



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

P.U.D. 23-01 Garnet Valley and C.U.P. 23-10 Preliminary Plat

Applicant: Roseberry Park LLC

Property 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 324 multi-family units, 10 single-family residential lots, community amenities, and open space. Community amenities would include 7,500 sqft clubhouse, sidewalks, two pickleball courts, a half basketball court, and a bus stop within approximately 20 acres of open space.

The multi-family units are clustered on the west side of the development. The net density of the multi-family component is 14.2 units an acre; the single-family net density is 4.9 units per acre. The overall proposed density is 8.6 units per acre. A variance is required.

Construction would occur in two phases. The site has designated snow-storage areas and preliminary stormwater management plan.

Moore Road (private) and Price Street (private) would be extended to provide access to the multi-family units. The single-family residences would be accessed from Timberline Drive (private). Road right-of-way for W. Roseberry Road would be dedicated to Valley County.

Underground power and telecommunications would be included.

Occupancy of the homes is expected for Fall 2025

Contained within the application is a combination of permits, as follows:

1. Concept Approval and Planned Unit Development in accordance with Title 9 Land Use and Development.
2. C.U.P. 23-10 Garnet Valley PUD – Preliminary Plat in accordance with Title 10 Subdivision Regulations.

(Continued on reverse side.)

PUBLIC HEARING RESCHEDULED

to

June 8, 2023

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.

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, May 31, 2023.

**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

The 39-acre site is in the NE ¼ Section 17, T.16N, R.3E,
Boise Meridian, Valley County, Idaho.

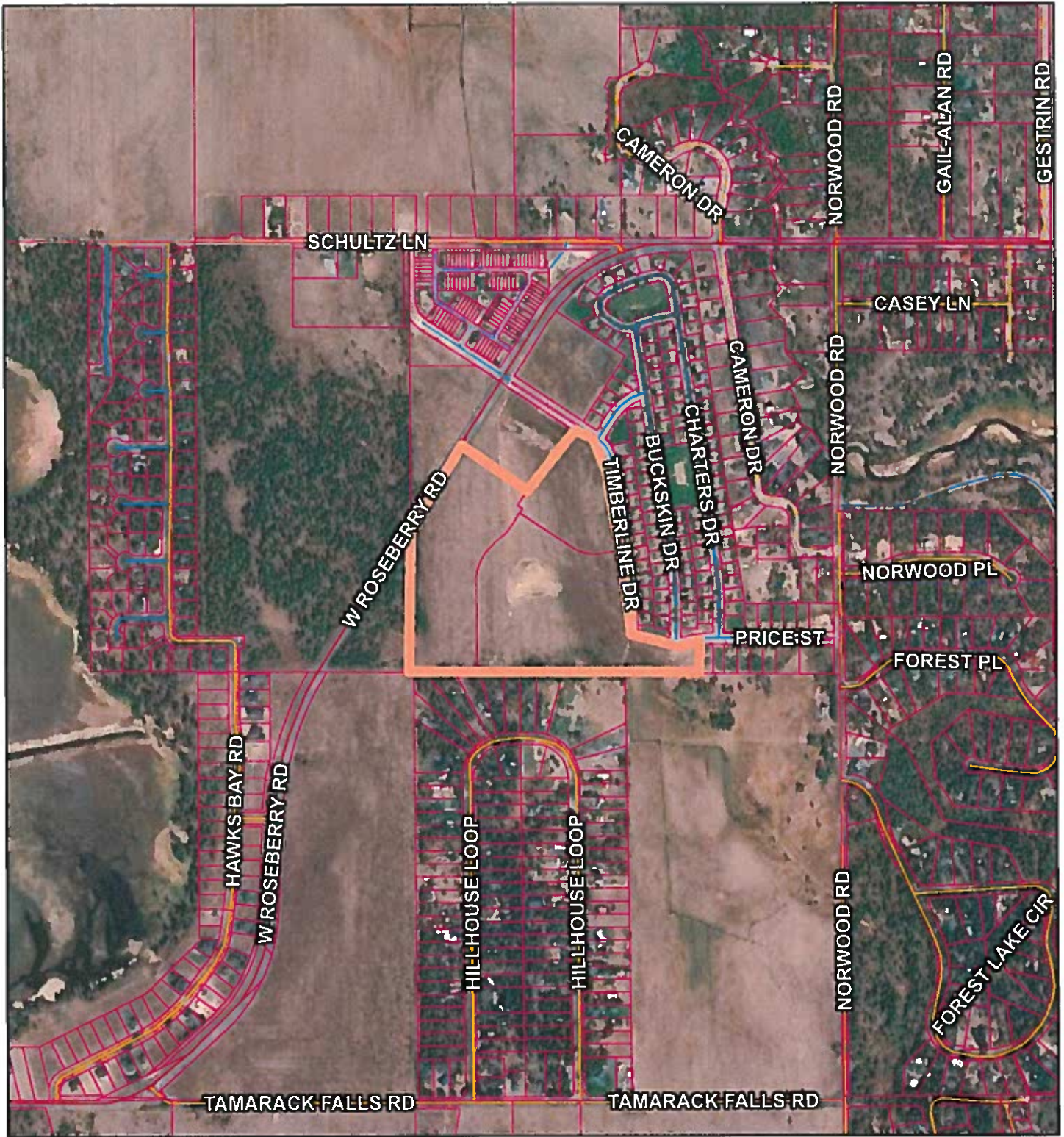
Attached are the agenda, additional information
such as maps and site plans, and a page
that details the public hearing process.

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 23-01 Aerial Map



March 6, 2023

Parcel Boundaries

Roads

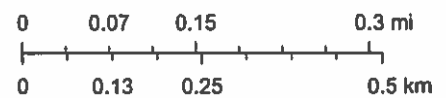
COLLECTOR

URBAN/RURAL

PRIVATE

World Imagery

1:14,696



GARNET VALLEY

CONCEPTUAL, SUBJECT TO CHANGE

LOT LEGEND

	SINGLE FAMILY RESIDENTIAL
	MULTI-FAMILY
	OPEN SPACE
	NATURAL AREA OPEN SPACE

