

July 11, 2023
Project No.: 22-021

Ms. Cynda Herrick, AICP, CFM
Director, Planning & Zoning Department
Valley County
219 N Main Street
Cascade, ID 83611

**RE: Garnet Valley – Valley County, ID
Development Agreement Draft and Exhibits**

Dear Ms. Herrick:

The development team has gathered additional information to address concerns and questions based on public testimony and Commissioner deliberation during the Valley County Planning and Zoning Commission meeting on June 8, 2023. Items requested included a draft DA governing future development of the property; a proforma lease for future multi-family units; documentation of an agreement to complete water and sewer system improvements; additional information related to proposed workforce housing; and information regarding the private road agreements between existing and future development.

A draft development agreement (DA) for the Garnet Valley development has been included for review. The draft DA includes proposed conditions for Garnet Valley and several exhibits depicting landscaping, open space, pathways, amenities, renderings, parking and phasing.

Comprehensive Plan

Garnet Valley supports several Valley County Comprehensive Plan policies and goals related to housing, infrastructure, design and preservation of open space.

Garnet Valley proposes to provide a total of 82 units throughout the development reserved for workforce housing. The 82 workforce units will include a combination of 80% AMI-restricted units, 60% AMI-restricted LIHTC units, and one unit set aside for use by the Donnelly Rural Fire Protection District.

Provision of workforce housing units supports Goal I of the Valley County Comprehensive Plan's Housing and Community Design section, which requires the County "to encourage an adequate supply and variety of affordable and quality housing types for the local residents including current and future, working and retired." An objective under this goal is to encourage "affordable housing to be located in a wide range of locations." Goal III, Objective 2 encourages clustering of buildings to encourage open space, which has occurred within this project to a degree not found anywhere else in the area. Further, locating such housing near a large employer in the area supports Goal V by providing a variety of quality housing types for current and future working and retired residents.

Garnet Valley will improve and expand upon existing sewer and water facilities, which supports Goal II of the Housing and Community Design section of the comprehensive plan. The Developer is committed to coordinating with the original Developer of the Meadows at West Mountain and the North Lake Recreational Sewer and Water

District to complete water and sewer system improvements. Expected improvements would improve conditions for existing residents and alleviate potential costs that would be shouldered if a larger development was not proposed.

Proposed landscaping, open space, amenities, pathways and active recreational opportunities are ample within the Garnet Valley development. The development team has carefully designed the community to include a large open space area (~10 acres) to buffer 10 proposed single-family units and existing phases of the Meadows at West Mountain, which has allowed the 306 multi-family units to be clustered in the western part of the development. Garnet Valley supports Goal III of the comprehensive plan by providing an innovative and attractive multi-family and single-family community while preserving open space.

Concept Plans

The Garnet Valley concept plan depicts the number of single-family (10) and multi-family units (306) proposed. The number of units will not exceed that depicted on the concept plan, as noted in the conditions. Perimeter landscaping is proposed instead of fencing, as depicted in Exhibit C of the proposed draft DA.

Clubhouse Depictions and Multi-family Unit Renderings

The Developer's architect has completed additional renderings of the clubhouse building and multi-family buildings to depict the compatibility and quality of architecture planned for the development. The clubhouse building includes outdoor seating and will provide a gathering space for residents. Materials and colors will complement with existing architecture in the area.







Open Space, Trails and Pathways Plan

Overall, Garnet Valley proposes to include 20.34 acres of open space, or 52% of the property. 6' natural surface pathways are proposed throughout the eastern part of the development which will connect with Timberline Drive on the north and south. An additional pathway has been located within a 3.8-acre open space area south of Price Street to align with a path commonly forged by cross-country skiers in the winter. 5' paved sidewalks are proposed within the multi-family portion of the development and will integrate with natural surface pathways to the east and an existing asphalt pathway located along Roseberry Road to the west.

Amenities

Garnet Valley will include a half basketball court, pickleball court, playground, clubhouse with outdoor seating, ample open space and active recreational opportunities such as pathways throughout. The clubhouse will be available for future residents to use for private events and gatherings.



BASKETBALL COURT REFERENCE PHOTO
NTS



PICKLEBALL COURT REFERENCE PHOTO
NTS



PLAYGROUND REFERENCE PHOTO
NTS

Parking Plan

632 parking spaces are required based on the total number of units proposed within the Garnet Valley development. An additional 50 parking spaces are proposed, with 682 total parking spaces, exceeding Valley County Code requirements. The multi-family portion of the development includes 570 standard parking spaces and 72 covered garage spaces. The single-family portion of the development includes 20 standard and 20 garage parking spaces.

Phasing Plan

Garnet Valley is conceptually proposed to develop in 2 phases. Phase 1 includes the southern portion of the development and is comprised of 4 single-family lots, 5 multi-family buildings, an extension of Price Street into the development and connection to Roseberry Road on the west. Phase 2 includes 4 multi-family buildings, 6 single-family lots and the Moore Road connection to Timberline Drive. Phasing is conceptual and subject to change, based on market conditions. Associated construction routes are included within the phasing plan found in the proposed DA.

With the changes outlined herein and the conditions included in the draft DA, the Garnet Valley development team believes concerns and questions raised by the Commission and public have been addressed. We look forward to continuing to work with the County on the Garnet Valley project. Should you have questions or require further information to process this application, please feel free to contact me.

Sincerely,
KM Engineering, LLP



Stephanie Hopkins
Land Planning Manager

cc: Roseberry Park, LLC.