

**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**

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

<sup>1</sup> Total commercial use shall be limited to

<sup>2</sup> Total Multi-family shall be limited to 160 units.

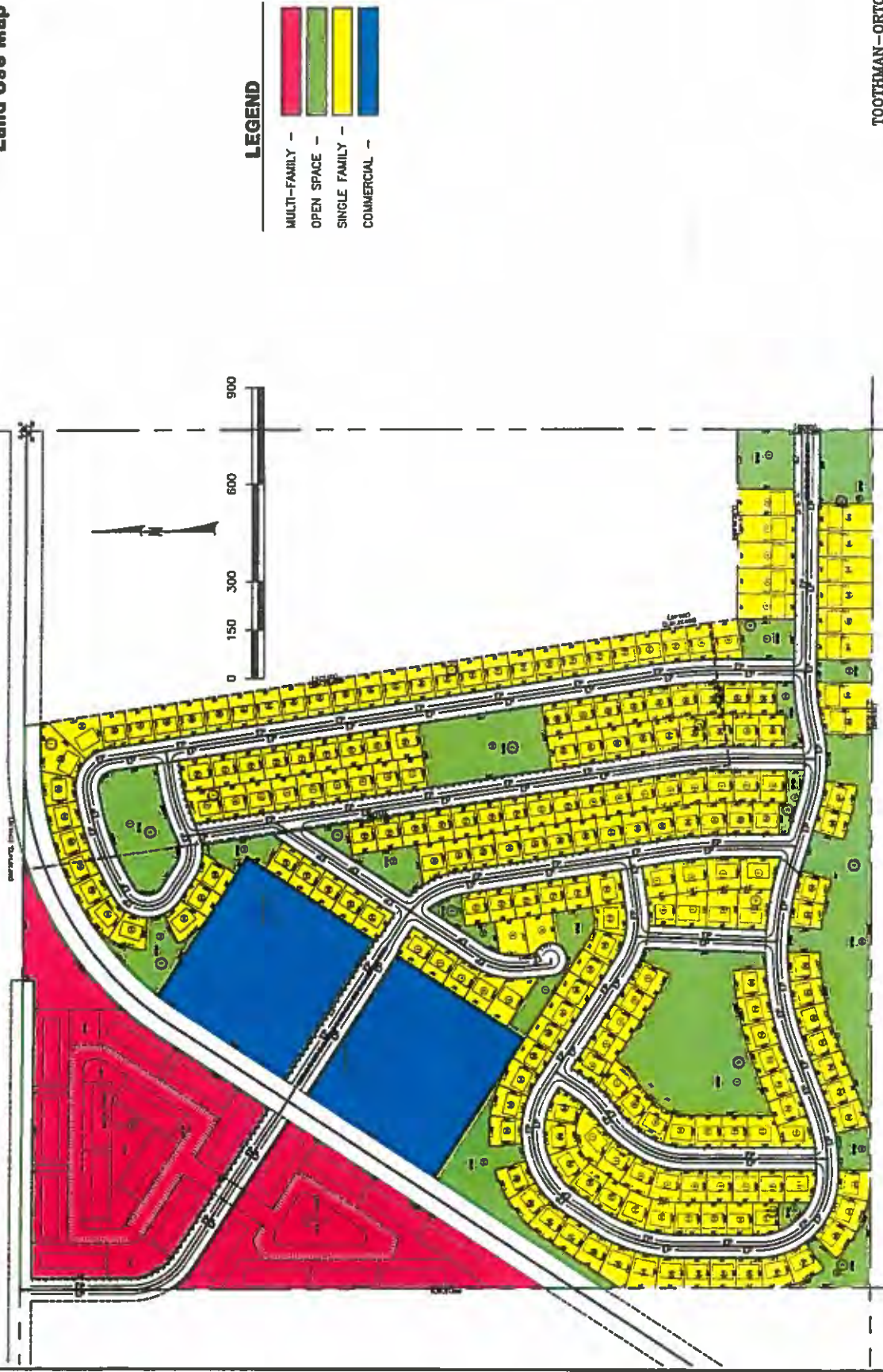
**E. CHANGES FROM APPROVED PLANS**

*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



TOOTHMAN-ORTON ENGINEERING CO.  
ENGINEERS SURVEYORS PLANNERS  
9777 CINDEN BOULEVARD - BOSE, IDAHO 83714-2008

## **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)

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

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Cyndia  
File #

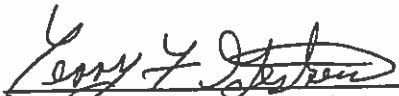
WHEREAS, Section 3.04.07, b., 3 of the Valley County Land Use and Development Ordinance and Appendix C-C., 1 to the Ordinance entitle the Board of County Commissioners to deal exclusively with certain of the nine Compatibility Questions by which the Applications will be evaluated;


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

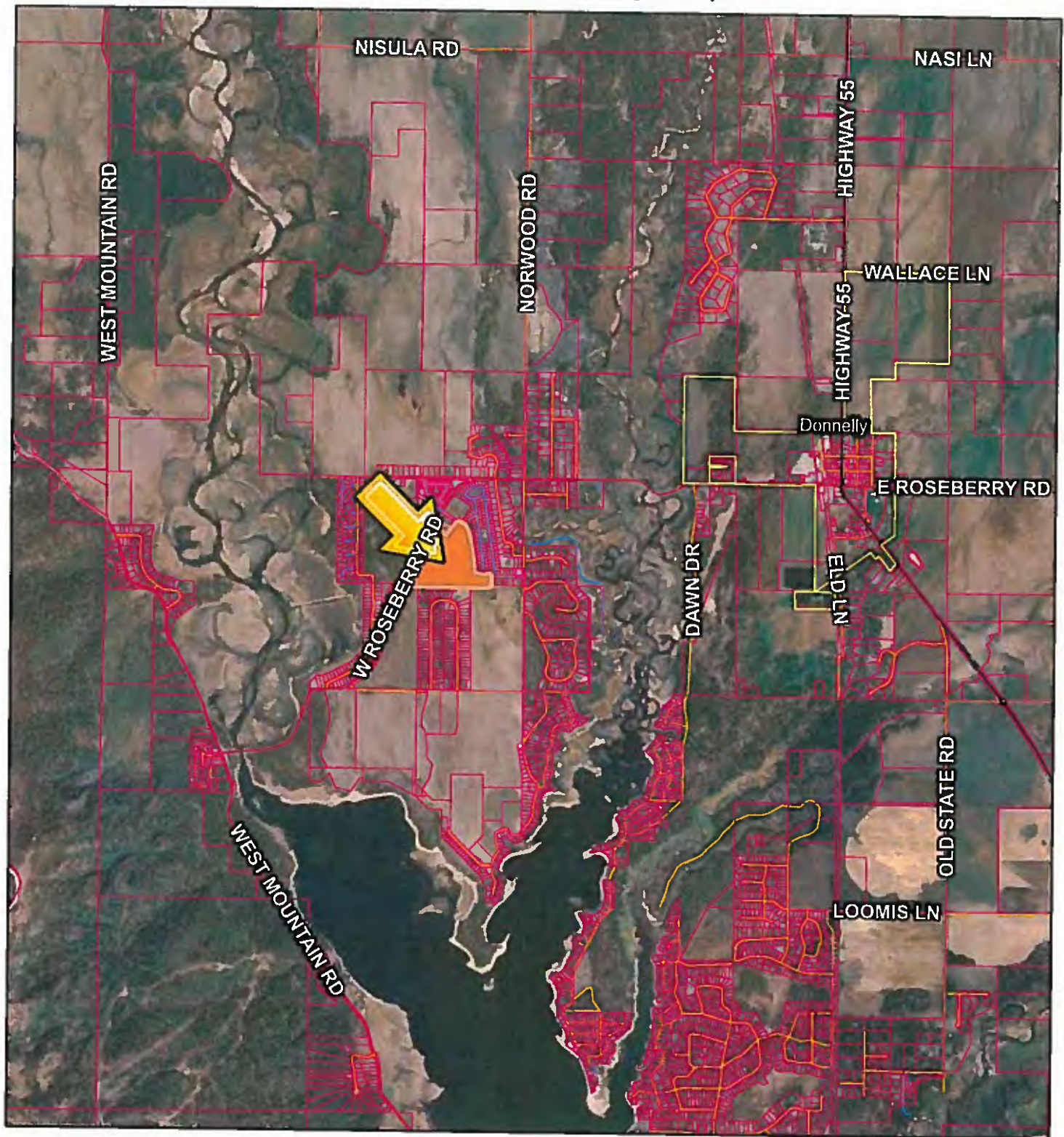
3.   
THOMAS W. KERR, County Commissioner

2.   
F. PHILLIP DAVIS, County Commissioner

ATTEST:

  
LELAND G. HEINRICH,  
Valley County Clerk

# PUD 23-01 Vicinity Map



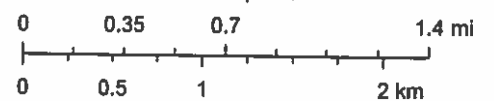
March 6, 2023

- Municipalities
- Parcel Boundaries
- USFS
- PRIVATE

## Roads

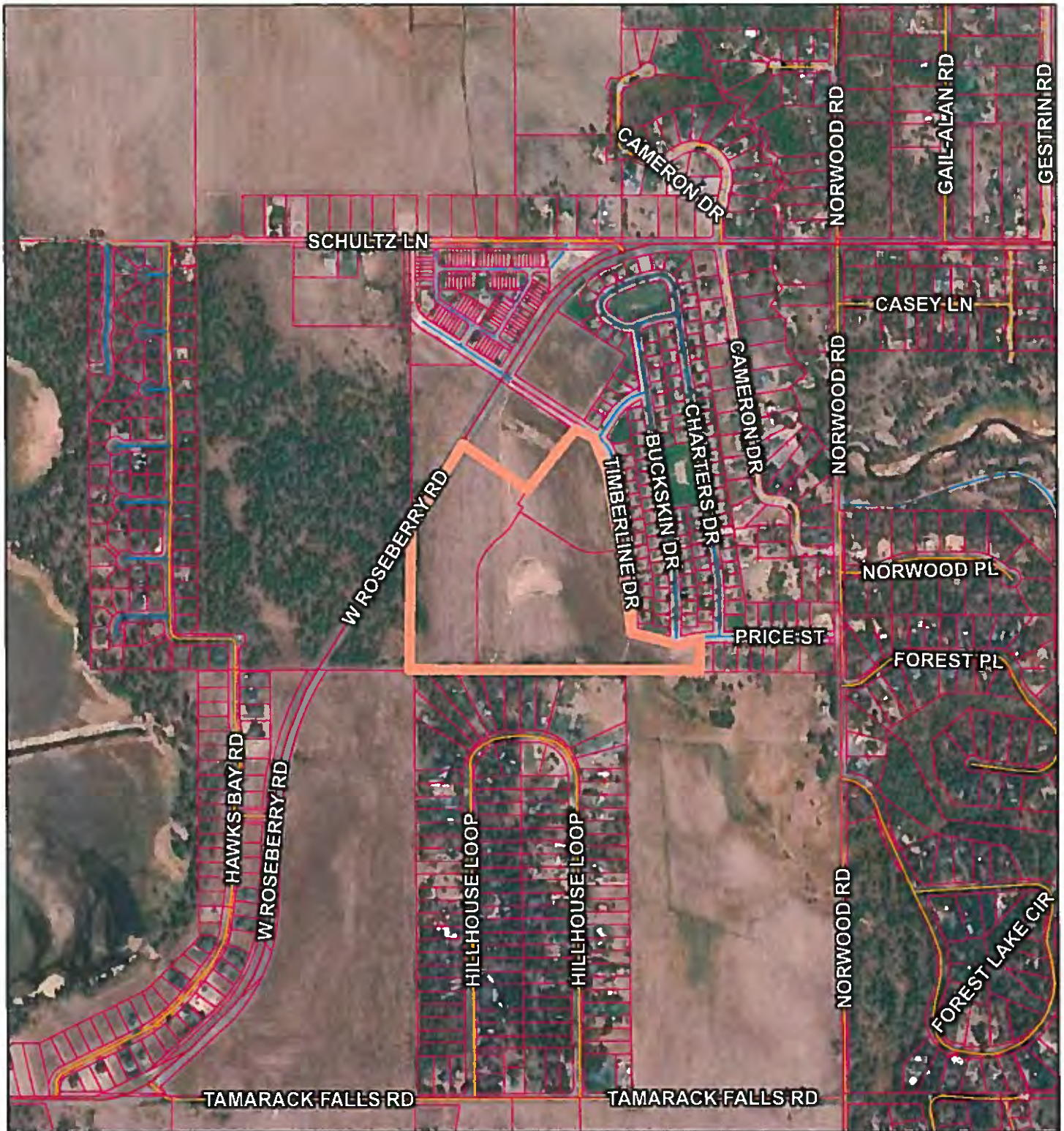
- MAJOR
- MINOR COLLECTOR
- COLLECTOR
- URBAN/RURAL

1:58,782





# PUD 23-01 Aerial Map



March 6, 2023

Parcel Boundaries

Roads

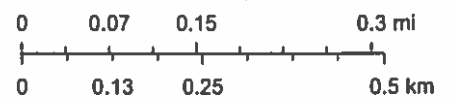
COLLECTOR

URBAN/RURAL

PRIVATE

World Imagery

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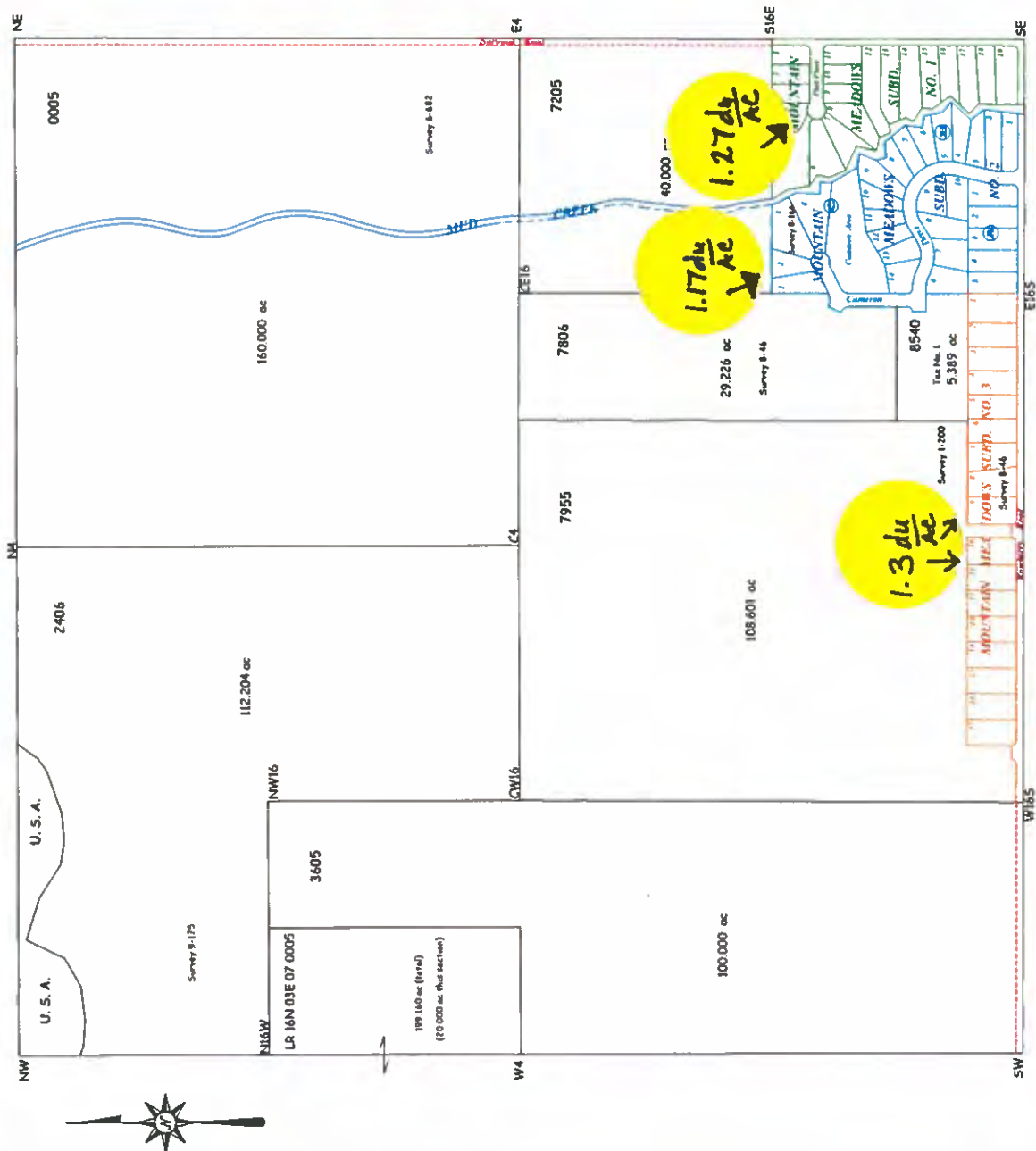
Approximate number of Dwelling Units per Acre

PLAT TITLE

T W P . 1 6 N R O 3 E S E C . 0 8

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

Filename:  
Valley County Base Map  
Scale:   
Date: 5/12/2021  
Drawn by: L. Frederick



This Drawing is to be Used for Reference Purposes ONLY. The County is NOT Responsible for Any Inaccuracies Contained Herein.

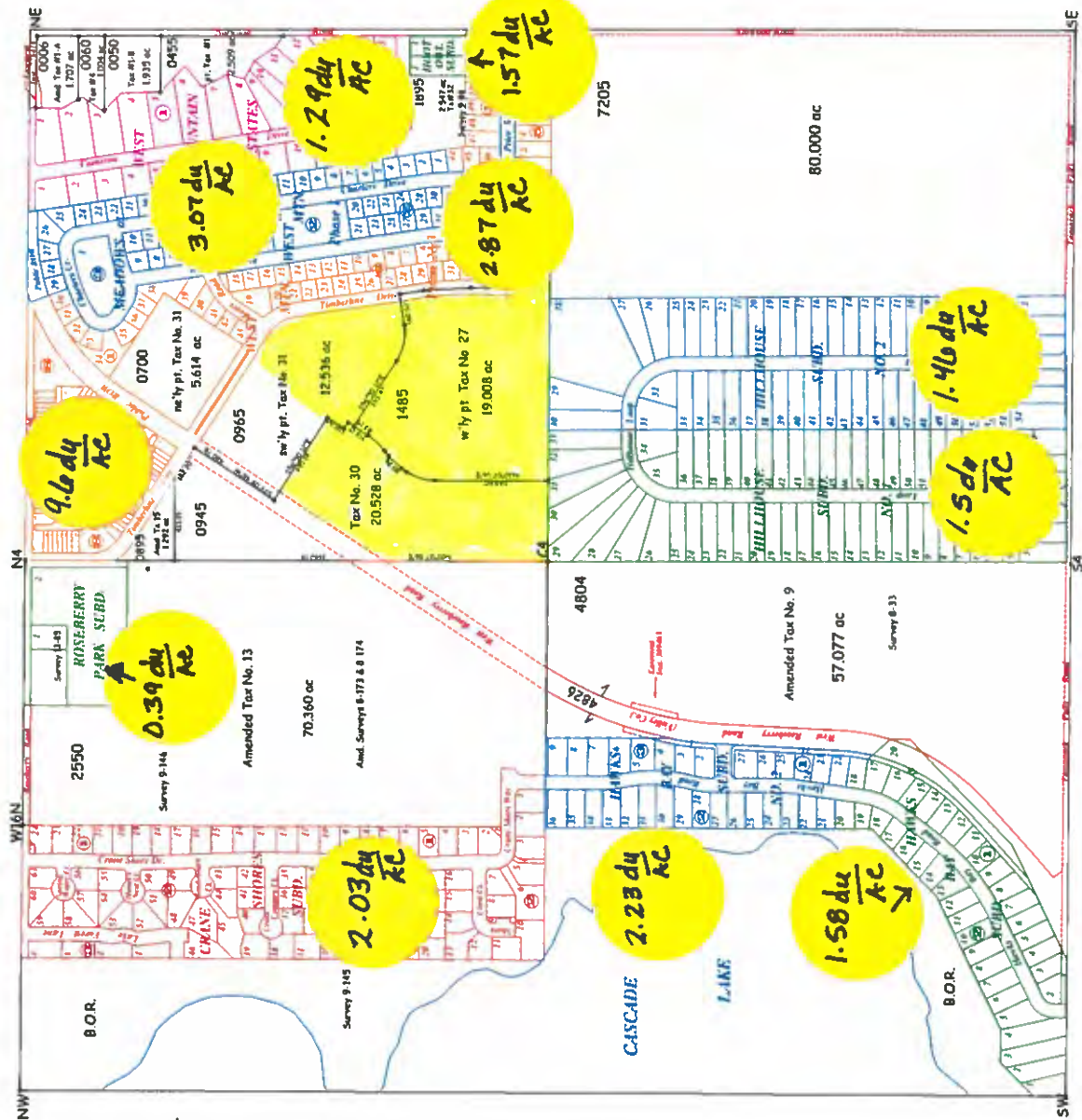


PLAT TITLE

TWP. 16N R03E SEC. 17

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

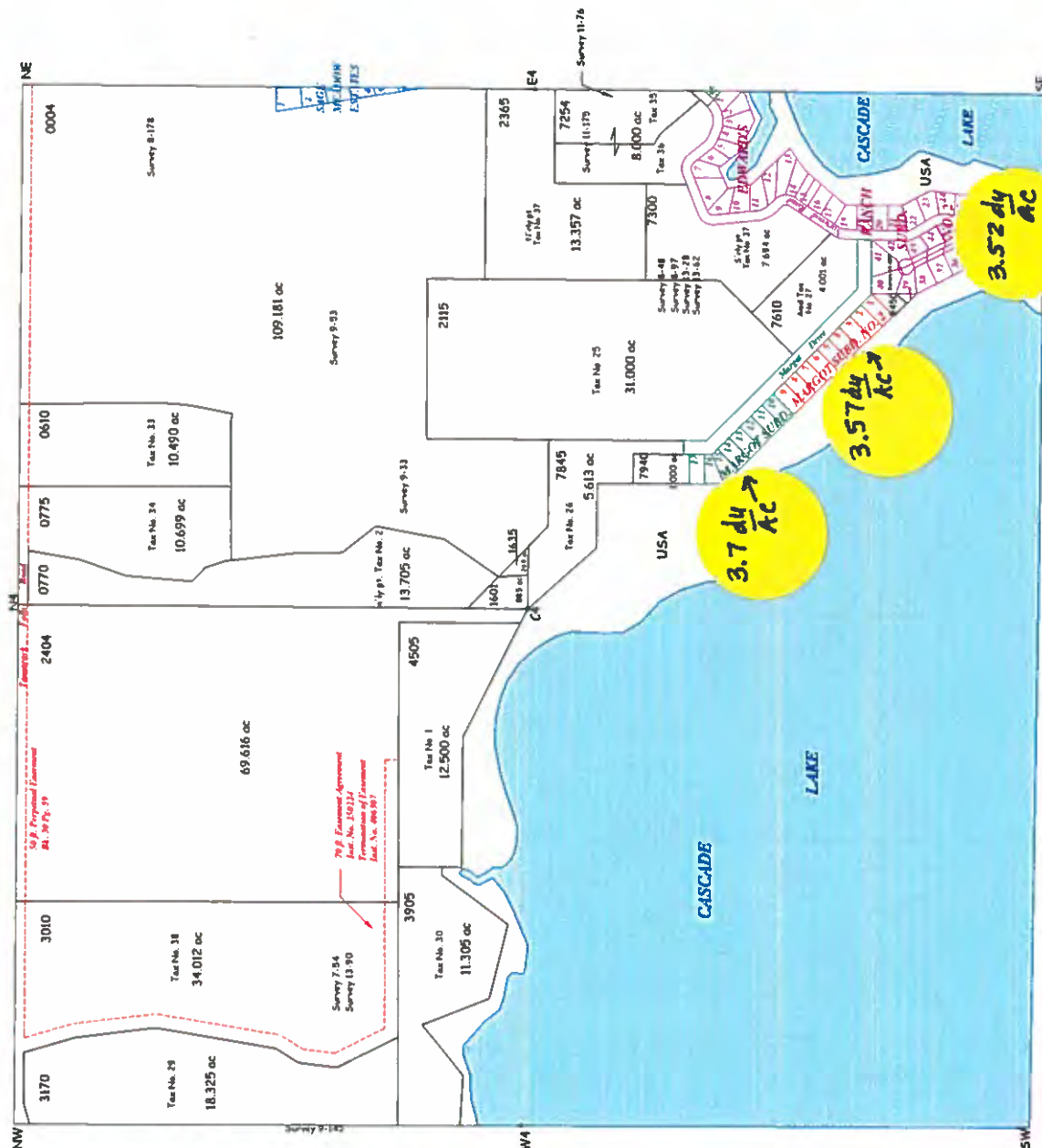
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## TWP. 16N R03E SEC. 20

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**Cartography Dept.**  
**Assessor's Office**  
**Cascade, ID 83611**

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Scale: 1" = 400 ft.  
Date: 2/5/2021  
Drawn by: L Frederick



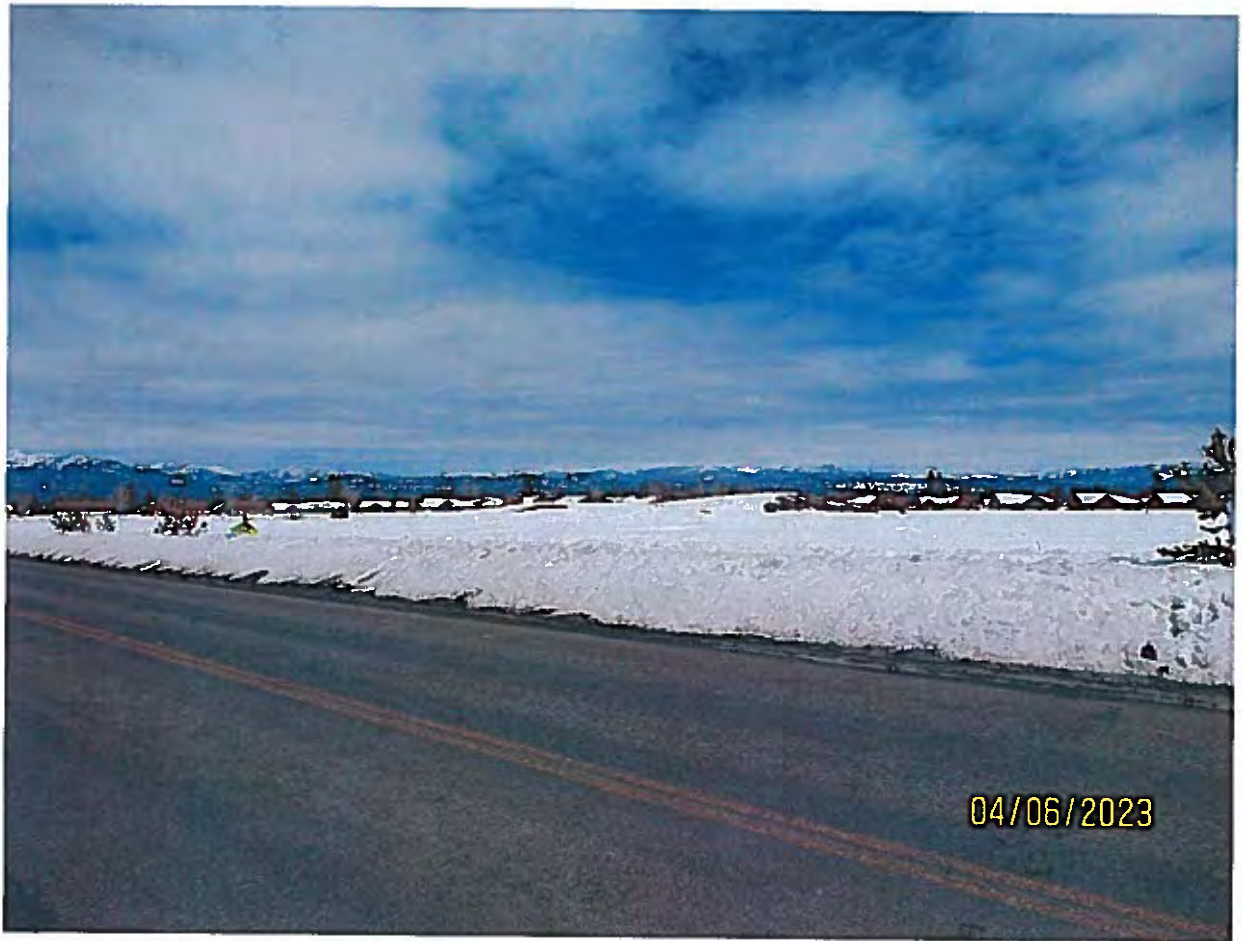
The Decree is the final for Belarusian President (N17). The Court is NOT Responsible for Any Injustice or Confused Norms

3 of 3













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05/25/2023



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




# GARNET VALLEY

CONCEPTUAL, SUBJECT TO CHANGE

## LOT LEGEND

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





OLD Version

# GARNET VALLEY

CONCEPTUAL, SUBJECT TO CHANGE

## LOT LEGEND

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

