



# Valley County Board of County Commissioners Invites You to Participate in a PUBLIC HEARING

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

**Applicant:** Triple Dot Development LLC

**Owner:** Timberline Development LLC

**Location:** 20.8 acres  
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 a planned unit development that consists 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 central 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.

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

*(Continued on reverse side)*

## PUBLIC HEARING

# October 4, 2022

## 9:30 a.m.

**Courthouse Building  
2<sup>nd</sup> 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](http://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., September 26, 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](mailto:cherrick@co.valley.id.us)

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 recommended approval on August 11, 2022.

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Maps are attached.

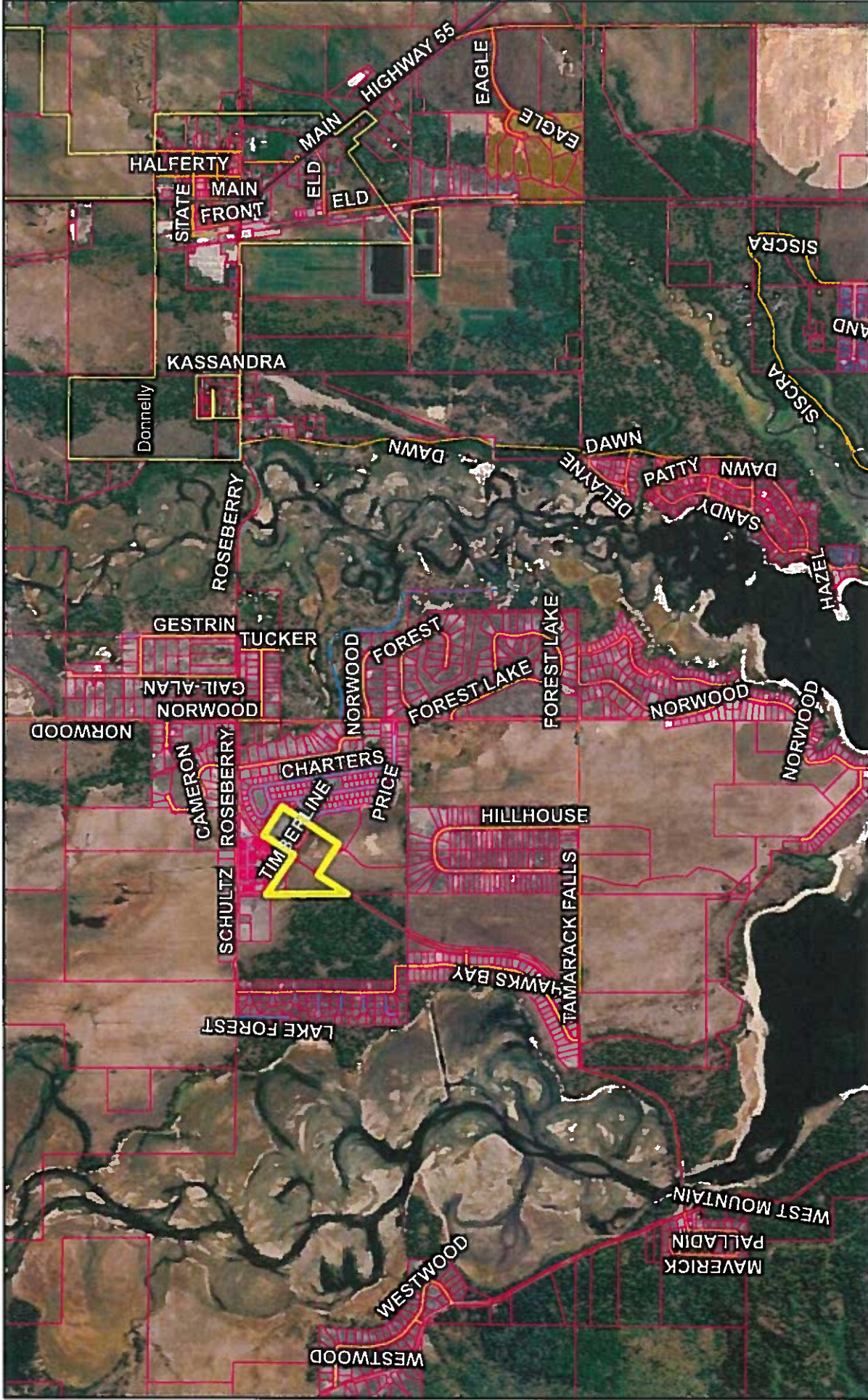
Previous written and emailed comments will be included in the record and sent to the Board of County Commissioners.

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

**[www.co.valley.id.us](http://www.co.valley.id.us)**

# PUD 22-02 Vicinity Map



7/16/2022, 10:47:46 AM

- Municipalities
- Roads
- Parcel Boundaries
- MAJOR
- COLLECTOR
- URBAN/RURAL
- PRIVATE

1:36,112

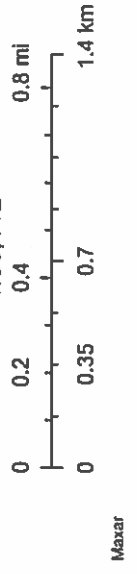
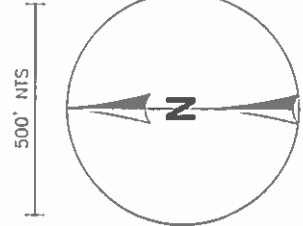
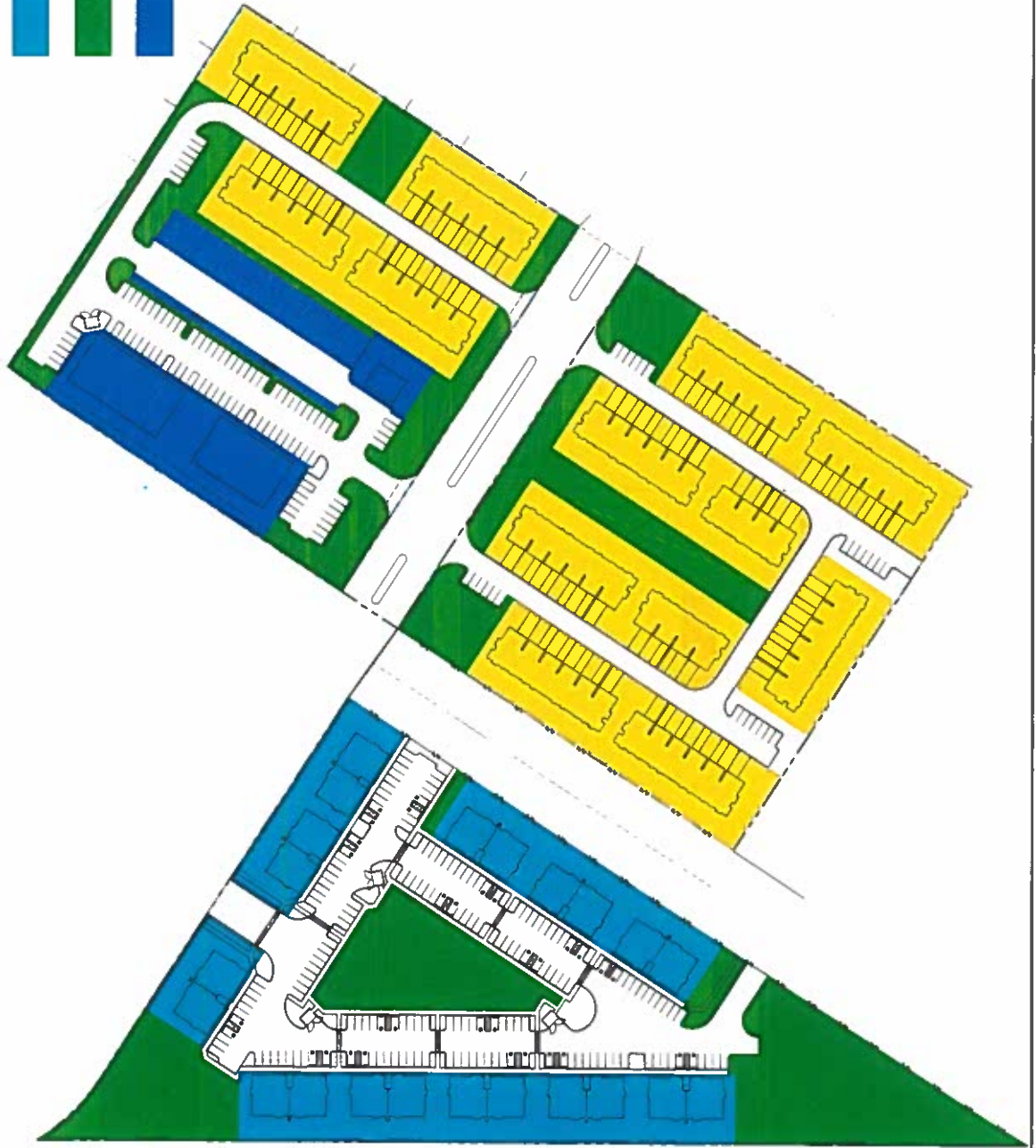


FIGURE 3: LAND USE MAP

LEGEND

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



This development is not to be construed as a guarantee of any kind. It is intended for informational purposes only and is not to be used for any other purpose.





NO.	DATE	REVISIONS

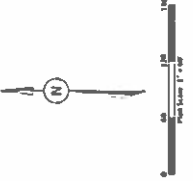
VALLEY MEADOWS  
PRELIMINARY PLAT  
VALLEY COUNTY, IDAHO  
LOT DIMENSIONS

**K.M. ENGINEERING, INC.**  
Professional Engineer  
No. 12114  
State of Idaho  
08/20/11

PROJECT: VALLEY MEADOWS  
SHEET NO: PP11

**SHEET CONTENTS**

SHEET 001a: SITE PLAN FOR GUEST AND RESIDENTS  
SHEET 001b: LOT DIMENSIONS AND PLAT  
SHEET 002: GUEST AND RESIDENTS CONSTRUCTION  
SHEET 003: GUEST AND RESIDENTS CONSTRUCTION  
SHEET 004: GUEST AND RESIDENTS CONSTRUCTION



**LOT TABLE**

LOT	AREA (AC)	AREA (SQ FT)
1	0.10	6,912
2	0.10	6,912
3	0.10	6,912
4	0.10	6,912
5	0.10	6,912
6	0.10	6,912
7	0.10	6,912
8	0.10	6,912
9	0.10	6,912
10	0.10	6,912
11	0.10	6,912
12	0.10	6,912
13	0.10	6,912
14	0.10	6,912
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16	0.10	6,912
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18	0.10	6,912
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38	0.10	6,912
39	0.10	6,912
40	0.10	6,912
41	0.10	6,912
42	0.10	6,912
43	0.10	6,912
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47	0.10	6,912
48	0.10	6,912
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92	0.10	6,912
93	0.10	6,912
94	0.10	6,912
95	0.10	6,912
96	0.10	6,912
97	0.10	6,912
98	0.10	6,912
99	0.10	6,912
100	0.10	6,912

**COMP TABLE**

COMP	AREA (AC)	AREA (SQ FT)
1	0.10	6,912
2	0.10	6,912
3	0.10	6,912
4	0.10	6,912
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