



## 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:**

Changes have been made to the original layout based on the community's concerns and requests related to pedestrian and vehicular connectivity, density, and the number of units proposed. An additional access point has been added to alleviate vehicle trips; the number of multi-family units has decreased from 324 to 306; and the overall density of the project has decreased from 8.6 to 8.1 units per acre.

Roseberry Park LLC is requesting approval of 306 multi-family units, 10 single-family residential lots, community amenities, and open space. Community amenities would include a 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 13.4 units an acre; the single-family net density is 4.9 units per acre. The overall proposed density is 8.1 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.

Access would be from W. Roseberry Road (public). In addition, 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.

*(Continued on reverse side.)*

## **PUBLIC HEARING RESCHEDULED**

**to**

**June 8, 2023**

**6:00 p.m.**

**Valley County Courthouse  
2<sup>nd</sup> 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](http://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](mailto:cherrick@co.valley.id.us)

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.

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

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

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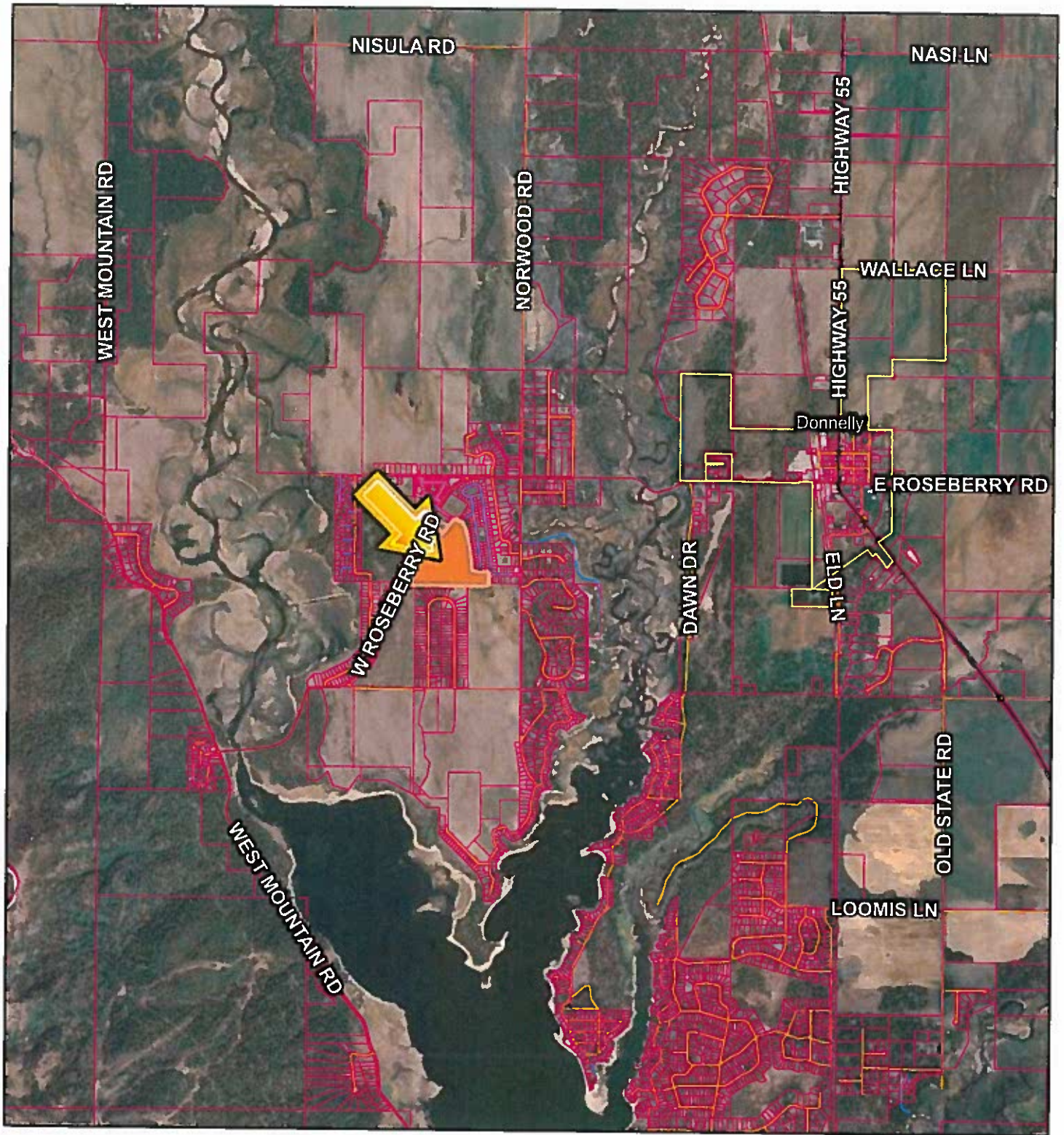
Applications and the contents of the files can be reviewed at the  
Planning and Zoning office located in the Valley County Courthouse at  
219 North Main Street in Cascade, Idaho.

**More information, including the  
application and staff report,  
will be posted online at:**

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



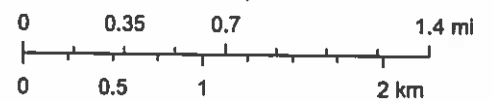
# PUD 23-01 Vicinity Map



March 6, 2023

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

1:58,782





# GARNET VALLEY

CONCEPTUAL, SUBJECT TO CHANGE

## LOT LEGEND

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

