

# VALLEY MEADOWS

CONCEPTUAL, SUBJECT TO CHANGE



## Valley Meadows

**Planned Unit Development  
& Conditional Use Permit  
(PUD 22-02 & C.U.P. 22-29)**

**Valley County**



# Project Location





# Existing & Proposed Development



## Meadows at West Mountain Phases

Phase 1 – 25.5 acres

Phase 2 – 19.4 acres

Phase 3 – 18.8 acres

## Proposed Valley Meadows Project

11 8-plex units – 5.9 acres

50 townhomes – 5.99 acres

24 townhomes, 2 commercial lots  
and 1 storage lot – 5.6 acres



# Original Approval (2004) – Meadows at West Mountain



## LEGEND

MULTI-FAMILY -	
OPEN SPACE -	
SINGLE FAMILY -	
COMMERCIAL -	



# Proposed PUD to renew expired entitlement – Valley Meadows



# Valley Meadows PUD



## PUD Request

**11 8-plex units**

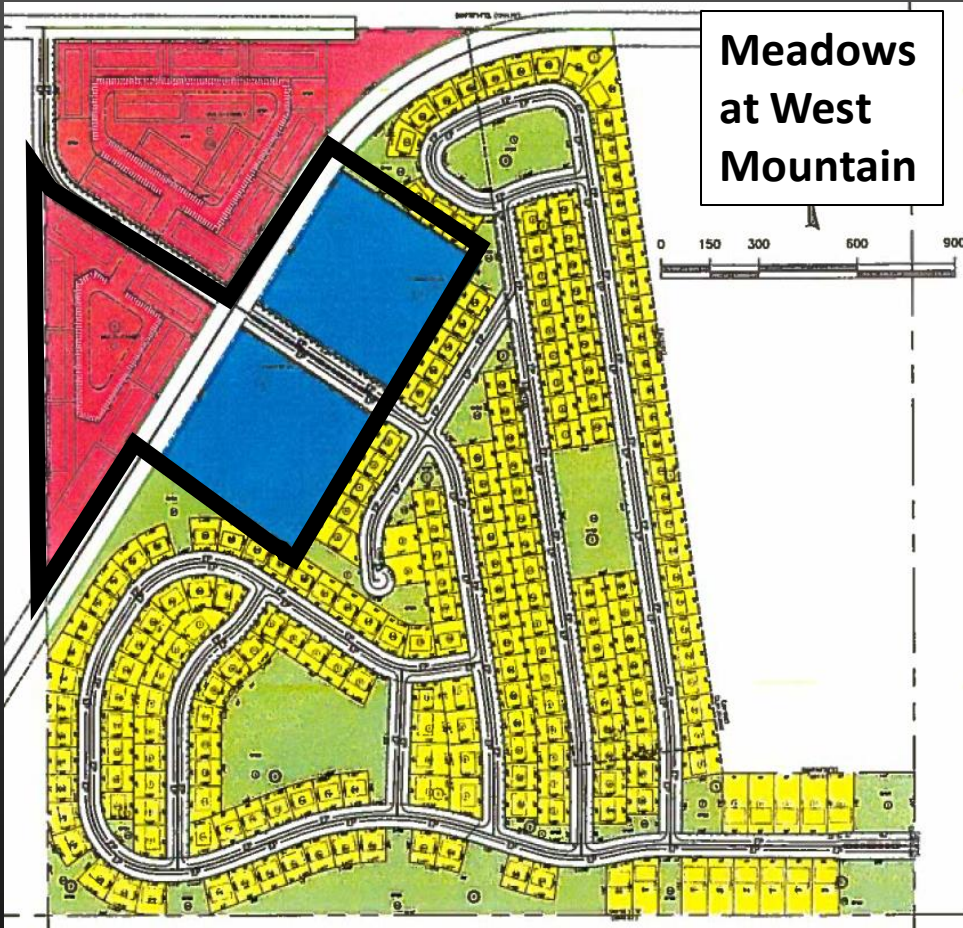
**50 townhomes**

**24 townhomes, 2 commercial lots and 1 storage lot**

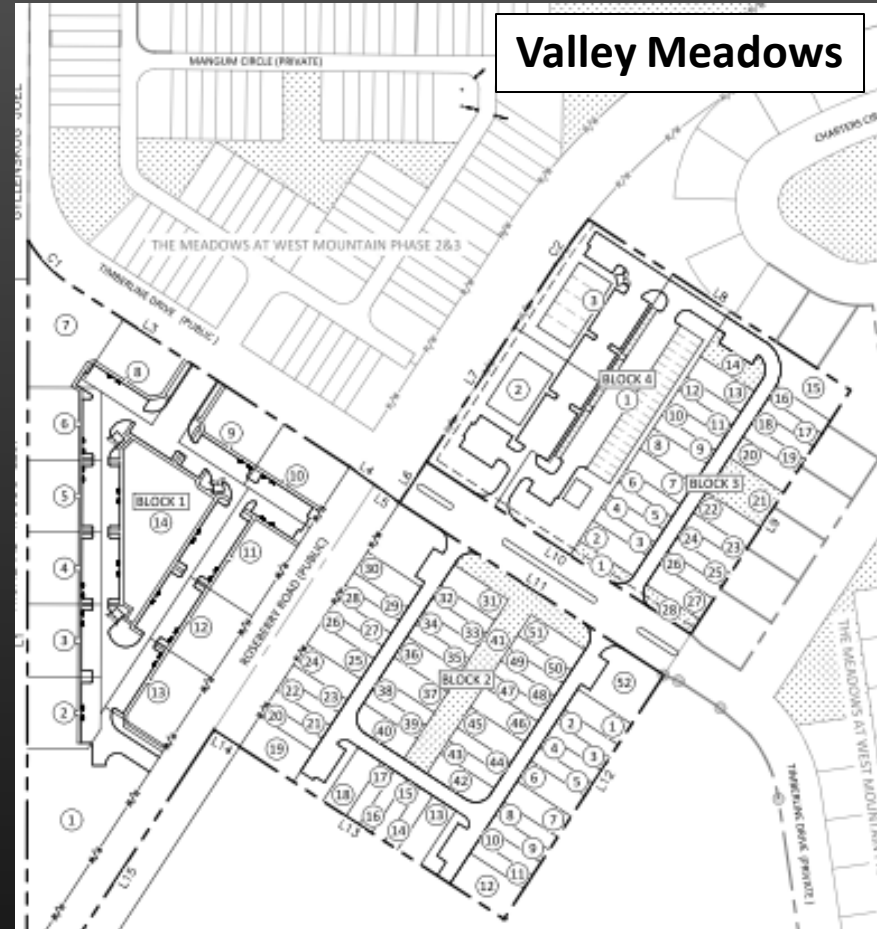
**1 variance from code requested – 80' frontage instead of 90' now required.**



## Meadows at West Mountain



## Valley Meadows



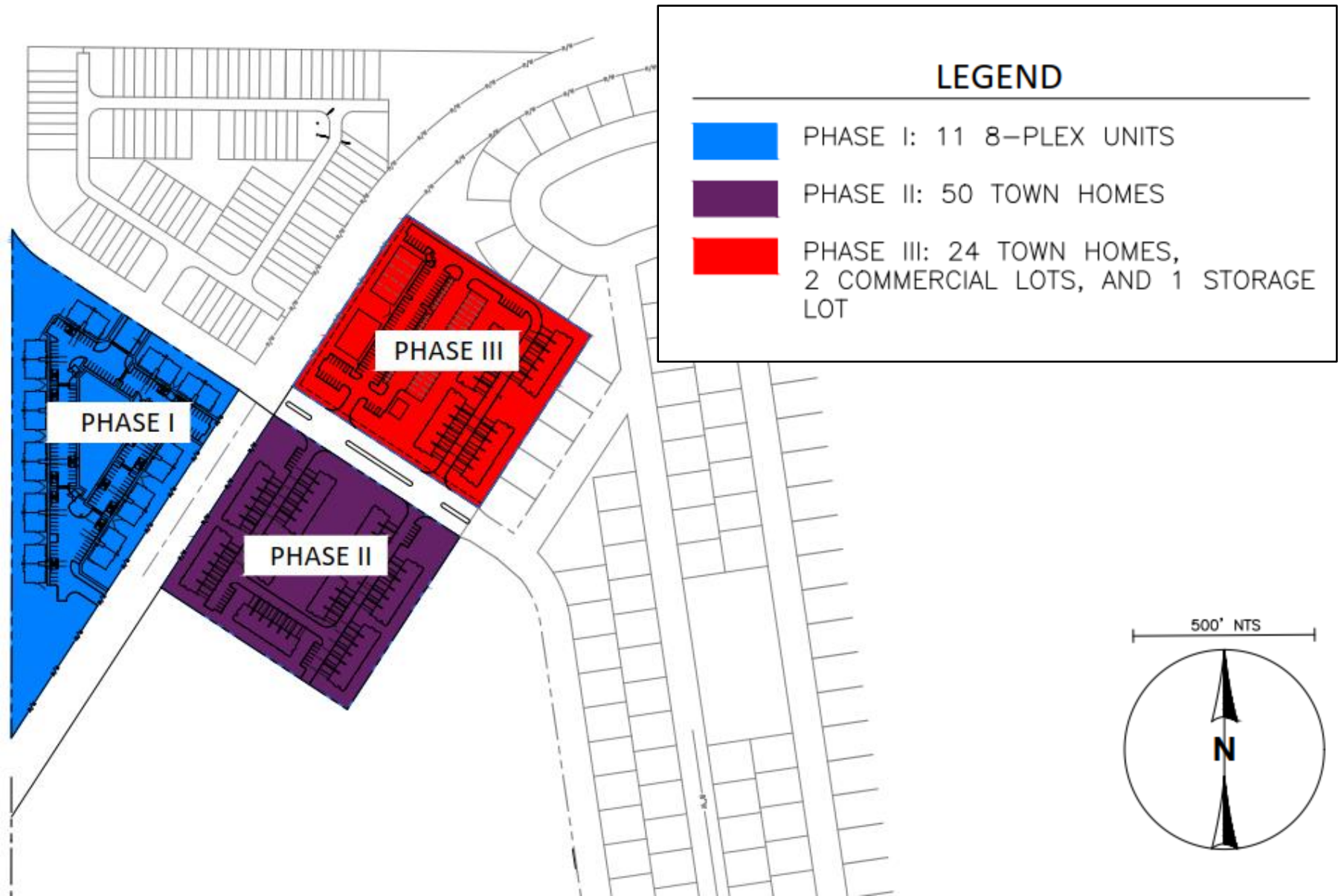
Multi-family layout is reflective of original 2004 approval

Townhome and commercial layouts are consistent with use proposed in 2004

Layouts comply with current code

– with the exception of 80' frontage, instead of 90'

# Phasing Plan





# Proposed Commercial Uses





# Proposed Commercial Uses





# Compatibility with Existing Development





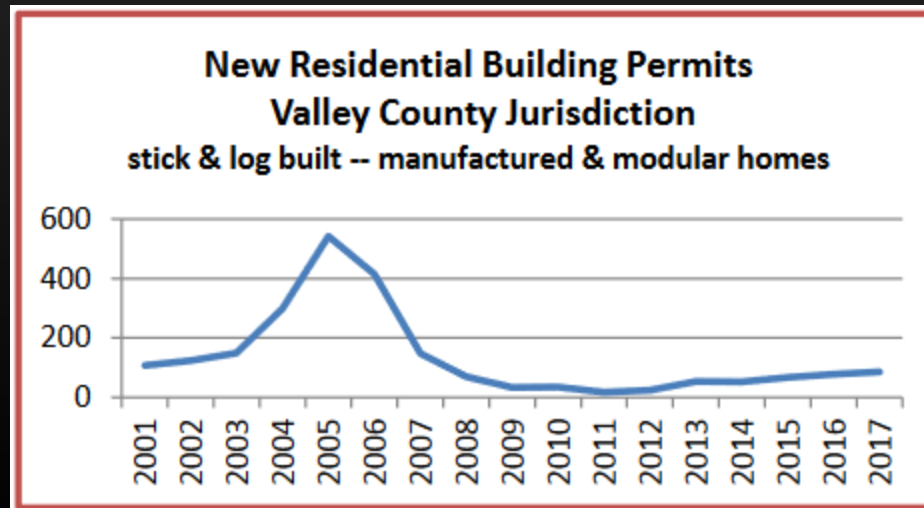




# Comprehensive Plan - Housing

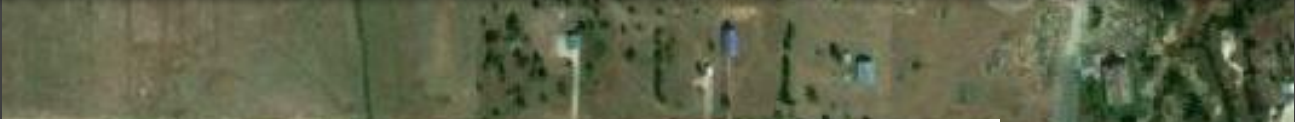
2 The major housing issue raised during the 2003 Comprehensive Plan update was affordable housing for full-time residents -- the same holds true for the current Comprehensive Plan update. The largest concern is with the inability to hire employees to fill jobs without available housing. Job positions have been offered at the Valley County courthouse, but people are unable to relocate to the West Central Mountains due to the lack of housing. A number of concerns were also raised about the pattern of new residential and non-residential development in the county.

4 The Needs Assessment identified a striking need for affordably priced housing in Valley and Adams Counties. Traditionally the economy in Valley County has been resource based. Changing market forces, such as the opening of the Tamarack Resort in Valley County, the growth of the McCall area, and a national trend of people moving to more rural areas, have had a tremendous impact on Valley County. As these market forces continue to evolve, we can expect to see a deepening of the problems we have begun to experience with respect to affordably priced housing.







# Comprehensive Plan



**Goal I:** To encourage an adequate supply and variety of affordable and quality housing types for the local residents including current and future, working and retired.



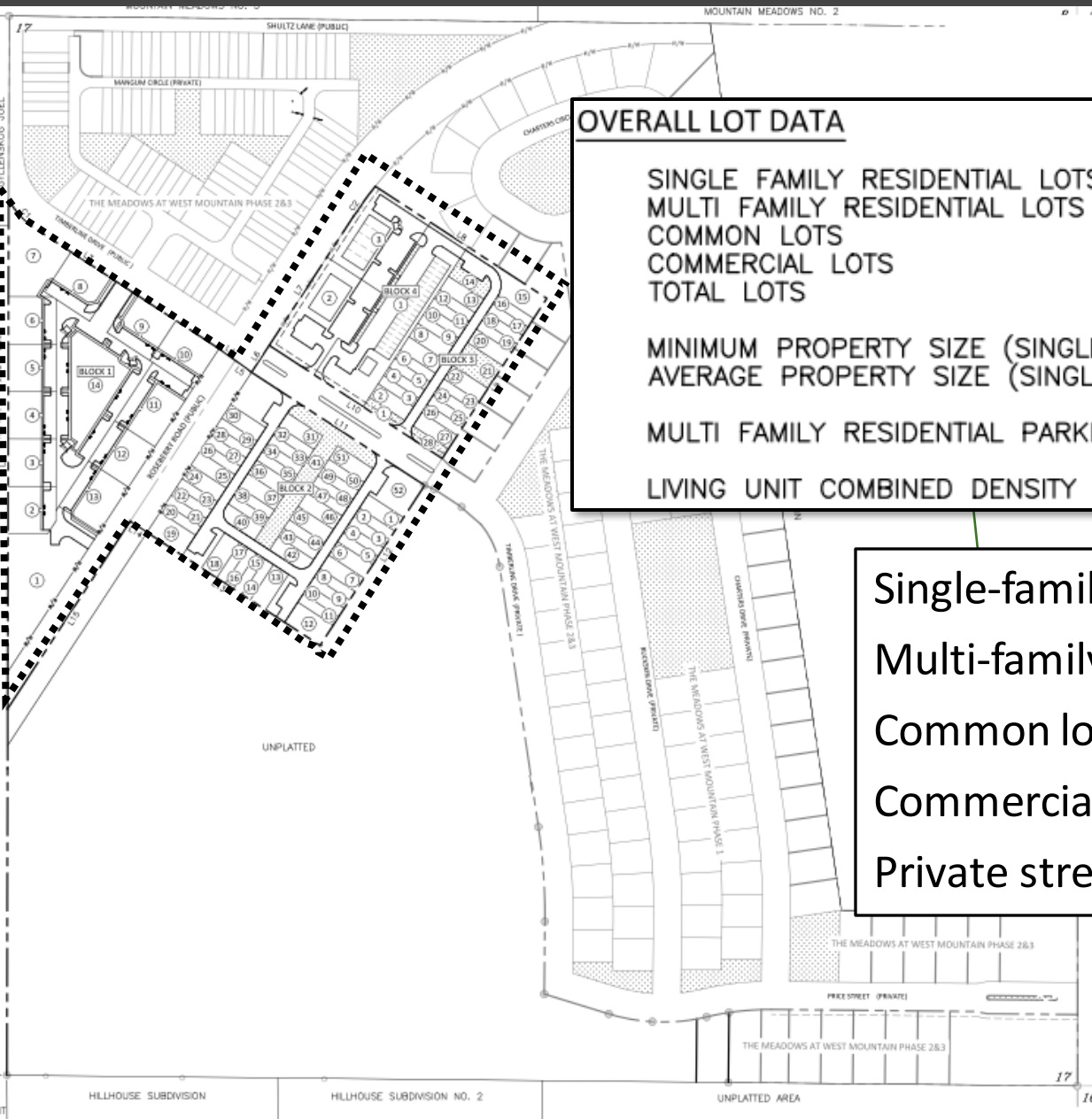
**Goal IV:** To encourage new development in or near the existing cities and communities in Valley County.



**Goal V:** Provide a variety of quality housing types for current and future working and retired residents.



# Preliminary Plat



## OVERALL LOT DATA

SINGLE FAMILY RESIDENTIAL LOTS	74	
MULTI FAMILY RESIDENTIAL LOTS	11	
COMMON LOTS	10	
COMMERCIAL LOTS	1	
TOTAL LOTS	96	
MINIMUM PROPERTY SIZE (SINGLE FAMILY)	3,341	SQ. FT.
AVERAGE PROPERTY SIZE (SINGLE FAMILY)	4,011	SQ. FT.
MULTI FAMILY RESIDENTIAL PARKING STALLS	177	STALLS
LIVING UNIT COMBINED DENSITY	4.09	UNITS/ACRE

Single-family lot area: 5.99 acres (29%)

Multi-family lot area: 5.91 acres (28%)

Common lot area: 3.24 acres (16%)

Commercial area: 1.53 acres (7%)

Private street area: 4.11 acres (20%)



# Open Space and Site Amenities



Dog Park

Tot Lot / children's play structure

Internal pedestrian connections

Open space throughout will act as snow storage

Crosswalk at Roseberry Road and Timberline Drive intersection – *have highway department's support*

# Typical Townhome Elevations



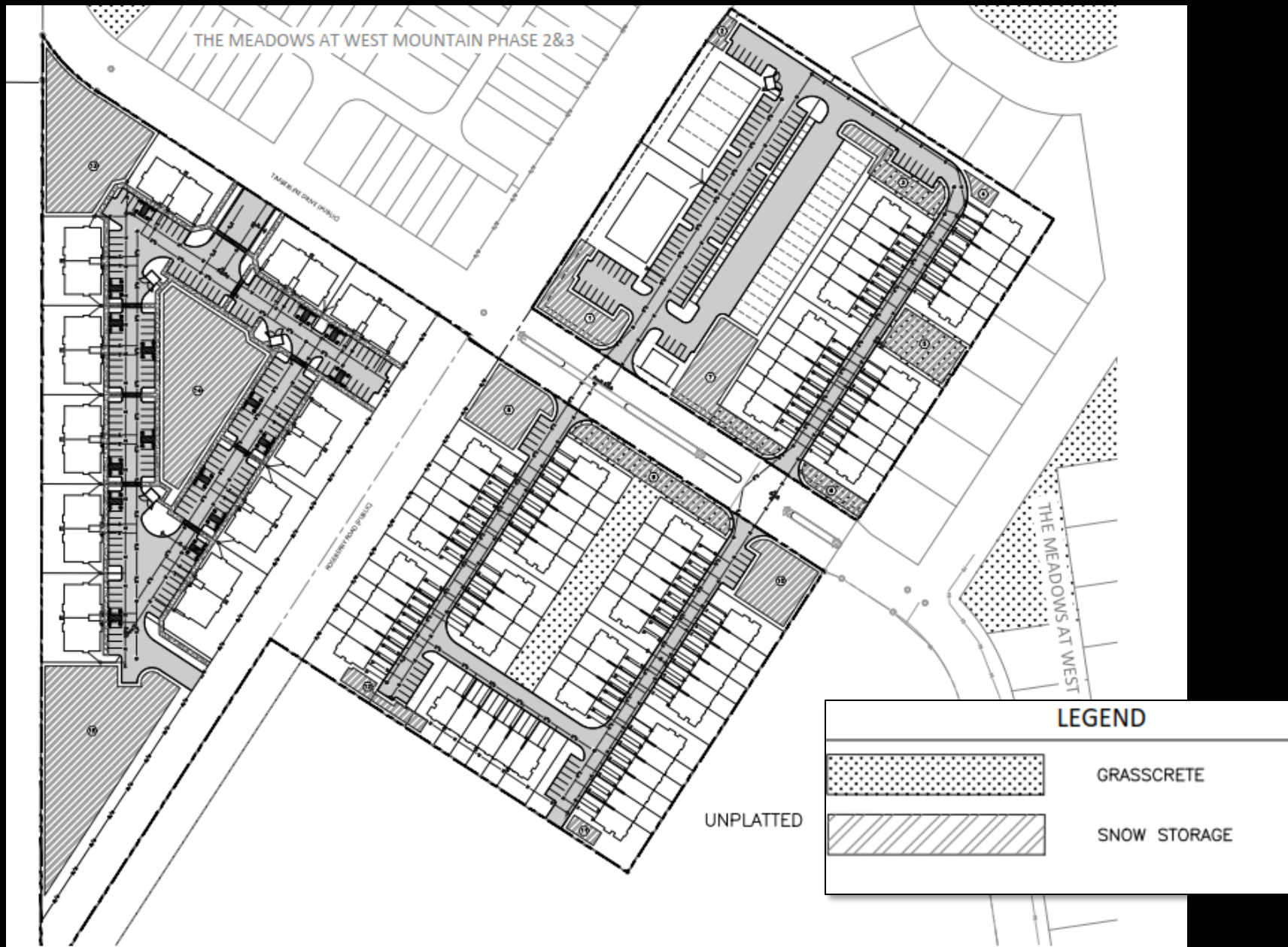


An aerial satellite view of a suburban landscape. A large, dark, irregularly shaped lake dominates the center and left side of the image. To the right of the lake, there is a golf course with several green fairways and a cluster of buildings, possibly a clubhouse or maintenance facility. The surrounding area is a mix of residential housing, roads, and open fields. The text "THANK YOU" is overlaid in the center of the image.

THANK YOU



# Snow Storage Exhibit





**GRANITE**  
**Excavation Inc,**  
**Cascade, ID**  
**We're Diggin This Business**



Josh P. Davis, President

23 Warm Lake Hwy  
Cascade, ID 83611

PHONE  
(208) 382.4188

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E-Mail: [josh@graniteexcavation.com](mailto:josh@graniteexcavation.com)

Website: [www.graniteexcavation.com](http://www.graniteexcavation.com)

August 10, 2022

Cynda Herrick  
Planning & Zoning Department  
Valley County  
P.O. Box 1350  
Cascade, ID 83611

**RE: Valley Meadows PUD – Valley County, ID**  
**Snow Storage Review Letter**

Dear Cynda:

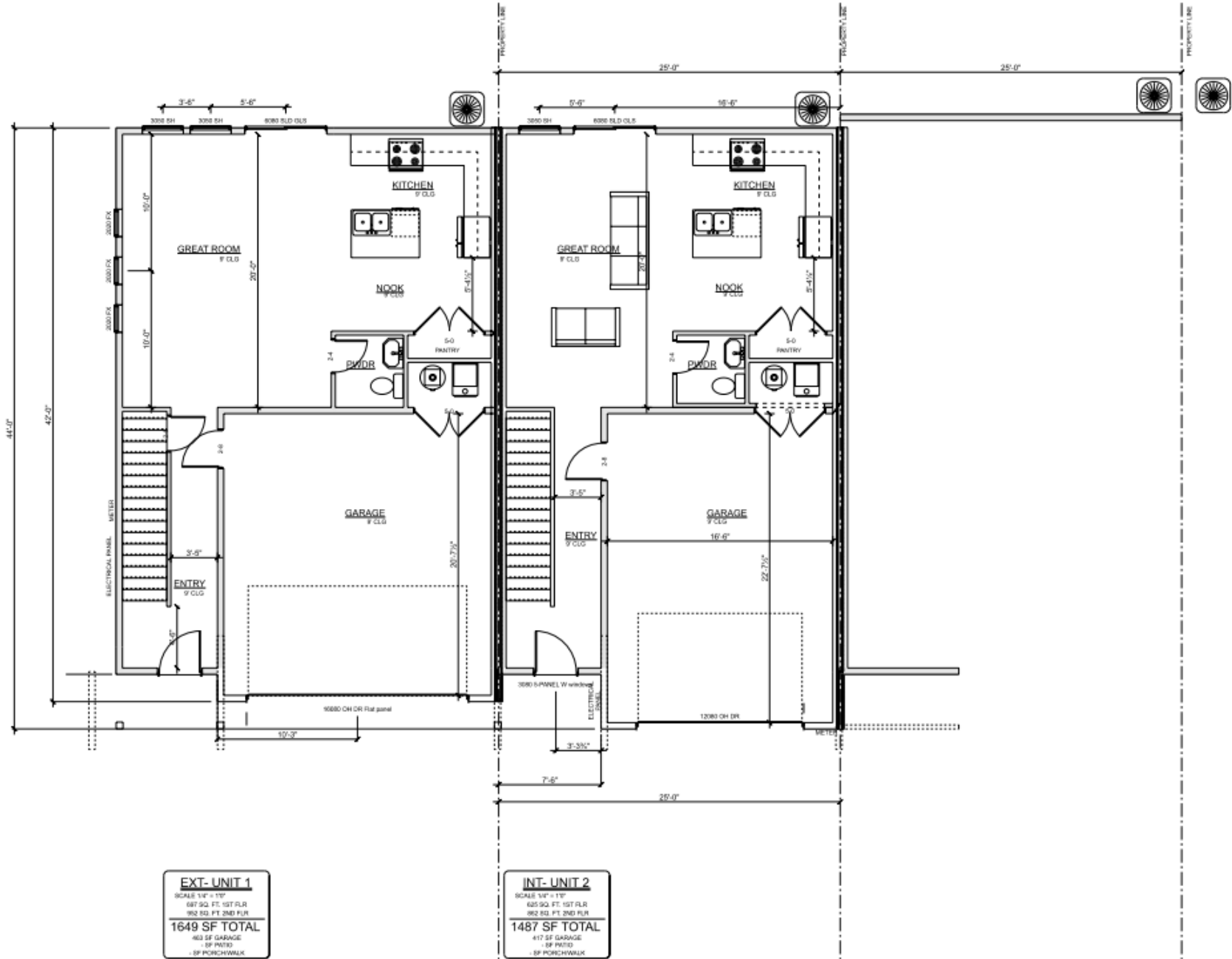
I was asked to review the attached snow storage exhibit regarding the above-mentioned proposed project. Granite Excavation, Inc has provided commercial snow removal in Valley County over the past 18 years. Based on my experience, it is my opinion that the site layout and areas provided for snow storage are sufficient.

Sincerely,

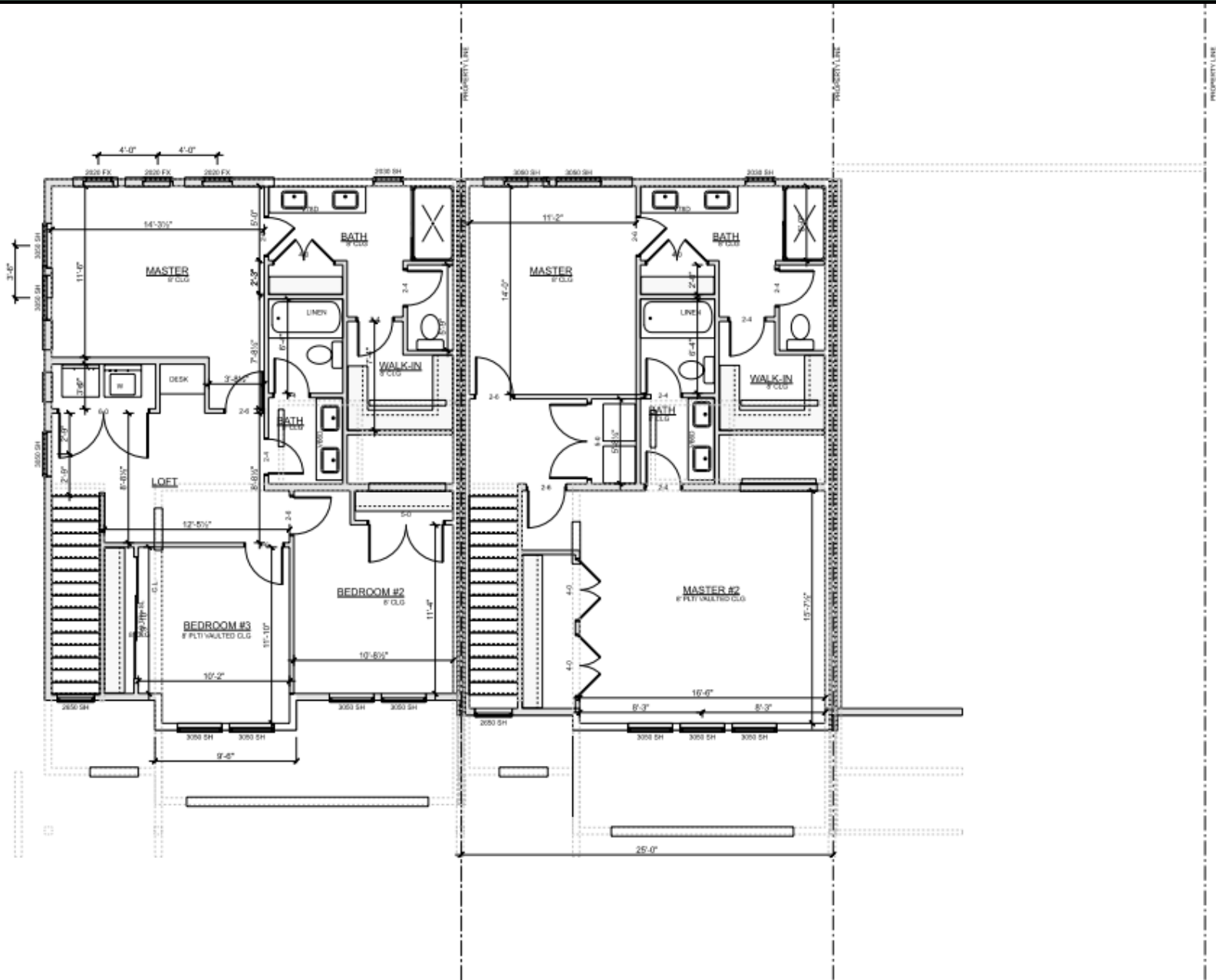
Josh Davis



# Townhome Floor Plan



# Townhome Floor Plan





# 8-plex Typical Elevations







# VALLEY MEADOWS

CONCEPTUAL, SUBJECT TO CHANGE



## LOT LEGEND

	APARTMENTS
	TOWNHOMES
	COMMERCIAL



A DOG PARK



B LARGE TOT LOT

1. **Staff recommends there be some sort of a guarantee of a service business.**
  - a. Triple Dot Development LLC is great with this recommendation. Part of our design is to have a local watering hole establishment. So that the residents of the community have a gathering place.
2. **What is the projected cost to purchase a townhome?**
  - a. The townhomes will not be for purchase; they are rental product.
3. **Will the development look like the renderings?**
  - a. Yes. The renderings were designed with this particular project in mind.
4. **Do the townhomes come with a backyard? Will maintenance be conducted by the HOA?**
  - a. Yes, the townhomes will include access to a backyard. Maintenance for the entire development will be handled through the HOA. Triple Dot Development LLC is open to privacy fencing, the reason it was not previously included was due to the desire for a more open concept feel.
5. **Will there be individual meters for water and sewer?**
  - a. No, water and sewer will be assessed in the rent through ratio utility billing services.
6. **Will there be a central location for school children to wait for the bus? Is it protected from the elements?**
  - a. Yes, there will be a central location provided for the children to wait for the bus. Yes, the location will be protected from the elements.
7. **Will there be short-term rentals allowed?**
  - a. No, no short-term rentals will be allowed. We anticipate the entry-level rents for the one-bedroom townhome to be \$720/mo, two -bedroom \$1440/mo, and three-bedroom \$2160/mo. These of course are subject to change with market conditions.

## VALLEY MEADOWS – STAFF COMMENTS

\*Triple Dot Development LLC has read through and is in agreement with staff comments from the Staff Report. Triple Dot Development LLC will continue to work with staff to ensure a mutually beneficial development for Donnelly, ID. Some of these changes will be the color scheme of the storage units blending with the other product types; as well as, being open to the public. No wood-burning devices will be included in any of our units. We look forward to collaborating with staff to address any outstanding comments or concerns that may arise. Triple Dot Development LLC is also in agreement with conditions of approval.