



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

The Valley County Planning and Zoning Commission recommended disapproval, in a tie vote, of
**P.U.D. 23-01 Garnet Valley
and C.U.P. 23-10 Preliminary Plat**

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

Applicant: Roseberry Park LLC

Property Owners: 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 306 multi-family units, 10 single-family residential lots, community amenities, and 52% open space.

Deed-restricted housing would be applied on 82 units for various proportions at 80% Annual Median Income (AMI) and 60% AMI.

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 single-family residential lots would front on Timberline Drive. 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. Underground power and telecommunications would be included.

(Continued on reverse side.)

PUBLIC HEARING

(In-Person)

September 5, 2023

1:00 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".

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., August 29, 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

Contact Douglas Miller, Valley County Clerk, at 208-382-7100 if you need special accommodations.

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.

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

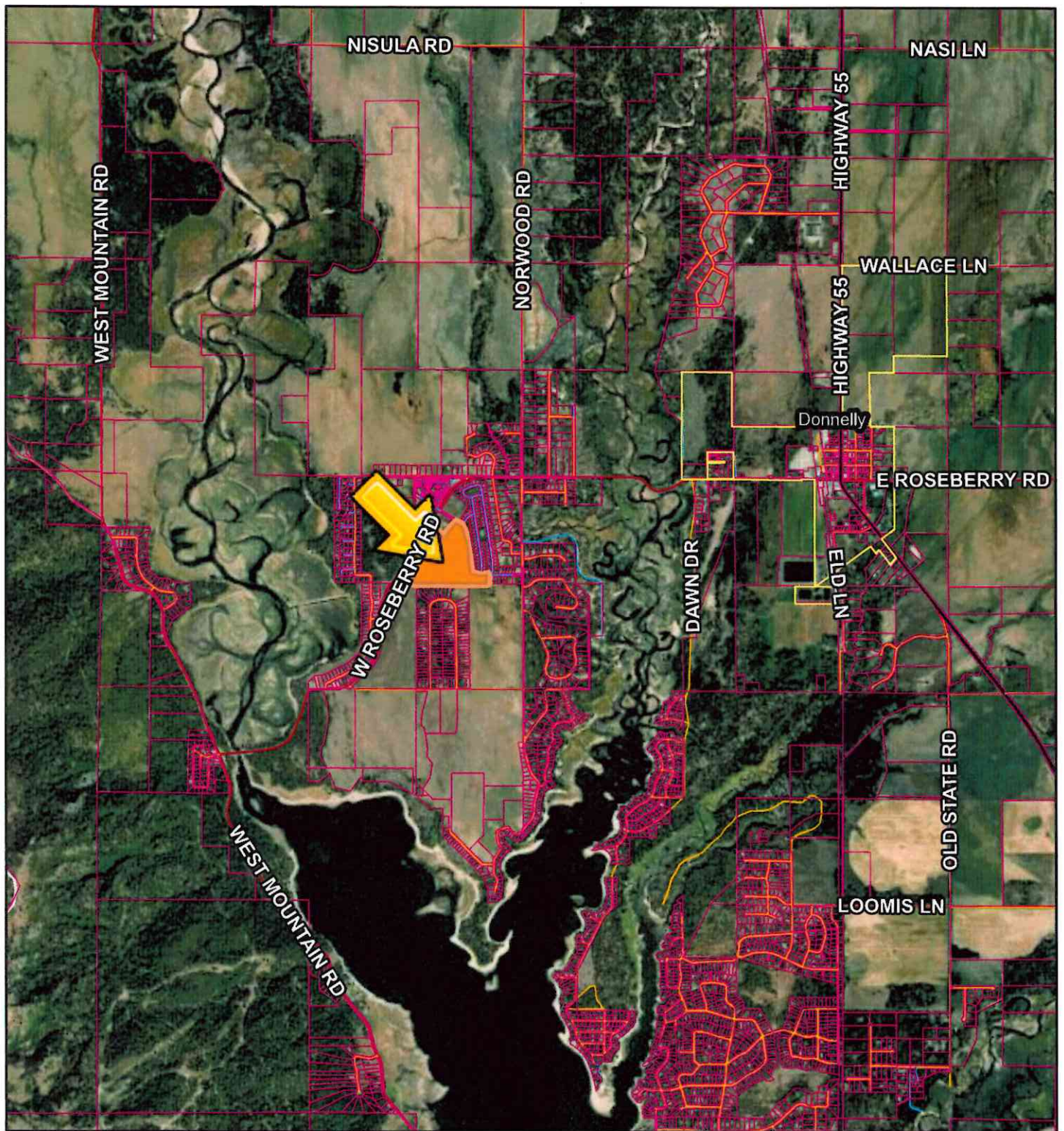
Attached are the agenda, additional information such as maps and site plans, and a page that details the public hearing process.

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 Vicinity Map

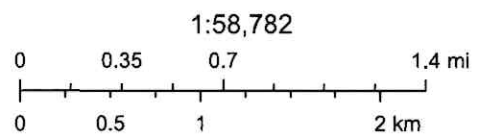


March 6, 2023

- Municipalities
- USFS
- Parcel Boundaries
- PRIVATE

Roads

- MAJOR
- MINOR COLLECTOR
- COLLECTOR
- URBAN/RURAL



PUD 23-01 Aerial Map



March 6, 2023

Parcel Boundaries

Roads

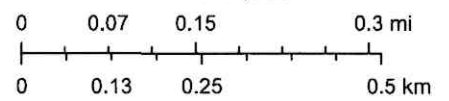
COLLECTOR

URBAN/RURAL

PRIVATE

World Imagery

1:14,696



REVISED - Dated 4.28.23

GARNET VALLEY

CONCEPTUAL, SUBJECT TO CHANGE

LOT LEGEND

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



Jurisdictions

Septic Systems

Central District Health

Did you know septic systems and drainfields need to be maintained?

Individual Wells

Idaho Department of Water Resources

Central Sewer and/or Water

Idaho Department of Environmental Quality

Wetlands

U.S. Army Corps of Engineers

State Highway 55

Idaho Transportation Department

Valley County

Assessor Office	208-382-7126
Clerk's Office	208-382-7100
Building Department	208-382-7114
Parks & Recreation	208-405-3148
Planning & Zoning	208-382-7115
Road & Bridge	208-382-7195
Sheriff	208-382-7150
Treasurer	208-382-7110

Appeal Process

Valley County Code 9-5H-12

Appeals must be written.

The appeal must be submitted to the Planning and Zoning Director within 10 calendars days from the decision date, with the appropriate fee.

Administrative Decisions



Planning and Zoning Commission



Board of County Commissioners



Reconsideration



District Court



(and beyond)



Valley County Planning and Zoning

Idaho Code 67-65

Local Land Use Planning Act

The purpose is to promote the health, safety and general welfare of the people of the state of Idaho.

Valley County Codes (VCC) can be found on the Valley County website: www.co.valley.id.us

Valley County has performance-based land use ordinances with one Land Use Zone: Multiple Use

Allowed uses are agriculture (including timber) and single-family residences (VCC Table 9-3-1). Most other uses require a permit per VCC Title 9 Land Use and Development.

The Compatibility Rating is a tool to assist in the determination of compatibility of a proposed land use with surrounding land uses. It is not the sole deciding factor in the approval or denial of any applicant. (VCC 9-11-1)

Public Hearing Procedures (VCC 9-5H-11)

- Chairman announces the item (e.g., C.U.P. # and name).
- Commissioners state if they have a conflict of interest or have had *ex parte* contact.
- Staff Report, Exhibits, and Questions for Staff.
- Presentation by Applicant.
- Testimony of Proponents. 3 minutes each
- Testimony of Undecided.
- Testimony of Opponents.
- Rebuttal by the Applicant.
- If new information is provided, must reopen for other testimony.
- The Public Hearing is closed for Commissioner deliberation.
- Commissioners approve a motion or postpone to a future date for further information.
- There is a 10-day appeal period to the Board of County Commissioners in accordance with Valley Code 9-5H-12.

Minimum Valley County Standards (VCC 9-5)

All lots or parcels for conditional uses shall have direct frontage along a public or private road

Minimum Lot Sizes for New Subdivisions:

- One acre where individual sewage disposal systems and individual wells are proposed.
- 20,000-sqft where a central water supply system and individual sewage disposal systems are proposed.
- 12,000-sqft where a central sewage collection and disposal system and individual wells are proposed.
- 8,000-sqft where both central systems are proposed.

Residential Setbacks

Front	20-ft
Side	7.5 ft
Rear	20-ft
Side Street	20-ft
High Water Line	20-ft
State Highway 55	100-ft

All setbacks are measured from the eaves of the structure, not the wall, to the property line. Other setbacks vary. (VCC 9-5-8)

Maximum lot coverage—35%

Maximum Density
2.5 Dwelling Units Per Acre

No Development in the Floodplain

Planned Unit Developments (PUDs)
may vary from these minimums

Administrative Permits

Accessory Dwelling Unit (VCC 9-4-7)

Excavation / Pond (VCC 9-4-3-4)

Floodplain (VCC 11-1-4)

Recreational Vehicle Campground
(VCC 9-4-9)

Short-Term Rental (VCC 9-4-10)

Signs (VCC 9-7)

Other

Conditional Use Permits (C.U.P.) are required for short-term rentals for greater than 12 guests.

A C.U.P. is also required to rent out sites for RVs, camping, or glamping.

Applications are available on the Valley County website or from the Planning and Zoning Office.

Please Note

Detailed plans for Site Grading and Stormwater Pollution Prevention Plans (SWPPP) are not required at time of conditional use permit approval.

Prior to construction of the infrastructure, excavation, or recordation of the final plat, the final plans must be approved by the County Engineer. (VCC 9-5A-1-E)