

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
Included in the Staff Report for
July 18, 2023

P.U.D. 23-01 Garnet Valley and C.U.P. 23-10 Preliminary Plat

From: Shawn Hushman [REDACTED]

Sent: Friday, June 9, 2023 5:20 PM

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

Subject: RE: P.U.D. 23-01 Garnet Valley and C.U.P. 23-10 Preliminary Plat

Hi Cynda,

I am hoping you can forward my note to the Planning & Zoning Commissioners.

I attended the zoning commission meeting last evening and understand there will be a follow-up discussion on the P.U.D. 23-01 Garnet Valley and C.U.P. 23-10 Preliminary Plat. I'm Economist and have experience in real estate development planning and optimization. I have had a chance to reflect on this meeting and the general challenges of housing in Valley County and would like to ask the commission to take a different approach to solving this challenge. I would suggest that the commissioners develop a purposeful strategy to incent development which aligns with that strategy and complements existing infrastructure and roads. There is no lack of land or demand to develop the land in Valley County and this development will not solve the affordable housing challenges. In fact it will only put a very small disjointed dent in the affordable housing needs (which is still not proven). A strategic approach will provide a pareto optimal outcome by improving housing stock and limiting the stress on existing infrastructure. This will also provide businesses with clear line of sight on where they should invest to lead vs lag the development. It will also help traffic planners to stay on pace with expected traffic flows. I completely appreciate your focus on doing the right thing for Valley County residents but this development will result in a much higher economic cost than patiently focusing on a holistic plan. Given the limited resources in Valley County, we should look at how we yield the highest social and economic benefit with each dollar invested. I mentioned this in my short statement last night that the investment required to make this project work would yield significantly higher returns when aligned with a broader planning strategy.

The Garnet Valley project will cause significant disruption (for years) if the traffic planners are not leading the development. It will make an already over stressed corridor into Donnelly and the 55 virtually inaccessible. The suggested route using Norwood will only increase the congestion on 55 and force people to navigate (pulling out into) a very dangerous 65 mph stretch of the highway. In addition people will need to drive 10 miles out of their way to reach downtown Donnelly.

Thank you,

Shawn Hushman

15 Buckskin Dr Donnelly

Re: Cynda needs to recuse herself from Garnet Valley PUD

Pamela McChrystal [REDACTED]

Thu 6/8/2023 10:00 PM

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

They are discussing Granite construction... um Commissioner Katlyn you need to recuse yourself

Sent from my iPhone

> On Jun 8, 2023, at 8:56 PM, Pamela McChrystal [REDACTED] wrote:

>

> I would also include Maupin needs to recuse herself in this corrupt manner of pushing through so called workforce housing.

>

> Sent from my iPhone

CHAPTER 1 MOBILE HOME SUBDIVISIONS AND PARKS; TRAVEL TRAILER COURTS

From: Pamela McChrystal [REDACTED]

Sent: Monday, July 3, 2023 9:20 PM

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

Subject: Fwd: CHAPTER 1 MOBILE HOME SUBDIVISIONS AND PARKS; TRAVEL TRAILER COURTS

Cynda

You can't refer to Garnet Valley as single family lots. Stop playing us!

This is not ethical and you no it.

Sent from my iPhone

Begin forwarded message:

From: Pamela McChrystal [REDACTED]

Date: July 3, 2023 at 12:48:46 PM MDT

To: Pamela McChrystal [REDACTED]

Subject: CHAPTER 1 MOBILE HOME SUBDIVISIONS AND PARKS; TRAVEL TRAILER COURTS

https://codelibrary.amlegal.com/codes/valleycountyid/latest/valleycounty_id/0-0-0-4211

Sent from my iPhone

Section 63-304 – Idaho State Legislature

From: Pamela McChrystal [REDACTED]

Sent: Monday, July 3, 2023 10:04 PM

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

Subject: Section 63-304 – Idaho State Legislature

Manufactured homes are only real property when they are installed on a permanent foundation.

Stop fooling the public with your single family lots and Garnet Valley.

<https://legislature.idaho.gov/statutesrules/idstat/title63/t63ch3/sect63-304/>

Sent from my iPhone

Comments RE: PUD 23-01 Garnet Valley and CUP 23-10 Preliminary Plat: Roseberry Park LLC

Karianne Fallow [REDACTED]

Wed 7/12/2023 8:04 AM

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.

Cynda- Please accept our comments in preparation for the July 18th Planning and Zoning meeting agenda item referenced above. As we have commented before, we have a number of concerns with this project. The following outlines those apprehensions are outlined in this letter. We encourage the Valley County Planning and Zoning Commission to strongly consider the impacts of the above-referenced development proposal.

Water: Meadows Water, owned by Timberline Development (the owner responsible for the Garnet Valley proposal) has been in violation of several inspections and has refused to respond to those violations. The water for the existing subdivision is going unmanaged by the owners. There is little evidence that they will change their approach with new development reliant on the very system they have ignored for years. There is simply inadequate water management by the owners of Garnet Valley to support this proposed development.

Traffic/ Roads: Adding 306 multi-family housing units, plus single-family homes to this area will add an exponential number of vehicle trips per day to the surrounding roads, including Roseberry. Roseberry is already extremely dangerous and the "S-Bridge," as the locals call it, crossing Lake Cascade is the location of multiple injury accidents and its fair share of fatalities. Nothing is being done to address the infrastructure needed to support such a development. We have expressed this in previous submittals to the County.

In cities all across the country, it is common practice to put higher density housing near services such as grocery stores, gas stations and other necessary amenities. Putting Valley County's high-density housing away from the center of a nearby town (in this case Donnelly) and the jobs that town offers, forces undue traffic counts on roads and keeps people further from the services they need.

We, too, want to see Valley County provide low and moderate-income housing to meet the demands of the area. And we applaud you for thinking about the future of the County. We also want to see it done in the most practical and thoughtful way to ensure that it sustains for many years to come. Thank you!

Sincerely,

Karianne & Tony Fallow
29 Buckskin Dr.
Donnelly, ID 83638

Comments RE: PUD 23-01 Garnet Valley and CUP 23-10 Preliminary Plat: Roseberry Park LLC

Randy Odenbrett [REDACTED]

Wed 7/12/2023 3:55 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.

Cynda,

Please accept this email as an official comment to the July 18th Planning and Zoning meeting regarding PUD 23-01 Garnet Valley and CUP 23-10 Preliminary Plat: Roseberry Park LLC.

I am concerned about the strain that the proposed development will put on the already weak infrastructure in the area. Our roads and bridges are simply inadequate to support the kind of impact of large-scale development of this type. In addition, snow removal and water (in the spring melt) pose challenges for the area already. This development will only make matters worse.

Besides infrastructure and water/snow issues, I feel an exception to the density restrictions seems unnecessary. Yes, Donnelly is growing and will continue to grow, but I do not feel there should be exceptions made to density restrictions. It is unfair to those of us that purchased homes many years ago with the expectation that the general look and feel of the area would be honored and maintained.

Best regards,

Randy & Tammie Odenbrett
6 Charters Circle
Donnelly

Comments RE: PUD 23-01 Garnet Valley and CUP 23-10 Preliminary Plat: Roseberry Park LLC

Camille Schiller

Wed 7/12/2023 12:29 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.

Cynda- Please accept the following comments in preparation for the July 18th Planning and Zoning meeting agenda item referenced above. I have submitted comments at the previous meeting during the proposal presentation. Below are my continued concerns with this development. I encourage the Valley County Planning and Zoning Commission to deny the development proposal and deny this request.

Water: Meadows Water, owned by Timberline Development (the owner responsible for the Garnet Valley proposal) has been in violation of several inspections in the past. At Meadows at West Mountain, I continuously receive warnings regarding our water, and experienced numerous times discolored water, or odors coming from the community currently, let alone adding nearly 1000 more residents to the area. During the proposal, the developers for Garnet Valley mentioned that the current plan is in compliance with an approval for the development.

Sewer: Based on the information from the North Lakes Sewer district, and the existing number of hook-ups that were originally designed for this plot of land, this plan does not seem feasible. Without adequate hook-ups and no promise from the Sewer district in adding more, this plan does not seem feasible.

Traffic/ Roads: Adding 306 multi-family housing units, plus single-family homes to this area will add an exponential number of vehicle trips per day to the surrounding area. The "S-Bridge," is the location of multiple injury accidents and its fair share of fatalities. During the previous meeting, it was discussed that the developers were considering extending Norwood Rd. but not extending all the way to Highway 55 from Scheline. Adding a mile or so of pavement along this alternate route does not alleviate the amount of traffic on Highway 55. The alternate route becomes a realistic option for driving. Nothing more is being done to address the infrastructure needed to support such a development. I'm also curious about the traffic on Highway 55 currently in our neighborhood. I'm not aware that a decision has been reached to allow access to our private roads within the subdivision (Price, and Moore).

As I've mentioned in previous letters and in my testimony, usually in well-planned cities and towns, higher density housing is placed near services such as grocery stores, schools, and parks. Valley County's high-density housing away from the center of Donnelly, and away from the jobs that town offers, forces undue traffic counts on roads and keeps people from walking to services.

I would love to see Valley County provide low and moderate-income housing to meet the demands of the area. However, based on the reasons above, along with my opinion that this is not the right development at this time.

Thank you,
Camille Schiller

PUD 23-01 Garnet Valley and CUP 23-10 Preliminary Plat: Roseberry Park LLC

Maria Jacobson [REDACTED]
Thu 7/13/2023 2:35 PM

To: 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.

Maria Jacobson
39 Moore Rd.
Donnelly, ID 83615

Planning & Zoning
Valley County
c/o Ms. Cynda Herrick
219 North Main Street
Cascade, ID 83611

Subject - PUD 23-01 Garnett Valley and CuP 23-10 Preliminary Plat: Roseberry Park LLC

Dear Planning and Zoning Department of Valley County,

Again I hope this letter finds you well. Again I am writing to express my concerns regarding the proposed plan for Garnett Valley, specifically with regard to two critical aspects: water management and traffic/road infrastructure. As a concerned resident of this area, I believe it is crucial to address these issues before moving forward with any development plans.

Water management is a pressing concern in Garnett Valley, particularly concerning Meadows Water, owned by Timberline Development. It has come to my attention through Idaho DEQ that Meadows Water has been repeatedly in violation of various inspections and has shown a concerning lack of response to these violations. Moreover, the owners have neglected to properly manage the water system in the existing subdivision, the Meadows at West Mountain, despite their responsibility to do so. Given this track record, there is little evidence to suggest that they will change their approach with the new development, which will rely on the very system they have disregarded for years. There is inadequate water management to support the proposed development and the issue must be mitigated and thoroughly addressed before any further action is taken.

Furthermore, the addition of 306 multi-family housing units, along with single-family homes, in Garnett Valley will result in a significant increase in daily vehicle trips on the surrounding roads, particularly on Roseberry Road. As a resident familiar with the area, I can attest to the fact that Roseberry Road is already very dangerous. The locals commonly refer to the section crossing Lake Cascade as the "S-Bridge," which has witnessed multiple injury accidents and even fatalities. Despite my previous submissions expressing concerns about increased density and the need for infrastructure improvements to support such a development, no tangible actions have been taken thus far. It is imperative that the county takes into account the impact on traffic and existing road infrastructure and implements the appropriate measures to ensure the safety and efficiency of the roadways before proceeding with the Garnett Valley project. Further, a current traffic impact study should be a requirement for the developer in addition to impact fees. The county should not accept the 22+ year-old report from 2001 which was submitted with the plan.

While I appreciate the initiative to create open space within our county, I believe it is essential to consider the potential negative impact this project may have on the walking and cross-country ski trails, as well as the increased traffic congestion without the provision of sidewalks or dedicated walking paths.

The walking and cross-country ski trails within the area provide a valuable recreational resource for the community. They offer opportunities for exercise, outdoor enjoyment, and connection with nature. It is crucial to ensure the preservation of these trails, which hold great significance for residents and visitors alike. I fear that the proposed development may encroach upon or eliminate these trails altogether, diminishing their accessibility and undermining their purpose.

Moreover, the potential increase in traffic resulting from the development raises concerns for the safety and well-being of both pedestrians and drivers. With the absence of sidewalks or dedicated walking paths, pedestrians, including children and the elderly, would be forced to navigate through a significantly busier road network. The lack of proper infrastructure poses a considerable risk and undermines the community's ability to enjoy the area safely.

Therefore I urge the county planning and zoning to thoroughly assess the potential impact of the Garnett Valley development project. I strongly advocate for the inclusion of appropriate measures to address these concerns such as the provision of sidewalks or walking paths. It is essential to strike a balance between the development and the preservation of our recreational resources. By considering these concerns and implementing suitable measures to mitigate the potential negative impacts, we can ensure the long-term well-being and enjoyment of the community.

In conclusion, I strongly urge the Planning and Zoning Department to carefully reconsider the proposed plan for Garnett Valley in light of the aforementioned concerns. Water management issues, exemplified by the violations and neglect exhibited by Meadows Water, pose a serious risk to the success and sustainability of this development. Additionally, the lack of attention given to the already hazardous traffic conditions on Roseberry Road is alarming and demands immediate action. It is the responsibility of the county to prioritize the safety and well-being of its residents by addressing these critical issues before approving any development plans.

While in support of affordable and entry-level housing, the density is not appropriate for the proposed location given the lack of infrastructure to support it.

Thank you for your continued attention to this matter. I trust that you will give these concerns the consideration they deserve and take appropriate action to ensure the best interests of the community.

I appreciate confirmation of receipt.

Maria Jacobson

Full-time workers need to earn \$21.53 per hour to afford rent in North Idaho

In Kootenai County, the hourly wage necessary to afford a two-bedroom unit is \$23.62, while the average renter wage is \$16.47, the report said.



Credit: BCDB

Author: Bonner County Daily Bee
Published: 11:16 AM PDT June 17, 2023
Updated: 11:16 AM PDT June 17, 2023



COEUR D'ALENE, Idaho — Full-time workers in Idaho need to earn \$21.53 per hour to afford a two-bedroom apartment at fair market rent, according to a new report.

The National Low Income Housing Coalition and the Idaho Asset Building Network on Thursday released the "Out of Reach" report that calls attention to the gap between wages and incomes.

The report's "Housing Wage" is an estimate of the hourly wage full-time workers must earn to afford a rental home at fair market rent without spending more than 30% of income.



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"When families spend more than 30% of their income on rent, they are unable to afford the necessities they need to ensure their household has access to important medical visits and medications, nutritious food, quality daycare, and other necessities," said Angelica Moran, a policy specialist with the Idaho Asset Building Network.

To read the full story, visit our news partner the [Bonner County Daily Bee](#).

Spokane City Council updates regulation of city's residential rental housing



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Full-time workers in Idaho need to earn \$21.53 per hour to afford a two-bedroom apartment at fair market rent, according to a new report.

(Photo courtesy PAUL BRENNAN via PIXABAY)

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@media (max-width: 767.98px){ .d-mobile-block { display: block !important; } }

SANDPOINT — Full-time workers in Idaho need to earn \$21.53 per hour to afford a two-bedroom apartment at fair market rent, according to a new report.

The National Low Income Housing Coalition and the Idaho Asset Building Network on Thursday released the "Out of Reach" report that calls attention to the gap between wages and incomes.

The report's "Housing Wage" is an estimate of the hourly wage full-time workers must earn to afford a rental home at fair market rent without spending more than 30% of income.

"When families spend more than 30% of their income on rent, they are unable to afford the necessities they need to ensure their household has access to important medical visits and medications, nutritious food, quality daycare, and other necessities," said Angelica Moran, a policy specialist with the Idaho Asset Building Network.

In Kootenai County, the hourly wage necessary to afford a two-bedroom unit is \$23.62, while the average renter wage is \$16.47, the report said.

In Bonner County, the hourly wage to afford a two-bedroom unit at fair market fair was \$18.37, while the average renter wage was \$16.80.

According to the report, a two-bedroom unit at fair market rent in Sandpoint is \$1,228, but that's hard to find.

Properties currently for rent in Coeur d'Alene include a one-bedroom, 778-square-foot unit for \$1,650; a three-bedroom, 1,186-square-foot unit for \$1,950; and a two-bedroom, 1,031-square-foot unit for \$1,795. One of the least expensive was a 400-square-foot studio in Coeur d'Alene offered at \$825.

Properties currently for rent in Bonner County include a three-bedroom, two-bath property in Ponderay for \$2,800 per month; a three-bedroom, two-and-a-half-bath townhome for \$1995 per month; a two-bedroom, one-bath home in Sagle for \$1,500 per month, and a one-bedroom, one-bath home in Sandpoint for just under \$1,000.

Connect Kootenai, a nonprofit, is working on solutions to the rising cost of housing in the area.

Many people are paying more than 50% of their wages toward rent, according to Connect Kootenai, which leads to problems across the board.

"We know that housing costs across the state are adding significant financial pressure on Idaho families," said Karen Vauk, president and CEO of The Idaho Foodbank.

Working at the minimum wage of \$7.25 an hour in Idaho, a wage earner must have three full-time jobs or work 119 hours per week to afford a modest two-bedroom apartment and have 2.4 full-time jobs or work 95 hours per week to afford a one-bedroom apartment.

"The pandemic has taught us many things. Among them is just how vulnerable many people are — how fragile their relationship with stable housing

is," said Denise Caruzzi, former president of the Boise/Ada County Homeless Coalition.

Idaho renters were facing a housing crisis prior to the pandemic, with rents increasing much more quickly than wages, federal assistance programs remaining underfunded and the lack of state programs that assist renters, the report said.

"With the arrival of the pandemic, widespread job and wage losses, followed by skyrocketing rents exacerbated the situation, putting additional pressures on renters throughout the state," the report said.

Though rent inflation has moderated in most markets and is now at pre-pandemic-or-lower levels, rents remain too high for low-wage workers and other low-income renters, the report said.

At the same time, pandemic-era benefit programs like emergency rental assistance are ending.

"In consequence, the lowest-income renters are facing high rents without the support of those safety net programs that kept them stably housed during the pandemic, with the result that eviction filings are returning to or surpassing pre-pandemic levels in some communities," the report said.

Vauk said the report, "reminds us how interconnected the basic needs of housing and food are for Idaho families."



Recent Headlines

