

Attachment I:

- **Public Comments after July 18, 2023 – Requesting a different public hearing date/time and/or the option for the public to comment using Zoom**
- **Public Comments after July 18, 2023 – In Favor**
- **Public Comments after July 18, 2023 – Neither in Opposition or in Favor**
- **Public Comments after July 18, 2023 – in Opposition**
- **Public Comments Included in the Staff Report for July 18, 2023**
- **Public Comments Included in the Staff Report for June 8, 2023**

Public Comment Received After
the Public Hearing on July 18, 2023

Comments in Opposition

To whole it may concern

Carrie [REDACTED]

Mon 8/7/2023 12:11 PM

To:Valley County Commissioners <commissioners@co.valley.id.us>;Douglas Miller <dmliller@co.valley.id.us>;Cynda Herrick <cherrick@co.valley.id.us>

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To whole it may concern,

I am opposed to this large development that is trying to go in our quiet Neiborhood. We do not have the roadways to accommodate that many cars, let alone the s-bridge is extremely dangerous. If this proposal is even looked at the bridge needs to be straitened and there needs to be a walking path to Donnelly to make it safer. I drive that road daily with my daughter and I walk my dog for miles in the Neiborhood. If there is ever an emergency in the area, there is no way we could get everyone evacuated as it is now. I couldn't imagine over 2100 cars.

Please change the time and date of the hearing so more residence can make it to voice their opinion.

Please reply once this email is received!

Your time is appreciated.

Carrie Sayer, full time resident at the Meadows

From: Tamarack Vista Properties [REDACTED]

Subject: ACTION NEEDED ASAP

Date: August 7, 2023 at 11:29:00 AM MDT

To: undisclosed-recipients;

Hello,

We are requesting everyone take the time to email the Board of County Commissioners to change the date and time on Garnet Valley's upcoming hearing. See the attached notification. We feel that the Tuesday after Labor Day, when many will not be able to attend, and the noted time isn't appropriate for such an important public hearing.

As many of you know, our group at Stay Valley Strong has been battling these developers, and two different proposed applications, for over a year now. Therefore, once again, we feel this date should be moved to accommodate as many Valley County residents as possible. It should also be scheduled after 5:00 pm when the hard working people of Valley County can attend. Even if you are unable to make it to this important hearing it would be exceedingly helpful if you could email in your concerns for those of us that do so.

Note these developers have admitted they will be adding 2117 daily vehicles to this area. See our second attachment that shows they are proposing to extend both Moore Rd and Price where these vehicles would travel. This traffic would then move onto Timberline, West Roseberry and Norwood. The S bridge simply cannot handle this additional traffic, nor can our quiet neighborhood. The noise pollution from this proposed dense development will impact not only The Meadows at West Mountain, but also everyone in Hillhouse Loop and Hawks Bay. This development belongs within the City Limits/Impact area.

Also ~ If you have not done so please email your opposition letter, that is if you are opposed to this traffic and density, into the Commissioners as well. Ask for confirmation they received your email.

We appreciate your time and consideration!

**Thank You,
Stay Valley Strong**

Copy and paste these three emails and let them know in your own words our concerns:


commissioners@co.valley.id.us

Douglas Miller <dmiller@co.valley.id.us>

Cynda Herrick <cherrick@co.valley.id.us>

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*At Your Service,
Chris Renfro*


*PO Box 385
Donnelly, ID 83615*

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PUD 23-01 / CUP 23-10

From: Molly Conein [REDACTED]

Sent: Tuesday, August 8, 2023 8:26 AM

To: Valley County Commissioners <commissioners@co.valley.id.us>; Douglas Miller <dmiller@co.valley.id.us>; Cynda Herrick <cherrick@co.valley.id.us>

Subject: PUD 23-01 / CUP 23-10

While I do not fully understand the title of the latest notice (Dissapproval, in a tie vote). I would like to know why this project continues to get meeting time and space when it is so outlandish and the impact to the existing neighborhoods on all sides is astronomical.

Along with the many other comments previously made:

I am against the use of existing neighborhood streets.

I am against the density proposed. No variance should be granted.

Thank you,

Molly Johnson
Timberline Dr.

New Development

From: Douglas Miller <dmliller@co.valley.id.us>
Sent: Thursday, August 10, 2023 6:58 AM
To: Sue Bussell [REDACTED]
Cc: Cynda Herrick <cherrick@co.valley.id.us>
Subject: Re: New Development

Ms. Bussell,

I have forwarded your email on to Planning & Zoning Director, Cynda Herrick. I do want to make sure you are aware that if you are unable to attend the Public Hearing in person you can still submit comments to the Valley County Board of County Commissioners via email or regular mail for their consideration. Those comments/statements can be mailed to P.O. Box 1350 Cascade, Idaho 83611 or emailed to "Valley County Commissioners" <commissioners@co.valley.id.us>. If your written comments are over 7 pages, the comments do need to be submitted a week in advance.

There will also be a live YouTube feed that the public can watch the day of the hearing if you are interested in viewing the meeting. <http://www.youtube.com/@valleycountyidaho6327/streams>

Douglas Miller • Valley County Clerk
208.382.7102 • 219 N. Main St. P.O. Box 1350 Cascade, ID 83611



From: Sue Bussell [REDACTED]
Sent: Tuesday, August 8, 2023 4:28 PM
To: Douglas Miller <dmliller@co.valley.id.us>
Subject: New Development

I am a home owner in Donnelly. I am against this new development as I feel in our current situation we don't have the infrastructure to handle an extra 2100 cars a day. Also scheduling a meeting on Tuesday following a 3 day weekend makes it tough to attend. Perhaps another day after 5:00 pm would afford more folks the opportunity to attend.

Thank you,

Sue Bussell

Garnet Valley Hearing 9/5 @ 1:00

Maria Jacobson [REDACTED]

Tue 8/8/2023 6:55 PM

To: Cynda Herrick <cherrick@co.valley.id.us>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Herrick -

As a concerned citizen and resident of the Meadows at West Mountain, again respectfully request that the hearings be made more accessible and at a time outside of work hours so the hard-working people of Valley County can attend.

Given the impact of the admitted increase of 2117 daily vehicles to this area, this will greatly impact the noise pollution from this proposed dense development and will pose even greater safety risks to the already dangerous S bridge.

Please consider the safety and well-being of the current residents, and encourage development within the City Limits/Impact area and not the geographically challenged location currently proposed.

Thank you and please confirm receipt.

Maria & Jim Jacobson

Garnet Valley hearing

From: Drenda Duff [REDACTED]

Sent: Tuesday, August 8, 2023 9:21 PM

To: Valley County Commissioners <commissioners@co.valley.id.us>

Subject: Garnet Valley hearing

August 8, 2023

To the Valley County Commissioners:

I am writing to ask you to change your meeting date and time for the Garnet Valley Subdivision proposal. Please note our desire to have a good representation of people who have concerns about the negative impact in allowing this proposed 300-plus rental units. The time and date of your scheduled meeting on September 5 at 1PM, is oddly set during normal working hours one day after Labor Day! I am puzzled about this. We do hope, instead, that our presence and voice can be heard.

Much can be said about the decision of the Land and Zoning Commission voting to not recommend building this vast project on pristine country property and wet land, beyond the accorded government boundaries. Why is this proposal dragging on and on? A large rental development is a not a positive solution to our housing shortage! One good reason is there is no pride of ownership for the residents, which leads to property deterioration. I don't think even one of you three commissioners, with a clear conscience, can actually give the go-ahead to Granite as a positive solution. Those you represent, Donnelly residents as well as a huge percentage of residents in the West Mountain region, are adamantly opposed to it for many practical reasons. (Refer to my letter below.)

Dear Commissioners, our trust in our local government leads us to believe that you will not betray your Valley County citizens by going along with a bad plan for an amazingly beautiful Donnelly/Tamarack region. We hope you will listen and wisely protect us from this indifferent out-of-state corporation by rejecting their investment of a 300-plus rental plan. Thank you for serving us.

Kind regards,

Drenda Coski Duff
19 Buckskin Drive
Donnelly

July 18, 2023

To the Valley County Planning and Zoning Commissioners:

For the sake of the citizens of Valley County, and in particular the residents of Donnelly, we appeal to you, our political leaders, who have the responsibility of supporting and representing us. We fear that you will capitulate to a plan that we adamantly oppose! You are in fact considering or entertaining the plan of whether or not to allow the 300-plus rental units of the Garnet Valley Subdivision to expeditiously deal with a housing problem. We hope that you will listen to our concerns.

Considering the overall picture, rental housing complexes have historically, led to an eventual syndrome of crime, drugs, poverty, child neglect, and transience, let alone a dependance on government assistance. On a personal level, it is obvious that Donnelly has an illegal drug abuse problem and nothing substantial can or will be done about it. Please consider this in light of a fast growing population of 600-800 tenants. Furthermore, close-fitting apartment units produce unhealthy living conditions for children in growing families. Large rental complexes such as this are historically rooted in socialist, welfare-state concepts. There is no pride of ownership, rather, it is the developer who "owns" an estimated 600-800 tenants. Properties such as this are eventually sold and resold to investors to the detriment of renters within this

landlord/rental system. This type of housing renders the low income working class population little hope in improving their financial situation. Needless to say, the plan we are discussing is adverse to the American ideal of individualism and property ownership.

Consider how rental property over time degrades. Obviously, it is the responsibility of an owner to repair property damage. In a perfect world we imagine that the landlord of Garnet Valley takes a personal interest in meeting the needs and concerns of his tenants: a leaking snow covered roof, a broken facet, broken stair steps, weather damaged exterior siding and paint. Yet, in the real world (as we have witnessed locally) these incidents are exacerbated by landlord neglect.

Do our leaders who make policy in Valley County hear and understand our concerns for Donnelly? Once this multi-unit rental development is allowed, are you obligated to zone for an unlimited number of rentals? We thought the zoning commission would be adverse to this and thank you so much if you are. It is reasonable for the current residents of Donnelly to protest an influx of 600-plus dependents, because it will negatively effect established residents. Donnelly's growing reputation as a scenic historic town with its organically growing population would be disrupted. We are concerned because once the seed of multi-unit rentals, such as Garnet Valley is rooted, and the inevitable decline ensues, it cannot be easily improved.

For pioneering property owners, and for home and business property owners, we ask you to represent us and our desire to retain a more natural residential growth in our county. Say yes to smaller low-income home developments that are distributed throughout Valley County rather than a huge rental, Garnet Valley, built on a most scenic property of Donnelly. There are many reasons Donnelly cannot support a fast-paced population growth. Thank you for taking the time to read this letter. Please say NO to the proposed 300 plus rental unit.

Sincerely,

Drenda Coski Duff
19 Buckskin Drive

August 9, 2023

Valley County Commissioners:

Elt Hasbrouck
Sherry Maupin
Neil Thompson

Valley County P&Z Director
Cynda Herrick

Valley County Clerk
Doug Miller

Subject: Valley County Commissioners Hearing date 9/5/23 at 1:00pm for Garnet Valley PUD 23-01 & CUP 23-10

We totally "disagree with the date and time you have set for the Garnet Valley PUD Hearing on September 5, 2023 at 1:00pm.

This date is one day after the Labor Day weekend and should NOT be held at 1:00pm in the afternoon. There are a lot of people that work during the day here in the valley or outside the valley that are property owners that will be affected by this PUD and should be able to attend this critical hearing. This PUD has a major affect on all people living in Valley County & others who enjoy the open space in the county. This type of density location is unacceptable.

Valley County Commissioners hearings on PUD's should be held after 5:00pm so all parties can attend.

Please reconsider this date for the hearing do to the VC P&Z facts & findings to be well reviewed by the public and by your board.

The date of September 5th date a day after Labor Day weekend and the time of 1:00pm is absolutely "unacceptable" for the public for this critical application.

Would all those that were sent this email confirm via email back to me that you received it.

Thank you,
Bill & Linda Eddy
Donnelly, Idaho

9/5/23 VC Commissioner's Public Hearing on Garnet Valley PUD 23-01 CUP 23-10

Linda Eddy [REDACTED]

Tue 8/15/2023 2:29 PM

To: Cynda Herrick <cherrick@co.valley.id.us>; Lori Hunter <lhunter@co.valley.id.us>

Thanks to both of you.

I'm under a lot of stress this week getting ready for my surgery. I've just a lot to take care of personally. I just wanted to make sure all Bill & my emails would be included.

Thanks to both of you.

Linda Eddy

On Aug 15, 2023, at 12:41 PM, Cynda Herrick <cherrick@co.valley.id.us> wrote:

Hello Linda,

All information will be presented in a staff report to the Board of County Commissioners.

Thanks, Cynda

Cynda Herrick, AICP, CFM
Valley County
Planning and Zoning Director
Floodplain Coordinator
PO Box 1350
Cascade, ID 83611
(208)382-7116

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

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

From: Linda Eddy [REDACTED]

Sent: Tuesday, August 15, 2023 12:29 PM

To: Cynda Herrick <cherrick@co.valley.id.us>

Subject: Re: 9/5/23 VC Commissioner's Public Hearing on Garnet Valley PUD 23-01 CUP 23-10

I'm fully aware of your response email below. I just knew in the past from "my" own attendance at VC Commissioner Hearings there have been people who have been in attendance via zoom.

Since I'm medically unable to attend because of my major surgery and can't travel back to VC I was hoping to be able to testify via zoom.

Cynda, would you please answer my question, if this email below, that I stated we want the Garnet Valley PUD 23-01 & CUP 23-10 DENIED will be "entered" into the record in your Staff report??

Also, will my other emails and testimony presented at the other VC P&Z hearings on Garnet Valley be included in the Staff Report going to the VC Commissioners for the 9/5/23 hearing?

Thanks Cynda,
Linda Eddy

On Aug 15, 2023, at 11:56 AM, Cynda Herrick <cherrick@co.valley.id.us> wrote:

Hello,

Our goal is to have a clean, transcribable record of the proceedings that is consistent with typical Valley County hearing procedures. Idaho Statutes require us to have a transcribable record. Our adopted hearing procedures do not include a Zoom option.

The public hearing has been noticed as an in-person hearing. Letters or emails can be submitted prior to the hearing; letters over one page must be submitted seven days in advance.

The hearing can be viewed on the YouTube channel:
[Valley County Idaho - YouTube](#)

Thanks, Cynda
Cynda Herrick, AICP, CFM
Valley County
Planning and Zoning Director
Floodplain Coordinator
PO Box 1350
Cascade, ID 83611
(208)382-7116

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

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

From: Linda Eddy [REDACTED]
Sent: Tuesday, August 15, 2023 10:48 AM
To: Douglas Miller <dmliller@co.valley.id.us>; Cynda Herrick <cherrick@co.valley.id.us>
Cc: Elt Hasbrouck <ehasbrouck@co.valley.id.us>; Sherry Maupin <smaupin@co.valley.id.us>; Neal Thompson <NThompson@co.valley.id.us>; Lori Hunter <lhunter@co.valley.id.us>; Gibboney Reese [REDACTED]
Subject: 9/5/23 VC Commissioner's Public Hearing on Garnet Valley PUD 23-01 CUP 23-10

Good morning,

It is my understanding that the 9/5/23 Hearing at 1:00pm on Garnet Valley CANNOT be changed to accommodate the concerned citizens and property owners in Valley County. I'm sure you all received my email asking this date to be changed, which I asked for an email back asking confirmation you received it and DIDN'T receive a final email confirmation from anyone.

I'm "PERSONALLY" asking for the ability to be able to zoom in on this hearing do to I'm having major surgery in Boise on 8/21/23 and will not be able to travel back to Valley County to attend this hearing in person. There might be others who can't attend that need this same ability to attend via zoom. I have attended other VC Commissioner's meetings and hearings and VC does have zooming available & have seen others testify or do presentations to the Commissioners by zoom.

This is a very critical PUD (Garnet Valley) that should be "denied" based on all the facts, codes both VC and State of Idaho and all the testimony from all the constituents that have testified at VC P&Z. Please take time and listen to all the hearings so far on this PUD 23-01 and the recommendations from VC P&Z to deny it.

PLEASE again allow me to zoom in on this hearing.

Please accept this email as our reason for Garnet Valley PUD 23-01 be "denied" and enter into the record as our testimony for denial.

Thank you,
Bill & Linda Eddy
Donnelly, Idaho

Garnet Valley Hearing

Deidre Hushman [REDACTED]

Wed 8/9/2023 9:58 AM

To:Valley County Commissioners <commissioners@co.valley.id.us>;Cynda Herrick <cherrick@co.valley.id.us>;Douglas Miller <dmliller@co.valley.id.us>

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Hi-

Please reschedule the Garnet Valley Hearing from Tuesday, September 5th to a date and time (after 5:00pm) that is better for residents.

We have written our opposition letters and reiterate that the Valley is already unsafe with the increased number of contractors and tourists speeding down Roseberry. I believe there is already a confirmed plan for building on Roseberry and Tamarack Falls;; perhaps the commission can pause on new proposals to see how that growth impacts the current infrastructure while coming up with a long range plan to share with residents.

Thank you.

Deidre and Shawn Hushman
15 Buckskin Dr. The Meadows
lot owners at hawk's Bay

Meadows impact Hearing

Tue 8/8/2023 12:56 PM

To: Valley County Commissioners <commissioners@co.valley.id.us>; Douglas Miller <dmiller@co.valley.id.us>; Cynda Herrick <cherrick@co.valley.id.us>

Cc: [REDACTED]

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I am an owner in the Meadows development with homes on Price Street and Mangum.

I have been following your proceedings regarding the high-density housing planned adjacent to The Meadows and have previously sent correspondence opposing the development. I also attended the last hearing online to see your responses to our concerns as well as to the developer's inadequate responses to residents and owners at the hearing.

I feel that residents in the Meadows need to have their many concerns addressed adequately and that this has not been the case. You have now scheduled a hearing at a date and time when many residents will be unable to attend. I, as well as many others effected, am requesting that the date be changed from immediately after a holiday and that the time be moved to the evening so working residents will be able to be there to express their continuing concerns.

The developer has not changed plans in a meaningful way to mitigate or eliminate many of the ongoing concerns. These include:

Directing thousands of vehicle transits through the neighborhood, specifically on Price and Timberline. These are quiet residential streets where children play and ride their bikes. They are being put at risk! Additionally, particularly at rush hour for work and school, the traffic will obstruct the ability for the residents to access the narrow streets adequately from their garages since there will be constant traffic for which these streets were not designed. The construction of the streets also was not done with the heavy traffic usage in mind, so structurally they would not tolerate the loads. This will result in breakdown of the streets at the homeowner's association expense.

Dark sky rules are not adequately addressed.

Animal migration has not been addressed adequately.

Noise pollution has not been adequately addressed.

School size and teacher availability will be significantly impacted.

This is just the short list and any one of these should stop the development!

Please consider the above concerns in your deliberations and review my previous correspondence. Thank you for your attention to these matters.

I would also like a confirmation from you that you have received this letter.

Steven Taggart

31 Mangum 1-8/Price 20 & 27

Taggart Lava Rock LLC
[REDACTED]

Opposed!

From: wildflower [REDACTED]
Sent: Saturday, August 12, 2023 8:43 AM
To: Valley County Commissioners <commissioners@co.valley.id.us>
Subject: Opposed!

I am a resident of New Meadows at West Mountain. I wish to inform you that I am very opposed to any plans or development oof the properties here for the addition of over 100 housing units. The whole area would change in many negative ways and not be appropriate or acceptable to the community. This is really unthinkable and must be stopped.

Thank you!
Linda Schleicher

From: wildflower [REDACTED]
Sent: Saturday, August 12, 2023 8:41 AM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: Opposed!

I am a resident of New Meadows at West Mountain. I wish to inform you that I am very opposed to any plans or development oof the properties here for the addition of over 100 housing units. The whole area would change in many negative ways and not be appropriate or acceptable to the community. This is really unthinkable and must be stopped.

Thank you!
Linda Schleicher

Garnet Valley upcoming hearing

From: Jaclyn Mentzer [REDACTED]

Sent: Monday, August 14, 2023 7:46 AM

To: Valley County Commissioners <commissioners@co.valley.id.us>; Douglas Miller <dmiller@co.valley.id.us>; Cynda Herrick <cherrick@co.valley.id.us>

Subject: Garnet Valley upcoming hearing

I am writing to see if the upcoming hearing can be changed to a different date and a time that is 5pm or later when more people can attend. I oppose the new development and want to make sure that people who want to go can attend such an important hearing.

Thank you,

Jaclyn Mentzer

Garnet Valley Hearing Time and Date

From: Leta Dorsett [REDACTED]
Sent: Friday, August 11, 2023 1:21 PM
To: Valley County Commissioners <commissioners@co.valley.id.us>; Douglas Miller <dmiller@co.valley.id.us>
Cc: Cynda Herrick <cherrick@co.valley.id.us>
Subject: Garnet Valley Hearing Time and Date

To Board of Valley County Commissioners:
Chair Commissioner Elt Hasbrouck
Commissioner Neil Thompson
Commissioner Sherry Maupin

Valley County Director Cynda Herrick
Valley county clerk Doug Miller

August, 10, 2023
Subject: Valley County Hearing Scheduled for 9/5/23

I am writing to ask that you reconsider the date and time of the Garnet Valley project hearing. The day after Labor Day, when Valley County residents and homeowners may be vacationing or working a full day's work, is inappropriate. There are MANY other dates to choose to hold this hearing. There are MANY other times in the work week to hold this hearing. Especially after 5:00pm when the majority of work days end.

I am befuddled as to how you could even consider this to be an appropriate date and time to hold such an important public meeting when this project affects so many current Valley County residents and homeowners. The addition of 300+ units, the 2100+ additional vehicles crossing the S Bridge (admitted by Garnet Valley), the 3 story buildings rising from a field in a residential rural area, and the use of private roads as entrances into said property is ridiculous.

This density is appalling. Please hold the hearing on such an critical Valley County matter at a date and time that residents and homeowners can readily attend and represent themselves!

Thank you for your consideration. Please email me to confirm you have each received this letter of protest.

Thank you,
Leta Dorsett Edwards
35 Moore Rd, Donnelley, ID, 83615

Garnet Valley Application

From: Leta Dorsett [REDACTED]

Sent: Friday, August 11, 2023 1:20 PM

To: Valley County Commissioners <commissioners@co.valley.id.us>; Cynda Herrick <cherrick@co.valley.id.us>

Cc: Douglas Miller <dmiller@co.valley.id.us>

Subject: Garnet Valley Application

To Board of Valley County Commissioners:

Chair Commissioner Elt Hasbrouck

Commissioner Neil Thompson

Commissioner Sherry Maupin

Valley County Director Cynda Herrick

Valley county clerk Doug Miller

August, 11, 2023

Dear Commissioner's,

I am a resident of Donnelly, Idaho and am writing to implore you to please consider declining any variance to the Garnet Valley Subdivision. I RESIDE AT 35 MOORE RD.

Please consider the following facts:

1. Population size of Donnelly in regards to the Density of the Subdivision:

I have owned property in Idaho, off and on for just under 15 years. Hailey, ID and Ketchum, ID are very similar to the set up of Donnelly, ID and McCall, ID. Hailey has just had the VERY FIRST set of 3 story apartment building pass thru P&Z. And for 40 Units ONLY. NOT 300 plus units. Please do the math of the below numbers in comparison.

Population of Hailey is 10,126 in 2023 and Population of Donnelly is 273 in 2023.

It is RIDICULOUS to bring in that many apartments in this very rural community. This is a project that fits well in Boise, Eagle or Meridian but not a tiny town.

2. Compatibility:

Along with the above, in a community that is harboring such a small population, this project is not compatible with any thing near it.

3. USE of private roads:

Absolutely no project that brings in 600 plus new vehicles should be allowed to use a sleepy, rural neighborhoods private roads. Build your own roads off Roseberry.

4. Snow removal and storage:

With a subdivision the size proposed there is not enough snow storage space. The covered parking greatly reduces ability to plow and store the snow.

5. The S Bridge:

The infrastructure is not in place to bear the weight and frequency of all these added vehicles to and from over the S Bridge. One certainly hears word this bridge needs replacing but as of now there are NO PLANS.

6. Emergency Services:

How will Valley County account for the exponential need for all emergency services with this vast population depending on the infrastructure:

The Fire Department is small, the EMS System is small, the 911 System, the Police System. Who is paying for the upsurge in need? Who is deciding how many new staff members will be added to these departments? Who is paying for this?????

Thank you for your consideration of the above points. Please send a verification email that this was received.

Leta Dorsett Edwards

PUD 23-01 CUP 23-10 (Garnet Valley)

From: [REDACTED]

Sent: Thursday, August 10, 2023 11:07 AM

To: Cynda Herrick <cherrick@co.valley.id.us>; Douglas Miller <dmiller@co.valley.id.us>; Valley County Commissioners <commissioners@co.valley.id.us>

Cc: 'Karen Tatum Ternes' [REDACTED]

Subject: PUD 23-01 CUP 23-10 (Garnet Valley)

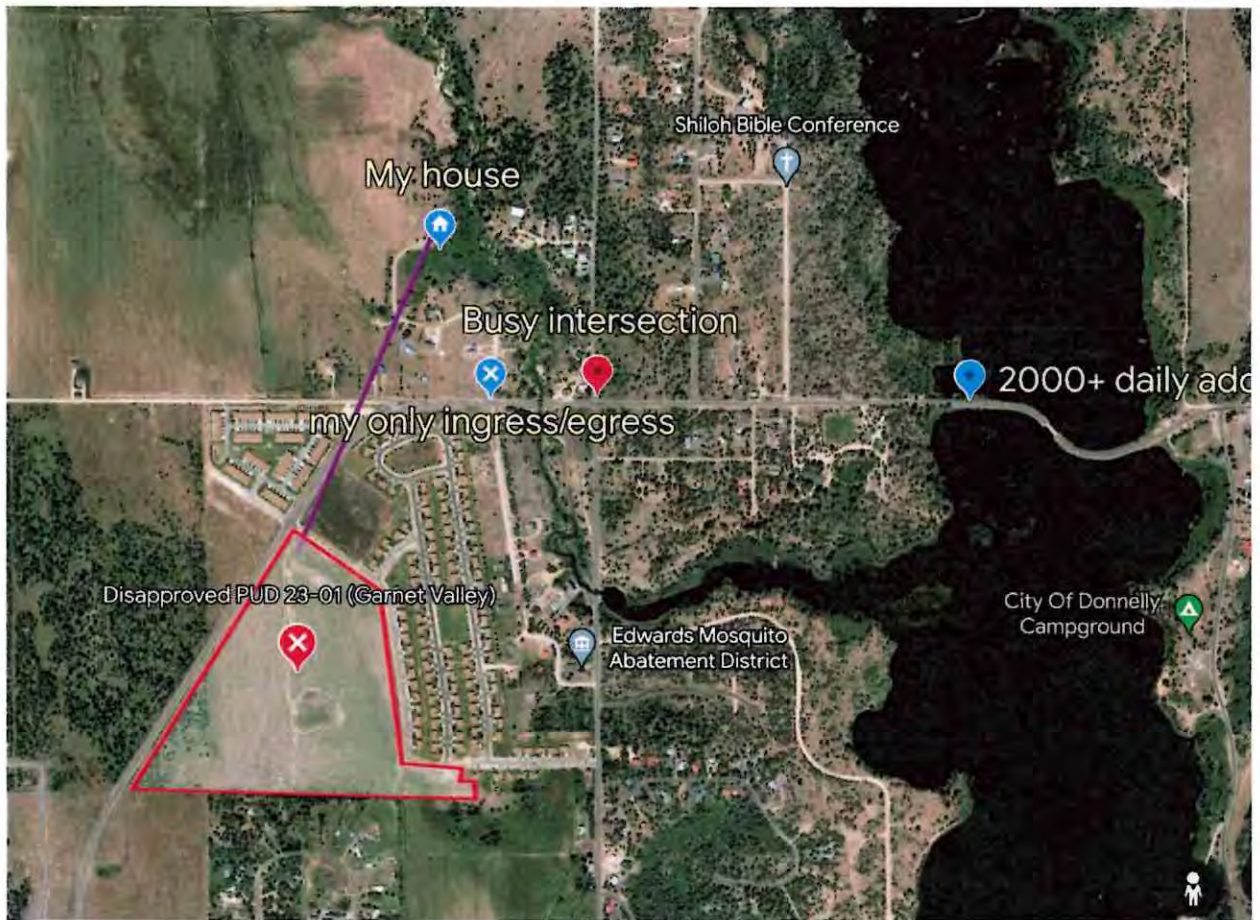
Greetings Valley County Commissioners,

I am writing to you as a citizen of Valley County who has had property in this area since 1991. My husband and his family have had property here much longer. My husband and I built our home about 12 years ago and are living here full time. We have seen the ebbs and flows of development and crash in this area over the years.

I am concerned about the impacts of the above referenced project on our town and rural area, on my neighbors, on those who need housing and I am concerned about the impacts to my personal peace and ability to move about the community.

Please see map below where you will recognize landmarks such as the outline of the disapproved PUD 23-01 application and the Norwood/W. Roseberry intersection (marked Busy Intersection) and the "S" Bridge. You can also clearly identify The Meadows at West Mountain Subdivision and the Hill House Loop Subdivision. Please also see "My house" which is about 300 meters from West Roseberry Road which would be highly impacted by this proposed project should it ultimately go forward. The purple line shows the distance from my home to the proposed development. I have also marked with a blue X "my only ingress/egress" to my neighborhood and house. Currently to leave my home for any purpose – working, shopping, travel, biking, enjoyment of any civic rights and responsibilities, or meeting other basic needs in the community or beyond, I must exit at Cameron Drive onto W. Roseberry. This intersection is becoming more and more busy. Once I get onto W. Roseberry if I intend to travel toward Donnelly, I next must navigate the intersection of Norwood Road with W. Roseberry, marked with a red location marker on this map. If am biking I am taking a risk with my life to travel across the "S" Bridge. If this one proposed subdivision would add over 2000 vehicle trips to this route it would increase danger to those who live west of the "S" Bridge, and for those who travel to Tamarack and reduce the quality of life for those who live on this route. If this proposed subdivision is ultimately approved there will be more to follow and more negative impact.

Continue reading below the map.



A very big threat is the danger from the establishment of precedent. Already the density of the hastily constructed worker housing erected for Tamarack construction (Meadows at West Mountain) which was an anomaly in this area and due to particular circumstances in a particular time, is being used as an excuse to add more density to neighboring pastures. The situation today is totally different from 2005 and 2006 when The Meadows were constructed and hopeful developers were promoting Tamarack real estate and resort before it filed Chapter 11 bankruptcy in 2009. Meadows at West Mountain then became a ghost town as the workers and the whole community reeled from the shuttering of the nascent resort. This quickly erected housing development was not normal, thoughtful, community development. It was part of the dream some in Valley County had for the riches that would come to them through a nearby resort such as increased property values and investment in Donnelly and necessitated concessions that had to be made to promote and facilitate the resort. Now the Meadows has become home for many responsible homeowners with pride of ownership and a shared emotional and financial investment in Valley County. Please do not use that anomalous time in our county's history as an excuse to add more density to this rural area. We know if Garnet Valley goes in with the high density they are proposing that it will be easy for contiguous land to also get variances for high density. We also know that County Commissioners have expressed opinions that favor high density variances even in areas such as this outside of the town impact areas.

Tamarack promoters for the past 30+ years were not developing for the purpose of improving the lives of those already residing in Valley County. They were promoting real estate to benefit their investors and investments. Some people went to jail over it and many people lost their investments. Many county residents moved away when their property taxes went up. It was not Tamarack's various owners/promoters' job to plan well to benefit the people of Valley County, but it is the job of our County Commissioners to do so. Currently much of Valley County has been designated as an Opportunity Zone which is an economically distressed community in need of investment and revitalization for which the federal government created a host of tax benefits available for those who invest via a qualified opportunity fund. (See [What Is an Opportunity Zone? \(investopedia.com\)](#)) Once again outside investors are promoting development in Valley County to take advantage of favorable tax laws for the benefit of their investments and investors. Once they get their return on investment by selling within 5 to 10 years and taking their front-loaded tax deductions, they will be gone from the community without a benefit for the residents of this community. We may fault the investors for taking advantage of an "economically distressed community", but if we approve development projects that reward predatory investors but do not improve the quality of life of the citizens of Valley County but rather detracts from that, then we, the voters, the Commissioners, the bystanders, are guilty of lack of foresight and caring, especially if we are taking profit along the way as providers of construction materials, workers, etc.

Criticism of Opportunity Zones

Opportunity zones and the tax benefits associated with qualified opportunity funds have received their fair share of criticism since being introduced in 2017. Some critics suggest that opportunity zones and associated investments are more about tax planning for the rich than making a meaningful long-term impact in economically disadvantaged regions across the country. According to the U.S. Environmental Protection Agency (EPA), data about opportunity zones are clear that most of the census tracts suffer from a lack of ongoing public and private investment.^[9] As a result, opportunity zones may lack key infrastructure or other assets that investors seek to ensure productive returns on their investments. The differences between various opportunity zones could mean that only a small portion of opportunity zones will be the beneficiaries of investment and long-term change.

From [What Is an Opportunity Zone? \(investopedia.com\)](#)

Why would this project not be advantageous to this community? I believe the P&Z commissioners and the County Commissioners hope that such an investment could benefit our community. But they need to evaluate the reality. Yes, we need affordable housing. Even the low percentage of "affordable" housing Garnet Valley applicants are promoting are not

affordable for those even in city or county employment in our area. Ask your employees and community workers if they can afford the apartments Garnet Valley is promoting. Census records for Valley County show:

Median selected monthly owner costs -with a mortgage, 2017-2021

Persons per household, 2017-2021

These 3 people can't fit in a studio the majority of which would rent for \$1500. Census records suggest this size family is paying \$1631 for a mortgage. Retired widows or widowers may also find that hard to afford. Two unrelated waiters or teachers or nurses or city or county employees, or construction workers or firefighters, could not be expected to share one bed in a studio to make their money go further in a studio for \$1500 or 1 bedroom for over \$1700. (Garnet Valley's chart at P&Z meeting shows 1 person max. occupancy in a studio and 2 max occupancy in a one bedroom unit and 3 in a two bedroom.) So our typical household per census stats of 3.06 people could not fit in any of these units but those families of three could rent a two-bedroom for close to \$2000 a month. Personally, my husband and I rented out our 4 bedroom house on almost 2 acres to families for long term rentals for less than \$900 a month. I do not see this Garnet Valley project as meeting the need and desire for affordable housing for our community.

One compounding problem of this lack of affordability issue is the location of this proposed development which would necessitate a car or two for couples or families living this far from work, school, church, restaurants, library, childcare, post office, food bank and shuttles to the other communities.

I have attended one of the P&Z county commissioners' meetings in person and viewed other meetings for the applicants' proposed trailer park that was withdrawn. I am not aware of one business owner speaking up in support of these types of high density developments – neither the trailer park model nor this apartment building model – except for Tamarack. We can not tell business owners this will solve their staffing problems. If they thought it would they would speak out. They know better. They know what they can pay in wages and the seasonality of their needs and employment contracts. Let's not tell them we know better than they that this could help them and those they employ and serve.

If this development goes forward and does not do what the Commissioners hope – provide affordable housing even with the restrictions P&Z got them to agree to regarding long term leases only, etc., then initial investors may get their profit and tax deductions, but subsequent owners may not be able to make the project profitable. Then it could have the similar path as the Meadows and Tamarack. A bankruptcy could conceivably change all the terms agreed to and either lead to a bank-owned development and/or a sale at a cheap price to a new developer, who with restrictions removed, could rent these units out as vacation rentals which is not what the County Commissioners are tasked with providing for our community.

Please note that census tract 16085970300 which makes up the Valley County Opportunity Zone includes the town of Donnelly and part of McCall. Commissioners how can you encourage investors to invest in the type of development we need while getting their OZ tax deductions? (Investors may be misled as this census track/OZ includes a large part of McCall which may bump up the average household income figure higher than the actual average income for Donnelly residents. I don't believe your intention is to house all of McCall's employees in Donnelly and displace Donnelly families and the young people completing their education here.)

County Commissioners can and should plan proactively to encourage development where it makes the most sense, where it benefits the citizens, where it preserves resources, where it promotes the health of the towns of the county, where it reduces traffic accident occurrences, where it promotes safe affordable housing for individuals and families. That would be within the town impact areas in our county. I am calling on our County Commissioners to do their duty to the present and future citizens of this county and to deprioritize the personal tax and financial planning of the outside investors; to reject projects such as this that can't do what they promise, to reject high density impacts in rural areas, and to partner with local small businesses to create the thriving, safe, walkable communities that will actually benefit businesses, residents, and guests.

Please each of you send a receipt to let me know you have read this.

Thank you,

Karen Tatum Ternes
13168 Cameron Drive
Donnelly, ID 83615

Regarding the Garnet Valley Hearing

From: Tim Rollenhagen [REDACTED]

Sent: Thursday, August 17, 2023 11:25 AM

To: Douglas Miller <dmliller@co.valley.id.us>; Cynda Herrick <cherrick@co.valley.id.us>

Cc: Valley County Commissioners <commissioners@co.valley.id.us>

Subject: Regarding the Garnet Valley Hearing

Hello Cynda and Douglas,

My name is Tim Rollenhagen. I own a home at 14 Charters Dr in West Meadows. I am respectfully contacting you today to request the upcoming Garnet Valley Hearing be rescheduled. The current schedule of Tuesday after Labor Day will make it difficult for many homeowners to attend this important hearing. I would also ask that the hearing be scheduled after 5pm so those of us with jobs can more easily attend.

I have contacted you in the past regarding my staunch opposition to this developers plan for West Meadows. I would like to say I am against this development for the same host of reasons as in the past. Developments like this are not compatible with our West Meadows neighborhood and would add traffic, noise, put our roads and bridges under stress, increase density and would generally detract from the area. Our local infrastructure is not set-up for this type of aggressive development i.e. road width etc...

Thank you for your time and consideration.

Tim Rollenhagen
Data Management/Onboarding



visualdata 

610 N. Hollywood Way
Burbank, CA 91505

visualdatamedia.com



Preferred Plus Encoding House
Video Delivery - 2023

Confirmation Please/Garnet Valley

Lori Hunter <lhunter@co.valley.id.us>

Fri 8/18/2023 9:46 AM

To: Therese Gibboney [REDACTED]; Cynda Herrick <cherrick@co.valley.id.us>; Linda Eddy [REDACTED]; Valley County Commissioners commissioners@co.valley.id.us

I will add this comment to the staff report.

Lori Hunter
Valley County Planning & Zoning Assistant Planner
208-382-7115
219 N. Main Street • P.O. Box 1350
Cascade, ID 83611

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

From: Therese Gibboney [REDACTED]
Sent: Friday, August 18, 2023 9:31 AM
To: Cynda Herrick <cherrick@co.valley.id.us>; Linda Eddy [REDACTED]; Lori Hunter <lhunter@co.valley.id.us>; Valley County Commissioners <commissioners@co.valley.id.us>
Subject: Confirmation Please/Garnet Valley

Hello Lori,

We are emailing you since Cynda Herrick is usually off on Fridays.

We would like a confirmation that Garnet Valley's application moved forward last night, 8/17/23, at the P&Z Commissioners hearing during the facts and conclusions, as a recommendation of denial/dismissal to the Valley County Commissioners. There were no discussions on the facts and conclusions tonight, hence, why we are requesting this confirmation/documentation.

Note our P&Z Director, Cynda Herricks, email below stating this back in 7/19/23.

When time allows please send us the detailed documentation from last night.

We would also like it noted that Commissioner Freeman was for denial during the Garnet Valley hearing on 6/8/23. Therefore, since everything is "carrying over" from Garnet Valley's "rescheduled" hearing on 6/8/23, that should be noted as well. Since Commissioners, Swain, Roberts and Freeman all denied this application, within the two Garnet Valley hearings, it would seem it was actually 3-2 for recommendation for denial, not simply a tie.

Respectfully,
Therese Gibboney & Linda Eddy
Stay Valley Strong - 400 members

Please include this in Garnet Valley's staff report for the hearing on 9/5/23 @ 1:00 pm and when time allows today confirm receipt of this email.

From: Cynda Herrick <cherrick@co.valley.id.us>
Date: July 19, 2023 at 7:23:04 AM MDT
To: Pamela McChrystal
Cc: Valley County Commissioners <commissioners@co.valley.id.us>
Subject: Re: P & Z bylaws

Yes, you are correct. A tie vote is a denial in the bylaws, as stated. I just could not recall the specifics. For a moment I thought it might be a denial of the motion. I was wrong. It is considered disapproval of the item. This will go to the Board of County Commissioners as a recommendation for denial/disapproval.

Attached are the bylaws.

Thanks for your continued interest in P&Z matters.

Cynda Herrick, AICP, CFM
Valley County
Planning and Zoning Director
Floodplain Coordinator
PO Box 1350
Cascade, ID 83611
(208)382-7116

comments on PUD 2301 Garnet Valley and CUP 23-10 Preliminary Plat

From: [REDACTED]

Sent: Friday, August 18, 2023 2:45 PM

To: [REDACTED]; Cynda Herrick <cherrick@co.valley.id.us>

Subject: comments on PUD 2301 Garnet Valley and CUP 23-10 Preliminary Plat

Cynda,

I have written before on this proposal but want to be sure that our objections are set before the County Commissioners. We live close to the proposed subdivision at 1815 Schultz Lane. Our property is within a couple hundred yards of the Garnet Valley site. At the last P&Z meeting it was disclosed that the use of Timberline Drive and Price Street were proposed as the way to get in and out of the subdivision. At that meeting people spoke up saying that those were private streets. Nothing in the proposal addresses that issue. Also we believe that the density exceeds what is appropriate for the area. The closest subdivisions are The Meadows, Hill House Loop, Hawks Bay, Crane Shores and Roseberry Park (where we live) which all are much less dense than the Garnet Valley proposal.

Joel Gyllenskog
Patricia Gyllenskog

August 16, 2023

VALLEY COUNTY COMMISSIONERS
PO BOX 1350
CASCADE, IDAHO 83611

RE: P.U.D. 23-01 & C.U.P. 23-10
Garnet Valley

Dear Commissioners,

You could overlook the facts that these units are not affordable to our workforce that earns under \$55,000.00 a year, overlook that annual leases are mandatory for landlords in Valley County who rent to locals for workforce housing and Garnet Valley will only concede to 6 months to attract short term vacationers renting those units as 69% of The Meadows at West Mountain is currently owned by nonresidents of Valley County, overlook that Valley County is only guaranteed 42 AMI at 80% rent reduced units, overlook the additional travel time by Donnelly Fire and EMS because these units are not located in or near the city of Donnelly and the fire station, overlook the will of the people but there are two reasons that cannot be overlooked as to why you cannot approve this development.

One inconvenient truth discovered in the ITE Traffic Analysis provided in the presentation by the developer is that 2,117 additional vehicle trips will cross the "S" bridge every day which calculates to an additional 132 vehicles an hour on a bridge that your own Road Superintendent, Jeff McFadden, states is obsolete, obsolete because of the traffic volume which makes the bridge dangerous.

The purpose of the State of Idaho under Title 67 is to promote "the health, safety and general welfare of the people of the State of Idaho". You cannot, in good conscience, make that section of road any more dangerous than it already is by adding that many more vehicles. Does another young person need to die in Valley County or bus load of children flip over into Cascade Reservoir on the "S" because of government's failure to take timely action? All this potential risk in the name of a few unaffordable workforce housing units? The risk and the cost is simply too great.

The mitigation by the developer to pave a mile of Norwood Road heading north falls short. No navigational GPS device in tourist vehicles will give them that route to take, county dirt roads will still exist in this section of road and people will not drive it for that reason alone and it is human nature to take the most direct road to their destination.

The second fact that cannot be ignored is this development is contrary to our Comprehensive Plan. I have heard the argument that you can find any answer you wish in the Comp. Plan but individual quotes are not stand alone statements. If you read further into this document it tells you where growth should occur, this type development belong in or near established cities. "To encourage urban and urban type development within incorporated cities" (pg.5 "F"), "to avoid undue concentration of population and overcrowding of land" (pg.5 "G"), "to encourage new development in or near the existing cities and communities in Valley County" (pg.4 goal #4), "most commercial and industrial uses and multi-family residential uses may occur within the cities" (pg. 72), we are to "retain the rural atmosphere of Valley County by protecting natural beauty and open characteristics" (pg. 73 goal #1) and finally the Idaho State Statue 67-6535 graph #1 gives a planning and zoning commission the power to deny a proposal such as this using the Comprehensive Plan as well as other standards and regulations.

If this multi-family development is allowed in this location with the increased densities as requested by this applicant then we will have lost the ability to enforce our Comprehensive Plan. Other PUDs have been approved outside of the city limits in Valley County but those PUDs required specific locations like Tamarack for the purpose of ski slopes or Jug Mountain that required open space for a golf course, this development does not fit that type of request, multi-family units belong in or near our cities.

When Commissioner Thompson was running for his commissioner seat last year he made a statement at the forum in McCall stating "you cannot stop growth but you can manage it". I concurred with that philosophy and that is one of the reasons I supported and voted for him. Now is the time to make good on that promise.

Gary I. Swain
Citizen of Valley County residing in Lake Fork

Search Idaho Secretary of State

From: Pamela McChrystal [REDACTED]
Sent: Sunday, July 23, 2023 8:24 PM
To: Cynda Herrick <cherrick@co.valley.id.us>
Cc: Valley County Commissioners <commissioners@co.valley.id.us>
Subject: Fwd: Search Idaho Secretary of State

Timberline Development LLC Mark Reichman is the property purposed for Garnet Valley .. suddenly dissolved? The same guy that states in writing that he owns the private HOA streets . The same guy that some how owns common areas of The Meadows when the final plat states the HOA owns both that and the water system. The same guy along with Buckskin sued Valley County. The same group you think is great for work force housing/Tamarack construction workers.. while destroying a lovely neighborhood in The Meadows.

You need to do your due diligence! You need to listen to the people that are fighting for our rights and our community.

Sent from my iPhone

Begin forwarded message:

From: Pamela McChrystal [REDACTED]
Date: July 23, 2023 at 8:05:40 PM MDT
To: Reese [REDACTED]
Subject: Search Idaho Secretary of State

Getting weirder?

Search business entities under Timberline and he dissolved in April 2023!

<Search Idaho Secretary of State.png>

Sent from my iPhone

History



Collapse All

Dissolution/Revocation - Administrative ^
- 4/13/2023

<i>Amendment Type</i>	Changed
Dissolution/Revocation - Administrative	
<i>Control ID</i>	04/13/20
0005197113	
<i>Date</i>	Inactive-Dissolver (Adminis
4/13/2023	

Annual Report - 12/6/2021 ^

<i>Amendment Type</i>	Field Name	Changed From
Annual Report	Party Added	
<i>Control ID</i>		
0004517843		
<i>Date</i>		
12/6/2021		

AA

🔒 sosbiz.idaho.gov



Garnet valley new attachments

Cynda Herrick <cherrick@co.valley.id.us>

Tue 8/15/2023 8:22 AM

To: Pamela McChrystal [REDACTED]

Cc: Valley County Commissioners <commissioners@co.valley.id.us>; Douglas Miller <dmiller@co.valley.id.us>; Brian Oakey <boakey@co.valley.id.us>

Hello,

The open space visual presentation sheet was part of Exhibit 1 presented on July 18, 2023. It was posted on the Valley County website. See the following:

[printhandler.ashx \(amazonaws.com\)](http://printhandler.ashx (amazonaws.com))

It was part of the applicant's presentation.

Open space is calculated by dividing the open space acres by the total acres in the development.

I have asked the developer to clarify to the public the concerns that have been expressed at their September 5 presentation. I believe it is a comparison of the increased open space.

Thanks, Cynda

Cynda Herrick, AICP, CFM
Valley County
Planning and Zoning Director
Floodplain Coordinator
PO Box 1350
Cascade, ID 83611
(208)382-7116

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

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

From: Pamela McChrystal [REDACTED]
Sent: Monday, August 14, 2023 8:01 PM
To: Sherry Maupin <smaupin@co.valley.id.us>
Cc: Cynda Herrick <cherrick@co.valley.id.us>; Valley County Commissioners <commissioners@co.valley.id.us>
Subject: Re: Garnet valley new attachments

These are documents that Cynda added to the attachments of Garnet Valley after the hearing. This is a serious issue that Cynda has gotten herself into.

Sherrie you spew the word conversation in every other word you speak ... but it goes nowhere. I want an answer from Cynda, Doug or VC attorneys on how Garnet Valley is calculating open space while using The Meadows open space. This has been snuck in AFTER the fact on PZ attachments. Im guessing that Cynda isn't aware of the context of what she posted. Perhaps you should have a CONVERSATION with Cynda.

On Aug 14, 2023, at 7:41 PM, Sherry Maupin <smaupin@co.valley.id.us> wrote:

Pam these are all conversations that need to be had during the public hearing. We cannot look nor research anything outside of the public hearing or we have to not use the information that is given in part of our decision. Anything you send us outside of that meeting is disallowed.

Sherry Maupin
Valley County Commissioner
208-315-5107
219 N Main | PO Box 1350
Cascade, ID 83611
smaupin@co.valley.id.us

From: Pamela McChrystal [REDACTED]
Sent: Monday, August 14, 2023 5:00:00 PM
To: Cynda Herrick <cherrick@co.valley.id.us>
Cc: Valley County Commissioners <commissioners@co.valley.id.us>
Subject: Re: Garnet valley new attachments

Can someone please explain this to me?
See below
Thank you

> On Aug 11, 2023, at 12:58 PM, Pamela McChrystal [REDACTED] wrote:
>
> See page 27 . How can they use The Meadows common areas in their open space calculations?
>
> Sent from my iPhone

>> On Aug 10, 2023, at 8:01 PM, Pamela McChrystal [REDACTED] wrote:
>>
>>
>> Please explain to me new attachments to Garnet Valley July 18 public hearing after the fact.
>> Please explain to me how Garnet Valley is are using The Meadows common area as their calculation to Garnet Valley overall open space.
>> It just keeps getting dirtier.
>> Thank you
>> <https://twistcms-shared.s3.us-west-2.amazonaws.com/meetings/110/attachments/953.pdf>
>>
>>
>>
>> Sent from my iPhone
>> <953.pdf>



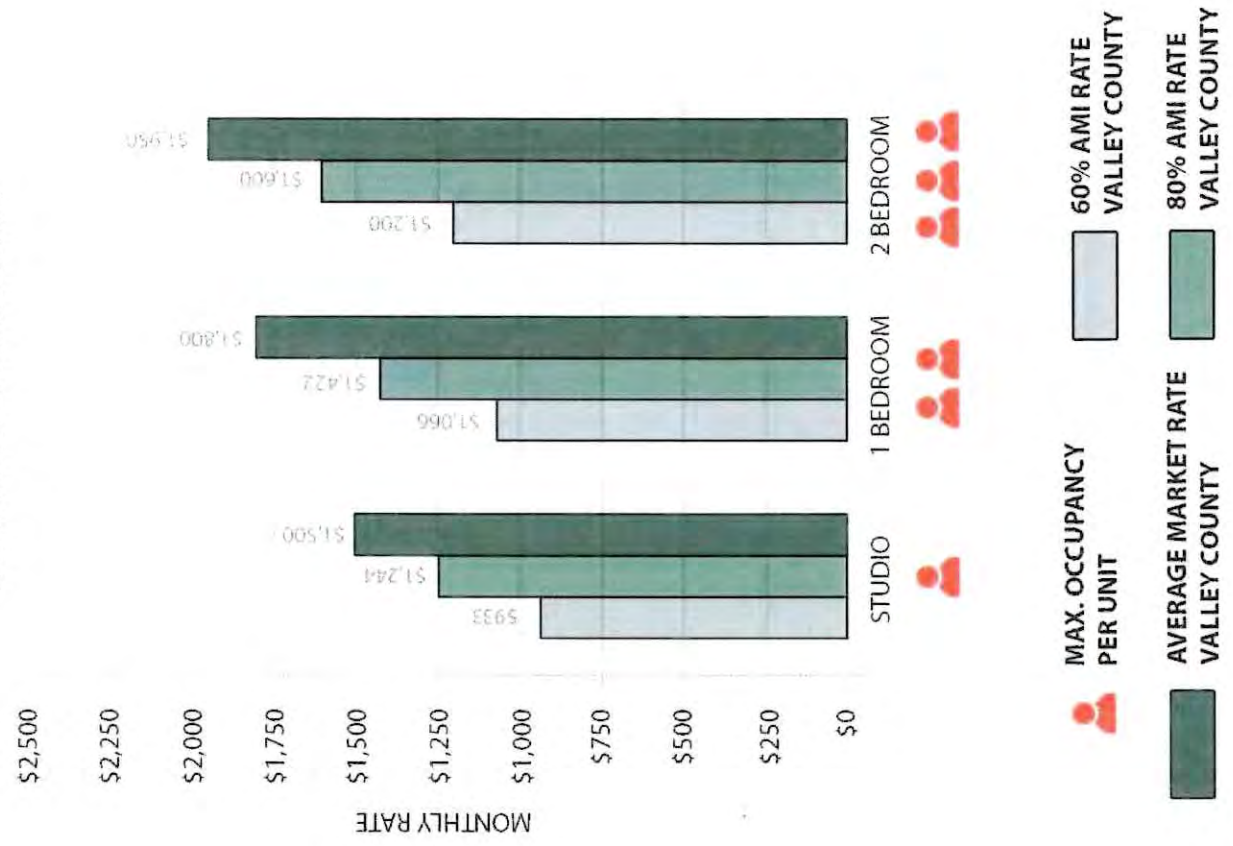
Garnet Valley
Planned Unit
Development
& Preliminary
Plat
Valley County

Feedback from June 8th Planning & Zoning Commission Meeting

- Workforce housing information
- Additional roadway and traffic information
- Water and sewer system improvements
- Sample lease for multi-family units
- Draft Development Agreement

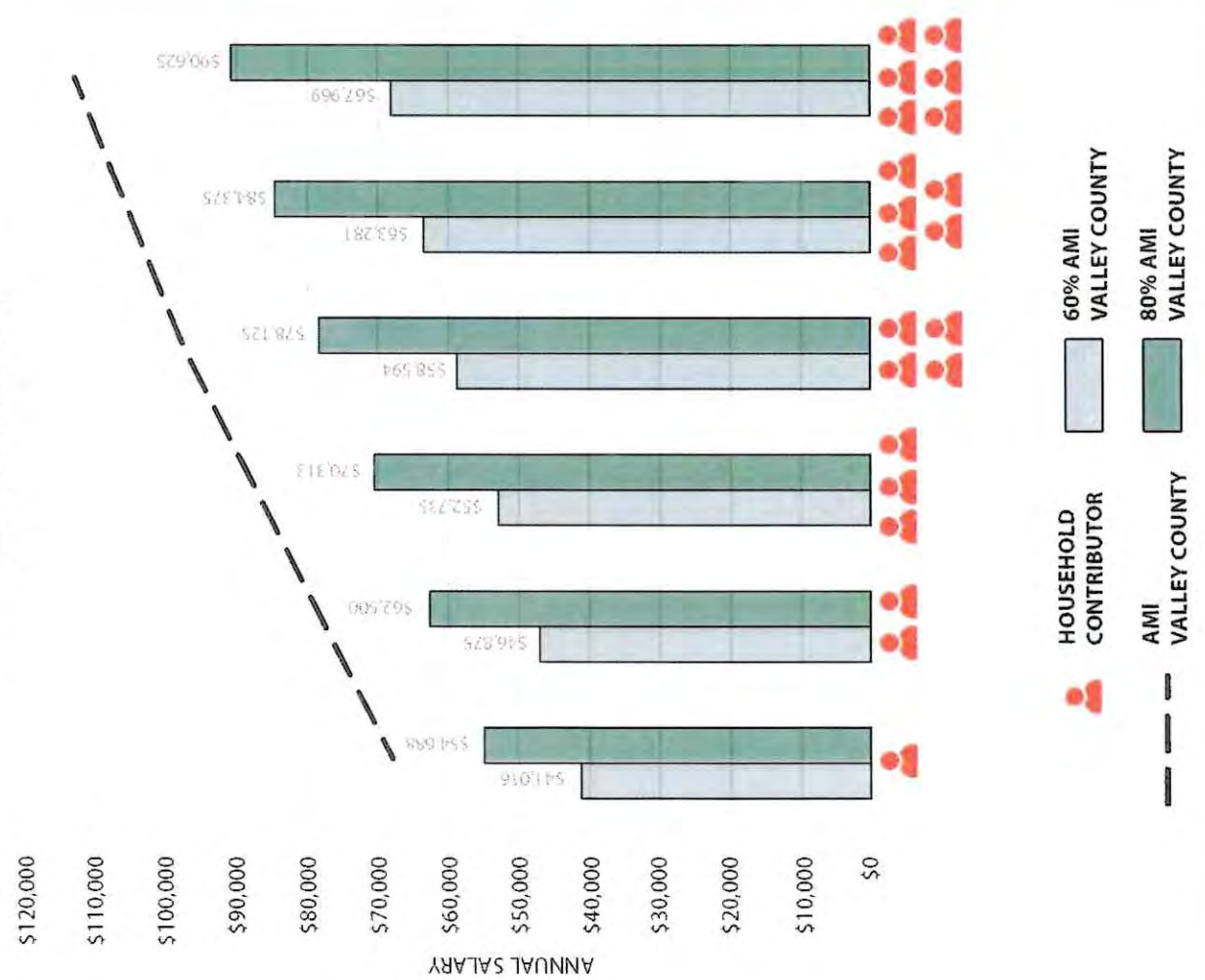
RENT LIMITS FOR 2023

(BASED ON 2022 IDAHO HOUSING AND FINANCE ASSOCIATION DATA)



INCOME LIMITS FOR 2023

(BASED ON 2022 AVERAGE MEDIUM INCOME GUIDELINES FOR VALLEY COUNTY, IDAHO)



Unit Types

Unit Type	Number of Units	Average Square Footage
Studio	27	556
Studio (workforce)	18	556
1 Bedroom / 1 Bathroom	112	760
1 Bedroom / 1 Bathroom (workforce)	18	760
2 Bedroom / 2 Bathroom	117	1,115 – 1,195
TOTAL	306	

Traffic and Roadways

- Earthwork (Offsite)

3	Final Subgrade (Offsite)	192,000.00	SF	\$0.09	\$17,280.00
4	Type II Subbase (12- Inches) (Offsite)	9,244.00	CY	\$51.43	\$475,418.92
5	3/4" Road Mix Base Prep (6-Inches) (Offsite)	4,622.00	CY	\$54.24	\$250,697.28
6	HMA Paving (2.5- Inches) (Offsite)	2,343.00	TON	\$189.48	\$443,951.64
7	2 Ft Shouldering (Offsite)	577.00	CY	\$56.29	\$32,479.33

6/2023 3:54:15 PM

Page 1 of 2

Item #	Item Description	Estimated Quantity	Unit	Unit Price	Total Price
- Miscellaneous					
2	Concrete Collars	1.00	LS	\$93,021.51	\$93,021.51
3	Striping & Signage	1.00	LS	\$4,435.63	\$4,435.63
- Miscellaneous (Offsite)					
8	Striping & Signage (Offsite)	1.00	LS	\$7,221.61	\$7,221.61

SUBTOTAL OFFSITE ROADWAY COSTS: \$1,324,505.92

Traffic and Roadways

Estimated Norwood Roadway

Improvements:

\$1,294,504 total / \$165.56 per lineal
foot

= 7,818 linear feet of improvements or
1.48 miles

~3 miles total

Scheline Ln

Lil Johnson Pond

55

55

186

Whiskey Mountain Retreat

427

Edwards Mosquito Abatement District

Growler's Pizza Grill Donnelly

Cougar Dave's Food & Donnelly

Donnelly

55

Boulder Cree



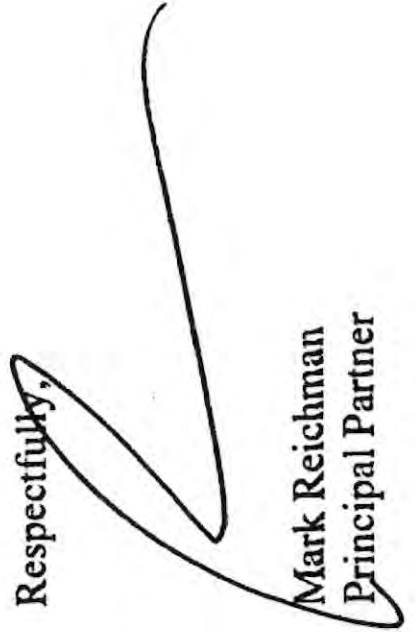
**RE: Garnet Valley PUD - Private Roads
Valley County, ID**

Dear Mr. Warhaft:

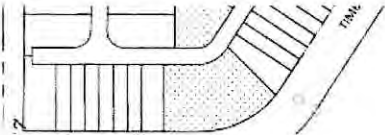
We have reviewed your request to utilize the existing private roads within the Meadows at West Mountain PUD for your secondary access. Timberline Development Inc. retained ownership of the private roads within the development to assure the remaining property that is located within the original Preliminary Plat boundary could also be served by these private roads. After reviewing your proposed layout and roadway access plan, we will grant you access to the previously completed private roads to serve as Garnet Valley's for secondary access. Since Garnet Valley PUD will not be governed by the Meadows at West Mountain's covenants, conditions, and restrictions, we require that your development enters into a Road Development Agreement to share the road maintenance costs for the two connecting street segments (Timberline Drive and Price Street). The maintenance cost for these road segments will be shared equally with the Meadows at West Mountain's HOA. Since these road segments serve as the primary access for The Meadows at West Mountain, their HOA will determine the maintenance requirements and repair schedules.

If you have any questions or comments, please call me directly.

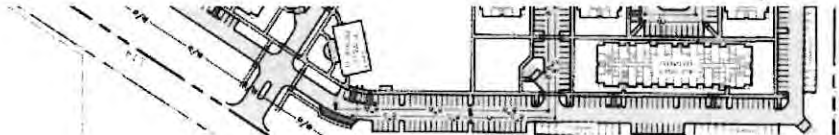
Respectfully,



**Mark Reichman
Principal Partner**



UNPLATED



TIMBERLINE DEVELOPMENT INC.

132 SW 5TH AVE.
SUITE 100
MERIDIAN,
IDAHO 83642

June 5, 2023

Roseberry Park LLC.
Dean Warhaft, PSM
13580 Ludham Road
Pinecrest FL 33156

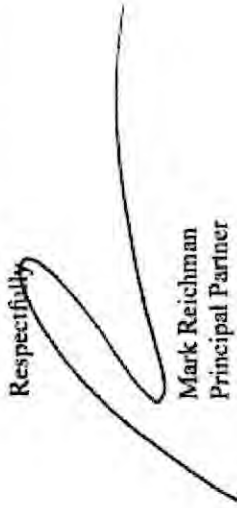
RE: Garnet Valley PUD - Water Will Serve
Valley County, ID

Dear Mr. Warhaft:

The above referenced project is serviceable by the Meadows Water, LLC which is owned and operated by Timberline Development Inc. under its present tariffs, rules and regulations as filed with the Idaho Public Utilities Commission. The water infrastructure system as defined in IDAPA 58.01.08.003 must be designed to Department of Environmental Quality (DEQ) facility and design standards and must be approved by DEQ. Prior to connection to the water system, the developer must also complete the improvements listed in your pre-development meeting.

If you have any questions or comments, please call me directly.

Respectfully



Mark Reichman
Principal Partner

Water & Sewer

Meadows Water Company will provide service with conditions.

- Install back-up generators
- Designed to DEQ requirements

North Lakes Recreational Sewer and Water District will provide service with conditions.

- Upgrade pumps
- Upgrade electrical
- Upgrade back-up generator

Working with NLRSD to develop regional water system.

- No additional wells needed to serve area.
- Have local, professional entity to run and operate the system.

EXHIBIT B
Conditions of Zoning Approval



1. **Compliance with Plans.** Compliance with plans and specifications submitted to and on file in the Planning and Zoning Department dated received _____, except as expressly modified herein or pursuant to application to the County.
2. **Maximum Units.** The maximum number of units allowed shall be 316 (306 multi-family and 10 single-family units).
3. **Workforce Housing.** A total of 82 units throughout the project (collectively, the "Workforce Units") shall be identified from time to time and subject to the following affordability and workforce housing program. As further described below, the 82 Workforce Units shall include a combination of "80% AMI Restriction" units, "LIHTC Restriction" units, and the "Fire District Unit" (each as defined below).
 - a. **80% AMI Restriction.** Initially, 47 units shall be rent-restricted to individuals making no more than eighty percent (80%) of average median income ("AMI") for Valley County, Idaho for the size of the household in question, as published from time to time by the Idaho Housing Finance Association, Inc. ("IHFA") or any successor to IHFA responsible for administration of Housing Tax Credits under the 1986 Tax Reform Act.
 - b. **LIHTC Restriction.** Developer shall set aside one building containing a minimum of 34 units (collectively, the "LIHTC Units") for development under the Low-Income Housing Tax Credit (LIHTC) program administered by IHFA. Developer shall employ commercially reasonable efforts to obtain LIHTC funding for the LIHTC Units and shall not be permitted to construct the same without LIHTC funding approval for a period of ten (10) years. Upon such approval, it is anticipated that the LIHTC Units shall be available for rent at 60% of AMI but shall be subject to the requirements of federal law and the entity administering the LIHTC program at the time (anticipated to be IHFA).
 - i. In the event Developer is unable to receive LIHTC funding during said ten-year period, Developer may construct the LIHTC Units, which shall be subject to the 80% AMI Restriction set forth in Section 3.a. above, increasing the number of 80% AMI Restriction units to 81.
 - c. **Fire District Unit.** Developer shall make one (1) unit available at no cost to Donnelly Rural Fire Protection District (the "Fire District") for a period of ten (10) years, which initial term may be renewed by the Fire District in its sole discretion for an additional ten (10) year period on the same terms and conditions. The Fire District's occupancy of said unit shall be subject to reasonable conditions related to maintenance, occupancy, and use. In the event the Fire District terminates or chooses to no longer occupy, said unit shall be subject to the 80% AMI Restriction set forth in Section 3.a. above.
 - d. **Workforce Unit Allocation and Completion.** Developer shall ensure that a prorata number of Workforce Units are made available for occupancy concurrently with each building that receives a certificate of occupancy. The prorata allocation shall be based on the total number of Workforce Units required under this Agreement and the total number of buildings in the development minus one (i.e. 48 units - 8 buildings = 6 units per building). Failure to comply with this clause shall be considered a breach of this Agreement.
 - e. **Workforce Unit Occupancy Restriction.** All Workforce Units shall be reserved to Valley County residents or those showing proof of employment with a Valley County employer at

4. **Fencing.** No exterior, perimeter fencing is permitted; instead a landscape buffer shall be provided in accordance with those certain plans dated received _____ and included on Exhibit C.
5. **Rental Length.** In order to ensure the project provides workforce housing, no rentals of less than 180 days shall be permitted. The foregoing is in accordance with Valley County Code Section 1-8-4.A.6.c and shall be modified in the event the foregoing provisions of Valley County Code are modified. If the foregoing short term rental period is increased by Valley County Code, any non-conforming lease shall be required to come into compliance with such updated time period at the end of its then-current lease term. Ongoing proof of such restriction shall be provided to the County Zoning Administrator for confirmation upon request.
 - a. **Employer Housing Exception.** in the spirit of providing workforce housing, local employers may lease units for purposes of housing employees on an ongoing basis. Such employees' occupancy, in such cases, may not last the one-year period identified above. The foregoing shall be permitted so long as such units are: (i) subject to leases satisfying the one-year minimum identified above; and (ii) proof of employment and occupancy is provided to Developer in connection with such rental arrangements.
6. **Single-Family Homes.** Any single-family residential homes installed on the Property must be of new construction and stick-built.
7. **Clubhouse.** The clubhouse proposed with the Project shall be used only by residents and their guests. Illustrative depictions of the clubhouse are included on **Exhibit D**, attached hereto and made a part hereof. Use of the clubhouse shall not be permitted for commercial use unless additional required approvals are provided by the County.
8. **Traffic Mitigation.** Developer shall pay a traffic mitigation fee to the County in the amount of _____ per market-rate unit, which traffic mitigation fee may be used by the County to address existing roadway deficiencies. No mitigation fee shall be required for Workforce Units. In the alternative, Developer may propose construction of roadway improvements as approved by the County in a roadway impact mitigation agreement to be reviewed and approved by the Valley County Board of County Commissioners. Any such agreement (traffic mitigation fee or construction) shall be a requirement of recording of the first final plat of the project.
9. **Open Space, Trails, and Pathways.** Open space, trails, and pathways shall be provided within the project substantially in accordance with **Exhibit E**, attached hereto and made a part hereof. Uses of open space areas may be modified so long as the dimensions of such open space remains substantially consistent with Exhibit E. For example, open space areas may include play or recreational amenities not identified on Exhibit E. No residential structures may be constructed on open space areas without amendment to this Agreement.
10. **Amenities.** The project shall include the following amenities: children's play structure, clubhouse, patio and seating area, sport courts, and pathways, as further depicted on **Exhibit F**, attached hereto and made a part hereof. Amenities shall be installed in accordance with the Phasing Plan attached hereto as **Exhibit H** and made a part hereof.

GARNET VALLEY

CONCEPTUAL, SUBJECT TO CHANGE

PATHWAY AND TRAILS LEGEND

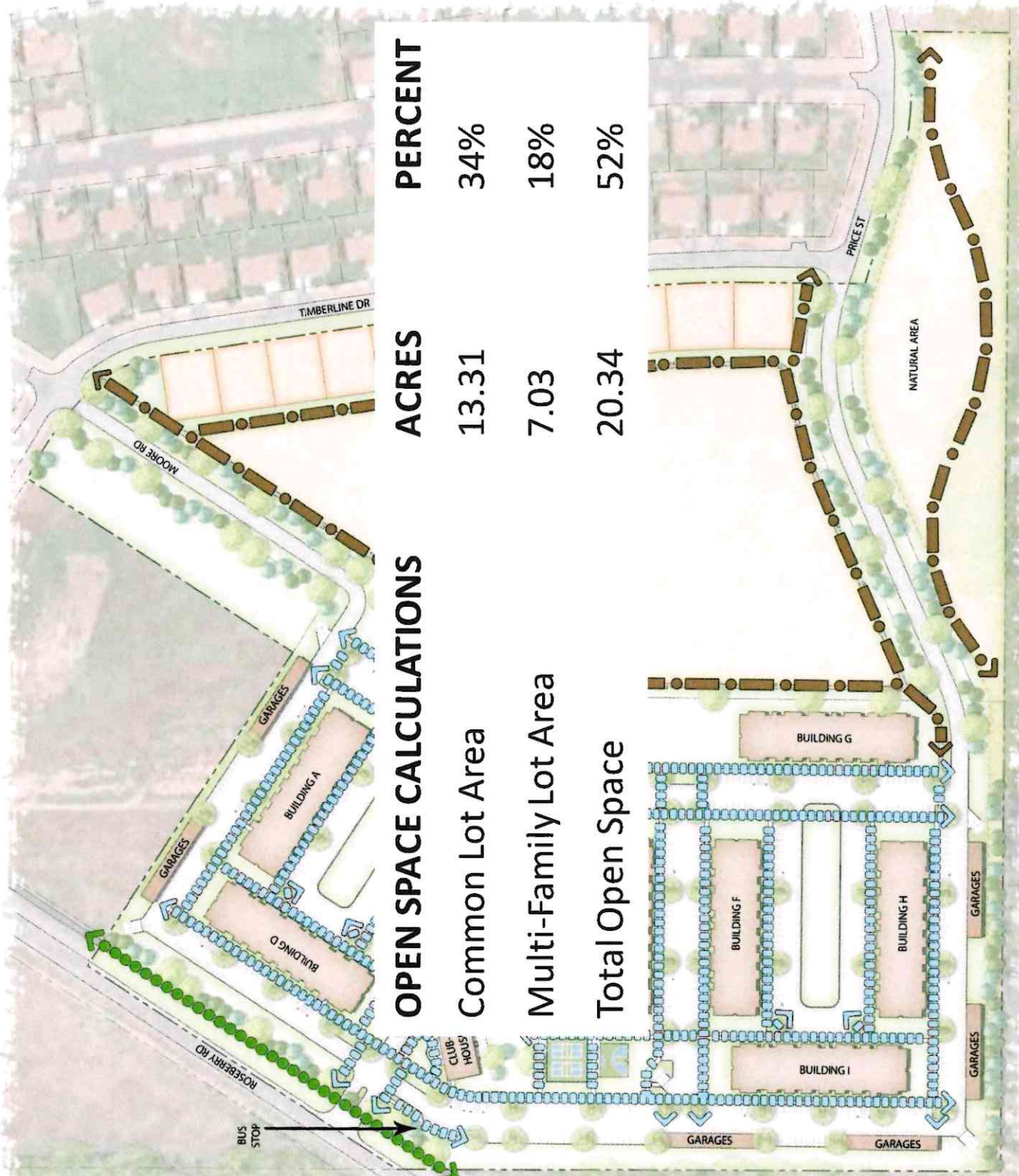
-  6' RECREATIONAL PATHWAY - NATURAL SURF
-  EXISTING ASPHALT PATHWAY - PAVED
-  5' SIDEWALK - PAVED

LOT LEGEND

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

OPEN SPACE CALCULATIONS

	ACRES	PERCENT
Common Lot Area	13.31	34%
Multi-Family Lot Area	7.03	18%
Total Open Space	20.34	52%





C

PLAYGROUND REFERENCE PHOTO
N.T.S.



B

PICKLEBALL COURT REFERENCE PHOTO
N.T.S.



A

BASKETBALL COURT REFERENCE PHOTO
N.T.S.

11. Infrastructure.

- a. **Sewer and Water.** An agreement with North Lake Recreational Sewer and Water District ("NLRSWD") must be finalized prior to signature of the first final plat. Such agreement shall include all improvements to area sewer and water infrastructure sufficient to permit NLRSWD to service the project.
- b. **Access.** Access onto public streets (W. Roseberry Rd.) shall be provided in accordance with the approved site plans. In the event access onto neighboring private streets is determined by a court having jurisdiction to be prohibited, Developer shall pursue and obtain a modification to the final plat with additional access onto W. Roseberry Rd.
- c. **Trash.** It is anticipated that Lakeshore Disposal shall provide trash collection services. Developer shall provide a will-serve letter confirming such service in connection with the first final plat of the property.
- d. **Parking.** Parking shall be in accordance with the approved site plan for the project. Developer (or its successors) shall be responsible for any and all parking enforcement within the Property. The project plan for the Property is attached as **Exhibit G** and made a part hereof. Developer shall ensure that resident parking occurs only within the Property and not on adjoining public or private streets.
- e. **Stormwater Management and Drainage.** Stormwater management and drainage shall be provided in accordance with the grading and drainage plans attached to the approved preliminary plat. The detailed stormwater management and site grading plan shall be approved by the Valley County Engineer prior to any work being done on-site. Preliminary grading and drainage plans shall be subject to modification in connection with final construction documents. Storm drainage systems shall meet or exceed 25-year storm drainage criteria. Any property affected by jurisdictional wetlands shall require application and approval by the U.S. Army Corps of Engineers.
- f. **Public Transit.** Prior to signature of the first final plat, Developer shall provide proof of discussions with Tamarack and area transit authorities in order to identify and reserve a potential bus stop location within the Property.

12. **Phasing Plan.** The project shall be phased in accordance with that certain phasing plan attached as **Exhibit H**, attached hereto and made a part hereof.

13. **Amendment.** No changes or amendments to this Agreement shall be permitted unless specifically agreed in writing by Developer and the County in accordance with then-applicable County ordinance requirements.

Conditions from Staff Report (with modifications shown in underline/strikethrough)

14. This 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.

15. Any change in the nature or scope of land use activities shall require an additional Conditional Use Permit.

16. The first final plat shall be recorded within two years of approval of the conditional use permit or this permit will be null and void.

WEST MOUNTAIN ESTATES SUBDIVISION

OPERATING PARCELS

6100 N. HILLHOUSE

2000 S. HILLHOUSE

2000 S. HILLHOUSE

UNPLATTED

PHASE 2

PHASE 1

HILLHOUSE SUBDIVISION NO. 2

UNPLATTED AREA

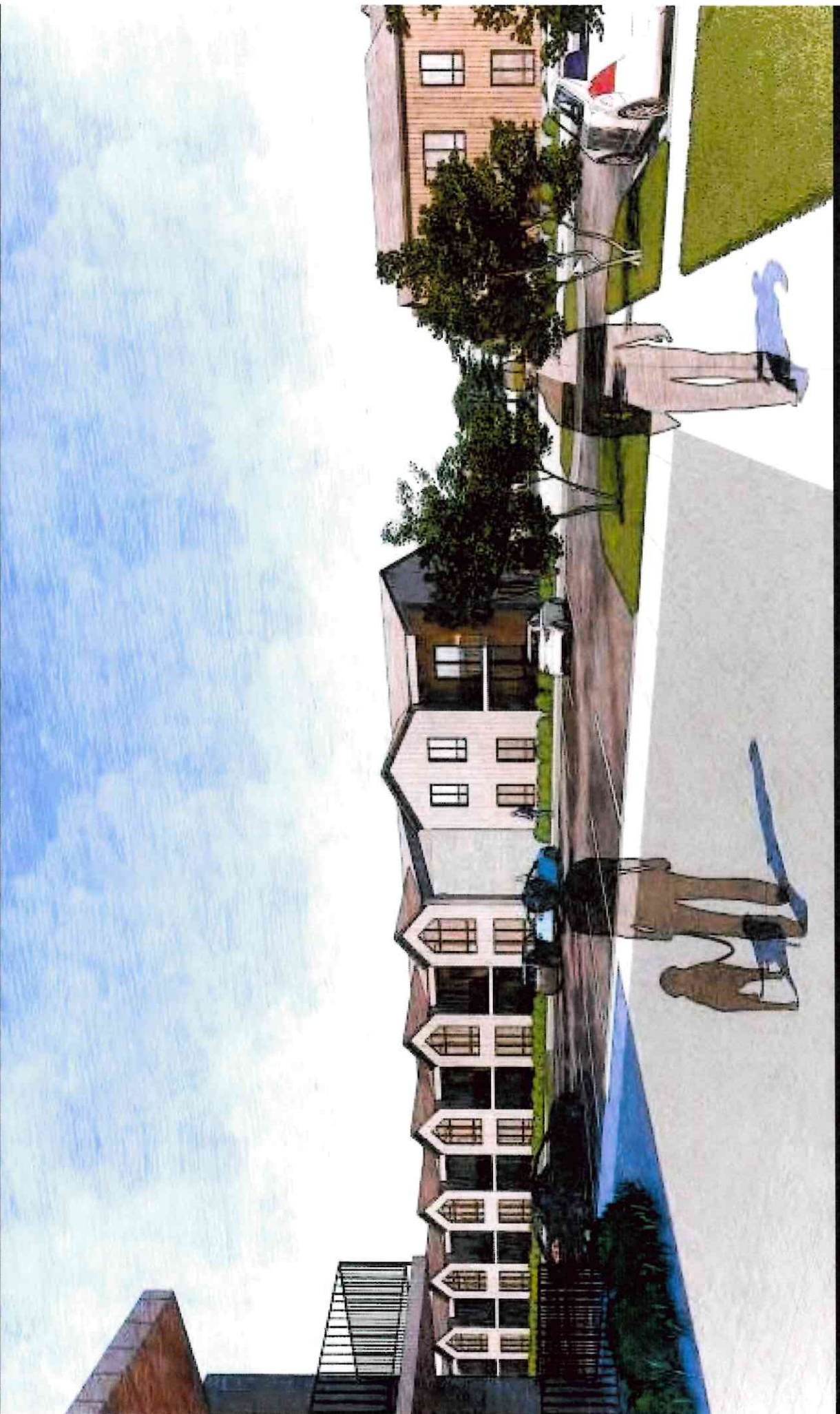
HILLHOUSE SUBDIVISION

PHASING PLAN









DEVELOPER

Developers announce changes to Donnelly housing project to add low-income housing & unit for fire dept.



GARNET VALLEY
DONNELLY, IDAHO

DATE: 2023.06.09
VIEW: PERSPECTIVE 3



memmillan | pazdan | smith
ARCHITECTURE

rendering of Garnet Valley by McMillan Pazdan Smith



By Gretchen Parsons - BoiseDev Managing Editor

July 11, 2023



Sign In

Idaho Central CREDIT UNION

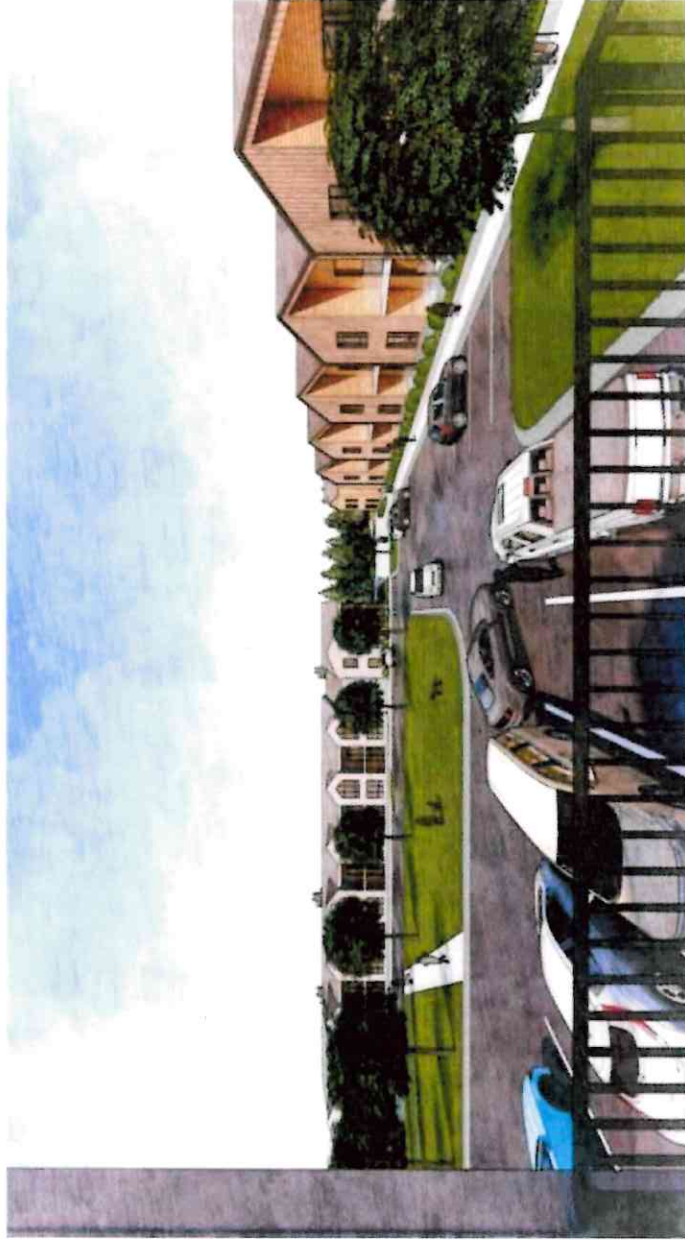
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Home > IBR Headlines > Roseberry Park announces updated plans for Garnet Valley, affordable housing



GARNET VALLEY
DONNELLY IDAHO

DATE: 2023-06-09
VIEW: 1000000000

Garnet Valley rendering. (via McMillan Pazzian Smith)

Roseberry Park announces updated plans for Garnet Valley, affordable housing

Admin // July 17, 2023



VALLEY COUNTY, ID — Roseberry Park LLC, a special purpose entity of [Three Pillar Development LLC](#),

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BUSINESS REVIEW Breakfast Series

August 3, 2023 | 8 a.m.

Community Planning

REGISTER NOW

Top Stories



Traffic Analysis

PROJECT TRIP GENERATION

The Institute of Transportation Engineers' (ITE) *Trip Generation Manual, 11th Edition* was used to estimate the number of new trips that are anticipated to be generated by the proposed development. The *ITE Trip Generation Manual* is a widely accepted reference that contains a compilation of trip generation studies completed at sites throughout the country. ITE does not offer a rural land use setting as an option for single-family and multi-family housing, however it is available as an option for recreational homes. As this setting in Donnelly might be considered as having both rural and recreational characteristics, it is proposed that an average of the totals for Multi-Family (ITE220) and Recreational Housing (ITE 260) land uses be considered for the planned 306 units. Daily and peak hour trips, shown in **Table 1**, were calculated using applicable regression equations/rates from the *ITE Trip Generation Manual*. The ITE *Trip Generation Manual* information is provided in **Attachment B**.

Table 1 – Trip Generation

Land Use Type	ITE Land Use Code	Quantity	Units	Daily Total	AM Peak			PM Peak		
					In	Out	Total	In	Out	Total
Single Family Detached Housing	210	10	Dwelling Units	80*	2	7	9	7	4	11
Multifamily Housing (Low-Rise)**	220	306	Dwelling Units	2037	28	90	118	96	56	152
			Total	2117	30	97	127	103	60	163

* Trip Generation based on Valley County CIP cost data

** Trip Generation Computed Using Urban/Suburban Setting

*** Trip Generation Computed Using Rural Setting

Preliminary Plat

+/- 38.84 acres

Total lots: 15

Single-family: 10

Multi-family: 1

Common space: 3

Right-of-way: 1

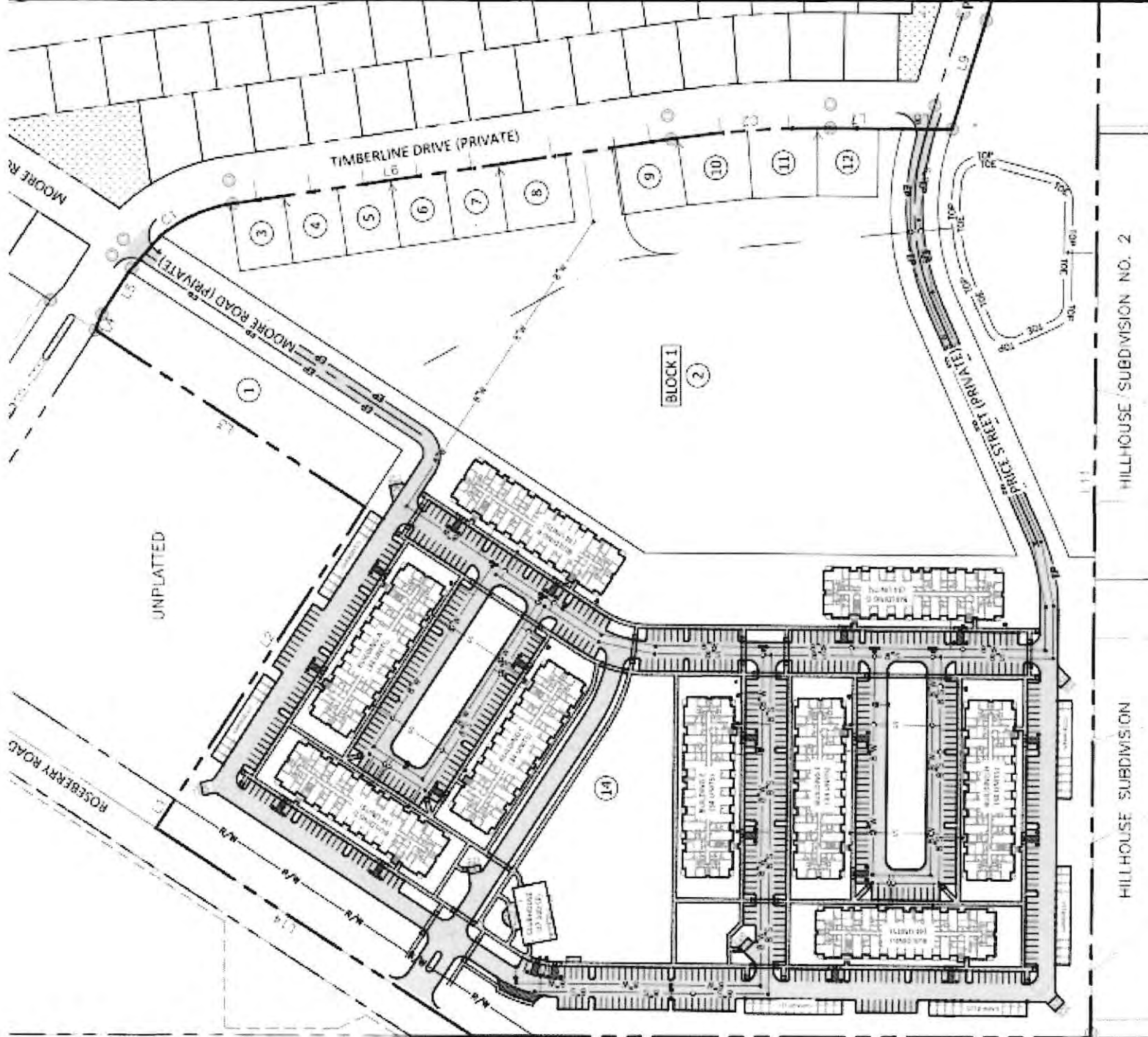
Multi-family units: 306

Density

Overall: 8.1 units/acre

Single-family: 4.9
units/acre

Multi-family: 13.4
units/acre



HILL HOUSE SUBDIVISION NO. 2

HILL HOUSE SUBDIVISION

Single-family

10 single-family lots adjacent to existing residences within Meadows at West Mountain

8,000 square foot lots to match existing lots

Over 9 acres of open space to provide buffer to multi-family

3.8 acres open space on south side of Price Street to buffer existing single-family homes in Hillhouse Loop



Multi-family

+/- 22.81 acres

Multi-family units: 306

Mix of studio, 1- and 2-
bedroom units

Density: 13.4 units/acre

7 acres (18%) open space

- Pickleball courts
- Tot lot
- Clubhouse with outdoor seating and patio
- Open space areas

Height of buildings – 2 story
(#of feet?)



Multi-family

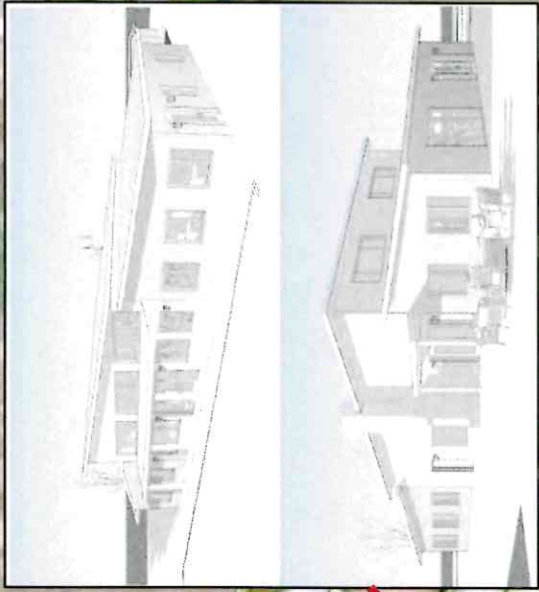
Clustering of multi-family units on the west side of the site to provide a buffer and transition to adjacent homes.

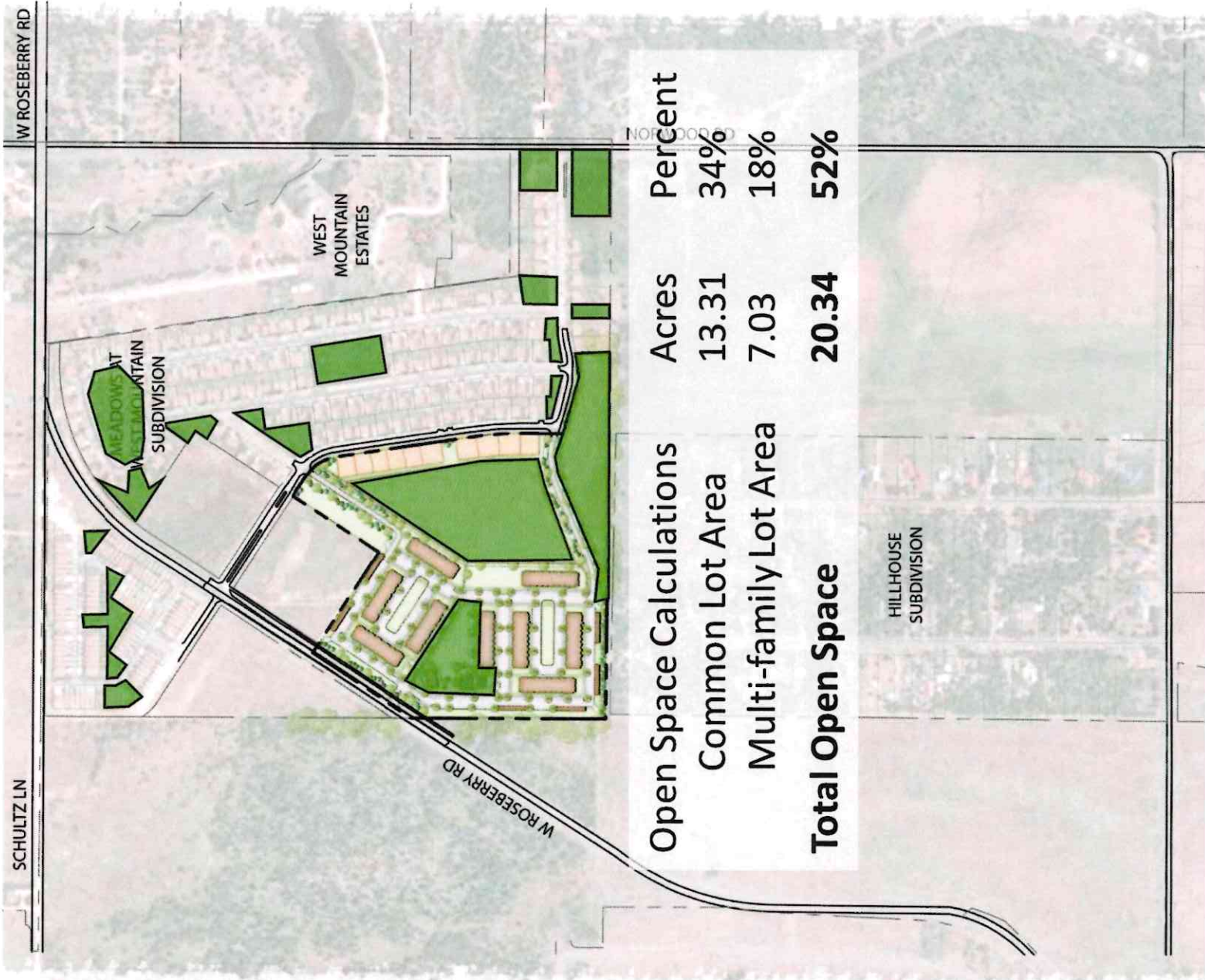
Multi-family units about 6 lots within the Hillhouse Loop Subdivision

- 3 lots have been developed with homes
- closest structure is about 200' south of Garnet Valley property line



Open Space & Amenities





Open Space Calculations	Acres	Percent
Common Lot Area	13.31	34%
Multi-family Lot Area	7.03	18%
Total Open Space	20.34	52%

Fire Department



POSITION DETAILS

Rank: Paramedic

Salary: \$50,000 +PERSI (State retirement), PTO, Health Insurance and Vacation.

Opens: November 24, 2022

Closes: When Filled

To Apply:

Submit application packet

By Mail To:

Donnelly RFPD
Attn: Chief Bonilla
PO Box 1178
Donnelly, ID 83615

By Email To:

Employment Opportunity:

Paramedic

Donnelly Rural Fire Protection District is accepting applications for Paramedic. This individual will be assigned to a three person shift on a 48/96-hour rotation.

Primary Responsibilities

- Respond and perform emergency medical response and non-emergency medical response activities in accordance with State licensure level and DRFPD protocols including patient transport, medical treatment, accident prevention, training, and public education.
- Respond to firefighting activities including driving apparatus, operating, and maintaining emergency response equipment and machinery, laying hose, and performing fire suppression, rescue, Hazmat, incident investigations, training, and public education.
- Protect and maintain incident scene evidence for possible later investigation.
- Assist in life safety and benefit to the public; identify and mitigate hazardous situations.
- Participate in building/fire inspections, hydrants, and other fire prevention programs.
- Perform general station duties for the upkeep of facilities and equipment.
- Drive, operate, and maintain all assigned apparatus and equipment in accordance with District and DRFPD manuals, policy, procedures, and standards.
- Assist in developing plans for special assignments and programs, collateral duties, emergency preparedness and response, and training programs.
- Participate in all required training to maintain up-to-date knowledge, skills, and certifications of all practices, procedures, standards, policies, and responsibilities required for the position and licensure in accordance with District and DRFPD policy, procedures, and standards.
- Teach, instruct, and mentor other emergency responders.

UNPLATTED

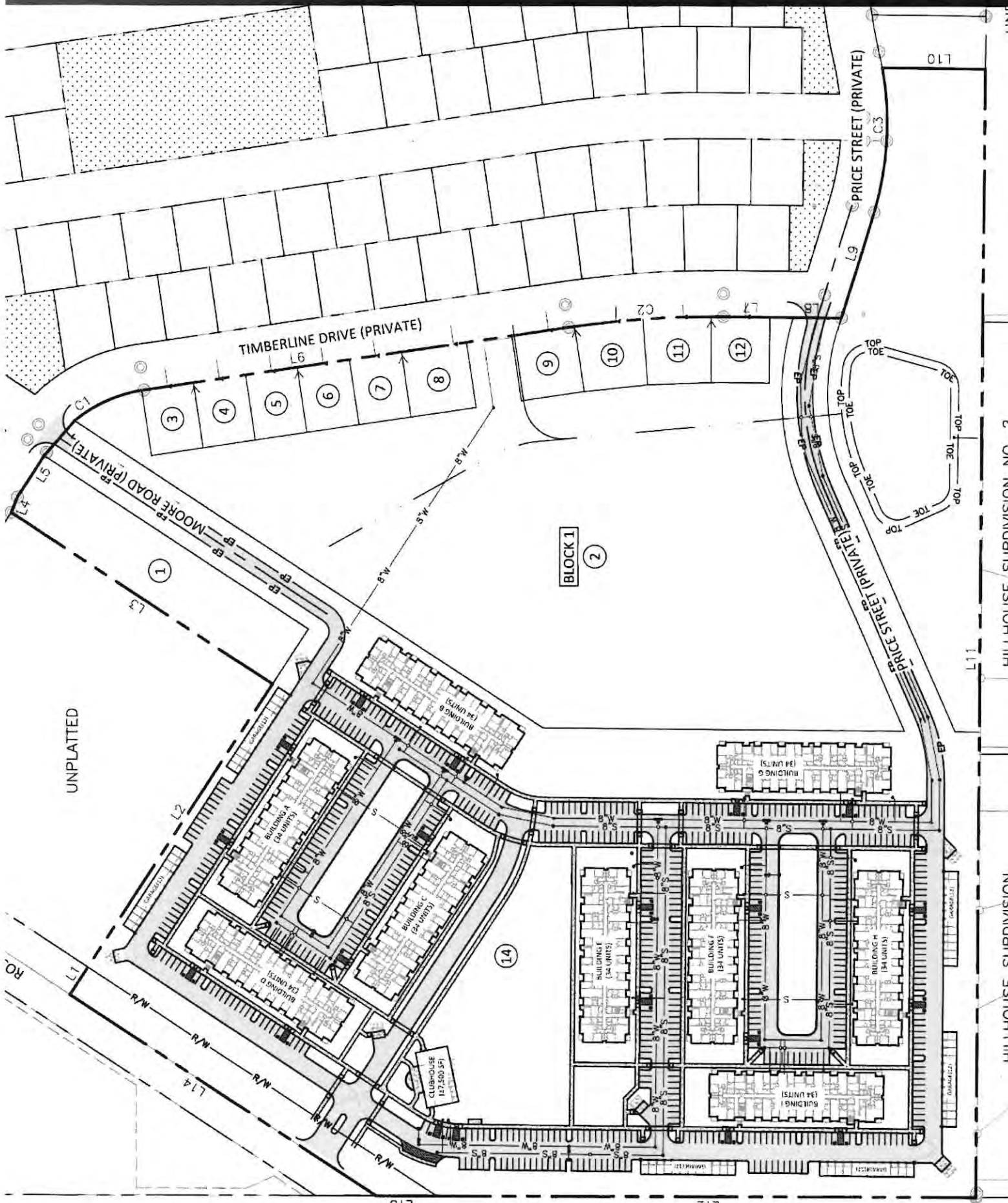


CLUBHOUSE & AMENITIES

DETENTION POND

PATH

1 2 3 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24 25 26 27 28 29 30 31 32 33 34 35 36 37 38 39 40 41 42 43 44 45 46 47 48 49 50 51 52 53 54 55 56 57 58 59 60 61 62 63 64 65 66 67 68 69 70 71 72 73 74 75 76 77 78 79 80 81 82 83 84 85 86 87 88 89 90 91 92 93 94 95 96 97 98 99 100 101 102 103 104 105 106 107 108 109 110 111 112 113 114 115 116 117 118 119 120 121 122 123 124 125 126 127 128 129 130 131 132 133 134 135 136 137 138 139 140 141 142 143 144 145 146 147 148 149 150 151 152 153 154 155 156 157 158 159 160 161 162 163 164 165 166 167 168 169 170 171 172 173 174 175 176 177 178 179 180 181 182 183 184 185 186 187 188 189 190 191 192 193 194 195 196 197 198 199



Staff Comments & Questions

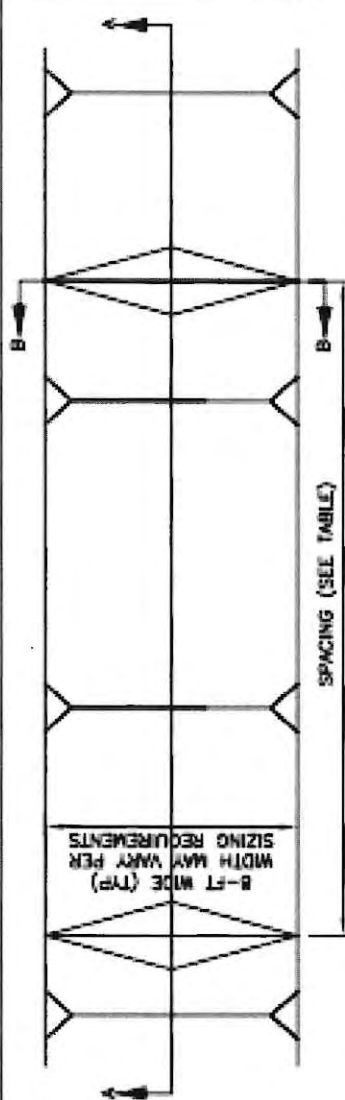
3. Do you have approval or have an agreement to use Timberline Drive?
Yes. The current property owner is the original developer for the Meadows at West Mountain project. They retained ownership of the roadways and have coordinated with the HOA on maintenance and use. A letter from the current property owner permitting use of Timberline Drive has been submitted to staff.
4. Can you use the Timberline water system?
Yes. We have coordinated with the current property owner and original developer on an agreement to use the Timberline water system.
5. Will you be updating your phasing plan so that phase 1 includes access from W Roseberry Rd? Do you have a current phasing plan?
Access to Roseberry Rd will be in first phase. We can update a conceptual phasing plan. Any phasing plan is subject to change and will be dependent on site and market conditions
6. Will the pathway along W Roseberry Road be continued through this property?
Internal pathways will connect with existing pathway along Roseberry.
7. Is it a true statement that there will be no internal roads constructed; there are only driveways and parking lots?
Yes.
8. Will there be individual meters at each residence for water and/or sewer?
Will have master meter for each of the buildings and will coordinate with DEQ and reviewing agencies on requirements.
9. Have you considered making any of the building condominiums?
Buildings will not be condominiumized.
10. Will there be an on-site manager?
Yes.

Staff Comments & Questions

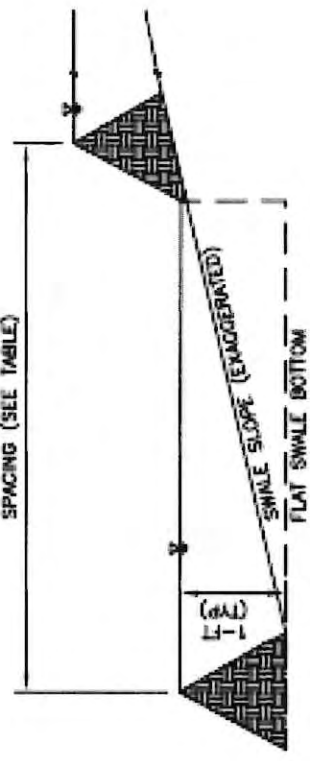
11. What specifically do you propose for a Development Agreement to provide for decreased housing for service providers?
The Developer proposes to provide a rent free unit to the Fire District for their use for a period of 10 years.
12. Will public events such as weddings be held at the club house?
The clubhouse will not be available for public events, residents may be able to use and will be subject to CC&Rs and the community's rules.
13. What activities will be allowed in the community center?
The community center is intended for resident use.
14. Will the pickleball courts, etc. be open to the public?
The pickleball courts will be reserved for residents to use.
15. Plat Note 10 – Conduit should be placed for fiber optic for broadband.
Understood.
16. Plat Note 15 – Disturbed surfaces should be reseeded to prevent Noxious Weeds.
Understood.
17. Where on the plat is Lot 13?
Lot 13 is the 3.83-acre open space lot in the south part of the project, south of Price Street.
18. What is the color scheme of the buildings?
Architect has created renderings depicting the color scheme and architectural styling of buildings.

Additional Proposed Conditions

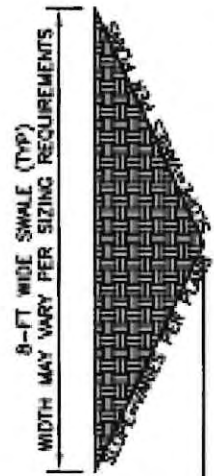
1. Applicant shall make one unit available at no cost to the Donnelly Rural Fire Protection District for a period of ten (10) years, subject to reasonable conditions related to maintenance, occupancy, and use.
2. Applicant will set aside thirty-six (36) units as workforce housing (80% AMI) for a period of ten (10) years. In addition, Applicant shall set aside one building/development pad as deed restricted under the LIHTC program administered in Idaho by the Idaho Housing Finance Association, with such units anticipated to be up to 60% of AMI.



PLAN
N.T.S.
SPACING (SEE TABLE)



SECTION A-A
N.T.S.



SECTION B-B SWALE CHECK DAM
N.T.S.

PERCENT SLOPE	DIST BETWEEN CHECK DAMS (FT)
1%	100
2%	50
3%	33
4%	25
>=5%	10% MAX 20

- NOTES:
- CHECK DAMS TO BE CONSTRUCTED OF CLAY SOIL TO MINIMIZE SEEPAGE OR COBBLES FOR CONVEYANCE SWALES. OTHER MATERIALS MAY BE USED FOR CHECK DAMS WITH ACHD WRITTEN APPROVAL.
 - SIDE SLOPES AND CHECK DAMS SHALL COMPLY WITH ANSHTO CLEAR ZONE GUIDELINES



WEST CENTRAL MOUNTAIN ECONOMIC DEVELOPMENT COUNCIL

To: Garnet Valley Development

Thank you for reaching out to us regarding a Letter of Support for the Garnet Valley Development in Donnelly, Idaho. This project will provide much-needed additional rental units to the region. We appreciate your efforts to provide local housing in partnership with essential organizations who need housing for current and future employees. In review of the project, the Board would highly recommend looking into deed restricted properties within the project to further help the local workforce with home-ownership options along with ensuring the cost for rentals that align with regional AMI data. There are nonprofits that have partnered with projects before such as the West Central Mountains Housing Trust. It sounds like your group is planning to pursue mixed AMI rental pricing within the project, which we think is a positive move.

Unfortunately, as a regional economic non-profit, we are unable to support individual development projects within the region. We wish you the best of luck with your project and look forward to working with you to ensure this development remains affordable for our local workforce. Please don't hesitate to reach out if you have any questions or need anything else.

Sincerely,

Dylan Martin
President
West Central Mountain Economic Development Council

Date: 5/15/2023



May 19, 2023

Planning & Zoning Commission
Valley County
219 N Main Street
Cascade, ID 83611

RE: Garnet Valley Project

To Whom It May Concern:

Tamarack Resort is writing to express its support for the Garnet Valley PUD application submitted to Valley County. Valley County is in desperate need of additional housing options for existing residents, the existing workforce, and future residents. As one of Valley County's largest employers, Tamarack Resort is well-acquainted with the demand for housing to accommodate seasonal and full-time employees.


In the Resort's discussions with the developer, the Developer has expressed his interest in working with public agencies in Valley County to ensure it is providing facilities and infrastructure that will improve the entire area. The Developer has expressed a commitment to reserve a unit for the Fire Department to use in recruiting/retaining a new EMS employee, which will positively impact the entire community.

Under Tamarack's PUD, the resort is required to provide housing for a certain percentage of its employees, but not all its employees. Utilizing a leasing program with many rental units and other developers, Tamarack is currently providing housing, a mix of on-site and off-site, for approximately 130 employees, both seasonal and full-time. Because this is not a sustainable model, Tamarack is investing heavily in its employees by building a new and modern village for employees which is located on-site.

The first 130 beds will be available to resort employees this summer and as required by the PUD, Tamarack will continue to bring additional units online for its employees as its employee base grows. The balance of the resort's employees will seek housing outside of the resort and a project such as Garnet Valley will provide a variety of housing options with more attainable price points for employees and other Valley County residents.

Thank you for your consideration.

Sincerely,



Scott Turlington
President

Atlantic Pacific

A | P Communities

SARATOGA CROSSINGS | DANIA BEACH

NORTHSIDE TRANSIT VILLAGE | MIAMI-DADE COUNTY, FLORIDA



Atlantic | Pacific Communities, LLC

A | P Communities has experience with a diverse combination of approaches to housing and community revitalization and is accustomed to working within a wide variety of different geographies, construction types, and legal and political environments.



the following HUD approvals for both development and housing; subsidy layering review; award of PAF. All previous tenants were assisted in receiving their belongings and returned to live at Saratoga Crossings after construction.

In 2020, a third phase was awarded CDBG-DR funding from the FHFC which will be combined with funding from HUD requirements and approvals similar to the first and second phases (A | P created this funding and has a HAP Contract). A | P created this funding and is currently in the process of arranging the sale of the property from a private owner to the DBHA to purchase the property (comprised of A | P and DBHA) under a long-term lease. The property will be utilized to build a 5-story 75-unit workforce housing development (the AMI).

The developments are managed by Atlantic | Pacific Communities Management in coordination with the Dania Beach Housing Authority. Both projects were funded with 9% LIHTC in 2017 and were completed in late 2019. Additionally, the Dania Beach Housing Authority has new office



► PROJECT STATS FOR PHASE I

- **Client:** Miami-Dade Transit
- **Description of Work:** 100 Rental Units for Families, Retail and Parking Garage
- **Client Contact:** Eric Thorne, Project Manager; Tel: (786) 469-5281; Email: ethorne@miamidade.gov
- **Total Value of Contract:** \$28,450,031
- **Term of Contract:** 2010-2040
- **Role:** Owner and Developer
- **Project Results:** 100% Occupied

► PROJECT DESCRIPTION

Northside Transit Village ("NTV") is a partnership between Miami-Dade County and A|P Communities that will transform an underutilized six-acre surface parking lot at the Northside Metrorail Station into a vibrant, urban infill community. The mixed-use Transit Oriented Development ("TOD") increases