

Valley County Planning and Zoning

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STAFF REPORT: P.U.D. 22-02 Valley Meadows and C.U.P. 22-29 – Preliminary Plat
HEARING DATE: August 11, 2022
TO: Planning and Zoning Commission
STAFF: Cynda Herrick, AICP, CFM
Planning and Zoning Director

APPLICANT / OWNER: Tanner Leighton
Triple Dot Development LLC
811 E McKinley ST
Boise ID 83712

ENGINEER: Joe Pachner
KM Engineering LLP
5725 N Discovery Way
Boise, ID 83713

LOCATION: 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

SIZE: 20.8 acres
REQUEST: Townhomes, Multi-family Units, Commercial, and Open Space
EXISTING LAND USE: Bare Land

BACKGROUND:

Previously, PUD 04-01 The Meadows at West Mountain was approved at the location of the current application. Only the first 3 phases were completed prior to the 2008 recession. Attached is a copy of the land use table and map from the application. The permit for PUD 04-01 was extended for a number of years but expired in September of 2020 when they failed to submit the extension.

CURRENT:

Triple Dot Development LLC is requesting approval 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. The site is 20.8 acres.

Commercial lots would include storage units (45,000-sqft), offices, restaurant, and retail sites.

The residential unit combined density is 7.9 units per acre (162 units / 20.8 acres); the applicant calculated their density as 8.93 units per acres (did not include all acres in the development as

required). Staff created maps showing approximate densities within the general neighborhood ranging from 0.39 dwelling units/acre to 9.6 dwelling units/acre (attached).

Three phases are proposed. Preliminary completion date is June 2025. The phasing plan can be revised prior to platting of subsequent phases. The maximum number of total residential units allowed in any phase shall not vary by 15%. The maximum number of residential units allowed shall remain at 162.

- Phase 1 – 88 Multi-Family Units
- Phase 2 – 50 Townhome Lots
- Phase 3 – 24 Townhome Lots and 1.53 acres of Commercial Use

The application states....the developer intends to construct an on-site water supply, treatment, storage, and distribution facility in cooperation with Northlake Recreational Sewer and Water District. Once completed, the system would be owned and operated by the District. Alternatively the applicant reserves the right to construct wells, treatment facilities and storage tanks as may be required by Idaho Department of Environmental Quality as a privately-owned system. Underground utilities would be provided. ***(The applicant should clarify if this is already done as part of the water system for The Meadows at West Mountain.)***

The application states....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, community BBQ facilities, and a dog park. Open space will also be used for landscaping and snow storage. ***(The applicant should clarify if The Meadows at West Mountain was used in the overall calculation of common open space.)***

Twenty RV temporary sites would accommodate a portion of the expected construction employee housing requirements. These would be connected to central water and sewer. The RVs 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).

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.

FINDINGS:

1. The application was submitted on June 22, 2022.
2. Legal notice was posted in the Star News on July 21, 2022, and July 28, 2022. Potentially affected agencies were notified on July 12, 2022. Property owners within 300 feet of the property line were notified by fact sheet sent July 13, 2022. The site was posted on July 19, 2022. The notice was posted online at www.co.valley.id.us on July 12, 2022
3. Agency comment received:

Jeff McFadden, Valley County Road Department Superintendent, stated that County-maintained roads that will see increased traffic would include West Roseberry Road, Norwood Road, Tamarack Falls Road, and West Mountain Road. It is expected that transportation services including all season road maintenance, road resurfacing, road rebuilds will be impacted by increased traffic. Three recommendations were made concerning dedication of 50-ft road right-of-way, payment of road improvement costs, and cooperation with a feasibility study for the "S" bridge repair/replacement. Applicant will need to negotiate an agreement with the Board of County Commissioners. (July 14, 2022) Traffic count information for the area is also attached. (July 12, 2022)

Jess Ellis, Donnelly Fire Marshal, replied with requirements regarding roads, fire hydrants, fire flow, sprinkler systems and alarms, and addressing. (July 26, 2022)

Central District Health requires an application and engineering. Plans must be submitted to and approved by the Idaho Department of Environmental Quality for central sewage and central water. (July 29, 2022)

Regan Berkley, Idaho Fish and Game Regional Wildlife Manager, states the area is used by a variety of wildlife during spring, summer, and fall. IDFG is unaware of any specific migration routes through this property, and it is unlikely to serve as a migratory route due to existing development surrounding the property in question. (August 3, 2022)

4. Public comment received:

Recommends Changes Before Approval

Glen Holdren, Meadows at West Mountain HOA Board Secretary, requests that any approval of any development on the undeveloped property adjacent to the Meadows at West Mountain be contingent on Timberline Development complying with the CCRs and transferring title to the common areas and roads to the Homeowners Association. (June 30, 2022)

In Opposition

Mickee Ellis, Donnelly, states the infrastructure to support a high-density development does not currently exist. The roads are already congested and in disrepair. The S-bridge is very dangerous. The current property owners in this area are already concerned with the lack of water and wells going dry; another community well will impact the existing wells. Commissioners would not want this in their backyards. (July 24, 2022)

Maria & Jim Jacobson, 39 Moore Rd, oppose the development due to the unreasonable adverse visual effect on adjacent sites or other areas in the immediate vicinity; potential problems for adjacent sites caused by shadows, loss of air circulation or loss of view; and influence on the general vicinity with regard to extreme contrast, vistas and open space. Storage and tall buildings do not support The Code of the West which was created to be in support of people living here and moving to Valley County for open space, quiet, and the availability of outdoor activities. (August 1, 2022)

Karianne and Tony Fallow, 29 Buckskin Rd, are concerned about the increase in density; additional light pollution; impact to views for existing neighbors; and only 16% green space. Either deny the project or require appropriate modifications to bring the project into coordination with surrounding properties. (August 2, 2022)

Leta Dorsett Edwards, 35 Moore RD, states the plan is inconsistent with the existing Meadows at West Mountain single family and single-story residences. The two-story townhouses would

block all mountain views. Drainage and water runoff are concerns. Green space is important in the countryside and for this community to not become a city neighborhood. Other concerns wildlife movement, snow storage areas, traffic, RVs, and loss of night sky view. This proposal will diminish her property value due to loss of view, sun blockage, and no privacy. The townhouse windows will face directly into her home and backyard. (August 2, 2022)

Micah Adams opposes the application. (August 3, 2022)

Dustin and Molly Johnson, 14 Timberline DR, oppose any variance for this project and oppose the storage units. Any new development should match the existing neighborhoods: single-family stick-built housing on foundations and townhomes. (August 3, 2022)

Gregg Gibboney, 33 Moore RD, said that, based on the density and lack of unpaved open space, this proposal appears to be driven solely by investor returns without concern for the residents or rural character of the area. Impacts will be substantial on the local population, natural environment, roads, and services. The project is too dense. Proposed commercial use is not compatible nor necessary. The ownership and management details for the multi-family buildings is unknown. The proposed building heights and setbacks are in conflict with the Comprehensive Plan goal to encourage the preservation of views and rural openness as shown in attached photo simulation. Increased traffic will require improvements to the S-Bridge, traffic control measures, school bus parking, and pedestrian crossings. The Meadows at West Mountain well is not capable of supplying additional connections. (August 2, 2022)

Linda and Bill Eddy, 13041 Hillhouse Loop, state that the S-Bridge crossing is a major concern due to the proposed addition of 1000 plus cars per day, not including the additional possible lots in existing subdivisions that could be developed. There are approximately 1324 possible building sites built on or could be developed to date from the S-Bridge to Tamarack. The water quality of Lake Cascade is already being impacted by development. The proposal does not comply with the Comprehensive Plan. Open space and height proposals does not meet Valley County Code. Drainage patterns will flood out other adjoining properties. Quality of life would be impacted. (August 3, 2022)

Dennis and Patricia Scroggins, Timberline DR, moved to Donnelly to live in a rural, natural environment and not in a city. The proposal is more suitable to a city environment than a rural community. They are opposed to the following: the 35-ft building height will block existing resident's views and decrease property value; the setback variance; the density; wildlife; and wetlands. Over half of the existing commercial buildings in Donnelly are vacant. (August 3, 2022)

Chelsea and Christian Tuttle, 13090 Hillhouse Loop, are opposed to certain aspects of the proposal. The 35-ft tall buildings will block the view of the surrounding areas for those in the neighborhood and decrease property values. The greater Valley County area and Donnelly is a rural area and while high density housing projects are needed, the location of them is a very important factor. Apartments should be located in walking distance to the few publicly accessible amenities that Donnelly has such as the Stinker, the bus stop, the school, and the library. This proposal would bring in hundreds of more daily drivers to the area and an already straining S-Bridge and Roseberry Road. Until we have a new wider bridge and bike lanes, all development should be aimed to the east of the S-Bridge. (August 3, 2022)

Laura and Richard Jakious, Donnelly, are concerned with the environment. The water quality and wildlife are critical factors for the quality of life and local residents and of economic viability of this area in the future. Other concerns include traffic on a deteriorating corridor, interference with views for established residences, minimization of green space,

and more. (August 3, 2022)

Shawn Hushman, 15 Buckskin, is opposed. Adding commercial property would negatively impact building a stable downtown. The continued high-density plans set bad precedent for other large agricultural lots to be over developed without corresponding infrastructure. Traffic and congestion will worsen. There is no infrastructure or services to support the 2x increase in population. Short-term rentals will continue to proliferate. The developers do not care about the community or negative impacts it will have on residents. (August 3, 2022)

Pamela McChrystal, Donnelly, states the project does not comply with the Valley County Comprehensive Plan. The natural beauty and open characteristics of the county is what attracts people. This project is high density for the developer's profit. Concerns include that the owner/developer is the same as the developer of the adjacent property although the names are different, i.e., Tripledot Development LLC is also Timberline Development LLC. Wetlands are misrepresented. She also questions the open space calculation. Photos are included. (July 20, 2022; July 23, 2022; July 24, 2022; July 25, 2022; July 26, 2022)

Therese Gibboney, Moore RD, Donnelly, is particularly opposed to Phases 2 and 3. The proposed density is not consistent with surrounding homes nor is there any green space left for the migrating animals and birds. The current homeowners will lose their views. Comments from Idaho Fish and Game Environmental Staff Biologist Brandon Flack, Lenard Long, and Glen Holden were included. The submittal contains an overlay of the proposed development, PUD.22-01 Roseberry Park, and the surrounding area. Reasons for opposition include loss of open space, addition of streetlights, fencing, and unnecessary commercial businesses. Additional traffic and bridges that need upgrading are concerns (photos and data included). The proposal would impact schools, post offices, noise pollution, air quality, hospitals, police forces, fire departments, etc. A previous lawsuit occurred for this property. There are existing wetlands. The townhomes would tower over the existing one-story homes (photos attached). A comprehensive impacts study should be completed on the wetlands, migratory animals/birds, and effect on the clarity of Lake Cascade. (July 28, 2022; July 29, 2022; July 30, 2022; July 31, 2022; August 1, 2022; August 3, 2022)

Lenard Long, Friends of Lake Cascade, is opposed. He provided opinions on impacts to water quality, effects to wildlife, impacts to wetlands, etc. He is opposed to the building heights and open space of 16%. He provided his selections of portions of the Comprehensive Plan and Valley County Code that he believes are in conflict with the application. (August 2, 2022)

5. Physical characteristics of the site: Relatively Flat Bare Ground
6. The surrounding land use and zoning includes:
 - North: Meadows at West Mountain PUD
 - South: Single-family Rural Parcels
 - East: Meadows at West Mountain PUD and Single-family Rural Parcels
 - West: Single-family Rural Parcels and Meadows at West Mountain PUD
7. Valley County Code (Title 9, Chapter 5 and Chapter 9): In Table 9-3-1, this proposal is categorized under:
 - 2. Residential Uses (h) Planned Unit Development
8. Valley County Code (Title 10): Subdivision Regulations. This title should be reviewed for determination of technical issues of the plat.

SUMMARY:

(Questions to Planning and Zoning Commission)

Does this application meet the standards of a Planned Unit Development in Title 9-Chapter 9 Planned Unit Development & Chapter 5 Conditional Uses and Title 10 Subdivision Regulations?



A Planned Unit Development is required to allow for the relaxation of the standards as follows:

- Title 9 density to allow for 8.93 dwelling units per acre versus the 2.5 dwelling units per acre as shown in 9-5C-6 below.

9-5C-6: DENSITY:

- A. The density of any residential development or use requiring a conditional use permit shall not exceed two and one-half (2.5) dwelling units per acre, **except for planned unit developments** or long-term rentals. Long-term rental density can be determined by the Planning and Zoning Commission in regards to compatibility with surrounding land uses and will require a deed restriction.
 - B. Density shall be computed by dividing the total number of dwelling units proposed by the total acreage of land within the boundaries of the development. The area of existing road rights of way on the perimeter of the development and public lands may not be included in the density computation.
- A variance is requested to reduce the required width of 90-ft at the front setback line to 80-ft for the residential lots. **There are no single family residential lots.**
 - The building heights, building setbacks, and parking requirements will meet the required standards in Valley County Code.
 - Common Open Space for residential developments is 50%. However, the commission may reduce this requirement if they find a decrease is warranted by the design of, and the amenities and features incorporated into the development (Valley County Code 9-9-7-I).
 - Clustering of the residential area increases the amount of open space available for recreational and community uses.

(Attached is Title 9, Chapter 9 Planned Unit Development Regulations.)

STAFF COMMENTS and QUESTIONS:

1. Staff's Compatibility Rating was a +23.
2. The property is within the Donnelly Fire District and is not within an irrigation district.
3. Can water-wise landscaping be required to reduce use of well water?
4. Will C.U.P.s be required for specific commercial uses? Staff recommends there be some sort of guarantee for a service business such as a convenience store, ice cream shop, or tavern to create a sense of place in the community.

5. What is the projected cost to purchase a townhome?
6. Will the development look like the pictures?
7. Do the townhomes come with ownership of a backyard? Will maintenance be done by the HOA of all outside yards? Suggest screening fences for privacy be allowed in backyards and between patios of the townhomes that still allow maintenance of the common areas.
8. Will there be individual meters at each residence for water and/or sewer? Does each owner pay their owner sewer/water bill or is it included in the rent?
9. Will there be a central location for school children to wait for the school bus that is protected from the weather?
10. Will short-term rentals be allowed? Will any of the units be dedicate for community housing through deed restrictions? What do you anticipate the market rate will be?
11. Plat Correction – The portion of Timberline Drive west of W. Roseberry Road is private.
12. Plat Note 7 needs modified. Zoning will continue to be Multiple Use unless there is an ordinance amendment.
13. Plat Note 10 – Conduit should be placed for fiber optic for broadband.
14. Plat Note 14 – Correct ownership of water system infrastructure.
15. Plat Note 15 – Disturbed surfaces should be reseeded to prevent Noxious Weeds.
16. Staff Comments:
 - Fish and Game letter dated July 14, 2022 for Roseberry Park stated, “considering the footprint of the project is adjacent to existing subdivisions on the north, east, and south, and it overlays an existing agricultural area that has already been disturbed leaving little intact native habitat on the property, IDFG would not anticipate significant negative effects of the proposed activities on native plant and wildlife populations....recommends precautions be taken to protect nearby wetlands and waterways from contamination as a result of project implementation activities. IDFG has no other records of sensitive wildlife or plants species within 1 mile of the project area...”.
 - The Army Corps of Engineers has jurisdiction over wetlands. Any impacts to wetlands will be permitted through the COE.
 - Valley County no longer has Stormwater Management BMPs specific to Valley County. We currently use ID Dept of Environmental Quality BMPs that have been adopted statewide. The Valley County Engineer will review the stormwater pollution prevention plan and site grading plans using the current standards to ensure compliance. Engineer should give a description of how stormwater will be treated.
 - There should be some collaboration between the Homeowner’s Associations in what was originally approved as The Meadows at West Mountain. After all of the property is platted, the open spaces and rights-of-ways should be deeded to the HOAs that are responsible for the upkeep. This should not happen until all cross easements are in place. This proposal accesses using Timberline DR and should not be deeded to the original HOA without easements.

- Would the people along Moore DR prefer the townhomes be moved to the west and the storage units or parking be along their border so that views aren't blocked? In the original application the storage was supposed to be a barrier between the commercial uses and the residential uses, but could be used now as a barrier between the single family residential uses and the multi-family uses.
- The 2000 DEQ Implementation Plan "Phosphorus Sources" shows that urban/suburban/roads (11%) is less impact to water quality on Lake Cascade than Agricultural uses (29%) or forestry uses (22%). I suggest with proper BMPS, levels at specific sites can be contained on-site.
- Attached are the traffic counts submitted by the Valley County Road Development. A Traffic Study will be done by Valley County that takes into account the current development, adjacent developments, other proposed developments in this general area, and Tamarack. This development will participate in contributions for off-site road improvements.
- The Valley County Comprehensive Plan is implemented through compliance with the Valley County ordinances. Various portions of the Plan can be used both for approval and disapproval of the same application.
- There are no variances requested. The relaxation of the 90' to 80' would be for single family residential lots. Variances from standards are however inherent to planned unit developments.
- VCC 9-9-7-I. *Common Open Space: At least fifty percent (50%) of the total area within the boundary of any residential PUD and twenty percent (20%) of any commercial or industrial PUD shall be devoted to common open space; provided, however, that the commission may reduce this requirement if they find that such a decrease is warranted by the design of, and the amenities and features incorporated into, the plan and that the needs of the occupants of the PUD for open space can be met in the proposed development.* Each residential unit shall have ready access to common areas and facilities. (Staff: The residents have access to open spaces, dog parks, playgrounds, and a walking path along West Roseberry RD. The Commission may determine this meets the requirements of open space and amenities. The multi-family area in the Meadows at West Mountain has a similar type of centralized open area with a playground.)
- The color scheme of the storage units do not blend with the development.
- Will storage units be for the exclusive use of the occupants in this development or will they be available on the open market?
- Wood burning devices should not be allowed in the multi-family units.
- A letter from Northlake Sewer and Water District should be sought concerning service to this development.
- Water rights will be required.

ATTACHMENTS:

- Conditions of Approval
- Compatibility Rating by Staff
- PUD 04-01 The Meadows Excerpts
- Title 9, Chapter 9 PUD Regulations
- Vicinity Map
- Assessor's Plat T.16N, R.3E, Sec. 17
- Neighborhood Densities
- Pictures Taken July 19, 2022
- Proposed Preliminary Plat – Page 1 and 1.1
- Proposed Land Use map
- Agency Responses
- Public Comments

Conditions of Approval

1. The application, the staff report, and the provisions of the Land Use and Development Ordinance are all made a part of this permit as if written in full herein. Any violation of any portion of the permit will be subject to enforcement and penalties in accordance with Title 9-2-5; and, may include revocation or suspension of the conditional use permit.
2. Any change in the nature or scope of land use activities shall require an additional Conditional Use Permit.
3. The final plat for shall be recorded prior to issuance of building permits or this permit will be null and void. Phase 3 shall be completed by 2030 or a permit extension will be required. The construction of phases cannot be solely market driven.
4. The issuance of this permit and these conditions will not relieve the applicant from complying with applicable County, State, or Federal laws or regulations or be construed as permission to operate in violation of any statute or regulations. Violation of these laws, regulations or rules may be grounds for revocation of the Conditional Use Permit or grounds for suspension of the Conditional Use Permit.
5. Must have an approved storm water management plan and site grading plan approved by the Valley County Engineer prior to any work being done on-site.
6. Prior to final plat, the applicant's engineer shall certify that the roads have been built to approved standards or be financially guaranteed. Applicant's engineer shall also confirm all utilities were placed according to the approved plans.
7. Wetlands must be delineated and shown on the final plat.
8. Must bury conduit for fiber optics with utilities.
9. A Private Road Declaration is required to confirm that the roads will be maintained.
10. A Declaration of Installation of Utilities is required with the final plat.

11. Must comply with the requirements of the Donnelly Rural Fire Protection District unless specifically allowed as a variance in regards to a planned unit development or a letter of approval is received from Donnelly Rural Fire Protection District.
12. Community rules should address, lighting, noxious weeds, and not allow wood-burning devices.
13. All lighting must comply with the Valley County Lighting Ordinance.
14. Shall place addressing numbers at each residence and commercial unit.
15. The following note shall be placed in the notes on the face of the final plat:
"The Valley County Board of Commissioners have the sole discretion to set the level of service for any public road; the level of service can be changed."
16. There should be a note that states all lots shall be accessed from internal roads and not West Roseberry Road.
17. The temporary RV sites will be only used by employed personnel working at this location; RVs will be removed from the site at the completion of the project or by December 2026 (whichever comes first).
18. A Development Agreement should be agreed upon for off-site road improvements and matters agreed upon in the application and presentation.
19. The Valley County Engineer shall confirm there is adequate snow storage.
20. The applicant will update the Planning and Zoning Commission on an annual basis.

END OF STAFF REPORT

Compatibility Questions and Evaluation

Matrix Line # / Use:

7

Prepared by:

CH

YES/NO X Response Value

Use Matrix Values:

(+2/-2) +2 X 4 +8

(+2/-2) +1 X 2 +2

(+2/-2) -1 X 1 -1

1. Is the proposed use compatible with the dominant adjacent land use?

Planned Unit Development - Multi + Single Family

2. Is the proposed use compatible with the other adjacent land uses (total and average)?

Cat 118 - Other Rural Land - Not Agricultural

Previously approved PUD + Single Family Sub

3. Is the proposed use generally compatible with the overall land use in the local vicinity?

See 142; 1-3 miles are Single Family Subdivisions and Agricultural

Site Specific Evaluation (Impacts and Proposed Mitigation)

(+2/-2) +1 X 3 +3

4. Is the property large enough, does the existence of wooded area, or does the lay of the land help to minimize any potential impacts the proposed use may have on adjacent uses?

The property is large enough. Will have visual impacts on adjacent residence in the shadows.

(+2/-2) +1 X 1 +1

5. Is the size or scale of proposed lots and/or structures similar to adjacent ones?

Yes - multi family units, larger than single family - same height

(+2/-2) +2 X 2 +4

6. Is the traffic volume and character to be generated by the proposed use similar to the uses on properties that will be affected by proximity to parking lots, on-site roads, or access roads?

Yes, traffic is similar. They propose to participate in development agreements. No parking lots on exterior; parking within development.

(+2/-2) +1 X 2 +2

7. Is the potential impact on adjacent properties due to the consuming or emission of any resource or substance compatible with that of existing uses?

Noise will be emitted during construction - then will not be an impact

(+2/-2) +1 X 2 +2

8. Is the proposed use compatible with the abilities of public agencies to provide service or of public facilities to accommodate the proposed use demands on utilities, fire and police protection, schools, roads, traffic control, parks, and open areas?

Will be on central sewer/water. Say few children. Biggest impact to roads.

(+2/-2) +1 X 2 +2

9. Is the proposed use cost effective when comparing the cost for providing public services and improving public facilities to the increases in public revenue from the improved property?

Will be increase in tax revenues and provide needed housing.

Sub-Total (+) 24

Sub-Total (--) 1

Total Score +23

The resulting values for each questions shall be totaled so that each land use and development proposal receives a single final score.

* must consider proposed mitigation in determining values (9A-1-F)

+2 Full Compatibility

-1 Minimal Compatibility

+1 Partial Compatibility

(adjacency not discouraged)

(9-11-1-C)

-2 No Compatibility (Not acceptable)

SECTION III
SUBMISSION REQUIREMENTS FOR PUD
VALLEY COUNTY LAND USE AND DEVELOPMENT ORDINANCE
APPENDIX C, PARTS D THROUGH K

D. TIME FOR COMPLETION

The proposed development shall be completed within the time specified in the phasing plan. Extensions may be approved by the Commission if it can be shown as necessary, and in the public interest.

1. Phasing

The project consists of six phases, which are preliminarily identified in Figure 2 (Appendix A) of the Application. The phases are designed as "stand alone" phases. In other words, in no case is the viability of a particular phase dependent on the construction of other phases. The Applicant has no intention of developing purely for the sake of development. Therefore, a preliminary completion date is specified in the Application for Phase 1 (the year 2006). The subsequent phases will be market driven. Final platting of such phases and construction within those phases will, for the most part, not occur until there is a demand therefor.

Shown in Table A below is a list of the proposed land uses in each phase of the development.

TABLE A
The Meadows Phasing Breakdown

Dwelling or Commercial Unit Component	Phase 1	Phase 2	Phase 3	Phase 4	Phase 5	Phase 6
Residential Lots ¹	58	8	52	43	40	20
Commercial (Ac.) ¹	0	0	0	0	0	11.2
Multi-Family (Ac.) ²	0	14.8	0	0	5.6	0

¹ Total commercial use shall be limited to

² Total Multi-family shall be limited to 160 units.

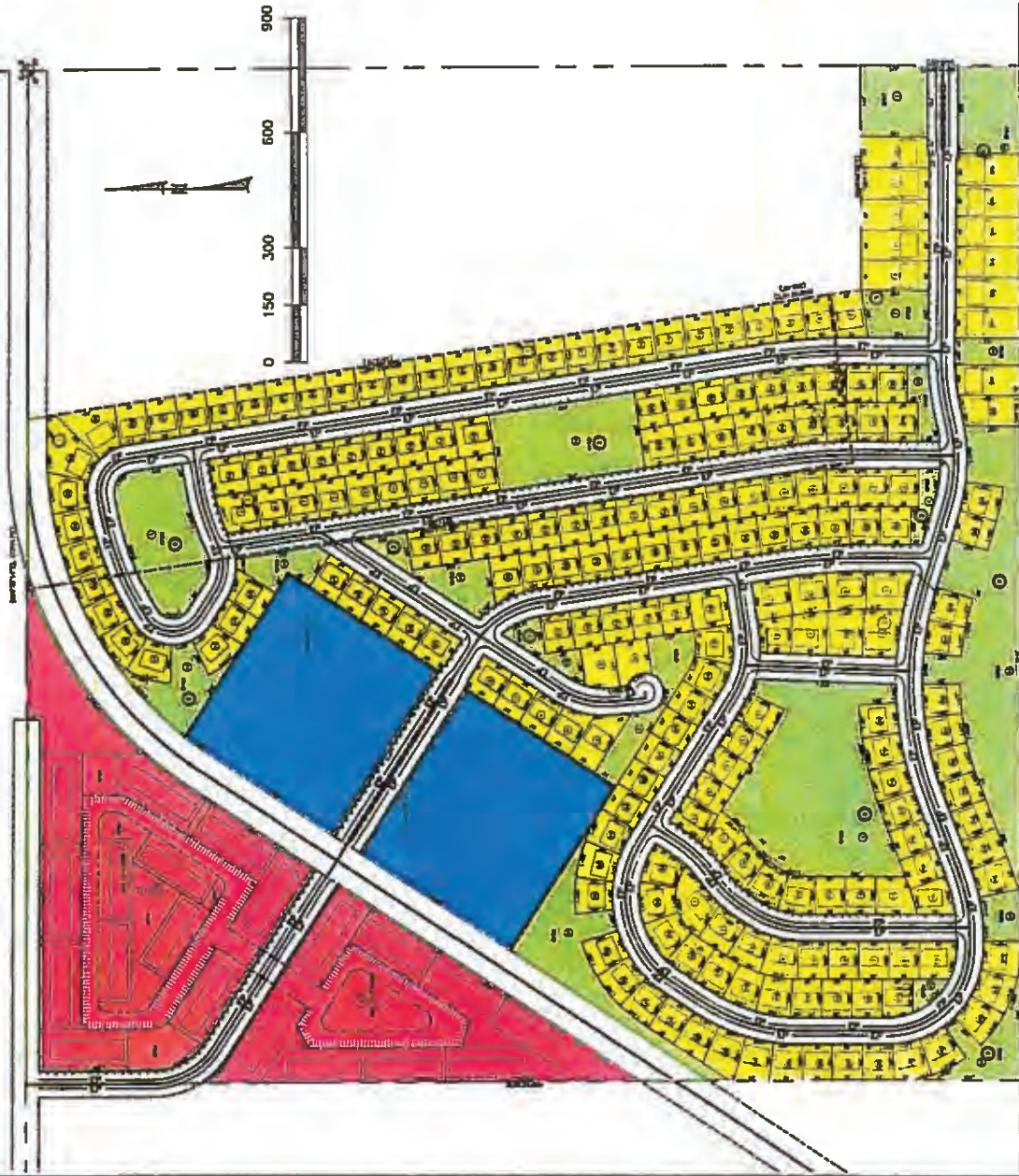
E. CHANGES FROM APPROVED PLANS

Changes in building design and layout may be approved by the Commission if it can be shown as being necessary or more desirable.

The Applicant will meet annually, or as otherwise desired by the County, with the Planning and Zoning Commission and the Board of Commissioners to review the progress of the development and to, as necessary, revise the phasing plan so that incremental impacts can be prudently identified and mitigated prior to the final platting of any subsequent phase.

The Meadows at West Mountain Land Use Map

FIGURE 3



LEGEND

- MULTI-FAMILY
- OPEN SPACE
- SINGLE FAMILY
- COMMERCIAL

TOOTHMAN-ORTON ENGINEERING CO.
ENGINEERS • SURVEYORS • PLANNERS
9777 CHOCEN BOULEVARD • BOISE, IDAHO 83714-2008
PHONE: 208-323-2288 • FAX: 208-323-2399
E-FILE: T-10002-LandUseMap.dwg DCE 01/29/04 JRE 0402

Title 9, Chapter 9 Planned Unit Development

9-9-1: DEFINITION:

A "planned unit development" (hereinafter referred to as a PUD) is an area of land controlled by one or more landowners, which is to be developed under a single and comprehensive plan of development. Any mix of residential building types, or any mix of residential commercial, industrial recreational, and agricultural uses may be permitted to provide greater flexibility in land usage. Additional flexibility in development is furnished because setbacks, height, lot size, density, and other site regulations may differ from those normally imposed for similar uses. Residential units and other buildings, if any, may be constructed by either the developer or individual buyers; however, the application must be accompanied by plans and other documents sufficient for the administrator, staff and commission to review the application for compliance with the requirements of this title. (Ord. 10-06, 8-23-2010; amd. Ord. 11-5, 6-6-2011)

9-9-2: PURPOSE:

The PUD concept allows the site planner to propose the best use and arrangement of development on the parcel of land by reducing the more rigid regulations herein. A PUD is designed so that buildings are clustered together to create open space of common ownership, preserve natural features and landscape character, more efficiently use the site and to minimize development costs by sharing common walls, shortening and narrowing roads, and concentrating utilities. It is expected that a PUD will provide certain amenities like recreational facilities, landscaping, and natural open spaces for the enjoyment of all owners, employees, etc., and will demonstrate better than average quality of development. (Ord. 10-06, 8-23-2010)

9-9-3: PUD REVIEW AND DETERMINATION:

In considering whether to approve a PUD, the commission shall determine:

A. That the proposed use nets a positive score on the compatibility rating system herein. The compatibility rating shall be completed by the commission and computed for the full application as presented to the commission after revisions requested during any preliminary review and after the public hearing is closed;

In the case of PUDs in which the board determines that it is in the public's interest that the board deal exclusively with certain of the nine (9) compatibility questions contained in section 9-11-1, appendix A of this chapter, then, subject to the board's direction, the commission shall not consider such questions as part of its compatibility rating of the proposed use;

(Resolution 7-98 states "the Board shall exclusively determine the rating for Compatibility Question Nos. 6, 8, and 9.)

B. That the proposal works with the characteristics of the site by protecting or highlighting attractive features and by minimizing the impact of development where natural constraints exist;

C. That the proposal's layout promotes the clustering and separation of different kinds of land uses so that both internal compatibility and common open spaces can be maintained;

D. That the proposal's layout and design provides economics in the provision of roads and other site improvements; and

E. That it is more desirable to have a PUD than a subdivision or some other singular use, and that the PUD is not being proposed simply to bypass or vary the more restrictive standards required of a subdivision, business, industry, or other similar use. (Ord. 10-06, 8-23-2010)

9-9-4: TIME FOR COMPLETION:

The proposed development shall be completed within the time specified in the phasing plan. Extensions may be approved by the commission if it can be shown as necessary and in the public interest. (Ord. 10-06, 8-23-2010)

9-9-5: CHANGES FROM APPROVED PLANS:

Changes in building design and layout may be approved by the commission if it can be shown as being necessary or more desirable. (Ord. 10-06, 8-23-2010)

9-9-6: SUBMISSION REQUIREMENTS:

In addition to the items required for a conditional use permit, graphic and written material shall also be submitted regarding:

A. Proposed Setbacks: Proposed front, side, and rear setbacks as different from those required under normal standards for like uses and any other changes in similar kinds of standards including, but not limited to, building height, minimum number of parking spaces per unit, street widths, and lot size.

B. Proposed Building Sites: Proposed building sites if these are to be indicated without, or in addition to, lots, complete with dimensions.

C. Common Open Space And Facilities: Common open space and facilities with conditions for their permanency.

D. Phase Of Development; Time Schedule: Phase of development to be shown geographically and indicating stages in the construction program and time schedule for progressive completion.

E. Outline Of Restrictive Covenants: An outline of the restrictive covenants expressing key provisions.

F. Maintenance Plans: Plans for maintaining roads, parking, and other areas of circulation, snow removal, snow storage, and any other necessary upkeep.

G. Surface Water Management: Plans for surface water management.

H. Other Information: Any other information deemed necessary by the commission because of the proposed use. (Ord. 10-06, 8-23-2010)

9-9-7: STANDARDS:

A. Size: The acreage shall be large enough to accommodate the proposed PUD.

B. Streets, Utilities And Other Site Improvements: Streets, utilities, and other site improvements shall be made for their later installation, at the developer's expense, prior to recording the plat. Streets shall be constructed in accordance with the minimum standards set forth in chapter 5 of this title and all references made therein if they are to be dedicated to the county.

C. Waiver Or Modification Of Specifications, Standards And Requirements: It is recognized that the uniqueness of each proposal for a PUD requires that the specifications, standards, and requirements for various facilities, including, but not limited to: roads, alleys, easements, utilities, signs, parking areas, storm drainage, water supply and distribution, and sewage collection and treatment, may be subject to modification from the specifications, standards, and requirements established for subdivisions and like uses in this title. The commission may, therefore, at the time of general submission as requested by the applicant, waive or modify these specifications, standards, and requirements which otherwise shall be applicable.

D. Averaging And Transferring Densities: Averaging and transferring densities within the PUD shall be allowed: 1) upon a showing that it fits the definition of a PUD; 2) as long as the overall average residential density is no greater than six (6) dwelling units per gross acre; and 3) only if residential units are to be connected to central water and sewer systems. The overall average residential density shall be calculated by summing the number of residential dwelling units planned within the boundary of the PUD and dividing by the total gross area expressed in acres within the boundaries of the PUD, except public lands. It is

recognized that the increased residential density of a PUD shall be in relationship to the site and structure location, application of technology, design, construction techniques, landscaping and topography.

E. Lot And Building Setbacks: Lot and building setbacks may be decreased below or otherwise altered from the standards of like uses set forth elsewhere in this title.

F. Maximum Height: The maximum height of buildings may be increased above those for like uses mandated elsewhere in this title in consideration of the following characteristics:

1. Unreasonable adverse visual effect on adjacent sites or other areas in the immediate vicinity.
2. Potential problems for adjacent sites caused by shadows, loss of air circulation, or loss of view.
3. Influence on the general vicinity with regard to extreme contrast, vistas, and open space.

G. Parking Spaces: The design and construction standards for parking spaces shall conform to section 9-5A-3 of this title, and the number of parking spaces required may be increased or decreased relative to the number mandated for like uses elsewhere in consideration of the following factors:

1. Estimated number of cars owned by occupants of dwelling units in the PUD.
2. Parking needs of each specific use.
3. Varying time period of use whenever joint use of common parking areas is proposed.
4. Surface parking areas shall not be considered open space for the purposes of subsection I of this section.

H. Internal Street Circulation System: The PUD shall provide an adequate internal street circulation system designed for the type of traffic generated, safety, separation from living areas, convenience, and access. Private internal streets may be narrower than normally required; provided, that adequate access for police and fire protection and snow removal equipment is maintained.

I. Common Open Space: At least fifty percent (50%) of the total area within the boundary of any residential PUD and twenty percent (20%) of any commercial or industrial PUD shall be devoted to common open space; provided, however, that the commission may reduce this requirement if they find that such a decrease is warranted by the design of, and the amenities and features incorporated into, the plan and that the needs of the occupants of the PUD for open space can be met in the proposed development. Each residential unit shall have ready access to common areas and facilities.

J. Materials, Textures And Colors: Harmonious variations in materials, textures, and colors shall complement and supplement the natural beauty and pleasant environment of the site and the individual buildings. The site, design, and construction of all residences shall be planned in such a manner that there is a substantial resemblance of uniformity.

K. Assurances Of Performance Bond: It is recognized that the uniqueness of each proposal for a PUD requires that the applicant must make adequate assurances of performance of each phase of the proposal. The commission may impose any form of bond on those portions of the proposal which will provide common services to the public or users of the PUD as deemed appropriate by the commission under the circumstances. (Ord. 10-06, 8-23-2010)

9-9-8: OTHER INFORMATION AND DISCLOSURE REQUIREMENTS:

The applicant shall disclose and provide the following:

A. The name, address, telephone number of any owner, equitable interest holder, stockholder, partner, associate, or any other person having a financial interest of ten percent (10%) or greater in the proposed planned unit development.

B. The method of financing and the cost of improvements that serve the common services of the public and users of the PUD.

- C. The cost of the proposed planned unit development.
- D. The cost of each phase of the planned unit development.
- E. The ratio of the amount of all loans to the value of the property throughout the development of the planned unit development.
- F. Plans for housing employees, construction workers, subcontractors, independent contractors or any other person related to or associated with the applicant's buildings, improvements, developments or temporary uses during and after the proposal.
- G. Plans for providing any additional fire protection and emergency medical services which may be necessary during and after construction.
- H. Proposals for guarantees that the applicant will complete all those improvements that serve the common services of the public and users of the PUD or that the land will be reclaimed to its condition prior to construction.
- I. Plans for any impact fees to be paid by the applicant for the proposal.
- J. Plans for minimizing any water runoff created by the buildings, improvements, developments or other temporary uses of the proposal.
- K. Plans for minimizing the impact on solid waste disposal during and after the proposal.
- L. Plans for minimizing the impact on fish, wildlife or biotic resources in the general area of the proposal before, during and after the completion of the proposal.
- M. Plans for providing for enforcement of security on the site of the proposal.
- N. Plans for transporting workers to and from job sites and special traffic control measures for public safety during and after construction.
- O. Certain disclosures required by this section will not apply to certain PUDs because of the uniqueness and small size of the proposal. When disclosures in subsections B, F, G, H, L, M and N of this section are either not applicable or not of sufficient importance because the impact of the PUD would be minimal, the applicant shall include a statement showing why the disclosure does not apply. Staff shall make a recommendation to the commission as to each application, and the commission shall decide the applicable procedures. All PUD applicants shall adequately respond to disclosures in subsections A, C, D, E, I, J and K of this section. (Ord. 10-06, 8-23-2010)

9-9-9: DEVELOPMENT AGREEMENT:

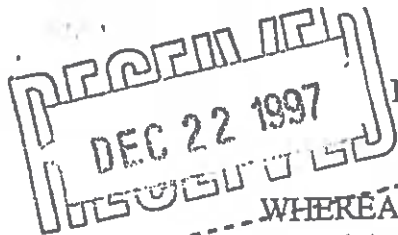
Because of the uniqueness of each proposal, a PUD may impact county services and/or property which may be mitigated through a development agreement. Compensation for these impacts shall be negotiated in work sessions with appropriate county entities and a development agreement shall be entered into between the applicant and the county through the board as additional conditions considered for approval of a PUD. (Ord. 10-06, 8-23-2010)

9-9-10: IMPACT FEES:

The commission may recommend to the board impact fees as authorized by Idaho Code section 31-870 for any PUD proposal. The board may implement the impact fees as recommended by the commission or as it deems necessary for the proposal. (Ord. 10-06, 8-23-2010)

9-9-11: REIMBURSEMENT FEES:

The applicant shall be required, in addition to the filing fee otherwise imposed, to pay a reimbursement fee. The reimbursement fee shall be negotiated by the staff with approval of the board. (Ord. 10-06, 8-23-2010)



RESOLUTION NO. 7-98
BOARD OF COMMISSIONERS OF VALLEY COUNTY

Cynda —
File-P13

WHEREAS, Section 3.04.07, b., 3 of the Valley County Land Use and Development Ordinance and Appendix C-C., 1 to the Ordinance entitle the Board of County Commissioners to deal exclusively with certain of the nine Compatibility Questions by which the Applications will be evaluated;

WHEREAS, the scope of a PUD Application presents issues related to fiscal impacts which it is in the public interest to have the Board deal with exclusively;

NOW, THEREFORE, the Board directs that a PUD Application be processed as follows:

1. The Board shall exclusively determine the rating for Compatibility Question Nos. 6, 8, and 9;
2. The Planning and Zoning Commission shall review the Application, pursuant to Chapter Three of the Ordinance and Appendix C thereto provided:
 - a. The Commission shall determine the rating for Compatibility Question Nos. 1-5 and 7 in its Compatibility Rating of the proposed project; and,
 - b. This shall not prevent the Commission from including the issues in Questions 6, 8, and 9 from their deliberations and recommendation to the Board. It is intended to allow the Commission to fully report potential impacts to the Board.
 - c. As provided in Section 3.04.07, d of the Ordinance, the Commission shall make a recommendation of approval or disapproval of the Application to the Board, supported by proposed Findings of Fact and Conclusions of Law.
3. After receiving the recommendation of the Commission, the Board will schedule the matter for a public hearing; and, thereafter, the Board will make a final decision on the application.

DATED this 3rd day of November, 1997.

1. 
TERRY F. GESTRIN, Chairman

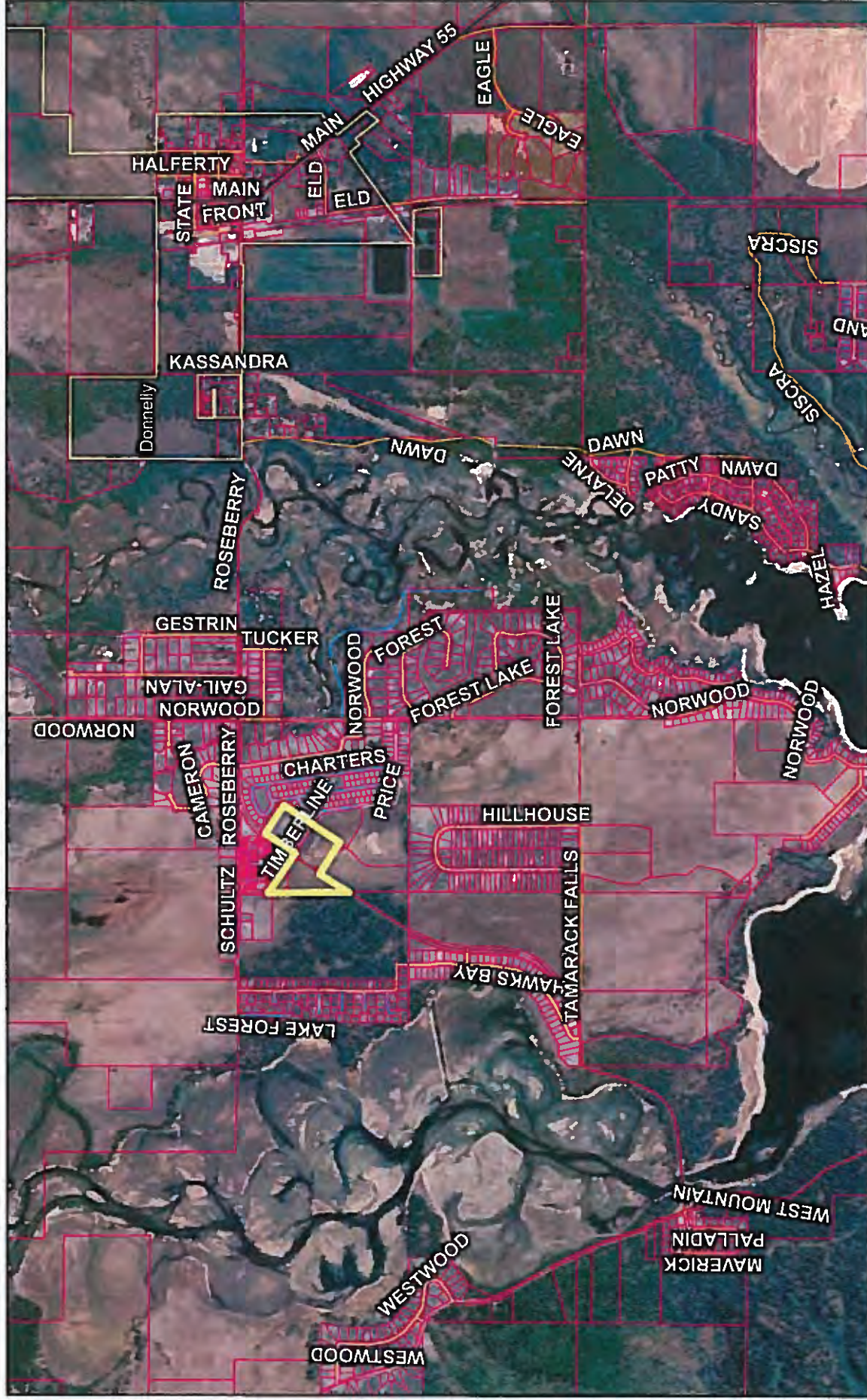
3. 
THOMAS W. KERR, County Commissioner

2. 
F. PHILLIP DAVIS, County Commissioner

ATTEST:

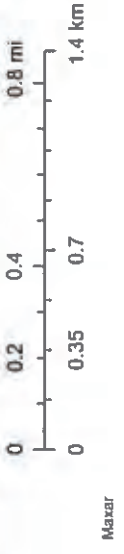

LELAND G. HEINRICH,
Valley County Clerk

PUD 22-02 Vicinity Map



7/6/2022, 10:47:46 AM

1:36,112



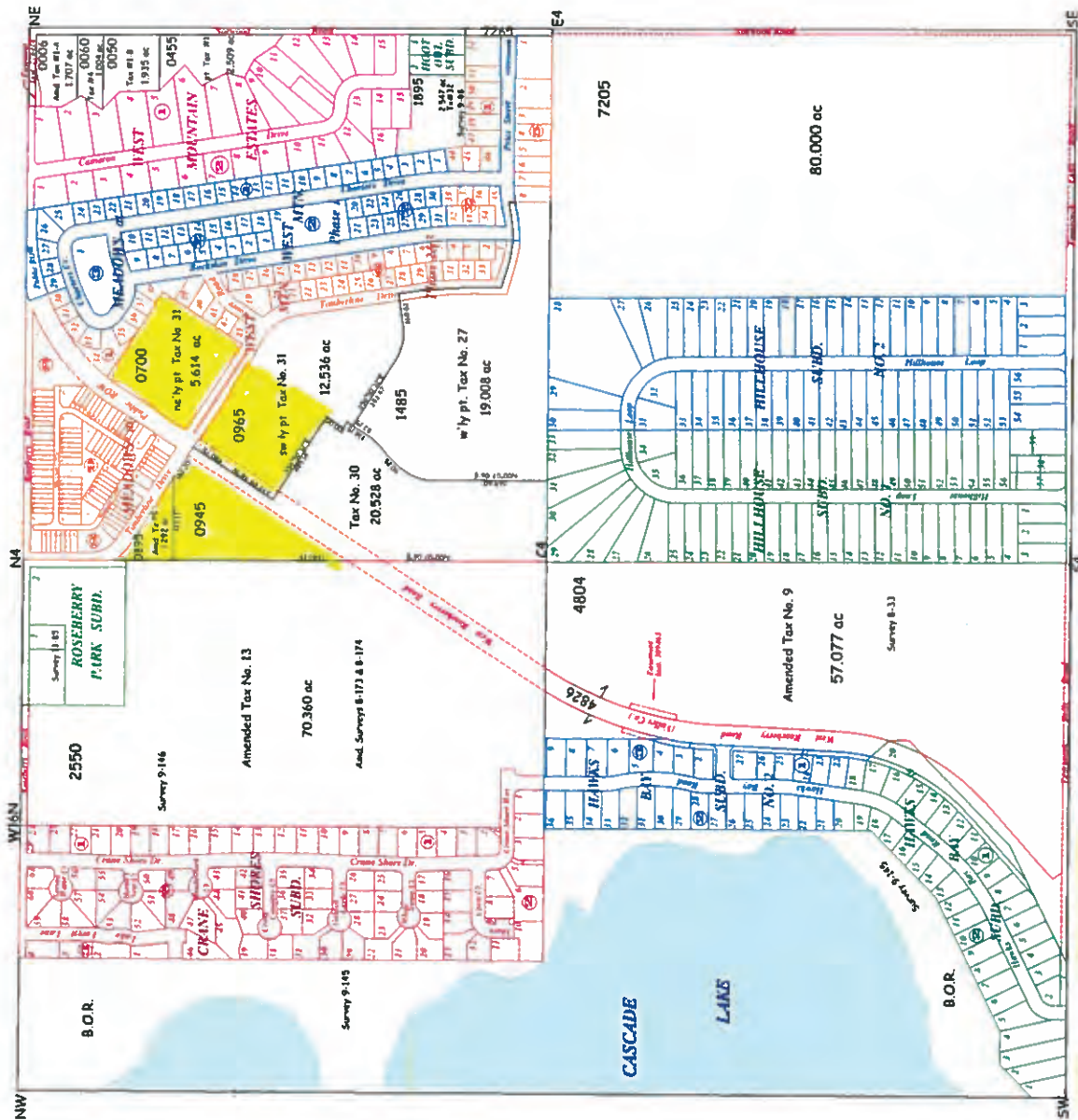
- Municipalities
- Roads
- Parcel Boundaries
- MAJOR
- COLLECTOR
- URBAN/RURAL
- PRIVATE

PLAT TITLE

TWP. 16N ROSE SEC. 17

VALLEY COUNTY
Cartography Dept.
Assessor's Office
Cascade, ID 83611

Filename:
Valley County Base Map
Scale: 1" = 400 ft.
Date: 10/25/17
Drawn by: L. Frederick



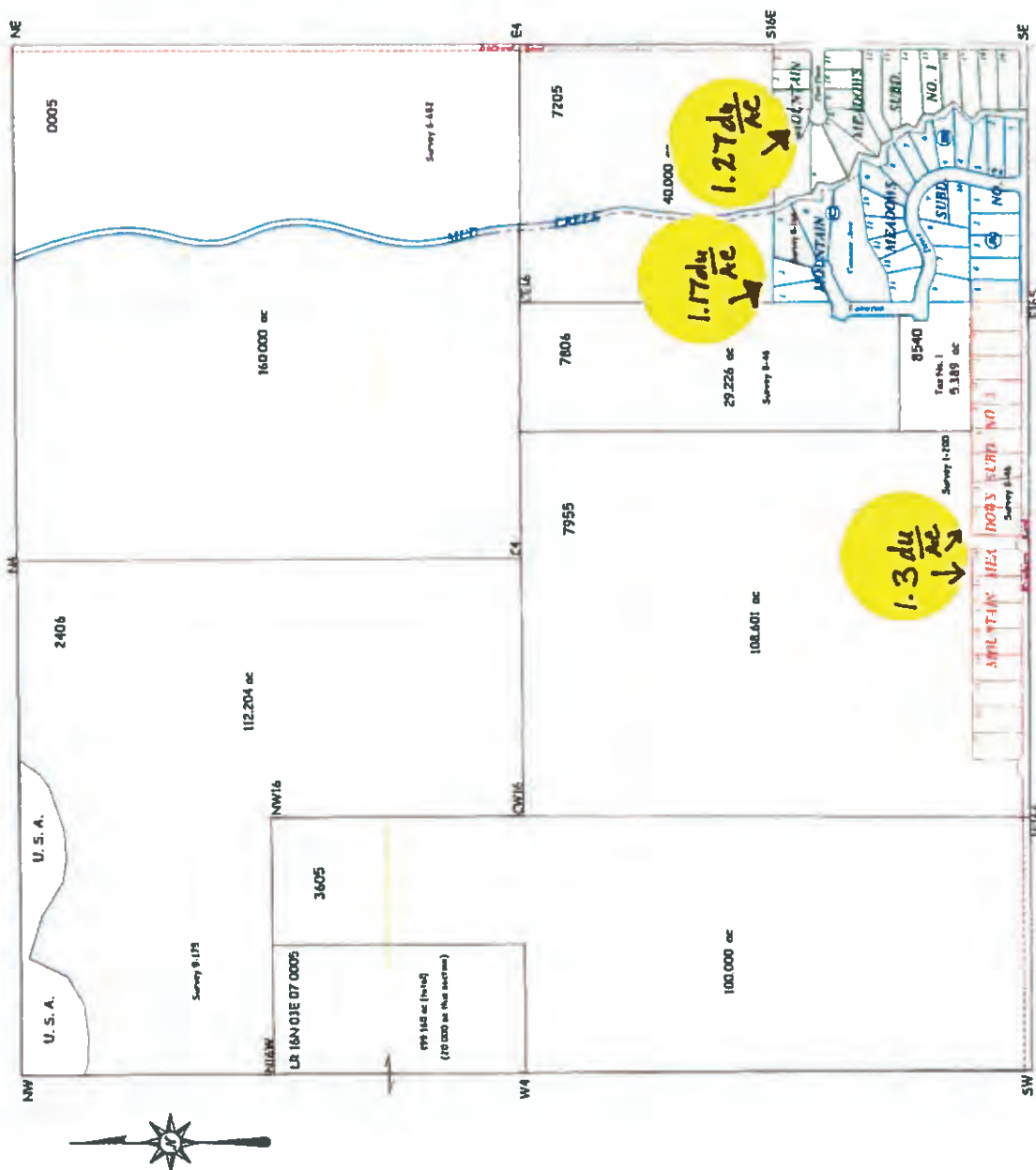
This drawing is to be used for reference purposes only. The County is NOT responsible for any inaccuracies contained herein.

PLAT TITLE

TWP. 16N R03E SEC. 08

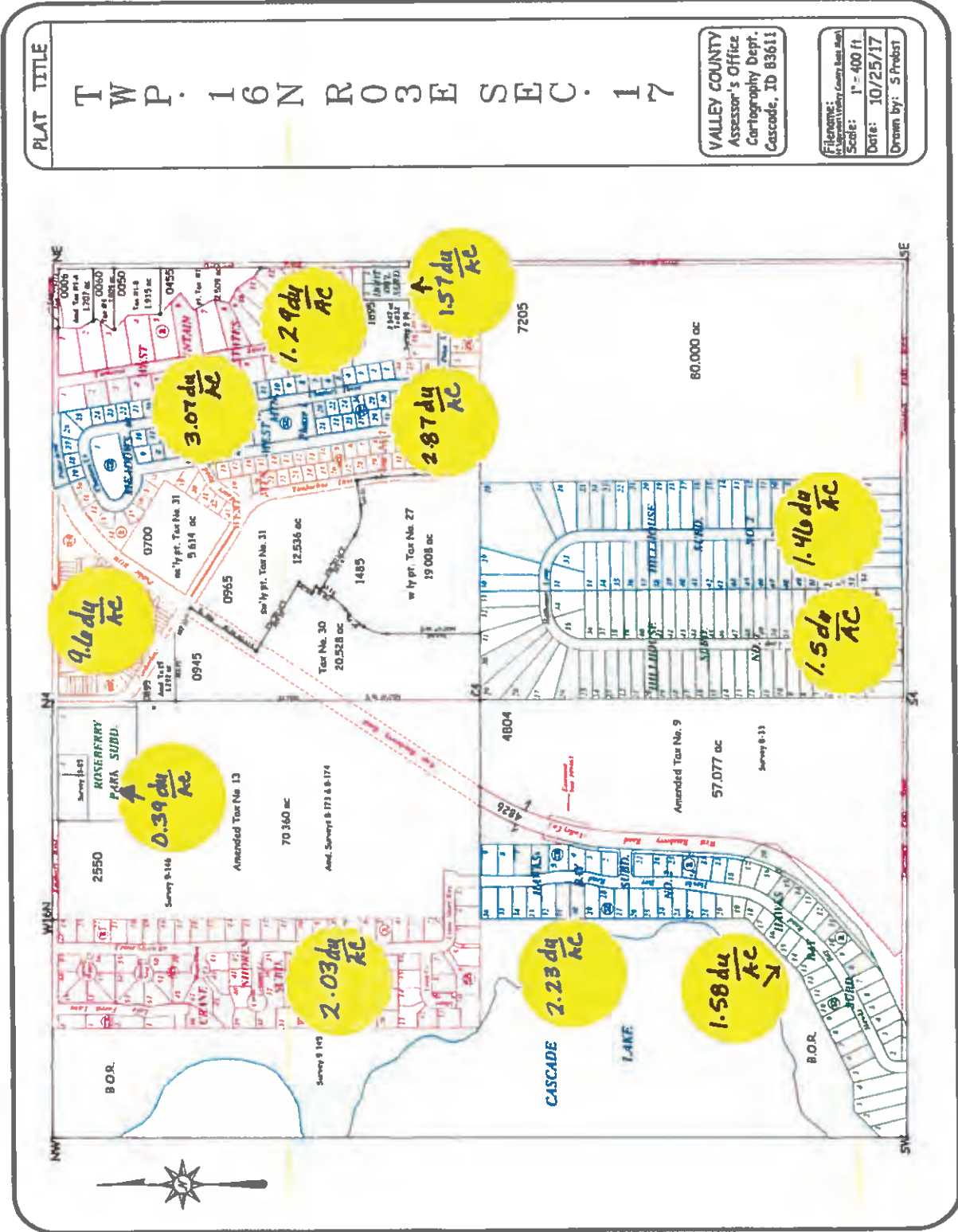
VALLEY COUNTY
Cartography Dept.
Assessor's Office
Cascade, ID 83611

Filename:	Valley County Base Map
Scale:	1" = 400 ft.
Date:	5/12/2021
Drawn by:	L. Frederick



4. ... 1. (1) 2. June 1977. The Commission (1977) Report.

Approximate Residential Density of Neighborhood



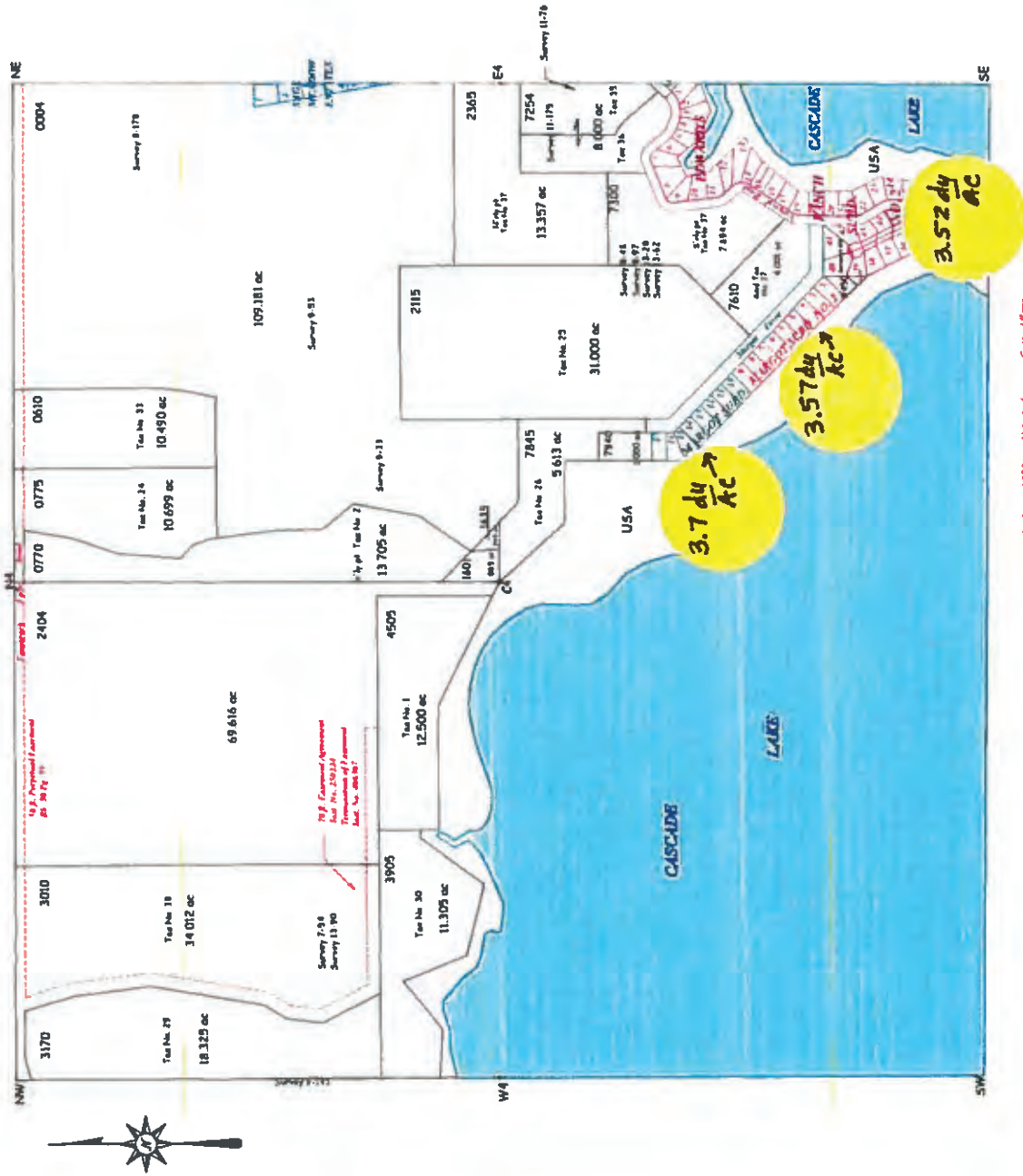
Approximate Residential Density of Neighborhood

PLAT TITLE

T W P . 1 6 N R O S E S E C . 2 0

VALLEY COUNTY
Cartography Dept.
Assessor's Office
Cascade, ID 83611

Filename:
Valley County Base Map
Scale: 1" = 400 ft.
Date: 2/5/2021
Drawn by: L. Frederick



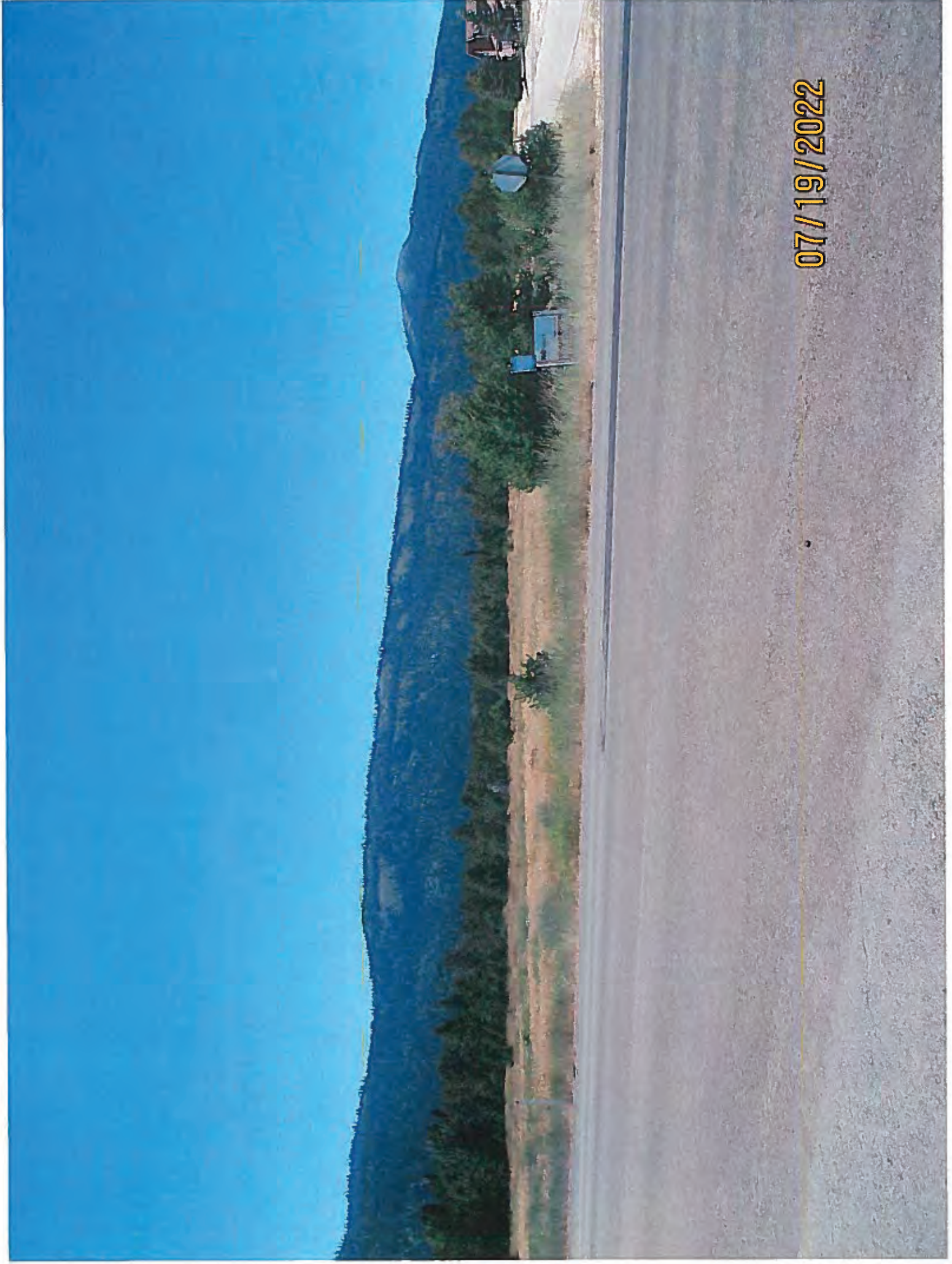
This drawing is to be used for Reference Purpose ONLY. The County is not responsible for any inaccuracies contained herein.

383

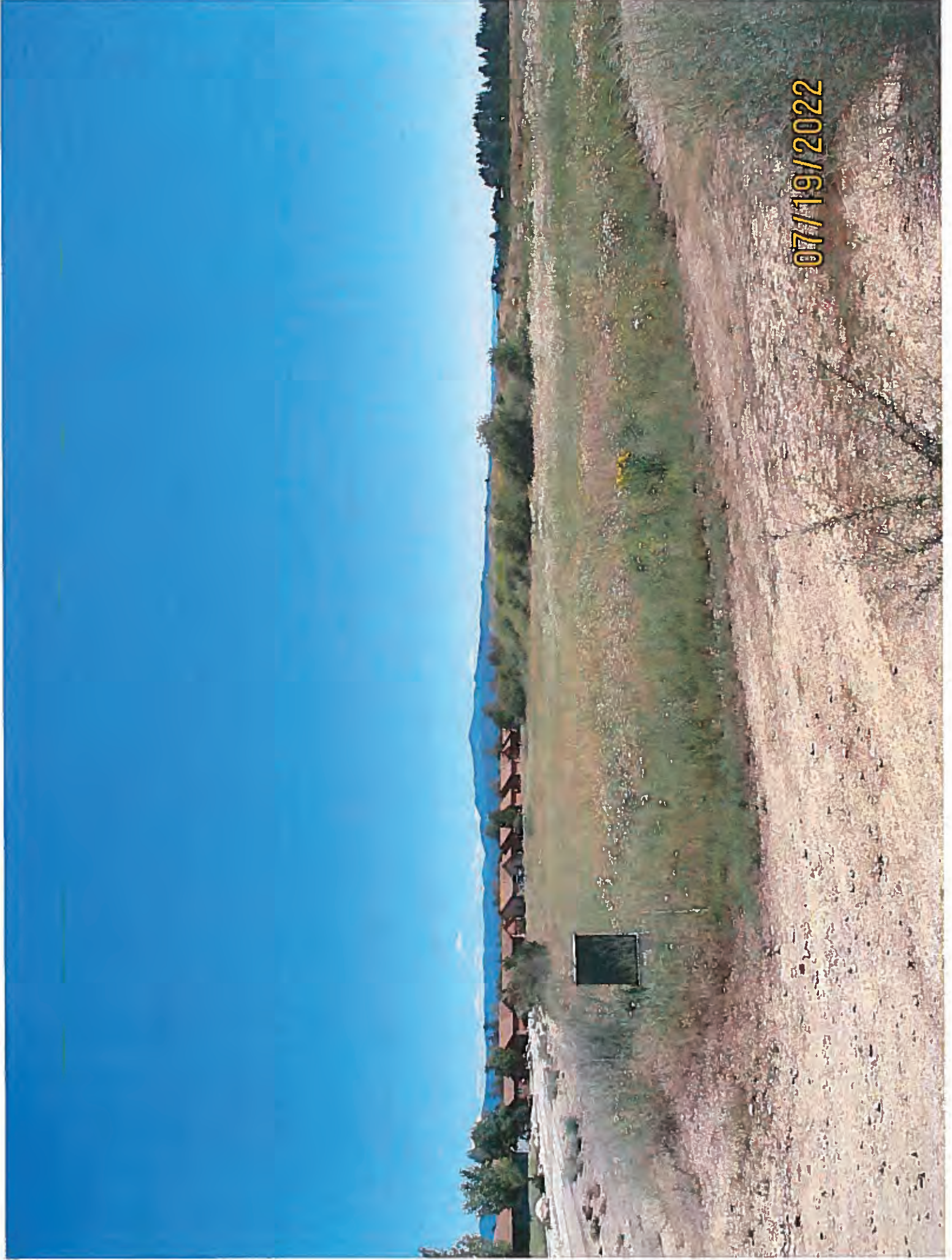


07/19/2022

07/19/2022



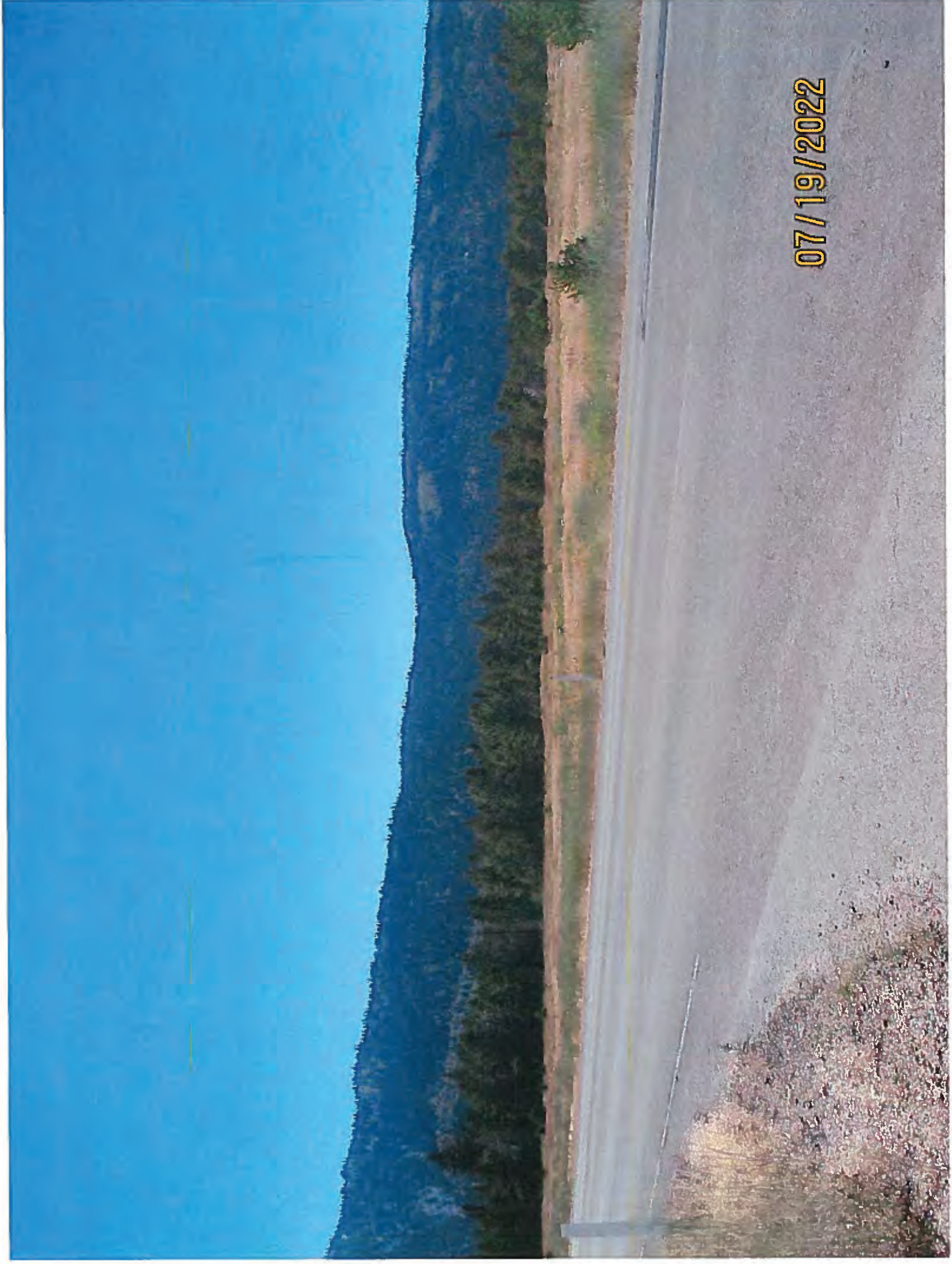
07/19/2022



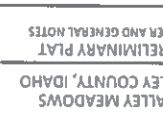
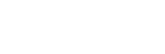
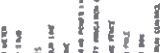
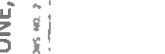


07/19/2022

07/19/2022







[illegible]

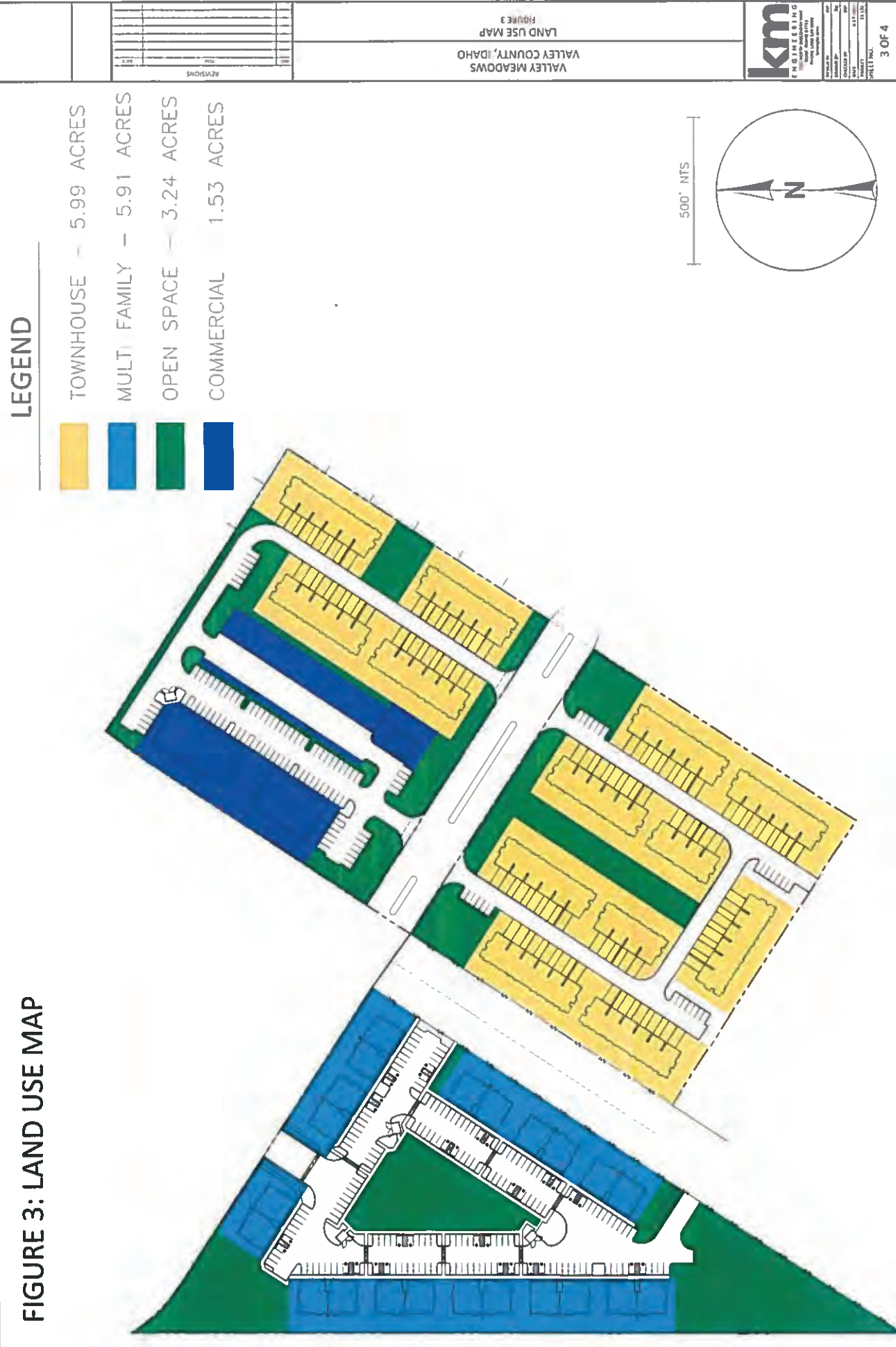
VALLEY MEADOWS
VALLEY COUNTY, IDAHO
PRELIMINARY PLAT
LOT DIMENSIONS

[illegible]

176d



FIGURE 3: LAND USE MAP





Valley County Road & Bridge

Jeff McFadden
Superintendent

PO Box 672* Cascade, Idaho 83611



jmcfadden@co.valley.id.us
Office * (208)382-7195
Fax * (208)382-7198

[REDACTED]

The Valley County Road Dept. was asked to review this CUP and provide comments related to the anticipated impact to the local roads that will be utilized for accessing the proposed subdivision. CUP 22-29 and PUD 22-02 is a preliminary plat submitted by Triple Dot Development LLC seeking approval of a 74 town homes(5.9 acres), 88 multi-family units(5.9 acres), 3 commercial lots(1.53 acres), 3 24 acres of recreation/open space, and 4.1 acres of private street area.

County maintained roads that will see increased traffic by the addition of the proposed development if the plat is approved include West Roseberry Road, Norwood Road, Tamarack Falls Road and West Mountain Road. It is expected that transportation services including all season road maintenance, road resurfacing, road rebuilds provided by Valley County Road Dept. will be impacted by the increased traffic.

- Recommendation (1): Dedication of 50' right-of-way to the public for property owned by the developer immediately adjacent to West Roseberry Road. Prior to final plat, the developer agrees to provide an appraisal for the value of the ROW along with a legal description and warranty deed to be recorded with the Valley County clerk.
- Recommendation (2): Mitigate impacts to transportation services on those roads identified above by negotiating with developer payment of road improvement costs attributable to traffic generated by proposed development. The value of the developers proportionate share may be determined by several methods: (1) reference 2007 Capital Improvement Program cost comparisons for the West Roseberry CIP with a predetermined cost per lot contribution by developer; (2) engage a qualified engineering firm to conduct a traffic study based on proposed development to provide recommendation for proportionate share to be attributed to the developer; (3) negotiate in-kind construction credits for immediate road improvements needs that can be mitigated by developer.
- Recommendation (3): Increased traffic on West Roseberry Road has resulted in accelerated deterioration of the Roseberry bridge (commonly called the "S" bridge) over Cascade Reservoir and multiple traffic accidents due to its configuration. Valley County and Developer could cooperatively engage a qualified professional to conduct a repair/replacement feasibility study for the "S" bridge.

Any or all of the above recommendations that are agreeable to the developer should be memorialized in a future voluntary road agreement negotiated between the Valley County Board

of County Commissioners, Valley County Road Dept. and developer identifying the value of road improvement costs contributed.

Valley County Road Superintendent

A handwritten signature in black ink, appearing to read 'Jeff McFadden', written over a horizontal line.

Jeff McFadden

From: Jeff Mcfadden <[REDACTED]>
Sent: Tuesday, July 12, 2022 6:21 AM
To: Therese Gibboney [REDACTED]
Cc: Brian Oakey <[REDACTED]>; Cynda Herrick <[REDACTED]>; Douglas Miller <[REDACTED]>
Subject: Re: traffic info West Roseberry Road

Therese,

This is what we have from last summer. A couple extras in here but when you calculate it out they show the breakdown of where the traffic is going. If you have any questions, please let me know.

From: Therese Gibboney [REDACTED]
Sent: Monday, July 11, 2022 7:51 PM
To: Jeff Mcfadden [REDACTED]
Subject: Re: traffic info West Roseberry Road

Thank You Jeff. We look forward to receiving the very important information/report.

Regards,
Therese

On Mon, Jul 11, 2022 at 3:10 PM Jeff Mcfadden [REDACTED] > wrote:
Theresa,

I have received your request and I am working on this.

Thank you,

Jeff McFadden, Superintendent
Valley County Road Department

W. Roseberry Rd at 35 mph sign west of Fire Station

Station: 035

Valley County Road and Bridge

Station ID : 035

Info Line 1 :

Info Line 2 :

GPS Lat/Lon : 44 43.3947,N / 116 06.2961,W

DB File : 035.DB

Last Connected Device Type : Omega-G

Version Number : 1.11

Serial Number : OG38581

Number of Lanes : 2

Posted Speed Limit : 0.0 mph

Lane Configuration

#	Dir.	Information	Vehicle Sensors	Sensor Spacing	Loop Length
---	------	-------------	-----------------	----------------	-------------

1.			Axle-Axle	4.0 ft	
----	--	--	-----------	--------	--

2.	Opp -		Axle-Axle	4.0 ft	
----	-------	--	-----------	--------	--

Average Daily Traffic (ADT)

Weekday		Weekend		Total ADT	
Cars :	4091 (94%)	Cars :	4152 (96%)	Cars :	4111 (95%)
Trucks :	216 (6%)	Trucks :	156 (4%)	Trucks :	195 (5%)
Total :	4307	Total :	4308	Total :	4307

Speed Totals

50 % :	33.7 mph	Top Speed :	99.9 mph	Average Truck Speed :	34.0 mph
85 % :	38.8 mph	Low Speed :	4.4 mph	Average Car Speed :	33.9 mph
Avg :	33.9 mph	10mph Pace Speed:	28.4 - 38.3 (70.7%)		

Peak Hour Totals

AM Peak Hour (Volume)		AM Peak Hour (Speed)	
Weekday :	11:00 - 12:00 (Avg 264)		04:30 - 05:30 (37.6 mph)
Weekend :	10:45 - 11:45 (Avg 397)		04:30 - 05:30 (40.8 mph)
PM Peak Hour (Volume)		PM Peak Hour (Speed)	
Weekday :	16:30 - 17:30 (Avg 361)		23:00 - 24:00 (35.5 mph)
Weekend :	12:30 - 13:30 (Avg 387)		22:45 - 23:45 (36.2 mph)

Grand Totals

Total Cars :	24329 (4111 ADT)	Average Length :	12.6 ft	Average Headway :	19.8 sec
Total Trucks :	1159 (195 ADT)	Average Axles :	2.2	Average Gap :	19.6 sec
Total Volume :	25488 (4307 ADT)				

Valley County Road and Bridge

Station ID : 035

Info Line 1 :

Info Line 2 :

GPS Lat/Lon : 44 43.3947,N / 116 06.2961,W

DB File : 035.DB

Last Connected Device Type : Omega-G

Version Number : 1.11

Serial Number : OG38581

Number of Lanes : 2

Posted Speed Limit : 0.0 mph

Lane Configuration

#	Dir.	Information	Volume Mode	Volume Sensors	Divide / 2	Comment
1.			Normal	Veh.	No	
2.	Opp -		Normal	Veh.	No	

Total Count: 0000 0100 0200 0300 0400 0500 0600 0700 0800 0900 1000 1100 1200 1300 1400 1500 1600 1700 1800 1900 2000 2100 2200 2300 Total

Lane #1	27	19	16	11	36	112	353	581	688	778	907	1035	1097	1038	948	1019	1085	909	738	585	473	343	149	02	12985
Lane #2	68	34	29	12	9	90	197	469	507	527	721	765	933	951	918	986	1030	1081	988	750	880	495	262	128	12810
TOTAL	93	53	45	23	45	202	550	1050	1195	1305	1628	1800	2030	1989	1864	2005	2115	1970	1722	1335	1159	838	411	190	25575

Percent: 0000 0100 0200 0300 0400 0500 0600 0700 0800 0900 1000 1100 1200 1300 1400 1500 1600 1700 1800 1900 2000 2100 2200 2300

Lane #1	0%	0%	0%	0%	0%	1%	3%	4%	5%	6%	7%	8%	8%	8%	7%	8%	8%	7%	6%	5%	4%	3%	1%	0%
Lane #2	1%	0%	0%	0%	0%	1%	2%	4%	4%	6%	6%	7%	7%	8%	8%	8%	8%	8%	6%	5%	4%	2%	1%	
TOTAL	0%	0%	0%	0%	0%	1%	2%	4%	5%	6%	7%	8%	8%	8%	7%	8%	8%	7%	6%	5%	4%	2%	1%	

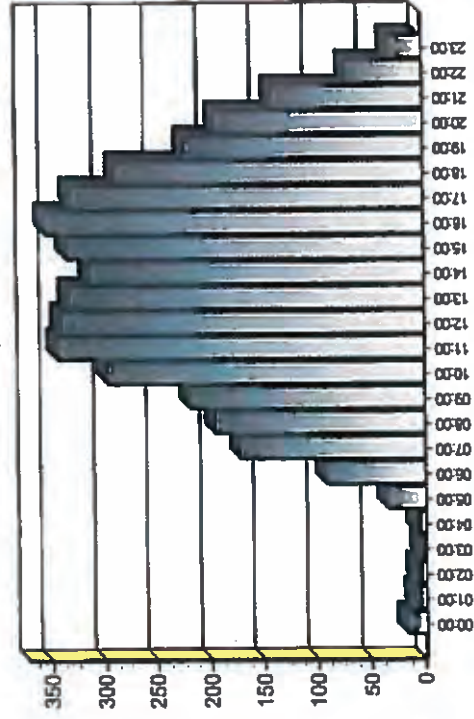
ADT: 0000 0100 0200 0300 0400 0500 0600 0700 0800 0900 1000 1100 1200 1300 1400 1500 1600 1700 1800 1900 2000 2100 2200 2300 Total

Lane #1	5	3	3	2	6	19	59	94	111	130	165	197	183	173	158	170	181	152	123	98	79	57	25	10	2203
Lane #2	11	6	5	2	2	15	33	78	85	88	131	146	156	159	153	184	172	177	184	125	114	83	44	21	2134
TOTAL	16	9	8	4	8	34	92	172	196	218	286	343	339	332	311	334	353	329	287	223	193	140	69	31	4337

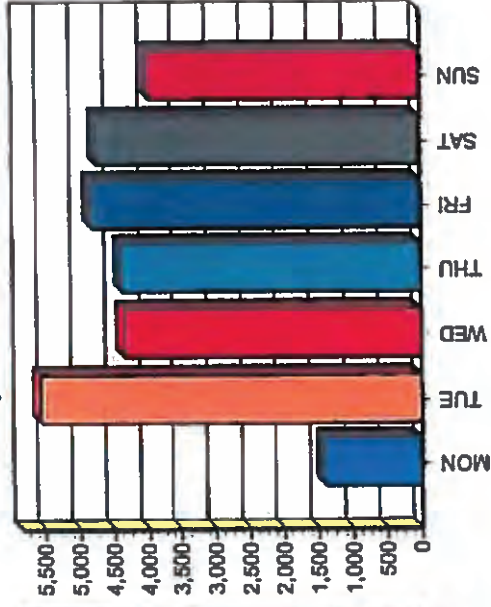
ALL LANES

	Sun	Mon	Tue	Wed	Thu	Fri	Sat	Total	Percent
DW Totals :	3857	611	2832	4327	4350	4793	4705	16813	88%
# Days :	1.0	0.4	0.5	1.0	1.0	1.0	1.0	4284	
ADT :	3957	1387	5548	4327	4350	4793	4705	8662	34%
Percent :	15%	2%	11%	17%	17%	18%	18%	4331	

ADT Volume vs. Time (all lanes combined)



ADT By Day of Week (all lanes)



W. Roseberry Rd east of Norwood

Date From: 12/04 - 08/03/2021 To: 10/06 - 09/09/2021

Station: 211

Valley County Road and Bridge

Station ID : 211

Info Line 1 :

Info Line 2 :

GPS Lat/Lon : 44.43.3583,N / 116.06.5938,W

DB File : 211.DB

Last Connected Device Type : Omega-G

Version Number : 1.11

Serial Number : OG38583

Number of Lanes : 2

Posted Speed Limit : 0.0 mph

Lane Configuration

#	Dir.	Information	Vehicle Sensors	Sensor Spacing	Loop Length
1.			Axle-Axle	4.0 ft	
2.	Opp -		Axle-Axle	4.0 ft	

Average Daily Traffic (ADT)

<u>Weekday</u>		<u>Weekend</u>		<u>Total ADT</u>	
Cars :	2609 (95%)	Cars :	2808 (97%)	Cars :	2676 (96%)
Trucks :	112 (5%)	Trucks :	65 (3%)	Trucks :	96 (4%)
Total :	2721	Total :	2873	Total :	2772

Speed Totals

50 % :	35.7 mph	Top Speed :	92.3 mph	Average Truck Speed :	34.0 mph
85 % :	39.9 mph	Low Speed :	7.1 mph	Average Car Speed :	35.5 mph
Avg :	35.5 mph	10mph Pace Speed:	30.9 - 40.8 (76.1%)		

Peak Hour Totals

<u>AM Peak Hour (Volume)</u>		<u>AM Peak Hour (Speed)</u>	
Weekday :	10:45 - 11:45 (Avg 154)	05:00 - 06:00	(39.5 mph)
Weekend :	11:00 - 12:00 (Avg 266)	00:30 - 01:30	(39.1 mph)
<u>PM Peak Hour (Volume)</u>		<u>PM Peak Hour (Speed)</u>	
Weekday :	16:30 - 17:30 (Avg 245)	23:00 - 24:00	(36.9 mph)
Weekend :	12:15 - 13:15 (Avg 263)	23:00 - 24:00	(36.8 mph)

Grand Totals

Total Cars :	15836 (2676 ADT)	Average Length :	12.3 ft	Average Headway :	30.6 sec
Total Trucks :	570 (96 ADT)	Average Axles :	2.2	Average Gap :	30.4 sec
Total Volume :	16406 (2772 ADT)				

Valley County Road and Bridge

Station ID : 211

Info Line 1 :

Info Line 2 :

GPS Lat/Lon : 44 43.3583,N / 116 06.5938,W

DB File : 211.DB

Last Connected Device Type : Omega-G

Version Number : 1.11

Serial Number : OG38583

Number of Lanes : 2

Posted Speed Limit : 0.0 mph

Lane Configuration

#	Dir.	Information	Volume	Mode	Volume	Sensors	Divide / 2	Comment
1.			Normal		Veh.		No	
2.	Opp -		Normal		Veh.		No	

Total Count:	0000	0100	0200	0300	0400	0500	0600	0700	0800	0900	1000	1100	1200	1300	1400	1500	1600	1700	1800	1900	2000	2100	2200	2300	Total
Lane #1	12	11	11	2	19	58	190	304	334	453	558	648	653	639	681	719	803	625	489	360	298	240	121	37	8241
Lane #2	35	19	19	13	6	92	171	372	374	376	499	505	558	611	598	638	630	621	607	484	448	291	155	89	8199
TOTAL	47	30	30	15	25	148	361	676	708	829	1057	1151	1211	1250	1247	1357	1433	1246	1096	844	746	531	278	126	16440

Percent:	0000	0100	0200	0300	0400	0500	0600	0700	0800	0900	1000	1100	1200	1300	1400	1500	1600	1700	1800	1900	2000	2100	2200	2300	Total
Lane #1	0%	0%	0%	0%	0%	1%	2%	4%	4%	5%	7%	8%	8%	8%	8%	9%	10%	8%	8%	4%	4%	3%	1%	0%	
Lane #2	0%	0%	0%	0%	0%	1%	2%	5%	5%	6%	6%	6%	7%	7%	7%	8%	8%	8%	7%	6%	5%	4%	2%	1%	
TOTAL	0%	0%	0%	0%	0%	1%	2%	4%	4%	5%	6%	7%	7%	8%	8%	9%	9%	8%	7%	5%	5%	3%	2%	1%	

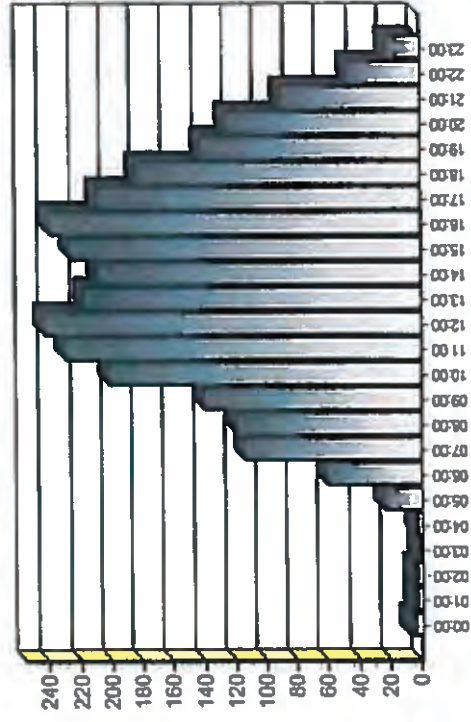
ADT:	0000	0100	0200	0300	0400	0500	0600	0700	0800	0900	1000	1100	1200	1300	1400	1500	1600	1700	1800	1900	2000	2100	2200	2300	Total
Lane #1	2	2	2	0	3	9	32	51	50	76	106	129	131	111	110	120	134	104	82	60	50	40	20	6	1436
Lane #2	6	3	3	2	1	15	29	62	62	63	95	101	112	108	98	106	105	104	101	81	75	49	26	15	1420
TOTAL	8	5	5	2	4	24	61	113	118	139	201	230	243	217	208	226	239	208	183	141	125	69	46	21	2856

ALL LANES

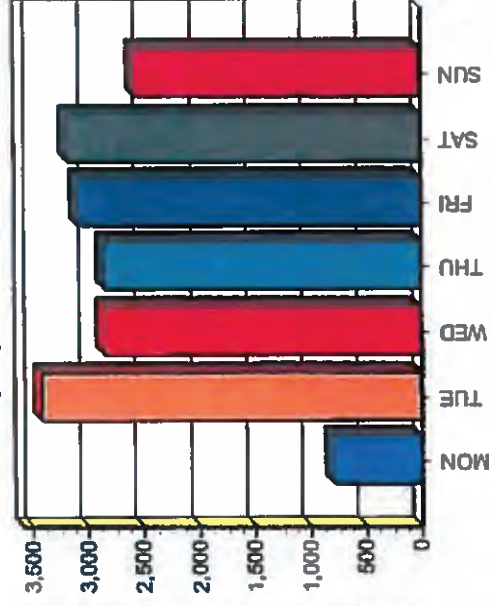
	Sun	Mon	Tue	Wed	Thu	Fri	Sat	Total	Percent
DW Totals :	2583	339	1531	2859	2858	3093	3177	10680	65%
# Days :	1.0	0.4	0.4	1.0	1.0	1.0	1.0	2768	
ADT :	2583	794	3418	2859	2858	3093	3177	5760	35%
Percent :	16%	2%	9%	17%	17%	19%	19%	2880	

Station: 211

ADT Volume vs. Time (all lanes combined)



ADT By Day of Week (all lanes)



W. Roseberry at Tamarack Falls bridge before W Main Rd

Station: 414

Valley County Road and Bridge

Station ID : 414

Info Line 1 :

Info Line 2 :

GPS Lat/Lon :

DB File : 414.DB

Last Connected Device Type : Omega-G

Version Number : 1.11

Serial Number : OG38581

Number of Lanes : 2

Posted Speed Limit : 0.0 mph

Lane Configuration

#	Dir.	Information	Vehicle Sensors	Sensor Spacing	Loop Length
1.			Axle-Axle	4.0 ft	
2.	Opp -		Axle-Axle	4.0 ft	

Average Daily Traffic (ADT)

Weekday		Weekend		Total ADT	
Cars :	2108 (89%)	Cars :	2181 (94%)	Cars :	2128 (91%)
Trucks :	237 (11%)	Trucks :	119 (6%)	Trucks :	204 (9%)
Total :	2345	Total :	2300	Total :	2332

Speed Totals

50 % :	32.1 mph	Top Speed :	99.2 mph	Average Truck Speed :	30.4 mph
85 % :	36.6 mph	Low Speed :	4.2 mph	Average Car Speed :	31.8 mph
Avg :	31.7 mph	10mph Pace Speed:	27.0 - 36.9 (72.2%)		

Peak Hour Totals

AM Peak Hour (Volume)		AM Peak Hour (Speed)	
Weekday :	11:00 - 12:00 (Avg 174)	03:00 - 04:00	(38.8 mph)
Weekend :	10:30 - 11:30 (Avg 206)	01:45 - 02:45	(35.6 mph)
PM Peak Hour (Volume)		PM Peak Hour (Speed)	
Weekday :	16:15 - 17:15 (Avg 210)	22:15 - 23:15	(34.4 mph)
Weekend :	12:15 - 13:15 (Avg 201)	22:00 - 23:00	(33.6 mph)

Grand Totals

Total Cars :	15080 (2128 ADT)	Average Length :	13.5 ft	Average Headway :	35.9 sec
Total Trucks :	1445 (204 ADT)	Average Axles :	2.2	Average Gap :	35.6 sec
Total Volume :	16525 (2332 ADT)				

Station: 414

Valley County Road and Bridge

Station ID : 414

Info Line 1 :

Info Line 2 :

GPS Lat/Lon :

DB File : 414.DB

Last Connected Device Type : Omega-G

Version Number : 1.11

Serial Number : OG38581

Number of Lanes : 2

Posted Speed Limit : 0.0 mph

Lane Configuration

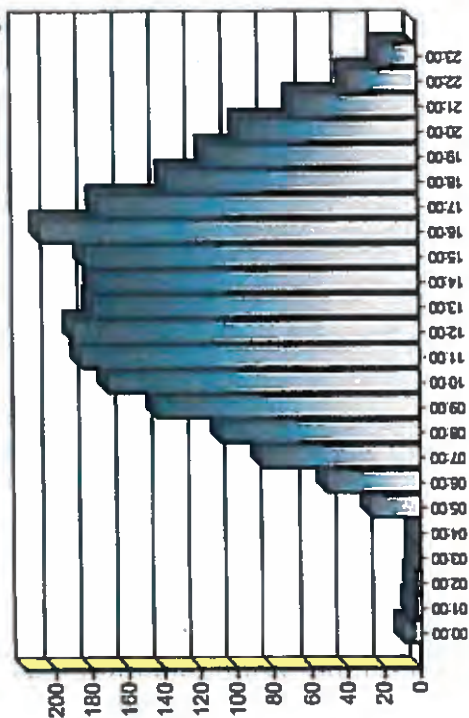
#	Dir.	Information	Volume Mode	Volume Sensors	Divide / 2	Comment
1.			Normal	Veh.	No	
2.	Opp -		Normal	Veh.	No	
Total Count:						
Lane #1	24	15	5	8	49	112 213 356 401 609 690 755 694 728 727 888 724 528 376 372 241 154 83 8793
Lane #2	32	16	11	4	7	133 235 391 504 572 573 595 561 550 512 548 571 501 435 424 298 231 114 53 7871
TOTAL	56	31	16	9	15	182 347 604 860 1033 1182 1285 1316 1244 1238 1275 1439 1225 961 800 670 472 268 138 16664
Percent:						
Lane #1	0%	0%	0%	0%	1%	1% 2% 4% 5% 7% 8% 9% 8% 8% 10% 8% 6% 4% 3% 2% 1%
Lane #2	0%	0%	0%	0%	2%	3% 5% 6% 7% 7% 8% 7% 7% 7% 7% 6% 5% 4% 3% 1% 1%
TOTAL	0%	0%	0%	0%	1%	2% 4% 5% 6% 7% 8% 8% 7% 7% 8% 9% 7% 6% 5% 4% 3% 2% 1%
ADT:						
Lane #1	3	2	1	1	1	7 16 30 45 64 87 99 108 99 104 104 124 103 75 54 53 34 22 12 1248
Lane #2	5	2	2	1	1	19 34 56 63 79 82 85 80 79 73 78 82 72 62 61 43 33 16 8 1118
TOTAL	8	4	3	2	2	26 50 86 108 143 169 184 188 178 177 182 206 175 137 115 96 67 38 20 2384

ALL LANES

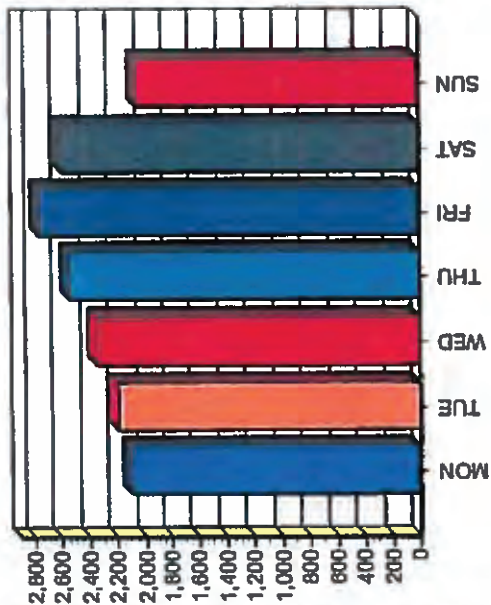
ALL LANES

	Sun	Mon	Tue	Wed	Thu	Fri	Sat	Total	Percent
DW Totals :	2043	2091	2299	2344	2536	2758	2595		
# Days :	1.0	1.0	1.1	1.0	1.0	1.0	1.0		
ADT :	2043	2091	2185	2344	2536	2758	2595	12026	72%
Percent :	12%	13%	14%	14%	15%	17%	16%	2380	
								4638	28%
								2319	

ADT Volume vs. Time (all lanes combined)



ADT By Day of Week (all lanes)



West Mtn Rd south of W Roseberry Rd intersection

Date From: 08/15/07 To: 08/31/07

Station 005W

Valley County Road and Bridge

Station ID : 005W

Info Line 1 :

Info Line 2 :

GPS Lat/Lon : 44.42.8121,N / 116.07.8304,W

DB File : 005W.DB

Last Connected Device Type : Omega-G

Version Number : 1.11

Serial Number : OG38582

Number of Lanes : 2

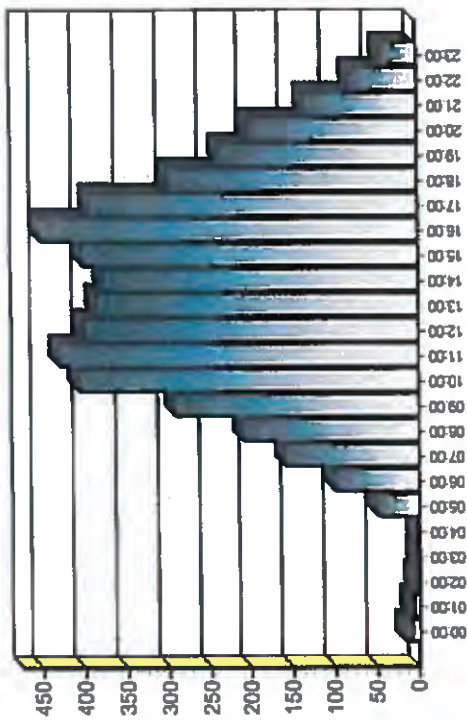
Posted Speed Limit : 0.0 mph

Lane Configuration

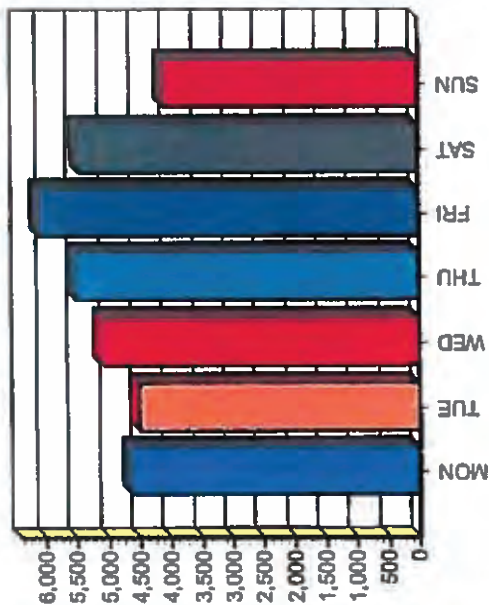
#	Dir.	Information	Volume Mode	Volume Sensors	Divide / 2	Comment
1.			Normal	Axle	Yes	
2.			Normal	Axle	Yes	
Total Count:						
Lane #1	61	30	14	5	9	178
Lane #2	50	25	12	5	6	157
TOTAL	111	55	26	10	15	333
Percent:						
Lane #1	0%	0%	0%	0%	1%	2%
Lane #2	0%	0%	0%	0%	1%	2%
TOTAL	0%	0%	0%	0%	1%	2%
ADT:						
Lane #1	9	4	2	1	1	25
Lane #2	7	4	2	1	1	22
TOTAL	16	8	4	2	2	47

ALL LANES						
DW Totals :	Sun	Mon	Tue	Wed	Thu	Fri
# Days :	4101	4621	4794	5072	5524	6084
ADT :	1.0	1.0	1.1	1.0	1.0	1.0
Percent :	12%	13%	13%	14%	15%	17%

ADT Volume vs. Time (all lanes combined)



ADT By Day of Week (all lanes)





Donnelly Rural Fire Protection District

P.O. Box 1178 Donnelly, Idaho 83615

208-325-8619 Fax 208-325-5081

July 26, 2022

Valley County Planning & Zoning Commission

P.O. Box 1350

Cascade, Idaho 83611

RE: P.U.D. 22-02 and C.U.P. 22-29 Valley Meadows P.U.D.

After review, the Donnelly Rural Fire Protection District (DRFPD) will require the following.

- All fire apparatus access roads shall be built to Valley County Road Department standards or **Section 503.2 IFC 2018**
- **Section D103.4 IFC 2018** Dead end fire apparatus access roads in excess of 150 feet shall be provided with width and turn around provisions in accordance with **Table D103.4 IFC 2018**.
- **Section D107.1 IFC 2018** developments of one- or two- family dwellings where the number of dwellings exceeds 30 shall be provided with two separate and approved fire apparatus access roads
- **Section D107.2 IFC 2018** Where two fire apparatus roads are required, they shall be placed a distance apart equal to, and not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served. This is measured in a straight line between accesses
- All roads shall be inspected and approved by the DRFPD prior to final plat
- **Section 507.1 IFC 2018** An approved water supply capable of supplying the required fire flow for fire protection shall be provided to the premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction
- An engineered drawing of the water system complete with hydrant locations shall be submitted to the Donnelly Rural Fire Protection District for review prior to construction
- The required water supply for this development shall be a fire hydrant system. All fire hydrants shall have 5 inch Storz connector installed on the hydrant. Fire hydrants shall be placed every 400 to 600 feet, depending on occupancy classification and capable of providing adequate flow. Redundant power supply and redundant pump capability for fire flow shall be required
- The required fire flow for single family dwellings shall be 1125 gallons per minute with duration of not less than two hours. This fire flow requirement is for single family dwellings only, multifamily dwellings and commercial application shall be in accordance with **Table B105.1(2) IFC 2018**

- All hydrants shall be flow tested prior to final plat
- An automatic sprinkler system shall be provided throughout all multi family dwelling units, Sprinkler and alarm plans shall be sent to the Idaho State Fire Marshal's office for review and approval prior to construction
- All multifamily and commercial building plans shall be submitted to the Donnelly Rural Fire Protection District for review prior to construction to assess the need for fire alarms/sprinkler systems
- **Section 503.7.5 IFC 2018** all buildings shall have a permanently posted address, that shall be placed at each driveway entrance and be visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and maintained thereafter

Please call 208-325-8619 with any questions.

Jess Ellis



Fire Marshal
Donnelly Fire Department



Valley County Transmittal
Division of Community and Environmental Health

Return to:

- ☐ Cascade
☐ Donnelly
☐ McCall
☐ McCall Impact
☒ Valley County

Rezone # _____

Conditional Use # PUD 22-02, CUP 22-29

Preliminary / Final / Short Plat Valley Meadows

- ☐ 1. We have No Objections to this Proposal.
- ☐ 2. We recommend Denial of this Proposal.
- ☐ 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- ☐ 4. We will require more data concerning soil conditions on this Proposal before we can comment.
- ☐ 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
☐ high seasonal ground water ☐ waste flow characteristics
☐ bedrock from original grade ☐ other _____
- ☐ 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- ☐ 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
- ☒ 8. After written approvals from appropriate entities are submitted, we can approve this proposal for:
☒ central sewage ☐ community sewage system ☐ community water well
☐ interim sewage ☒ central water
☐ individual sewage ☒ individual water
- ☒ 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
☒ central sewage ☐ community sewage system ☐ community water
☐ sewage dry lines ☒ central water
- ☐ 10. Run-off is not to create a mosquito breeding problem
- ☐ 11. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
- ☐ 12. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- ☐ 13. We will require plans be submitted for a plan review for any:
☐ food establishment ☐ swimming pools or spas ☐ child care center
☐ beverage establishment ☐ grocery store

☒ 14. Application, engineering required.

Reviewed By: [Signature]
Date: 7/29/22

RE: Meadows at West Mountain area - west of Donnelly

Berkley,Regan [REDACTED]

Wed 8/3/2022 10:16 AM

To: Lori Hunter [REDACTED]; Flack,Brandon [REDACTED]

Cc: Royse,Josh [REDACTED]

Hi Lori,

This area is used by a variety of wildlife during spring, summer and fall. We are unaware of any specific migration routes through this property, and it is unlikely to serve as a migratory route due to existing development surrounding the property in question.

Thanks,
Regan

Regan Berkley

Regional Wildlife Manager
Idaho Department of Fish and Game
McCall Regional Office
555 Deinhard Ln.
McCall, ID 83638
(208)634-8137
<https://idfg.idaho.gov>



From: Meadows Board [REDACTED]
Sent: Thursday, June 30, 2022 1:09 PM
To: Cynda Herrick [REDACTED]
Subject: Meadows at West Mountain Common Areas

Cynda,

We have sent two letters to Timberline Development with Quit Claim deeds asking them to sign title of the common areas and roads over to The Meadows at West Mountain Homeowners Association, Inc. (the Association) as required by the CCR. Timberline sold the last of their lots in Phases 1, 2, and 3 on March 25, 2022 and now own no lots in the Development. The December 1, 2004 Declaration of Covenants, Conditions and Restrictions ("CC&Rs") Section V, p. 9 for the Subdivision expressly state:

3. Transfer of Title. Declarant [Timberline] agrees that it shall, on or prior to the sale of all Lots, convey to the Association title to all Common Areas of the Development, and Declarant further agrees that it will discharge all liens and encumbrances on said Common Areas on or before the sale and closing of the last Lot in the Development.

Lots are defined as building lots in the CCR and do not include the common areas.

Since Timberline has not met the requirements of the CCR they filed with the County, the Board of the Association requests that the County make any approval of any development on the undeveloped property adjacent to the Meadows at West Mountain and owned by Timberline Development contingent on Timberline complying with the CC&Rs and transferring title to the common areas and roads to the HOA.

If Timberline will not meet the conditions of their previously approved developments, it does not seem reasonable for Timberline to be granted approval of new developments in the County.

Thank you for your help in this matter,

Glen Holdren
Secretary

Valley Meadows PUD 22-02 CUP 22-29

Mickee Ellis [REDACTED]

Sun 7/24/2022 3:15 PM

To: Lori Hunter [REDACTED]

To Whom it may Concern:

As a property owner located northeast of this proposed subdivision I am opposed to this PUD/CUP request.

The infrastructure to support a high density development does not currently exist. The roads are already congested and in disrepair. The "S" bridge is a very dangerous section of West Roseberry Road because people drive excessive speeds and don't pay attention.

The current property owners in this area are already concerned with the lack of water and wells going dry. When the County and/or City of Donnelly can provide assurances that ANOTHER community well in this area will not impact our wells, that the roads will be adequate and that law enforcement needs will be met then perhaps development can occur in the future and in a smaller density- Oh, wait. No one can make those assurances. NOT even the developer. Let's be realistic.

Please take into consideration the quality of life for the current property owners in this area. Don't buy into the lies that the developers promise when they are seeking permits. I guarantee any board member, whether P and Z or County Commissioners would not vote for this development in their backyards. How would they feel when their well goes dry and they have to pay to drill another one.

Cordially,

Mickee Ellis
Donnelly, ID

Valley Meadows Opposition - Jacobson 39 Moore Rd

Maria Jacobson [REDACTED]

Mon 8/1/2022 8:53 AM

To: Cynda Herrick [REDACTED] Lori Hunter [REDACTED]
Cc: Jim Jacobson [REDACTED]

Lori and Cynda -

We are recent owners in Tamarack Vista Properties and have learned of the Valley Meadows development behind our lot that will increase density, and light pollution and impact our views.

We oppose the development for the following reasons.

1. The unreasonable adverse visual effect on adjacent sites or other areas in the immediate vicinity.
2. Potential problems for adjacent sites caused by shadows, loss of air circulation or loss of view.
3. Influence on the general vicinity with regard to extreme contrast, vistas and open space.

How do storage and tall buildings support The Code of the West which was created to be in support of people living here and moving to Valley County for the open space, the quiet, and the availability of outdoor activities? If the Code values the sense of small community, interest in the arts, dirt roads, lack of crowds and cozy neighborhood restaurants, shops, stores, "saloons" and grocery stores that are owned and operated by people who know and care about their customers as friends which is why we chose Donnelly and Valley County then please consider developments that align to this sense of community and interest we can support and foster.

Thank you for your support and consideration.
Maria & Jim Jacobson

Comments on Valley Meadows PUD- August 11, 2022

Karianne Fallow <[REDACTED]>

Tue 8/2/2022 1:15 PM

To: Cynda Herrick; Lori Hunter

Cynda and Lori! Please accept the following comments in opposition to the Valley Meadows project near Tamarack Vista Properties, which will be before P&Z on August 11th. My husband, Tony Fallow, and I are the owners of 29 Buckskin, located in the Tamarack Vista Properties neighborhood.

We are concerned about the increase in density, the additional light pollution, and the impact to views for existing neighbors.

- The density of the project is questionable, given the lack of coordination with existing, adjacent properties and neighborhoods.
- There are potential problems for neighboring residents caused by shadows, loss of air circulation and/ or loss of views.
- The project creates a probable negative influence on the general vicinity regarding extreme contrast, vistas, open space, and dark skies.

We are also deeply concerned about the phasing of the project, which only offers 16% green space. We urge P&Z to deny the project or require appropriate modifications to bring the project into coordination with surrounding properties.

Thank you for your support and consideration.

Karianne and Tony Fallow
[REDACTED]

From: Leta Dorsett [REDACTED]
Sent: Tuesday, August 2, 2022 7:16 PM
To: Cynda Herrick [REDACTED]
Subject: Valley Meadows PUD Comments

Cynda,

My name is Leta Dorsett Edwards and I own a residence at 35 Moore Road, Donnelly, ID 83615.

Here are my Comments in response to the proposed development of PUD 22-02 and CUP 22-29 Valley Meadows PUD for the August 11, 2022 Public Hearing.

1. This is a plan that is Inconsistent with existing Meadows at West Mountain, Phase 2 and 3 on the south side of Roseberry, single family and single story residences. The proposed construction of 2 story townhouses would completely block all mountain views of all houses on Moore Rd. and a portion of Chartres Circle.
2. When I purchased my property at 35 Moore Rd I was told by Timberline Development that the property that is currently up for Zoning was slatted for single story storage. Not retail. Not 2 story residential homes.
3. This unplatted Phase 3 portion of land is currently a foot deep in water every spring into summer. This property would have to be raised to even build on. If the land is raised it will then potentially create drainage and water run off into the property of Moore Road and Chartres Circle.
4. These owners are diminishing the required Green Space from 50% to 16% using the guise of Retail Zoning. Green space is seriously important in the countryside and for this community to not become a city neighborhood.
5. With this property being so densely packed how will wildlife transgress through it? This is a open range area for wildlife.
6. What is the actual Zoning of this property and how can a development company just come in and have it completely changed?
7. Where is the snow removal area located? I see no mention of this other than it exists.
8. How is the traffic entering off our PRIVATE Road of Timberline going to handle the enormous amount of cars coming and going out of ONE street in and out of their Phase 3?
9. No mention of the location of this Shanty Town of 20 RV's for the workforce has been mentioned or addressed. These will be slated as Temporary Housing under Valley County rules. They will need to be off the main road and far from people actually LIVING in these adjoining neighborhoods. This is an unsightly prospect and increases crime in our neighborhoods. How long will these RV's be on the property and will it be year round?
10. My residence will have extremely Diminished value. I will no longer have any mountain views. I will have views of NOTHING but a 2 story towering building with a significant amount of windows facing into my home.
11. I will have no privacy in my home. There is no ability to have fences in this city. These townhomes will tower 30 feet above my home. All of the windows face DIRECTLY into my home and backyard.
12. Sun Blockage. I will lose all afternoon sun into my home. It will be blocked by a towering 2 story townhome with a family looking directly into my home from only 30 feet away

13. I purchased a home in a rural setting for a specific reason. To be in the countryside in a quaint neighborhood where I can enjoy the outdoors. If this development goes through I might as well be in a downtown city neighborhood with no lot lines or privacy.
14. Light ordinances will be violated. Night sky will no longer be available to view with these towering residences shining all their lights through all their windows into the Idaho night sky.

Thank You,
Leta Dorsett Edwards

From: Adams, Micah [REDACTED]
Sent: Wednesday, August 3, 2022 12:17 PM
To: Cynda Herrick [REDACTED]
Subject: PUD 22-02 and C.U.P. 22-29 Valley Meadows PUD - Opposed/Object

I object and oppose the proposed West Roseberry Road x Timberline Drive project by Triple Dot Development.

Thank you,

Micah Adams
[REDACTED]

From: Molly Conein [mailto:molly.conein@conell.com]
Sent: Wednesday, August 3, 2022 1:51 PM
To: Cynda Herrick [mailto:cynda.herrick@conell.com]
Subject: PUD 22-02 and CUP 22-29 Valley Meadows PUD

To whom it may concern,

We are against any variance requested for this project. In addition we are against storage units being built in our neighborhood. The requests by Triple Dot Development do not promote health, safety, convenience and general welfare of the population of the county. We request that any development built in this area match the existing housing and neighborhoods; Single family stick built housing on foundations and townhomes.

Title 10 Subdivision regulations

10-1-2: PURPOSE:

A. The purpose and intent of the regulations of this title is to promote the health, safety, convenience and general welfare of the population of the county and to help assure the orderly development of the county consistent with applicable policies and plans adopted by the board through the proper subdivision of land and street layout.

Regards,

Dustin and Molly Johnson
14 Timberline Dr.
Donnelly, ID 83615

July 31, 2022

Cynda Herrick
Planning & Zoning Director
Valley County, Idaho



This letter is in response to the proposed Valley Meadows development at Timberline Drive and West Roseberry Road in Donnelly. I am opposed to this project for several reasons, some of which are stated below.

Based on the density and lack of unpaved open space, this proposal appears to be driven solely by investor returns without concern for the residents or rural character of Donnelly and Valley County. Unless some type of ownership restrictions are put in place, the majority of these units will be sold as second homes, yet the impacts will be substantial on the local population and the natural environment, as well as our roads and services.

My own research shows that all the property in this proposal, including the formerly proposed Roseberry Park development, is still owned by Timberline Investments. Although the applicant for Valley Meadows is listed as Triple Dot Development, Mark Reichman, the owner of Timberline Investments, is listed as the company President. The applicant should be required to be transparent about which company is the actual developer and who has financial responsibility, what role each company will have on this project, who currently owns the property, who will own and operate the multi-family units, and if the property or buildings will be sold before or during construction.

Thank you for your time.

Regards,
Gregg Gibboney
33 Moore Rd.
Donnelly, Idaho

Project Density

Once again, the focus on investment returns is the developers priority. 153 units on 20 acres is absurd. 16% open space is ridiculous. Parking, snow storage and water drainage/storage are inadequately addressed.

Compatibility

Retail, office space and storage units are not compatible, and completely unnecessary, in this location. Two new storage facilities are currently under construction in Donnelly and there is commercial space available in both Donnelly and at Tamarack Resort. We don't need a strip mall in our backyard.

Multi-family Building Operations

Ownership and management details for the multi-family buildings should be required prior to approval. Is local or state government involved in the management or funding of these units?

Building Heights and Setbacks

In the objectives of Goal III in the Design Section of the Valley County Comprehensive Plan, number 3, page 44 is "Encourage the preservation of views and rural openness as design considerations."

The attached photo simulation shows the devastating impact on my backyard view, along with several of my neighbors. This simulation is approximate and based on minimum heights and setbacks. Even at 25' in height, which would be a minimum for a 2-story townhome, the impact to current residents is enormous. Several home's views will be completely blocked and their property covered by afternoon and evening shadows from the new buildings. The townhome buildings proposed for the parcels east of Roseberry Road (phases 2 & 3) should be consistent in height (approx.20') with the single level homes of The Meadows at West Mountain. The 30' minimum rear setback should be increased to at least 50'.

Traffic

If this project is completed, it would mean an enormous increase in traffic on West Roseberry Road and the already dangerous S-Bridge. Without any additional entrances proposed, there will be two or three times the amount of cars (300+) using the existing roads within The Meadows at West Mountain alone. All entrances and parking should be on Roseberry Road, not Timberline Drive.

At a minimum, bridge upgrades, significant traffic control measures (stoplight or roundabout), school bus parking and pedestrian crossings will have to be added at Roseberry Road, as well as a stoplight or roundabout at Highway 55 and West Mountain Road intersections.

Environmental Impact

Cattle have not grazed on this parcel in at least 15 years, despite the claim by developers that this project will be an improvement over open pasture. 17+ acres of buildings, pavement and coverage will not improve the general health of existing land or wildlife.

This project will have a negative effect on wildlife and wetlands (whether natural or man-made) within this parcel. My own property sits about 30 feet away from this proposed project and we have been prohibited from installing a fence on our property due to bird and deer migration. Their proposed open space, which they claim will be accessible to wildlife, will be completely surrounded by pavement and buildings.

All exterior lighting must meet the current dark skies requirements. No street lights, lighted signage, or security lighting should be permitted in this residential area.

Utilities

The developer plans to access the community well in our subdivision (The Meadows at West Mountain) for water. I have been informed by our HOA that our well is not capable of supplying additional connections.

Existing



Proposed



Opposition to Valley Meadows CUP 22-129 and PUD 22-02 Roseberry Road & Timberline Dive, Valley County, ID

Linda Eddy [REDACTED]

Wed 8/3/2022 2:54 PM

To: Cynda Herrick [REDACTED]

Cc: Lori Hunter [REDACTED]

Dear Honorable Valley County Board of Planning and Zoning and the Valley County Commissioners:

My husband, Bill Eddy, and I strongly Oppose the Valley Meadows Development.

The Lake Fork River arm of the Lake Cascade Lake at the W. Roseberry "S" Bridge crossing is one of our major concerns of this project adding an additional impact on the "S" bridge of approximately 1000 plus cars per day not counting all the additional possible lots in existing subdivisions west of the "S" bridge that can be developed. There are approximately 1325 possible building sites built on or could develop to date from the "S" bridge to Tamarack not including the winter travel of skiers that go to Tamarack in the winter.

The water quality of Lake Cascade Lake is already being impacted by all the new development around the north end of the lake. This is an environmental issue.

This proposed development fails in all areas of VC Comprehensive Plan - IT IS IN NON-COMPLIANT - PERIOD

The open space isn't per VC codes -PERIOD
The height of 35 feet does not meet PUD ordinances.

Their drainage patterns will flood out other adjoining properties.

Their project impacts the quality of life for all subdivisions including our own personal value and quality of life. All new development that is considered should make our quality of life in Valley County better not make it worse. We have had our property since 1976 and have lived here full time since 1996.

These developers and Timberline Development need to go back to their original plan for homes for all of the 59 acres that they had prior to their expiration of the original PUD which includes where Roseberry Park-mobile park has applied for.

There are lots of codes and areas we could write about, but PLEASE VC P&Z AND THE VC COMMISSIONERS "DENY" this application.

Respectfully,
Linda and Bill Eddy
13041 Hillhouse Loop

From: The Scroggins' [REDACTED]
Sent: Wednesday, August 3, 2022 3:51 PM
To: Cynda Herrick <cherrick@co.valley.id.us>
Cc: Dennis/Patty Scroggins [REDACTED]
Subject: Opposition to Valley Meadows PUD

Dear Ms. Herrick, and Valley County Planning and Zoning Commissioners,

Please accept this as our formal opposition to the concept of the Valley Meadows PUD, Phases I, II, and III.

We are Dennis and Patricia Scroggins residents of Timberline Drive in Donnelly. We moved to Donnelly five years ago to live in a rural, natural environment, and not in a city. The proposed development of the 20 plus acres of Valley Meadows is more suitable to a city environment, rather than a rural community.

While we are not opposed to development in this area, we are opposed to what is being proposed.

We are opposed to the following: the 35-ft height of the buildings that will block existing residents' views that will decrease their property value, the requested variance reducing the setback from 90-ft to 80-ft, the proposed "highway", and the density of the proposed housing complexes. We were informed that if and when the final phases of development occurred it would mirror the existing homes - single family in a single story structure, of the same density. We are also concerned that the development will disturb the natural environment for the wildlife that inhabit the area.

One last comment is that a study needs to be conducted by developer regarding the wetlands and wildlife in the area, and also of who will occupy "all" of these buildings. We are not in town and in close proximity to jobs within Valley County, and over half of the existing commercial buildings in Donnelly are vacant. Are we ready to add more vacant storefronts, restaurants and retail space to Donnelly?

Thank you for your consideration of input from local residents and for safeguarding our beautiful, natural environment.

Sincerely,
Dennis and Patricia Scroggins

From: Chelsea Tuttle [REDACTED]
Sent: Wednesday, August 3, 2022 4:53 PM
To: Cynda Herrick [REDACTED]
Subject: Comments opposing PUD 22-02 CUP 22-29

Planning and zoning, please note that Chelsea and Christian Tuttle of 13090 Hill House Loop, Donnelly, ID 83615 are opposed to certain aspects of the Valley Meadows proposal.

The 35-foot tall buildings that will be directly (30 ft) behind the existing neighborhood houses on Buckskin Dr and adjacent roads will not only block any view of the surrounding areas for those in the neighborhood, but it will no doubt decrease their property values and set a dangerous precedent for future development. Even in the proposed plots there are areas that would be better suited to tall apartment buildings that would not butt up against single story single family homes and take away all semblance of their privacy and view.

The greater Valley County area and Donnelly is a rural area and while high density housing projects are needed, the location of them is a very important factor to consider. Apartments should be located walking distance to the few publicly accessible amenities that Donnelly has, such as the Stinker, the bus stop, the school and the library.

Again, these proposals would bring in hundreds of more daily drivers to the area and to an already straining S-Bridge and Roseberry Rd. Until we have a new, wider bridge and bike lanes, all development should be aimed to the east of the S-Bridge.

Thank you for your time and please consider the future of the county as well as the residents that already live here and work very hard to do so.

Chelsea Tuttle
[REDACTED]

Development

Wed 8/3/2022 4:13 PM

To: Cynda Herrick

Cc: Lori Hunter

Dear Ms. Herrick and Valley County P and Z:

We are writing to express our opposition to the proposed Valley Meadows PUD phases I, II, and III.

Our major concern is with the environment. I have not seen evidence of any detailed study of how the water quality and wildlife will be affected. These are critical factors for the quality of life of local residents, and of the economic viability of this area in the future.

If the water and wildlife are diminished, there will be decreased tourism and decreased income for the county.

The many other concerns I have seen raised by citizens are also important, i.e. traffic on a deteriorating corridor, interference with views for established residences, minimization of green space, and more.

We believe it would be wise to ensure that future development is controlled in ways that won't exacerbate existing problems and create new ones.

We hope you have reviewed all the data gathered by concerned citizens and are willing to stop this current proposal and begin serious assessment for future planning.

Sincerely,
Laura Jakious
Richard Jakious
Donnelly

Please acknowledge receipt of this email.

From: Shawn Hushman [mailto:shawn.hushman@co.cascade.id.us]
Sent: Wednesday, August 3, 2022 4:59 PM
To: Cynda Herrick [mailto:cynda.herrick@co.cascade.id.us]
Subject: Oppose PUD 22-02 C.U..P 22-29 Valley Meadows PUD Plan

Cynda Herrick, AICP, CFM
Planning & Zoning Director
PO Box 1350
Cascade, ID 83611

We oppose plans presented by Triple Dot Development LLC for the following reasons in addition to the items outlined in the attached file.

Commercial Property - Negatively impacts ability to build a stable downtown. Creates a disconnect sprawl of businesses which disconnects downtown

Continued High Density Plans - Sets bad precedent for other large agricultural lots to be consumed and over developed without corresponding infrastructure.

Traffic and congestion will only worsen.

Thank you,

Shawn Hushman
15 Buckskin, Donnelly I

We oppose PUD22-2 and C.U.P. 22-29 Valley Meadows PUD Proposal

Negative impact to community and families living in Donnelly

- No infrastructure or services to support 2x increase in the population
 - High density increases in units will drive increased traffic on an already over-stressed infrastructure (water, electric, internet, mobile networks, trash and sewer)
 - School system is not able to scale for a potential increase in students
 - Traffic and pollution will extend beyond Donnelly as 2x population must commute to Cascade and McCall for key services (grocery stores, medical services, etc)
 - Light pollution. Just a short time ago we could see a full sky of stars and this high-density community will literally be a search light drowning out the valley.
- Short term rentals proliferation will continue which will crowd out valley county residents and over stress infrastructure (currently over 15% in neighboring community – with explicit rules against short term rentals). Short term rentals on average yield higher impact on
 - Research conducted by the Harvard Business Review across the US found that Airbnb is having a detrimental impact on housing stock as it encourages landlords to move their properties out from out of the long-term rental and for-sale markets and into the short-term rental market.
 - Separate U.S. study found that a 1% increase in Airbnb listings leads to a 0.018% increase in rents and a 0.026% increase in house prices. Given we have had 2 to 3x increase in our neighborhood that means we could see \$10,000 to \$15,000 increase in housing prices and over \$100 increase in rents as a result of this high-density development.
- Developers do not care about the community or negative impacts it will have on residents
 - They never delivered on promises made with The Meadows for trees and surrounding improvements
 - Density of community provides little space between units for green spaces. 201 units crammed into an area smaller than The Meadows existing footprint
 - Limited space for wildlife free range
 - All walking trails are on the parameter of the property because they don't want to jeopardize revenue loss of giving up a 1/2 size single wide unit...
 - They have not offered to mitigate any of the negative impacts they are driving with their high-density community
 - They are not solving housing issues in the valley. Valley residents will be competing with vacation home buyers and short-term rental investors.

2x increase in Donnelly's population by a single high-density community



From: Pamela McChrystal [REDACTED]
Sent: Wednesday, July 20, 2022 8:05 PM
To: Valley County Commissioners [REDACTED]
Cc: Cynda Herrick [REDACTED]
Subject: Fwd: Wetlands

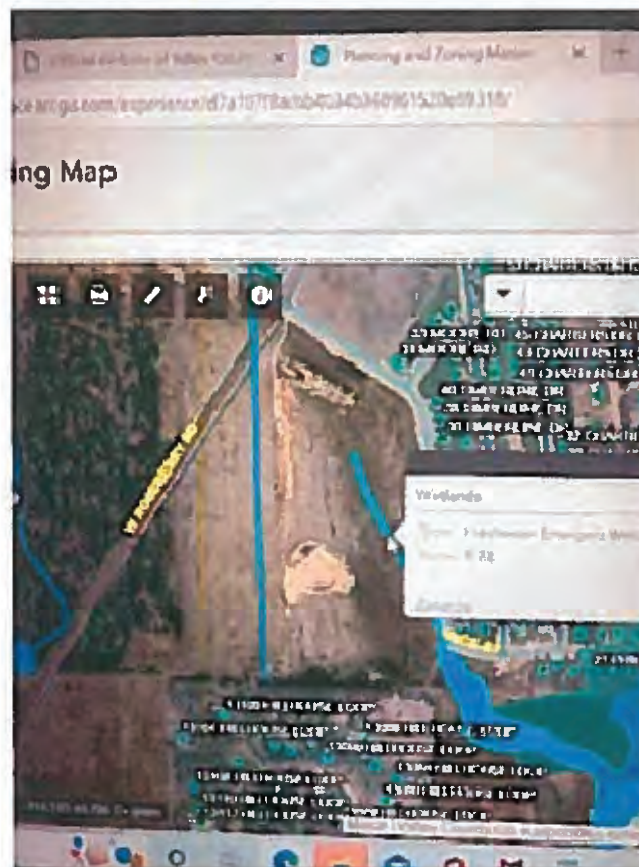
Begin forwarded message:

From: Pamela McChrystal [REDACTED]
Date: July 20, 2022 at 8:03:47 PM MDT
To: [REDACTED]
Subject: Re: Wetlands

Part 2 and Timberline Development.. that owns all of the property has applied for a new PUD under the guise of Valley Meadows. Tripledot Development LLC which is Timberline development LLC for the remainder of acres. Are you all in bed together or just plain stupid. We aren't country folk here so back off!

On Jul 14, 2022, at 10:45 AM, Pamela McChrystalV [REDACTED] wrote:

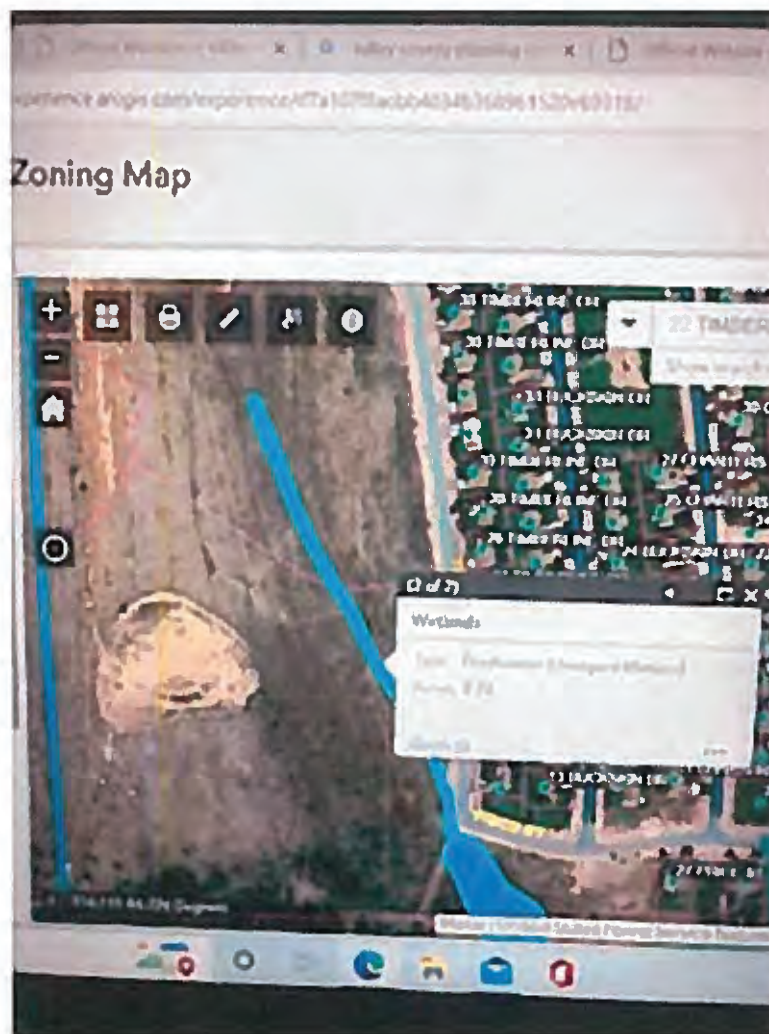
You might want to have your engineer look at this as it's not even close to what he represented on your application.



From: Pamela McChrystal
Sent: Saturday, July 23, 2022 12:30 PM
To: Cynda Herrick
Subject: PUD 22-02 and CUP 22-29 Valley Meadows

How are they coming up with "greater than 50% of the residential portion of the development is common open space" ????

From: Pamela McChrystal
Sent: Monday, July 25, 2022 9:17 PM
To: Cynda Herrick
Cc: Valley County Commissioners; Eli Hasbrouck; Sherry Maupin
Subject: Wetlands



From: Pamela McChrystal

Sent: Sunday, July 24, 2022 9:11 PM

To: Cynda Herrick Valley County Commissioners; Elt Hasbrouck ; Sherry Maupin

Subject: Calculations

Why are these same guys Roseberry Park, Timberline Development, Triple Dot which is Timberline Development trying to get this approved? Because they lost a lawsuit? Now Valley Meadows is saying 50% open space and trying to belittle all of us! Wake the hell up !



July 25, 2022
Valley County Idaho Planning and Zoning



I strongly oppose PUD 22-02 and CUP 22-29 Valley Meadows.

This application **DOES NOT** follow the guidelines of the Valley County Comprehensive plan. Please refresh yourself on the plan located on the Valley County ID planning website.

111. The purpose of the plan is not to control land but to PREVENT uses of land harmful to the community. The natural beauty and OPEN characteristics of the county can, without reservation, be described as a major reason why land development is rapidly increasing in the county. The purpose of this plan and analysis is to guide development so as to NOT HARM THE CHARACTERISTICS WHICH ATTRACTED IT HERE IN THE BEGINNING.

9-9-3 PUD review and determination

E. That it is more desirable to have a PUD than a subdivision or some other singular use and that the PUD is NOT BEING PURPOSED TO SIMPLY BYPASS OR VARY MORE RESTRICTIVE STANDARDS REQUIRED OF A SUBDIVISION.

The applicant Triple Dot Development president Mark Reichman is also the president of Timberline Development who is working on the Roseberry Trailer Park. This is all about density!

9-9-7 Standards

F. Maximum height. Consideration of the following characteristics

1. UNREASONABLE adverse visual effects in the immediate vicinity!
2. Potential problems for ADJACENT SITES CAUSED BY SHADOWS, LOSS OF AIR CIRCULATION, OR LOSS OF VIEW.
3. INFLUENCE ON THE GENERAL VICINITY WITH REGARD TO EXTREME CONTRAST, VISTAS AND OPEN SPACE.

I. COMMON OPEN SPACE. At least 50% of the total area within the boundary of any residential PUD shall be devoted to common open space.

*The applicant states greater than 50% of the development is common open space ?????
There math is completely wrong!*

This development Valley Meadows (Mark Reichman) and Roseberry Park (Mark Reichman) is not what our community needs. This is all about density density density to line their pockets and take away from our lifestyle. We do not have the resources nor infrastructure to accommodate this type of greedy development.

Pamela McChrystal

PO Box 235 Donnelly, Idaho 83615



This density is
appalling.
Blue is wetlands!
7UD is not needed

This is Roseberry
Park and Valley
Meadows, PLID 22-02
CUP 22-29

No open space!
Need 50% open space



Like



Comment

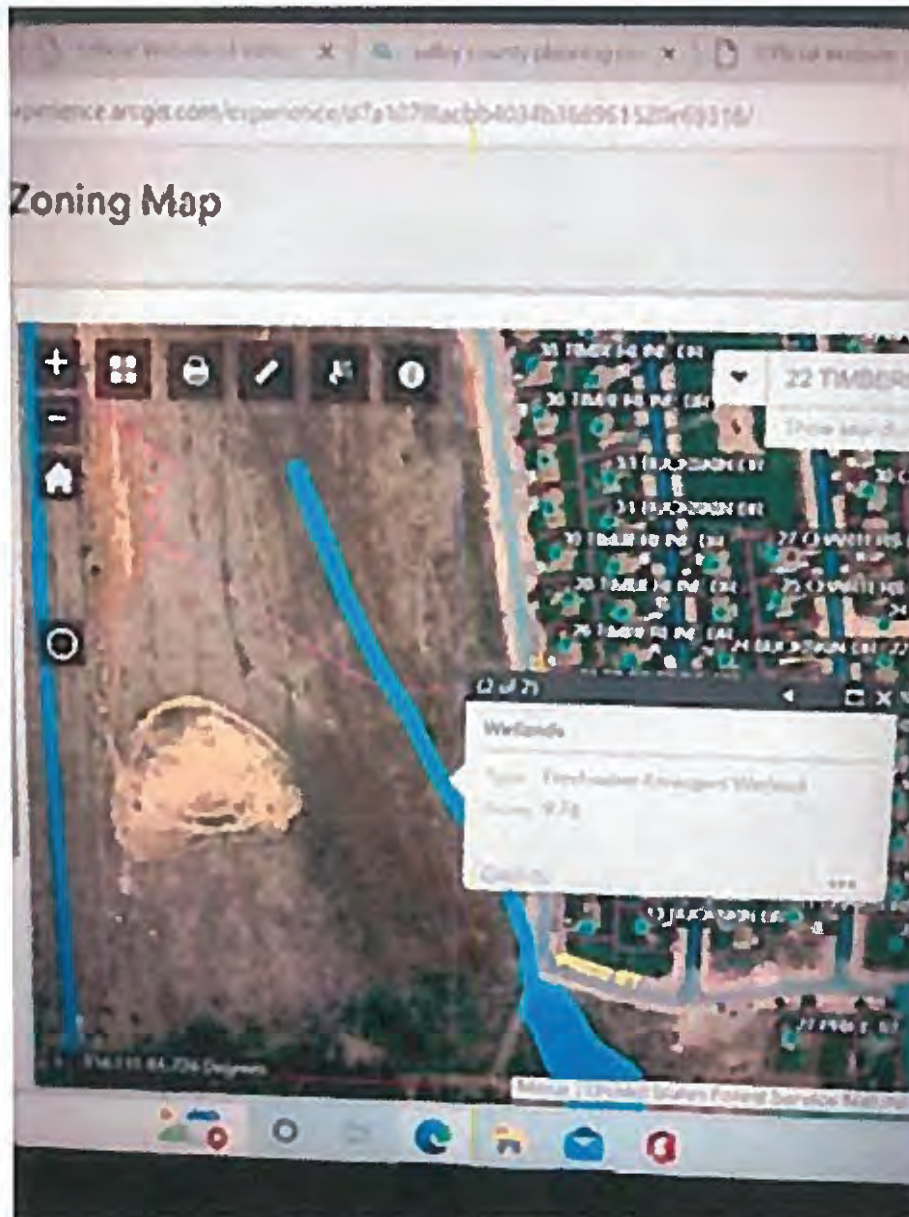


Write a comment

Deny Deny Deny

From: Pamela McChrystal <[REDACTED]>
Sent: Monday, July 25, 2022 2:22 PM
To: Cynda Herrick <[REDACTED]>
Cc: Valley County Commissioners <[REDACTED]>; Elt Hasbrouck
<[REDACTED]>; Sherry Maupin <[REDACTED]>
Subject: 9.78 freshwater emergent wetland

A physical study must be conducted prior to any development by
Roseberry Park or Valley Meadows.



From: Pamela McChrystal
Sent: Tuesday, July 26, 2022 4:15 PM
To: Cynda Herrick
Cc: Valley County Commissioners
Subject: Wetlands Brandon Flack USFG

I sent these photos along with VC 10 acres of emergent freshwater wetlands documentation to Brandon Flack so that he could update his report with actual facts.

Please add this to my opposition of Roseberry Park and Valley Meadows PUD's & CUP's



Write a comment...



Like



Write a comment...



Like



Write a comment...

https://m.facebook.com/teasagibb/posts/pcb702650544337168_30FH-RK26cached



Like

Photo's taken June 6, 2022



Write a comment...



Like



Write a comment...

Proposed Roseberry Site

https://m.facebook.com/teasagibb/posts/pcb702650544337168_30FH-RK26cached

Timberline Drive



41 pages verses 30 / Valley Meadows

Therese Gibboney [REDACTED]

Wed 8/3/2022 2:32 PM

To: Lori Hunter [REDACTED]

Hi Lori – can you please print out my entire email, along with attached photos since upon review my original says 41 pages and your PDF says 30 – missing items. Also print out my following emails with additional information.

Thanks in advance

Therese Gibboney

From: Therese Gibboney [REDACTED]
Sent: Thursday, July 28, 2022 4:51 PM
To: Cynda Herrick [REDACTED]
Subject: I AM OPPOSED TO : Valley Meadows PUD 22-02 C.U.P. 22-29

Cynda / Lori ~ Please confirm receipt of this email.

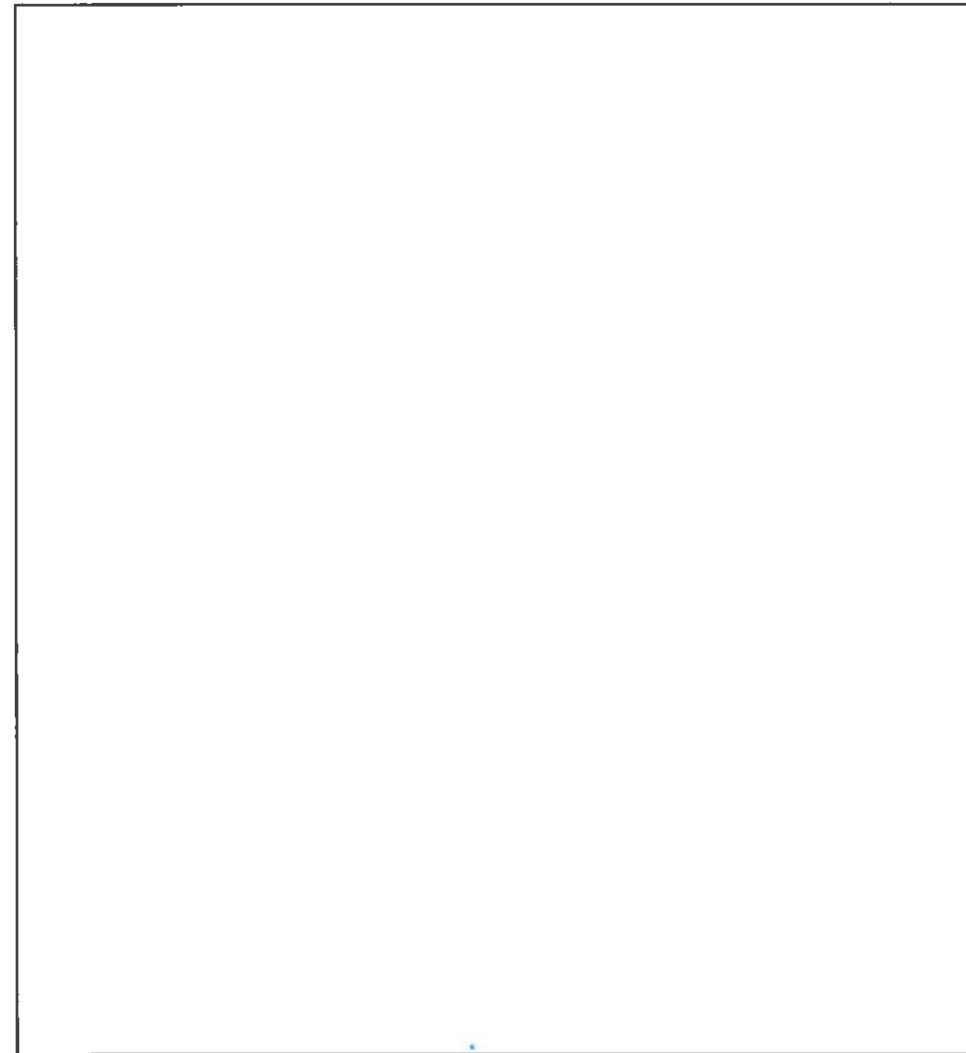
July 28th, 2022 @ 4:50 pm

Board Members of Valley County,

Once again our group and I vehemently oppose the density of Valley Meadows and their complete and utter lack of regard for the home owners who live here at The Meadows at West Mountain. This PUD application even states that this is primarily for profit and their density proves this is all about ROI, just like Roseberry Park. They are requesting this to be completed in three phases. We vehemently oppose Phase 2 and 3. If you include these townhome's on Phase 2, along with the proposed Roseberry Park, the density is not consistent with the surrounding homes, nor is there any green space left for the migrating animals and birds. The heights on both phase 2 & 3 violate the current homeowners rights to retain somewhat of a view.

There are wetlands here and we have demanded that Idaho Fish and Game come out and complete full studies on all 59 acres for both wetlands and migrating animals and birds here. See our letter to Brandon Flack in response to his letter sent in regarding Roseberry Park. **See the following two pages that Brandon sent to Planning and Zoning. It was sent for Roseberry Park, however, this pertains to these three remaining parcels as well.**





All we sent this out to Fish and Game regarding their incomplete findings on Roseberry Park. We will update you soon.

From: Therese Gibboney

Date: Tue, Jul 26, 2022 at 5:52 PM

Subject: Can you contact me please

To: [REDACTED]

Hello Brandon,

We are a large group of 413 members opposing Roseberry Park proposed MHC here in Donnelly. We received the redacted files from Valley County Planning and Zoning last week. Within these 146 pages was your letter regarding Roseberry Park. We vehemently disagree with your findings and the fact you completed no study to come to these findings. My husband and I live behind one of these parcels and watch all the migrating animals and birds that call Idaho home come through yearly.

We are on Moore Rd., Donnelly and watch the thousands of birds that utilize the parcel that turns into a lake, which doesn't dry up until early July at best. We have elk, deer, red foxes, coyote and many more migrating animals as well.

We are requesting an in-depth study and want both Roseberry Park and the new proposed Valley Meadows halted until the study of both this and the wet lands are fully completed.

Please confirm you received my email and all the details of how to proceed with having your office preform the study that should have been completed.

Thank you for your time and consideration. We look forward to hearing back from you soon. Valley Meadows first hearing is August 11th, 2022, therefore, this is imperative we move forward ASAP.

Regards,
Therese Gibboney
STOP Roseberry Park Development & Valley Meadows FB page

Note : This next photo of the wetlands map with an overlay of these two densely proposed projects. These two projects leave almost zero green space! Once again a study needs to be completed - no migrating animals will be able to even walk through this concrete jungle.

Note: The attached wet land photo from their very own web site on our petition below. Also NOTE the density which we have overlaid for you to review. This shows what they want to turn a quiet peaceful rural setting into – all based on ROI, period.

This is our groups newest petition:

Stop Valley Meadows ~ Go Back to the Drawing Board



[Reese Gibboney](#) started this petition

We must protect our valley and **STOP** these Super Fund Investors & developers from making an Asphalt Garden out of it. This new project, **Valley Meadows**, is being proposed on the remaining three parcels of land next to the proposed Roseberry Parks **186 Mobile Homes**, on Timberline Drive and Roseberry, Donnelly, Idaho.

If our Valley County Planning & Zoning and Commissioners don't listen to their constituents, our valley that we know and love will be LOST. They will leave us with **ZERO GREEN SPACE!** The heights and set backs on Valley Meadows are against VC own laws of protecting current land owners rights with views and consistent buildings within the surrounding homes. Storage units with no fencing (fencing is not allowed here), street lights (there is a "quiet light ordinance"), on and on. Once again a litany of reason to send them back to the drawing board.

Developers/investors should have to hold valley wide meetings before submitting to Valley County Planning and Zoning and listen to the hard working land owners here. We should be able to discuss changes that need to be made. Developers, investors and stake holders need to pay for updated impact studies and all infrastructure that needs to be addressed as well as,

Demand a PAUSE in building. Look at this proposed density on the map pictured. Read about the three phases of this project, sign the petition and show up August 11, 22 for the first hearing. More will be posted on STOP Roseberry Park Developments FB page soon.

Tell them to **Deny Roseberry Park** and make Valley Meadows, Triple Dot & Timberline Developers, LLC., go back to the drawing board and spread this project over these 59+ acres here.

We know this land will be developed. All we are asking for is to respect all the current homeowners in this valley and leave green space, our views, our environment and lake we know and love.

Go to STOP Roseberry Park Development FB page to read about this.

https://www.facebook.com/groups/663068011628755/?multi_permalink=727303091871913&comment_id=727333025202253¬if_id=1657816488324699¬if_t=feedback_reaction_generic&ref=notif

<https://chnng.it/65b78KC7>

https://www.change.org/p/stop-valley-meadows-go-back-to-the-drawing-board/dashboard?source_location=user_profile_started

We post this daily on our groups page:

We urge all of our 413 members on STOP ROSEBERRY PARK & VALLEY MEADOWS to write in regarding many of these same investors, developers and engineers to STOP trying to make this small 59 acres into an asphalt Garden: here is our post:

Please get your emails into Planning and Zoning by 8/3/22 before 5:00 pm. Really study this project and note our overlay map on the petition. If they are allowed to move forward with phase 1, which is across the street here on the corner opposite the current town homes, then the entire project will be approved. The density that Timberline Developers, LLC., wants to put on these mere 59 acres is absurd. **We need to STOP:**

Roseberry Park / Three Pillar Communities

Valley Meadows / Triple Dot Development, LLC / Tanner Leighton (tanner@tripledotdev.com)

Timberline Developers, LLC

KM Engineering LLP

Mark V Reichman: here is Marks contact

Timberline Investors Group, LLC

111 E Broadway

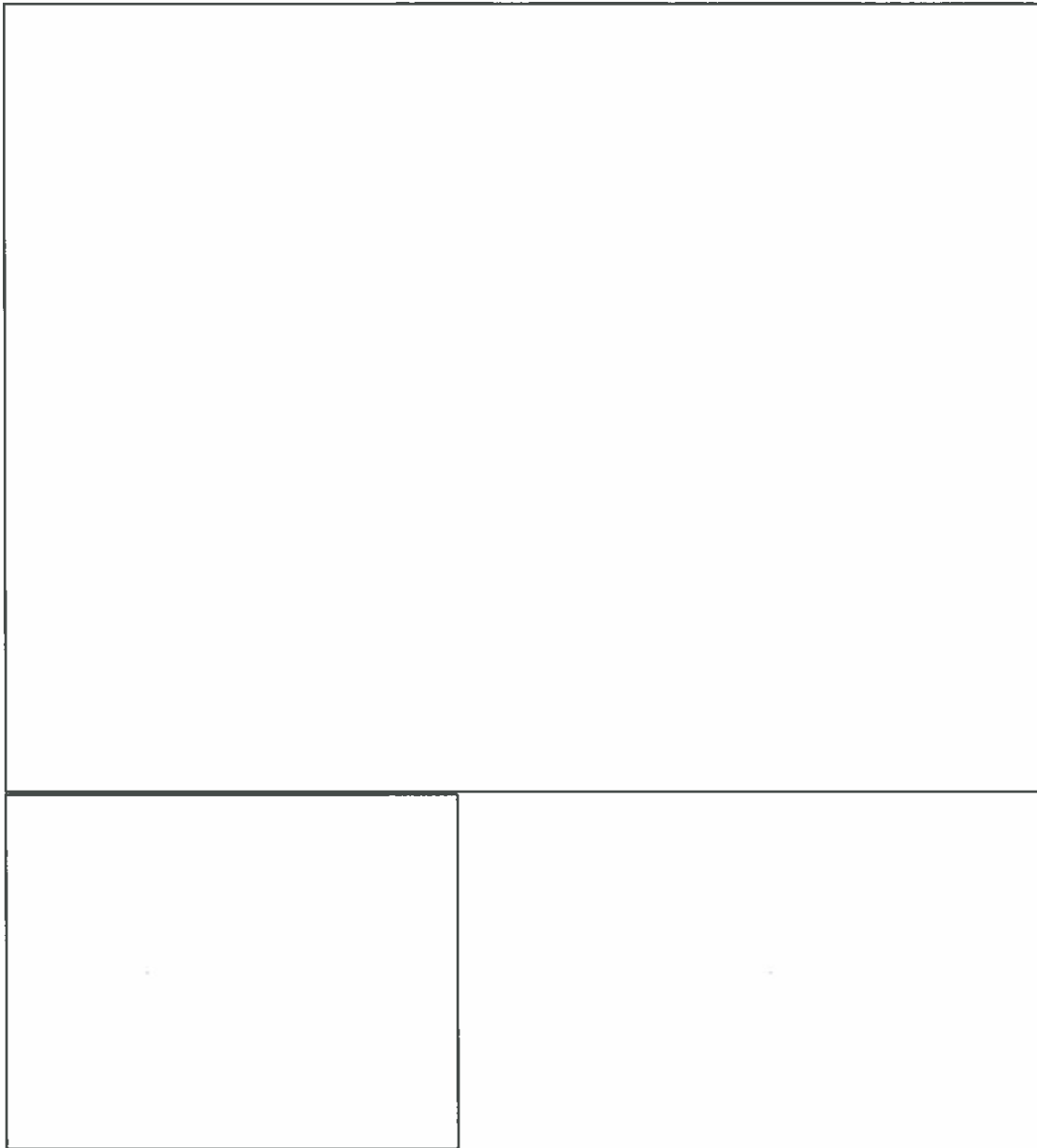
Salt Lake City, UT 84111

Contact: Mark V Reichman Title: Principal Phone: [REDACTED]

Phase 2 and 3 of Valley Meadows is ridiculous - Phase 3 is mixed use with only 16% green space! Stay vigilant folks - make your 413 voices heard once again. We are still battling Roseberry Park. Roseberry needs to be denied once and for all and the Valley Meadows project needs to be sent back to the drawing board. **HOLD a VC meeting - listen to the land and home owners. Spread Valley Meadows intelligently over this acreage and respect the hard people that call VC home.**

I will now continue with the litany of reasons to send all of these noted players back to the drawing boards:

On Phase 3 they have a wall of 35' townhomes behind the homes on Moore Rd, which are only 30 feet from our set back. This is not where the townhome yards would be, this will be where the back of them will tower over single story homes destroying ANY views we have. These heights will have an added 6' feet (?) of fill since this is a virtual wetlands until early July at best. The set backs need to go to at least 60' for the home on Moore Rd. The heights are NOT consistent with the surrounding homes, nor are storage units. **SINGLE HEIGHTS only on this parcel slotted for Phase 3. Phase 3 is allowing only 16% green space!!** **Note the photo from my back yard and imagine 35' wall of town home 30' (after 6-8' of fill) This is an insult to the hard working home owners here and utterly unnessacery! This is simply ROI on Phase 3 – "lets see how much we can jam onto this small parcel of land."**



Note this is from Valley Countys Planning and Zonings own website:

<https://codelibrary.amlegal.com/.../valleyc.../0-0-0-3063...>

I. Common Open Space: At least fifty percent (50%) of the total area within the boundary of any residential PUD

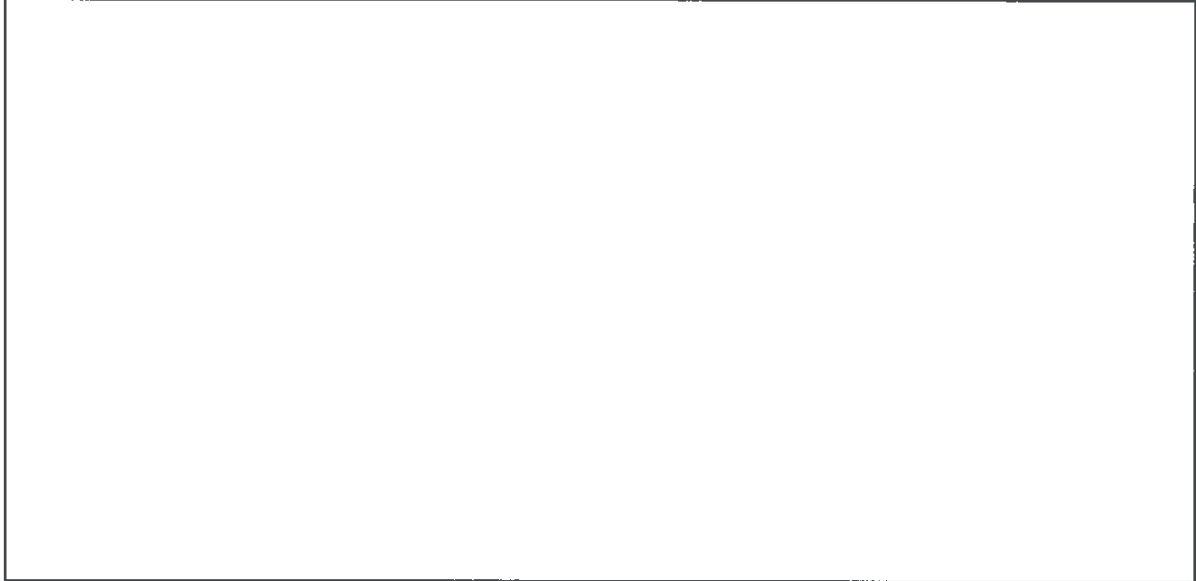
J. Materials, Textures And Colors: Harmonious variations in materials, textures, and colors shall complement and supplement the natural beauty and pleasant environment of the site and the individual buildings. The site, design, and construction of all residences shall be planned in such a manner that there is a substantial resemblance of uniformity.

Storage units with no fencing? Fencing is not allowed out here due to MIGRATING animals and birds (*that Brandon Flack says we do not have?*). Street lights, when all of the homeowners here at The Meadows at West Mountain just received notices that outside lighting need to be "Down" lighting only, due to the "Quiet Lights" ordinance. This notice was sent out by Jodi Green of Valley County Planning and Zoning. There are so many blatant contradiction's in this application that do not follow Valley County Planning and Zonings own laws.

There is absolutely no need for retail here in this residential area since there is already retail in downtown Donnelly that can not even remain completely rented. There is retail at Tamarack Village as well and that will be growing expedientually.

I haven't even touched on the addition traffic, the studies on roads impacts and the fact you have three bridges that desperately need upgrading before any new project move forward. The impact on schools, post office noise pollution, air pollution, hospitals, police forces, fire departments.....especially since these are not essential developments.

This is from one of our members Lenard Long: See attached overhead photo of the "S" bridge.



"S-Curve bridge on Roseberry Rd. White knuckle time when meeting a truck or trailer or large RV and when foggy, snowing or icy . How will the increased daily traffic impact this bridge? Will it be replaced within the next few years?"

Here is an email we sent to the VC Roads department: Note 11 pages from Jeff attached

[REDACTED] wrote: Cc: Brian Oakey; Cynda Herrick; Douglas Miller

Therese,

This is what we have from last summer. A couple extras in here but when you calculate it out they show the breakdown of where the traffic is going. If you have any questions, please let me know.

From: Therese Gibboney

Sent: Monday, July 11, 2022 7:51 PM

To: Jeff Mcfadden **[REDACTED]**

Subject: Re: traffic info West Roseberry Road

Thank You Jeff. We look forward to receiving the very important information/report.

Regards,

Therese

On Mon, Jul 11, 2022 at 3:10 PM Jeff Mcfadden **[REDACTED]** wrote:

Theresa,

I have received your request and I am working on this.

Thank you,

Jeff McFadden, Superintendent

Valley County Road Department

NOTE the attached 11 Photos of this bridge which I have attached. Here is a comment on our page from Lenard Long:

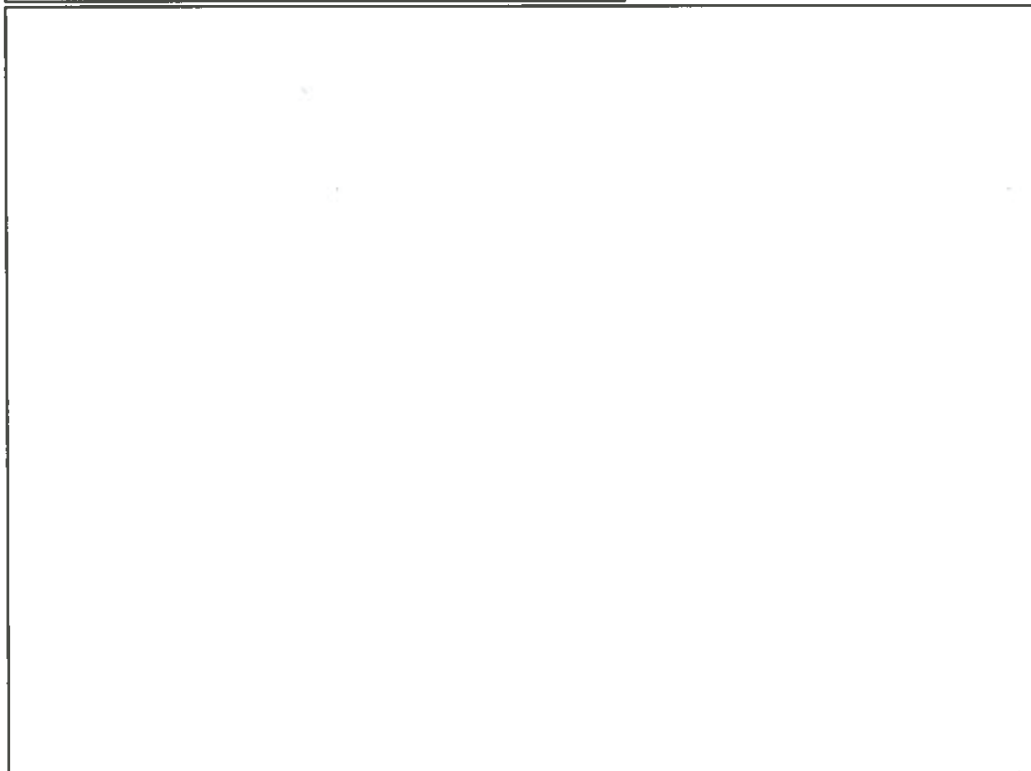
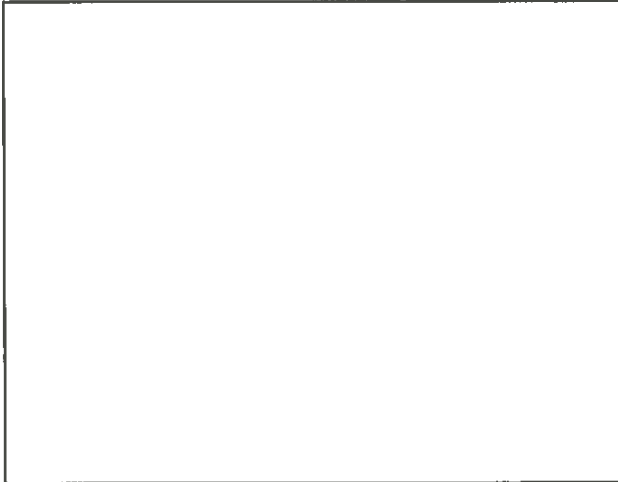
Lenard Long

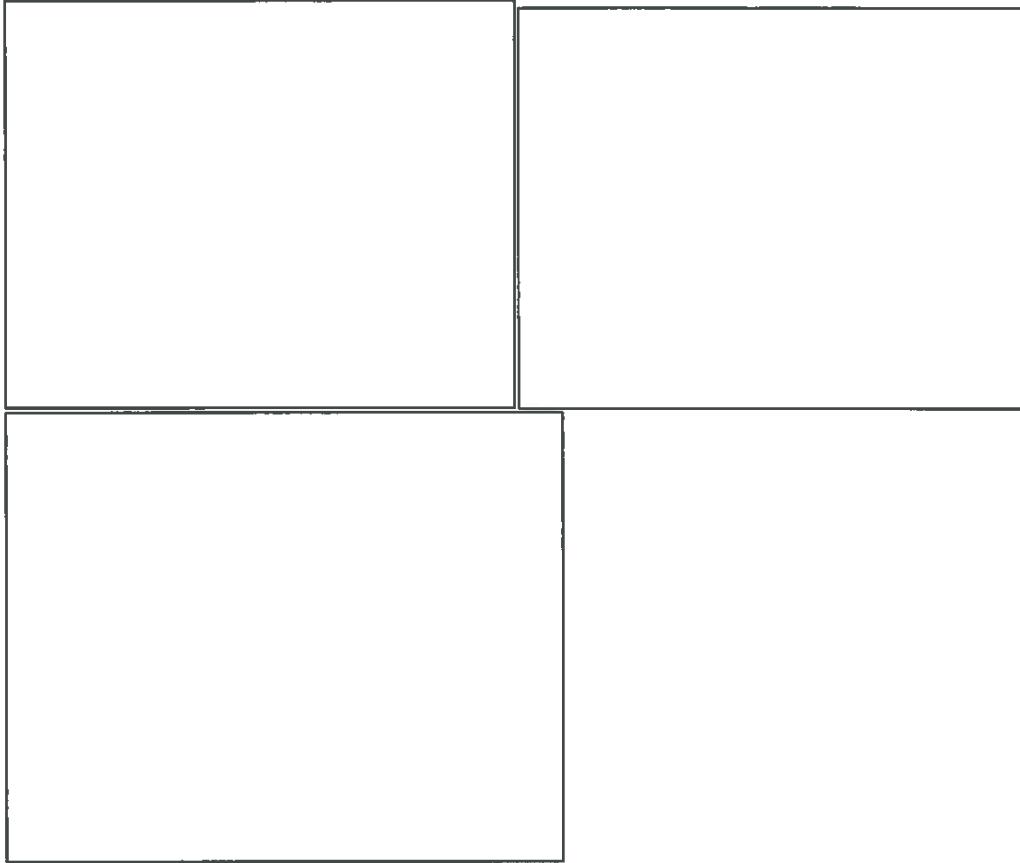
Admin

Group expert

"So if I understand the situation correctly, we have a terrible "S" shaped driver sight alignment traffic approach with a very narrow dilapidating bridge damaged by aging and multiple vehicle accidents with over 16,000 vehicles a week crossing it and all the proposed new development in the area wants to increase traffic ~50% to ~24,000 vehicles per week without replacing the bridge? I don't get it! I fail to understand how this lurking safety issue has not been addressed. If it is addressed should the existing taxpayers pay the multi-millions of dollars for bridge replacement or should impact fees from new development pay? Please...correct me if I am wrong here."

Sorry if this reports pages got out of sequence:





Note two pages of documents above : This law suit from 2004 where Timberline Developers, LLC., were trying to make the most out of their ROI even back then! They sued VC and lost.

Note: The attached Letter above to Valley County Planning and Zoning from The Meadows at West Mountain Glen Holdren

We just read an interesting article that should cause all of Valley County Planning and Zoning, developers, builders, super fund investors and engineers to stop and rethink these dense projects!

<https://www.deseret.com/utah/2022/6/13/23166057/housing-market-overvalued-boise-idaho-home-prices-fall-20-recession-bubble-predictions-west?fbclid=IwAR2wwpeEHEFQQnGG43sk7-biwMTRzXTSyhhrCQ1pJSCs4ZoR68EvgKA4kwQ>

I could go on for literally hours, with volumes of research our group has diligently produced, for why this PUD needs to be denied and they need to go back to the drawing board. Listen to the VC people that call this home. STOP Roseberry Park once and for all and spread this PUD over these 59 acres. Put heights respectfully out on the 39 acres. Leave large set backs for existing homes and GREEN SPACE. We would gladly listen to any developer, super fund investors, engineers, builders that respectfully hold a Valley County meeting. We realize these properties will be built on. Simply do so with respect for the homeowners here, the environment, the migrating animals and birds, the clarity of Cascade Lake the wetlands and most importantly the future generations.

In closing we applauded your complete denial of Roseberry Park on May 12th, 2022 and hope you listen to our group of gravely concerned citizens once again. We are growing daily and are here to stay. Thank You for your time and consideration. We greatly appreciate your volunteer time.

Regards,
Therese Gibboney

IN THE SUPREME COURT OF THE STATE OF IDAHO

BUCKSKIN PROPERTIES, INC., an Idaho)
Corporation; TIMBERLINE DEVELOPMENT)
LLC, an Idaho Limited Liability)
Company,)

) Case No. CV-2009-554*C

) Plaintiffs/Appellants,)

)

-vs-

) Supreme Court No. 38630-2011

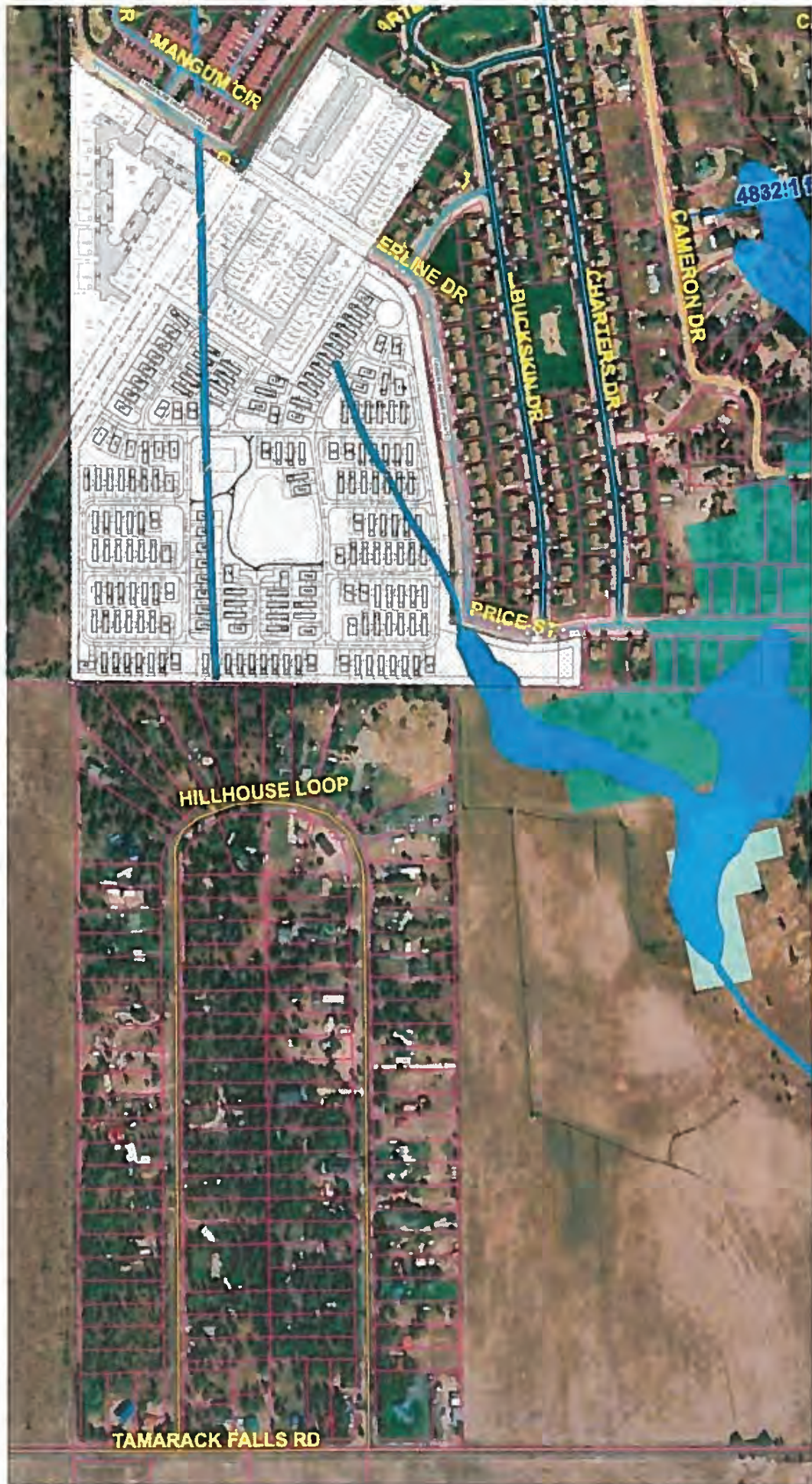
) VALLEY COUNTY, A POLITICAL)
) SUBDIVISION OF THE STATE OF)
) IDAHO,)

) Defendant/Respondent.)

CLERK'S RECORD ON APPEAL

Appeal from the District Court of the Fourth Judicial District of the
State of Idaho, in and for the County of Valley.

Honorable Michael R. McLaughlin, District Judge
Presiding



from Ken Everett stating that he is a resident of the Lake Cascade Forest #2 Subdivision. He has been involved in the construction and development business for over twenty-five years. He is pro-growth and pro-common sense – he states that growth is a good thing as long as there is good sense involved in the process. He strongly believes this proposed P.U.D., in its present form, does not make sense for this valley. His biggest complaint is that the lot sizes are way too small: .18 acre is ridiculous – this calculates out to be about 1/8 of an acre, the approximate average lot size in McCall. He is not interested in seeing the entire valley floor the density of McCall. He believes the County has a 1/3 acre minimum for residential construction. Please, maintain this standard at the very least. In fact, he would strongly encourage the Commission to increase the minimum lot size to 1/2 acre. Many of the adjacent subdivisions around this P.U.D. already appear to meet this criteria. This unique valley is not going to suffer from lack of development. Let us not be too quick to give it away. There is time to be wise. He understands Mr. Charters' reason for smaller lot sizes is to help pay for the development's infrastructure and maintenance. Well, he doesn't agree. Value of land has increased dramatically and if

Planning and Zoning Commission

May 17, 2004

Page 6

Mr. Charters can't make money off 1/3 or 1/2 acre parcels in his plan then he should reconsider. Most of us live here because we can't stand the city life - 1/8 acre lot is the city. He doesn't oppose growth. He opposes urban density in the rural setting.

From: Meadows Board [REDACTED]
Sent: Thursday, June 30, 2022 1:09 PM
To: Cynda Herrick [REDACTED]
Subject: Meadows at West Mountain Common Areas

Cynda,

We have sent two letters to Timberline Development with Quit Claim deeds asking them to sign title of the common areas and roads over to The Meadows at West Mountain Homeowners Association, Inc. (the Association) as required by the CCR. Timberline sold the last of their lots in Phases 1, 2, and 3 on March 25, 2022 and now own no lots in the Development. The December 1, 2004 Declaration of Covenants, Conditions and Restrictions ("CC&Rs") Section V, p. 9 for the Subdivision expressly state:

3. Transfer of Title. Declarant [Timberline] agrees that it shall, on or prior to the sale of all Lots, convey to the Association title to all Common Areas of the Development, and Declarant further agrees that it will discharge all liens and encumbrances on said Common Areas on or before the sale and closing of the last Lot in the Development.

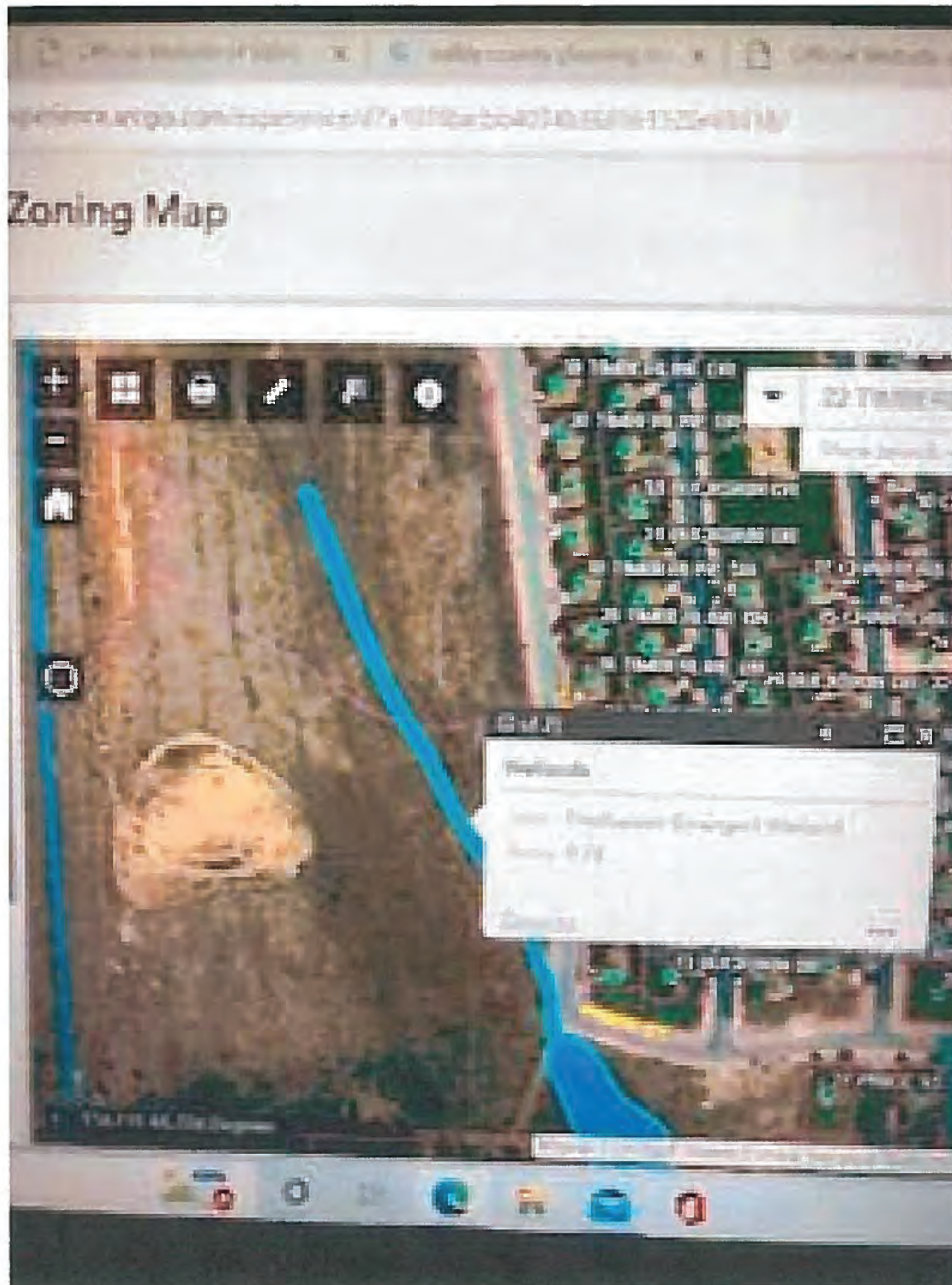
Lots are defined as building lots in the CCR and do not include the common areas.

Since Timberline has not met the requirements of the CCR they filed with the County, the Board of the Association requests that the County make any approval of any development on the undeveloped property adjacent to the Meadows at West Mountain and owned by Timberline Development contingent on Timberline complying with the CC&Rs and transferring title to the common areas and roads to the HOA.

If Timberline will not meet the conditions of their previously approved developments, it does not seem reasonable for Timberline to be granted approval of new developments in the County.

Thank you for your help in this matter,

Glen Holdren
Secretary



incompatible with permitted uses in the Multiple Use District of Valley County and therefore are subject to review and evaluation by the Commission and the public.

3.02 POLICY

The Comprehensive Plan states in part that the rural atmosphere of the valley be protected, and the economic value of privately owned land be increased. This section of the Ordinance is intended to fulfill those goals and objective by:

Defining those uses which are not inherently compatible with the permitted uses defined in Chapter II herein.

Limiting the impact of Conditional Uses through standards and procedures.

Allowing Conditional Uses in areas and to standards that will increase the value of the privately owned property without undue adverse impact on the environment, adjoining properties, or governmental services and where compatible with the County Comprehensive Plan. In order to achieve these goals, the maintenance of a agricultural uses and low density development will be more acceptable located on the valley floor; higher density development will be more acceptable adjacent to the valley perimeter; commercial and industrial development will be more acceptable in or near existing established incorporated communities with similar characteristics and infrastructure to serve the more intense land use needs.

3.03 STANDARDS

From: [REDACTED]
Sent: Thursday, July 28, 2022 5:19 PM
To: Cynda Herrick [REDACTED]
Cc: Therese Gibboney <[REDACTED]>
Subject: I AM OPPOSED TO : Valley Meadows PUD 22-02 C.U.P. 22-29

Cynda / Lori ~ Please confirm receipt of this corrected email. I wanted the photos to be in sequence for your team.

July 28th, 2022 @ 4:50 pm

Board Members of Valley County,

Once again our group and I vehemently oppose the density of Valley Meadows and their complete and utter lack of regard for the home owners who live here at The Meadows at West Mountain. This PUD application even states that this is primarily for profit and their density proves this is all about ROI, just like Roseberry Park. They are requesting this to be completed in three phases. We vehemently oppose Phase 2 and 3. If you include these townhome's on Phase 2, along with the proposed Roseberry Park, the density is not consistent with the surrounding homes, nor is there any green space left for the migrating animals and birds. The heights on both phase 2 & 3 violate the current homeowners rights to retain somewhat of a view.

There are wetlands here and we have demanded that Idaho Fish and Game come out and complete full studies on all 59 acres for both wetlands and migrating animals and birds here. See our letter to Brandon Flack in response to his letter sent in regarding Roseberry Park. **See the following two pages that Brandon sent to Planning and Zoning. It was sent for Roseberry Park, however, this pertains to these three remaining parcels as well.**

IDAHO DEPARTMENT OF FISH AND GAME
SOUTHWEST REGION
15950 N. Gate Blvd.
Nampa, Idaho 83687

Brad Little / Governor
Ed Schrieffer / Director

July 14, 2022

Cynda Herrick, AICP, CFM
Planning and Zoning Director
PO Box 1350
Cascade, ID 83611

RE: C.U.P. 22-10 Roseberry Park

Dear Cynda Herrick,

The Idaho Department of Fish and Game (IDFG) has reviewed the CUP and revised Preliminary Plat Application for the Roseberry Park manufactured home development, submitted by Roseberry Park, LLC and Timberline Development, LLC. The project aims to develop 39.1 acres along Roseberry Road into a residential single-family manufactured home park, community club house, and park amenities.

The purpose of these comments is to assist Valley County by providing technical information addressing potential effects on wildlife and wildlife habitat and how any adverse effects might be mitigated. Resident species of fish and wildlife are property of all Idaho citizens, and IDFG and the Idaho Fish and Game Commission are expressly charged with statutory responsibility to preserve, protect, perpetuate and manage all fish and wildlife in Idaho (Idaho Code § 36-103(a)). In fulfillment of our statutory charge and direction as provided by the Idaho Legislature, we offer the following comments and suggestions.

IDFG has not conducted specific wildlife surveys on the property. The Idaho Fish and Wildlife Information System database contains records of observations of 5 Species of Greatest Conservation Need (American White Pelican, Little Brown Myotis, Sandhill Crane, Western Grebe, and White-faced Ibis) within 0.5 miles of the project boundary and 3 other SGCN species (Clark's Nutcracker, Common Loon, Ring-billed Gull) within 1 mile. These observations are likely due to the project area proximity to nearby waterways and wetland areas. Considering the footprint of the project is adjacent to existing subdivisions on the north, east, and south, and it overlays an existing agricultural area that has already been disturbed leaving little intact native habitat on the property, IDFG would not anticipate significant negative effects of the proposed activities on native plant and wildlife populations. However, because many of the species listed above are reliant on healthy wetlands and clean water resources, IDFG recommends that

Keeping Idaho's Wildlife Heritage

Equal Opportunity Employer • 208-465-1463 • Fax 208-465-8467 • Idaho Relay (TDD) Service 1-800-377-3529 • <http://idfg.idaho.gov>

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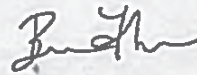
Keeping Idaho's Wildlife Heritage

Equal Opportunity Employer • 208-465-9465 • Fax 208-465-8467 • Idaho Relay (TDD) Service 1-800-377-3529 • info@idfg.idaho.gov

precautions be taken to protect nearby wetlands and waterways from contamination as a result of project implementation activities.

IDFG has no other records of sensitive wildlife or plant species within 1 mile of the project area and we appreciate the opportunity to provide information pertinent to the proposed projects. Please contact me in the Southwest Region office at (208) 465-8465 if you have any additional questions concerning this letter.

Sincerely,



Brandon Flack
Environmental Staff Biologist

All we sent this out to Fish and Game regarding their incomplete findings on Roseberry Park. We will update you soon.

From: **Therese Gibboney**

Date: Tue, Jul 26, 2022 at 5:52 PM

Subject: Can you contact me please

To: [REDACTED]

Hello Brandon,

We are a large group of 413 members opposing Roseberry Park proposed MHC here in Donnelly. We received the redacted files from Valley County Planning and Zoning last week.

Within these 146 pages was your letter regarding Roseberry Park. We vehemently disagree with your findings and the fact you completed no study to come to these findings. My husband and I live behind one of these parcels and watch all the migrating animals and birds that call Idaho home come through yearly.

We are on Moore Rd., Donnelly and watch the thousands of birds that utilize the parcel that turns into a lake, which doesn't dry up until early July at best. We have elk, deer, red foxes, coyote and many more migrating animals as well.

We are requesting an in-depth study and want both Roseberry Park and the new proposed Valley Meadows halted until the study of both this and the wet lands are fully completed. Please confirm you received my email and all the details of how to proceed with having your office preform the study that should have been completed.

Thank you for your time and consideration. We look forward to hearing back from you soon. Valley Meadows first hearing is August 11th, 2022, therefore, this is imperative we move forward ASAP.

Regards,

Therese Gibboney

STOP Roseberry Park Development & Valley Meadows FB page

Note : This next photo of the wetlands map with an overlay of these two densely proposed projects. These two projects leave almost zero green space! Once again a study needs to be completed - no migrating animals will be able to even walk through this concrete jungle.

Note: The attached wet land photo from their very own web site on our petition below. Also NOTE the density which we have overlaid for you to review. This shows what they want to turn a quiet peaceful rural setting into – all based on ROI, period.

This is our groups newest petition:

Stop Valley Meadows ~ Go Back to the Drawing Board



[Reese Gibboney](#) started this petition

We must protect our valley and **STOP** these Super Fund Investors & developers from making an Asphalt Garden out of it. This new project, **Valley Meadows**, is being proposed on the remaining three parcels of land next to the proposed Roseberry Parks 186 Mobile Homes, on Timberline Drive and Roseberry, Donnelly, Idaho.

If our Valley County Planning & Zoning and Commissioners don't listen to their constituents, our valley that we know and love will be LOST. They will leave us with **ZERO GREEN SPACE!** The heights and set backs on Valley Meadows are against VC own laws of protecting current land owners rights with views and consistent buildings within the surrounding homes. Storage units with no fencing (fencing is not allowed here), street lights (there is a "quiet light ordinance"), on and on. Once again a litany of reason to send them back to the drawing board.

Developers/investors should have to hold valley wide meetings before submitting to Valley County Planning and Zoning and listen to the hard working land owners here. We should be able to discuss changes that need to be made. Developers, investors and stake holders need to pay for updated impact studies and all infrastructure that needs to be addressed as well as,

Demand a PAUSE in building. Look at this proposed density on the map pictured. Read about the three phases of this project, sign the petition and show up August 11, 22 for the first hearing. More will be posted on STOP Roseberry Park Developments FB page soon. Tell them to **Deny Roseberry Park** and make Valley Meadows, Triple Dot & Timberline Developers, LLC., go back to the drawing board and spread this project over these 59+ acres here.

We know this land will be developed. All we are asking for is to respect all the current homeowners in this valley and leave green space, our views, our environment and lake we know and love.

Go to STOP Roseberry Park Development FB page to read about this.

https://www.facebook.com/groups/663068011628755/?multi_permaLinks=727303091871913&comment_id=727333025202253¬if_id=1657816488324699¬if_t=feedback_reaction_generic&ref=notif

<https://chnng.it/65b78KC7>

https://www.change.org/p/stop-valley-meadows-go-back-to-the-drawing-board/dashboard?source_location=user_profile_started

We post this daily on our groups page:

We urge all of our 413 members on STOP ROSEBERRY PARK & VALLEY MEADOWS to write in regarding many of these same investors, developers and engineers to STOP trying to make this small 59 acres into an asphalt Garden: here is our post:

Please get your emails into Planning and Zoning by 8/3/22 before 5:00 pm. Really study this project and note our overlay map on the petition. If they are allowed to move forward with phase 1, which is across the street here on the corner opposite the current town homes, then the entire project will be approved. The density that Timberline Developers, LLC., wants to put on these mere 59 acres is absurd. **We need to STOP:**

Roseberry Park / Three Pillar Communities

Valley Meadows / Triple Dot Development, LLC / Tanner Leighton (tanner@triple-dot-dev.com)

Timberline Developers, LLC

KM Engineering LLP

Mark V Reichman: here is Marks contact

Timberline Investors Group, LLC

111 E Broadway

Salt Lake City, UT 84111

Contact: Mark V Reichman Title: Principal Phone: [REDACTED]

Phase 2 and 3 of Valley Meadows is ridiculous - Phase 3 is mixed use with only **16% green space!** Stay vigilant folks - make your **413 voices** heard once again. We are still battling Roseberry Park. Roseberry needs to be denied once and for all and the Valley Meadows project needs to be sent back to the drawing board. **HOLD a VC meeting - listen to the land and home owners. Spread Valley Meadows intelligently over this acreage and respect the hard people that call VC home.**

I will now continue with the litany of reasons to send all of these noted players back to the drawing boards:

On Phase 3 they have a wall of 35' townhomes behind the homes on Moore Rd, which are only 30 feet from our set back. This is not where the townhome yards would be, this will be where the back of them will tower over single story homes destroying ANY views we have. These heights will have an added 6' feet (?) of fill since this is a virtual wetlands until early July at best. The set backs need to go to at least 60' for the home on Moore Rd. The heights are NOT consistent with the surrounding homes, nor are storage units. SINGLE HEIGHTS only on this parcel slotted for Phase 3. **Phase 3 is allowing only 16% green space!! Note the photo from my back yard and imagine 35' wall of town home 30' (after 6-8' of fill) This is an**

insult to the hard working home owners here and utterly unnessacery! This is simply ROI on Phase 3 – "lets see how much we can jam onto this small parcel of land."



Note this is from Valley Countys Planning and Zonings own website:

incompatible with permitted uses in the Multiple use District of Valley County and therefore are subject to review and evaluation by the Commission and the public.

3.02 POLICY

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3.03 STANDARDS

The provisions of this section shall apply to the various buildings and uses designated herein as

<https://codelibrary.amlegal.com/.../valleyc.../0-0-0-3063...>

I. Common Open Space: At least fifty percent (50%) of the total area within the boundary of any residential PUD

J. Materials, Textures And Colors: Harmonious variations in materials, textures, and colors shall complement and supplement the natural beauty and pleasant environment of the site and the individual buildings. The site, design, and construction of all residences shall be planned in such a manner that there is a substantial resemblance of uniformity.

Storage units with no fencing? Fencing is not allowed out here due to MIGRATING animals and birds (that Brandon Flack says we do not have?). Street lights, when all of the homeowners here at The Meadows at West Mountain just received notices that outside lighting need to be "Down" lighting only, due to the "Quiet Lights" ordinance. This notice was sent out by Jodi Green of Valley County Planning and Zoning. There are so many blatant contradiction's in this application that do not follow Valley County Planning and Zonings own laws.

There is absolutely no need for retail here in this residential area since there is already retail in downtown Donnelly that can not even remain completely rented. There is retail at Tamarack Village as well and that will be growing expedientually.

I haven't even touched on the addition traffic, the studies on roads impacts and the fact you have three bridges that desperately need upgrading before any new project move forward. The impact on schools, post office noise pollution, air pollution, hospitals, police forces, fire departments.....especially since these are not essential developments.

This is from one of our members Lenard Long: See attached overhead photo of the "S" bridge.



"S-Curve bridge on Roseberry Rd. White knuckle time when meeting a truck or trailer or large

RV and when foggy, snowing or icy . How will the increased daily traffic impact this bridge? Will it be replaced within the next few years?"

Here is an email we sent to the VC Roads department: Note 11 pages from Jeff attached

[REDACTED] wrote: Cc: Brian Oakey; Cynda Herrick; Douglas Miller

Therese,

This is what we have from last summer. A couple extras in here but when you calculate it out they show the breakdown of where the traffic is going. If you have any questions, please let me know.

From: Therese Gibboney

Sent: Monday, July 11, 2022 7:51 PM

To: Jeff Mcfadden <**[REDACTED]**>

Subject: Re: traffic info West Roseberry Road

Thank You Jeff. We look forward to receiving the very important information/report.

Regards,

Therese

On Mon, Jul 11, 2022 at 3:10 PM Jeff Mcfadden <**[REDACTED]**> wrote:

Theresa,

I have received your request and I am working on this.

Thank you,

Jeff McFadden, Superintendent
Valley County Road Department

NOTE the attached 11 Photos of this bridge which I have attached. Here is a comment on our page from Lenard Long:



East bridge rail the post has impact damage the top tube railing is gone



NE corner erosion is at the roadway edge and the backwall is undermined



Idaho Transportation Department
Bridge Inspection Report

Bridge Key:	20075	Structure Name:	93988A 2.45
(6) Features Intersected:	LAKE FORK	(9) Location:	0.8 W DONNELLY
Facility Carried (Route):	STC 3899 ROSEBERRY	Admin Jurisdiction:	8500 Valley County
Xref Structure Name:		District:	03



South approach The east pedestrian railing is gone New [BUMP] signs have been posted at the north deck joint.



Idaho Transportation Department
Bridge Inspection Report

Bridge Key:	20075	Structure Name:	93988A 2.45
(6) Features Intersected:	LAKE FORK	(9) Location:	0.8 W DONNELLY
Facility Carried (Route):	STC 3899 ROSEBERRY	Admin Jurisdiction:	8500 Valley County
Xref Structure Name:		District:	03



SW corner the rubble at the backwall end is undermined from erosion



Pier the steel piles have moderate surface rust



Idaho Transportation Department Bridge Inspection Report

Bridge Key:	20075	Structure Name:	93988A 2.45
(6) Features Intersected:	LAKE FORK	(9) Location:	0.8 W DONNELLY
Facility Carried/Route:	STC 3899:ROSEBERRY	Admin Jurisdiction:	8500 Valley County
Xref Structure Name:		District:	03



West approach a [NARROW BRIDGE] sign



Idaho Transportation Department
Bridge Inspection Report

Bridge Key	20075	Structure Name	93988A 2.45
(6) Features Intersected	LAKE FORK	(9) Location	0.8 W DONNELLY
Facility Carried (Route)	STC 3899, ROSEBERRY	Admin Jurisdiction	8500 Valley County
Xref Structure Name		District	03



West rail north end the post connection is broken



North deck end the joint has been repaired with tar

[Lenard Long](#)

Admin

Group expert

"So if I understand the situation correctly, we have a terrible "S" shaped driver sight alignment traffic approach with a very narrow dilapidating bridge damaged by aging and multiple vehicle

accidents with over 16,000 vehicles a week crossing it and all the proposed new development in the area wants to increase traffic ~50% to ~24,000 vehicles per week without replacing the bridge? I don't get it! I fail to understand how this lurking safety issue has not been addressed. If it is addressed should the existing taxpayers pay the multi-millions of dollars for bridge replacement or should impact fees from new development pay? Please...correct me if I am wrong here."

Sorry if this reports pages got out of sequence:

Valley County Road and Bridge

Station ID : 035

Last Connected Device Type : Omega-G

Info Line 1 :

Version Number : 1.11

Info Line 2 :

Serial Number : OG38581

GPS Lat/Lon : 44.433947,N / 116.062961,W

Number of Lanes : 2

DB File : 035.DB

Posted Speed Limit : 0.0 mph

Lane Configuration

#	Dir.	Information	Volume Mode	Volume Sensors	Divide / 2	Comment
1			Normal	Veh.	No	
2	Opp		Normal	Veh.	No	
Total Count:		0000 0100 0200 0300 0400 0500 0600 0700 0800 0900 1000 1100 1200 1300 1400 1500 1600 1700 1800 1900 2000 2100 2200 2300	Total			
Lane #1		27 19 16 11 28 112 353 561 688 778 907 1035 1087 1038 948 1019 1083 803 730 583 473 343 149 62 12983				
Lane #2		68 34 29 12 9 90 187 468 527 527 721 765 833 851 816 988 1030 1081 986 750 686 495 262 128 12610				
TOTAL		95 53 45 23 45 202 550 1030 1173 1305 1628 1800 2030 1989 1864 2055 2113 1978 1722 1335 1158 838 411 180 25575				
Percent:		0000 0100 0200 0300 0400 0500 0600 0700 0800 0900 1000 1100 1200 1300 1400 1500 1600 1700 1800 1900 2000 2100 2200 2300				
Lane #1		0% 0% 0% 0% 0% 1% 3% 4% 8% 6% 7% 8% 8% 8% 7% 8% 8% 7% 6% 5% 4% 3% 1% 8%				
Lane #2		1% 0% 0% 0% 0% 1% 2% 4% 6% 4% 6% 7% 8% 7% 8% 8% 8% 8% 8% 8% 8% 4% 2% 1%				
TOTAL		0% 0% 0% 0% 0% 1% 2% 4% 6% 5% 6% 7% 8% 8% 7% 8% 8% 8% 7% 5% 5% 3% 2% 1%				
ADT		0000 0100 0200 0300 0400 0500 0600 0700 0800 0900 1000 1100 1200 1300 1400 1500 1600 1700 1800 1900 2000 2100 2200 2300	Total			
Lane #1		5 3 3 2 8 18 59 84 111 120 165 187 183 173 158 170 181 152 123 98 78 57 25 10 2203				
Lane #2		11 6 9 2 2 15 33 78 85 88 131 148 156 158 153 164 172 177 184 125 114 83 44 21 2134				
TOTAL		16 9 8 4 8 34 92 172 196 218 296 343 339 332 311 334 353 329 287 223 193 140 69 31 4337				

ALL LANES

	Sun	Mon	Tue	Wed	Thu	Fri	Sat	Total	Percent
DW Totals	3957	811	2832	4327	4350	4783	4705	16913	66%
8 Days	1.0	0.4	0.5	1.0	1.0	1.0	1.0	ADT:	4284
ADT	3957	1397	5548	4327	4350	4783	4705	Weekend (Sat-Sun):	8602 34%
Percent	15%	2%	11%	17%	17%	18%	18%	ADT:	4331

Station 035

Date From: 11/20/00 To: 05/05/2021

W. KOSKOVITZ RD AT 25 MPH SIGN WEST OF FREDERICK

Valley County Road and Bridge

Station ID : 035

Info Line 1 :

Info Line 2 :

GPS Lat/Lon : 44 43 3947.N / 118 08.2981.W

DB File : 035.DB

Last Connected Device Type : Omega-G

Version Number : 1.11

Serial Number : OG38581

Number of Lanes : 2

Posted Speed Limit : 0.0 mph

Lane Configuration

#	Dir	Information	Vehicle Sensors	Sensor Spacing	Loop Length
1			Axle-Axle	4.0 ft	
2	Opp		Axle-Axle	4.0 ft	

Average Daily Traffic (ADT)

Weekday			Weekend			Total ADT		
Cars :	2108	(89%)	Cars :	2181	(94%)	Cars :	2128	(91%)
Trucks :	237	(11%)	Trucks :	119	(6%)	Trucks :	284	(9%)
Total :	2345		Total :	2300		Total :	2332	

Speed Totals

50 % :	32.1 mph	Top Speed :	99.2 mph	Average Truck Speed :	30.4 mph
85 % :	38.8 mph	Low Speed :	4.2 mph	Average Car Speed :	31.8 mph
Avg :	31.7 mph	10mph Pace Speed :	27.0 - 30.9 (72.2%)		

Peak Hour Totals

AM Peak Hour (Volume)		AM Peak Hour (Speed)	
Weekday :	11:00 - 12:00 (Avg 174)	03:00 - 04:00 :	38.8 mph
Weekend :	10:30 - 11:30 (Avg 208)	01:45 - 02:45 :	35.8 mph
PM Peak Hour (Volume)		PM Peak Hour (Speed)	
Weekday :	16:15 - 17:15 (Avg 210)	22:15 - 23:15 :	34.4 mph
Weekend :	12:15 - 13:15 (Avg 201)	22:00 - 23:00 :	33.8 mph

Grand Totals

Total Cars :	15080 (	2128 ADT)	Average Length :	13.5 ft	Average Headway :	35.9 sec
Total Trucks :	1445 (	204 ADT)	Average Axles :	2.2	Average Gap :	35.6 sec
Total Volume :	16525 (	2332 ADT)				

Source: 06SW

West Mtn Rd south of W Roseberry Rd intersection

Date Print: 06/13/02

Valley County Road and Bridge

Station ID : 005W

Info Line 1 :

Info Line 2 :

GPS Lat/Lon : 44 42.8121 N / 118 07.8304 W

DB File : 005W.DB

Last Connected Device Type : Omega-G

Version Number : 1.11

Serial Number : OG38582

Number of Lanes : 2

Posted Speed Limit : 0 0 mph

Lane Configuration

#	Dir.	Information	Volume Mode	Volume Sensors	Divide / 2	Comment
1			Normal	Axle	Yes	
2			Normal	Axle	Yes	

Total Count	0000	0100	0200	0300	0400	0500	0600	0700	0800	0900	1000	1100	1200	1300	1400	1500	1600	1700	1800	1900	2000	2100	2200	2300	Total
Lane #1	61	30	14	5	9	178	358	580	805	1202	1553	1647	1549	1500	1436	1581	1748	1507	1141	891	758	487	290	151	19498
Lane #2	58	25	12	5	8	157	328	517	790	1042	1273	1349	1236	1191	1188	1242	1406	1229	949	766	630	434	245	126	16122
TOTAL	111	55	26	10	15	333	686	1097	1605	2244	2825	2996	2778	2691	2624	2803	3146	2736	2081	1657	1368	921	547	277	35620

Percents	0000	0100	0200	0300	0400	0500	0600	0700	0800	0900	1000	1100	1200	1300	1400	1500	1600	1700	1800	1900	2000	2100	2200	2300	Total
Lane #1	0%	0%	0%	0%	0%	1%	2%	3%	4%	6%	7%	6%	6%	6%	7%	6%	6%	6%	5%	6%	2%	2%	1%	1%	1%
Lane #2	0%	0%	0%	0%	0%	1%	2%	3%	2%	6%	6%	6%	6%	7%	7%	6%	6%	6%	5%	5%	6%	2%	2%	1%	1%
TOTAL	0%	0%	0%	0%	0%	1%	2%	3%	3%	6%	6%	6%	6%	7%	7%	6%	6%	6%	5%	6%	4%	2%	2%	1%	1%

ADT	0000	0100	0200	0300	0400	0500	0600	0700	0800	0900	1000	1100	1200	1300	1400	1500	1600	1700	1800	1900	2000	2100	2200	2300	Total
Lane #1	0	4	2	1	1	25	51	83	110	165	222	235	230	214	205	223	249	215	163	127	108	70	43	22	2757
Lane #2	7	4	2	1	1	22	47	74	97	134	182	193	177	170	170	177	201	178	134	109	90	62	35	16	2283
TOTAL	16	8	4	2	2	47	98	157	207	289	404	428	397	384	375	400	450	391	297	236	198	132	78	40	5040

ALL LANES

	Sun	Mon	Tue	Wed	Thu	Fri	Sat	Total	Percent
OW Totals	4101	4621	4784	5072	5524	6094	5444	28105	73%
# Days	1.0	1.0	1.1	1.0	1.0	1.0	1.0	8157	
ADT	4101	4621	4512	5072	5524	6094	5444	9543	27%
Percent	12%	13%	13%	14%	15%	17%	15%	4773	
Weekday (Mon-Fri)									
Weekend (Sat-Sun)									

Station 211

Data From: 12/01/2021 To: 10/01/2021

Valley County Road and Bridge

Station ID : 211

Info Line 1 :

Info Line 2 :

GPS Lat/Lon : 44.433583,N / 116.065938,W

DB File : 211.DB

Last Connected Device Type : Omega-G

Version Number : 1.11

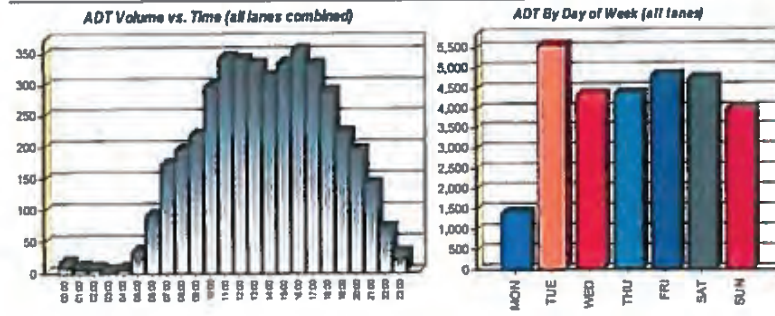
Serial Number : OG38583

Number of Lanes : 2

Posted Speed Limit : 0.0 mph

Lane Configuration

#	Dir	Information	Vehicle Sensors	Sensor Spacing	Loop Length
1.			Axle-Axle	4.0 R	
2.	Opp		Axle-Axle	4.0 R	



W. Roseberry at Tamarack Falls bridge before W Mn Rd

Station 414

Data From

Valley County Road and Bridge

Station ID : 414

Info Line 1 :

Info Line 2 :

GPS Lat/Lon :

DB File : 414.DB

Last Connected Device Type : Omega-G

Version Number : 1.11

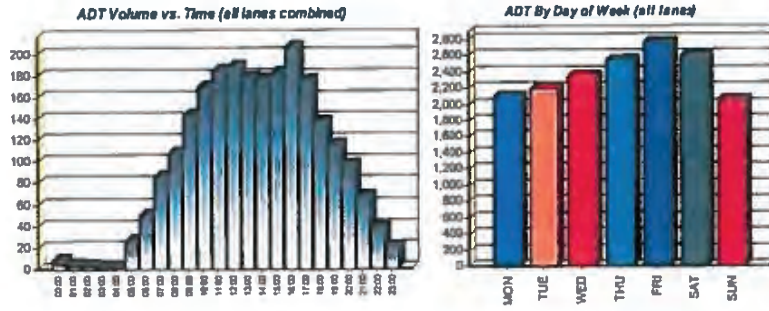
Serial Number : OG38581

Number of Lanes : 2

Posted Speed Limit : 0.0 mph

Lane Configuration

#	Dir.	Information	Vehicle Sensors	Sensor Spacing	Loop Length
1.			Axle-Axle	4.0 R	
2.	Opp		Axle-Axle	4.0 R	



Average Daily Traffic (ADT)

Weekday			Weekend			Total ADT		
Cars :	4091	(94%)	Cars :	4152	(98%)	Cars :	4111	(95%)
Trucks :	216	(6%)	Trucks :	156	(4%)	Trucks :	185	(5%)
Total :	4307		Total :	4308		Total :	4307	

Speed Totals

50 % :	33.7 mph	Top Speed :	99.9 mph	Average Truck Speed :	34.0 mph
85 % :	38.8 mph	Low Speed :	4.4 mph	Average Car Speed :	33.9 mph
Avg :	33.9 mph	10mph Pace Speed :	28.4 - 38.3 (70.7%)		

Peak Hour Totals

AM Peak Hour (Volume)		AM Peak Hour (Speed)	
Weekday :	11:00 - 12:00 (Avg 264)	04:30 - 05:30 (37.6 mph)	
Weekend :	10:45 - 11:45 (Avg 397)	04:30 - 05:30 (40.8 mph)	
PM Peak Hour (Volume)		PM Peak Hour (Speed)	
Weekday :	16:30 - 17:30 (Avg 361)	23:00 - 24:00 (35.5 mph)	
Weekend :	12:30 - 13:30 (Avg 387)	22:45 - 23:45 (36.2 mph)	

Grand Totals

Total Cars :	24328 (4111 ADT)	Average Length :	12.8 ft	Average Headway :	19.8 sec
Total Trucks :	1169 (195 ADT)	Average Axles :	2.2	Average Gap :	19.8 sec
Total Volume :	25488 (4307 ADT)				

Valley County Road and Bridge

Station ID : 414

Info Line 1 :

Info Line 2 :

GPS Lat/Long :

DB File : 414 DB

Last Connected Device Type : Omega-G

Version Number : 1.11

Serial Number : OG38581

Number of Lanes : 2

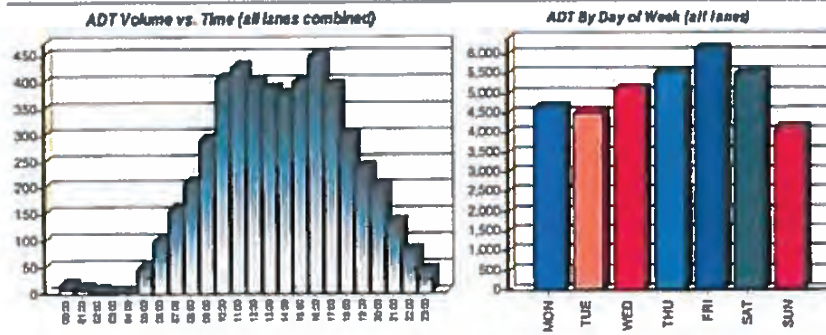
Posted Speed Limit : 0.0 mph

Lane Configuration

#	Dir	Information	Volume Mode		Volume Sensors		Divide / 2		Comment																
1.			Normal		Veh.		No																		
2.		Opp	Normal		Veh.		No																		
Total Count																									
	0000	0100	0200	0300	0400	0500	0600	0700	0800	0900	1000	1100	1200	1300	1400	1500	1600	1700	1800	1900	2000	2100	2200	2300	Total
Lane #1	34	15	9	5	8	49	112	213	205	451	809	670	759	884	726	727	864	724	526	376	372	341	154	63	6793
Lane #2	32	16	11	4	7	133	235	381	584	572	573	585	581	830	812	548	571	581	425	424	258	331	114	63	7871
TOTAL	66	31	20	9	15	182	347	594	1033	1022	1384	1255	1340	1244	1239	1275	1435	1223	951	800	630	477	268	126	14664
Percentage																									
	0000	0100	0200	0300	0400	0500	0600	0700	0800	0900	1000	1100	1200	1300	1400	1500	1600	1700	1800	1900	2000	2100	2200	2300	Total
Lane #1	0%	0%	0%	0%	0%	1%	1%	2%	4%	5%	1%	1%	0%	5%	1%	0%	5%	1%	4%	4%	4%	3%	1%	1%	1%
Lane #2	0%	0%	0%	0%	0%	2%	3%	5%	5%	2%	1%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	1%	1%	1%	1%
TOTAL	0%	0%	0%	0%	0%	1%	2%	4%	5%	3%	1%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	2%	1%
ADT																									
	0000	0100	0200	0300	0400	0500	0600	0700	0800	0900	1000	1100	1200	1300	1400	1500	1600	1700	1800	1900	2000	2100	2200	2300	Total
Lane #1	3	2	1	1	1	7	16	30	43	64	87	99	108	89	104	104	124	163	75	54	53	34	22	12	1248
Lane #2	5	2	2	1	1	15	34	56	62	79	82	85	80	79	73	70	62	72	62	61	43	33	16	8	1118
TOTAL	8	4	3	2	2	22	50	86	105	143	169	184	188	178	177	174	186	135	137	115	77	50	20	2366	

ALL LANES

	Sun	Mon	Tue	Wed	Thu	Fri	Sat	Total	Percent
DWY Totals :	2043	2081	2298	2344	2530	2758	2585	17029	72%
# Days :	1.0	1.0	1.1	1.0	1.0	1.0	1.0	ADT :	2380
ADT :	2043	2081	2183	2344	2538	2758	2585	Weekend (Sat-Sun) :	4638
Percent :	12%	13%	14%	14%	15%	17%	16%	ADT :	2319



Note two pages of documents : This law suit from 2004 where Timberline Developers, LLC., were trying to make the most out of their ROI even back then! They sued VC and lost.

IN THE SUPREME COURT OF THE STATE OF IDAHO

BUCKSKIN PROPERTIES, INC., an Idaho
Corporation; TIMBERLINE DEVELOPMENT
LLC, an Idaho Limited Liability
Company,

Plaintiffs/Appellants,

-vs-

VALLEY COUNTY, A POLITICAL
SUBDIVISION OF THE STATE OF
IDAHO,

Defendant/Respondent.

) Case No. CV-2009-554-C

)

)

)

) Supreme Court No. 38630-2011

)

)

)

)

)

)

CLERK'S RECORD ON APPEAL

Appeal from the District Court of the Fourth Judicial District of the
State of Idaho, in and for the County of Valley.

Honorable Michael R. McLaughlin, District Judge
Presiding

from Ken Everett stating that he is a resident of the Lake Cascade Forest #2 Subdivision. He has been involved in the construction and development business for over twenty-five years. He is pro-growth and pro-common sense – he states that growth is a good thing as long as there is good sense involved in the process. He strongly believes this proposed P.U.D., in its present form, does not make sense for this valley. His biggest complaint is that the lot sizes are way too small: .18 acre is ridiculous – this calculates out to be about 1/8 of an acre, the approximate average lot size in McCall. He is not interested in seeing the entire valley floor the density of McCall. He believes the County has a 1/3 acre minimum for residential construction. Please, maintain this standard at the very least. In fact, he would strongly encourage the Commission to increase the minimum lot size to 1/2 acre. Many of the adjacent subdivisions around this P.U.D. already appear to meet this criteria. This unique valley is not going to suffer from lack of development. Let us not be too quick to give it away. There is time to be wise. He understands Mr. Charters' reason for smaller lot sizes is to help pay for the development's infrastructure and maintenance. Well, he doesn't agree. Value of land has increased dramatically and if

Planning and Zoning Commission
May 17, 2004
Page 6

Mr. Charters can't make money off 1/3 or 1/2 acre parcels in his plan then he should reconsider. Most of us live here because we can't stand the city life - 1/8 acre lot is the city. He doesn't oppose growth. He opposes urban density in the rural setting.

Note: The attached Letter above to Valley County Planning and Zoning from The Meadows at West Mountain Glen Holdren

From: Meadows Board [REDACTED]
Sent: Thursday, June 30, 2022 1:09 PM
To: Cynda Herrick [REDACTED]
Subject: Meadows at West Mountain Common Areas

Cynda,

We have sent two letters to Timberline Development with Quit Claim deeds asking them to sign title of the common areas and roads over to The Meadows at West Mountain Homeowners Association, Inc. (the Association) as required by the CCR. Timberline sold the last of their lots in Phases 1, 2, and 3 on March 25, 2022 and now own no lots in the Development. The December 1, 2004 Declaration of Covenants, Conditions and Restrictions ("CC&Rs") Section V, p. 9 for the Subdivision expressly state:

3. Transfer of Title. Declarant (Timberline) agrees that it shall, on or prior to the sale of all Lots, convey to the Association title to all Common Areas of the Development, and Declarant further agrees that it will discharge all liens and encumbrances on said Common Areas on or before the sale and closing of the last Lot in the Development.

Lots are defined as building lots in the CCR and do not include the common areas.

Since Timberline has not met the requirements of the CCR they filed with the County, the Board of the Association requests that the County make any approval of any development on the undeveloped property adjacent to the Meadows at West Mountain and owned by Timberline Development contingent on Timberline complying with the CC&Rs and transferring title to the common areas and roads to the HOA.

If Timberline will not meet the conditions of their previously approved developments, it does not seem reasonable for Timberline to be granted approval of new developments in the County.

Thank you for your help in this matter,

Glen Holdren
Secretary

We just read an interesting article that should cause all of Valley County Planning and Zoning, developers, builders, super fund investors and engineers to stop and rethink these dense projects!

<https://www.deseret.com/utah/2022/6/13/23166057/housing-market-overvalued-boise-idaho-home-prices-fall-20-recession-bubble-predictions-west?fbclid=IwAR1PT2wGdCl-KhQqFDDSyq6h7bT10AKQFpKwKghxxWgYmPCoF7HIH6s3O5cetter> above to Valley County Planning and Zoning from The Meadows at West Mountain Glen Holdren

We just read an interesting article that should cause all of Valley County Planning and Zoning, developers, builders, super fund investors and engineers to stop and rethink these dense projects!

<https://www.deseret.com/utah/2022/6/13/23166057/housing-market-overvalued-boise-idaho-home-prices-fall-20-recession-bubble-predictions-west?fbclid=IwAR2wwpeEHEFQOnGG43sk7-biwMTRzXTSyhhrCQ1pJSCs4ZoR68EvgKA4kwQ>

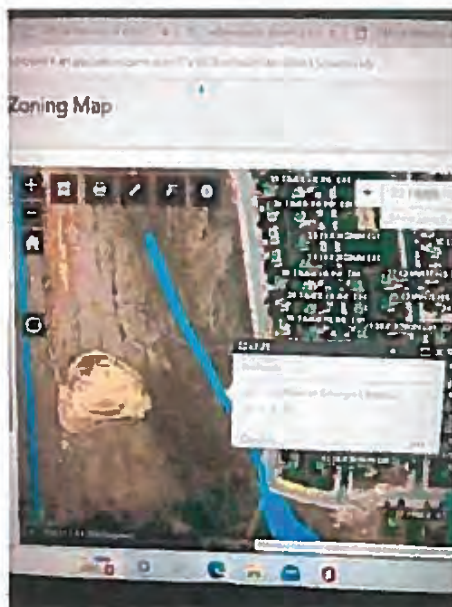
I could go on for literally hours, with volumes of research our group has diligently produced, for why this PUD needs to be denied and they need to go back to the drawing board. Listen to the VC people that call this home. STOP Roseberry Park once and for all and spread this PUD over these 59 acres. Put heights respectfully out on the 39 acres. Leave large set backs for existing homes and GREEN SPACE. We would gladly listen to any developer, super fund investors, engineers, builders that respectfully hold a Valley County meeting. We realize these properties will be built on. Simply do so with respect for the homeowners here, the environment, the migrating animals and birds, the clarity of Cascade Lake the wetlands and most importantly the future generations.

In closing we applauded your complete denial of Roseberry Park on May 12th, 2022 and hope you listen to our group of gravely concerned citizens once again. We are growing daily and are here to stay.

Thank You for your time and consideration. We greatly appreciate your volunteer time.

Regards,
Therese Gibboney

From Idaho Fish and Games own website



Addition/correction/Valley Meadows Opposition

Therese Gibboney [REDACTED]

Fri 7/29/2022 12:47 PM

To: Lori Hunter [REDACTED]

Cc: Cynda Herrick [REDACTED]

Hi Lori,

Please add this letter to my last email as well as a correction. Wall of Townhomes proposed behind Moore Rd, Donnelly, are 25' tall and that is not with fill needed so an additional 6'?

Tanks!

Therese

From: Meadows Board [REDACTED]
Sent: Thursday, June 30, 2022 1:09 PM
To: Cynda Herrick [REDACTED]
Subject: Meadows at West Mountain Common Areas

Cynda,

We have sent two letters to Timberline Development with Quit Claim deeds asking them to sign title of the common areas and roads over to The Meadows at West Mountain Homeowners Association, Inc. (the Association) as required by the CCR. Timberline sold the last of their lots in Phases 1, 2, and 3 on March 25, 2022 and now own no lots in the Development. The December 1, 2004 Declaration of Covenants, Conditions and Restrictions ("CC&Rs") Section V, p. 9 for the Subdivision expressly state:

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Lots are defined as building lots in the CCR and do not include the common areas.

Since Timberline has not met the requirements of the CCR they filed with the County, the Board of the Association requests that the County make any approval of any development on the undeveloped property adjacent to the Meadows at West Mountain and owned by Timberline Development contingent on Timberline complying with the CC&Rs and transferring title to the common areas and roads to the HOA.

If Timberline will not meet the conditions of their previously approved developments, it does not seem reasonable for Timberline to be granted approval of new developments in the County.

Thank you for your help in this matter,

Glen Holdren
Secretary

Valley Meadows PUD / drone video

Therese Gibboney [REDACTED]

Fri 7/29/2022 4:38 PM

To: Cynda Herrick; Lori Hunter

Lori- Please add this drone video, showing location and heights of Valley Meadows Phase 3 townhomes they are proposing, to my submission on opposition to Valley Meadows PUD. So you now have two final submissions from me so please confirm both ~ this one and the drone red line photos email I sent a few moments ago.

Thank You,
Therese Gibboney



Valley Meadows Opposition / Drone photos heights

Therese Gibboney [REDACTED]

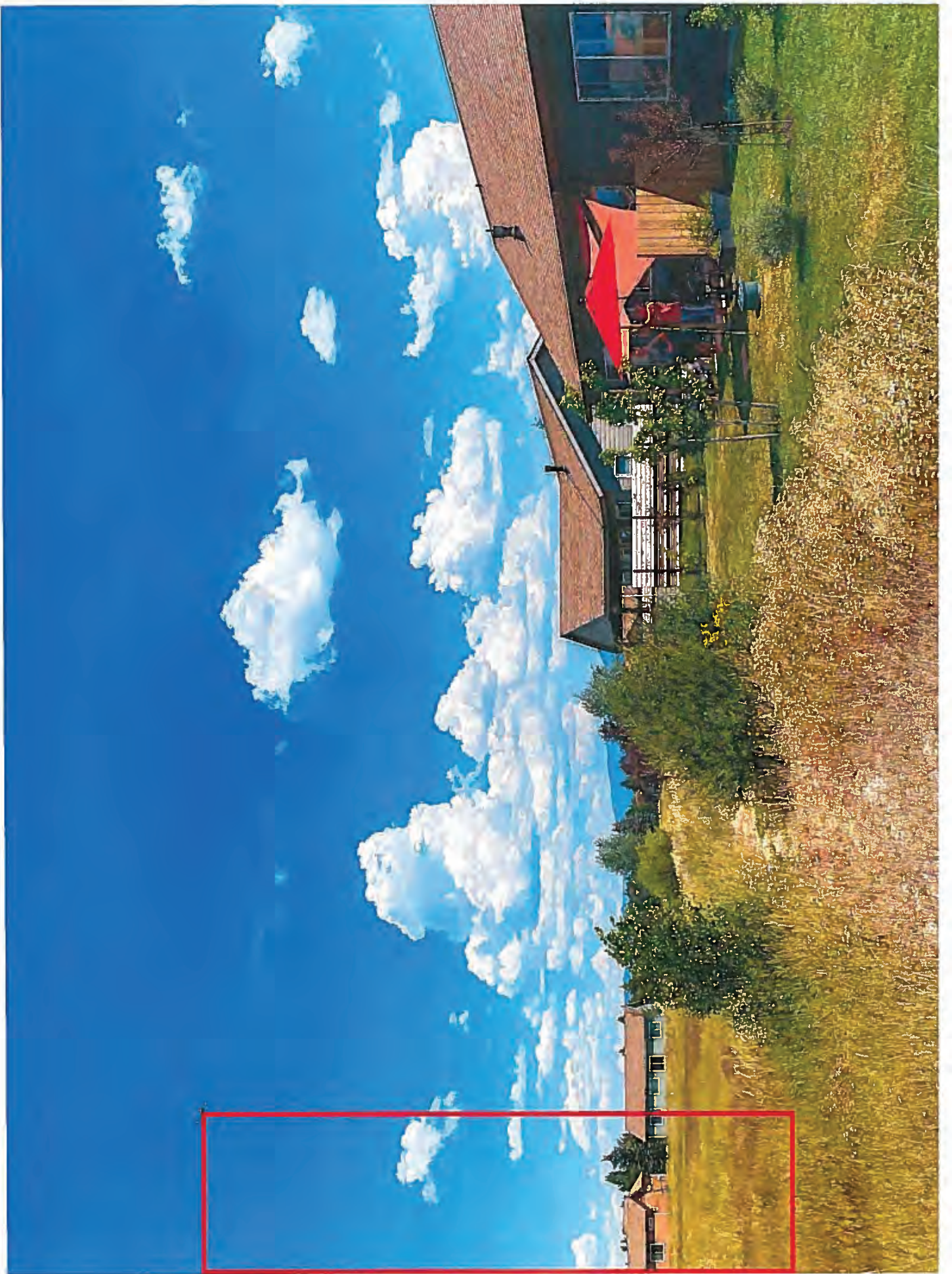
Fri 7/29/2022 3:59 PM

To: Lori Hunter; Cynda Herrick

Hello Lori – I need this as an addition to my PDF of the 41 page letter I sent in, that you created, to be submitted to **Valley Meadows PUD Opposition** from me. Chelsea Tuttle came over and flew her drone over to create the wall of townhomes they are proposing in Phase 3. This wall would be just 30' from our property line. And with fill approximately 30' feet tall. This is not where a back yard start either. The red boxes show what this wall. **We vehemently oppose this! We have rights as property owners.**

I also have a video of us doing this drone fly over I will be sending as my final submission.

Thanks once again Lori
Therese Gibboney







Opposition to Valley Meadows PUD - FW: Drone photos heights

Therese Gibboney [REDACTED]

Sat 7/30/2022 2:44 PM

To: Cynda Herrick; Lori Hunter

These drone shots we did show where the wall of town homes X two long rows - only 30' from the property lines of home owners on Moore Rd., here in The Meadows at West Mountain. The red boxes indicate town home locations and heights they are proposing in Valley Meadows Proposed Phase 3.

We would be looking at the back side of these monster town homes. The street is on the front side so these would literally be sitting in our back yards - towering over our one story homes. Look at Chelsea's photo showing their view over our home in Photo 4. Absolutely ridiculous and against VC P & Z own laws on protecting home owners rights of their views. Also NOT consistent with the surrounding homes - Period. We vehemently oppose VM Phase 3 and many other parts of this dense project. Read my 41 page letter regarding our concerns.

From ~ Therese Gibboney for 8/11/2022 hearing

Please confirm added to opposition letters. We sent a drone video as well that the board members need to watch

Sent from Mail for Windows

From: Chelsea Tuttle

Sent: Friday, July 29, 2022 3:46 PM

To: Therese Gibboney

Subject: Drone photos heights

Hey Reese, see attached with just some simple graphics added for illustrating the heights. The last photo is the view from that spot overlooking your house and neighborhood.

Chelsea Tuttle
[REDACTED]











FW: Valley Meadows PUD / Roseberry Park

Therese Gibboney [REDACTED]

Sat 7/30/2022 3:31 PM

To: Cynda Herrick; Lori Hunter

Please add this to my opposition with attachments printed out. Confirm receipt

Sent from Mail for Windows

From: Therese Gibboney

Sent: Saturday, July 30, 2022 3:23 PM

To: Weimer, Kelly; [REDACTED] [REDACTED]

Subject: Valley Meadows PUD / Roseberry Park

Kelly & Jordan,

After reading Brandon Flacks letter, which I have attached, we are demanding a comprehensive impacts study be completed on the wetlands here, the migrating animals/birds, as well as the adverse effect of the clarity of Lake Cascade with the large scale proposed projects; Valley Meadows PUD and Roseberry Park. How do we proceed with ordering these studies that should have been completed before Brandon submitted his letter below to Valley County Planning & Zoning regarding Roseberry park. All of these parcels are on the corner of Roseberry and Timberline Dr, Donnelly, Idaho.

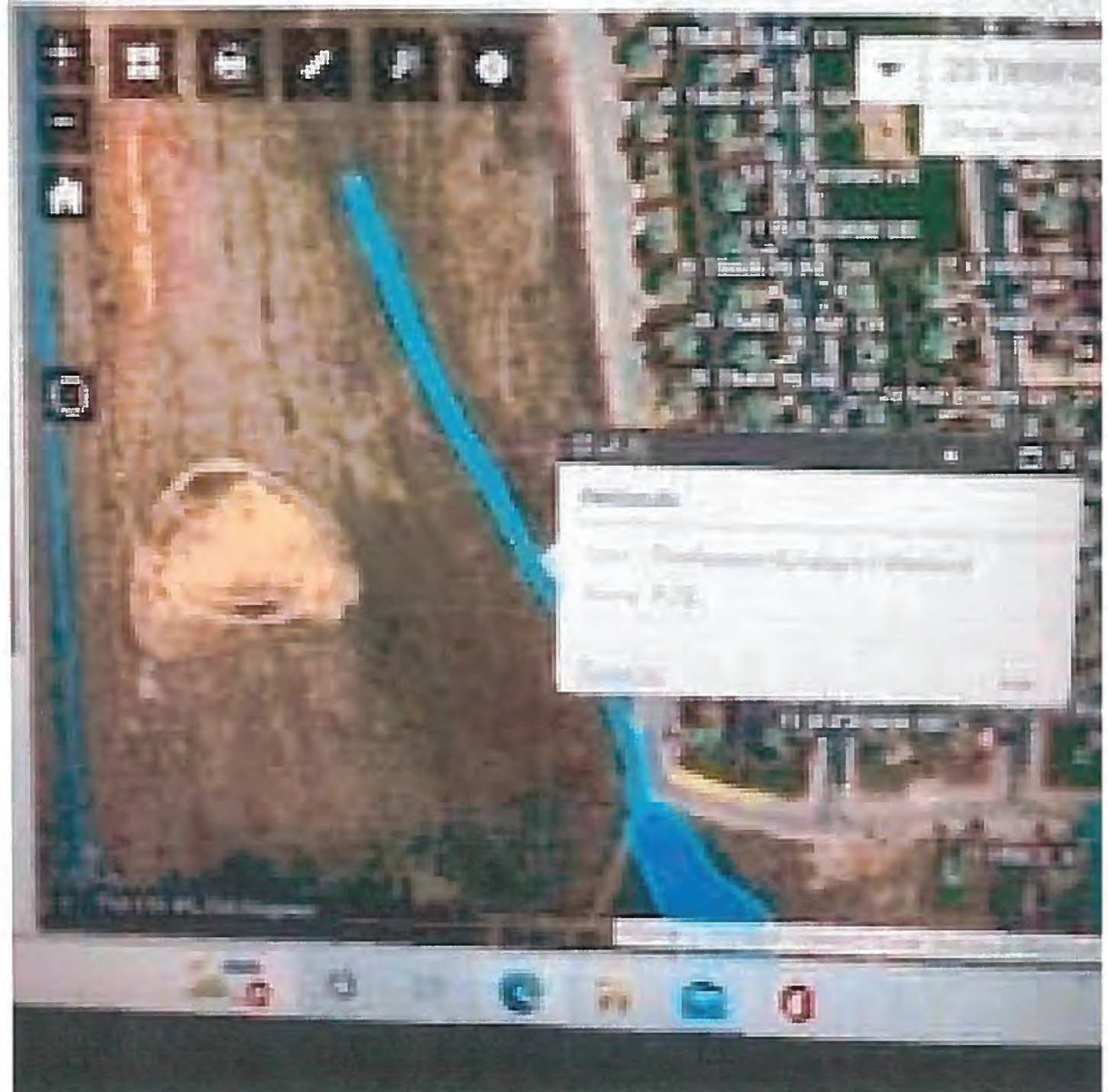
We look forward to hearing back from you ASAP.

Best Regards,

Therese Gibboney

Stop Roseberry Park & Valley Meadows FB group





IDAHO DEPARTMENT OF FISH AND GAME
SOUTHWEST REGION
15950 N. Gate Blvd
Nampa, Idaho 83687

Brad Little / Governor
Ed Schafer / Director

July 14, 2022

Cynda Herrick, AICP, CFM
Planning and Zoning Director
PO Box 1350
Cascade, ID 83611

RE: C.U.P. 22-10 Roseberry Park

Dear Cynda Herrick,

The Idaho Department of Fish and Game (IDFG) has reviewed the CUP and revised Preliminary Plat Application for the Roseberry Park manufactured home development, submitted by Roseberry Park, LLC and Timberline Development, LLC. The project aims to develop 39.1 acres along Roseberry Road into a residential single-family manufactured home park, community club house, and park amenities.

The purpose of these comments is to assist Valley County by providing technical information addressing potential effects on wildlife and wildlife habitat and how any adverse effects might be mitigated. Resident species of fish and wildlife are property of all Idaho citizens, and IDFG and the Idaho Fish and Game Commission are expressly charged with statutory responsibility to preserve, protect, perpetuate and manage all fish and wildlife in Idaho (Idaho Code § 36-103(a)). In fulfillment of our statutory charge and direction as provided by the Idaho Legislature, we offer the following comments and suggestions.

IDFG has not conducted specific wildlife surveys on the property. The Idaho Fish and Wildlife Information System database contains records of observations of 5 Species of Greatest Conservation Need (American White Pelican, Little Brown Myotis, Sandhill Crane, Western Grebe, and White-faced Ibis) within 0.5 miles of the project boundary and 3 other SGCN species (Clark's Nutcracker, Common Loon, Ring-billed Gull) within 1 mile. These observations are likely due to the project area proximity to nearby waterways and wetland areas. Considering the footprint of the project is adjacent to existing subdivisions on the north, east, and south, and it overlays an existing agricultural area that has already been disturbed leaving little intact native habitat on the property, IDFG would not anticipate significant negative effects of the proposed activities on native plant and wildlife populations. However, because many of the species listed above are reliant on healthy wetlands and clean water resources, IDFG recommends that

Keeping Idaho's Wildlife Strong

Equal Opportunity Employer • 208-463-3463 • Fax 208-463-8467 • Alaska Relay (TDD) Service 1-800-377-1529 • <https://idfg.idaho.gov>

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Keeping Idaho's Wildlife Heritage

Equal Opportunity Employer • (208) 465-4265 • Fax (208) 465-8467 • Idaho Relay (TDD) Service 1-800-377-1159 • <http://idfg.idaho.gov>

precautions be taken to protect nearby wetlands and waterways from contamination as a result of project implementation activities.

IDFG has no other records of sensitive wildlife or plant species within 1 mile of the project area and we appreciate the opportunity to provide information pertinent to the proposed projects. Please contact me in the Southwest Region office at (208) 465-8465 if you have any additional questions concerning this letter.

Sincerely,



Brandon Flack
Environmental Staff Biologist



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

PUD22-02 and C.U.P. 22-29 Valley Meadows PUD

Applicant: Triple Dot Development LLC

Location: 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 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 variance is requested to reduce the required width of 90-ft at the front setback line to 80-ft for the residential lots.

A community 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.

(Continued on reverse side)

PUBLIC HEARING

August 11, 2022

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**. We no longer provide call-in service. This service was discontinued by our provider.

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, August 3, 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
cherrick@co.valley.id.us**

**Heights & Set Backs - Opposition to Valley Meadows PUD - hearing set for 8/11/22 FW:
sims**

Therese Gibboney [REDACTED]

Sat 7/30/2022 4:52 PM

To: Cynda Herrick; Lori Hunter

These simulated photos my husband did show the approximate size and placement of the town homes Valley Meadows PUD are proposing in phase 3 of their PUD, which will be heard on 8/11/22. The redline photo shows the views they are trying to block. Once again these heights, set backs, and size are NOT consistent with the homes they are proposed to be placed behind.

We have rights as home owners to retain some of our views. On this parcel they are utilizing the retail "green space" laws (20%) and are leaving only a mere 16% of green space. Deny two story anything on this parcel No storage units with out fencing, especially since fencing is not allowed out here, due to migrating animals and birds. Please read my two letters to Idaho Fish and Game that I have sent in as well. This has Brandon Flacks letter regarding this area stating he didn't feel we needed a study done.

Which is it no migrating animals/ birds and wetlands, or Jodi Greens own laws on fencing out here due to migrating animals and birds? Another Valley County law Jodi Green just recently enforced here in The Meadows at West Mountain is, "quiet lights", and yet Valley Meadows wants retail lighting and street lights on Phase 3? We are tax paying citizens who's voices matter.

Once again read my 41 page comprehensive email I sent in yesterday along with drone videos and photos of these heights, as to why this entire project needs to be sent back to the drawing board. Wetland and environmental studies need to be completed, along with impacts studies.

Please submit these as opposition to Valley Meadows for me Therese Gibboney and confirm receipt of these to be in the board members opposition letters from gravely concerned citizens.

Approximate Rooflines (5' Fill + 25' Buildings @ 30' Setback)



Existing



Proposed



Existing



Proposed





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

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

Applicant: Triple Dot Development LLC

Location: 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 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 variance is requested to reduce the required width of 90-ft at the front setback line to 80-ft for the residential lots.

A community well system would provide water. North Lake Recreational Water and Sewer District would provide central sewer. Underground utilities would be provided.

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(Continued on reverse side)

PUBLIC HEARING

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5:00 p.m., Wednesday, August 3, 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
cherrick@co.valley.id.us**

Opposition to Valley Meadows/Loss of Views, Shadows/Extreme Contrast

Therese Gibboney [REDACTED]

Sun 7/31/2022 1:06 PM

To: Cynda Herrick [REDACTED]; Lori Hunter [REDACTED]

3 attachments (2 MB)

LossOfViews.PNG; ValleyMeadows_EX+PROP.jpg; ValleyMeadows_VIEW-HGTS.jpg;

Please add this print attachment and simulations from VC web site as yet another addition to my objection to Valley Meadows Phase 3. **No need to explain this says it all.**

Confirm receipt

Therese Gibboney



ID > Valle... > Valley Co... > 9-9-7: ST...



consideration of the following characteristics:

1. Unreasonable adverse visual effect on adjacent sites or other areas in the immediate vicinity.
2. Potential problems for adjacent sites caused by shadows, loss of air circulation, or loss of view.
3. Influence on the general vicinity with regard to extreme contrast, vistas, and open space.

G. Parking Spaces: The design and construction standards for parking spaces shall conform to section [9-5A-3](#) of this title, and the number of parking spaces required may be increased or decreased relative to the number mandated for like uses elsewhere in consideration of the following factors:

1. Estimated number of cars owned by occupants of dwelling units in the PUD.
2. Parking needs of each specific use.

Existing



Proposed



Approximate Rooflines
(5' Fill + 25' Buildings @ 30' Setback)



Opposition to Valley Meadows - The Army Corps of Engineers helps landowners know where wetlands begin and end | Federal News Network

Therese Gibboney [REDACTED]

Mon 8/1/2022 3:48 PM

To: Cynda Herrick; Lori Hunter

Please confirm receipt. Thanks Therese

A section from this web site

Tom Temin: Well give us a sample, an example of the type of project that might require knowing this and being able to get a determination from the Army Corps that might want to go in place somewhere.

Jacob Berkowitz: Yes, so the Corps of Engineers permits are required for any activities that result in the placement of fill within waters of the United States, including wetlands. So for example, if a developer wanted to expand the footprint of a neighborhood, and there was a possibility that that would have implications for wetlands or other aquatic resources, they'd be required to complete these wetland delineation activities in order to receive a permit and move forward with that project. And Tom, the take home message is that because there are so many of these actions that occur every year, anything that we can do to make those actions more expedient, and importantly, more accurate, helps the American public build the projects that they need to build, while ensuring that the Corps of Engineers are completing our mission and protecting natural resources.

The Army Corps of Engineers helps landowners know where wetlands begin and end | Federal News Network

<https://federalnewsnetwork.com/army/2022/05/the-army-corps-of-engineers-helps-landowners-know-where-wetlands-begin-and-end/?readmore=1>

Re: All emails forwarded/Valley Meadows opposition

Cynda Herrick [REDACTED]

Mon 8/1/2022 9:43 AM

To: Therese Gibboney

Cc: Lori Hunter

Hello Therese,

We are accepting written comments at this time. If you choose to show videos to the P&Z Commission you can do so at the public hearing during your three minutes of testimony.

The staff report for the application will be prepared this week and given to the P&Z Commission in a timely manner.

Thanks, Cynda

Cynda Herrick, AICP, CFM
Valley County
Planning and Zoning Director
Floodplain Coordinator
PO Box 1350
Cascade, ID 83611
[REDACTED]

"Live simply, love generously, care deeply, speak kindly, and leave the rest...."

Service **T**ransparent **A**ccountable **R**esponsive

From: Therese Gibboney [REDACTED]

Sent: Monday, August 1, 2022 8:51 AM

To: Cynda Herrick [REDACTED]; Lori Hunter [REDACTED]

Subject: All emails forwarded/Valley Meadows opposition

Good Morning Cynda and Lori,

Any documents I have emailed need to be forwarded to the volunteer board members emails since there is information on noted web sites they need to view.

Please confirm this will be completed before 8/3/22 for Valley Meadows opposition.

Thanks in Advance,
Therese Gibboney

Friends of Lake Cascade
250 3rd Street
Cascade, ID 83611



August 2, 2022

Valley County Planning and Zoning Commissioners
c/o Cynda Herrick
219 N. Main St.
Cascade, Idaho 83611

Subject: Valley Meadows PUD 22-02 and CUP 22-29
Roseberry Rd @ Timberline Dr., Valley County, ID

The purpose of this letter is to inform the P&Z Commissioners the subject Development is non-compliant with legal statutes and the Comprehensive Plan as outline in the attached Table and we request the board to deny this application and deny the variance requested. The project (multi-phase development), as planned, is misleading and **does not** meet the goals of the Comprehensive Plan, planning policy and the requirements of the Valley County Land Use and Development Ordinance and **will have incalculable impacts** that will not be adequately mitigated as required by the County.

We represent over 1,600 lake enthusiast's and oppose the development for the following reasons:

1. The application is misleading and Non-compliant with legal statutes and the Comprehensive Plan. See attached table of Non-compliant issues and flaws.
2. We are deeply concerned because commissioners are depending on several of the engineering and agency reviews that are perfunctory boilerplate and without detail review. In most cases, reviewers have not even visited the site, they are disconnected and reside hour's away Treasure Valley.
3. Community and neighborhood property rights must be equally weighed and respected in the decision. The construction height of 35 feet is an extreme contradiction to neighborhood structures and will block neighborhood views (see figure 1).
4. The total open space of 16% for the multi-phase development is not appropriate.
5. This development with proposed building heights of 35 feet does not meet the PUD ordinance criteria to "demonstrate better than average quality of development". It blocks scenic view and provides abrupt contract in architecture.
6. The project PUD/ CUP application APPENDIX D, paragraph J IMPACT REPORT references (*standard C. Submission Requirement, 7. Drainage Patterns and Water Quality*) following old *Handbook of Valley County Stormwater Best Management Practices*.

This older handbook was replaced with state minimum BMPs and Valley County Addendum to State Manual, so the designer is referencing the wrong manual. Nevertheless, BMPs are **minimum** standards. High density/cluster drainage into impaired waterways **warrants more rigorous filtration** such as a designed runoff bioengineered filtration and detention (not retention) basin. The design criteria used for stormwater treatment (1/3 of 2-year return storm period) fraction is darn small (does not include cumulative development impacts) and should in our opinion should be increased since this



Figure 1 Neighbors overlay and depiction of proposed structures blocking views. Actual blockage of phase development could be worse in some locations.

Friends of Lake Cascade
250 3rd Street
Cascade, ID 83611

development would significantly increase runoff volumes and flow rates and ultimately discharge into impaired waterways. How will this increased runoff rate impact flood control for homes downstream? The county engineer should take a close look at this to determine if the PUD "demonstrates better than average quality of development".

7. The project CUP/PUD application (section F. 7. Page 13, Drainage Patterns and Water Quality)

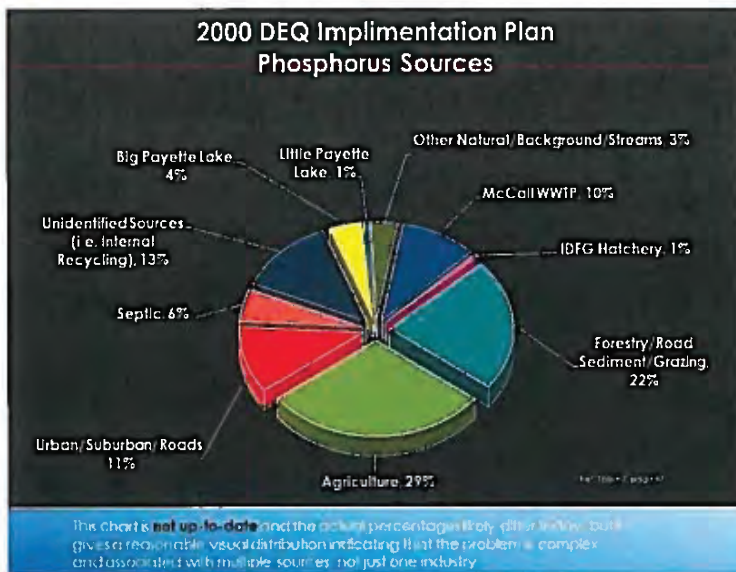


Figure 2, IDEQ 2000 Implementation Plan Phosphorus Sources

nutrients, suspended solids, litter, oil and grease, metals, fertilizers and other pollutants to the waterways including thermal warming, which contributes to wetland degradation and lake toxic algae growth. In addition, suburban growth encourages wetland degradation and other pollutant sources by adding golf course construction, boating marinas and other features that adversely affect the lake.

The application statement "The proposed development will not significantly alter the existing drainage patterns and flows" is flatly wrong. The construction of impermeable surfaces like pavement, concrete, roofing, etc. changes the time of concentration for overland flow increasing flash flood potential and inhibits the rain water's ability to be absorbed into the subsurface. The combined drainage impacts of the multi-phase Timberline/Valley Meadows developments on downstream areas has not been addressed.

How will this added nutrient load affect the downstream 4H camp that already has to relocate late season beach swimming because of massive nutrient fed aquatic weed growth? Increasing the housing density will only exacerbate the pollution-causing conditions and degradation of the wetlands.

All county residents deserve an equal voice to provide input on developments draining into and around important ecosystems like Lake Cascade's. In addition, the surface and subsurface drainage from this site would ultimately discharge into filtering wetlands of the Lake Fork Creek Arm of Lake Cascade. The application statement "Disturbance of wetlands – None" is flatly wrong. The plans

states "water quality should improve". This application statement is nonsense and very misleading. The Idaho Department of Environmental Quality Lake Cascade 2000 Implementation Plan indicated that approximately 11% of Lake Cascade phosphorus loading came from Urban/Suburban/Road sources (See pie chart, figure 1 generated from Table 7). While this table is old and changes have occurred, the distribution sources are correct and Urban Drainage contributes substantial pollutants including

fail to show adequate stormwater handling. As you know, for the past 4 seasons, Lake Cascade has had Health Advisories for Harmful Algal Blooms, a result of excess nutrient loading and a public caution this 4th of July with a massive bloom outbreak that impacted the local economy and placed a stigma on the area. Lake Fork (assessment unit AU ID17050123SW012_03) was EPA 303(d) listed as water quality impaired in the "Cascade Reservoir Phase III Water Quality Management Plan & Five Year TMDL Review" and is a tributary to impaired Lake Cascade.

Lake Cascade with its complexity of nutrient problems is also impaired for failing to meet Environmental Protection Agency's (EPA's) list of 303(d) impaired waters standards (primarily phosphorus). The lake has exceeded its natural ecological rebound capacity and currently has no remaining natural resiliency to annual nutrient loading and resulting eutrophication. New development adds nothing to help Lake Cascade, on the contrary, the combined impacts of all developments add pollutants and destroys filtering wetlands like this development will contribute.

8. Sewer connection to the existing North Lake Recreational Water and Sewer District infrastructure is questionable. Reportedly, other recently approved developments already require facility infrastructure upgrades. The facility records indicate it typically discharges an average annual gross ~67 million gallons of wastewater effluent which is applied to the land around the facility during the annual growing season (May-Nov). Neighbors to the treatment facility have complained to IDEQ regarding seeps showing in the Lake Fork stream bank along Dawn Drive, and nearby Boulder Creek is one of the first areas of the season to report harmful algal blooms. Will added discharges contribute to more seeps? Are these seeps a coincidence? Does NLRWSD really have excess capacity at this time? Who pays for upgraded infrastructure?
9. Stormwater or rapid snowmelt sheet flow runoff from clustered impervious surfaces maximizes downstream flash flood potential. The development plans fail to show adequate stormwater handling. Is the **partially filled and limited capacity culvert pipe** under Norwood Rd (figure 3) capable of handling this and all the adjacent development increased volume? Will this development flood downstream neighboring properties? The reviewing engineers missed looking into down-stream issue. A comprehensive drainage plan including all the combined phases, impacts of old and proposed developments needs to be completed for this area.
10. Local infrastructure capabilities are limited and the development has incalculable economic impacts. The proposed development is not compatible with the current abilities of public agencies to provide service or of public facilities to accommodate the proposed use demands on utilities, fire and police protection, schools, roads, grocery store, traffic control, parks, and open areas? We question if the development is cost effective when comparing the long-term impact costs for providing public services and facilities. The following infrastructure are impacted by this development:
11. The main town access road "Roseberry Road S-bridge" is very narrow (2-lanes 10.5 ft wide each) and eventually needs widening for a safe two-way passage in fog, snow and ice condition, foot/bicycle traffic or when meeting drunk/impaired drivers. Also, the Norwood Bridge about 10 years ago had approach abutment



Figure 3 Culvert at Norwood Rd
Drainage from west Timberline Dev
traverses this choke point

Friends of Lake Cascade
250 3rd Street
Cascade, ID 83611

failures and temporary required closure, again needing maintenance this past year so it also looks problematic to impacts of increased daily traffic loading.

Traffic flow pattern safety to this area is a concerns and new developments would put substantial additional daily traffic on the narrow Roseberry Road "S" curve bridge (see figure 4) which already needs widening and is a safety concern - especially when meeting trucks and trailers... the bridge has a terrible "S" shaped obscure driver sight alignment traffic approach with a minimally stable bridge damaged by aging and many vehicle accidents (2021 IDT bridge inspection report) with peak over 16,000 vehicles a week crossing it (2021 VC traffic survey) and all the proposed new development in the area wants to increase traffic ~50% to ~24,000 vehicles per week without replacing the bridge? We fail to understand how this lurking safety issue has not been addressed for new westside developments and cumulative development impacts will lead to a disaster



Figure 4, "S - Bridge"

12. Other incalculable direct economic impacts include:

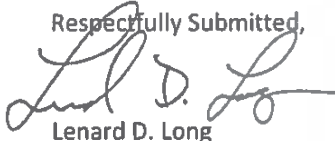
- a. Law enforcement
- b. Postal service
- c. Grocery store
- d. School classrooms and transportation
- e. Internet service
- f. Fire protection and emergency medical services along with sheriff protection are already stretched thin and over-worked and these services have been asking taxpayers for increases to handle the load.

High density development, increased public use, and changes in land use are known to threaten water quality and designated beneficial uses such as aquatic life, recreation (primary and secondary contact), water supply (domestic), fish and wildlife habitat, and aesthetics. Changes in land-use and associated man-made activities (e.g., landscape, construction sediments, road runoff, fertilizers, litter and pets) typically increase pollutants degrading waterways (see numerous references below).

Friends of Lake Cascade
250 3rd Street
Cascade, ID 83611

In our opinion, this proposed development is flawed and is not the right solution to our county's long-term housing needs, the environment or neighborhood harmony.

Respectfully Submitted,



Lenard D. Long
Friends of Lake Cascade
(Representing 1,600+ concerned lake enthusiasts)

Attachment: Table of Non-Compliance Flaws

References:

- 1962 - Idaho Department of Health, Report on Sanitary Quality of Water in Payette Lake and Cascade Reservoir.
- 1986 - Dillon, P. J., Nicholls, K.H., Scheider, W.A. Yan, N.D., and Jeffries, D.S., Lake Shore Capacity Study, Tropic Status
- 1986 - CDH, Lappin & Clark - Preliminary assessment of Water Quality Impacts of Housing and Livestock Grazing in the Cascade Reservoir Watershed
- 1991 - Entranco Engineers/DEQ, Cascade Reservoir Water Quality Management Plan
- 1991 - USBR, Cascade Reservoir Resource Management Plan
- 1991 - Hutchinson, N. J., Neary, B.P. and Dillon, P. J., Validation and Use of Ontario's Tropic Status Model for Establishing Lake Development Guidelines.
- 1995 - IDEQ, Cascade Reservoir Watershed Management Plan
- 1994 - Dillon, P. J., Scheider, W. A., Reid, R. A., and Jeffries, D.S., Lakeshore capacity study: Part I—Test of effects of shoreline development on the trophic status of lakes.
- 1996 - IDEQ, Phase I Cascade Reservoir Watershed Management Plan
- 1997 - USBR-DEQ, Cascade Reservoir Created Wetlands Project, Project Description and Monitoring Plan
- 1998 - IDEQ, Phase II Cascade Reservoir Watershed Management Plan
- 2000 - Sanchez, Davidson, Brooks, McGeehan and Boll, Estimation of Phosphorus Loading from Irrigated Pastureland to Cascade Reservoir.
- 2000 - IDEQ, Implementation Plan for Phase II Watershed Management Plan
- 2005 - IDEQ Storm Water Best Management Practices Catalog 7
- 2008 - Carpenter, S. R., 2008. Phosphorus control is critical to mitigating eutrophication.
- 2009 - IDEQ, Cascade Reservoir Watershed Phase III Water Quality Management Plan and TMDL Five-Year Review
- 2009 - USEPA, Section 319 NONPOINT SOURCE PROGRAM SUCCESS STORY
- 2009 - Dodds, W. K., Bouska, W. W., Eitzman, J.L., Pilger, T. J., Pitts, K. L., Riley, A. J., Schloesser, J. T., and Thornbrugh, D. J., Eutrophication of U.S. freshwaters: analysis of potential economic damages. Environmental Science and Technology 43, 12-19.
- 2010 - Canada Ministry of the Environment, 2010. Lakeshore Capacity Assessment Handbook, Protecting Water Quality in Inland Lakes on Ontario's Precambrian Shield.
- 2011 - DEQ, Cascade Reservoir Tributary TMDL Addendum
- 2020 - DEQ, Donnelly Seeps Monitoring Results
- 2018, 2019, 2020 & 2021 - Central District Health, Public Health Advisory for Cascade Reservoir due to Harmful Algal Bloom.
- 2021 IDT Bridge Inspection Report
- 2021 VC Traffic ADT survey

TABLE OF FLAWS AND POTENTIALLY NON-COMPLIANT STATUTES

Proposed Development is non-compliant with statutes and the Comprehensive Plan. Flaws and Inaccuracies	Legal Statute (Excerpt from specific citation)
<p>This site drains into wetlands and the application page 29 negligently states: " 2. Disturbance to wetlands – None"</p> <p>The According to U.S. Fish and Wildlife Service the site drains into a wetlands at the SE corner where a wetland exists. The property ultimately drains into impaired Lake Cascade.</p>	<p>US Clean Water Act, Section 319 and 404. The protection of wetlands and the abatement of NPS pollution are high priority EPA activities supported by Sections 404 and 319 of the CWA, respectively. The Section 404 program, administered by the Corps of Engineers (COE) and EPA, regulates discharges of dredged or fill material into "waters of the U.S."</p>
<p>This development will violate neighboring properties rights especially with regard to blocked views from up to 35' high structures and adversely impact property values. Neighboring properties would not increase in value at a rate compensatory to other rural neighborhoods.</p>	<p>Idaho Code 67-6508. PLANNING DUTIES. It shall be the duty of the planning or planning and zoning commission to conduct a comprehensive planning process designed to prepare, implement, and review and update a comprehensive plan, hereafter referred to as the plan. The plan shall include all land within the jurisdiction of the governing board. The plan shall consider previous and existing conditions, trends, compatibility of land uses, desirable goals and objectives, or desirable future situations for each planning component. The plan with maps, charts, and reports shall be based on the following components as they may apply to land use regulations and actions unless the plan specifies reasons why a particular component is unneeded.</p> <p>(a) Property Rights — An analysis of provisions which may be necessary to ensure that land use policies, restrictions, conditions and fees do not violate private property rights, adversely impact property values or create unnecessary technical limitations on the use of property and analysis as prescribed under the declarations of purpose in chapter 80, title 67, Idaho Code.</p>
<p>The Application statement "The proposed development will not significantly alter the existing drainage patterns and flows" is flatly wrong. The construction of impermeable surfaces like pavement, concete, roofing, etc. changes the time of concentration for flow and inhibits the waters ability to be absorbed into the subsurface. Water is directed onto adjoining properties. The culvert under Norwood Rd has limited capacity. A comprehensive drainage plan needs to be created that takes into account the cumulative impacts of all the new development stages and downstream effects</p> <p>Stormwater or rapid snowmelt sheet flow runoff from clustered impervious surfaces maximizes downstream flash flood potential. Is the partially filled culvert pipe under Norwood Rd capable of handling this and other new development increased volume? I think not. Will this development flood downstream neighboring properties? Very likely. No one is looking at the combined impacts of all the proposed development.</p>	<p>COUNTY CODE 9-4-3-4: SITE IMPROVEMENTS:</p> <p>F. Best Management Practices: Best management practices should be used for surface water management for permanent management and during construction to control or prevent the erosion, mass movement, siltation, sedimentation, and blowing of dirt and debris caused by grading, excavation, open cuts, side slopes, and other site preparation and development. Water should be retained on site or directed to drainage easements, natural drainages, or rights of way. Water should not be directed onto adjoining properties.</p>

Proposed Development is non-compliant with statutes and the Comprehensive Plan. Flaws and Inaccuracies	Legal Statute (Excerpt from specific citation)
<p>5. The project PUD/ CUP application APPENDIX D, paragraph J IMPACT REPORT references (standard C. Submission Requirement, 7. Drainage Patterns and Water Quality) following old Handbook of Valley County Stormwater Best Management Practices.</p> <p>This older handbook was replaced with state minimum BMPs and Valley County Addendum to State Manual, so the designer is referencing the wrong manual. Nevertheless, BMPs are minimum standards. High density/cluster drainage into impaired waterways warrants more rigorous filtration such as a designed runoff bioengineered filtration and detention (not retention) basin. The design criteria used for stormwater treatment (1/3 of 2-year return storm period) fraction is too darn small and should in our opinion should be increased since this development would significantly increase runoff rates and ultimately discharge into impaired waterways.</p>	
<p>There is NO undue hardship as a result of characteristics of the site. No setback variance should be issued.</p>	<p>COUNTY CODE 9-5H-10: VARIANCES:</p> <p>A. Conditions: Pursuant to Idaho Code section 67-6516, the commission shall be empowered to grant variances relaxing or modifying the requirements of this title with respect to lot size, setbacks, parking space, height of buildings, or other provisions of this title affecting the size or shape of a structure upon lots, and other land use requirements of this title. In the case of a PUD involving variations from the requirements of this title, it shall not be necessary for the applicant to file a separate application for such variances. Variances may also be heard simultaneously with conditional use permit applications.</p> <p>B. Application:</p> <p>1. A variance may be granted to an applicant only upon a showing of undue hardship as a result of characteristics of the site.</p>
<p>This development does not demonstrate better than average quality of development. In fact, it impairs adjacent neighboring properties.</p>	<p>COUNTY CODE 9-9-2: PURPOSE:</p> <p>The PUD concept allows the site planner to propose the best use and arrangement of development on the parcel of land by reducing the more rigid regulations herein. A PUD is designed so that buildings are clustered together to create open space of common ownership, preserve natural features and landscape character, more efficiently use the site and to minimize development costs by sharing common walls, shortening and narrowing roads, and concentrating utilities. It is expected that a PUD will provide certain amenities like recreational facilities, landscaping, and natural open spaces for the enjoyment of all owners, employees, etc., and will demonstrate better than average quality of development.</p>
<p>A. The compatibility rating in the application is grossly bias and should be negative.</p> <p>E. The PUD is trying to bypass more restrictive standards.</p>	<p>COUNTY CODE 9-9-3: PUD REVIEW AND DETERMINATION:</p> <p>In considering whether to approve a PUD, the commission shall determine:</p> <p>A. That the proposed use nets a positive score on the compatibility rating system herein. The compatibility rating shall be completed by the commission and computed for the full application as presented to the commission after revisions requested during any preliminary review and after the public hearing is closed;</p> <p>In the case of PUDs in which the board determines that it is in the public's interest that the board deal exclusively with certain of the nine (9)</p>

Proposed Development is non-compliant with statutes and the Comprehensive Plan. Flaws and Inaccuracies	Legal Statute (Excerpt from specific citation)
	<p>compatibility questions contained in section 9-11-1, appendix A of this chapter, then, subject to the board's direction, the commission shall not consider such questions as part of its compatibility rating of the proposed use;</p> <p>B. That the proposal works with the characteristics of the site by protecting or highlighting attractive features and by minimizing the impact of development where natural constraints exist;</p> <p>C. That the proposal's layout promotes the clustering and separation of different kinds of land uses so that both internal compatibility and common open spaces can be maintained;</p> <p>D. That the proposal's layout and design provides economics in the provision of roads and other site improvements; and</p> <p>E. That it is more desirable to have a PUD than a subdivision or some other singular use, and that the PUD is not being proposed simply to bypass or vary the more restrictive standards required of a subdivision, business, industry, or other similar use.</p>
<p>A. The front dimension are not standard. The number of parking spaced is questionable. Snow removal would be terrible. G. The surface water management BMP reference (APPENDIX D, article J of the IMPACT REPORT) is wrong and not to county standards. The application design criteria for storm water treatment is too small for this flash flood rapid snowmelt prone area.</p>	<p>COUNTY CODE 9-9-6: SUBMISSION REQUIREMENTS: In addition to the items required for a conditional use permit, graphic and written material shall also be submitted regarding:</p> <p>A. Proposed Setbacks: Proposed front, side, and rear setbacks as different from those required under normal standards for like uses and any other changes in similar kinds of standards including, but not limited to, building height, minimum number of parking spaces per unit, street widths, and lot size.</p> <p>B. Proposed Building Sites: Proposed building sites if these are to be indicated without, or in addition to, lots, complete with dimensions.</p> <p>C. Common Open Space And Facilities: Common open space and facilities with conditions for their permanency.</p> <p>D. Phase Of Development; Time Schedule: Phase of development to be shown geographically and indicating stages in the construction program and time schedule for progressive completion.</p> <p>E. Outline Of Restrictive Covenants: An outline of the restrictive covenants expressing key provisions.</p> <p>F. Maintenance Plans: Plans for maintaining roads, parking, and other areas of circulation, snow removal, snow storage, and any other necessary upkeep.</p> <p>G. Surface Water Management: Plans for surface water management.</p>
<p>A. The 20.78 acres is not large enough to accommodate the commercial/townhome/multi-family development. F. 35 ft height structures will block view and cause shadows on neighboring properties. I. The 50% open space standard for this rural county is not met or questionable in it calculation.</p>	<p>9-9-7: STANDARDS:</p> <p>A. Size: The acreage shall be large enough to accommodate the proposed PUD.</p> <p>B. Streets, Utilities And Other Site Improvements: Streets, utilities, and other site improvements shall be made for their later installation, at the developer's expense, prior to recording the plat. Streets shall be constructed in accordance with the minimum standards set forth in chapter 5 of this title and all references made therein if they are to be dedicated to the county.</p> <p>C. Waiver Or Modification Of Specifications, Standards And Requirements: It is recognized that the uniqueness of each proposal for a PUD requires that the specifications, standards, and requirements for various facilities, including, but not limited to: roads, alleys, easements, utilities, signs, parking areas, storm drainage, water supply and distribution, and sewage collection and treatment, may be subject to modification from the specifications, standards, and requirements established for subdivisions and like uses in this title. The commission may, therefore, at the time of general submission as requested by the applicant, waive or modify these specifications, standards, and requirements which otherwise shall be applicable.</p> <p>D. Averaging And Transferring Densities: Averaging and transferring densities within the PUD shall be allowed: 1) upon a showing that it fits the definition of a PUD; 2) as long as the overall average residential density is no greater than six (6) dwelling units per gross acre; and 3) only if residential units are to be connected to central water and sewer systems. The overall average residential density shall be calculated by summing the number of residential dwelling units planned within the boundary of the PUD and dividing by the total gross area expressed in acres within the boundaries of</p>

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	<p>the PUD, except public lands. It is recognized that the increased residential density of a PUD shall be in relationship to the site and structure location, application of technology, design, construction techniques, landscaping and topography.</p> <p>E. Lot and Building Setbacks: Lot and building setbacks may be decreased below or otherwise altered from the standards of like uses set forth elsewhere in this title</p> <p>F. Maximum Height: The maximum height of buildings may be increased above those for like uses mandated elsewhere in this title in consideration of the following characteristics:</p> <ol style="list-style-type: none"> 1. Unreasonable adverse visual effect on adjacent sites or other areas in the immediate vicinity. 2. Potential problems for adjacent sites caused by shadows, loss of air circulation, or loss of view. 3. Influence on the general vicinity with regard to extreme contrast, vistas, and open space. <p>G. Parking Spaces: The design and construction standards for parking spaces shall conform to section 9-5A-3 of this title, and the number of parking spaces required may be increased or decreased relative to the number mandated for like uses elsewhere in consideration of the following factors:</p> <ol style="list-style-type: none"> 1. Estimated number of cars owned by occupants of dwelling units in the PUD. 2. Parking needs of each specific use. 3. Varying time period of use whenever joint use of common parking areas is proposed. 4. Surface parking areas shall not be considered open space for the purposes of subsection I of this section. <p>H. Internal Street Circulation System: The PUD shall provide an adequate internal street circulation system designed for the type of traffic generated, safety, separation from living areas, convenience, and access. Private internal streets may be narrower than normally required; provided, that adequate access for police and fire protection and snow removal equipment is maintained.</p> <p>I. Common Open Space: At least fifty percent (50%) of the total area within the boundary of any residential PUD and twenty percent (20%) of any commercial or industrial PUD shall be devoted to common open space; provided, however, that the commission may reduce this requirement if they find that such a decrease is warranted by the design of, and the amenities and features incorporated into, the plan and that the needs of the occupants of the PUD for open space can be met in the proposed development. Each residential unit shall have ready access to common areas and facilities.</p>
<p>In our opinion the compatibility rating is negative. This development is not in harmony with the existing rural atmosphere and would create a loss of needed or desired property values, and infringe on a desired lifestyle.</p> <p>Overwhelming public opposition indicates this development is not in harmony with the general population</p>	<p>Chapter II Lig-11-1: APPENDIX A, COMPATIBILITY EVALUATION:</p> <p>A. General: One of the primary functions of traditional zoning is to classify land uses so that those which are not fully compatible or congruous can be geographically separated from each other. The county has opted to substitute traditional zoning with a multiple use concept in which there is no separation of land uses. Proposed incompatible uses may adversely affect existing uses, people, or lands in numerous ways: noise, odors, creation of hazards, view, water contamination, loss of needed or desired resources, property values, or infringe on a desired lifestyle. To ensure that the county can continue to grow and develop without causing such land use problems and conflicts, a mechanism designed to identify and discourage land use proposals which will be incompatible at particular locations has been devised. The compatibility evaluation of all conditional uses also provides for evaluations in a manner which is both systematic and consistent.</p>
<p>1. This development would harm the local neighborhood character and harmony. It drastically changes a rural area and makes it a suburb... overnight.</p>	<p>COMPREHENSIVE PLAN</p> <p>III. PURPOSE OF THE VALLEY COUNTY COMPREHENSIVE PLAN</p> <p>1 The purpose of the Comprehensive Plan is not to control land, but to prevent uses of land harmful to the community in general. The natural beauty and open characteristics of the county can, without reservation, be described as a major reason why land development is rapidly increasing in</p>

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<p>3. Human interest of the compatibility of the neighborhood needs to be included.</p> <p>5(a) Neighborhood property rights must be equally weighed and respected in the decision. High-density 35 ft height structures in a rural setting causes irreparable harm to community property owners' fundamental rights. Community property rights includes property not confined by surveyed boundaries, things like air, water, scenic and wildlife resources, peace, and privacy. People who own land should not have the right to impose their will and harm on community rights.</p> <p>5(b) Adequate public facilities, services and infrastructure do no exist for this development. They include costs for hospital expansion, S-bridge widening, school bus expansion, sewage treatment plant expansion, etc. The impact fees are too low.</p> <p>5(d) The application does not properly address cumulative development drainage, wetlands and urban pollution runoff into Lake Cascade. A lake water quality impact fee should be imposed on this development for future mitigation measures.</p> <p>5(f) This development is outside the incorporated city.</p> <p>5(g) This development and change in open space and density creates overcrowding of land.</p> <p>5(k) The inadequate stormwater protections create undue water pollution.</p>	<p>the county. The purpose of this plan and analysis is to guide development so as not to harm the characteristics which attracted it here in the beginning.</p> <p>2 This plan is not a zoning ordinance or a blueprint for specific development. Instead, it presents a number of broad development guidelines. These are intended to be used as a general guide for the provision of public facilities, the adoption of implementing ordinances, considering changes in land use, and decisions regarding future development.</p> <p>3 The strategy of the Plan is summarized in the goal statements, objectives, and the proposed land use maps. They are broadly phrased, meaningful concepts which should be applied to every decision pertaining to the growth of Valley County. They provide direction to the planning processes of both the public and private sectors, with guidelines for making consistent and rational decisions for Valley County's future development. Human interest shall be considered in the balance of ecosystem decisions.</p> <p>4 This Comprehensive Plan was developed in accordance with the guidelines set forth in the Idaho State "Local Land Use Planning Act", as amended.</p> <p>5 Idaho Code Section 67-6502 regarding Comprehensive Plans is as follows:</p> <p>PURPOSE -- The purpose of this act shall be to promote the health, safety, and general welfare of the people of the State of Idaho, as follows:</p> <p>(a) To protect property rights, while making accommodations for other necessary types of development such as low-cost housing and mobile home parks.</p> <p>(b) To ensure that adequate public facilities and services are provided to the people at reasonable cost.</p> <p>(c) To ensure that the economy of the state and localities is protected.</p> <p>(d) To ensure that the important environmental features of the state and localities are protected.</p> <p>(e) To encourage the protection of prime agricultural, forestry and mining lands for the production of food, fiber and minerals.</p> <p>(f) To encourage urban and urban-type development within incorporated cities.</p> <p>(g) To avoid undue concentration of population and overcrowding of land.</p> <p>(h) To ensure that the development on land is commensurate with the physical characteristics of the land.</p> <p>(i) To protect life and property in areas subject to natural hazards and disasters.</p> <p>(j) To protect fish, wildlife, and recreation resources.</p> <p>(k) To avoid undue water and air pollution.</p> <p>(l) To allow local school districts to participate in the community planning and development process so as to address public school needs and impacts on an ongoing basis.</p>
<p>1. This development does not improve existing levels of services.</p> <p>2. Local infrastructure capabilities in the valley are limited and the proposed development has incalculable economic impacts. All the current planned development is not compatible with the abilities of public agencies to provide service or of public facilities to accommodate the proposed use demands. We question if the development tax revenues are really cost effective when comparing the long-term impact costs for providing public services and facilities.</p>	<p>CHAPTER 2: POPULATION Goal 1: Accommodate growth and development while protecting quality of life within Valley County.</p> <p>Objectives:</p> <p>1. Maintain or improve existing levels of service as new growth occurs.</p> <p>2. Evaluate the likely impact on the costs of services for new growth to ensure it does not create an undue hardship for Valley County residents.</p>

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<p>This development would have impact costs for road, the S-bridge improvements, NLRWSD facility upgrades, etc. which the county has token impact fees to recoup some of the costs. There are other incalculable direct economic impacts including:</p> <ul style="list-style-type: none"> - Law enforcement - Fire department - Hospital expansion - School classrooms and transportation - Internet service - Lake phosphorus loading.... impacts to the recreation industry <p>Fire protection and emergency medical services along with sheriff protection are already stretched thin and over-worked.</p> <p>Even the Donnelly Post Office has space constraints. Currently, they can't even use their bathroom without having to move boxes! They barely have room to manage all the boxes they have, package distribution takes at least an extra day in order to get through them all, and they only have a few boxes left!</p> <p>These services have been asking taxpayers for increases to handle the expanding load. So why the taxpayers? These improvements and impacts should be covered by new development impact fees.</p>	
<p>This proposed development fails to retain the rural character enjoyed by neighboring properties.</p>	<p>CHAPTER 2: POPULATION Goal II: Retain the rural/small town character enjoyed by residents and visitors in Valley County .</p>
<p>Neighborhood property rights must be respected in the decision. 35 ft high structures in a rural setting causes irreparable harm to community property owners' fundamental rights, view scape and privacy. Community property rights includes property not confined by surveyed boundaries, things like air, water, scenic and wildlife resources, peace, and privacy. People who own land should not have the right to impose their will on community rights.</p>	<p>CHAPTER 3: PRIVATE PROPERTY RIGHTS</p> <p>Goal I: Protect individual private property rights while considering community rights.</p> <p>Objectives:</p> <ol style="list-style-type: none"> 1. Design all provisions of the Comprehensive Plan in order to protect both private property rights and the community's rights to have a safe and healthy community. 2. Protect private property from the negative effects of recreational uses (trespassing, property damage, opened gates) and nearby incompatible uses

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<p>1.The proposed development is not harmonious with the characteristic of this setting.</p> <p>3.Flooding issues and additional S bridge traffic worsens unsafe conditions.</p> <p>4.This development would violate existing property owner rights and not allow neighboring properties to increase in value at a rate compensatory with other rural areas in the county.</p> <p>5.County land use regulations would be violated.</p>	<p>3 Protect each citizen in the community from unsafe and unhealthy conditions caused or worsened by activities, uses, structures, buildings or other factors located on someone else's privately owned property.</p> <p>4. Implement the Plan, in order: "...to ensure that land use policies, restrictions, conditions and fees do not violate private property rights, adversely impact property values or create unnecessary technical limitations on the use of property..."(Idaho Code section 67-6508(a))</p> <p>5. Design land use regulations to protect the health, safety, and welfare of the community, avoiding any unnecessary conditions, delays, and costs.</p>
<p>1.The proposed development is not in compliance with the Clean Water Act. Specifically in addressing design stormwater treatment, wetlands and flash flood events. Also, the cluster density would adversely impact wildlife migration routes and no plan has been prepared to mitigate wildlife disruption. A Wildlife Management Plan is needed.</p> <p>3.The proposed BMPs are not in compliance with County/State standards and the result will impact Lake Cascade.</p>	<p>CHAPTER 4: NATURAL RESOURCES BACKGROUND</p> <p>1 Natural Resources such as water, wildlife, geothermal waters, timber/forests, and mineral resources have been a significant positive impact for Valley County. They have provided an important benefit to the economy and to recreation.</p> <p>3 Overall water quality in Valley County, Lake Cascade and Payette Lake has been found to be declining. Lake Cascade is of particular concern. Since declining water quality in Lake Cascade and Payette Lake have caused particular concern, some water quality practices have been implemented in order to make improvements.</p> <p>d) Valley County has adopted the Idaho Department of Environmental Quality "Catalog of Stormwater BMPs for Idaho Cities and Counties" along with a Valley County specific addendum table to assist local agencies and developers with the selection, design, installation and maintenance of BMPs to reduce stormwater pollution. The handbook presents general guidelines and is voluntary.</p>
<p>5.The recreational value of the county water bodies are not protected by this development.</p> <p>6d. The riparian habitat and streams conditions would be adversely impacted by this development.</p> <p>9. This development would destroy a wetland area.</p>	<p>CHAPTER 4: NATURAL RESOURCES Goal I: Conserve and manage groundwater and surface water in all its forms in order to prevent depletion or pollution.</p> <p>Objectives:</p> <p>1. Orient watershed management practices toward the improvement and maintenance of ground and surface water quality throughout Valley County</p> <p>2. Take an active role, regarding water quality and quantity, by participation in the revision of the plans of the National Forests and Bureau of Reclamation.</p> <p>3. Encourage open space buffers adjacent to rivers and creeks in order to preserve riparian areas.</p> <p>4. Promote agricultural practices which protect and improve water quality and the expansion of those practices.</p> <p>5. Protect the recreational value of the county's water bodies and water courses.</p> <p>6. Protect important riparian areas by.</p> <p>a) Promoting the designation and mapping of critical areas.</p> <p>b) Promoting the preservation of riparian habitats and stream conditions.</p>

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	<p>c) Promoting the rehabilitation and enhancement of degraded riparian habitat and stream conditions</p> <p>7. Encourage improvement of irrigation water management practices which conserve water and reduce ground and surface water pollution or contamination</p> <p>8. Promote the use of geothermal resources for recreation or commercial useage and conduct additional studies</p> <p>9. Encourage the retent on of existing wetlands in order to protect water quality and establishment of new wetlands</p>
<p>This development would not protect or preserve wildlife movement corridor. The high density blocks natural movements. Wildlife management plans need to be prepared.</p>	<p>CHAPTER 4: NATURAL RESOURCES Goal III: To protect fish and wildlife as natural resources of critical importance in Valley County.</p> <p>Objectives:</p> <ol style="list-style-type: none"> Valley County shall encourage: <ol style="list-style-type: none"> Preservation, protection, and enhancement of wildlife and fish Preservation of open space buffers adjacent to rivers and creeks for wildlife and fish habitat. Preservation of historical wildlife movement corridors. <p>Valley County shall take an active role in the revision of the National Forests' plans and Bureau of Reclamation's Resource Management Plans</p>
<p>Local infrastructure capabilities in the valley are limited and the development has incalculable economic impacts. All the current planned development is not compatible with the abilities of public agencies to provide service or of public facilities to accommodate the proposed use demands. I question if the development tax revenues are really cost effective when comparing the long-term community impact costs for providing public services and facilities.</p> <p>This development would have impact costs for road, the S bridge improvements, NLRWSD facility upgrades, etc. which the county has token impact fees to recoup some of the costs. There are other incalculable direct economic impacts including:</p> <ul style="list-style-type: none"> - Law enforcement - Fire department - Hospital - School classrooms and transportation - Internet service - Lake phosphorus loading.... impacts to the recreation industry <p>Fire protection and emergency medical services along with sheriff protection are already stretched thin and over-worked and these</p>	<p>CHAPTER 4: NATURAL RESOURCES Goal VII: To ensure impacts of various uses on state lands do not overload Valley County infrastructure</p> <p>Objective:</p> <ol style="list-style-type: none"> Pursue cooperative efforts to work with State of Idaho Department of Lands to manage land use and recreation uses on state endowment lands. Encourage local elected officials to communicate with the State Land Board. Help the state develop management tiers for different uses

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services have been asking taxpayers for increases to handle the load. So why the taxpayers? These improvements and impacts should be covered by new development.	
Degrading a wetlands area is not in compliance with the intent of this chapter.	<p>CHAPTER 6: SPECIAL AREAS AND SITES</p> <p>Goal II: To recognize the waterways and water bodies in Valley County as special areas.</p> <p>Objectives:</p> <ol style="list-style-type: none"> 1. Encourage formation of a citizens group to develop a specific plan for the North Fork of the Payette River between Payette Lake and Lake Cascade. 2. Work with local, state and federal agencies to provide improvements to waterways within the county. 3. Encourage retention of vegetation along specific waterways.
This application and development does not consider the impact to wildlife. The cluster density would block wildlife migration routes. NO Wildlife Management studies were complete on this property and one is surely needed before proceeding.	<p>CHAPTER 6: SPECIAL AREAS AND SITES</p> <p>Goal III: To recognize important wildlife habitats.</p> <p>Objectives:</p> <ol style="list-style-type: none"> 1. Consider the needs of fish and wildlife in policies and regulations for the preservation of water quality. 2. Include consideration of the needs of the fisheries and wildlife resources of the areas in specific plans for the North Fork of the Payette River, and other watercourses or water bodies. 3. Consider the effects on wildlife ecosystems in development and special area protection decisions.
This development would have impact costs for roads, drainage culverts and the S bridge improvements.	<p>CHAPTER 7: TRANSPORTATION</p> <p>BACKGROUND</p> <p>Goal I: To improve county-wide transportation.</p> <p>Objectives:</p> <ol style="list-style-type: none"> 1. Maintain the comprehensive county wide transportation plan. 2. Encourage coordination of road construction and maintenance decisions between the various agencies with jurisdiction. 3. Encourage improving road conditions and better road maintenance, rather than construction of new roads. 4. Encourage the three cities to maintain extensions of county collector roads to county standards or better. 5. Seek to balance protection of the public investment in airports with private property rights and the importance of quiet in our communities. 6. Explore acquisition of abandoned railroad rights-of-way for use as future transportation corridors. 7. Continue to utilize a Road Surface Management System to prioritize future improvements. 8. Encourage participation of developers in Capital Improvements to roads by requiring them to contribute property or funds through Road Development Agreements.
<p>This development creates additional traffic over the S-bridge which is aging and does not have bike lanes or sidewalk and create further safety issues.</p> <p>6b,c,d the development <u>does not enhance public safety</u>, community quality of life or preserve open space corridors.</p>	<p>CHAPTER 7: TRANSPORTATION Goal IV: To develop a valley-wide pathway system.</p> <p>Objectives:</p> <ol style="list-style-type: none"> 1. Endeavor to develop a valley-wide pedestrian pathway system in Valley County that connects to the pathway systems now under planning and development in the City of McCall, the City of Donnelly, and the City of Cascade. 2. Work with developers who come forward with new subdivisions and other development projects to obtain easements and finished pathways in areas where the developments overlay key pathway corridors in Long Valley, as identified in the Valley County Concept Master Plan. The objective is to capture opportunities to develop new pathways as part of new developments when the developments overlay key pathway corridors. Easements obtained from developers should be held by Valley County government. 6. Developers should be encouraged to develop neighborhood pathways, bike lanes and/or sidewalks in areas near regional pathway corridors so people living in adjacent neighborhoods can connect to the regional pathway system.

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	<p>10. The objectives of developing a valley-wide pathway system include:</p> <ul style="list-style-type: none"> a. Creating new opportunities for recreation and for people to commute to work or shopping areas without using fossil fuels. b. Enhancing public safety for families, children, seniors and others who use pedestrian pathways. c. Enhancing our community's quality of life. d. Preserving open space corridors.
<p>This development does not improve infrastructure or public services. It drains these resources.</p>	<p>CHAPTER 8: HOUSING AND COMMUNITY DESIGN</p> <p>Goal II: To encourage existing subdivisions to improve their standards for infrastructure and public services.</p> <p>Objectives:</p> <ol style="list-style-type: none"> 1. Encourage developers that propose expansion or redevelopment of existing subdivisions to improve infrastructure and services.
<p>35 ft high structures do not preserve the rural flavor. It is not in harmony with the neighborhoods and will change the atmosphere from rural to suburban overnight.</p> <p>2. The development does not preserve special areas, scenic views or open space.</p> <p>3. The development design does not respect the 50% open space code requirement.</p>	<p>Goal III: To encourage innovative and attractive designs for new development, preservation of the rural flavor of the region, and protection of special areas.</p> <p>Objectives:</p> <ol style="list-style-type: none"> 1. Encourage landscaping standards which mitigate potential impacts. 2. Encourage clustering of buildings within developments when it will preserve special areas, scenic views, or open space. 3. Encourage the preservation of views and rural openness as design considerations.
<p>This development does not comply with the code 50% open space. It actually creates a crowded living condition <u>not in harmony</u> with the land.</p>	<p>CHAPTER 10: RECREATION and OPEN SPACE</p> <p>Goal I: To promote and support a viable recreation and tourism program that is in harmony with the Land Use section of this plan.</p> <p>Objective:</p> <ol style="list-style-type: none"> 1. Create improvements and add more varied opportunities for indoor and outdoor recreation for the enhancement of leisure time by people of all ages. 2. Encourage new developments to provide and maintain on-site developed recreational facilities, parks, greenbelts, pathways, or open space. 3. Promote the development of new recreation facilities when they are compatible with Land Use goals. 4. Protect access to public lands. 5. Consider the county's natural resources which are important to recreation, such as open space areas; riparian areas; lakes, rivers and creeks; and, wildlife populations and habitats. <p>Goal II: To promote and support acquisition and protection of open space that is in harmony with the Land Use section of this plan.</p> <ol style="list-style-type: none"> 1. To communicate with land trusts. 2. To promote clustering of structures in new developments so as to preserve open space while allowing density.
<p>New development will overload existing services.</p> <p>Local infrastructure capabilities in the valley are limited and the development has incalculable economic impacts. The current planned development is not compatible with the abilities of public agencies to provide service or of public facilities to accommodate the proposed use</p>	<p>CHAPTER 11: PUBLIC FACILITIES, UTILITIES AND SERVICES</p> <p>Goal I: To establish a Capital Improvements Program.</p> <p>Objectives:</p> <ol style="list-style-type: none"> 1. Prevent the effect new growth has on costs for services so that it does not drive up the costs for services to the point where they cause a hardship for Valley County citizens.

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<p>demands. We question if the development tax revenues are really cost effective when comparing the long-term impact costs for providing public services and facilities. This development would have impact costs for road, the S bridge improvements, NLRWSD facility upgrades, etc. which the county has token impact fees to recoup some of the costs. There are other incalculable direct economic impacts including:</p> <ul style="list-style-type: none"> - Law enforcement - Fire department - Hospital expansions - School classrooms and transportation - Internet service - Lake phosphorus loading.... impacts to the recreation industry <p>Fire protection and emergency medical services along with sheriff protection are already stretched thin and over-worked and these services have been asking taxpayers for increases to handle the load. So why the taxpayers?</p> <p>These improvements and impacts should be covered by new development. Developers, (especially ones asking for variance in codes) should pay much higher impact fees.</p>	
<p>Same comment as Goal I above. New development will overload existing services.</p>	<p>CHAPTER 11: PUBLIC FACILITIES Goal II: To assure that new development pays for its own impacts on facilities, utilities, and services.</p> <p>Objectives:</p> <ol style="list-style-type: none"> 1. Ensure that necessary infrastructure improvements for new development shall be provided for prior to need. Coordination of utilities and services with land use plans will maximize efficiency and minimize costs. 2. New development shall not be allowed to overload existing services.
<p>Same comment as Goal I above.</p>	<p>CHAPTER 11: PUBLIC FACILITIES Goal III: To promote and protect the livability, vitality, and social needs of the residents of the county.</p> <p>Objectives:</p> <ol style="list-style-type: none"> 1. Promote the highest level of fire protection possible given existing and anticipated needs and resources. 2. Ensure the continued functioning of existing irrigation systems. 3. Encourage the development of adequate water and sewer systems that meet current and anticipated needs while protecting the public health. 4. Encourage the development of solid waste disposal systems that safely meet the current and anticipated needs of the county and its municipalities; and, to include the encouragement of recycling. 5. Minimize environmental pollution.

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<p>This application is not in conformance with the Clean Water Act specific to wetland. Site down gradient drainage and flash flood potential are not adequately addressed. Area drainage features cannot handle or support the change in flow patterns created by all the impermeable surfaces from these new multi-phase developments.</p>	<p>6. Promote cultural enrichment and creative pursuits by establishing appropriate public facilities and services.</p> <p>CHAPTER 11: PUBLIC FACILITIES</p> <p>Goal IV: Coordinate with providers to develop plans for energy services and public utility facilities for the long-term energy and utility needs of Valley County.</p> <p>(Facilities)</p> <p>7. Impacts should be kept to a minimum and mitigated in a way so as not to jeopardize wetlands and other critical areas while recognizing that electric facilities sometimes must cross these areas; and, be conscious that access is essential for repair and maintenance of the facilities, so long as impacts are kept to the least amount of impact.</p> <p>(Economic Development)</p> <p>1. Recognize the need for utility facilities that are sufficient to support economic development.</p>
<p>This development is not in harmony with the rural atmosphere and will not protect its natural beauty or open characteristics. It encourages sprawl and haphazard suburban growth.</p>	<p>CHAPTER 13: LAND USE</p> <p>Goal I: Retain the rural atmosphere of Valley County by protecting its natural beauty and open characteristics and preserving its historical and scenic beauty.</p> <p>Objectives:</p> <ol style="list-style-type: none"> 1. Encourage those land use practices that protect and reserve the best agricultural land for agricultural use. 2. Promote the control of despoilers of natural beauty by: <ol style="list-style-type: none"> a) Promoting rural fire protection. b) Promoting protection and improvement of waters ways. c) Improving aesthetic values by maintaining minimum stream flow and holding lake and reservoir levels high. d) Control particulate, noise, light, and air pollution. 3. Discourage scattered, sprawling, haphazard suburban development by: <ol style="list-style-type: none"> a) Controlling suburban development on open foothills. b) Continuing to implement land use planning in order to avoid conflicts with non-compatible uses.
<p>Perfunctory and boiler-plate reviews are not acceptable. These cursory reviews are inadequate and missed big picture drainage impacts off site, site access deficiencies, and do not address cumulative developments Best Management Practices. Please require more detailed site-specific review of this proposed development.</p>	<p>Engineering and Agency Reviews</p>