

Public Comment
Included in the Staff Report for
June 8, 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.

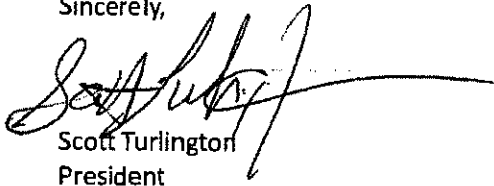
In the Resort's discussions with the developer, the Developer has expressed his interest in working with public agencies in Valley County to ensure it is providing facilities and infrastructure that will improve the entire area. The Developer has expressed a commitment to reserve a unit for the Fire 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

Opposition to P.U.D. 23-01 & C.U.P. 23-10

From: Tim Rollenhagen [REDACTED]

Sent: Sunday, March 19, 2023 10:47 AM

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

Subject: Opposition to P.U.D. 23-01 & C.U.P. 23-10

Hello Cynda Herrick,

My name is Tim Rollenhagen. My wife and I own a home at 14 Charters, located in the Meadows at West Mountain subdivision. I am contacting you to respectfully express our concern and opposition to the proposed development noted above and requested by Roseberry Park LLC.

Our existing neighborhood is quiet and beautiful. As you know, this proposed 9 building development will include 324 apartments, 10 manufactured homes, 576 outdoor parking spaces and other infrastructure. We feel very strongly that a project like this is not compatible with Meadows from a density, road use / traffic, noise standpoint. A large project like this will likely be unsightly and will put great additional strain on our already limited resources like roads etc...

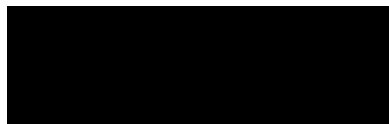
We are not opposed to development, but it needs to be compatible with what already exists in the area. This project is not compatible in our opinion.

Please consider our feedback and deny this development. We all bought houses in the area because we appreciated what the area has to offer. A large apartment building complex and everything that includes will not enhance the area- it will do the opposite.

Please feel free to contact me with any questions or comments.

Respectfully,

Tim Rollenhagen
Data Management/Onboardin
g



visualdata 

610 N. Hollywood W
ay
Burbank C 9150
, A 5
visualdatamedia.co



Housing Development in Donnelly, ID

From: Deirdre Kempe [REDACTED]
Sent: Monday, March 20, 2023 11:32 AM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: Housing Development in Donnelly, ID

Cynda:

I am sending this email to lodge my vote against the 300+ apartment complex considered for Timberline Dr., Donnelly.

As an owner in that area since 2010, I am highly aware of the housing need to support Tamarack and local merchants, however, the area infrastructure is not designed to handle the traffic that this housing development will create, let alone the demands on the community to support that many more families. Donnelly, Idaho was never designed to support that many people and simply adding this complex without considering the "domino effect" on all current systems is both unethical and short-sighted.

Respectfully,
Deirdre Kempe
Property Owner
Donnelly, ID

Garnet Valley

From: Alexis McCarley [REDACTED]
Sent: Monday, March 20, 2023 8:58 AM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: Garnet Valley

Hello there, my name is Alexis McCarley, and I live in The Meadows subdivision, and I'm emailing you in regards to the proposed Garnet Valley apartment complex.

I'm sure plenty of people have emailed in discussing the monster of an apartment complex (especially compared to the other apartments in Donnelly), and the fact that these new structures will use the private roads of our neighborhood. And the impact that sort of structure will have on sensitive wetlands. Or maybe they're mentioning the horrible traffic conditions imposed upon the locals, and the bridge that is already falling apart. Perhaps they've mentioned that the resources available to Donnelly and surrounding areas (such as police, fire and EMS) are already stretched too thin as it is and cannot support 1000+ more people.

And, none of those are wrong. But what I doubt is being brought up nearly enough is the people presenting this request to you. Roseberry Park. Dean Warhaft.

These people tried to slither there way in before with mobile homes on leased lands. Without any care of snow removal space or vehicle space. With HOA fees of nearly 700 dollar. With promises of "affordable housing" until it was "No. We never meant for these to be affordable."

They lied, they plotted, and they thought YOU and your committee were fools. Thankfully, they were wrong. These people don't want what's best for Valley County. They want money. And sure, allow whomever develops to do so in a way that is profitable, that's the way the world works. But THIS. These people? They're the wrong route to go.

I believe in growth, as a transplant who has called Valley County home for over 17 years I've watched it change. And some of that new growth has been beautiful and helpful. And I know we have a housing crisis, I've experienced that first hand but don't let the pressure of the fear of the populace force you to make decisions that are awful for the people. You have the numbers and facts in front of you, I'm begging you to consider them carefully and then to tell Roseberry Park to try to pull the wool over someone else's eyes.

Thank you,

Alexis McCarley
[REDACTED]

**OPPOSED - P.U.D. 23-01 Garnet Valley & C.U.P. 23-10
Preliminary Plat**

From: Adams, Micah [REDACTED]

Sent: Thursday, March 23, 2023 8:11 AM

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

Cc: Adams, Micah [REDACTED]

Subject: OPPOSED - P.U.D. 23-01 Garnet Valley & C.U.P. 23-10 Preliminary Plat

I am absolutely opposed to this:

P.U.D. 23-01 Garnet Valley & C.U.P. 23-10 Preliminary Plat
New Development on Timberline Drive - Garnet Valley

Thank you,

Micah Adams
Home Owner
11 Charters Dr.
Donnelly, ID 83615

Fw: Round two?

From: Pamela McChrystal [REDACTED]
Sent: Thursday, March 23, 2023 9:04 PM
To: Cynda Herrick <cherrick@co.valley.id.us>; Valley County Commissioners <commissioners@co.valley.id.us>
Subject: Fwd: Round two?

Don't let them fool you!
Sent from my iPhone

Begin forwarded message:

From: Pamela McChrystal [REDACTED]
Date: March 22, 2023 at 7:13:43 PM MDT
To: dwarhaft@warhaft.com
Subject: Round two?

We don't want you in our community. We don't support your Fannie Mae backed loans and refinancing affordable housing bs. You along with hundreds of other slick willie investors are profiting off of Trumps make American great again tax scheme!

You are a parasite!

You are also hooked up with another parasite .. Timberline LLC whos water system is under investigation by the DEQ. He has not responded to violations and was just under a water boil due to not having a generator back up in the Meadows. His well report also has e-coli. Perhaps this doesn't mean a thing to a parasite such as you and your three little pigs .. communities.

I'd be happy to provide you with Timberline well information. It's public information so you could have one of your minions research it.

Also you need to clean up your PUD! We all know that it's still trailer park trash on top of modular apartments.

How do you sleep at night knowing that you want to destroy our community?

Zoom Decline/Garnet Valley Record for 4/20/23

Therese Gibboney [REDACTED]

Sun 3/26/2023 7:56 PM

To:

- Cynda Herrick <cherrick@co.valley.id.us>;
- Lori Hunter <lhunter@co.valley.id.us>;
- MARK REICHMAN [REDACTED]
- [REDACTED]
- [REDACTED]
- [REDACTED]

Attn: Dean Warhaft/Roseberry Park LLC., Stephanie Hopkins, Joe Pachner and Mark Reichman,

We respectfully decline your offer of a Zoom meeting at this late date. We are out of town for a family funeral. Once again this is simply not enough notice for many hard working people with busy lives. You should have respectfully held a "community meeting" BEFORE submitting this yet once again overly dense project to Valley County Planning and Zoning.

Promises should be kept. You made false promises to two local prominent people on our page saying you would hold a "Community Meeting" BEFORE submitting this overly dense proposed project to Valley County Planning and Zoning. Then we could have had our voices possibly heard.

Roseberry Park, which all of you were apart of, was vehemently denied by the Valley County P&Z Commissioners, and we shall fight you on this even "denser" project. Note: By the way we know Roseberry Park LLC., is the exact same mailing address as Three Pilar Communities mailing address.

Respect our quiet rural community and build while adhering to the "allowable" density here on these 39.1 (69.1) acres. The density you are asking a variance for should only be allowed "within city limits" in Donnelly. You are asking for our quiet rural neighborhood to shoulder over 650++ twice daily vehicles. Not to mention our three bridges that are in desperate need of replacement. The noise pollution alone will be that of a city.

We shall see your "presentation" on 4/20/23, when we can testify.

Respectfully,
Therese & Gregg Gibboney
Donnelly, Idaho

Hello Cynda & Lori,

We are CC-ing you for this to be part of the Staff Report and to be placed into the record as to why we feel this Zoom meeting offer is quite simply "too little too late"

P.U.D. 23-01 Garnet Valley

From: Tamarack Vista Properties [REDACTED]
Sent: Wednesday, March 29, 2023 9:54 AM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: P.U.D. 23-01 Garnet Valley

Hello Cynda,

My name is Chris Renfro and my address is 44 Buckskin Drive in Donnelly. I am the manager of The Meadows at West Mountain HOA and I am writing this message on behalf of the 216 properties that comprise our Home Owners Association.

The proposed Garnet Valley development, PUD 23-01, has stated in their application that they will be accessing the property to be developed by using Timberline Drive, Moore Road and Price Street, all private roads which are maintained solely at the expense and used for the enjoyment of The Meadows at West Mountain home owners and their guests.

We have never agreed to allow these new developers to use our private roads for construction purposes or permanent access to the development they have proposed.

These private roads were never designed to handle the additional 600 plus vehicles for which they propose to provide parking. In addition to the added wear and tear on these small private roads there is an added safety concern.

Any more traffic that would be generated by shared access to the rest of the development would put a tremendous burden on our streets and greatly compromise the safety of the rest of our community who use our streets for walking, pet exercise and bike riding, etc.

The only exception we can see is that access to the 10 single family lots (which are cut off from the rest of the project) would be granted and allowed to have their driveways on Timberline Drive IF and ONLY IF they agree to become part of our HOA and in doing so bear the shared expense of maintenance and snow removal by paying the full HOA dues and any applicable account set up fees. In doing so they would agree to be bound by our CC&R's.

We are prepared to stand against this adverse and unsafe use of our roads with every means at our disposal, including legal action, if needed.

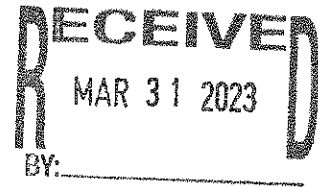
Please include this correspondence in your staff report to the Planning and Zoning Commissioners regarding this and any other future proposals that would propose to use our private roads.



*At Your Service,
Chris Renfro*

[REDACTED]
*PO Box 385
Donnelly, ID 83615*

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



I am writing this letter as a response to your request for comments regarding PUD 23-01 Garnet Valley. I have owned property on Price St for years and have significant concerns with the above 39 acre planned apartment/home complex. It will negatively impact the home values and the comfort and security of those living on the surrounding area. The private streets that are to be used for ingress/egress were not sized to handle the major traffic that will result from the proposed apartment complex. The residents that live on these streets take walks on them, ride their bikes on them and walk their dogs on them in addition to their driving on them with access to their driveways and their garages. The private streets were not designed to handle this additional load. The private roads with no sidewalks are not large enough to handle the additional use for major ingress/egress activity. They are also not structurally designed to handle major traffic flow with hundreds of new vehicles moving in and out of the complex. These roads will degrade and need to be replaced soon, especially with the weather in the area with snow/snow removal and are affected by the low-lying nature of the streets in regards to the water level in the area.

In addition, as discussed with you on 3/28, there is a much better access to and from the complex on to Roseberry. You had mentioned that this road was not designed for this and you felt it might cause problems on that road. However, it is undoubtedly more functional for access than where it is presently proposed. I believe that there is adequate space there to widen the road in order to provide turn lanes and sidewalks without significantly impacting the traffic. Additionally, I believe the access which is proposed from Price St. and Moore Rd. will end up on the Roseberry anyway, just in a much less convenient route with risk and nuisance to the residents there. The present residents should not be inconvenienced and endangered in this manner.

I also have significant concerns regarding the sewage system capacity to handle additional load as well as the adequacy of the water supply. I doubt the present well system was designed for such a large increase and I wonder about the adequacy of the aquifer in that area. This is not only in regards to personal water consumption but also that needed for irrigation and fire safety. Additionally, complexes this size have large refuse needs that will require heavy trucks to carry heavy loads on the ingress and egress roads. This will assure faster degradation of the street they use to access the complex.

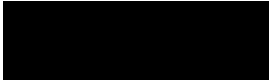
Another consideration should be the effect such a large complex would have on animal migration. Presently the homes there are not allowed to impact the passage of animals through the subdivision and no fences are allowed. I think Fish and Game may have some interest in this.

In summary, the area and the roads are not suited to this kind of development. Previously the same developer tried to build some small "homes" there and was then going to rent them the land where their homes were. Local residents rightfully resisted the attempt to build homes so inappropriately. This is an even worse proposition.

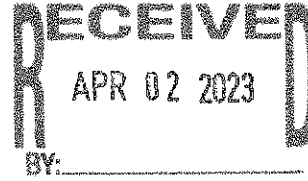
Thank you for your consideration of these matters. I am sure there are many other negative impacts of this plan, but those above show the plan to be inadvisable.

Steven Taggart

20 & 27 Price St



Cynda Herrick, AICP, CFM
Planning & Zoning Director
P.O. Box 1350
Cascade, ID 83611
cherrick@co.valley.id.us



RE: PUD 23-01 Garnet Valley and CUP 23-10 Preliminary Plat

Dear Ms. Herrick,

We have received the letter stating the intent of Roseberry Park LLC to develop the land of Timberline Development LLC and object to the plans.

For one reason, the plans increase the population too much. Another concern is whether the townhouses will be affordable for locals to buy; will the townhouses be rentals or second homes for Boise residents. For these reasons, we oppose based on information given we oppose this plan.

Thank you.

Sincerely,

Deidre and Shawn Hushman

Owners: 15 Buckskin Rd. AND 13141 Hawks Bay Rd.

DH 4/02/23

Garnet Valley

From: Pat Tennyson [REDACTED]
Sent: Tuesday, April 11, 2023 3:32 PM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: Fwd: Garnet Valley

----- Original message -----

From: Pat Tennyson [REDACTED]
Date: 4/11/23 3:10 PM (GMT-07:00)
To: cherrick@co.valley.id.hs
Subject: Gamet Valley

To whom it may concern at Valley County PZ,

Patricia Tennyson owner of 12922.Norwood rd. DONNELLY, ID.

My husband & I wish to voice concern over the 325 apartments planned for Garnet Valley for the following reasons :

1. The possibility of over 650 vehicles, boat trailers, snowmobiles, & four wheelers.
2. This congestion will add wear & tear on the bridges and the roads.
The S bridge especially. An accident on the S bridge will block any access to Norwood from H55.
(Fire, ambulance police, & school busses plus any local traffic)
We all are aware of the problems when H55 is closed.
3. The apartments should be built Coming in to/or going out of Donnelly!
Access is more convenient & the accumulated traffic is more controlled
An additional traffic light will be needed to help with traffic flow.
4. Affordable housing is needed for the local people. These units will not meet those needs.
5. More consideration needs to be looked at and plans changed to better use the space.

Respectfully,

Patricia L. Tennyson
James T. Tennyson

April 20th P&Z meeting

From: Alisha Scott [REDACTED]

Sent: Wednesday, April 12, 2023 2:11 PM

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

Subject: April 20th P&Z meeting

Hi Cynda,

Could you please pass on to the P&Z committee that we are opposed to the approval of the Garnet Valley project. The proposal is much too dense for this area and we are concerned about multiple things including traffic on Roseberry Road and over the S bridge, snow removal and proposed use of the roads in the Meadows at West Mountain community.

We are also opposed to increasing the density of PUD's. We do understand that growth is inevitable but feel that there are infrastructure needs that should be met before that growth can happen.

Respectfully,

Justin and Alisha Scott
46 Buckskin Dr
Donnelly

Garnet Valley PUD 23-01 and CUP 23-10

From: Colin Gamble [REDACTED]

Sent: Thursday, May 18, 2023 7:42 AM

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

Subject: Garnet Valley PUD 23-01 and CUP 23-10

To whom it may concern,

I am writing in opposition to the proposed Garnet Valley PUD 23-01 and CUP 23-10 by the applicant Roseberry Park LLC. I am a property owner and full time resident of the Hill House Loop subdivision directly adjacent to the proposed development. This is the same applicant/owner that proposed the mobile home park that was denied by Valley County Planning and Zoning on May 12, 2022. Many of the same concerns exist with this new proposal.

Below I am quoting from the minutes of the May 12, 2022 meeting. Specifically the comments made by Commissioner Roberts who stated that the Valley County Code and Valley County Comprehensive Plan must be the foundation for the Commissioners' decision. Applicable comments are as follows:

- Idaho State Statute 67-6502 – The purpose of the land use planning act is to promote the health, safety, and general welfare of the people of the state of Idaho. Specific issues include:
 - o He is unsure if this application protects private property rights of nearby properties.
 - o **Urban densities should be within incorporated city limits.**
 - o **Overcrowding of land is a concern; proposed density is significantly higher than surrounding properties. Garnet Valley is nearly 400% that of the surrounding area.**
 - o Land development is to be commensurate with the physical characteristics of the land. Approved PUDs in Valley County have taken in account the topography of the site
 - o **Flooding hazards can be significant in this area and should be planned for.**
- The application is noncompliant with the Valley County Comprehensive Plan.
 - o Chapter 2 – Populations, Goals I and II. **The proposal conflicts with the desire for small rural town characteristics.**
 - o Chapter 3 Personal Property Rights, Goal 1, #3 Flood water and impacts must be considered.
 - o Chapter 8 Housing, Goal III, recommends clustering to preserve open space and **Goal IV encourages new development occur in or near the existing cities and areas of impact.**
- The application does not comply with Valley County Code (VCC).
 - o VCC 9-9-3 (e) - the proposal is likely in violation of the statement “That it is more desirable to have a PUD than a subdivision or some other singular

use, and that the PUD is not being proposed simply to bypass or vary the more restrictive standards required of a subdivision, business, industry, or other similar use.”

- o VCC 9-9-6 (f) – snow removal and storage plan concerns exist.
 - o VCC 9-9-6 (g) – surface water and flooding planning concerns exist.
 - o VCC 9-9-7 (d) – refers to density. “It is recognized that the increased residential density of a PUD shall be in relationship to the site and structure location, application of technology, design, construction techniques, landscaping and topography.” **Staff prepared adjacent densities; most have two or three units per acre.** The existing townhouses are two-story structures, so the higher density takes up less ground. **The Garnet Valley proposal is nearly 400% that of neighboring areas.**
 - o VCC VCC 9-9-7 (g) – parking spaces.
 - o VCC VCC 9-9-7 (h) –street width would affect access.
 - o VCC 9-11-1 (d) – Compatibility evaluation allows for unique considerations, including the density of surrounding subdivisions.
- Northlake Recreation Sewer and Water District’s will serve letter is not for this particular application. The applicant would need to reapply for service.
 - The proposed construction timeline is unrealistic for Valley County.
 - **The public is overwhelmingly opposed. This opposition is a good indicator this application is not in harmony with the general population.**
 - **The Idaho Statutes, Valley County Comprehensive Plan, and the Valley County Ordinances are the foundation for the decision to be rendered. The rule of law must prevail.**

In addition to the above reasons the new proposal uses existing private roads (Timberline Drive - as accessed by Price Street and Timberline Drive) as the sole means of access for the development. This will cause undue congestion and traffic on roads that were never meant to handle the volume of usage proposed.

Thank you for your consideration,
Colin Gamble

Garnet Valley PUD 23-01 and CUP 23-10

From: Jayme Gamble [REDACTED]

Sent: Thursday, May 18, 2023 9:13 PM

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

Subject: Garnet Valley PUD 23-01 and CUP 23-10

- **Urban densities should be within incorporated city limits - closer to public transportation.**
- **We are already pushing the limits of traffic and safety on the S Bridge, especially with already approved projects.**
- **Stick with the density of the existing neighborhood as originally designed.**

To whom it may concern,

I am writing in opposition to the proposed Garnet Valley PUD 23-01 and CUP 23-10 by the applicant Roseberry Park LLC. I am a property owner and full time resident of the Hill House Loop subdivision directly adjacent to the proposed development. This is the same applicant/owner that proposed the mobile home park that was denied by Valley County Planning and Zoning on May 12, 2022. Many of the same concerns exist with this new proposal.

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In addition to the above reasons the new proposal uses existing private roads (Timberline Drive - as accessed by Price Street and Timberline Drive) as the sole means of access for the development. This will cause undue congestion and traffic on roads that were never meant to handle the volume of usage proposed.

Thank you for your consideration,
Jayme Gamble

Garnet Valley

From: Jeffrey Jacobs [REDACTED]
Sent: Monday, May 22, 2023 2:48 PM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: Garnet Valley

Hello Cynda,

I'm having a very hard time understanding how the Garnet Valley development fits in my Donnelly neighborhood. The proposed development is more than double the population of the City of Donnelly and is proposed in an area that is rural in nature. High density projects like this belong near the Rt. 55 corridor, not off an already deficient country road in the midst of pasture land. Of course Valley County has a "Planning and Zoning" board, of which you are a member. But planning cannot exist without a goal. In other words, without a vision for what you want to end up with there is no way to make a plan. This development appears to be a step in the wrong direction in fulfilling any vision for a livable and sustainable Donnelly. I would strongly recommend that you not approve any projects like this until, as a community, we can create a comprehensive "vision" with involvement from all the stakeholders. Once this is done, planning the infrastructure like improvements to roads, pedestrian and cycling accommodations, schools, sewer and water can be undertaken. I appreciate your consideration.

Best regards,

Jeffrey Jacobs
13042 Hillhouse Loop
Donnelly, ID

May 23, 2023

Cynda Herrick, Director
Valley County Planning & Zoning
219 No. Main St.
Cascade, ID 83611

Sent via email

Dear Cynda:

Please accept this letter in opposition to the following Valley County Planning & Zoning Commission June 8th agenda items:

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

My husband, Tony Fallow, and I own a home at 29 Buckskin in Donnelly and we oppose the above agenda items in relation to density, compatibility, traffic and general variance principals on properties adjacent to the Meadows at West Mountain neighborhood.

The density proposed for Garnet Valley is too high for the area, which offers little to no services for such highly populated housing. High density housing should, in all practical senses, be sited within cities and near services where residents can walk to stores and restaurants and have access to emergency services.

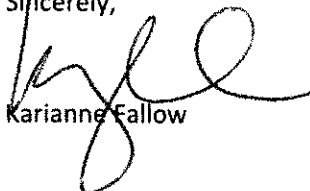
The Garnet Valley P.U.D. is not compatible with surrounding properties and likely will take away from the scenic and natural beauty of our Valley. While this point is more subjective, it has significant and negative impact on home and lifestyle values.

Traffic is our biggest concern. The Garnet Valley project proposal would site more than 300 rental units west of the famous "S Bridge," which is already a fatally dangerous section of road. Neglect of that bridge by county and state planning results in numerous wrecks and bottlenecks, rendering passage impossible. Putting 300 rental units, many of which will have multiple drivers with cars, is simply putting more pressure on an already challenged system (i.e, emergency services, etc.).

We ask that the County consider approving only a project that meets the original density plans. We strongly urge you to deny the above-mentioned agenda items.

Thank you for your consideration of our input on this matter.

Sincerely,



Karianne Fallow

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

From: Molly Conein [REDACTED]

Sent: Tuesday, April 11, 2023 6:35 PM

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

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

I am opposed to portions of this new application. My concerns are listed below.

Extending Price Street, along with the use of Timberline Drive for access to Norwood and Roseberry Road:

Please show me any other neighborhood in the county that allowed a new development to send 668+ vehicles down a small private drive, through an existing subdivision. This is a blatant attempt to avoid development fees and ignores the safety and integrity of an existing neighborhood. This new development needs to have its own access to W. Roseberry Road for the multi family units. Price Street should not be extended for use.

Regarding the 10 single family homes:

At minimum, these homes need to match and mirror the existing dwellings across the street from their proposed sites.

The area at Timberline Drive and Price Street is a significant pond for several months out of the year, which is home to many species of bird, frogs, salamanders, and insects. Building on this area and ignoring the nature that depends on it is ridiculous. Home sites should be placed behind this section to not only preserve the need for the local wildlife but to prevent any water displacement issues.

Water service:

I certainly hope the plan does not include to tap into the existing wells that service the Meadows neighborhood, as the association currently managing this water service is in a corrective action plan with the DEQ and EPA. We unfortunately do not have quality water for the neighborhood and any additional strain to the wells would become an even bigger health hazard than we are already experiencing.

Thank you,

Molly Conein

Current resident on Timberline Drive.

Garnet Subdivision/324 apartments

From: Tim Collins [REDACTED]

Sent: Tuesday, April 11, 2023 10:06 PM

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

Subject: Garnet Subdivision/324 apartments

Good evening. This would be the highest density in Valley County. I can't think of any area in McCall with apartments/condos with such density. To have these with approximately over 600 vehicles daily upon buildout to be going on these residential streets is simply unacceptable. Can anyone say that there is more than this much traffic anywhere in McCall on a residential street? These are streets....not avenues.

Sincerely.....Tim Collins

Coach at Tamarack

Realtor at Johnson & Company

Property manager Westwind Condos in McCall



May 29, 2023

Valley County P&Z Commissioners
c/o Cynda Herrick
219 N. Main St.
Cascade, Idaho 83611

Subject: PUD 23-01 & CUP 23-10
Proposed Garnet Valley Subdivision
Donnelly Area, Valley County, ID

Planning and Zoning Commissioners,

We understand the proposed Garnet Valley development will contain 306 multi-family high density cluster units and 10 single-family modular home lots. The project is located west of Donnelly and southwest of the intersection of West Roseberry Road and Timberline Drive.

We are supportive of smart growth in the valley ... that which is low impact and protective of natural resources and takes into account the beauty and open characteristics of the county and the harmony of our community in general. This planned development is NOT low impact and several issues should be addressed.

Comments, with reference to where we believe the plans deviate from the intent of Codes/Comprehensive Plan and the Waterway Management Plan, are provided below for consideration and action:

1. Drainage and Wetlands



Figure 1 Subject property with depression and ponded water after 2023 snowmelt.

The surface water section of the application is inadequate and development with the removal of substantial open-space will change the natural hydrologic processes in this sensitive area. As an example, the design criteria for storm water treatment (“Storm water treatment will be for 1/3 of the 2-year event”) is inadequate. Drainage in this area is a concern as some neighboring residents continue to experience seasonal high-water problems, flooding in crawl-spaces, perched water and localized ponding annually (see Figure 1). Much of the water infiltrates into the open-space soil and some drains through a wetland to a single, partially sediment filled culvert pipe under Norwood Road (see Figure 2). Down-gradient Flooding of the Wendell Platt property is a concern and needs further evaluation.

The application statement “The proposed development will not significantly alter the existing drainage patterns and flows” is incorrect.

The application's reference to the old Handbook of Valley County Stormwater Best Management Practices is erroneous. This older handbook was replaced with state minimum BMPs and Valley County Addendum to State Manual.

Our ability to comment on drainage is limited since the plans lack information regarding wetland delineations, flow conveyance detail, pond construction and the ability of down-gradient conveyance infrastructure to accommodate new cumulative developments flow concentrations, and impacts to receiving wetlands. Ref: US Clean Water Act, Section 319 and 404 (VCC 9-5A-1-4), and VCC 9-4-3-4, Comprehensive Plan Chapter 4: Natural Resources Goal I, 5.



Figure 2, Wendell Platt Property @ Norwood Rd culvert down gradient of project: Top & mid views May 2, 2022 and bottom snow-covered views May 3, 2023. The ditch and pipe covered in snow freeze in the winter and back up flow during fast spring thaws. The concern is that this partially sediment filled pipe will not be able to handle the new hydraulic loading of multiple new upgradient developments.

The proposed pond depicted on Lot 13 on the design plans in the headwaters (nexus) of a wetland, is a special concern and as you know lake water quality prefers detention basins as opposed to retention ponds because of senior water rights, mosquito infestations, child safety, and loss of cold water to impaired Lake Cascade and fish habitat (2009 DEQ designated use “cold water aquatic life”). Also, as previously mentioned, the pond treatment design criterion of 1/3 of a 2-year event shown on the plan is very small and the pond would be easily overwhelmed in handling both upgradient run-on and accelerated impervious surface onsite runoff pollutants (VCC 9-4-3-4-E). Because of the drainage issues in the area and the fact that Lake Cascade is a 303(d)-listed impaired waterbody, we suggest this criterion be re-evaluated with the county engineer and Valley Soil and Water Conservation District to include a larger treatment volume. Greater treatment volume would be more beneficial for the wetland, Lake Fork Arm and the lake.

Suburban drainage contributes thermal warming and substantial pollutants including nutrients, suspended solids, litter, oil, grease, metals, pesticides, fertilizers and other pollutants to the waterways. These contribute to wetland degradation and lake toxic algae growth. Suburban growth also degrades wetlands and increases other pollutant sources by requests for golf course construction, boating marinas and other features that adversely affect the lake. This application does not adequately address permanent long-term stormwater pollution prevention issues and direct drainage into “special areas” (i.e. Lake Cascade). A detention (not retention) basin and or “constructed wetland” for stormwater filtration/treatment is needed for this development.

2. Compatibility of Density

The cluster multi-story density suggested on the plan is more compatible in a city setting and not rural areas of Valley County. We suggest the development be more consistent with the area, specifically not exceeding the density of the adjacent Mangum Circle subdivision and better yet, the Timberline development. Ref: VVC 9-4-1 & 10-1-5, and Comprehensive Plan Ch 2 goal 1 & 2 and Ch 3.

Plan Sheet PP1.0 includes “natural area open-space” calculations. So as not to be misleading or create future confusion with the intent of open-space conditions for code “permanency requirements,” areas included in the open-space calculation such as those designated with a lot circle 1, 2, 13, and 14, should be labeled as “open-space, not for future development”. If these areas have future development potential, they should NOT be included in the open-space calculation. Ref: VCC 9-9-6.

3. **Public Safety**



Figure 3; Roseberry Road S-Bridge, an aging infrastructure and scene of numerous accidents.

The primary town access road to the proposed development is over the deteriorating and accident-prone "Roseberry Road S-bridge" which is very narrow and eventually needs straitening and widening for safer passage (Figure 3). Because of numerous accidents, this bridge has recently been in the local paper newspaper since the bridge was constructed ~6 decades ago as a rural access road to a few mountain homes ... not as an arterial road connecting subdivisions and resorts to town. It is outdated, not designed to today's standards (sight distance alignment nor width) for the current or projected daily

traffic loads and it is deteriorating. In addition, because of the winter safety hazard tons of environmentally unfriendly road salt is used in the curvy section for deicing, adding to the degradation of the Lake Fork Arm wetland. The bridge also supports sewer mains flowing from the west to the NLRWSD treatment facility. Bridge failure from a damaging accident could create a catastrophic sewage release into the lake. These are facts that make it a high-risk community safety hazard that should be replaced before adding these hundreds of additional traffic loads. As taxpayers we respectfully ask that the county attorney evaluate this future accident-prone liability. Ref: VCC 9-5-3-D(a), VCC 9-5-3-D2 and Comprehensive Plan Ch 2 goal 1 and Ch 3 goal 1, The Star-News.

Changes in land-use and associated man-made activities (e.g., landscape, construction sediments, road runoff, fertilizers, litter and pets) increase pollutants degrading our waterways. Lake Cascade with its complexity of nutrient problems is impaired for failing to meet Environmental Protection Agency's (EPA's) list of 303(d) water quality standards (primarily phosphorus). The lake has exceeded its natural ecological rebound capacity and currently has no remaining natural resiliency to annual nutrient loading and resulting eutrophication.

The cursory concerns expressed herein are not exhaustive or all-inclusive and other issues need attention. The purpose of this letter is to oppose the subject subdivision until changes are made.

Respectfully Submitted,

Lenard D. Long
Friends of Lake Cascade
Cascade, Idaho 83611
(Representing 1,800+ concerned lake enthusiasts)

Cc:

Cody Janson, PE (via email: [redacted])
Parametric (Valley County Engineers)

Sarah Windham, Regulatory Project Manager, (via email: [redacted])
U.S. Army Corp of Engineers, Walla Walla District

Durena Farr, District Manager (via email: [redacted])
Valley Soil and Water Conservation District



Figure 4; September 30, 2022 Harmful Algae Bloom viewed from Sentinel2 satellite. The brilliant green streaks and swirls that you see are caused for the most part by a bloom of toxic producing cyanobacteria called *Dolichospermum*. Other toxic producing cyanobacteria like *Aphanizomenon*, *Woronichinia*, and *Microcystis* are also present. Consider the cumulative water quality consequences and need for permanent BMPs before deciding.



Figure 5, Airplane view of Lake Cascade 2022 "June Bloom" of toxic producing cyanobacteria. Is this really what you want to see and be a part of your legacy?

Opposition to PUD 23-01 Garnet Valley and CUP 23-10

From: Chelsea Tuttle [REDACTED]

Sent: Tuesday, May 30, 2023 5:17 PM

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

Subject: Opposition to PUD 23-01 Garnet Valley and CUP 23-10

To whom it may concern:

As a full-time local employee, resident and homeowner located at 13090 Hill House Loop, Donnelly, ID 83615 - one of the lots that would abut the southern boundary of the Garnet Valley) I am **AGAINST** the Garnet Valley proposal.

The negative effect that this will have on our property and the surrounding property of our similarly full-time resident neighbors that are also locally working and the other existing adjacent neighborhoods is immense and should be considered carefully before buying into a plan that seems to only benefit the developers.

Large concerns include, but are not limited to:

- **Does not match surrounding housing density - will impede on surrounding land/homeowner's rights to a rural setting, which is what the surrounding neighborhoods are.** Allowing this kind of density in this rural area will increase noise, light and traffic pollution. Myself and my neighbors did not decide to purchase land and build our houses or buy houses in a rural setting with the idea that high density apartments would surround us later. A high density apartment complex should be located in a high density area where there is the infrastructure to support it.
- **Lower surrounding property values.** Our house and property value would be adversely affected by this proposed development. Our "peaceful, rural 1-acre homestead" being backed up to a dense apartment complex full of loud cars, headlights, street lights, parking lot lights, music, events, etc would surely be worth much less in the event we choose to sell.
- **Increased crime.** With density, comes crime. With an increase of hundreds of people walking and driving surrounding properties every day, the odds are that increased trespassing will occur, and as a result, possible theft and/or vandalism.
- **Roseberry Rd and S-Bridge traffic increase.** The road infrastructure is already being outpaced by the continued development at Tamarack and the new neighborhood recently approved on Tamarack Falls Rd. This would add hundreds of more cars and drivers to roads maintained by an already strained county roads department. Additionally, this is the one major year-round maintained entrance and exit to all the neighborhoods and property outside of the Donnelly city limits and is a huge risk to emergency evacuation needs with the increased traffic adding

to the already common accidents that occur on the bridge shutting down that route to everyone on either side of it.

- **Inappropriate location for a highly dense apartment complex:** Apartment complexes are typically seen in closer relation to the downtown/town center areas in rural places like Donnelly. That is so the increased number of people living in them have easy and safe access to the highway, library, schools, bus stop and amenities in town. This location is far from town, unwalkable and unbikeable (due to the narrow road, S-Bridge danger, high traffic volume).
- **Access via privately maintained roads.** Although the developer added another access point, their main access is through a private community (The Meadows) that is privately maintained, which will add immense traffic and wear and tear.
- **Lack of walkable and bikeable access.** There are no sidewalks beyond where this development is, so walkable and bikeable access to Donnelly, the library and the school is extremely dangerous.
- **Dark sky ordinance violations.** With their proposed density paired with the clubhouse and other "amenities" the amount of porch lights, parking garage lights, balcony lights and other outside lights will violate the dark sky ordinance.
- **Increased noise pollution.** The peaceful setting of the rural area in which this development is proposed will be constantly interrupted by the starting of cars, the hundreds of residents on their balconies listening to music, or watching tv loudly with the windows open. This is a city-type environment and should be put in city limits.
- **Increased pollution.** Imagine the hundreds of cars being started to warm up and idle each morning in the winter. This is not the place for that.
- **Water/flooding/snow melt.** The water table for this area is already very high. Will my lot and the other neighborhoods be affected by their mitigation of water by pushing more onto ours during the drainoff/melt season?
- **School bus needs.** The community is already short on school bus drivers and this stop would likely have a lot of school aged children needing to be picked up.

Additionally, many of the same issues exist with this application that existed with the initial Roseberry Parks application.

Below I am quoting from the minutes of the May 12, 2022 meeting. Specifically the comments made by Commissioner Roberts who stated that the Valley County Code and Valley County Comprehensive Plan must be the foundation for the Commissioners' decision. Applicable comments are as follows:

Idaho State Statute 67-6502 – The purpose of the land use planning act is to promote the health, safety, and general welfare of the people of the state of Idaho. Specific issues include:

- He is unsure if this application protects private property rights of nearby properties.

- **Urban densities should be within incorporated city limits.**
- **Overcrowding of land is a concern; proposed density is significantly higher than surrounding properties. Garnet Valley is nearly 400% that of the surrounding area.**
- Land development is to be commensurate with the physical characteristics of the land. Approved PUDs in Valley County have taken in account the topography of the site
- **Flooding hazards can be significant in this area and should be planned for.**

The application is noncompliant with the Valley County Comprehensive Plan.

- Chapter 2 – Populations, Goals I and II. **The proposal conflicts with the desire for small rural town characteristics.**
- Chapter 3 Personal Property Rights, Goal 1, **#3 Flood water and impacts must be considered.**
- Chapter 8 Housing, Goal III, recommends clustering to preserve open space and **Goal IV encourages new development to occur in or near the existing cities and areas of impact.**

The application does not comply with Valley County Code (VCC).


- VCC 9-9-3 (e) - the proposal is likely in violation of the statement "That it is more desirable to have a PUD than a subdivision or some other singular use, and that the PUD is not being proposed simply to bypass or vary the more restrictive standards required of a subdivision, business, industry, or other similar use."
- VCC 9-9-6 (f) – snow removal and storage plan concerns exist.
- VCC 9-9-6 (g) – surface water and flooding planning concerns exist.
- VCC 9-9-7 (d) – refers to density. "It is recognized that the increased residential density of a PUD shall be in relationship to the site and structure location, application of technology, design, construction techniques, landscaping and topography." **Staff prepared adjacent densities; most have two or three units per acre.** The existing townhouses are two-story structures, so the higher density takes up less ground. **The Garnet Valley proposal is nearly 400% that of neighboring areas.**
- VCC 9-9-7 (g) – parking spaces. o VCC 9-9-7 (h) –street width would affect access.
- VCC 9-11-1 (d) – Compatibility evaluation allows for unique considerations, including the density of surrounding subdivisions.
- Northlake Recreation Sewer and Water District's will serve letter is not for this particular application. The applicant would need to reapply for service.

- **The public is overwhelmingly opposed. This opposition is a good indicator this application is not in harmony with the general population.**
- **The Idaho Statutes, Valley County Comprehensive Plan, and the Valley County Ordinances are the foundation for the decision to be rendered. The rule of law must prevail.**

Please thoughtfully consider what this community and its residents need to thrive and see that this proposal goes against that in almost every possible way and vote NO. We need affordable high density apartment housing in the APPROPRIATE place - close to bus stops, stores, libraries and schools and city center.

IF this monstrosity gets approved, they should be required to build an extra large/tall wall as a sound/light/security barrier on the southern border to protect the properties to the south of it from the many adverse effects this development will have on our properties.

Chelsea Tuttle



Opposition to PUD 23-01 Garnet Valley and CUP 23-10

From: Christian Tuttle [REDACTED]
Sent: Tuesday, May 30, 2023 5:19 PM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: Opposition to PUD 23-01 Garnet Valley and CUP 23-10

To whom it may concern:

As a full-time local employee, resident and homeowner located at 13090 Hill House Loop, Donnelly, ID 83615 - one of the lots that would abut the southern boundary of the Garnet Valley) I am **AGAINST** the Garnet Valley proposal.

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Christian Tuttle
[REDACTED]

May 30, 2023

Cynda Herrick,

Director Valley County Planning & Zoning

219 No. Main St. Cascade, ID 83611

Sent via email

Dear Cynda:

Subject: Concerns Regarding Proposed Apartment Development in Donnelly

Dear Planning and Zoning Department,

I hope this letter finds you well. I am writing to express my concerns regarding the proposed development of over 300 apartments in Donnelly. I firmly believe that this proposed density exceeds the permissible limits outlined in the zoning laws of our county.

First and foremost, it is crucial to prioritize the preservation of the existing character and quality of life in our community. The proposed number of apartments appears excessive, considering the current infrastructure and available amenities in the area. This density would likely result in increased traffic congestion, strain on public services, and potential overburdening of the existing utilities and infrastructure.

Furthermore, the zoning regulations in Valley County are in place to ensure orderly and harmonious development, as well as the protection of the surrounding environment. The proposed development's density does not align with these objectives, potentially compromising the aesthetic appeal and overall livability of the neighborhood.

In addition to the concerns about density, I urge you to consider the impact on open spaces and the natural environment. Donnelly is known for its scenic beauty and abundant outdoor recreational opportunities. The proposed development may encroach upon green spaces, disrupt the balance of the ecosystem, and adversely affect wildlife habitats.

I respectfully request that the Planning and Zoning Department carefully review the proposed development in light of the zoning laws and the best interests of the community. I believe it is crucial to strike a balance between accommodating growth and preserving the unique characteristics that make Donnelly such a desirable place to live.

I also encourage you to seek input from the local residents and conduct a thorough analysis of the potential short-term and long-term consequences of such a densely populated development.

Thank you for your attention to this matter. I trust that you will carefully consider the concerns raised by myself and other concerned community members before making any decisions related to this proposed development. Please keep me informed of any updates or actions taken regarding this matter.

Yours sincerely,

Maria & Jim Jacobson

39 Moore Rd.

Comment/Letter for June 8th Meeting P.U.D. 23-01 Garnet Valley and C.U.P. 23-10 Preliminary Plat

From: scott garrard [REDACTED]

Sent: Tuesday, May 30, 2023 6:41 PM

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

Subject: Comment/Letter for June 8th Meeting P.U.D. 23-01 Garnet Valley and C.U.P. 23-10 Preliminary Plat

May 28, 2023

Valley County Planning and Zoning Department

VIA EMAIL: Cherrick@co.valley.id.us

RE: Opposition against Garnet Valley Development/Roseberry Park,
Opposition against requested variance
P.U.D. 23-01 Garnet Valley and C.U.P. 23-10 Preliminary Plat

This letter is in opposition to the Garnet Valley Development application and requested variance. The original variance was put in place for a reason, to prevent incompatible densities. This application for 300+ city apartments and over 500 parking spots is too dense and belongs in an urban area, not rural. The development is neither compatible nor harmonious with the local neighborhoods. A new, relevant traffic study is needed. The infrastructure (bridges, sewer, water, EMS) are not able to handle such an increase in population and the traffic that comes with such a dense project.

Let us remember comments on the same developer, from the minutes of VCC P&Z May 12, 2022 to PUD 22-01, Roseberry PUD:

- Chairman Thompson: 'This proposal is too dense'
- Commissioner Childs: 'this proposal would not meet a local need for affordable housing for our local workforce'; 'This is too much for average income of Valley County'; 'Not the right density nor location'.
- Commissioner Roberts: 'Urban densities should be within incorporated city limits'; 'The proposal conflicts with small rural town characteristics'

These comments still apply to this application by Garnet Valley. Garnet Valley's current stated perpetual rents are even higher this time around and continue to prohibit any real property ownership.

This development belongs in an urban area where foot traffic would feed a downtown core with access to groceries, health care, restaurants, postal service and libraries. There is a better way to manage growth and maintain the rural areas of Donnelly while creating a vibrant and prosperous downtown urban core.

Let us be good stewards of the land and honor the rural environment of the area. Restrict construction in wildland urban interface areas/outskirts. This development is too dense and as such belongs in an urban area. Deny this application and send the message to this developer that you will no longer allow them to waste your valuable time with repeat variations of plans that they have already been told are not compatible in this rural area. Please deny this application.

Respectfully,

Angela and Scott Garrard

130 Forest Lake Circle, Donnelly

Garnet Valley Subdivision

Micke Ellis [REDACTED]

Tue 5/30/2023 9:01 PM

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

To whom it may concern:

As a property owner in Donnelly, I am opposed to the proposed development. Until all infrastructure is improved ie. water, sewer, roads, schools, hospitals, public transportation etc. we must halt this kind of growth. The P&Z commissioners must consider the impact to existing property owners. Will they care when our wells run dry? Will there be any recourse from the developer who gets rich developing 300+ rental units? Will ANYONE care when the quality of the reservoir is destroyed even more? Destroy more animal habitat? Destroy our quality of life? Sadly the answer is NO, the commissioners will not care. They only care about (un)affordable housing. Please don't approve this kind of growth.

Cordially,
Mickee Ellis
Donnelly, ID

Opposition to Garnet Valley proposal

From: Camille Schiller [REDACTED]

Sent: Wednesday, May 31, 2023 8:57 AM

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

Subject: Opposition to Garnet Valley proposal

To the P&Z Commissioners (Katlin Caldwell, Sasha Childs, Scott Freeman, Ken Roberts, Gary Swain):

This email is in opposition to the proposed development: Garnet Valley off of Timberline Rd. in Donnelly. I live at 52 Buckskin Dr. and this proposed development is a reckless attempt to provide additional condos and rental units instead of actual affordable housing that is needed in the community. This development will increase the density along Roseberry Rd and increase the danger of more accidents along the "S" bridge. This development will also completely change the existing neighborhood by building 3 story buildings right in front of all of our single story homes. Why pass something like this instead of approving a developer to build single story homes (real homes, not trailers!) that would be congruent with the existing neighborhood? I'm in favor of affordable housing, but this proposal is not "the one".

Thank you for your consideration,

Camille Schiller

GARNET VALLEY Rebuttal to Variance

From: Leta Dorsett [REDACTED]
Sent: Wednesday, May 31, 2023 12:00 PM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: GARNET VALLEY Rebuttal to Variance

Dear P And Z 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 on May 31, before 5:00pm.

Leta Dorsett Edwards

Garnet Valley comments

From: Joel Gyllenskog [REDACTED]

Sent: Wednesday, May 31, 2023 12:39 PM

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

Subject: Garnet Valley comments

Hello,

I own property very close to the Garnet Valley property. I think that the proposal is much better than previous proposals, but will have too many residents.

Joel Gyllenskog
2018 Schultz Lane
Donnelly ID 83615

Garnett Valley is a loud NO

From: Brandon Roberts [REDACTED]

Sent: Wednesday, May 31, 2023 2:59 PM

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

Cc: [REDACTED]

Subject: Garnett Valley is a loud NO

Good afternoon,

I'm sure you have received many emails like this, but my families concern is really simply stated, the total infrastructure improvement needed for 300 -550 more family's to be addressed PRIOR to closing or developing any significantly dense community addition. We don't even have lines on the road at the S bridge or most places on Roseberry to prevent lane accidents but we're going to saturate the area with high density new development. Since this development only benefits these developers, the developer should be 100% on the hook for these infrastructure improvements. Whatever is done on this peninsula affects everyone here and if they do not make the infrastructure improvements, it will affect everyone negatively, only the developer benefit's and there is no positive benefit to anyone else on the peninsula. I believe there will also be a call to Levy the area and make other homeowners pay additional taxes to cover the stresses of their new development(s) on our roads, sewers and water. Why should others have to contribute to their new development?

Brandon and April Roberts
13144 Hawks Bay Road
Donnelly ID 83615
[REDACTED]

Garnett Valley development

From: April Roberts [REDACTED]

Sent: Wednesday, May 31, 2023 2:48 PM

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

Subject: Garnett Valley development

Hello Cynda.

I respectfully submit this email in opposition of the proposed Garnett Valley development in Donnelly. I am not opposed to "reasonable" growth in this city. However, "reasonable" must be defined and reflected in our city's ordinances...with the consideration of the residence in mind. This is the root of the problem. Garnett Valley's "Application" is one of many nuisances for this community. And rightly so!!

My family and I rented in the "Pumpkin Patch" community and within the last year, moved to the Hawks Bay subdivision. Our home was built and situated to enjoy the views of the open meadows and mountains surrounding us. We sought out the "green pastures," for the benefit our mental and physical health. Growth is evident, and while we understand developers are in the business to maximum their investment, and it is further evident to us (the residents of Donnelly) the proposed Planned Unit Development (aka "PUD") SOLELY serves the interest of the developers (or rather, the interest of their bank accounts), under the guise of "affordable housing."

Commissioner, Planning & Zoning, you were installed to act and protect what is in the best interest of this city. Promises were made to the citizens of Donnelly, and we all see, loud and clear! You have the authority and ability to throw the people, of this beautiful city of ours, into utter chaos. You will set the scene for Valley County as a whole. A new culture of people (and living) will birth from these decisions you make, on behalf of our city. Should the Garnett Valley project be approved, what stops the next project, Developer, or even Garnett Valley, to duplicate (more or less), with high density housing, and all the related concerns...x2, x3, etc.?

Which water district will service this area? Not North Lake. Who will be responsible for trash cleanup on the streets, open land and lakes due to the additional families and their guests? (We already see this at the boat docks, and beaches around Roseberry area, not to mention all along Hwy 55. There's not enough personnel to cover this.). Further contamination of the lake whereby it will intensify the risks in health of people using the lake. How will this not affect tourism...as if these people want to engage in activities in contaminated waters. They will easily find other locations to vacation, without the level of safety risks. Local businesses will be effected as well. (I have personally seen this happen elsewhere.).

S-Bridge. This past weekend, with moderate rain on the roads, it was early Sunday morning and as I was crossing said bridge, a large (non-commercial truck) drove past me (nothing unusual). I was driving my raised Jeep and I was sprayed with water from the road. My windshield was completely covered with water and I lost 100% visibility. I threw my brakes in and came to a complete stop (until I regained visibility). If I had continued going, I would have risked an accident. In past, when accident have occurred on said bridge, it had involved a couple parties (2-3 cars). Imagine with the 300+ additional cars, and traffic. You would no longer be looking at 2-3 cars, but rather, multi-car pileups with possible serious or fatal bodily injury. The County and/or City of Donnelly having knowledge of purported S-Bridge defects, with no remedies, can open itself up to liabilities should a Civil suit be filed.

Putting the cart before the horse is reckless, and DOES NOT WORK!!! Fast forward beyond the needs of road construction, "S Bridge", and snow plowing.... Local subdivisions already struggle with Sheriff not responding timely (not bashing law enforcement at all!), ambulance emergency service greatly suffering, understaffing/routing with our Post Office (which includes lack of P.O. mailboxes), local businesses unable to staff enough people, already intermittent internet connectivity (for us residents and business that rely on such services to adequately operate our businesses). With Garnett Valley and all the other subdivisions (currently pending), this density we are looking at [each unit x3 (average) children] will require vast expansion of Donnelly El., the middle school in McCall and McCall-Donnelly HS.

I do not feel the need to restate all the other areas of concern, previously brought up by other residents. However, an additional area of concern for myself and my family is the probability of increased criminal activity. This too changes the culture (behaviorisms) of this community. The efforts to undo the damage to our community will be laborious, to say the least.

This is far from an exhaustive list of, injury toward this community, should you ignore the inevitable. Again, I do not oppose growth, but until ordinances are amended and/or created to limit growth by redefining "reasonable growth," require developers to contribute toward infrastructure, contribute toward emergency services, drainage and utility usage, etc., we will lose our beautiful communities, in the name of greed and profit. Covid brought many fractures amongst neighbors. I plead with you...do not endorse the unreasonable changes brought from approving Garnett Valley's proposed PUD, as well as other current and future applications which would bring destruction through it's density.

In conclusion, please consider the bigger picture which affects Valley County residents, as a whole, which far exceeds Garnett Valley's development plan at issue here. Who does this really benefit, and why???

April Roberts

Opposition email to Garnet Valley Proposed Application

Barbara Buhl [REDACTED]

Wed 5/31/2023 3:26 PM

To:

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

I am an 87 year old residence who currently lives at Northwest Passage in Donnelly. I have read everything about Garnet Valleys proposed overly dense project. Yes we need housing and rentals, however, their suggested rents in Star News for a studio are outrageous to say the least. I have a one bedroom in town where I can walk to buy essential groceries and catch the bus to McCall for 655.00. These developers certainly aren't suggesting that hard working people can afford 1500 a month for a studio apartment?

No to this density that would bring tremendous traffic over the very scary S Bridge. This is a city like type of density that I would be hard pressed to even have here in downtown Donnelly. Since we do need affordable rentals for workers then it should be built out here on HWY 55 and lower said rents.

I know the piece of land this is being proposed on and this density does not fit that area. No to the density and location of this proposed project.

Sincerely,
Barbara Buhl
Please confirm you received my email

Garnet Valley Application

Gregg Gibboney [REDACTED]

Wed 5/31/2023 4:18 PM

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

Cc: Lori Hunter lhunter@co.valley.id.us

Hello, Please confirm you have received the following letter opposing this project. Thanks.

Gregg

Valley County Planning and Zoning Commissioners,

Well, here we go again. The same out-of-state developer, property owner, and engineer that received a unanimous denial of 201 mobile homes on the same parcel less than a year ago, have returned with another ridiculous attempt to permanently alter the rural character of Donnelly and Valley County. For this applicant to return less than one year later with an urban housing plan, and actually increase density so much that a variance is required, shows their complete lack of respect for our community.

The fact that the entire project will be rentals tells a story as well. Can you see a pattern here? Both of the prior proposals on these parcels, which are owned by one of the original developers of The Meadows at West Mountain, had the intention of creating perpetual, unregulated income, regardless of the effect on the current population and local infrastructure. This development would be no different. Ask yourselves, based on your knowledge of rental housing and the harshness of our local climate, what these properties may look like 10, 20 or 30 years from now. Without individual pride of ownership, and with the goal of maximizing investor profits over all else, the outlook is not positive. And speaking of profits, will any of the hundreds of thousands of dollars in monthly rent stay in Valley County, or even within Idaho?

As was the case with their prior mobile home park proposal, the requested density and associated variance in this application is far beyond any development in the county, and would set an alarming precedent. If completed and fully occupied, the amount of people and vehicles added to our neighborhood would be overwhelming. At least 1,000 new residents and upwards of 500 vehicles would inundate local services, roads, utilities and recreation areas. *Also have to mention* how unmanageable and unsightly asphalt parking lots containing over 500 uncovered spaces will be. And with residents constantly coming and going, snow removal will be impossible.

Because there are no specific details in the application, I can't help but assume the 10 single family homes will be mobile homes. Is this simply an attempt to reduce the overall project density? Is it a way to open the door for their original proposal – a future mobile home park? Will these homes be sold or rented? If sold, will the land be leased? Details on this part of the project must be clear before any decision is made.

A project of this scale belongs in a large town or city where there is a significant permanent population, substantial employment opportunities, higher education, vibrant commercial centers and an urban infrastructure. To build it just outside Donnelly city limits, in a rural residential setting, just doesn't make any sense. As you know, our largest local employer is currently building their own employee housing. There is simply no need for this many rental units, and the infrastructure required to serve it does not exist.

As neighbors, we're not asking that these parcels remain empty former pastures (although that would make the local bird population very happy). We simply request that the developer bring a reasonable proposal that is consistent with surrounding housing and our rural environment, while keeping impacts on local services and infrastructure realistic.

I request that you deny this application and the associated density variance.

Respectfully,
Gregg Gibboney
33 Moore Rd., Donnelly

"Denial" Garnet Valley/Roseberry Park LLC - P.U.D. 23-01 / C.U.P. 23-10

Linda Eddy [REDACTED]

Wed 5/31/2023 4:28 PM

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

Cc: Lori Hunter lhunter@co.valley.id.us

Dear Honorable VC P&Z Board

—Ken Roberts

—Sasha Child's

—Katlin Caldwell

—Scott Freeman

—Gary Swain

We "OPPOSE" the Garnet Valley/Roseberry Park LLC development of 306 multi family apartments, 500 plus parking spaces and 10-Mobile lots on 39 acres in rural Donnelly, Idaho located at W. Roseberry and Timberline Drive.

Absolutely "no" approval request for increasing the density per acre for this proposed development. There shall "not" be anymore density on this 39 acres than what was originally approved for this parcel of land. Should be denied.

This requested density and type of structures, 306 apartments in 9-separate structures would impact the quality of life and VALUE of the surrounding homes within a mile. These proposed apartments are NOT affordable for the people living and working in Valley County. Should be denied.

The 10-mobile home lots on Timberline Drive shall also be denied because the owner of the mobile home "will not own the land" plus they will be set on stringers per the specifications they provided. These will also lower the value of adjacent homes. The proposed land that these lots are under water all spring and summer (wet land). Deny these mobile home lots

The Donnelly EMS are under financed and strained to maximum now per your recent meetings with the EMS of Donnelly and other EMS groups in the valley. Then the Donnelly Fire Department is also financially being underfunded and unable to cover the areas now not alone adding these dense apartments that they won't hardly be able to get fire trucks within and around these buildings. This project is to dense & should be denied.

As seen this year and every year this 39 acre parcel of land has extreme water standing on the land for at least two months after the snow melt and part of the south east end off the 39 acres by Moore Road where they propose to connect to Moore Rd. is under water year round (considered wet land). Also, there will be major drainage issues from this land and flooding onto adjacent property owners land. There was this year and many years drainage

from this land and the Meadows at W. Mountain drainage floods out the back half of the lots on the east side of Hillhouse Loop, this project where they propose to have their snow storage at the south east end of the property will only cause more damage to peoples property. This project should be denied.

W. Roseberry Road, steel bridge on Mud creek and the "S" bridge can't handle the traffic now, nor can the Mud Creek bridge on Norwood can "not" handle another 500 cars x 8 trips a day per the VC road department statistics just disclosed at the meeting last week. This project should be denied

After going through the VC Compatibility Matrix we give this project/development a (-32).

This type of density should be within a City and be accessed directly off the Highway 55 corridor. Deny this development at this location

This land should only be developed with less density (no mobile homes or apartments)and be developed like surrounding subdivisions with more open space. Deny this density

Please Honorable Board please refer back to Ken Robert's (VC Board Member) testimony when Roseberry Park proposed mobile home park last year. His testimony and other Board Member testimony about to much density was correct and this is even MORE DENSITY and this project should be denied based on those other findings.

Please DENY this proposed project/development.

Thank you,
Bill & Linda Eddy
13041 Hillhouse Loop & 13043 Hillhouse Loop

Garnet Valley Project - Opposition

From: JC Paul [REDACTED]

Sent: Wednesday, May 31, 2023 3:40 PM

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

Subject: Garnet Valley Project - Opposition

To whom it may concern,

I am writing in opposition to the proposed Garnet Valley PUD 23-01 and CUP 23-10 by the applicant Roseberry Park LLC. I am a property owner and full time resident of the Hill House Loop subdivision directly adjacent to the proposed development. This is the same applicant/owner that proposed the mobile home park that was denied by Valley County Planning and Zoning on May 12, 2022. Many of the same concerns exist with this new proposal.

Below I am quoting from the minutes of the May 12, 2022 meeting. Specifically the comments made by Commissioner Roberts who stated that the Valley County Code and Valley County Comprehensive Plan must be the foundation for the Commissioners' decision. Applicable comments are as follows:

- Idaho State Statute 67-6502 – The purpose of the land use planning act is to promote the health, safety, and general welfare of the people of the state of Idaho. Specific issues include:
 - o He is unsure if this application protects private property rights of nearby properties.
 - o **Urban densities should be within incorporated city limits.**
 - o **Overcrowding of land is a concern; proposed density is significantly higher than surrounding properties. Garnet Valley is nearly 400% that of the surrounding area.**
 - o Land development is to be commensurate with the physical characteristics of the land. Approved PUDs in Valley County have taken in account the topography of the site
 - o **Flooding hazards can be significant in this area and should be planned for.**
- The application is noncompliant with the Valley County Comprehensive Plan.
 - o Chapter 2 – Populations, Goals I and II. **The proposal conflicts with the desire for small rural town characteristics.**
 - o Chapter 3 Personal Property Rights, Goal 1, #3 Flood water and impacts must be considered.
 - o Chapter 8 Housing, Goal III, recommends clustering to preserve open space and **Goal IV encourages new development occur in or near the existing cities and areas of impact.**
- The application does not comply with Valley County Code (VCC).
 - o VCC 9-9-3 (e) - the proposal is likely in violation of the statement "That it is more desirable to have a PUD than a subdivision or some other singular use, and that the PUD is not being proposed simply to bypass or vary the more restrictive standards required of a subdivision, business, industry, or other similar use."
 - o VCC 9-9-6 (f) – snow removal and storage plan concerns exist.
 - o VCC 9-9-6 (g) – surface water and flooding planning concerns exist.
 - o VCC 9-9-7 (d) – refers to density. "It is recognized that the increased residential density of a PUD shall be in relationship to the site and structure location, application of technology, design, construction techniques, landscaping and topography." **Staff prepared adjacent densities; most have two or three units per acre.** The existing townhouses are two-story structures, so the higher density takes up less ground. **The Garnet Valley proposal is nearly 400% that of neighboring areas.**
 - o VCC 9-9-7 (g) – parking spaces. o VCC 9-9-7 (h) –street width would affect access.

o VCC 9-11-1 (d) – Compatibility evaluation allows for unique considerations, including the density of surrounding subdivisions.

- Northlake Recreation Sewer and Water District's will serve letter is not for this particular application. The applicant would need to reapply for service.
- The proposed construction timeline is unrealistic for Valley County.
- **The public is overwhelmingly opposed. This opposition is a good indicator this application is not in harmony with the general population.**
- **The Idaho Statutes, Valley County Comprehensive Plan, and the Valley County Ordinances are the foundation for the decision to be rendered. The rule of law must prevail.**

In addition to the above reasons the new proposal uses existing private roads (Timberline Drive - as accessed by Price Street and Timberline Drive) as the sole means of access for the development. This will cause undue congestion and traffic on roads that were never meant to handle the volume of usage proposed.

Thank you for your consideration,

John & Camille Paul

J.C. Paul
Director of Mountain Operations
Tamarack Resort



Garnet Valley devolper

From: Dustin Johnson [REDACTED]

Sent: Wednesday, May 31, 2023 4:17 PM

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

Subject: Garnet Valley devolper

Hello,

I am a resident of the Meadows at West Mountain and I am very opposed to this development. I am a full time year round resident/ homeowner at 14 Timberline Dr. on the corner of Price and Timberline. I believe that development would adversely affect our quality of life by going beyond the allowable density for our rural community. I would ask that the proposed homes on Timberline be offset from the road 100' and access onto Timberline not be allowed by private driveways or access roads. Hundreds more vehicles traveling Timberline and Price would put all of our pets and children at risk. The S bridge is already a deadly corridor with hundreds of accidents over the years. The intersection of Roseberry and highway 55 is overly congested for many hours of the morning and afternoon commutes, adding 600 plus vehicles to this will only make these things worse. I am not opposed to developing this land across from my home, I only asked the the density and quality of manufacturing be held to the standards of our beautiful county.

Thank you for your time,

Dustin Johnson

Fw: OPPOSITION TO THE DENSITY OF GARNET VALLEY

From: jackie Beverage [REDACTED]

Sent: Wednesday, May 31, 2023 4:02 PM

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

Subject: OPPOSITION TO THE DENSITY OF GARNET VALLEY

PLEASE COPY AND DELIVER TO:

Katlin Caldwell

Sasha Childs

Scott Freeman

Ken Roberts

Gary Swain

Email : Cynda Herrick, AICP,CFM Director

cherrick@co.valley.id.us

STOP THE INSANITY! STOP THE DENSITY!

We oppose the density of Garnet Valley and all other subdivisions which fall into this same category. The proposal of this type is detrimental to the growth of this valley, in that it is not sustainable, well thought out, nor does it address the necessary infrastructure and future needs for the number of homes/apartments planned.

As Planning and Zoning representatives of the people of this valley, it is YOUR job and duty to the people, to see that responsibility, sustainability and forward thinking are all present in all proposals.

We see this as foolishness on the part of the developers, realtors and owners of the property. Density should be WITHIN city limits, not in rural areas, be it, McCall, Lakefork, Donnelly, or Cascade. Building several miles out of the city, particularly in wetlands and migratory areas, is beyond comprehension for this area. Not only does it disrupt migrations, but it also would need complete heavy fill in order to not be flooding every single home there, not to mention, snow removal, where will it go? Where does the water displacement go? Has this even been considered? Do you need photos of this spring run off? There was an entire lake by the Meadows Subdivision.

Key words of your charge of obligation are PLANNING and ZONING. If you cannot PLAN for this county, the valley, and the small communities herein, then you should step down, because you have no business sitting on a planning and zoning committee, only to allow uncontrolled growth, which will eventually destroy the beauty and serenity here. We can only imagine what this valley will look like twenty to thirty years from now!

The infrastructure in Donnelly is already overloaded. The roads in the county are a pitiful disgrace year round, and there seems to be no funding to improve them. Snow plowing in some areas during the winter is nonexistent, and the current road crew does everything they can to keep up with what is already here. The "S" bridge needs to be replaced before ANY further building or development takes place on the west side of the bridge. This winter, there were several accidents there and no alternatives for people living in that area! Norwood is a mess also, especially during the winter, but full of pot holes right now!

Each new parcel, every new subdivision that comes to this area, brings increased use of roads, water, sewer, full infrastructure and utilities. Idaho Power has outages throughout the year. Ziply Internet slows to a snail's pace when the summer migration occurs! Why should the people already living here have to foot the bill for the developers who make tons of money from growth? Isn't it in the best interest of all to have developers pay up front for infrastructure and schools? Planning ahead means making it better for those to come in future generations, as well as those who are already here. My family has owned property in this valley since the 1960's. Extended family members chose to live here permanently since the 1980's. We purchased our property in 2011 because of our love for this valley, and moved here full time in 2021. It is a beautiful place to live, but not everyone who comes to play respects this valley, or the people who live here year-round. I would think leaving a legacy of caring and careful planning would be what anyone would want behind their names when someone reads about the growth of Valley County twenty to fifty years from now. All one has to do is look at Treasure Valley, Sun Valley and other places who have gone through the same type of growth to see all the mistakes that have been made! You do not have to reinvent the wheel! You need to SLOW DOWN and take the time needed to make choices for everyone who lives here now and will live here in the future. Developers don't have to have it all now. The greed of realtors and developers in the past ten years is astonishing and needs to stop. An acre lot that couldn't even be sold ten years ago, or listed for \$25,000 is now listed for \$375,000? What the heck is going on? Why is it being allowed? You tell me who is profiting and why? It's sad that this is happening here. We watched our beloved home town of Kuna grow from 1365 people when we first moved there in 1985 to well over 29,000 now. While it is being managed as best as it can, it has caused so many issues that will never be addressed. Do you want that to happen here? Unbridled growth brings with it a whole host of other problems and issues. People need places to shop for groceries, and while Albertson's, Ridley's, D-9 and now Natural Grocers are great, there are NO grocery stores of any size in New Meadows, Donnelly or Lake Fork. Their little tiny Mercantile stores do the best they can, but with increased population, it will be difficult for everyone. It would almost be funny if it weren't painful and sad to think of lines of cars at the gas pumps here.

Further, I have to think about the follies of Boise and the entire Treasure Valley! The mismanagement of the 1960's and 70's, which lost beautiful, historical buildings, and

allowed urban sprawl, including a gaping hole in downtown for decades, and malls that are now pretty much hollow, empty wasteland! We remember who did that to our beloved hometown where we grew up. Our kids remember Kuna, where they grew up. Those who live here now, and in the future will remember the names of the people who destroyed Valley County as well!

Last, but certainly not least, is recreation of this valley. Cascade Reservoir has so many environmental issues, they cannot be listed here, and the increased population, sewer, septic and wells will only add to the pollution! The roads people use into the wilderness are becoming fewer since The Wilk's Brothers (DFW) continue to fence and gate off many formerly accessible Forest Service roads! The campgrounds, docks and ramps have not been increased to keep up with demand! We find people camping on roads and leaving all of their trash behind!

It is a sad day when those who have the power to stop uncontrolled growth do nothing, or worse, collaborate with realtors and developers WITHOUT forethought! What is even sadder is the legacy left behind, for the valley we all love!

S L O W T H E H E C K D O W N! You have **NOTHING** to lose!!!

Regards,
Raymond Steven and Jackie Beverage
32 Lakewind Road
Donnelly, Idaho 83615

Attachment:

Thoughts on Garnet Valley, from Friends of Valley County for Responsible Growth

Thoughts on Garnet Valley

1. Density is not consistent with surrounding townhomes and homes, 325 should be 125 apartments or town homes, max. This proposed density should be within city limits.
2. They note “manufactured”, which is noted in their “set back” section of page one of PDFs, for the 10 homes that are on Timberline. Are these on foundations? Leased land once again? For rent or for sale?
3. Who approved them to have entrance/exits/driveways into The Meadows at West Mountain's “private” roads? None of this traffic should be into Timberline or Price. Therefore, where are their entrances? Roseberry? That will require a stop light and or new turn lanes, all of which mean widening Roseberry.
4. This noted traffic as drawn would mean 625 + vehicles traveling in and out daily and most likely most over the bridges here on Norwood (grate), Roseberry (grate) and the S bridge. Not acceptable!

FACTS for Garnet Valley traffic.

3.25 trips per day, but it is an average for all of Idaho. The USDOT study is county-specific, but it says on average for Valley County 4-5 trips per day. If you look at all of Idaho on the USDOT map, it probably averages out to more than 3.25 trips. I don't think the discrepancy is a problem. Data always has some uncertainty to it. The truth lies somewhere in between. Use both documents in your comments. Regardless, a traffic analysis should consider a range of potential traffic, and using these two sets of data, that is a minimum of 1056 to a maximum of 1,625 trips per day from this proposed project. That's 2.2 vehicles per MINUTE over the main, narrow, S bridge - 12 hours in a day.

5. 325 apartments = stress on entire VC; schools, post office, school buses, EMS, all. Once again apartments belong within city limits. Needless to say the noise and light pollution is not consistent for this peaceful location. Build density within city limits.
6. Retention pond by Hillhouse will not be able to handle the water tables here.
7. Look at the parking spaces and just how dense these are. Where do they think snow removal rigs are going to be able to plow? All outside parking so on a heavy snow day are they going to have everyone move their vehicles? Add snow toys and other items = eyesore.
8. There are open spaces noted one saying Block 1. Are these to remain open space or are there plans for future density and possible mobile homes there? Along with lowering the density this should be made permanent open space.
9. Crime! Even our townhomes here are experiencing crime, drugs, etc., which was well stated in Roseberry Parks initial hearing. Any large “city” dense project will bring these issues. Look at my attachment on storage facility crime here in VC already. Attachment is on our page as well.

Article: Multifamily Housing And Crime: What The Research Says

“There is no definitive answer to this question as crime rates can vary greatly depending on the location, type of multifamily housing, and other factors. However, some studies have suggested that there may be a higher incidence of crime in multifamily housing than in other types of housing. One study found that residents of multifamily housing were more likely to be victims of both violent and property crimes than those who lived in single-family homes. The study also found that the risk of crime was highest in multifamily housing with three or more units. Another study found that there was a higher incidence of crime in low-income multifamily housing than in higher-income multifamily housing. This study also found that residents of multifamily housing were more likely to be victims of violent crimes than those who lived in single-family homes.”



Dear Commissioners Caldwell, Childs, Freeman, Roberts, and Swain, and Director Herrick:

We are Dennis and Patricia Scroggins, residents of Donnelly, Idaho on Timberline Drive. Our house is directly across from the proposed development of Garnet Valley.

We respectfully request that you deny application P.U.D. 23-01 Garnet Valley and C.U.P. 23-10 Preliminary Plat. There are numerous factors for you to consider while reviewing the application that should lead to denial of Roseberry Park LLC's application. A 306 multi-family unit apartment complex, and 10 single-family manufactured homes, not on foundations, is not compatible with the single-family, stick built homes, adjacent to the proposed project.

A significant issue with the application is the request for a variance, due to the density. The overall density of 8.1 units per acre creates the need for a variance. We have lived in our home with the existing county codes without fencing, bright lights, sheds or other items that may suit us better than what county codes allow, and have never requested a variance. Why should we allow a variance for a developer to stack multiple over-priced rental units into our primarily, owner occupied neighborhood?

We have dedicated so much of our time this past year studying Three Pillars' applications. First they proposed the 201 unit mobile home park, which was deemed not compatible due to density, and not being affordable for the Valley County workforce. Now we have had to study their 121 plus page application about their "better" plan of Garnet Valley. The 306 apartments, 10 manufactured homes (not on foundations), with 576 parking spaces and 72 garages are also NOT COMPATIBLE. We refer to the Three Pillars applications, since the agents listed under Roseberry Park, LLC (applicant of Garnet Valley) are also the founders of Three Pillars, LLC. They are one in the same being led by KM Engineering, Timberline Development – Mark Reichman, and Dean Warhaft. They are all working together for significant monetary gain through these proposed multi-unit, inappropriate complexes within identified Enterprise-Opportunity Zones. All on the backs of existing homeowners and to the detriment of Lake Cascade.

Below is a list of our valid concerns regarding Garnet Valley:

1. The density of the project will require a variance. Since the project presents so many other issues, the variance should not be granted.
2. In creating such a large, non-porous area with rooftops and pavement instead of the grassy meadow, we will experience significant flooding and a very different run-off. There is already a problem with flooding underneath many homes and townhomes in the Meadows and this could increase this problem. Another issue we need to consider is Cascade's algae buildup that has been occurring over the past several years. With the project's close proximity to the lake, it could significantly impact this current problem.
3. Given that we are located on Timberline Drive and pay monthly HOA fees, we are very opposed to having entrances to Garnet Valley off of our private road. Timberline Drive is not a public road, it is private and to our knowledge should be owned by the Meadows at West Mountain.
4. The increase in traffic will be horrendous. The current roads are very narrow, and with the increase in traffic from Tamarack, have become very unsafe, especially the S bridge. There is also very little room for pedestrians given there are no sidewalks. We presume

the 334 households will have many children within the families. So, how do they safely connect "more" children to the "non-existent" bus stop. Another issue around traffic is the Traffic Study report that they utilized is outdated.

5. The number of residents they are proposing will impact the school district, EMS services, fire department, post office, law enforcement, along with many other services. With the rural location of the apartment complex, it creates even more of an impact. The apartments belong within the city limits. We refer back to comments made by Commissioner Roberts during discussions about previous projects (which were less units than Garnet Valley). He stated that Idaho State Code requires the promotion of development within city limits and impact areas. Commissioner Roberts stated that the Comprehensive Plan charges the Commission to maintain open spaces and agricultural areas. If high density existed across the county, no one would want to come here. These statements should apply to Garnet Valley.
6. Is \$1500 to \$2000 a month an affordable rent, or are we continuing the existing problem of unaffordable rentals for the workforce in Valley County. Is this going to be subsidized housing? It appears so, since they are going to have reduced rates for some segments of the population. We refer you to the applicant's discussion of this rate reduction for Valley County Service workers. What about low income workers in Valley County? Where do they live?
7. The proposed manufactured homes are not compatible with the existing home and townhomes in the Meadows at West Mountain. Roseberry Park was not compatible and neither is a smaller set of manufactured homes that will not be affordable.
8. They are again proposing electric heat. This is not affordable!
9. The developer of the Meadows at West Mountain, Timberline Development, LLC, Mark Reichman has not completed, nor maintained the infrastructure we need at the existing homes and townhomes. We recently experienced two power outages and were without water. The reason being was that the backup generator does not work and hasn't for over a year. When power went off twice, not just once, the water lines experienced a back flow issue. There was possible contamination of the water and we were advised not to drink the water, even if boiled, until a test could be completed. How do we count on Mr. Reichman to connect a new project to an existing water system that according to the Department of Environmental Quality - is non-compliant?

Thank you for your time and consideration of this very complicated project. We are relying on you to guide purposeful, managed growth, and development in Valley County.

Sincerely,
Dennis and Patricia Scroggins

Fwd: FW: OPPOSITION to P.U.D. 23-01 Garnet Valley and C.U.P. 23-10

Therese Gibboney [REDACTED]

Wed 5/31/2023 5:40 PM

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

📎 5 attachments (795 KB)

347799611_976056063746248_6794544998383402563_n.jpg; Rights.PNG;

334702917_238911511898542_1724141838040002529_n.jpg; 333046995_1190789558308478_5564629690793155103_n.jpg;

Screen-Shot-2023-03-14-at-12.16.43-PM.png;

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.

Hello Lori,

I simply wanted to say Thank You for making the email below my final and only submission to the VC Commissioners packet on Garnet Valley. I greatly appreciate it. In right under the wire at 4:49.

Also just reconfirming the petition will be scanned into the staff report as well.

Best,

Therese Gibboney

Sent: Wednesday, May 31, 2023 4:49 PM

To: [Lori Hunter](#)

Subject: FW: OPPOSITION to P.U.D. 23-01 Garnet Valley and C.U.P. 23-10

FINAL - Lori I am resubmitting with corrected spacing and fonts. Please delete my first email and print and utilize only this one.

Please confirm you received this opposition resubmitted email on 5/31/23, before the 5:00 PM deadline. Confirm it will be included in the Garnet Valley Staff Report along with all attachments.

Esteemed commissioners:

Katlin Caldwell

Sasha Childs

Scott Freeman

Ken Roberts

Gary Swain

I request you deny Garnet Valley and their proposed density. Densities such as this should always remain within city limits and not be introduced into a small rural community neighborhood. This proposed density with Garnet Valley is literally more people that currently live in all of Donnelly and this is just one project. Re-think how this would change the fabric of this small community in one fell swoop. You are "charged" with protecting our "property rights", along with land owners rights.

We do matter. We have been called NIMBYS because we took an entire year out of our lives battling these large developers. Because yes we care deeply about our neighborhood and what such a high density project will impact our daily lives, clarity of Lake Cascade and Donnelly in a whole. Please see our attached correct definition of what a NIMBY is.

I do not know too many people in this rural community that are ok with introducing over 550 vehicles, twice daily, into this quiet neighborhood on The Meadows at West Mountain. The depth of this density brings up so many issues, such as noise pollution, crime, structural issues with our three bridges and so much more. With approximately 550 outdoor parking spaces, in tight streets, suggested by KM Engineering for parking, not only will be a nightmare for snow removal to get people to move their vehicles, but a tremendous fire safety issue for our already strained EMTs and Donnelly Fire Department. After last winter this struggle became bluntly apparent to everyone who lives here. During the continual winter blasts our property managers where hard pressed to get overflow cars moved for snow removal each and every storm, sometimes twice daily.

Here is a section from a video chat with developer (Daniel Weisfield of Roseberry Park LLC/Roseberry Park/Three Pilar Communities) discussing Donnelly and the fact that we are just "keyboard warriors" that "got our butts handed to us" with their Roseberry Park application.

Donnelly noted in this discussion:

- **Ash Patel:** What are challenges that you've run into? But what have you failed to get permitted for a mobile home park?
- **Daniel Weisfield:** So our biggest challenge so far has been in Donnelly, Idaho. Donnelly, Idaho is roughly two hours north of Boise, Idaho. Idaho was the fastest-growing state in the country in 2022 in terms of population growth. Lots of people moving from San Francisco and LA and Seattle, to Boise. And Donnelly is a really nice ski resort town about two hours north of Boise. And like most ski resort towns, it's got lots of demand to live there, and not enough housing, and normal working people can't afford a place to live. So in Donnelly you've literally got restaurants which are only open six hours a day, because they can't find staff to stay open for kind of two shifts. It's got an affordable housing crisis. So we thought, "Okay, this is the perfect

market for us to come in and develop financially attainable housing." We thought we could go in there and charge \$600 rents each month if we build a community, and sell beautiful, brand new homes for, let's say, \$150,000, to be of real value for customers. And unfortunately, we went in there and the local community got an idea in their head about what we were building which is really different than what we were actually proposing. And perception is reality. People started telling their friends and their neighbors that Three Pillar Communities was an outsider, we were kind of big, bad developers, we were going to come in and build a terrible, ugly trailer park, and we don't want those kinds of people living in our backyard... To the point where when we went for our initial land use decision in front of the Planning Commission, we got our butts handed to us. We got five votes against us, zero votes in favor. So it was really humbling, really a learning experience for us about really having to reach out to the community in advance to explain what we're actually doing, and how we will actually benefit a local community, and create homes for normal people... And we didn't tell that story well enough in Donnelly, and really got humbled.

- **Ash Patel:** How long ago was this?
- **Daniel Weisfield:** Eight months, roughly. And by the way, we still have the deal in escrow. We're in escrow on the land, and we're working with the Planning Commission to come up with alternate plan that could be viable. We might end up developing **garden style apartments**, we might do some single-family on the land... So we're figuring out some way to pivot. It's just unfortunate, because I truly believe that manufactured housing would have been the ideal solution to help solve their housing affordability problem, and they just didn't want it.

NOTE: Their rents on Roseberry Park did not "pencil" out for most locals and nor does their newest proposal Garnet Valley. They obviously did not "listen" since they came back with yet even more density with this second proposal and yet again un-attainable rents for most locals. Zero reason for a variance when it is not attainable nor affordable for most VC residences.

These are developers who not only returned with yet more density, but it seems did not learn one thing from Roseberry Park. We are honorable hard working people who care deeply about our community we live in, and being stewards of these lands, we must move forward with sustainable growth and compatible projects that everyone can get behind. We must stop and examine what it means for our future generations. Once again I do not know many people who would say ok great – you will be adding over 550 drivers, twice daily, into/through our small rural neighborhood roads.

We all need to lean into thoughtful growth that reflects the opinions of the home/land owners here in Valley County, as well as developers. We believe there is a path forward that everyone can be happy with if we all work together with **"open lines of communication."** This is why Linda Kindred Eddy and I held a workshop with our Commissioners, in February/2023, to have our amendment that developers are required to hold community meetings **"before"** they submit their application to VC Planning & Zoning, to become law. This will save a tremendous amount of time, money, and energies for everyone involved. This will also allow Valley County residents to have a voice with developers. An extremely important point to this amendment is that this happens "before" developers submit their application to Planning & Zoning, otherwise the it is pointless to do so. This is when design, engineering and much of the costs can be saved by large changes, but will also allow hard working

locals, who take extreme pride in their homes, to have a voice, rather than only 3 mins during a hearing and zero rebuttal at those said hearings. Of course there will always be developers who simply refuse to listen and are only here for max ROI. Their density needs to be cut in half+ at the very least. It should only be the allowable density here on the original plat. This density belongs within city limits where there are services for this "little city" Garnet Valley is proposing.

You as the Valley County Commissioners are "charged with" protecting this rural land, along with the people who worked hard to call it home. We are all stewards of the land and at this important juncture in Valley County's growth it is of the utmost importance that Valley County Planning & Zoning listen to and respect the current homeowners rights with reasonable densities, building heights, large set backs, no fencing, quiet lights, basically leave somewhat of a rural aspect to our surroundings we all worked so hard to be apart of. Respect our lakes, wetlands, wildlife, migrating birds and animals and our way of life.

Compatibility is a huge factor in all developments here in Valley County. Compatible development to current home and land owners properties. Large scale development should only be allowed within city limits where there are services and "like" developments. Keep large density projects before the S Bridge, Norwood Bridge and Roseberry Bridge. This only make sense to alleviate adding too much more stress on these three bridges. I certainly would like to rate this as a -100, however, it should land at the very least in P&Z Staff compatibility report as a -32.

I can not reiterate enough the fact that the traffic that Garnet Valley will bring is at least 550 more vehicles twice daily into our "Rural" neighborhood. No to at the least 550 "Outdoor" parking spaces. No to allowing this traffic to be introduced into our private roads here at the Meadows at West Mountain twice daily. Contain this project within itself with entrances and exits on Roseberry only. We know Valley county is going to be developed, we simply ask that any builders, investors and developers honor our valley and the people that call it home.

We are simply making our voices heard, once again, almost a year to date since Roseberry Park, we are rallying our neighbors and concerned citizens letting Valley County Planning and Zoning Commissioners know we will not give into "overly dense" projects, simply because there is sewer space here in Donnelly. We will not stand by and watch simply because Donnelly has available sewer. This should not open flood gates to every dense project to be allowed here. Build with respect and compatibility to us and our town. Overly dense projects that lean into being "attainable" housing for locals should only allowed within city limits where there are services. Not where you will be adding this kind of proposed daily vehicles twice daily over three bridges that need to be updated. In a Star News article Dean Warhaft (Roseberry Park LLC/Three Pilar Communities – who's logo is on Garnet Valley plans) is noted as saying their smallest apartment is a studio and their lowest rent is 1500.00 a month. This may seem like great rent in a city, however, for Donnelly once again simply doesn't pencil out for most locals. My mother lives at Northwest Passage and she has a nice one bedroom for 655.00 a month, which is "attainable", not 1500.00 for a studio. Somewhere she can walk out the door and sit in the sun.

I found no solace in the noted interview with Daniel Weisfield, regarding our community and how they simply need to win over these "keyboard warriors"we are much more than that! Listen to us, respect us and last but not least present an appropriate less dense project that is compatible to our existing neighborhood. Stick built homes. Spread out density that fits within these rural neighborhoods rather than slamming it all in one spot. Stay with the original plat here on these 69.1 acres.

No to manufactured homes here on Timberline Dr. These homes are designated to one of the highest water marks on this land. Once again this will negatively reflect on our property values, which you are charged with protecting. See the attached document showing they will be bringing in homes and placing them on runners. No streets or driveways should be allowed into The Meadows at West Mountain. No additional traffic period into our private roads. Make your entrances and exits on Roseberry, with only an emergency exits with bollards at Price Street.

This proposal of Garnet Valley is in no way compatible with the surrounding homes, town homes here at The Meadows at West Mountain and homes on Hillhouse loop. It isn't even compatible to be next to Northwest Passage with 36 units right in the heart of Donnelly, which is true attainable housing, yet this is the only place it should even be considered – out on HWY 55.

We have noted that Timberline, LLC is the irrigation specialist on Garnet Valleys proposed application. This seems like quite an illogical choice since DEQ is watching them and asking for items to be completed for Meadows Water. See attached letter. We went through two outages and drinking water alerts just last winter simply because they have not met the required DEQ back up generator requirements. I was told by Mark Reichman he was working in it and all he needed was a contractor to pour a concrete pad for the generator that is just sitting there waiting. Our Home Owner manager, Chris Renfro, can tell you the entire history here, however, this easy task has been LONG awaited to no avail.

In closing I am not against all building that many simple minded people have slated me and our group as.

FACT - We are asking for regular density, heights, space to retain some views and compatible projects. You are *charged with* listening to all of our facts and our rights as property owners to retain some of our lifestyle and property values. Nine huge apartment buildings does not meet any compatibility ratings within The Meadows at West Mountain/Hillhouse Loop period!

Rescheduling your application, that impacted our entire VC, only to remove a mere 12 apartments, add one entrance on Roseberry and moving their outdoor activity areas proves this developer, KM Engineering and Timberline LLC do not respect our concerns on density once again.

I haven't even mentioned the water tables out here.

Here is an important article:

<https://graniteexcavation.com/portfolio/the-meadows-at-west-mountain-phases-1-3/?mibextid=Zxz2cZ>

THE MEADOWS AT WEST MOUNTAIN PHASES 1-3

Donnelly, ID. In 2004 Granite Excavation, Inc. landed the contract to begin Phase 1 of this project. Phase 1 included the installation of 5,394 feet of sanitary sewer, and 5,641 feet of municipal water.

This installation was very difficult due to a very high water table, which required several submersible pumps. Phase 1 also included construction of 6,277 feet of 24 foot wide paved roadway.

Granite Excavation, Inc. was also responsible for clearing and grubbing, stripping topsoil, wetland mitigation, pond construction, and foundation prep for 58 homes. Phases 2 and 3 began the following year and included the installation of 6,390ft of sanitary sewer and 6,360ft of municipal water.

Utility installation again proved to be difficult do to very high water table and pipe depths exceeding 25ft. These phases also included construction of 5,402ft of 24ft wide roadway. Granite Excavation, Inc. was also responsible for stripping topsoil, culvert installation, pond construction, and wetland mitigation.

A very rigorous schedule kept crews busy completing prep for 5 houses and 1 8-plex per week. The 8-plexes required over excavation and replacement of drain rock and suitable material for foundation base. Many of the houses required importing structural fill for a solid foundation base.

In all 69 houses and twelve 8-plexes were completed in these phases."

Respectfully,

Therese Gibboney

#stayvalleystrong

*Sorry for such a "dense" email on density...a little levity on a serious matter 😊

** Also I just had hip replacement surgery 6 days ago, but still took time to lay out our concrete concerns and facts to each of you.

NOTE: You already have a printed copy of our petition along with the 472 signatures x 5. I was promised by Cynda Herrick you would each receive this hard copy of the petition and the entire petition would be scanned into the staff report. This is the link :

https://www.change.org/p/deny-the-density-on-garnet-valley-proposed-development/dashboard?source_location=user_profile_started

NIMBY or **Nim-by** [*usually nim-bee*] SHOW IPA

- 1 not in my backyard: used to express opposition by local citizens to the locating in their neighborhood of a civic project, as a jail, garbage dump, or drug rehabilitation center, that, though needed by the larger community, is considered unsightly, dangerous, or likely to lead to decreased property values.



[ID](#) > [Valle...](#) > [Valley Co...](#) > [9-9-7: ST...](#)



consideration of the following characteristics:

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

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

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

[< Previous Doc](#)

[Next Doc >](#)

D. TIME FOR COMPLETION (§ 9-9-4)

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

PHASING

Development will likely occur in two phases over a period of two years. The Developer is targeting to commence construction in Spring 2024.

Completion Timeline

- Spring 2024: Start date
- Spring 2024: grading, stripping and material deliveries
- Spring 2024 – Fall 2024: Infrastructure work including all water and sewer rough-in
- Spring 2025: Roadbeds, asphaltting and electrical infrastructure
- Summer 2025: set runners and begin receiving homes for installation
- Summer - Fall 2025: Final close out of PUD
- Fall 2025: First occupancies

E. CHANGES FROM APPROVED PLANS (§ 9-9-5)

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

The Applicant will meet with the Planning and Zoning Commission and the Board of Commissioners to review the progress of the development and to revise as necessary so that incremental impacts can be prudently identified and mitigated prior to the final project completion.

F. SUBMISSION REQUIREMENTS (§ 9-9-6)

In addition to the items required for a Conditional Use Permit, graphic and written material shall also be submitted regarding:

1. Proposed Setbacks

- Single-family residential lot setbacks are proposed in accordance with Valley County Code.
- Multi-family residential buildings are proposed within one lot. Setbacks to parking areas are noted on the preliminary plat.

2. Proposed Building Sites

- Multi-family residential buildings are proposed within one lot. Setbacks to parking areas are noted on the preliminary plat.

IMPORTANT INFORMATION ABOUT YOUR DRINKING WATER

Meadows Water Company (The Meadows at West Mountain) Failed to Respond to the Idaho DEQ Within Required Time Frame.

The Meadows Water Company system recently violated a drinking water requirement. Although this incident was not an emergency, as our customers, you have a right to know what happened and what's being done to correct this situation.

A routine inspection conducted on August 17, 2022 by the Idaho DEQ found the following deficiencies in the water system.

- Locate and test all the testable backflow assemblies owned by Meadows Water
- Reinstall the backup power generator per approved plans
- Configure flow meters and meters to deliver chemicals accurately and consistently

As required by Environmental Protection Agency's (EPA's) Ground Water Rule, Meadows Water was required to take action to correct this deficiency. However, we failed to take this action by the deadline established by Idaho DEQ.

What should I do?

- There is nothing you need to do. You do not need to boil your water or take other corrective actions. However, if you have specific health concerns, consult your doctor.
- If you have a severely compromised immune system, have an infant, are pregnant, or are elderly, you may be at increased risk and should seek advice from your health care providers about drinking this water. General guidelines on ways to lessen the risk of infection by microbes are available from EPA's Safe Drinking Water Hotline at 1-800-426-4791.

What does this mean?

This is not an emergency. If it had been, you would have been notified within 24 hours.

"Inadequately treated water may contain disease-causing organisms. These organisms include bacteria, viruses, and parasites which can cause symptoms such as nausea, cramps, diarrhea, and associated headaches."

These symptoms, however, are not caused only by organisms in drinking water, but also by other factors. If you experience any of these symptoms and they persist, you may want to seek medical advice.

What is being done?

Although we did not meet our deadline, we are now in consultation with the state to develop a corrective action plan.

For more information, please contact Alyssa Casen, (208) 888-1595, alyssa@olsencpa.com

"Please share this information with all the other people who drink this water, especially those who may not have received this notice directly (for example, people in apartments, nursing homes, schools, and businesses). You can do this by posting this notice in a public place or distributing copies by hand or mail."

This notice is being sent to you by Meadows Water Company (The Meadows at West Mountain)

Public Water System No. ID4430103

Date distributed: 2/20/2023

standards, and requirements established for subdivisions and like uses in this title. The commission may, therefore, at the time of general submission as requested by the applicant, waive or modify these specifications, standards, and requirements which otherwise shall be applicable.

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

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

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

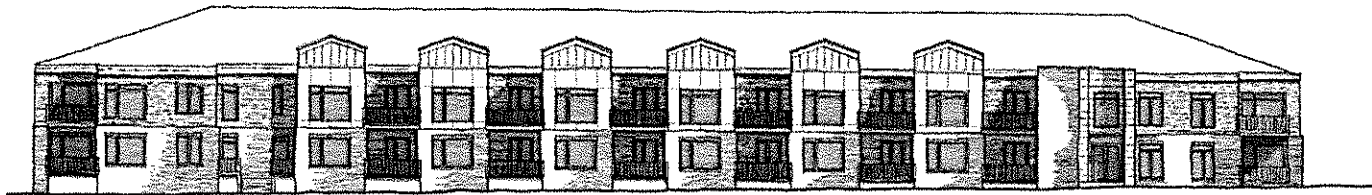
1. Unreasonable adverse visual effect on adjacent sites or other areas in the immediate vicinity.
2. Potential problems for adjacent sites caused by shadows, loss of air circulation, or loss of view.
3. Influence on the general vicinity with regard to extreme contrast, vistas, and open space.

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

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

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

I. **Common Open Space:** At least fifty percent (50%) of the total area within the boundary of any residential PUD and twenty percent (20%) of any commercial or industrial PUD shall be devoted to common open space; provided, however, that the commission may reduce this requirement if they



Valley County Planning and Zoning

Cyndra Herrick

PO Box 1350 Cascade Idaho 83611

Re: PUD 23-01 and CUP 23-10

Garnet Valley and Roseberry Park



I strongly oppose this application PUD 23-01 CUP 23-10 submitted by Dean Warhaft, Roseberry Park- Three Pillars Communities LLC manufactured homes. This is the same private investor group who proposed 201 mobile homes in the same area of Roseberry Road.

Density The density and population of this purposed PUD/CUP of 324 APARTMENTS and 10 MOBILE HOMES does not belong in this area. Please note the applicant calls the APARTMENTS multi-family homes and the MOBILE HOMES single family homes. This P.U.D. is nowhere close to the original P.U.D. 04-01 dated 2004.

The net density of 14.2 units an acer for APARTMENTS and 4.9 for MOBILE HOMES does not meet the requirements. VC Chapter 9, 9-9-7 STANDARDS D. 2) as long as the overall average residential density is no greater than six (6) dwellings per acre.

Services and additional vehicles: This application belongs on Highway 55 where tenants would have safer access to services such as grocery stores, pharmacies and transportation. Adding an additional minimum of 650 vehicles at least twice a day to an already unsafe Roseberry Road, S-bridge, the intersection of ID –55 and Roseberry, the adjacent neighborhood of The Meadows, Timberline Street, Moore Street and Price Street is a dangerous proposal. According to Jeff McFadden, Valley County Road and Bridge Superintendent “traffic counts on the S-Bridge are pushing 20,000 cars a week.” “The design of it just does not handle that kind of traffic.” See attached. #1 We do not have the infrastructure to support this type of development.

Impact study: The applicant supplied an impact study from 2004 which was conducted by Tamarack Resort. This is the same impact study that Mr. Pachner of KM engineering used for P.U.D. 04-01 The Meadows at West Mountain back in 2004. The applicant needs to supply an up-to-date impact study during peak winter and summer populations.:

Private roads & central water: Also note that Mr Pachner KM engineering stated on May 17, 2004, P&Z meeting re: P.U.D. 04-01 The Meadows at West Mountain “The private roads, central water system and central sewer system will be owned and maintained by the Meadows homeowner's association; therefore, because it is being funded by private funds it will not impact the public monies.” This never happened! The homeowners in The Meadows own nothing but their homes! See attached. #2

The water system: at The Meadows: Water system name: Meadows at West Mountain. ID4430103 owned by Timberline Development LLC is currently in violation of several Groundwater Rules which they have failed to address. The Meadows homeowners are also lacking a backup generator for power outages. See attached violations. #3

High water table: The purposed area of development is flooded most of the year. According to Granite Excavation who worked on The Meadows at West Mountain phases 1-3 in 2004 installing sewer and

water "This installation was very difficult due to a very high-water table." The following year Granite Excavation phases 2 and 3 of The Meadows and once again "Utility installation again proved to be difficult do to a very high-water table." "The 8-plexes required over excavation and replacement of drain rock and suitable material for foundation base. Many of the houses requiring importing of structural fill for a solid foundation base." See attached. #4. Soil studies need to be completed.

Workforce Housing: The applicant is selling this as "workforce housing" stating that rents will be determined by market rate. Market rate housing is based on existing area market values and demand. The applicant isn't calling this affordable housing because it's not. Affordable housing means no more than 30% of a household's gross income. Our workforce in the county can't afford these "workforce" apartments and trailers.

Pay-scale of workforce: Valley County government recent job postings include, Detention Deputy starting pay \$21.25 hr., Patrol Deputy starting pay \$23.11 hr, Road Maintenance Tech starting pay \$20.84 hr. Seasonal Marine Deputy starting pay \$23.11 hr. I've also included an article from The Boise Dev news (Huge safety concern: Valley Co feels EMS stress with limited funding) average hourly pay for firefighter/medic in McCall \$33.09 hr., Cascade \$17.84 hr., Donnelly \$19.50 hr. Firefighter/EMT McCall \$28.88 hr., Cascade \$16.19 hr., Donnelly \$16.50 hr. Also 2022-2023 McCall-Donnelly Joint School District pay scale. Secretaries/Counselors starting pay \$16.86 hr., Cook starting pay \$16.41 hr., College and career advisor \$18.88 hr., Paraprofessionals/classroom aides \$16.41 hr., See attached. #5

The developer's private equity financing for affordable housing is through our government program Fannie Mae which has been a windfall for developers throughout the country. The Fannie Mae loan program has very loose rules and developers know it. The goal of these investors is to keep increasing the rates and to eventually sell for a profit and do it again. Where does this leave our local workforce renters who thought they got a deal at \$1500 a month? Out on the street again!

This applicant is also in an Opportunity Zone which again benefits the developer with tax breaks and incentives but does nothing for our community. See attached #6

Please stay with the original PUD and the approved stick homes. Real homes on foundations with yards, space and garages that blend in with the adjacent subdivision of The Meadows. A real neighborhood that our workforce can take pride in ownership rather than being warehoused in massive apartment buildings or ugly trailer homes.

I ask that the Valley County Planning and Zoning commissioners please deny this application.

Pamela McChrystal



McCall Idaho



#1
2 pages



The S-bridge in Donnelly was not built for the traffic it sees now. A rebuild is still awhile out



By **Autum Robertson** - BoiseDev Reporter

February 15, 2023



The S-bridge. Photo courtesy of Jeff McFadden.

When heading up to Tamarack Ski Resort in Donnelly, there's a bridge visitors must cross

that has a somewhat watery reputation: The S-bridge, on Roseberry Road over Lake Cascade.

The bridge was constructed during the 1960s. At that time, only a handful of residents were crossing the bridge. Jeff McFadden, Valley County's Road and Bridge Superintendent, said there would have been about 20 cars passing over per day. Several decades later, traffic counts are pushing 20,000 cars a week.

"The design of it just does not handle that kind of traffic," McFadden said.



McFadden said during the '60s, rock was a cheap material used to build bridges. And designing the bridge perpendicular to a body of water with curves, as opposed to straight but at an angle, was less expensive because the bridge could be shorter.

"I think it's a 103-foot-long (bridge). So, that's the cheapest way you could build a bridge back then," he said. "And build anything perpendicular to it instead of trying to span an angle creek or river, making your bridge three times longer. So, that's why they did it that way

#2

2 pages

Chairman Somerton closed the public hearing and brought it back to the Commission for discussion.

The Commission decided the nursery would not need a C.U.P. They discussed that the power and dump station be installed and these should be conditions of approval. No outdoor lighting unless it is motion sensor lights. They also discussed the hours of operation. They decided that the hours should be 7:00 a.m. through 7:00 p.m. on Monday through Friday, 8:00 a.m. to 5:00 p.m. Saturday, no Sundays.

Staff listed the conditions of approval as follows:

- Will restore site to original condition.
- Will receive a letter from Don Weilmunster giving approval to use the site before the start of operations.
- Will move pre-construction yard to northwest of the nursery.
- No RVs in the winter.
- Will need to water yard for dust mitigation.
- Will enter into the development agreement with the Board of County Commissioners.
- Will provide power to the RVs.
- There will not be outdoor lighting unless it meets the LUDO requirements.
- The hours of operation will be 7:00 a.m.-7:00 p.m. Monday through Friday and 8:00 a.m. - 5:00 p.m. on Saturday – closed Sundays.
- A dump station will be onsite.

Commissioner Allen moved to approve C.U.P. 04-12 Parks Ranch - Pre-construction Yard and Short-term RV sites (removed the plant nursery from the C.U.P.) as presented with the conditions of approval in the Staff Report and with the 10 additional COAs listed above. Commissioner Winkle seconded the motion. The motion carried.

Chairman Somerton explained the 10-day appeal period.

2. P.U.D. 04-01 The Meadows at West Mountain, a Planned Unit

Development: The applicant was Jack Charters, Buckskin Properties, Inc. He was requesting conceptual, planned unit development, conditional use permit, and preliminary plat approval in six phases that will include the following uses: 221 single-family residential lots, 17 common lots, 2 commercial lots totaling 11 acres, and 12 multi-family lots with 96 units. The lot sizes will range from: .18 to .34 acres residential; 5.61 to 5.62 acres commercial; and, .44 to .71 acres multi-family. All lots will be provided with or have direct access to utility services including central water and sewer. The site contains 122 acres and will be accessed from Norwood Road and a new proposed road that will be an extension of West Roseberry Road. Interior streets will be private. The site is located in the NE4 of Section 17, T. 16N, R. 3E, B.M., Valley County, Idaho.

Chairman Somerton announced the item and opened the public hearing.

- Regarding the impact to the schools - they feel that there may be a 30% permanent occupancy - with 25% of those with school age children. At full build-out, that would be approximately 18 students to the school district.
- The cost that they received from the school district is about \$7,400 per student.
- The taxes that would be generated from this project, along with the Tamarack Resort, will reduce the impact to the school district.
- The commercial development will front the new roadway that will be part of this development. The commercial areas will be buffered by storage units and surrounding landscaping placed between the commercial and residential developments.
- They will also have buffering in the commercial areas office / retail centers.
- They are proposing a central water system and central sewage collection facility.
- They have an agreement with North Lake Recreational Sewer and Water District to facilitate the sewer.
- The sewer will meet North Lake Recreational Sewer and Water District's master plan requirements which include development of future properties in this area.
- The central water system was designed to meet the Donnelly Fire District's fire flow requirements for not only the residential, but also the commercial fire flow requirements.
- They have applied for the water rights, drilling permit and have negotiated with the adjacent subdivisions for their potential use of this central water system.
- The main irrigation ditch will be used to irrigate the open areas; therefore, this will be using this natural resource.
- The traffic report completed by the Tamarack Resort has been incorporated into the design of this project. The impact of this project using this roadway is incorporated and they will pay their proportional impact fees.
- The internal roads will be paved and will be constructed to county standards.
- They will be in compliance with the County's BMPs in handling the stormwater runoff; including retaining the rain-on-snow events and allowing the natural drainage to continue through this area.
- The on-site investigation has begun to identify wetlands. The report will be compiled and submitted to the Corps of Engineers.
- They have joined the Edwards Mosquito Abatement District. The drainage facilities will reduce the mosquito problem.
- The Idaho Fish and Game have identified some birds of prey in the area, but nothing site specific.
- They feel this project will best suit what the County needs for development in this area - multi-family for potential employees of Tamarack, single family for second homes and small commercial areas to facilitate the needs of this development.
- The private roads, central water system and central sewer system will be owned and maintained by the homeowner's association; therefore, because it is being funded by private funds it will not impact the public monies.

Commissioner Winkle asked Mr. Pachner who will maintain the ditch. Mr. Pachner

Planning and Zoning Commission

May 17, 2004

Page 8

#3 3 pages

Drinking Water Branch

Violations

owner is
Timberline Devel. LLC

- Return Links
- [Water System Detail](#)
- [Water Systems](#)
- [Water System Search](#)
- [County Map](#)
- Glossary

Water System No. :	ID4430103	Federal Type :	C
Water System Name :	MEADOWS AT WEST MOUNTAIN	State Type :	C
Principal County Served :	VALLEY	Primary Source :	GW
Status :	A	Activity Date :	12-01-2005

****Please note:** some of these violations may have been resolved and/or returned to compliance. Please click on the violation to view more information on its compliance status.

Group Violations

Violation No.	Status	Violation Type	Violation Name	Analyte Group Code	Analyte Group Name	Water System Facility State Asgn ID	Water System Facility Name
---------------	--------	----------------	----------------	--------------------	--------------------	-------------------------------------	----------------------------

Total Number of Records Fetched = 0

Individual Violations

Violation No.	Status	Violation Type	Violation Name	Analyte Code	Analyte Name	Water System Facility State Asgn ID	Water System Facility Name
2023-920	V	45	FAILURE ADDRESS DEFICIENCY (GWR)	0700	GROUNDWATER RULE	null	null
2023-921	V	45	FAILURE ADDRESS DEFICIENCY (GWR)	0700	GROUNDWATER RULE	null	null
2023-922	V	45	FAILURE ADDRESS DEFICIENCY (GWR)	0700	GROUNDWATER RULE	null	null
2023-923	V	45	FAILURE ADDRESS DEFICIENCY (GWR)	0700	GROUNDWATER RULE	null	null
2023-919	V	20	FAILURE TO CONSULT, GWR	0700	GROUNDWATER RULE	null	null

2023-918	V	27	MONITORING, ROUTINE (DBP), MAJOR	0999	CHLORINE	T4430103DS1	DISTRIBUTION SYSTEM
2023-917	V	3A	MONITORING, ROUTINE, MAJOR (RTCR)	3014	E. COLI	null	null
2018-914	V	52	FOLLOW-UP OR ROUTINE TAP M/R (LCR)	5000	LEAD & COPPER RULE	T4430103DS1	DISTRIBUTION SYSTEM
2016-913	V	27	MONITORING, ROUTINE (DBP), MAJOR	0999	CHLORINE	T4430103DS1	DISTRIBUTION SYSTEM
2007-307	V	23	MONITORING (TCR), ROUTINE MAJOR	3100	COLIFORM (TCR)	null	null
2006-206	V	23	MONITORING (TCR), ROUTINE MAJOR	3100	COLIFORM (TCR)	null	null
2006-106	V	51	INITIAL TAP SAMPLING (LCR)	5000	LEAD & COPPER RULE	null	null

Total Number of Records Fetched = 12

Drinking Water Branch

Water System Details

Water System No. : ID4430103
Water System Name : MEADOWS AT WEST MOUNTAIN
Principal County Served : VALLEY
Status : A
Federal Type : C
State Type : C
Primary Source : GW
Activity Date : 12-01-2005

Points of Contact

Name	Job Title	Type	Phone	Address	Email
DRAKE, WARREN B	CONTACT PERSON	SA			
DRAKE, WARREN B	CONTACT PERSON	EC			
DRAKE, WARREN B	CONTACT PERSON	OP			
DRAKE, WARREN B	CONTACT PERSON	DO			
KUNDRICK, KIRK		DO			
KUNDRICK, KIRK		SA			
WEBSTER, KEN		AC			

Annual Operating Periods & Population Served

Service Connections

Start Month	Start Day	End Month	End Day	Population Type	Population Served	Type	Count	Meter Type	Meter Size Measure
1	1	12	31	R	550	RS	214	UN	0

Sources of Water

Service Areas

Name	Type Code	Status
WELL #1	WL	A
WELL #2 - EMERGENCY	WL	A

Code	Name
R	RESIDENTIAL AREA

Links

[Water System Facilities](#)

[Sample Schedules](#)

[Coliform/Microbial Sample Results](#)

[Coliform Sample Summary Results](#)

[Lead And Copper Sample Summary Results](#)

[Chem/Rad Samples/Results](#)

[Chem/Rad Samples/Results by Analyte](#)

[Violations/Enforcement Actions](#)

[Site Visits](#)

[Milestones](#)

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[County Map](#)

Glossary

Water Purchases

Seller Water System No.	Water System Name	Seller Facility Type	Seller State Asgn ID No.	Buyer Facility Type	Buyer State Asgn ID No.
-------------------------	-------------------	----------------------	--------------------------	---------------------	-------------------------

#4

208-382-4188



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THE MEADOWS AT WEST MOUNTAIN PHASES 1-3

Donnelly, ID. In 2004 Granite Excavation, Inc. landed the contract to begin Phase 1 of this project. Phase 1 included the installation of 5,394 feet of sanitary sewer, and 5,641 feet of municipal water.

This installation was very difficult due to a very high water table, which required several submersible pumps. Phase 1 also included construction of 6,277 feet of 24 foot wide paved roadway.

Granite Excavation, Inc. was also responsible for clearing and grubbing, stripping topsoil, wetland mitigation, pond construction, and foundation prep for 58 homes. Phases 2 and 3 began the following year and included the installation of 6,390ft of sanitary sewer and 6,360ft of municipal water.

Utility installation again proved to be difficult do to very high water table and pipe depths exceeding 25ft. These phases also included construction of 5,402ft of 24ft wide roadway. Granite Excavation, Inc. was also responsible for stripping topsoil, culvert installation, pond construction, and wetland mitigation.

A very rigorous schedule kept crews busy completing prep for 5 houses and 1 8-plex per week. The 8-plexes required over excavation and replacement of drain rock and suitable material for foundation base. Many of the houses required importing structural fill for a solid foundation base.

#5
5748LS

Detention Deputy (/careers/valleycooid/jobs/3918395/detention-deputy)

Cascade, ID
Full Time Regular - \$21.25 - \$25.50 Hourly
Category: Corrections / Criminology
Department: Sheriff

Are you looking for an honorable career? Does law enforcement intrigue you? Do you enjoy helping people? Would you like to be a part of a strong t..



Posted more than 30 days ago | Closes in 1 month

Patrol Deputy (/careers/valleycooid/jobs/3918427/patrol-deputy)

Cascade, ID
Full Time Regular - \$23.11 - \$27.74 Hourly
Category: Law Enforcement / Criminology
Department: Sheriff

Have you ever wanted to be part of an agency where training is ongoing and you have an opportunity to grow? Would you like to work and live in an area...



Posted more than 30 days ago | Closes in 1 month

Road Maintenance Technician (/careers/valleycooid/jobs/3740957/road-maintenance-technician)

Cascade, ID
Full Time Regular - \$20.84 Hourly
Category: Public Works / Miscellaneous / Maintenance
Department: Road and Bridge

Would you like a position where you work consistently throughout the year? Do you enjoy operating heavy equipment? Would you like to w...



Posted 4 weeks ago | Closes in 1 week

Seasonal Marine Deputy (/careers/valleycoid/jobs/3905578/seasonal-marine-deputy)

Cascade, ID

Seasonal - \$23.11 - \$27.94 Hourly

Category: Law Enforcement

Department: Sheriff

Are you someone who loves boating in the summer?

Do you enjoy helping people? Are you looking for a summer position? Does law enforcement intr...



Posted more than 30 days ago | Closes in 3 weeks

Weed Control Specialist (/careers/valleycoid/jobs/3937565/weed-control-specialist)

Cascade, ID

Seasonal - \$16.32 - \$17.34 Hourly

Category: Environmental Services / Parks and Recreation / Building & Grounds Cleaning and Maintenance

Department: Road and Bridge

Do you enjoy spending your summers outdoors? Are

you looking for a change of scenery? Would you like to learn a new trade? The Seasonal Weed and...



Posted more than 30 days ago | Closes in 1 month



'Huge safety concern': Valley Co. feels EMS stress with limited funding



By **Autum Robertson** - BoiseDev Reporter

March 20, 2023



Screenshot from the Cascade Fire Department Facebook page.

Earlier this month, the Cascade Fire Department shared a story that detailed a medical call that sent a crew to Yellow Pine, a

Levy and wages

All three districts use fire district funds to provide EMS services, but Cascade and Donnelly pay lower rates to employees than McCall. De Jong said a high turnover rate in McCall from 2016 to 2020 led to pay increases in that district. He said due to a lack of funding, Cascade and Donnelly are not able to pay competitive wages. Because of this they have long struggled to recruit paramedics, firefighters, and EMT firefighters.

“McCall turned over ten of twelve full-time employees, with most of them taking jobs in the Treasure Valley,” de Jong said. “The board of fire commissioners really prioritized getting pay rates to be more comparable with the departments with whom we compete for employees with. Not that Cascade and Donnelly don’t do that or want to, but McCall had more budget capacity with increases in new construction values plus the three percent increase each budget year to increase base pay rates.”

In 2023 the average hourly rate for a firefighter/paramedic in McCall is \$33.09, Cascade is \$17.84, and Donnelly is \$19.50. For firefighters/EMTs in McCall, the average hourly pay is \$28.88, Cascade is \$16.19, and Donnelly is \$16.50.

2022-2023 Classified Salary Schedule

Mccall-Donnelly Joint School District #421

Steps	Pay Grade 1	Pay Grade 2	Pay Grade 3	Pay Grade 4	Pay Grade 5	Pay Grade 6
0	15.98	16.41	16.86	18.88	21.14	23.68
1	16.25	16.69	17.14	19.19	21.50	24.08
2	16.53	16.97	17.43	19.52	21.87	24.49
3	16.80	17.26	17.72	19.85	22.24	24.90
4	17.09	17.55	18.03	20.19	22.62	25.33
5	17.39	17.85	18.34	20.54	23.00	25.76
6	17.68	18.16	18.64	20.89	23.39	26.19
7	17.98	18.46	18.96	21.23	23.78	26.64
8	18.28	18.78	19.29	21.60	24.20	27.09
9	18.60	19.10	19.62	21.96	24.61	27.56
10	19.10	19.62	20.15	22.56	25.26	28.30
11	19.62	20.15	20.68	23.17	25.95	29.06
12	20.15	20.68	21.25	23.79	26.65	29.85
13	20.68	21.25	21.82	24.44	27.37	30.66
14	21.25	21.82	22.41	24.71	28.11	31.48
15	22.50	23.11	23.73	26.57	29.77	33.34

MDSO Classified Pay Grade Definitions by Position

Description	Grade	Description	Grade
Asst Secretaries/Registrars/counselors	3	Grounds	4
Building Head Cook	2	Maintenance	4
Central Services	5	Nutrition Manager	5
College and Career Advisor	4	Paraprofessionals / Classroom Aides	2
Cook	1	Secretaries	4
Custodians	1	Technology Technician	4
District Custodial Supervisor	4	Human Resource/Payroll Generalist - TBD	5

*Employees possessing a BA / BS degree or IBI certification will move up one column.
Years of experience are capped at 15*

Custodians working majority of shift hours after 3:30 p.m. will receive night differential pay of \$.30 more per hour

#6
6 refs

ARTICLE JUN 16, 2022

New Research Adds to Evidence That Opportunity Zone Tax Breaks Are Costly and Ineffective

Policymakers should enact commonsense reforms to opportunity zones to boost transparency and accountability, stem rising costs, and focus attention on communities most in need.

AUTHOR



Jean Ross

Building an Economy for All, Economic Development and Governance, Economy, +1 More



Two people walk past a future site for a new building in San Jose, California – a hot spot for projects receiving opportunity zone funding – on March 4, 2022. (Getty/Gary Coronado/Los Angeles Times)

Important new research by economists Patrick Kennedy and Harrison Wheeler adds to a growing volume of evidence that opportunity zone tax breaks, created as part of the 2017 Tax Cuts and Jobs Act (TCJA), are costly and poorly targeted and do little to create jobs or improve conditions in poor communities. Instead, opportunity zones provide massive tax benefits to wealthy investors while subsidizing investment in few communities with relatively higher incomes, home values, and educational attainment as well as stronger income and population growth.

A growing body of evidence bolsters the case for commonsense reforms that would improve the transparency and accountability of zone incentives, such as instituting reporting requirements and requiring assets used to qualify for tax breaks to be used exclusively within a zone. Absent future evidence to the contrary, opportunity zone incentives should not be extended beyond their scheduled 2026 expiration.

The 3 types of opportunity zone tax breaks

Opportunity zones provide three different tax breaks for investors that roll over gains earned outside a zone into special funds called qualified opportunity funds:

- 1 Investors can defer payment of taxes on gains earned outside a zone if those gains are then invested in an opportunity fund.
- 2 Investors who hold an opportunity zone investment for at least seven years receive a 15 percent reduction in the capital gains taxes they would otherwise owe; investments held for a shorter period qualify for smaller reductions.
- 3 Investors can avoid paying any taxes on gains earned on an opportunity zone investment held for at least 10 years.

Opportunity zone tax breaks are available for nearly any type of opportunity fund investment, including real estate and operating businesses.

Opportunity zones are the nation's largest place-based policy intervention since the early 1990s. When originally enacted, the opportunity zone provisions were expected to cost \$1.6 billion per year; however subsequent estimates suggest the cost could nearly double. Under the program, more than half of the approximately 74,000 census tracts in the United States are eligible for opportunity zone designation based on income and poverty criteria, and governors are allowed to nominate up to 25 percent of the census tracts within their state for designation by the Treasury Department. While the tax breaks were ostensibly intended to direct capital to neighborhoods most in need, the large number of zones—8,764 census tracts designated in 2018, home to about 10 percent of the U.S. population—along with the ability to classify higher-income areas adjacent to poor neighborhoods ultimately undermined the program's focus.

Opportunity zones structurally favor high returns, not community benefits

Opportunity zones have fewer limits on the range of qualifying investments and fewer safeguards to prevent abuse and revenue loss than other tax-based programs designed to promote community and economic development, such as the New Markets Tax Credit and the Low-Income Housing Tax Credit programs. What's more, regulations issued by the Trump administration broadened the intent of the original law and created opportunities for abuse. As a result of lenient regulations, for example, investors can claim a full tax break even if only 63 percent of the capital in an opportunity fund is actually invested in an opportunity zone. Moreover, the original law includes no requirements that opportunity zone residents actually benefit from investments.



Opportunity zones' singular focus on reducing taxes owed on capital gains structurally favors projects that generate high returns, rather than the greatest social impact.

Opportunity zones' singular focus on reducing taxes owed on capital gains structurally favors projects that generate high returns, rather than the greatest social impact. For example, a luxury apartment building could be a more lucrative investment generating larger tax benefits than low-income housing that fulfills a community's greater need. Similarly, zone investors—who receive the tax breaks—are typically passive investors who use the opportunity fund structure to shelter gains earned both within and outside zones. The structure of the tax breaks make them of little use to community residents who lack a stock of capital gains but who have a long-term commitment to the types of investments that create a thriving community. Other flaws in the structure of the incentives allow investors to claim tax breaks for opportunity funds that invest in other funds rather than directly in a zone. A 2022 report by the Treasury's Inspector General for Tax Administration found that slightly more than 1 out of 20, or 6.4 percent, of the opportunity funds it examined had made such circular investments, totaling \$1.3 billion.

The new research fills an important data gap in understanding opportunity zones' impacts

Despite their cost and scope, opportunity zones lack even the most minimal reporting requirements. To shed light on their impact, the new research from Kennedy and Wheeler, based on preliminary tax return data for 2019 and 2020, uses multiple data sources to provide important insights into program's initial impact. The report's four key findings show that:

1 Opportunity zone investment is extraordinarily concentrated in a

relatively few zones, with nearly two-thirds—63 percent—of opportunity zone census tracts covered by the initial data receiving zero capital. Just 1 percent of tracts received 42 percent of the invested capital, and the top 5 percent received 78 percent of total investment. The New York City area received the largest volume of opportunity zone investment, at \$3.8 billion—more than twice the amount received by the Los Angeles area, which ranked second at \$1.7 billion.

2 Opportunity zone residents have higher poverty rates, lower incomes, and lower educational attainment than the U.S. population as a whole.

However, the zones that received investment had relatively higher educational attainment, incomes, home values, population density, and concentrations of professional and amenity services and lower percentages of elderly and nonwhite residents compared with the zone areas that did not. As the authors of the report concluded, “[T]he tracts that received investment were the least disadvantaged of those granted OZ status.” They further noted that “the preliminary descriptive evidence suggests that OZ capital may disproportionately benefit a narrow subset of tracts in which economic conditions were already improving prior to implementation of the tax subsidy.” In other words, opportunity zone tax breaks tended to subsidize investments in areas that were already on a path toward gentrification.

3 Opportunity zone investment is overwhelmingly concentrated in real estate, construction, and finance. Real estate alone received more than half of opportunity zone dollars. By contrast, only 1 percent of the firms that received opportunity zone funds were in manufacturing. Rather than directly investing in property or business assets, the vast major of opportunity zone investments were structured as partnerships to allow investors to claim the special deduction for pass-through entities that was also created by the 2017 TCJA.

4 The average household income of opportunity fund investors—the direct beneficiaries of zone tax breaks—placed them well into the top 1 percent of the income distribution, at \$4.8 million in 2019, compared with \$117,000 for the population as a whole. This is not surprising given the fact that capital gains income is highly skewed toward the wealthiest households, as detailed in prior research by the Center for American Progress. These are the households that stand to benefit from the ability to shelter gains provided by opportunity zone tax breaks.

Additional evidence also points to lack of impact

The new study builds off prior research that finds minimal to no impact resulting from opportunity zone designation. Taken as a whole, research to date suggests that opportunity zone tax breaks have largely benefited areas already experiencing development, projects that would have occurred in the absence of an incentive, and/or projects—such as self-storage facilities and bitcoin mining facilities—that do little to create employment and economic activity in

surrounding communities. Notably, the evidence includes:

- **A comparison of changes in housing prices in opportunity zones and closely matched areas that were not selected as zones found negligible evidence of an increase after zone designation.** The authors of the study state that their findings indicate that “buyers do not believe that Opportunity Zone status will generate a significant change in the economic fortunes of the neighborhood.”
- **A comparison of job postings—which the researchers suggest can be a “leading indicator” of job growth—in opportunity zones and ZIP codes eligible, but not selected, for zone designation found no increase in postings in designated zones.** Specifically, the authors of the study stated finding “no evidence of zip codes with OZs having more job postings than comparable non-OZ zip codes over the whole sample. Similarly, we found no evidence of an effect for OZs with confirmed investment. Neither do we find an effect in construction and real estate industries, the industries in which we should expect a large number of projects taking advantage of the program.”

Policymakers should take steps to reform the opportunity zone program

The evidence to date bolsters the case for immediate and significant reform, as well the need for better data to inform additional research prior to the upcoming expiration of zone incentives. Policymakers should:

- Require the Treasury Department to collect data and report on opportunity zone performance. Data should also be made available for independent researchers to conduct in-depth analyses of the impact of the incentives on local economies and community members.
- Revisit opportunity zone designation to favor a smaller number of more targeted areas that are unlikely to attract private capital absent an incentive.
- Limit the range of projects that qualify for an incentive to exclude investments that have little potential for creating quality jobs in or attracting additional investment to surrounding communities.
- Require property qualifying for tax breaks to be used within a zone at least 90 percent of the time. Due to the interactions between the requirements for opportunity zone funds and business and qualified property, investors can currently claim tax breaks for property that is used within a zone as little as 63 percent of the time.
- Establish tests that limit tax benefits to projects that would not have happened in the absence of an incentive.
- Scale the size of the incentive to the amount of community benefit provided using measures such as creation of quality jobs or other criteria;

establish local hire requirements for projects as a condition of receiving a tax break.

Conclusion

Recent estimates released by the [Congressional Budget Office](#) project that that extension of zone tax breaks would cost \$103 billion through the end of the 10-year budget window. In the absence of evidence showing that opportunity zones benefit communities in a more cost-effective way than other approaches to economic and community development—and with the evidence thus far suggesting the opposite—opportunity zones should not be extended beyond its scheduled 2026 expiration.

The positions of American Progress, and our policy experts, are independent, and the findings and conclusions presented are those of American Progress alone. A full list of supporters is available [here](#). American Progress would like to acknowledge the many generous supporters who make our work possible.

AUTHOR

Jean Ross

Senior Fellow, Economic Policy

TEAM

ALSO FROM CAP

REPORT

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Apr 4, 2023

Jill Rosenthal, Halley Gibbs, Allie Schneider

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Apr 5, 2023

Kate Donald, Heba Malik

REPORT

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Mar 27, 2023

Bobby Kogan

ARTICLE

Second Chance Policies Help Individuals Leaving Incarceration Build Financial Security

Apr 5, 2023

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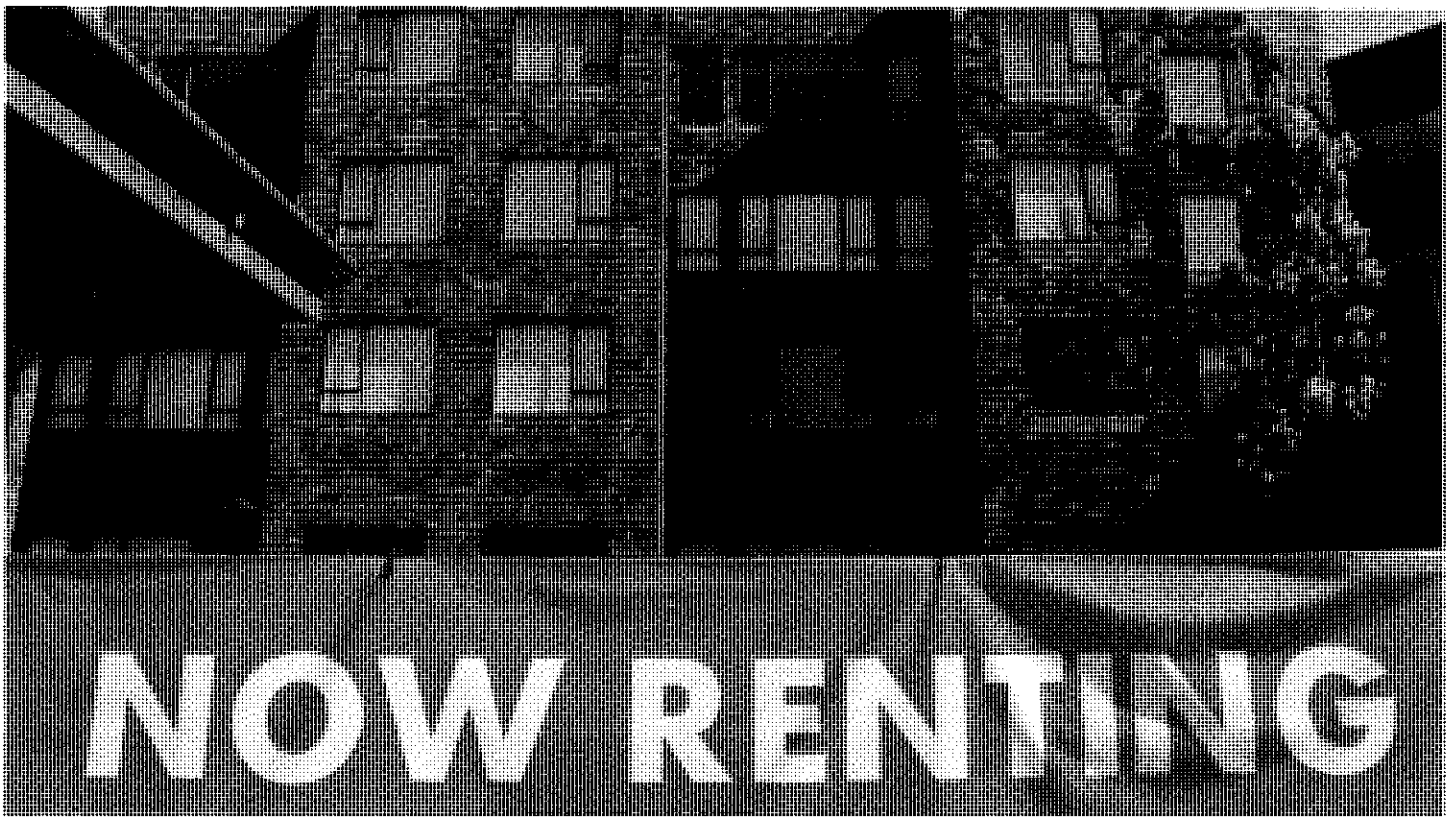
Leadership

Daily business news and economic stories from Marketplace

How private equity is changing the rental market

Sabri Ben-Achour and Jarrett Dang 1 year ago

Heard on: MARKETPLACE MORNING REPORT



"I think what we're seeing is that these companies are acting in ways that are problematic for tenants to meet their investment goals," said ProPublica reporter Heather Vogell. Justin Sullivan/Getty Images

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Landlords typically look at their properties as long-term investments, with most receiving the bulk of their profit through rent from tenants. But a new investigation has found that private equity-backed firms are increasingly moving into the fold. These firms seek to profit in a much shorter time frame.

A new report from ProPublica dives into the role of private equity in the multifamily rental market. The report reveals the growing proportion of private equity-owned apartment buildings as well as how tenants are being affected by changes in ownership. These firms don't always operate alone: Government-backed housing financiers have provided billions of dollars to help fund large purchases.

"Marketplace Morning Report" host Sabri Ben-Achour spoke with ProPublica's Heather Vogell, the reporter behind the new investigation. Below is an edited transcript of their conversation.

Sabri Ben-Achour: You wrote there's this dramatic, mostly unnoticed shift in the control of an important part of this country's housing stock. And you're referring to private investment firms getting into the real estate business. Who are these firms, exactly?

Heather Vogell: Yeah, so these are firms that have private equity backing them. What that means is that these are firms that are financed usually by some of the biggest pots of money on Wall Street, including pension funds, investment banks, college endowments — so huge amounts of money that is invested in these funds. And these funds are created for the purpose of buying large-scale, expensive real estate. And in this case, we're talking about big apartment buildings — millions of dollars, sometimes \$1 billion or more. These firms will come in and they'll buy apartments, sometimes by the thousands.



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Ben-Achour: Landlords come in all different shapes and sizes. What makes these firms different from the perspective of the people living in these apartments?

Vogell: Well, what I found was that what really distinguishes this type of landlord from other types of landlords is that other types of landlords — mom-and-pop landlords or even other types of corporate landlords — typically what they want to do is, you know, create a steady stream of income through the rent, and over time hope that the property value will increase and that they'll end up having a piece of property at the end that's more valuable than when they started. What's different here is that you have a firm that's coming in without a long-term-hold strategy in most cases. And what I mean by that is that this is a firm that comes in with the plan of getting out again in a few years. Because ultimately, most of the time for private equity, the goal is to sell at a higher value, at a higher price, a few years after they've bought, and that's how they reap the big profits to return to their investors. And so what that means for tenants is that you have a landlord coming in who wants to increase profits very quickly and then get out again. They don't have the same commitment or investment as a landlord that is coming in to hold on to the property for a long time, over time. They don't have the relationship that someone with a long-term-hold strategy has, is what tenants were telling me and what advocates were telling me.

Ben-Achour: When you say these kinds of landlords behave in ways that are, you know, adverse to tenants, what are you thinking of?

Vogell: Well, what we saw was very steep rent increases and also a decline in the services that are being provided to tenants. And that's sort of euphemistic sounding. But what I'm talking about are basic repairs, repairs to appliances, for instance, and maintenance of common areas, security, things that are necessary for people to live

comfortable, quality lives, essentially. That those are the types of things that tenants told us were ending up on the chopping block.

Ben-Achour: In your reporting, you described a situation where there was this tenant in a supernice modern, glass building. He learns it's being bought by one of these private equity firms, and all of a sudden, the trash stops getting collected and piles up. The rent skyrockets. How typical is that?

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Vogell: Well, I heard from lots of other people who had similar things happen to them in other cities with other companies. So, you know, we don't have a way of documenting

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also, frankly, from people who were doing the financing and were watching this happen — people in that industry. So, you know, it's something that has been somewhat widespread, I think, over the last maybe five to seven years especially, and maybe has been accelerating a bit. But it's hard to know exactly how many people we're talking about.

Does this contribute to rent inflation?

Ben-Achour: Rent inflation is a serious concern right now. Are these firms contributing to that?

Vogell: I think that's a really, really good question. And you know, they will say no, that they are providing necessary capital to improve these buildings and to build more housing in some instances. But what other people have told me, other experts in housing have said was that essentially because we have more renters in the market and we have a housing crunch, that that has really emboldened speculators — people who are looking for a quick profit — and that would describe this method of ownership. So the rental

market is a huge market. There are a lot of different causes for rent increases, but this very well could be one of them.

Freddie Mac and Fannie Mae play a part

Ben-Achour: What is behind this? You say this is sort of an exploding sort of phenomenon. What's behind this increase in private equity firms getting into the real estate, the landlord business?

Vogell: Well, what we found was that **government-backed financiers, like Freddie Mac and Fannie Mae, were really fueling this increase in private equity ownership of apartment buildings because they were offering a type of financing that was very attractive to these firms.** They had low interest rates and very few conditions on the financing. We obtained some data from Freddie that showed that of the 20 biggest deals that Freddie had ever done in the multifamily sphere, that 85% of them were done with private equity firms. And all of those deals were done since 2015, except for one. So this is really a fairly recent phenomenon that the deals have gotten this big, and that private equity has been so dominant.

Ben-Achour: Ultimately, what do you think the most important implication is here for the experience of the American renter or homeowner?

Vogell: Well, I think that what we're seeing is that **these companies are acting in ways that are problematic for tenants in order to meet their investment goals.** And that while tenants have protections in some cities and in some states, it's really a patchwork across the country. And these are multistate firms. Sometimes they're global, even. And they're coming into these localities, and in some places, there is nothing to protect the tenants. I mean, people keep asking me, "What can tenants do to protect themselves from this?" And I'm not sure there's anything that a tenant can do. There's talk about trying to add protections into the financing that Freddie and Fannie does, but short of something that has a broader reach across states like that, I'm not sure what people can do.

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Manufactured homes

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Sent: Tuesday, May 9, 2023 4:01 PM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: Manufactured homes

Why is Three Pillars/Roseberry Park referring to their mobile homes as signal family homes on their application?



Manufactured homes

From: Pamela McChrystal [REDACTED]

Sent: Wednesday, May 10, 2023 1:50 PM

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

Subject: Re: Manufactured homes

Referring to these manufactured homes as single family homes is giving the public false information.

Community members believe that this application is for single family stick built homes.

Manufactured homes are titled through the DMV and are not real property.

I think the applicant and the planning department need to come clean on this.

Thank you

On May 10, 2023, at 8:58 AM, Cynda Herrick <cherrick@co.valley.id.us> wrote:

That sounds correct. But that is an Assessor determination.

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...”

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From: Pamela McChrystal <mcchrystals@msn.com>

Sent: Wednesday, May 10, 2023 8:56 AM

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

Subject: Re: Manufactured homes

Manufactured homes are considered personal property and not real property unless they are permanently attached to a foundation. Unless the law has changed and I'm not aware.

Sent from my iPhone

On May 10, 2023, at 8:20 AM, Cynda Herrick <cherrick@co.valley.id.us> wrote:

Manufactured homes are single family residences. They are considered Real Property.

I guess I am missing your point.

Thanks, Cynda

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

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From: Pamela McChrystal <mcchrystals@msn.com>
Sent: Wednesday, May 10, 2023 8:07 AM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: Re: Manufactured homes

I asked why THEY are referring to these mobile homes as single family.

On May 10, 2023, at 7:49 AM, Cynda Herrick <cherrick@co.valley.id.us> wrote:

Hello,

We consider manufactured homes as a single family home use.

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

Set runners

From: Pamela McChrystal [REDACTED]

Sent: Wednesday, May 10, 2023 5:00 PM

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

Subject: Set runners

These are not single family homes they are manufactured homes.
See: set runners and begin receiving homes for installation.

D. TIME FOR COMPLETION (§ 9-9-4)

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

PHASING

Development will likely occur in two phases over a period of two years. The Developer is targeting to commence construction in Spring 2024.

Completion Timeline

- Spring 2024: Start date
- Spring 2024: grading, stripping and material deliveries
- Spring 2024 – Fall 2024: Infrastructure work including all water and sewer rough-in
- Spring 2025: Roadbeds, asphaltting and electrical infrastructure
- Summer 2025: set runners and begin receiving homes for installation
- Summer - Fall 2025: Final close out of PUUD
- Fall 2025: First occupancies

E. CHANGES FROM APPROVED PLANS (§ 9-9-5)

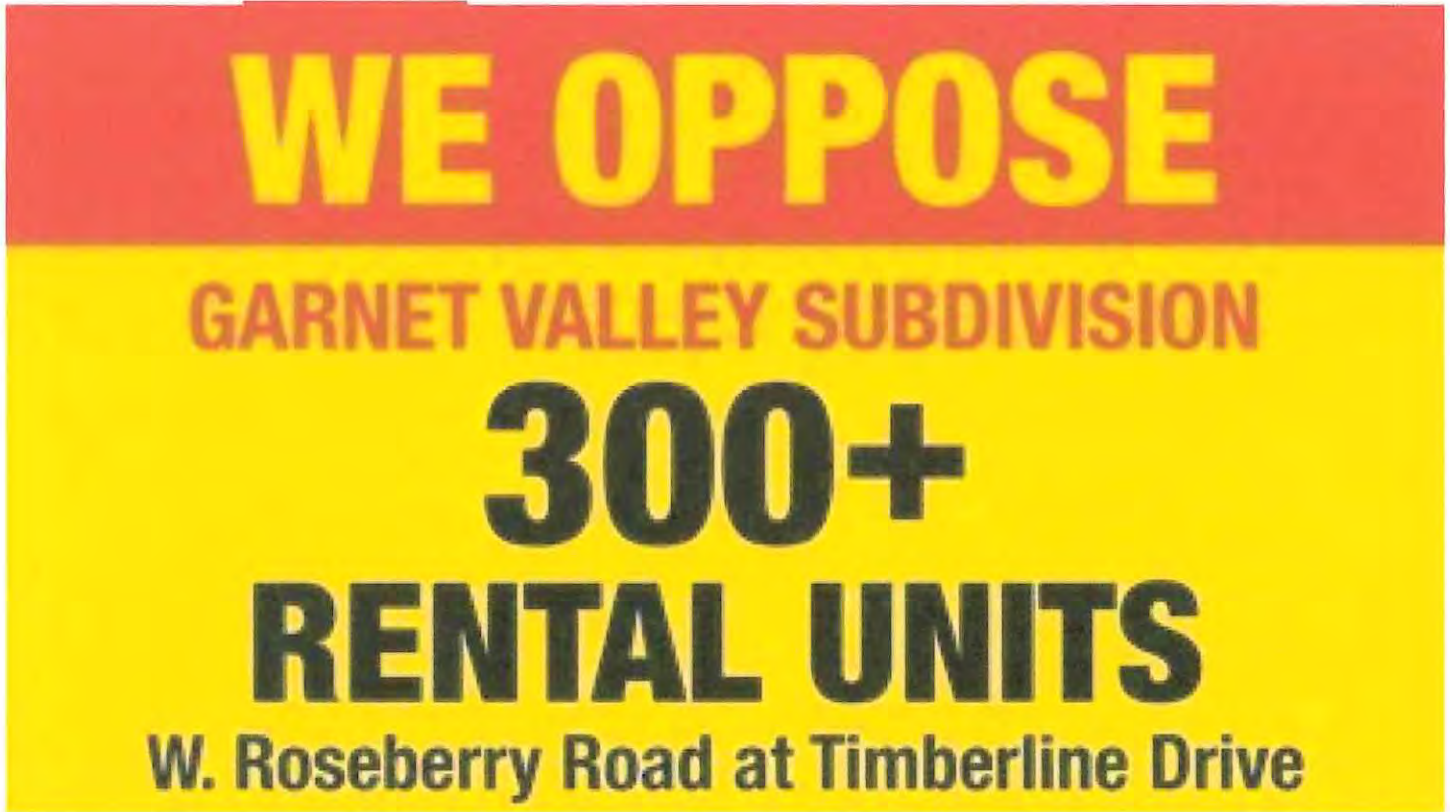
Changes in building design and layout may be approved by the Commission if it can be shown as being necessary or more desirable.

The Applicant will meet with the Planning and Zoning Commission and the Board of Commissioners to review the progress of the development and to revise as necessary so that incremental impacts can be prudently identified and mitigated prior to the final project completion.

F. SUBMISSION REQUIREMENTS (§ 9-9-6)

In addition to the items required for a Conditional Use Permit, graphic and written material shall also be submitted regarding:

1. *Proposed Setbacks*
 - Single-family residential lot setbacks are proposed in accordance with Valley County Code.
 - Multi-family residential buildings are proposed within one lot. Setbacks to parking areas are noted on the preliminary plat.
2. *Proposed Building Sites*
 - Multi-family residential buildings are proposed within one lot. Setbacks to parking areas are noted on the preliminary plat.



Deny the Density on Garnet Valley Proposed Development

472 have signed. Let's get to 500!



At 500 signatures, this petition is more likely to be featured in recommendations!



Annette Canada signed this petition



Christian Tuttle signed this petition



Reese Gibboney started this petition

We are concerned homeowners here at The Meadows at West Mountain, Hillhouse Loop and Donnelly that want to share some time sensitive information with you. This is ultimately about the entire Valley

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Planning & Zoning on June 8, 2023. We have attached the notification here for everyone to view, since many of you are beyond the legal 300' notification law.

As noted, The Garnet Valley proposed project of 306 apartments and we believe 10 manufactured homes, since they note "*manufactured homes*" on their application under "*set backs*", and their application states that in; "*2025 set runners*" and *begin receiving homes*".

This is being proposed by Roseberry Park LLC/Dean Warhaft. This is the same company that last year tried to bring in a 201 unit mobile home park. Note both Roseberry Park LLC and Three Pillar Communities have the same mailing address. Three Pillar Communities logo is also on KM Engineering's submitted plans to Valley County Planning and Zoning.

Last year the 201 Mobile Home Park - Roseberry Park, was not approved as it wasn't compatible with our neighborhood, nor did it pencil out financially as attainable housing for any locals. So now a year later they are bringing back a new concept of a massive apartment complex, with yet more density, that once again does not pencil out for most local workers to rent. Their starting rent is as stated in the Star News as 15000.00 a month and their smallest apartment is a studio.

To give you an idea of how "massive" this proposed project is, the apartment complex in town on Hwy 55, called Northwest Passage, is 36 units. This 306, apartment complex is spread over nine large buildings. It is almost ten times the size of Northwest Passage. This is 13.4 units per acre of density! This is the kind of density you would see within city limits of a large city such as Boise, not rural Donnelly.

Imagine the traffic that will be generated from these rentals and the pressure on our already limited resources. The proposed development would be located on Roseberry & Timberline Drive. Egress will be on both Moore Road and Price Street and a new "Drive Aisle" to Roseberry Rd. That means approximately 550 vehicles traveling twice daily on our private roads, as well as Norwood, Roseberry and the S bridge. Then add the fact that this will be outdoor parking for at least 550 vehicles. This is in no way compatible with the surrounding neighborhoods here. This density belongs within city limits.

There is a Facebook page titled Stay Valley Strong, with 402 members that are tracking and commenting on this and other proposed developments in our area. We are providing all the facts you need to write or email into Planning and Zoning. Please look for our page, answer our questions so you join to assist us in trying to save some of the rural aspect of our beautiful neighborhood and Valley.

Please note our group is not against development. We are simply asking for comparable density to what is already built here in The Meadows at West Mountain.

Thank You!

Email Cynda Herrick, Director of Planning & Zoning by May 31st, 2023 at cherrick@co.valley.id.us and attend the Planning & Zoning Meeting on June 8, 2023 at 6:00 pm.

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Your download should start shortly.

Deny the Density on Garnet Valley Proposed Development

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Andrew Floyd				US	3/19/2023
Jemma Omalley	Wynnewood		19096	US	3/19/2023
Patty Scroggins	Donnelly	ID	83615	US	3/19/2023
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robert mayfield	McCall	ID	83638	US	3/20/2023
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Diana Ramey	Garden Valley	ID	83622 US	3/20/2023
Suzan Van Uitert	17 Charters Drive	ID	83615 US	3/20/2023
Loriann Crogh	Donnelly	ID	83615 US	3/20/2023
Patrick Krause	Donnelly	ID	83615 US	3/20/2023
Brook Paquette	Donnelly	ID	83615 US	3/20/2023
Becky Geyer	Pittsburgh		15212 US	3/20/2023
eliz pomazueva	Flushing		11367 US	3/20/2023
cadem long	San Diego		92101 US	3/20/2023
Kayla Tidwell	Cliffside Park		7010 US	3/20/2023
Hannah Vanderzanden	Hillsboro		97124 US	3/20/2023
Pamela McChrystal	McCall	ID	83638 US	3/20/2023
shawntreece black	Sausalito		94965 US	3/20/2023
Trinity Rivera	Centennial		80121 US	3/20/2023
G. Diane Matthews-Mai	Carson		90746 US	3/20/2023
Megan Henry	Opelika		36804 US	3/20/2023
Raven Edwards	Baton Rouge		70820 US	3/20/2023
Peculiar Joseph	Plattsburgh		12901 US	3/20/2023
Joel Piccione	Donnelly	ID	83615 US	3/20/2023

Adam Kaluba	Burleson		76028 US	3/20/2023
Lisa Toohey	Huntersville	NC	28078 US	3/20/2023
Brooke Young	Smyrna		19977 US	3/20/2023
Kay Wright	Palmyra		22963 US	3/20/2023
ZyAire Karnickey	Charleston		28205 US	3/20/2023
David Marcotte	McCall	ID	83638 US	3/20/2023
Michele Couch	Nampa	ID	83651 US	3/20/2023
David Couch	Nampa	ID	83651 US	3/20/2023
Cacia Lewis	Donnelly	ID	83615 US	3/20/2023
David Stangel	Donnelly	ID	83615 US	3/20/2023
Walter Duff	Donnelly	ID	83615 US	3/20/2023
Lukens Christiane	Donnelly	ID	83615 US	3/20/2023
Nancy Niemeir	Tucson	AZ	85711 US	3/20/2023
Kevin lukens	Donnelly	ID	83615 US	3/20/2023
Lon Servello	Atlanta	GA	30309 US	3/20/2023
Debra Staup	McCall	ID	83638 US	3/20/2023
Christina Teeple	Sacramento	CA	95820 US	3/20/2023
Marisol Rodriguez	Milwaukee		53215 US	3/20/2023
Arianna Thompson	Bossier City		71111 US	3/20/2023
Shamineh Noman	Spring		77386 US	3/20/2023
Melissa Heithaus	Mckinney		75070 US	3/20/2023
Mia Rochel	Gibson		70356 US	3/20/2023
Amber May	Richmond Hill		31324 US	3/20/2023
Julianna C	Trumbull		6611 US	3/20/2023
harpinder sandhu	Seattle		98772 US	3/20/2023
Kawal Singh	Oklahoma City	OK	73108 US	3/20/2023
Hannah Burch	New York	NY	10014 US	3/20/2023
Lindsey Walters	Boise	ID	83706 US	3/20/2023
Dilawar Badyal	Sacramento		95834 US	3/20/2023
Marielys Perez	Bronx		10452 US	3/20/2023
Zayan Shaikh			US	3/20/2023
Chima Naidina			US	3/20/2023
Tesh Coles	Garden City	ID	83714 US	3/20/2023
Ethan Villarreal	Santa Cruz		95062 US	3/20/2023
Steven Villanueva	Washington		20068 US	3/20/2023
Zachary Calhoun	Bessemer		35023 US	3/20/2023
Ron Davis	McCall	ID	83638 US	3/20/2023
Jeff Phillips	McCall	ID	83638 US	3/20/2023
Lyda Chelann	Caldwell	ID	83607 US	3/20/2023
Diana beth	griffith	IN	46319 US	3/20/2023
Cindy Smith	Donnelly		83615 US	3/20/2023
Ralph Grieninger	Donnelly	ID	83615 US	3/20/2023
Etzar Cisneros	Birmingham	AL	35206 US	3/20/2023
Trent Gerber	Boise	ID	83706 US	3/20/2023

Marsha Moers	Boise	ID	83702 US	3/20/2023
Chad Sneller	Boise	ID	83702 US	3/20/2023
Amber Shoecraft	Boise	ID	83706 US	3/20/2023
Edith McKnight	McCall	ID	83638 US	3/20/2023
Paula King	Cascade	ID	83611 US	3/20/2023
Kristen Wright	McCall	ID	83638-4800 US	3/20/2023
Linda Tennyson	Boise	ID	83709 US	3/21/2023
Barbara Johns	Philadelphia	PA	19126 US	3/21/2023
Misty Blackburn	Donnelly	ID	83614 US	3/21/2023
Allison Hatzenbuhler	Puerto Vallarta		48290 Mexico	3/21/2023
betty winholtz	morro bay	CA	93442 US	3/21/2023
Ginger Hughes	Mccall	ID	83638 US	3/21/2023
Melissa Monroe	Garden Valley	ID	83622 US	3/21/2023
Camille Schiller			New Zealand	3/21/2023
Danielle Custer	Mccall	ID	83638 US	3/21/2023
Marilee Haynes	Boise	ID	83709 US	3/21/2023
Leslie Willis	Dorchester		2122 US	3/21/2023
Sukhraj Singh	Jamaica		11426 US	3/21/2023
Si Grety	Aiken		29803 US	3/21/2023
Ender Blade	Leola		17540 US	3/21/2023
Maddy Boyas :)	Libertyville		60048 US	3/21/2023
Curt James			US	3/21/2023
Aixa Fielder	Los Angeles		90028 US	3/21/2023
Robert Madera	Hollywood		33021 US	3/21/2023
Alexis Ramirez	Stockton		95204 US	3/21/2023
Reese Burton	Donnelly	ID	83615 US	3/21/2023
Michael Wingert	Donnelly	ID	83615 US	3/21/2023
Cameron Pollock	McCall	ID	83638 US	3/21/2023
Rianna Hilton	Donnelly	ID	83615 US	3/21/2023
beverly cobb	lynden	WA	98264 US	3/21/2023
Stephanie Nelson	Donnelly	ID	83615 US	3/21/2023
Kelleen Call	Donnelly	ID	83615 US	3/21/2023
Jeannie Carpentier	McCall	ID	83638 US	3/21/2023
Leta Dorsett Edwards	Donnelly	ID	83615 US	3/21/2023
Patti Ledgerwood	Rochester		14650 US	3/21/2023
dennis cash	Eagle	ID	83616 US	3/21/2023
Noah Vu	Nampa	ID	83651 US	3/21/2023
VICTORIA ENSLEY	boise	ID	83716 US	3/21/2023
Cynthia Schroeder	Midvale	UT	84047 US	3/21/2023
Clint Musgrove	New Meadows	ID	83654 US	3/21/2023
Stephanie Corporandy	McCall	ID	83638 US	3/21/2023
Taylor Ensley	National City	CA	91950 US	3/21/2023
Jordan Campbell	McCall	ID	83638 US	3/21/2023
Geraldine Gallupe			US	3/21/2023

Christopher Church	Donnelly	ID	83615 US	3/21/2023
Molly Hawken	Donnelly	ID	83615 US	3/21/2023
LayLa Heise	Eagle	ID	83616 US	3/21/2023
Leslee Woodland	Garden Valley	ID	83622 US	3/21/2023
Sandra Chastain	Donnelly	ID	83615 US	3/21/2023
Debbie Heist Lambert		ID	US	3/22/2023
Kathy Akerstrom	Garden Valley	ID	83622 US	3/22/2023
Roy Akerstrom	Garden Valley	ID	83622 US	3/22/2023
Robbin Morton	McCall	ID	83638 US	3/22/2023
Laurie Bean	Emmett	ID	83617 US	3/22/2023
Angela Garrard	Meridian	ID	83646 US	3/22/2023
Joseph Bussell	Mountain Home	ID	83647 US	3/22/2023
mechele duke	Nampa	ID	83686 US	3/22/2023
Janerica Paige	minot		58703 US	3/22/2023
Tim Maurer	Anaheim		92808 US	3/22/2023
David Conception	Arroyo Grande		93420 US	3/22/2023
thon thon	Omaha		68127 US	3/22/2023
chelsea hardy	camas		98607 US	3/22/2023
Ogul Karindas	Marina del rey		90292 US	3/22/2023
Carter Paradise	Simsbury		6070 US	3/22/2023
Christopher Adams	Washington		20011 US	3/22/2023
Amanda Nooitgedagt	Rochester		14606 US	3/22/2023
Shaylaa Muhammad	Tyrone		16686 US	3/22/2023
Aubriana Rivera	Holland		49424 US	3/22/2023
Max Whiteley	Charlottesville		22902 US	3/22/2023
Roland Schoonmaker	Hopewell Junction		12533 US	3/22/2023
gio niggas	ed3iudh		55904 US	3/22/2023
Sam F	Queens		11212 US	3/22/2023
Missouri Jones	Springfield		65804 US	3/22/2023
Rita Rounds	Chicago		60645 US	3/22/2023
Gemma Laverty	Carlisle		17015 US	3/22/2023
Nirmala Singh	Port Morris		11418 US	3/22/2023
Micah Haselton	Cascade	ID	83611 US	3/22/2023
Chelsea Tuttle	Donnelly	ID	83615 US	3/22/2023
Brent Lindquist	Moscow	ID	83843 US	3/22/2023
Rick Hatzenbuhler	Donnelly	ID	83615 US	3/22/2023
Sylvia Chloe	N. Dartmouth		2743 US	3/22/2023
Julian Mullis	Winchester		22602 US	3/22/2023
Ernesto H	Dumas		79027 US	3/22/2023
Kristine Stejskal	Westmont		60559 US	3/22/2023
Lauren Padgett	Cumming		30040 US	3/22/2023
megan sayarath	Phoenix		85009 US	3/22/2023
brody krohn	Walled Lake		48390 US	3/22/2023
Parker Johns	Billings		59102 US	3/22/2023

Zane Knight	Fort oglethorpe		30742 US	3/22/2023
Nick Her	Chicago		60611 US	3/22/2023
Avis Miner	Washington		20005 US	3/22/2023
Kohn Crandall	Boise	ID	83706 US	3/22/2023
Melissa Gomer	Donnelly	ID	83615 US	3/22/2023
Kath Davis	McCall	ID	83638 US	3/22/2023
Dan De Yo	Yorba Linda		92886 US	3/22/2023
Omar Ebanks	Brooklyn		11234 US	3/22/2023
Rachel McDonald	Walnut Creek		94597 US	3/22/2023
Kendra Woolmaker	East Liverpool		43920 US	3/22/2023
Thailee NGUON	Los Angeles		90026 US	3/22/2023
Jenessa Elkins	Elkhart		46514 US	3/22/2023
Death by Mamba			US	3/22/2023
Emily Rivera	Clermont		34714 US	3/22/2023
Benito Rodriguez	Aransas Pass		78336 US	3/22/2023
Sophia Delgado	Bakersfield		93307 US	3/22/2023
Lark Liegerot	Ridgewood		11385 US	3/22/2023
Melissa Richards	LakeCity		32024 US	3/22/2023
Emily Everhart	Lexington		27295 US	3/22/2023
Courtney Mirenda	Fairbanks		99709 US	3/22/2023
Debbie E	Felton		19943 US	3/22/2023
2 2	Philadelphia		19131 US	3/22/2023
M. Browning	Chandler		85224 US	3/22/2023
Hailee Pierce	Waukee		50263 US	3/22/2023
Izzy McBride	Atascadero		93422 US	3/22/2023
Phil Trusskey	Kansas City		66109 US	3/22/2023
avaree thompson	Billings		59101 US	3/22/2023
rihanna hernandez	East Bernard		77435 US	3/22/2023
Logan Wilson	Chicago		60616 US	3/22/2023
Shelley Richmond	Grand Lake	CO	80447 US	3/22/2023
Gary Gomer	Painesville	OH	44077 US	3/22/2023
vicki schilling	Cascade	ID	83611 US	3/22/2023
Kim Daniel	Meridian	ID	83642 US	3/22/2023
Summer Branstetter	Donnelly	ID	83615 US	3/22/2023
Eimi Canales			US	3/22/2023
Amayah Potter	Colorado		80918 US	3/22/2023
Adam wells Wells	Bettendorf		52722 US	3/22/2023
Joey Swan			US	3/22/2023
Crystal Wall	Indianapolis		46224 US	3/22/2023
Brandon Walline	Santa Clarita		91390 US	3/22/2023
Linda Brown	San Antonio		78230 US	3/22/2023
Michael Niebylski	Queens		11105 US	3/22/2023
Daniella Caracas	Arlington		22207 US	3/22/2023
Sierra Jimenez	Tacoma		98405 US	3/22/2023

Akshaya Prasath	Austin		78759 US	3/22/2023
Vivian Wang	Crown Point		46307 US	3/22/2023
Kaeru Frogerson	New York		10128 US	3/22/2023
Justin Kaufman	Fort Wayne		46815 US	3/22/2023
Linda INFANTE	West Granby		6090 US	3/22/2023
Sirish Vadala	Sacramento		95834 US	3/22/2023
Brooke Jones	Houston		77015 US	3/22/2023
Randi Justin	Fort Lauderdale		33319 US	3/22/2023
Chantelle Balbi	New York		10032 US	3/22/2023
Brandy Jones	Donnelly	ID	83615 US	3/22/2023
Shahin Aria	Plainfield		7060 US	3/22/2023
Kayla Smith	Salt Lake City		84123 US	3/22/2023
Hallie Hendrickson	Plentywood		59254 US	3/22/2023
Pam Kaur	Lees Summit		64086 US	3/22/2023
Joey Martindale	Acworth		30102 US	3/22/2023
andrew Ruehl	marengo		60152 US	3/22/2023
Andrea Lopez	Mission		78572 US	3/22/2023
Brandon Wood	Donnelly	ID	83615 US	3/22/2023
Destiny Santana	Brooklyn		11233 US	3/22/2023
Marna Blecker	Basking Ridge		7920 US	3/22/2023
Juan Franco Padilla	Riverside		92504 US	3/22/2023
cassidy wheeler	Reidsville		27320 US	3/22/2023
Stephen Bronten	Eureka		95501 US	3/22/2023
Anthony Armanino	San Jose		95125 US	3/22/2023
Elizabeth LeVin	Tustin		92780 US	3/22/2023
Jose Ramirez	Dallas		75270 US	3/22/2023
Perry Wood	Seattle	WA	98188 US	3/22/2023
Gian Marco Citarelli	Foggia		71121 US	3/22/2023
Drew Aaligas	Mcdonna	GA	770 US	3/22/2023
Jackson Carter	Salt Lake City		84105 US	3/22/2023
Natalie Alexander	Irvine		92620-3846 US	3/22/2023
Nicole Keb	San Francisco		94134 US	3/22/2023
N M	Lenexa		66215 US	3/22/2023
Carter Brown	Billings		59102 US	3/22/2023
Emma Planid	Altoona		17763 US	3/22/2023
Alex Rodgers	San Francisco		94109 US	3/23/2023
Megan Devine	Portland	OR	97205 US	3/23/2023
Angela Nelson	McCall	ID	83638 US	3/23/2023
Tracy Fritzier	Seattle	WA	98160 US	3/23/2023
Elizabeth Ditmarson	Donnelly	ID	83615 US	3/23/2023
Olin Balch	Garden Valley	ID	83622 US	3/23/2023
Linda Rchetto	Johnstown	CO	80534 US	3/23/2023
Barbara Buhl	Donnelly	ID	83615 US	3/23/2023
Phillips Christine	McCall	ID	83638 US	3/23/2023

Del Allsup	Donnelly	ID	83615 US	3/23/2023
Larry Rupe	Boise	ID	83704 US	3/23/2023
Curtis Duncan	Meridian	ID	83646 US	3/23/2023
Glendon Eddy	Boise	ID	83704 US	3/23/2023
elizabeth jones	donnelly	ID	83615 US	3/23/2023
Heidi Wilfong	Meridian	ID	83646 US	3/24/2023
Alex Reeves	Donnelly	ID	83615 US	3/24/2023
Margaux Crockett	Donnelly	ID	83615 US	3/24/2023
Waide Woodland	Meridian	ID	83642 US	3/24/2023
Mireya Hernández	Arlington		76013 US	3/24/2023
LI CAO	Athens		45701 US	3/24/2023
Karen Carmichael	Bonita Springs		34135 US	3/24/2023
Alison Lopez	Miami		33127 US	3/24/2023
Leah Jacob	Marietta		30060 US	3/24/2023
Veronica Hermosillo	Los Angeles		90063 US	3/24/2023
Nico Day	Yakima		98901 US	3/24/2023
Janice Burgess	Houston		77052 US	3/24/2023
Sophia Tasker	San Diego		92127 US	3/24/2023
maddy sher	Billings		59105 US	3/24/2023
Marcko Gomez	Columbus		43229 US	3/24/2023
Rachel Wesche	Citrus Heights		95610 US	3/24/2023
Ezequiel Ayala	Boston		2150 US	3/24/2023
Melani Luna	Duncanville		75116 US	3/24/2023
Sarah Leclair	Brattleboro		5301 US	3/24/2023
ruby lewis	Columbia		65203 US	3/24/2023
Manuel Cadena	Houston		77036 US	3/24/2023
Jenny Collenberger	Davie		33325 US	3/24/2023
Madlyn Fischer	Huntington		11743 US	3/24/2023
Cody Lambert	Joshua		76058 US	3/24/2023
Allan Recinos	Nashville		37211 US	3/24/2023
Melanie Lelsz	Katy		77450 US	3/24/2023
Jill casal	Garden Valley	CA	95633 US	3/25/2023
James Lambert	Meridian	ID	83642 US	3/25/2023
Lee Warren	Boise	ID	83705 US	3/25/2023
Pat Tennyson	Boise	ID	83706 US	3/25/2023
Diane Stoupa	McCall	ID	83638 US	3/25/2023
Brenda Coates	Csldwell	ID	83605 US	3/25/2023
JUDY DAVIS	Bend	OR	97701 US	3/25/2023
Michelle Noakes	Donnelly	ID	83615 US	3/25/2023
Michael Corn	Herriman	UT	84096 US	3/25/2023
Deb Strickler	Boise	ID	83704 US	3/26/2023
Brad Price	Donnelly	ID	83615 US	3/27/2023
Amber Ryska	Boise	ID	83716 US	3/27/2023
Scott Shoecraft	Mountain Home	ID	83647 US	3/28/2023

Aaron Scroggins	Elk Grove	CA	95624 US	3/29/2023
Daria Brown	League City	TX	77573 US	3/29/2023
Carrie Scroggins	Antelope	CA	95843 US	3/29/2023
Ricky Brown	League City	TX	77573 US	3/29/2023
Deidre Hushman	Carlsbad	CA	92011 US	3/30/2023
Barbara Spingla	Donnelly	ID	83615 US	3/31/2023
Jill Gaughan	Donnelly	ID	83615 US	3/31/2023
Jackie Beverage	Donnelly	ID	83615 US	4/1/2023
Raymond Beverage	Garden Valley	ID	83622 US	4/1/2023
Marc Ronco	Howey-in-the-Hills		34737 US	4/1/2023
Audrey Musgrave	Boise	ID	83706 US	4/1/2023
Randy Null	Howey in the hills		34737 US	4/2/2023
J Bollinger	McCall	WA	98160 US	4/2/2023
Jennifer Lofy	Donnelly	ID	83615 US	4/2/2023
Susan Newkirk	San Diego	CA	92117 US	4/2/2023
Sandra Rogers	Boise	ID	83704 US	4/2/2023
David Newkirk	San Diego	CA	92117 US	4/2/2023
Joseph Pietri	McCall	ID	83638 US	4/4/2023
Ronna Price	Salt Lake City	UT	84102 US	4/4/2023
Dan Margolis	Donnelly	ID	83615 US	4/5/2023
Lynne Margolis	Meridian	ID	83646 US	4/5/2023
George Martin	Kansas City		64105 US	4/5/2023
Alex Cheese			US	4/5/2023
Vanessa Aguilar	San Jose		95126 US	4/5/2023
Vikas S.	Cupertino		95014 US	4/5/2023
Omar Khan	Frisco		75035 US	4/5/2023
Vickie Davidson	Mondovi		54755 US	4/5/2023
Diane Larson	Donnelly	ID	83615 US	4/8/2023
Melissa Matthews-Hay	Durham	CA	95938 US	4/8/2023
Wendy Koepl	McCall	ID	83638 US	4/8/2023
Bonnie Burry	Donnelly	ID	83615 US	4/20/2023
Christian Tuttle	donnelly	ID	83615 US	5/15/2023
Annette Canada	Donnelly	ID	83615 US	5/15/2023