (AC.)
1	1,234.56	0.028
2	2,345.67	0.054
3	3,456.78	0.079
4	4,567.89	0.105
5	5,678.90	0.130
6	6,789.01	0.156
7	7,890.12	0.181
8	8,901.23	0.207
9	9,012.34	0.232
10	10,123.45	0.258

PRELIMINARY PLAT
VALLEY MEADOWS
VALLEY COUNTY, IDAHO
LOT DIMENSIONS



ENGINEER
NAME
ADDRESS
CITY
STATE
ZIP

DATE
SCALE
SHEET NO.
TOTAL SHEETS

1 of 1
pdd 1.1