

## Valley County Planning and Zoning

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**STAFF REPORT:** P.U.D. 23-02 MacGregor Townsite and C.U.P. 23-52 Phase 1 Preliminary Plat – **Addendum**

**HEARING DATE:** March 14, 2024

**TO:** Planning and Zoning Commission

**STAFF:** Cynda Herrick, AICP, CFM  
Planning and Zoning Director

**APPLICANT / OWNER:** Groves Family, LLC  
PO Box 1001, Donnelly, ID 83615

**REPRESENTATIVE:** Bonnie Layton, NV5  
690 S. Industry Way, Suite 10, Meridian, Idaho 83642

**ENGINEER:** Gregg Tankersley, P.E., Crestline Engineers Inc.  
PO Box 2330, McCall, Idaho 83638

**LOCATION:** Parcel RP16N03E270005 located at the intersection of Loomis Lane and Old State Road, in the NE ¼ Section 27, T.16N, R.3E, Boise Meridian, Valley County, Idaho

**SIZE:** Approximately 159 acres

**REQUEST:** Single-family Residences, Commercial Plaza, Community Amenities, and Open Space

**EXISTING LAND USE:** Agricultural (Irrigated Land and Timber)

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Continuation of public hearings held January 11, 2024, and February 8, 2024.

The original submitted site plan has been revised (see attached comparison). The request is for 341 residential lots, community amenities, and 98.5 acres of open space. The net density is 2.19 units per acre. Townhouse lots have been added; the ponds have been modified and enlarged; a parking area for Valley County Road Department equipment was added to the northwest corner; and the arrangement of the central area amenities has been altered.

### FINDINGS:

1. A public hearing was held on January 11, 2024. The matter was tabled to February 8, 2024, at 6:00 p.m.
2. Since the matter was tabled to a specific date and time, further legal notice was not required. However, it was in the *Star News* on January 18, 2024, and January 25, 2024.
3. A public hearing was held on February 8, 2024. The matter was tabled to 6:00 p.m. on March 14, 2024.

4. Since the site plan was revised, additional noticing occurred. Legal notice was posted in the *Star News* on February 22, 2024, and February 29, 2024. Potentially affected agencies were notified on February 13, 2024. Property owners within 300 feet of the entire property owned by the applicant were notified by fact sheet sent February 14, 2024. The site was re-posted on February 29, 2024, at two sites: along Loomis Lane and along Old State Road. A notice was posted online at [www.co.valley.id.us](http://www.co.valley.id.us) on February 13, 2024; a revised notice and agenda was posted on February 23, 2024.

5. Additional Information from the Applicant:

The applicant submitted a copy of email correspondence with Eric Pingrey, McCall-Donnelly School District Superintendent requesting a work session. Mr. Groves expects a total of 119 students in grades 1-12 from the 340 units at full build out. His analysis was provided. (February 20, 2024 – March 6, 2024)

6. Additional Agency Comments Received:

Mike Reno, Central District Health, stated an application and engineering report are required. (Feb. 13, 2024)

Jeff McFadden, Valley County Road Superintendent, stated he met with Crestline Engineers at the site and discussed a development agreement. Old State Road was repaved two years ago; Loomis Lane, from SH55 to Old State Road, was repaved in 2023. Old State Road, south of Loomis Lane, is in need of repairs like pulverizing and repaving to a 24-ft wide road. Loomis Lane, west of Old State Road to Siscra Road, is in need of repairs. The safety of the intersection of SH55 and Loomis Lane would need to be reviewed in future phases. As each phase is planned, traffic counts on the road would be completed prior to approval. A 200-ft x 200-ft parcel would be dedicated to Valley County to snow removal equipment to be stored in the winter months. (Feb. 12, 2024)

Jeff McFadden, Valley County Road Superintendent, stated County-maintained roads that will see increased traffic would include Old State Road and Loomis Lane. Road right-of-way should be dedicated for both roads. Mitigation recommendations are listed. A new traffic study is recommended at the beginning of each phase. In addition, at the appropriate phase, a study with Idaho Transportation Department should be conducted at the intersection of Loomis Lane and SH55 for ingress and egress at the highway. (Feb. 13, 2024)

Kenneth Dodd, PD, Valley County Engineer and Parametrix, stated requirements. Parking on local roads will need to be restricted. It appears that adequate space is provided for utilities and snow storage. (March 5, 2024)

Neil Shippy, Water District #65 Watermaster, asked if there was a plan for the irrigation from the surface water rights and attached water right information. (March 5, 2024) Gregg Tankersley, Crestline Engineers, responded to Mr. Shippy. Current plans for irrigation from the surface water rights is to convey irrigation water from the existing system along the eastern edge of the development, through the development to the proposed ponds along the western boundary. From the ponds, irrigation water will be pumped through a system that supports the landscaping in the open space and common areas. These areas are shown in green disbursed amongst the proposed lots in the attached colored Master Plan for the development. (March 6, 2024)

7. Additional Public comment received:

David Parrish, 12920 Siscra Road, does not oppose or support the development as presented. He disagrees with the development team's statement that "the development could improve habitat conditions for wildlife on the parcel" based on professional experience (Idaho Fish and Game Department Biologist), education, and knowledge of the property. He listed the various species he has seen on the proposed project property and adjacent property. A development of this size and magnitude will displace most species of wildlife from the parcel due to constant activity. In addition, infrastructure and lack of habitat will discourage free movement of most wildlife species. Development will also promote nuisance wildlife problems from wildlife foraging in garbage receptacles and pet food; this is a habitual issue in the nearby subdivisions. Potential mitigation measures could include:

- No privacy berms along roadways to improve sight-lines.
  - Discouragement of fencing.
  - Require trash containers with secured tops or a fenced common trash collection site that wildlife can't access.
  - No feeding or baiting of wildlife except songbirds.
  - Pet food should not be accessible to wildlife.
  - Domestic pets should not be allowed outside without direct control.
  - Consider contiguous, non-landscaped, non-linear migration corridors/open space extending in an east-west direction.
  - Use landscaping native to Valley County; avoid toxic plants to wildlife such as yew.
- (Feb. 12, 2024)

Brian Peyton, 12936 Spring Valley Road, has concerns. There would be high impact to Cascade Lake and Boulder Creek Boat Launch and Day Use Area. Concerns also include water drainage, high water table, traffic noise and congestion, and density. He included pictures of possible alternative site plans. Short-term rentals should not be allowed. This development will impact the Donnelly community. (Feb. 19, 2024)

Lawrence and Opal Henneman, 12886 Spring Valley RD, are opposed. The plan would exacerbate flooding that occurs on their property and increase mosquito breeding. Traffic would increase. Emergency evacuations would be hampered as Loomis Lane is the only exit. Parking on roads is a concern. They also object to the misuse of agricultural water from Lake Fork Reservoir to irrigate the development as this reduces water supply for farmland. The number of proposed lots was increased. (March 4, 2024).

Debbie Boston is opposed. Issues include additional mosquitos, the "transfer site", townhouses, road width, emergency access to the area, high water table, density, and traffic. (March 5, 2024)

Marshall Haynes, 13607 Farm to Market RD, is opposed. Concerns include density outside and distant from current incorporated areas in contrast to the Valley County Comprehensive Plan; added traffic, and negative impacts to emergency services and school district. Agricultural ground, range lands and open space in rural unincorporated Valley County are key to preserving the quality of life which drew most of us here to live. Developers should not be allowed to carve up lands to maximize profits at the expense of Valley County residents. Approval would open floodgates for other developments. (March 5, 2024)

Betsy and Geoff Huwer, 12933 Red Fir, are opposed to any variance and relaxing of Valley County Codes. They asked why the total number of units increased from 335 to 341. (March 6, 2024)

Katharina Roth is opposed to the proposed density and would prefer bigger lots. (March 7, 2024)

Sarah Swann is opposed to allowing variances from standards. Traffic, access at Highway 55, and needed road improvements are concerns. Townhouses would be better located within city limits/impacts areas. The plan is skewed heavily in favor of more visitors and the development company than residents. (March 7, 2024)

#### **STAFF COMMENTS AND QUESTIONS:**

- Will landscaping be native to Valley County?
- Will you treat for mosquitoes?
- Will CCR's require pets to be restrained?
- In anticipation of the P&Z doing the Compatibility Rating, an analysis of adjacent land was prepared by staff.
- Attached is a spreadsheet prepared to summarize the development and issues.

#### **ATTACHMENTS**

- Proposed Conditions of Approval
- Vicinity Map
- Aerial Map
- Pictures of Site – February 29, 2024
- Additional Applicant Submittals
  - Original and Revised Site Plan (From Exhibit 5, Feb. 8, 2024)
  - Revised Drawing of Community Center Amenities (From Exhibit 5, Feb. 8, 2024)
  - Email correspondence between Craig Groves and Eric Pingrey, McCall-Donnelly School District with Analysis
  - Figure 6 Overall Open Space Map
- Additional Agency Responses
- Additional Public Comments
- PZ Commission Minutes – January 11, 2024
- PZ Commission Minutes – February 8, 2024
- Staff Analysis of Adjacent Land
- Spreadsheet: Summary of Development – Issues

## **Proposed Conditions of Approval**

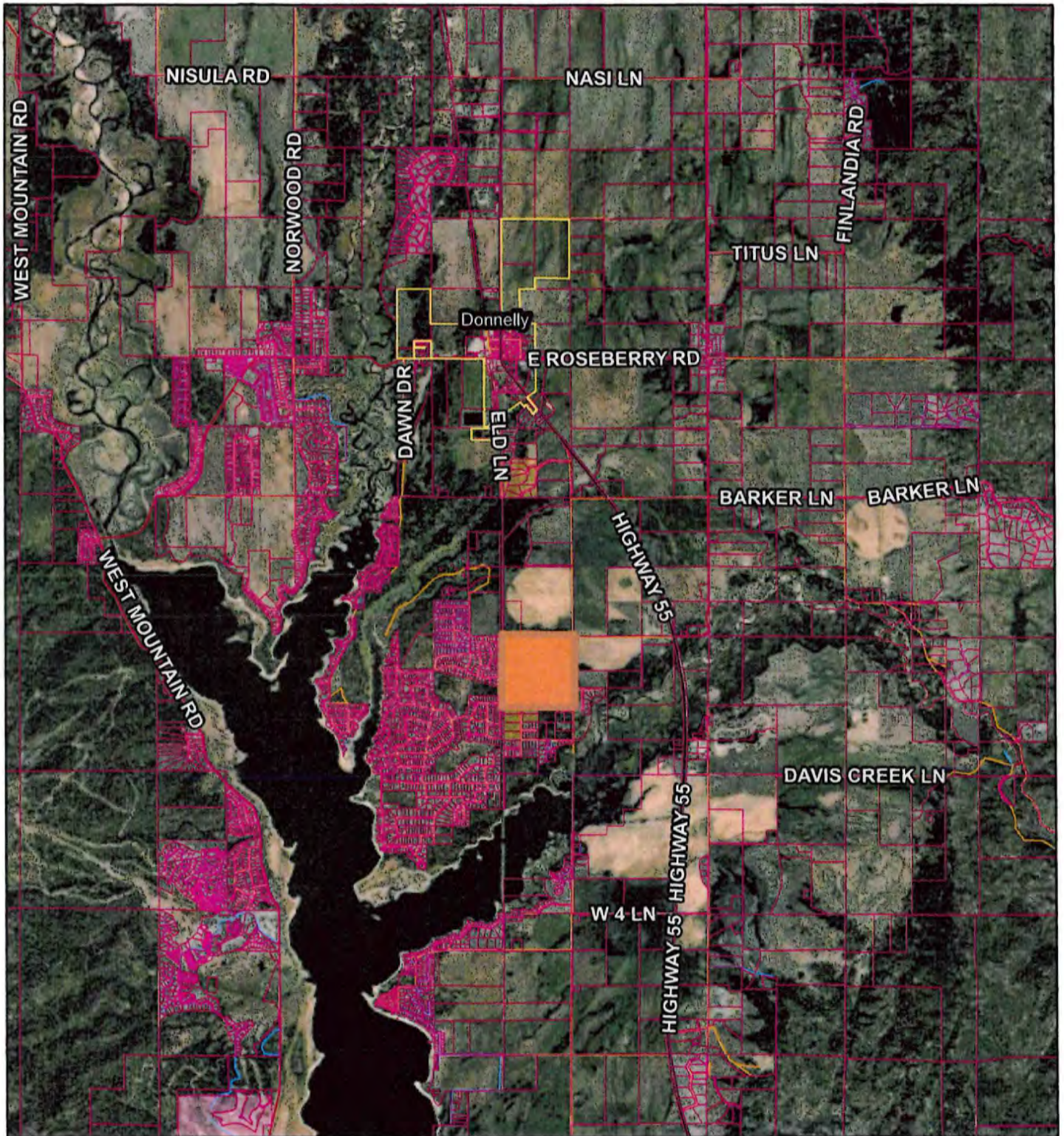
1. The application, the staff report, and the provisions of the Land Use and Development Ordinance are all made a part of this permit as if written in full herein. Any violation of any portion of the permit will be subject to enforcement and penalties in accordance with Title 9-2-5; and, may include revocation or suspension of the conditional use permit.
2. Any change in the nature or scope of land use activities shall require an additional Conditional Use Permit.
3. The final plats of Phase 1 and Phase 2 shall be recorded by December 2029, or an extension obtained, or this permit will be null and void.
4. The issuance of this permit and these conditions will not relieve the applicant from complying with applicable County, State, or Federal laws or regulations or be construed as permission to operate in violation of any statute or regulations. Violation of these laws, regulations or rules may be grounds for revocation of the Conditional Use Permit or grounds for suspension of the Conditional Use Permit.
5. Must have an approved storm water management plan and site grading plan approved by the Valley County Engineer prior to any work being done on-site.
6. Prior to each final plat, the applicant's engineer shall certify that the roads have been built to approved standards or be financially guaranteed. Applicant's engineer shall also confirm all utilities were placed according to the approved plans.
7. Wetlands must be delineated and shown on the final plat.
8. All easements shall be shown on the final plat.
9. Must bury conduit for fiber optics with utilities.
10. Building setbacks shall be noted on the final plat.
11. A Private Road Declaration is required to confirm that the roads will be maintained.
12. A Declaration of Installation of Utilities is required with the final plat.
13. The Wildland Urban Interface Protection Plan shall be recorded and noted on the face of the plat.
14. Must comply with the requirements of the Donnelly Rural Fire Protection District unless specifically allowed as a variance in regards to a planned unit development or a letter of approval is received from Donnelly Rural Fire Protection District.
15. CCR's should address lighting, noxious weeds, septic maintenance, wildfire prevention, fire wise wildland urban interface landscaping requirements, dogs being a nuisance to adjacent agricultural uses, and limit each lot to one wood-burning device.
16. Must have a fencing plan with neighboring properties if they run livestock for over 30 days per year.

17. All lighting must comply with the Valley County Lighting Ordinance.
18. Shall place addressing numbers at each residence.
19. The Valley County Engineer shall confirm there is adequate snow storage.
20. A Development Agreement should be agreed upon for off-site road improvements and matters agreed upon in the application and presentation prior to the recording of Phase 1.
21. An agreement with North Lake Recreational Sewer must be finalized prior to approval of building permits.
22. The applicant will update the Planning and Zoning Commission on a biannual basis.
23. The following notes shall be placed in the notes on the face of the final plat:
  - "The Valley County Board of Commissioners have the sole discretion to set the level of service for any public road; the level of service can be changed."
  - "All lighting must comply with the Valley County Lighting Ordinance."
  - "Surrounding land uses are subject to change."











**END OF STAFF REPORT**

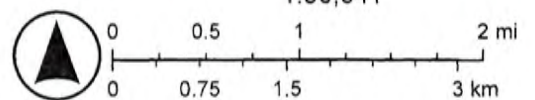


# PUD 23-02 Vicinity Map



12/6/2023, 9:59:42 AM

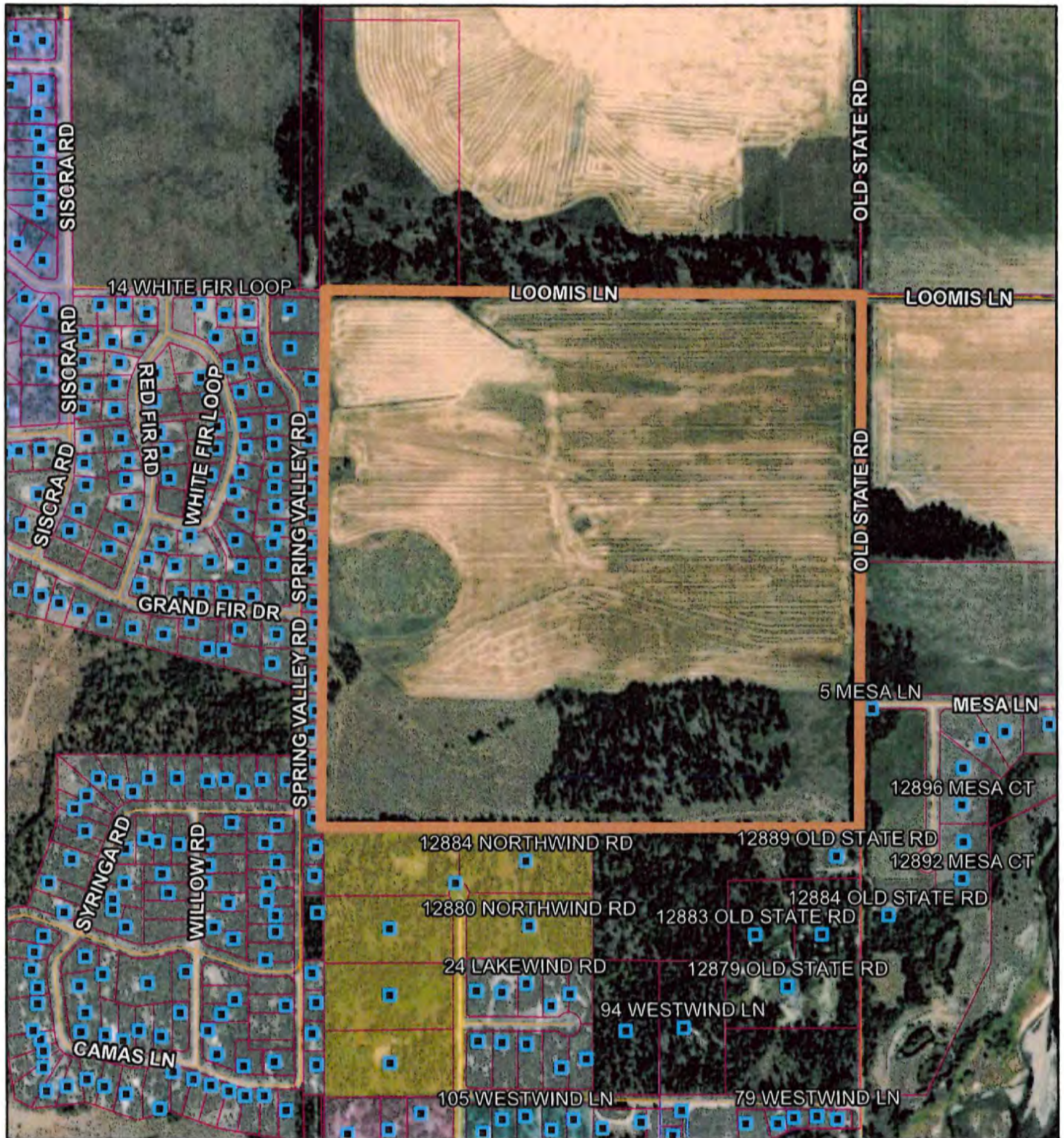
- |   |                   |   |             |
|---|-------------------|---|-------------|
|  | Municipalities    |  | COLLECTOR   |
|  | Parcel Boundaries |  | URBAN/RURAL |
| <b>Roads</b>  |                   |   |             |
|  | MAJOR             |  | USFS        |
|  | MINOR COLLECTOR   |  | PRIVATE     |
|  | Other             |  | Other       |



Earthstar Geographics

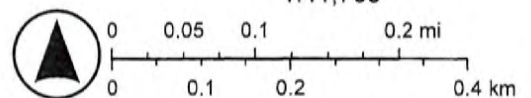


# PUD 23-02 Aerial Map



12/6/2023, 9:46:47 AM

- Address Points
- Parcel Boundaries
- Roads
- MINOR COLLECTOR
- URBAN/RURAL
- PRIVATE



Maxar



Looking westward from Old State Rd





From Old State Rd



Looking southerly from Loomis Lane





From Loomis Lane





Site Plan Revisions



Original Plan

351 Residential Lots

Total Open Space: 87.11 Acres (54.3%)



Updated Plan

341 Residential Lots

Total Open Space: 98.58 Acres (61.3%)



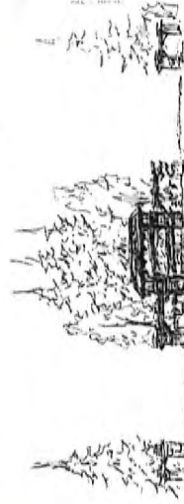
# Community Center & Central Park



COMMUNITY CENTER ELEVATION



PATHWAY SECTION



ENTRY MONUMENT CONCEPT



HISTORIC PHOTOS



## Letter Dated February 2, 2024

**From:** Craig Groves [REDACTED]  
**Sent:** Wednesday, March 6, 2024 8:07 AM  
**To:** Eric Pingrey [REDACTED]  
**Cc:** Cynda Herrick <cherrick@co.valley.id.us>; Bonnie Layton [REDACTED]; Gregg Tankersley [REDACTED]  
**Subject:** RE: Letter Dated February 2, 2024

Good Morning Eric,

Attached is the data we used to determine the impact to the school district. The data was compiled from the US Census data as of July 2022.

In the analysis we compared the State of Idaho to Valley County and rounded up so that we did not underestimate the impact.

Let me know if you have any questions.

Thanks

Craig

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**From:** Eric Pingrey [REDACTED]  
**Sent:** Tuesday, March 5, 2024 3:57 PM  
**To:** Craig Groves [REDACTED]  
**Cc:** Cynda Herrick <cherrick@co.valley.id.us>; Bonnie Layton [REDACTED]; Gregg Tankersley [REDACTED]  
**Subject:** RE: Letter Dated February 2, 2024

Can you share your research methodology with me on how the numbers were determined?

Eric Pingrey Ed.S.  
Superintendent of Schools



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**From:** Craig Groves [REDACTED]  
**Sent:** Tuesday, March 5, 2024 2:43 PM  
**To:** Eric Pingrey [REDACTED]  
**Cc:** Cynda Herrick <cherrick@co.valley.id.us>; Bonnie Layton [REDACTED]; Gregg Tankersley [REDACTED]  
**Subject:** RE: Letter Dated February 2, 2024

Eric.

Thank you for the response.



Specifically, do you have any concerns about the MacGregor Townsite application south of Donnelly? The planning and zoning commissioners and planning staff are interested in the School Districts opinion on how this application might impact the school district, the local economy, and the local housing needs.

I gave you some rough numbers to consider in my original email below.

Thanks

Craig

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**From:** Eric Pingrey [REDACTED]  
**Sent:** Tuesday, March 5, 2024 12:23 PM  
**To:** Craig Groves [REDACTED]  
**Cc:** Cynda Herrick <[cherrick@co.valley.id.us](mailto:cherrick@co.valley.id.us)>; Bonnie Layton [REDACTED]; Gregg Tankersley [REDACTED]  
**Subject:** RE: Letter Dated February 2, 2024

Craig, I do not have much free time this week. I will participate in any joint planning work that the county feels the school district should be a part of.

Let me know, thanks

Eric Pingrey Ed.S.  
Superintendent of Schools



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**From:** Craig Groves [REDACTED]  
**Sent:** Tuesday, March 5, 2024 11:26 AM  
**To:** Eric Pingrey [REDACTED]  
**Cc:** Cynda Herrick <[cherrick@co.valley.id.us](mailto:cherrick@co.valley.id.us)>; Bonnie Layton [REDACTED]; Gregg Tankersley [REDACTED]  
**Subject:** Re: Letter Dated February 2, 2024

Hi Eric,

I wanted to check back to make sure you received this email. I am in McCall today and tomorrow. If you want to touch base let me know.

R. Craig Groves  
[REDACTED]

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On Feb 20, 2024, at 5:47 PM, Craig Groves [REDACTED] wrote:

Hello Eric:

I am reaching out regarding the letter you sent to the Valley County Planning Department regarding the MacGregor Townsite application south of Donnelly.

I am excited to hear that you support a collaborative effort to address development impacts on the school district. I support your plan of action to include Collaborative Planning, Impact Assessment, Funding Strategies, Community Engagement, and Long-Term Planning.

I would like to suggest a work session with the following parties: Planning Staff Representatives, School District Trustee's, District Facilities Manager, and yourself.

Regarding the MacGregor Townsite application, if we are successful in providing local housing to ½ of our buyers, we estimate in our first phase this could impact the school district by adding 17 or 18 students. Over the 15-year life of the project we could potentially add 119 students. Our data indicates that each local housing unit will have approximately 0.7 students. So out of 340 units, 170 for local housing, we would add 119 students presumably spread out over 12 grades. While this number seems totally manageable, I realize there are other projects in the planning stages, so we welcome the conversation.

I will be in McCall March 5<sup>th</sup> attending a Developer Focus Group addressing Regional Housing Needs sponsored by the West Central Mountain Economic Development Council.

If you have time for lunch or coffee on the 5<sup>th</sup>, let me know.

Thanks

Craig Groves

Estimated Number of  
Students per Local Housing  
Unit

US Census Data (July 2022)	Idaho	Valley County
Population	1,938,935	12,464
# Under 5%	5.8%	4.0%
# Under 5	112,458	499
# Under 18 %	23.9%	17.7%
School Age	350,947	1,708
Housing Units	796,958	12,897
Households	675,323	3,806
Est# of Second Homes	121,635	9,091
<b>Est % of Second Homes</b>	15.3%	<b>70.5%</b>
Per Person Per Household	2.67	3.03
# of School Age per household	0.52	0.45
# of Under 5 per household	0.17	0.13
Total # under 18 per household	0.69	0.58
Estimated # of Students per Local Housing Unit	0.69	0.58
<b>Round up number of Students per LHO</b>	<b>0.70</b>	<b>0.70</b>

**MacGregor Townsite Application**

Number of Housing Units	340
Local Housing Units at 50%	170
Local Housing Units at 29.5%	100

**Estimated # of Students at Build Out assuming 50% 119**

Estimated # of Students at Build Out assuming 29.5% (100-70.5) 70

**Estimated # at completion of Phase 1 assuming 50% 18**

Estimated # at completion of Phase 1 assuming 29.5% (100-70.5) 10

Prepared by: Craig Groves

Date: 03/06/2024







Valley County Transmittal  
Division of Community and Environmental Health

Return to:

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

Rezone # \_\_\_\_\_

Conditional Use # PUD 23-02 / CUP 23-52

Preliminary / Final / Short Plat Mac Gregor Townsite

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

☒ 14. Application & engineering report required by COU

Reviewed By: WHL

Date: 2-13-24

**MacGregor Townsites****From:** Jeff Mcfadden <jmcfadden@co.valley.id.us>**Sent:** Monday, February 12, 2024 1:19 PM**To:** Craig Groves [REDACTED]**Cc:** Cynda Herrick <cherrick@co.valley.id.us>**Subject:** MacGregor Townsites

I met with Crestline engineers a couple of weeks ago, on site, and discussed the future development agreement for the planned site.

The roads that will be the main access will be Loomis Lane and Old State Road. Old State Road was repaved two years ago and Loomis Lane, from SH55 to Old State Road, was repaved in 2023. Old State Road, south of Loomis Lane, is in need of repairs like pulverizing and repaving to a 24' wide road to the southernmost road into the development. Loomis Lane, west of Old State is in need of repairs also to Siscra Road. These would be in my recommendations on the agreement.

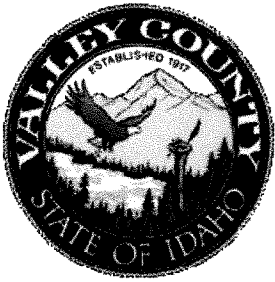
As the development goes to different phases, the intersection at SH55 and Loomis Lane would have to be revisited for safety of ingress and egress onto and off of the highway. As each phase is being planned, traffic counts on the roads would be completed before approval.

A 200' x 200' parcel would be dedicated to Valley County for snow removal equipment to be stored in the winter months.

Thank you,

Jeff McFadden, Superintendent  
Valley County Road Department





## Valley County Road & Bridge

PO Box 672\* Cascade, Idaho 83611

Jeff McFadden  
Superintendent

[jmcfadden@co.valley.id.us](mailto:jmcfadden@co.valley.id.us)  
Office \* (208)382-7195  
Fax \* (208)382-7198

C.U.P. 23-52

MacGregor Townsite

February 13, 2024

The Valley County Road Dept. was asked to review this CUP and provide comments related to the anticipated impact on the local roads that will be utilized for accessing the proposed subdivision. CUP 23-52 is a preliminary plat submitted by Groves Family LLC seeking approval of 341 residential lots, community amenities and open space.

County maintained roads that will see increased traffic by the addition of the proposed development if the plat is approved include Old State Road and Loomis Lane. It is expected that transportation services including all season road maintenance, road resurfacing, road rebuilds provided by Valley County Road Dept. will be impacted by the increased traffic.

- Recommendation (1): Dedication of 35' right-of-way to the public for property owned by the owner immediately adjacent to Loomis Lane and Old State Road. Prior to final plat, the developer agrees to provide an appraisal for the value of the ROW along with a legal description and warranty deed to be recorded with the Valley County clerk.
- Recommendation (2): Mitigate impacts to transportation services on those roads identified above by negotiating with developer payment of road improvement costs attributable to traffic generated by proposed development. The value of the developers proportionate share may be determined by several methods: (1) reference 2023 Improvement Program cost comparisons for the Wagon Wheel CIP with a predetermined cost per lot contribution by developer; (2) engage a qualified engineering firm to conduct a traffic study based on proposed development to provide recommendation for proportionate share to be attributed to the developer; (3) negotiate in-kind construction credits for immediate road improvements needs that can be mitigated by developer.
- Recommendation (3): At the beginning of each phase, it is recommended that a new traffic study be conducted. In addition, at the appropriate phase, a study with Idaho Transportation Dept. be conducted at the intersection of Loomis Lane and SH55 for ingress and egress at the highway for safety.

Any or all the above recommendations that are agreeable to the developer should be memorialized in a future voluntary development agreement negotiated between the Valley County Board of County Commissioners, Valley County Road Dept. and development owner identifying the value of road improvement costs contributed.

Valley County Road Superintendent

A handwritten signature in black ink, appearing to read "Jeff McFadden".

Jeff McFadden

Parametrix No. 314-4875-001

Cynda Herrick, AICP, CFM  
Valley County Planning and Zoning  
219 North Main Street  
PO Box 1350  
Cascade, ID 83611

Re: March 14, 2024, Planning and Zoning Commission Agenda Items

Dear Cynda:

The following comments are for the item listed in the on the March 14, 2024, Valley County (VC) Planning and Zoning Commission agenda you directed us to review:

**New Business:**

**4. C.U.P. 24-02 River Fork Ranch Subdivision – Preliminary Plat**

Detailed site grading and drainage plans and drainage design documentation for the site improvements are required for review and approval by Valley County. Additional stormwater resulting from site improvements will need to be retained on site. Appropriate temporary and permanent best management practices (BMPs) and erosion control measures are required to protect adjacent properties, waterways, and roadway ditches.

The preliminary site grading plans need to have larger sight distance triangle at the intersections of Spink Ln/River Fork Ranch Ln and Spink Ln/River Fork Meadows Ln per Figure 300 of the Valley County Public Road Standards. Applicant needs to show a 0.5% minimum grade for private roadways. Per Section 1.C.1 in the Valley County Private Road Standards, additional right-of-way and/or permanent easements may be required to accommodate snow storage.

The preliminary plans identify piping and rerouting of the Mahala Ditch. Grading or disturbance of this ditch may require approval of the U.S. Corps of Engineers under the federal clean water act. A federal 404 permit may be required and will be part of the conditional use permit.

**5. C.U.P. 24-03 Valley County Road and Bridge Department Office, Shop, and Storage Yard**

Detailed site grading and drainage plans and drainage design documentation for the site improvements are required for review and approval by Valley County. Additional stormwater resulting from site improvements will need to be retained on site. Appropriate temporary and permanent best management practices (BMPs) and erosion control measures are required to protect adjacent properties, waterways, and roadway ditches.

The approach connecting to Gold Dust Rd needs to have a sight distance triangle of at least 90' per Figure 300 of the Valley County Public Road Standards as well as a 4% grade for the first 12' of the approach per Figure 200 of the Valley County Private Road Standards. Ensure appropriate BMP's are applied to the proposed fuel station to protect nearby streams and wetlands from contaminants.



Old Business:

1. *P.U.D. 23-02 MacGregor Townsite and C.U.P 23-52 Phase 1 – Preliminary Plat*

As indicated in the previous review, detailed site grading and drainage plans and drainage design documentation for the site improvements are required for review and approval by Valley County. Additional stormwater resulting from site improvements will need to be retained on site. Appropriate temporary and permanent best management practices (BMPs) and erosion control measures are required to protect adjacent properties, waterways, and roadway ditches for each phase of the site development.

The primary concern with the requested 50' ROW and 24' pavement section with 2' rolled curb and gutter is that there is no room for parking. Parking on the local roads will need to be restricted. It appears that adequate space is being provided for utilities and snow storage.

Please contact me if you have any questions.

Sincerely,

Parametrix



Kenneth M Dodd, PE

cc: Project File



## MacGregor Town Site

Source Plain text


---

**From:** Neil Shippy [REDACTED]  
**Sent on:** Tuesday, March 5, 2024 2:24:08 PM  
**To:** cherrick@co.valley.id.us  
**Subject:** MacGregor Town Site  
**Attachments:** Water Right Report MacGregor Townsite.html (18.97 KB)

Good morning Cynda,

I see that the MacGregor townsite subdivision is developed. I was wondering if they had a plan for the irrigation from the surface water rights that this property holds.

Attached is the water right information.

 image.png

--

Neil Shippy  
Watermaster  
Water District #65  
Cell [REDACTED]  
Office [REDACTED]



## Water Right Report : 65-2609( Decreed/Active)

### Water Right Owners

Owner Type	Name	Address	City	State	Postal Code
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Current Owner	ROBERTS, CARL	6669 CHARING ST	SIMI VALLEY	CA	93063
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### Water Right Status

Priority Date : 9/7/1955

Basis : Decreed

Status : Active

### Water Source

Source	Source Qualifier	Tributary	Tributary Qualifier
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GOLD FORK RIVER		PAYETTE RIVER	NORTH FORK
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### Points Of Diversion (Location)

Source	Township	Range	Section	Govt. Lot	QQQ	QQ	Q	County	Diversion Type
--------	----------	-------	---------	-----------	-----	----	---	--------	----------------

GOLD FORK RIVER	16N	03E	26	0		SE	NW	VALLEY	
-----------------	-----	-----	----	---	--	----	----	--------	--

GOLD FORK RIVER	16N	03E	26	0		NE	SW	VALLEY	
-----------------	-----	-----	----	---	--	----	----	--------	--

### Water Uses

Beneficial Use	From	To	Diversion Rate	Volume
----------------	------	----	----------------	--------

IRRIGATION	4/15	10/15	2.86 CFS	
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DOMESTIC	1/01	12/31	0.02 CFS	1.20 AFA
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<b>TOTAL</b>			2.86 CFS	1.20 CFS
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### Places of Use

Find in this Report

Report History

### Place of Use Legal Description : IRRIGATION (VALLEY county)

Township	Range	Section	Lot	QQQ	QQ	Q	Acres
16N	03E	27			NE	NE	39
16N	03E	27			NW	NE	39
16N	03E	27			SW	NE	35
16N	03E	27			SE	NE	36

### Irrigation Totals

Total Acres	Acre Limit
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149.00	
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### Conditions

#### Code Conditions

N12 THE QUANTITY OF WATER UNDER THIS RIGHT FOR DOMESTIC USE SHALL NOT EXCEED 13,000 GALLONS PER DAY.

C18 THIS PARTIAL DECREE IS SUBJECT TO SUCH GENERAL PROVISIONS NECESSARY FOR THE DEFINITION OF THE RIGHTS OR FOR THE EFFICIENT ADMINISTRATION OF THE WATER RIGHTS AS MAY BE ULTIMATELY DETERMINED BY THE COURT AT A POINT IN TIME NO LATER THAN THE ENTRY OF A FINAL UNIFIED DECREE. SECTION 42-1412(6), IDAHO CODE.

N10 THE QUANTITY OF WATER DECREED FOR THIS WATER RIGHT FOR DOMESTIC USE IS NOT A DETERMINATION OF HISTORICAL BENEFICIAL USE.

RIGHT NO. 65-02596 IS ALSO DIVERTED THROUGH POINT OF DIVERSION DESCRIBED ABOVE. THE POINT OF DIVERSION DESCRIBED AS IN THE SENW, SEC. 26 IS USED WHEN CASCADE RESERVOIR IS FULL OF WATER. WHEN THE RESERVOIR IS AT LOWER LEVELS THE POD MIGHT BE MOVED INTO THE NESW, SEC. 26, T16N, R03E.

**Dates**

Licensed Date :  
Decreed Date : 10/31/2000  
Permit Proof Due Date :  
Permit Proof Made Date :  
Permit Approved Date :  
Permit Moratorium Expiration Date :  
Enlargement Use Priority Date :  
Enlargement Statute Priority Date :  
Application Received Date:  
Protest Deadline Date:

**Other Information**

State or Federal : S  
Water District Number : 65  
Generic Max Rate Per Acre : 0  
Generic Max Volume Per Acre : 0  
Combined Acre Limit :  
Combined Volume Limit:  
Combined Rate Limit: 2.86  
Civil Case Number :  
Decree Plaintiff :  
Decree Defendant :  
Swan Falls Trust or Nontrust :  
Swan Falls Dismissed :  
DLE Act Number :  
Cary Act Number :  
Mitigation Plan: False

IDAHO DEPARTMENT OF WATER RESOURCES

3/5/2024

## MacGregor Townsite

**From:** Gregg Tankersley [REDACTED]  
**Sent:** Wednesday, March 6, 2024 7:52 AM  
**To:** [REDACTED]  
**Cc:** Craig Groves [REDACTED]; Bonnie Layton [REDACTED]  
[REDACTED]; Cynda Herrick <cherrick@co.valley.id.us>  
**Subject:** RE: MacGregor Townsite

Good morning Neil,

I am following up in regard to the email you sent to Cynda w/Valley County below and the MacGregor Townsite PUD.

Current plans for irrigation from the surface water rights is convey irrigation water from the existing system along the eastern edge of the development, through the development to the proposed ponds along the western boundary. From the ponds, irrigation water will be pumped through a system that supports the landscaping in the open space and common areas. These areas are shown in green disbursed amongst the proposed lots in the attached colored Master Plan for the development.

Please let me know if you have any addition questions and/or give me a call using my contact information if you'd like to further discuss.

Thank you,

Gregg

---

**Gregg Tankersley, P.E.** | Principal Engineer

**Crestline Engineers, Inc.**  
323 Deinhard Lane, Suite C  
PO Box 2330 | McCall, Idaho 83638  
T [REDACTED]  
[www.crestline-eng.com](http://www.crestline-eng.com)

---

**From:** Cynda Herrick <cherrick@co.valley.id.us>  
**Sent:** Tuesday, March 5, 2024 9:41 AM  
**To:** Bonnie Layton [REDACTED]; Gregg Tankersley [REDACTED]  
**Cc:** Craig Groves [REDACTED]  
**Subject:** MacGregor Townsite

...in the email stream below...

Neil Shippy would like to know your plan for the irrigation from the surface water rights.

Please repond to me too 😊.



# MACGREGOR

TOWN SIZE

TOTAL ACRES: 160.7 ACRES  
 TOTAL OPEN SPACE: 86.18 ACRES (53.3%)  
 TOTAL LOT COUNT: 341 RESIDENTIAL LOTS  
 43 X SMALL (5,000 SQFT)  
 187 MEDIUM (8,100-11,500 SQFT)  
 25 LARGE (13,000+ SQFT)

RESIDENTIAL ELEVATIONS



MASTER SITE PLAN  
 MACGREGOR SUBDIVISION  
 VALLEY COUNTY, IDAHO

SCALE: 1"=150'-0"



RESIDENTIAL ELEVATIONS





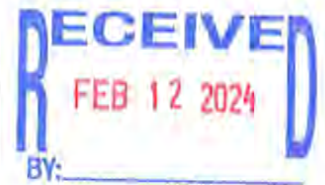
**Valley County Planning and Zoning Comments - Macgregor Townsite**

**From:** [REDACTED]

**Sent:** Monday, February 12, 2024 9:35 AM

**To:** Cynda Herrick <[cherrick@co.valley.id.us](mailto:cherrick@co.valley.id.us)>

**Subject:** Valley County Planning and Zoning Comments - Macgregor Townsite



Cyndia,

After listening to the continuation of the Macgregor Townsite discussion on February 8<sup>th</sup>, I would like to enter these comments into the record for this proposed application. I want to emphasize, I don't oppose or support the development – as presented.

I don't have Craig Groves email address, so please forward to him,

Please reach out to me if you have additional questions.

Thanks,

David Parrish  
12920 Siscra Road  
Donnelly, Idaho 83615  
[REDACTED]

February 9, 2024



Ms. Cyndia Herrick  
Valley County Planning and Zoning Administrator  
219 North Main Street  
P.O. Box 1350  
Cascade, Idaho 83611

PUD 23-02 – Macgregor Townsite (south of Donnelly, Idaho)

This comment letter is neither in support or opposition to the development; rather it is to provide factual information to the Planning and Zoning Commission members during their evaluation and forming a recommendation for the Valley County Commissioners on whether to allow 351 building sites within the 160-acre parcel located at the intersection of Old State Highway and Loomis Lane. This letter is in response to the development team for the project stating at the February 8, 2024 Valley County Planning and Zoning hearing that, “the development could improve habitat conditions for wildlife on the parcel.” I find this statement factually incorrect – based on my professional experience, education and knowledge of the property.

I’ve lived the past 8-years in Fir Grove Estates subdivision which is located west of the parcel proposed for development and south of Donnelly, Idaho. Prior to living in Fir Grove Subdivision, I was a professional biologist for the Idaho Dept. of Fish and Game for 36.5 years, working throughout Idaho. During that time, I spent 8 years as a Staff Biologist in the Magic Valley Region where my duties included working with County Planning and Zoning Commission staffs (primarily Jerome, Twin Falls and Blaine counties) to evaluate impacts to wildlife from commercial and residential development and recommend mitigation actions to minimize impacts to fish, wildlife and public access. I see many similarities between Wood River Valley development and current development in Valley County.

On the property identified as the “Macgregor Townsite,” I’ve personally observed: moose (*Alces alces*), elk (*Cervus canadensis*), mule deer (*Odocoileus hemionus*), white-tailed deer (*Odocoileus virginianus*), black bear (*Ursus americanus*), sandhill crane (*Grus canadensis*), red fox (*Vulpes vulpes*), raccoon (*Procyon lotor*), coyote (*Canis latrans*), Canada goose (*Branta canadensis*), Valley quail (*Callipepla californica*), Great horned owl (*Bubo virginianus*), and a variety of ducks and songbird species. I’ve also seen sign (tracks and scat) of mountain lion (*Puma concolor*) adjacent to the parcel.

A development of this size and magnitude will displace most species of wildlife from the parcel due to constant activity (vehicles, humans, domestic pets, etc.). Ancillary to disturbance, infrastructure like fences and lack of habitat (vegetative vertical structure and composition) discourage/prohibit free movement of most wildlife species. Development will also promote nuisance wildlife problems (black bear, raccoon, fox, etc.) from wildlife foraging in garbage receptacles and pet food left outside residences. This is a habitual issue in the Wagon Wheel, Fir Grove Estates, and Railroad subdivisions. The part-time residence use of the property (placing trash receptacles by the curb on Sunday night for pickup on Wednesday) will exacerbate nuisance wildlife complaints and problems from leaving exposed garbage for extended periods of time.

In my estimation, impacts to wildlife cannot be fully mitigated for this development – which is common for most high-density residential developments. With that said, cumulative effects of existing residential development should be taken into account when considering mitigation actions and a plan needs to be developed for contiguous open space and habitat through the area from Highway 55 to Cascade Reservoir. Potential mitigation measures could include:

No privacy berms should be allowed along roadways – this is to improve sight-lines along roadways for humans and wildlife to promote avoidance.

Fencing should be discouraged. If fencing is done, only post-and-pole fences should be allowed with the bottom pole being a minimum of 16” above the surface of the ground to prevent trapping of juvenile species of wildlife and top-rail height should not exceed 42”.

Require trash containers with secured tops or a fenced common trash collection site that wildlife can’t access.

No feeding or baiting of wildlife (exception for songbirds) should be allowed within the development. All pet food should be stored in-doors and not accessible to wildlife.

Domestic pets should not be allowed outside residences without direct control of their owner(s). Domestic and feral pets are the primary mortality factor on songbirds. This also reduces risk of pets harassing wildlife and carnivorous wildlife from pursuing/injuring/killing domestic pets.

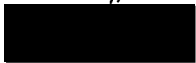
Contiguous, non-landscaped, non-linear migration corridors/open space extending in an east to west direction between the property boundaries could be considered to facilitate/encourage continued wildlife movement across the property.

For landscaping, it would be best to use plant materials native to Valley County. Landscape plants that are toxic to wildlife should be prohibited (e.g. non-native Yew). Trees that provide vertical habitat should be encouraged – especially if they are contiguous across multiple lots.

Thanks for the opportunity to comment and I appreciate the hard-work of the Valley County Planning and Zoning staff and Commissioners in pondering responsible development and making well-informed decisions to guide the Valley County Commissioners.

Sincerely,

David Parrish  
12920 Siscra Road  
Donnelly, Idaho 83615



Brian Peyton  
12936 Spring Valley Road  
Donnelly, ID 83615

February 19, 2024

Planning and Zoning Commission  
Attn: Cherrick@co.valley.id.us

To Whom It May Concern:

I apologize for not being able to attend the meetings in person but it is probably better that I am not there. I have watched the proceedings online for the February 8<sup>th</sup> discussion and would like to reiterate some of my frustrations. First, the Elephant in the room! This project has the capability of making 250 million dollars in home sales at the expense of current Donnelly homeowners.

Cascade Lake and Boulder Creek Boat launch and day use will be a mecca of power boats with no parking available. I am also still very concerned about the water run-off situation. It will go into the drainage ditch behind the railroad track sub-division and then through culverts to Cascade lake with no fall ability. The water table is extremely high already and this can not be fixed. I don't understand why people who live in Donnelly and know the area well would want to bring a "Meridian" type sub-division of approximately 350 homes to the quaint small town community that is Donnelly. There are still many available lots to be built on in the Donnelly area that will also add to the traffic noise and congestion for years to come. This Cookie-cutter development is typical of a large scale Urban sprawl and is not a good fit for this location. I am including a map of what open space should look like. This does not include backyards and water run-off ditches.

The CC&R's should state a minimum 6 month's lease agreement and no Short term rentals. I am also concerned about the 15 years that it will take to build this project. Where are the construction crews going to be living while this is going on? Lets face the facts! These homes will be predominantly second homes since the working class in Donnelly will not be able to afford homes at \$850,000 plus HOA fees.

When I reached out to the Selling agent with my concerns, she assured me that the developer would provide 2 lakes in the development and ensure continuity with the existing developments, like Fir Grove and Crane Shores.

In closing, Donnelly is very limited in amenities. We have one gas station/mini market. Just a hand full of restaurants. One beach area/boat launch. I would like our zoning commissioners to think long and hard about the impact this will have on our community.



01



- 170 Homes with open space  
Consistent with Existing Planning



\$140,000,000.00

BDIVISION  
, IDAHO  
TERALL LANDSCAPE PLAN

Figure 3 of 5

Boat + RV  
Storage

Save Forest

landscape maintenance location

**BRECKON**  
CUTTING  
EDGE  
TECHNOLOGY  
FOR THE  
FUTURE  
OF  
CONSTRUCTION

Handwritten signature: *Handwritten signature*

Rent by owner  
 6 unit Apartment  
 Low income people by owners  
 6 unit Apartment  
 Low income people by owners  
 6 unit Apartment  
 Low income people by owners

26

本 open space 本

6 per space



56

March 4, 2024

To: Cynda Herrick, AICP, CFM. Planning & Zoning Director  
From: Lawrence & Opal Henneman. 12886 Spring Valley Road, Donnelly, ID 83615  
Re: **P.U.D. 23-02 MacGregor Townsite and C.U.P. 23-52 Phase 1 Preliminary Plat**  
(updated 2/23/2024)

We OBJECT to the development proposed for the following reasons.

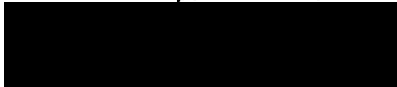
1. The Ditch referred to in the excess overflow plan runs through our property and has overflowed in past years. The plan for excess water to overflow into this ditch would exacerbate these problems, causing more flooding onto our properties and increased mosquito breeding.
2. Further the new plans show an INCREASE in the size of the ponds, showing blatant disregard by the developers for their neighbors that would be affected as stated above. ANY additional flow into the ditch will compound the drainage issue, which is already being experienced due to the inadequate placement of the culvert at 12882 Spring Valley Road.
3. The proposed ponds themselves will add to our mosquito problems if they are not properly aerated. (We recommend that city water is used instead of ponds).
4. Any piling snow buildup on the southern or western edge of the property, this will also increase flow into the ditch causing even more flooding onto our property.
5. The homes have now been increased from 335 to 341. The combination of homes along with requested relaxation of Valley County Codes will still cause increased traffic withing the development and consequently increase the traffic on the public roads which we travel on daily.
6. If the above codes are relaxed this will still hamper any emergency evacuations in the event of an emergency, as the entire area depends on Loomis Lane for their only exit.
7. If street parking is allowed, along with these relaxed codes, fire trucks may have difficulties getting to a fire. Fires impact us all. The property developers stated that the neighbors can have full access to their recreational areas. Where are these neighbors parking?
8. We also object to the misuse of Agricultural Water from Lake Fork Reservoir to irrigate the development, as this cuts into the water supply for farmlands in the area.

Concern: Regarding point # 2 above, can we depend on the County to address the placement of the culvert on 12882 Spring Valley Road?

Observation: The "Site Plan Reservations" attachment has Original Plan with 351 Residential Lots and Updated Plan with 341, giving the illusion that there was a reduction. However the Jan 11 public hearing stated 335 Residential Lots. Therefore it is being increased.

Thank you for your kind consideration.

Yours sincerely,  
Lawrence & Opal Henneman





**March 14, 2024 MacGregor Townsite**

**From:** Debbie Boston [REDACTED]

**Sent:** Tuesday, March 5, 2024 11:02 AM

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

**Subject:** March 14, 2024 MacGregor Townsite

Cynda, This revised plan raises more issues than the previous one.

More pond area means more mosquitos. Who is going to spray and how will they access the ponds to spray. What a sad thing to put near the houses that are already there. Their backyards will be full of mosquitoes. Is some of the run off from these ponds going to go through the channel that runs through Fir Grove Estates? We already have too much water especially in a big snow year with a fast spring melt.

Transfer site - is that for garbage? That is a terrible thing to put near the house that is already there at Loomis and Spring Valley Road.

Townhouses - this means more density, more traffic, more wood smoke from fireplaces.

County requirements for road width, etc. are there for good reason. To relax these rules is not a good idea. There won't be enough room for parking, RVs, etc. People will park on the street which will cause issues for emergency vehicles.

This does not sound like affordable housing. The development will have an HOA which will have to pay for snow removal, road maintenance, etc. Dues will be hefty.

Loomis at Old Highway is the only way out of Fir Grove Estates, Boulder Meadows, Wagon Wheel, Boulder Creek boat launch, etc. In case of emergency, especially a summer fire - there could be thousands of vehicles with boats and RVs trying to escape through that one intersection. Add to that the hundreds of vehicles and RVs trying to escape from MacGregor Townsite.

Calling it Townsite seems appropriate - it is like a little town but without the necessary infrastructure. This town sits in the middle of wildlife and water fowl prime habitat. What impact will that have?

Overall, this is very bad for our community and will probably be bad for the prospective residents as well. They will have to deal with the density, narrow streets, high water table, traffic, etc.

Thanks for listening.

Debbie Boston

March 5, 2024

Dear Chairman Caldwell and the Valley County Planning and Zoning Commissioners.

First, I would like to thank you for your service to our community and recognize that you are often faced with immense amounts of information and difficult decisions to make. It is your responsibility to make those decisions in the best interests of the citizens of Valley County.

My name is Marshall Haynes and I have lived full time in Valley County for the past 12 years while my family has lived and run a business here for over 30 years. My wife and I both work in Valley County and we chose to raise our son here because of its rural and small-town characteristics.

I speak to you today in opposition to the MacGregor Townsite proposal and other future developments of a similar nature. Generally, I have the following concerns:

- Dense housing subdivisions outside and distant from our current incorporated areas are in stark contrast to the Valley County Comprehensive Plan which “encourages new development in or near the existing cities and communities” of the County.
- The added traffic of high numbers of vehicles from such remote subdivisions distant from McCall, Donnelly, or Cascade will have significant safety risks with merging traffic on to an already stressed Hwy 55 transportation route.
- As a public safety officer and having a wife who works in health care, I have concerns how future high quantity developments such as these will stress our law enforcement, fire and emergency medical services, which are already stretch thin over a large geographic area.
- Our son went to school at Donnelly Elementary and is now in McCall. We have experienced firsthand how challenged the McCall Donnelly school district already is regarding busing transportation and have been forced to drive him ourselves the vast majority of the trips to or from school. Adding higher density subdivisions away from our schools will only make transportation issues worse for the school districts, add extra traffic, and wear and tear on our roads.
- Agricultural ground, range lands and open space in rural, unincorporated Valley County are key to preserving the quality of life which drew most of us here to live.
- Change is inevitable, but developers should not be allowed to carve up lands to maximize their profits at the expense of our neighbors and the rest of Valley County residents.

I am very concerned that if this proposal is allowed, it will open the floodgates for all other developments which will forever destroy the special place we have here. If we wanted to live in, or surrounded by Avimore type subdivisions there are plenty of options in counties to our south. I ask you to deny the MacGregor Townsite Proposal and others like it.

Thank you for your time.

Marshall Haynes

13607 Farm to Market Road

McCall, Idaho 83638 Phone: [REDACTED]

**P.U.D. 23-02 and C.U.P. 23-52**

**From:** Betsy H [REDACTED]  
**Sent:** Wednesday, March 6, 2024 11:32 AM  
**To:** Cynda Herrick <cherrick@co.valley.id.us>  
**Subject:** P.U.D. 23-02 and C.U.P. 23-52

We will be unable to attend the March 14, 2024 Public Hearing.

However, we do have a few concerns and questions.

1. Why has the total number of units gone from 335 (1-3-2024) to 341 (3-5-2024)?
2. We are opposed to any variance and relaxing of Valley County Codes to accommodate this development which could possibly set a precedent.

--

***Betsy & Geoff Huwer***  
***12933 Red Fir***

[REDACTED]



**PUD 23-02**

**From:** Katharina Roth [REDACTED]

**Sent:** Thursday, March 7, 2024 12:18 PM

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

**Subject:** PUD 23-02

Dear Cynda,

I am writing once again about this PUD. As I have said before I understand the investor has to make money.

However, I and many others I know, are opposed to the proposed density. This development will look like a development in the Treasure Valley and will not fit in with Valley County.

Is there a way to lower the density, make the lots bigger and let it blend in more with the environment it will be situated in?

This concern applies to all applications for future developments in Valley County. Can a way be found that does not disrupt the beauty and history of this area? Can the county help to keep this valley precious and in integrity? I urge the Valley County Planning and Zoning Commission to consider these questions when looking at a PUD or a CUP. There has to be a way.

Thank you,

Katharina Roth

Katharina Roth  
[REDACTED]

## **P.U.D. 23-02 MacGregor Townsite and C.U.P. 23-52 Phase 1 Preliminary Plat Comments**

**From:** The Swanns [REDACTED]

**Sent:** Thursday, March 7, 2024 10:43 AM

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

**Subject:** P.U.D. 23-02 MacGregor Townsite and C.U.P. 23-52 Phase 1 Preliminary Plat Comments

Cynda,

I apologize for being a day late on getting these comments to you; I wasn't able to find an updated plat map or other attachments for the updated application on the housing development at Loomis Lane and the Old State Hwy. However, despite not having the full details I still have several concerns regarding the development with the information I was able to find as well as what appears to have not changed significantly from the original submission. Although the amount of open space has increased (which is appreciated) they are still requesting several exceptions to the Valley County Codes which are concerning (most all of them would allow them to squeeze more lots and housing units into a smaller area). I see no significant benefit provided to the owners of the lots or the surrounding area/community by granting such exceptions to the codes; it seems the greatest reason for seeking such variances is to allow the developer to garner more money in the sale of the additional created lots at the expense of the rural atmosphere valued in Valley County. I do not agree with such exceptions as the codes are there to guide future and current developments to ensure the things we all love about Valley County are not lost during development. They should not be ignored without very good cause. Is there a documented reason for the variance given besides just fitting their desired number of lots in the given space?

There is also the consideration of the additional vehicles of owners/visitors accessing such a large development on the existing access roads. Are there already plans to better develop those roads to handle the much greater traffic? Are these improvements, if planned, being solely paid for by taxpayers or is the developer providing additional funds to facilitate handling the increased traffic? With over 300 new housing units with the potential for 300 more vehicles on those roads daily are we going to need a traffic light at that intersection? We already have pothole issues on Loomis Lane (and probably a few on the Old State Road as well) and maintenance is going to increase, probably dramatically if even a portion of the new units are short term rentals. What about the connection points to Hwy 55, traffic on the highway can get pretty back to back already, making turning on and off the Old State Road and Loomis Lane difficult at certain times of the day/week; is there a plan on how to handle the additional vehicles getting on/off the highway? These are issues that the county/state will have to help figure out in consequence of this development.

I also have concerns with the addition of townhouse style residences in the plan as it increases the density and does not encourage a local year-round population. Such housing tends to gravitate toward use as rentals, particularly short term rentals, and does negatively affect the atmosphere for a rural/county residential area. Such housing seems like it would be better suited to being located within city limits/impact areas and closer to necessary stores, schools and businesses if it is meant for full time occupancy. I'd love to see more developments that cater toward building up a local population, but it seems most just are out to make money by selling as many lots as they can get away with in our beautiful and desirable valley and catering those lots to the more well off population that can afford second homes and want extra unnecessary amenities like recreational courts, commercial plaza, and ice skating rink that might be better planned as a wider community space rather than solely for a private housing development.

The overall design reminds me of some of the developments in and around the ski resorts in Park City, UT which cater almost exclusively to vacationers and tourists. I realize that such people provide a large portion of the economic income to the area for many businesses but we also need local families to be able to support that economy properly. Many people who choose to move here full-time will not want to live in such a small spaced community, others may not mind, and still others will appreciate whatever they can get but would prefer more space. No solution is going to make everyone happy but I think this particular plan is skewed heavily in favor of more tourists/visitors and the development company.

Thanks for listening to my concerns.

Regards,  
Sarah Swann

# Valley County Planning and Zoning Commission

PO Box 1350 • 219 North Main Street  
Cascade, ID 83611-1350



Phone: 208-382-7115  
Email: [cherrick@co.valley.id.us](mailto:cherrick@co.valley.id.us)

Katlin Caldwell, Chairman  
Ken Roberts, Vice-Chairman

Sasha Childs, Commissioner  
Scott Freeman, Commissioner  
Gary Swain, Commissioner

## MINUTES

Valley County Planning and Zoning Commission  
January 11, 2024  
Valley County Court House - Cascade, Idaho  
PUBLIC HEARING - 6:00 p.m.

**A. OPEN:** Meeting called to order at 6:00 p.m. by Chairman Caldwell. A quorum exists.

PZ Director – Cynda Herrick:	Present
PZ Commissioner – Katlin Caldwell	Present
PZ Commissioner – Scott Freeman:	Present
PZ Commissioner – Carrie Potter:	Present
PZ Commissioner – Ken Roberts:	Present
PZ Commissioner – Gary Swain:	Present
PZ Planner II – Lori Hunter:	Present

**B. Election of Officers for Commission**

Commissioner Swain moved hold officer elections during the scheduled work session on January 23, 2024. Commissioner Roberts seconded. The motion carried unanimously.

**C. MINUTES:** Commissioner Roberts moved to approve the minutes of December 14, 2023. Commissioner Swain seconded the motion. Motion passed unanimously.

**C. NEW BUSINESS:**

- 1. C.U.P. 22-16 Camp Modern – Annual Review:** The Planning and Zoning Commission will assess impacts and compliance with the approved conditional use permit. The 3-acre site is addressed at 12815 Highway 55, parcels RP16N03E269260 and RP16N03E269290, and located in the SESE Sec. 26, T.16N R.3E, Boise Meridian, Valley County, Idaho. Action Item

The applicant has requested to postpone the public hearing due to road conditions.

Commissioner Swain moved to table the review of C.U.P. 22-16 to March 14, 2024. Commissioner Freeman seconded the motion. Motion carried unanimously.

- 2. Tamarack Resort P.U.D. 98-1 Amendment and C.U.P. 23-50 Phase 3.6 – Buttercup Custom Chalets – Preliminary Plat:** Postponed Indefinitely.

This item has been postponed indefinitely. It will be re-noticed for a new date and time prior to a public hearing.



- 3. Tamarack Resort P.U.D. 98-1 Amendment and C.U.P. 23-51 Phase 3.4 – Lower Sugarloaf Custom Chalets – Preliminary Plat:** Tamarack Resort Two is requesting an amendment to the approved planned unit development to allow residential lots in an area that was previously platted as open space in Phase 1. This site would include three residential lots, recreational easements, and open space. The lots would be accessed by Discovery Drive, private. The site is served by Northlake Recreational Sewer and Water District. The 4.3-acre site is parcel RP0049200000C0 in the NW ¼ Section 5, T.15N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.

Chairman Caldwell introduced the item and opened the public hearing. Chairman Caldwell asked if there was any exparte contact or conflict of interest. Chairman Caldwell recused herself due to a family member under contract and left the meeting room. Vice Chairman Roberts asked for the staff report. Director Herrick presented the staff report and displayed the site and GIS map on the projector screen.

Director Herrick asked that the applicant address the exception included in Note 17 of the recorded Tamarack Resort P.U.D. Phase 1 plat, recorded November 24, 2003. Staff and Commissioners referred to staff report attachments. The facilities plan in the original application identified each lot and use. The original application identified this area as TH-8 Townhomes. When the plat was recorded, a place holder of “open space” was used. Planned unit Developments allow flexibility. The applicant reserved the right to modify the Facilities Plan, without further County approval [Section I Application Overview]. Block 19 has since been replatted and became something else. Note 17 states that “There shall be no further division of any lot depicted on this Final Plat with the exception of Blocks 6 and 19, and except as is allowed in the Supplemental Declaration for Tamarack Resort Phase 1”. Buyers are responsible to complete due diligence in real estate purchases.

Vice Chairman Roberts asked for the applicant’s presentation.

Chris Kirk, agent, has represented the applicant as a planning consultant since 2004. He submitted a response to comments in opposition (**Exhibit 1**). Current ownership is looking for opportunities for development with reduced infrastructural costs. Eight townhomes make no sense at this location with the existing residential types in the surrounding area. Thus, three custom chalet lots are proposed; this would result in a smaller footprint than the eight townhomes. The applicant chose not to use estate lots which could fit in this location but would allow larger homes. The custom chalet homes would fit the neighborhood better. Access for all three lots would be from Discovery Drive. Much of the existing open space would remain, including the poma lift and recreational access area. The building setback from the highwater line of Rock Creek will be maintained. Existing trees will remain. The wetlands will not be impacted; they have been delineated (**Exhibit 1**). This proposal does not change the total number of units allowed at Tamarack Resort. The parcel and open space designation was essentially a placeholder on the original plat. The general declaration for Tamarack Resort allows open space to be converted to residential use as long as it is not designated as “Eagle Nest Open Space”.

Commissioner Swain is concerned that maps in the Tamarack Real Estate Office would show this area designated as open space.

Scott Turlington, applicant, stated that none of the property owners who oppose this application reached out to Tamarack Resort management. He always works with the homeowners within Tamarack Resort to explain and alleviate concerns. The parcel was initially designed for townhomes. In the notes of the plan, one can see that it is not reserved solely for open space.

There is not a map hanging in the Tamarack Real Estate Office showing this area as open space. Future development proposals will include reaching out to existing property owners.

Commissioner Swain is concerned about the loss of open space and buyers' assumption that this would remain open space. Mr. Turlington is sympathetic to concerns. Controversial issues have come up in the past and he has had many meetings with property owners. Did not realize that there were concerns regarding this proposal as no concerns were made to him prior to the staff report. Tamarack Resort did everything right in terms of documents. Many property owners do not realize the amount of future development that has already been approved for the entire Tamarack Resort.

Vice Chairman Roberts asked for proponents. There were none.

Vice Chairman Roberts asked for undecided. There were none.

Vice Chairman Roberts asked for opponents. There were none.

Vice Chairman Roberts closed the public hearing. The Commission deliberated. Commissioner Roberts appreciates the documents but would like something that connects the dots to show the allowed flexibility and notes. He suggested a neighborhood meeting. Commissioner Swain stated that Tamarack Resort has given us good proposals; however, he has a problem with this one. He does not like the fact that this was designated as open space on the plat. This should be open space in perpetuity even though he understands the ability to change is in the small print. He is not opposed to tabling the matter to obtain more information. He would also like a meeting between the developer and neighborhood owners. Commissioner Freeman concurs; it does not feel good to change an area designated as open space. Commissioner Potter disagrees with previous comments. Tamarack Resort is well within their rights to request this change. They could build eight townhomes but have changed the use to three lots with open space. Commissioner Roberts stated P.U.D.s are afforded more flexibility; however, Commissioners must do due diligence to show clear reasons for the resulting decision. It would also bode well if the applicant choose to have a meeting with the neighbors.

Commissioner Swain moved to table Tamarack Resort P.U.D. 98-1 Amendment and C.U.P. 23-51 Phase 3.4 – Lower Sugarloaf Custom Chalets to the regular meeting in February 2024 [February 8, 2024] to obtain more information, specifically the Facilities Plan, original approval, plat, and supplemental declaration. Commissioner Freeman seconded the motion. Commissioner Freeman, Commissioner Roberts, and Commissioner Swain voted in favor; Commissioner Potter opposed. The motion carried.

Chairman Caldwell returned to the Commission.

6:48 p.m.

4. **P.U.D. 23-02 MacGregor Townsite and C.U.P. 23-52 Phase 1 Preliminary Plat:** Groves Family LLC is requesting approval of 335 single-family residential lots, community amenities, and open space. Community amenities would include recreational courts, a commercial plaza, outdoor ice-skating rink, pathways, and approximately 49 acres of open space. The net density is 2.11 units per acre. North Lake Recreational Sewer and Water District would provide water and sewer service. Construction would occur in six phases over a 15-year period.

Access would be from Loomis Lane and Old State Road, both public roads. Internal roads would be private.

Variances from Valley County Code are requested to reduce right-of-way widths, reduce front and rear setbacks, reduce maximum lot coverage, reduce frontage widths along roads, and allow a hybrid approach to open space requirements.

Contained within the application is a combination of permits, as follows:

- 1) **Concept Approval and Planned Unit Development** in accordance with Title 9 Land Use and Development.
- 2) **C.U.P. 23-52 Preliminary Plat** in accordance with Title 10 Subdivision Regulations.

The 159-acre site is parcel RP16N03E270005, located at the intersection of Loomis Lane and Old State Road, in the NE ¼ Section 27, T.16N, R.3E, Boise Meridian, Valley County, Idaho.

Chairman Caldwell introduced the item and opened the public hearing. Chairman Caldwell asked if there was any exparte contact or conflict of interest.

Commissioner Potter declared exparte contact from someone who has provided testimony; the letter was included in the Commissioner packet. Commissioner Roberts stated that he has no interest in the property at this time; however, his uncle owned the property until summer 2023.

Director Herrick presented the staff report and explained the separate attachment sections. The surrounding densities were reviewed. Director Herrick displayed the site plan on the projector screen and summarized the following exhibits:

- **Exhibit 1** – Applicant's response to questions within the Staff Report (Jan. 11, 2024)
- **Exhibit 2** – Shari Johnsen's email with concerns and suggestions. (Jan. 4, 2024)
- **Exhibit 3** – Sarah Swann and family have concerns. (Jan. 4, 2024)

In addition to the staff questions listed in the staff report [Section 6], Director Herrick would like the applicant to answer the following:

1. Will the homeowner association maintain the yards of the single-family residential units in a manner similar to the Meadows at West Mountain?
2. Will fencing be allowed around each single-family residential lot?

Commissioner Swain asked for clarification of a planned unit development (P.U.D.) versus a subdivision and what makes this application a P.U.D. instead of a typical subdivision application? Director Herrick stated this application does meet the maximum density limits of 2.5 dwelling units per acre for a subdivision application; this development is 2.1 dwelling units per acre. The P.U.D. application allows for flexibility of standards within Title 5. Requested relaxation of standards include reduced right-of-way widths, reduced front and side setbacks, reduced maximum lot coverage, reduced frontage widths along roads, and allow for a hybrid approach to open space requirements. These would be offset with open space and amenities. A higher density is allowed than the applicant has requested. The point in doing a P.U.D. is to change the character of the neighborhood. It can be mixed-use but does not need to include commercial. Valley County Code Title 9 describes a P.U.D.

Chairman Caldwell asked for the applicant's presentation.

Craig Groves, 154 Shadows Trail, Donnelly, is a full-time resident of Valley County. His family is vested in Valley County and grandkids are avid ice hockey players. The site has an interesting history; it has not always been farmland. The site was a logging camp run by the McGregor-Boise-Payette Lumber Company until the late 1930's. Over 350 loggers and families lived at the site with a water tower in the center of the property. He was told that the first Donnelly high school was at this site. Valley County has a housing crisis. Yesterday, the average listing price of a less than one-acre residential property in the Mountain Central MLS was \$1,597,828. The average selling price yesterday was \$846,333. Professional occupations

such as doctors and teachers need housing in the community. He desires to create a community, not just a subdivision. A community with open space, recreational amenities, and common area amenities. Housing opportunities for all generations with amenities for all generations. Full-time local residents would be given the first option to purchase; selling to investors is at the bottom of Mr. Grove's priority list. The additional submittal tried to address all staff questions and concerns (**Exhibit 1**).

Bonnie Layton, senior planner for NV5, Meridian, described the initial site plan. It is a 159-acre, fairly flat site located approximately one and a half miles south of Donnelly. The proposal includes 335 single-family residential homes with 2.11 dwelling units per acre. Lots range in size from 0.19 to 0.26 acres. The goal is to create a vibrant and accessible community. The P.U.D. process allows for flexibility and trade-offs. The proposed reduction in lot sizes allows an increase in open space available to both residents and the public. Unlike surrounding subdivisions, open space is proposed. Amenities include a community center, sport courts, pathways, and ponds to create a sense of community.

Ms. Layton stated that the application binder includes an analysis of the Valley County Comprehensive Plan. The Comprehensive Plan and zoning code allows for a balance between objectives, growth and private property rights. A Traffic Impact Study has been done. The applicant provided a letter containing the applicant's responses to agencies and public comments (**Exhibit 1**). Much thought has gone into this project and the benefits to the community. A P.U.D. allows the applicant to modify lot sizes. Having a variety of lot and home sizes will help obtain affordable housing in the development. The design includes entry ways and architectural features; the homes will have a modern mountain aesthetic. Mr. Groves designs thoughtful projects due to amenities. Density ranges of the surrounding community were reviewed. The applicant could have chosen to do a subdivision development with 2.5 single-family lots per acre; however, that design would not offer the benefit of the community amenities, including pathways open to the public.

Historical pictures and rendering of community amenities were submitted (**Exhibit 4**). Upon receiving comments from the public, the applicant explored an alternative to the original design (**Exhibit 5**). This alternative site plan includes ponds in the northwest corner and townhome lots in the center area. This exhibit also includes drawings of proposed home styles. A service lot for public services such as the Valley County snowplow could be added in the northwest corner with access from Loomis Lane.

Commissioner Swain had questions regarding the traffic impact report, the hybrid open space, and short-term rentals.

Gregg Tankersley, Crestline Engineers, McCall, explained the hybrid open space concept. It includes the platted open space parcels outside the lots plus open space created by limiting lot coverage on individual lots. These latter areas would be required to be maintained as open space although not used as public open space. CCRs, development guidelines, and building envelopes would restrict building sizes and limit maximum lot coverage.

Mr. Groves reiterated that his objective is housing for residents, not investors. He wants to provide housing for a variety of profiles. Residents would be the majority owners but there would be some second homeowners who might wish to short-term rent their properties. Short-term rentals would be controlled by CCRs.

Commissioner Roberts has many questions from the applicant. He questioned why Wednesday, November 8, 2023, was selected as the day for traffic study. Ms. Layton stated that NV5 creates traffic impact studies throughout Idaho and the country. She stated that a



scoping was done with Idaho Transportation Department (ITD) prior to data collection. She understands that ITD does much of their data collection in November. She recognizes that November is part of the shoulder season. ITD is reviewing the report. Updates and additional data will be done if needed. This is a 15-year project and traffic studies can be updated over time and the original assumptions can be validated or modified. Commissioner Roberts stated he has reviewed the Highway 55 traffic count volumes; other days were 2.5 times greater than November 8, 2023. The application states low impact on County roads and intersections. Commissioner Roberts believes more discussion is needed on traffic impacts.

Commissioner Roberts asked for clarification on density and hybrid use of open space. He calculated that if open space is removed, the density increases to 3.05 units per acre. If both the open space and hybrid open space are removed, the density increases to 4.68 units per acre. He would like the applicant to verify these calculations.

Mr. Tankersley responded to questions. He referred the Commission to the provided traffic study and intersection level of service information. Currently, all the intersections are considered to be operating at a service level of A or B. Level of service D is considered operational. Mr. Tankersley does not believe that the results of additional traffic counts at different times of the year would greatly impact the level of service. Commissioner Roberts agreed based on extrapolation of data; some locations moved into a B or a C level.

Mr. Tankersley referred the Commissioners to the "cheat sheet" to review proposed and nearby average lot size (**Exhibit 1**). If "open space" is not included in the calculations, the average lot size would be 0.39 acre per lot. This compares favorably to the subdivisions in the area. The applicant's response to staff and agency comments and questions provided has many answers (**Exhibit 1**).

Chairman Caldwell stated that the Commissioners have not had a chance to thoroughly review the applicant's additional submittal.

Chairman Caldwell asked for proponents. There were none.

Chairman Caldwell asked for undecided.

Kirby Robertson, 12952 Upland Road, located at the west end of Loomis Lane, stated that the Valley County Comprehensive Plan includes a do no harm clause to the people in the area. He has significant issues as a daily driver in the area. He is also a co-chairman for the Valley County Road Advisory Committee. The traffic impact study was conducted on Wednesday, November 8, 2023, during the shoulder season. In addition, the SISCRA Campground was closed, there would have been limited short-term rental changeover, and the boat ramp was closed. Another plat was recently approved that would also affect traffic in this area plus there are many existing undeveloped lots. The roadbed for Loomis Lane was not properly built. There are springs underneath Loomis Lane. The portion of Old State Road south of Loomis Lane also needs rebuilt. A four-way stop is needed at the intersection of Loomis Lane and Old State Road. Based on the "do no harm clause" within Comprehensive Plan, more projects can not be added to a system that is currently not performing.

Commissioner Swain stated that he also sits on the Road Advisory Board with Mr. Robertson. He asked for clarification regarding the increase in cost detailed in Mr. Robertson's comment letter. Mr. Robertson stated that the North Lake Recreational Sewer and Water District (NLRSWD) is funded by existing lots with associated LIDs plus a monthly fee per lot. Some of these lots are still undeveloped. Multiple plats have been permitted; however, those new people never paid the LID cost for septic and water. About three years ago, there was a monthly

increase from \$40 to \$80 to mitigate the addition of new lots. All plats should be required to have the LID payment per lot or it would be unfair to people who have paid for existing infrastructure. The existing system has problems with low water pressure; twice this past summer he had no water at his home. There is either a leak or inadequate water capacity. Either way, NLRWSD has not responded to this issue. He has known Mr. Groves, the applicant, for thirty years and believes if the project is approved, Mr. Groves will complete the project. However, this should be an economic decision that supports the existing people with necessary development agreement and setback requirements. Then Mr. Groves could determine if the project would be financially viable.

Chairman Caldwell asked for opponents.

Steve Byrne, 12898 Spring Valley RD, is opposed to the proposed density. Who will pay for the negative impacts to schools, roads, etc.? Over 400 residences have been approved in the Donnelly area; therefore, there does not seem to be a need for additional housing in the area.

Theresa Gibboney, Donnelly, believes it is a positive that Craig Groves is the applicant as he is a local developer. However, she has similar concerns to those for other recently proposed developments in the Donnelly area, including the watershed, migrating animals, and the way of life. We are not Boise; there is no reason for every development to have amenities that should be within city limits. Natural resources and recreational opportunities already exist. All exceptions to the County Code should be denied. The proposed amenities should be removed; this would allow more green space around each home. Traffic should be addressed. This should not be approved until the infrastructure needs are addressed. Preliminary plans were submitted to Valley County prior to the required neighborhood meeting; she understands that this is a new requirement.

Jackie Beverage, 32 Lakewind RD, stated that the same concerns keep coming up for proposed developments. These include infrastructure, water, sewer, roads, power, traffic, density, snow removal, snow storage, drainage, mosquito-filled ponds, lighting, common areas, and environmental impact on water and wildlife. There is a notoriously high-water table in the area. The distance is closer to four miles to Donnelly; the site is a more rural area where nearby lots are a half-acre or larger in the area. This proposal is too dense for the rural area.

Dave Wilson, 12898 Spring Valley RD, lives in the Railroad Village Subdivision, which has the highest density in the area, no common areas, and was built adjacent to an existing street. He admires the open space, but the proposal is too dense. The Comprehensive Plan is subjective. The proposed density and lot sizes are not compatible with the neighborhood. Every spring, his house is threatened by flooding every spring from the drainage ditch. Existing culverts are too small, and the ditch is not maintained. He is concerned about where the water will go. Mr. Wilson responded to questions from Commissioner Roberts. Railroad Village Subdivision has 0.28 - 0.31 acres per lot. The past high-water drainage in the area was discussed.

Lawrence Henneman, 12886 Spring Valley RD, is concerned about the proposed ponds and overflow. The ponds will continue to overflow all summer long. Who will control the water? The ponds are not necessary.

Mike Seibert, 12701 Smoky Drive, stated this proposal should be in or adjacent to Donnelly. He is opposed to any short-term rentals being allowed in the development.

Art Troutner, 193 W Lake Fork RD, stated ponds and irrigation rights are separate entities. Permission would be required from Idaho Department of Water Resources to do an exchange of water rights from irrigation to pond use. These ponds would waste water due to evaporation

loss. Also due to density and traffic impacts, it would be good idea to think about area transportation other than motorized uses. Developers should help defray costs for non-motorized pathways.

Tyler Hlawatschek, 12920 Spring Valley RD, concurs with previous concerns. There is an assumption that the existing neighborhood wants these proposed amenities. He moved here for recreational activities, open space, and views. The proposed pathway would be adjacent to his property and would be disruptive to his home and privacy.

Kathy Klient Whitney, Star, Idaho, represented Needles View Ranch. She is very familiar with the property as the ranch previously used the property. The developer should pay fair share of the roads repair and improvements, intersection improvements, and access to highway 55. The southeast corner where the trees are located is a bog. The site would require a large amount of dirt and gravel. An artesian well is located in the middle of the property. The site is a low piece of ground. The proposal is too dense. There would be impacts to schools with this development plus other developments that have been approved in the Donnelly area. Land is needed for a new elementary school. She replied to Commissioner Swain's question regarding past irrigation practices. Flood irrigation was not a goal. There is high ground water. This property is lower than the adjacent Railroad Village that was built on the elevated railroad bed.

Chairman Caldwell asked for rebuttal from the applicant.

Mr. Tankersley responded to prior comments. This proposed development would help fix some of the existing problems including the roads and poor drainage. They will work with NLRSD for solutions. Commissioner Freeman stated that the percolation rate at the site would be modified due to hardscape. Mr. Tankersley responded that the project would require approval of the Valley County Engineer and must not create any additional impacts to the runoff. The open space areas allow drainage. He referred to ground water monitoring data and the applicant's intent to use materials excavated from ponds to raise the fill level.

Commissioner Swain asked if fencing would be allowed within the hybrid open areas. Ms. Layton stated that they are working on designs that would be addressed in CCRs and would handle some desire for privacy in the yards. The applicant is sensitive to the open natural feel of the community as well as some desire for privacy by homeowners.

Commissioner Roberts referred to the ALLWEST geotechnical evaluation for the site and asked Mr. Tankersley to respond to the conclusions regarding soils. The second bullet point in the executive summary stated soft and loose soils may be prone to settlement and are not suitable to support fill soils, structures, or other improvements. The sixth bullet point states there is an assumption that seasonal high groundwater will not restrict vertical seepage. Commissioner Roberts sees this statement as a disclaimer and a red flag. The seventh bullet point states the on-site native soils do not meet the public works standards and are not suitable to be used as materials for pavement construction or as granular structural fill. Thus, ruling out use of the soil for many activities on the site. Commissioner Roberts also referred to the Valley Soil and Water Conservation District letter which includes information on the two types of soil that dominate in the area. In addition, sump pumps are required in homes built in an area with similar soil profiles west of the proposed site.

Mr. Tankersley responded. The map tells the soil types in the area. However, the question is how big of the area is each soil type.? The poorer soil is typically associated with wet areas and is likely shown on the soil map along the western boundary of the proposed site. A wetland delineation has been completed for this site. More details can be discussed at a later time.

Soil survey must be taken with a grain of salt. The ALLWEST preliminary geotechnical report on the property is current. The report specifically speaks to the use of excavated materials from the ponds to be used for fill. The material does not meet gradations for roadway construction. However, he specifically asked the ALLWEST geotechnical engineer and received an email response about using the excavated materials for fill. The response was "Yes, we did make that comment, but that specifically pertained to the roadways and using it as roadway subbase. It is suitable material for fill for lots."

Commissioner Roberts referred to the GIS map on the large projector screen. Commissioner Roberts farmed the field after the Klients did. The area is wet enough that he could not always use a tractor on part of property even though there would be no irrigation water at time. The grove of trees was always too wet to farm. The trees fall over due to too much water. Can this be designed around and mitigated?

Mr. Tankersly replied to Commissioner Swain's questions and stated that information regarding building up the lot area, sump pumps, and crawl spaces is included in the applicant's response (**Exhibit 1**).

Commissioners and Director Herrick discussed continuing discussion to a work session or a future meeting. More information is needed prior to a decision. Chairman Caldwell requests more information on traffic, stormwater, and draft CCRs. Commissioner Roberts stated the modified public hearing system allows additional public testimony as the application changes and new information is submitted. Commissioner Roberts would like to meet with NLRSD to discuss their master plan. Idaho Code 67-6502 lays out a checklist of things that the PZ Commission is to review. He believes a fair amount of information is still needed.

Director Herrick requested that the Commissioners send Staff a list of questions to pass along to the applicant prior to another meeting.

Commissioner Roberts stated this PZ Commission should do a compatibility rating soon.

Commissioner Swain appreciated the applicant's response to the staff report (**Exhibit 1**) but many responses were not firm answers. Traffic study updates and extrapolation were discussed.

Mr. Groves stated he had a preliminary meeting with the manager and engineer of NLRSD. The NLRSD Master Plan calls for the extension of a 12-inch waterline going east on Loomis Lane. The line currently ends at Spring Valley Road. He and his son have a vast amount of experience with building homes in areas of high ground water. They have built homes where the ground water is 24-inches below the surface. They know how to use footing drains and remove water. Their intention for this development is to primarily construct slab-on-grade homes with radiant heating. The proposed 40-ft landscape strip would be lower than the surrounding area to allow for drainage. The strip will be landscaped with aspen and pines to create privacy throughout the community.

Commissioner Roberts moved to table P.U.D. 23-02 MacGregor Townsite and C.U.P. 23-52 Phase 1 Preliminary Plat to the regular meeting on February 8, 2024, at 6:00 p.m. Commissioner Swain seconded the motion. Motion carried unanimously.

*Short recess until 8:55 p.m.*



# Valley County Planning and Zoning Commission

PO Box 1350 • 219 North Main Street  
Cascade, ID 83611-1350



Phone: 208-382-7115  
Email: cherrick@co.valley.id.us

Katlin Caldwell, Chairman  
Ken Roberts, Vice-Chairman

Scott Freeman, Commissioner  
Carrie Potter, Commissioner  
Gary Swain, Commissioner

## MINUTES

Valley County Planning and Zoning Commission  
February 8, 2024  
Valley County Court House - Cascade, Idaho  
PUBLIC HEARING - 6:00 p.m.

**A. OPEN:** Meeting called to order at 6:00 p.m. by Chairman Caldwell. A quorum exists.

PZ Director – Cynda Herrick:	Present
PZ Commissioner – Katlin Caldwell	Present
PZ Commissioner – Scott Freeman:	Present
PZ Commissioner – Carrie Potter:	Present
PZ Commissioner – Ken Roberts:	Present
PZ Commissioner – Gary Swain:	Present
PZ Planner II – Lori Hunter:	Present

**B. MINUTES:** Commissioner Potter moved to approve the minutes of January 11, 2024, and January 23, 2024. Commissioner Roberts seconded the motion. Motion passed unanimously.

### C. NEW BUSINESS:

**1. C.U.P. 23-53 Troutner Multiple Residences:** Jeff and Kathy Troutner are requesting a conditional use permit to allow two residences on one parcel. Each home would have an individual septic system; the existing well would be shared. Access would be from a shared driveway onto Elk Haven Way, a private road. The existing home is addressed at 84 Elk Haven Way. The 19-acre parcel is Elk Haven Subdivision Lot 9 located in the W ½ Section 14, T.17N R.3E, Boise Meridian, Valley County, Idaho. Action Item

Chairman Caldwell introduced the item and opened the public hearing. Chairman Caldwell asked if there was any exparte contact or conflict of interest; there was none. Director Herrick presented the staff report and displayed the site and GIS map on the projector screen. The plat for Elk Haven Subdivision does not prohibit multiple wood-burning devices on a lot. The homeowner association maintains the roads to access this property.

Chairman Caldwell asked for the applicant's presentation.

Courtney Snyder, McCall, representing the applicant. There is an existing fireplace in the existing home. The new home would have a propane fireplace and an exterior wood-burning fireplace on the deck (not used for heating). The home will be used by family and friends. The applicant is agreeable to prohibiting short-term rentals. The homeowner association has been

Chairman Caldwell returned to the Commission.

*Short Recess to 8:00 p.m.*

2. **P.U.D. 23-02 MacGregor Townsite and C.U.P. 23-52 Phase 1 Preliminary Plat:** Groves Family LLC is requesting approval of 335 single-family residential lots, community amenities, and open space. Community amenities would include recreational courts, a commercial plaza, outdoor ice-skating rink, pathways, and approximately 49 acres of open space. The net density is 2.11 units per acre. North Lake Recreational Sewer and Water District would provide water and sewer service. Construction would occur in six phases over a 15-year period.

Access would be from Loomis Lane and Old State Road, both public roads. Internal roads would be private.

Variances from Valley County Code are requested to reduce right-of-way widths, reduce front and rear setbacks, reduce maximum lot coverage, reduce frontage widths along roads, and allow a hybrid approach to open space requirements.

Contained within the application is a combination of permits, as follows:

1. **Concept Approval and Planned Unit Development** in accordance with Title 9 Land Use and Development.
2. **C.U.P. 23-52 Preliminary Plat** in accordance with Title 10 Subdivision Regulations.

The 159-acre site is parcel RP16N03E270005, located at the intersection of Loomis Lane and Old State Road, in the NE ¼ Section 27, T.16N, R.3E, Boise Meridian, Valley County, Idaho. Action Item. This matter was tabled on January 11, 2024.

Commissioner Freeman moved to remove P.U.D. 23-02 MacGregor Townsite and C.U.P. 23-52 Phase 1 from the table. Commissioner Swain seconded the motion. Motion passed unanimously.

Chairman Caldwell introduced the item and opened the public hearing. Chairman Caldwell asked if there was any exparte contact or conflict of interest; there was none. Director Herrick presented the staff report, displayed the site and GIS map on the projector screen, and summarized the following exhibits:

- **Exhibit 1** – Draft Bylaws, Articles of Incorporation, and CCRs. (Feb. 2, 2024)
- **Exhibit 2** – Jeff McFadden, Valley County Road Superintendent, discussed issues with the applicant's engineer at the site. (Feb. 6, 2024)
- **Exhibit 3** – Travis Pryor, North Lake Recreational Sewer and Water District, responded. The property is within the North Lake boundary. The development's density will determine the future system demand and impacts to the existing water and sewer systems. Annexation will be required. (Feb. 2, 2024)
- **Exhibit 4** – Eric Pingrey, McCall-Donnelly School Superintendent, has concerns and proposed collaboration. Many of the district schools are already at or near capacity. (Feb. 2, 2024)
- **Exhibit 5** – Applicant's slideshow. (Feb. 2, 2024)

Staff had requested that individual Commissioners send questions to Staff to be answered at this meeting. Only Commissioner Swain responded.

Chairman Caldwell asked for the applicant's presentation.

Representing the applicant were: Bonnie Layton, Land Use Planner for NV5, Meridian; Craig Groves, applicant, 154 Shadows Trail; and Gregg Tankersley, Civil Engineer for Crestline Engineering, McCall.

Ms. Layton presented slides showing a revised site plan and the work completed since the meeting on January 11, 2024 (**Exhibit 5**). Revisions were made to the original site plan to address concerns from Commissioners, staff, and the public (Slide #2). The revised site plan has 341 lots with a variety of lot sizes. The Valley County Code would allow the applicant to subdivide the property with 2.5 dwelling units per acre. Therefore, 398 units would be allowed for a standard subdivision with no open space. The planned unit development (P.U.D.) process allows modifications to standard lot sizes; 87% of lots exceed the minimum size that would be required under a standard subdivision. All homes would be connected to both water and sewer services. The townhomes would be located within the center of the development. Total open space would be 98.58 acres which equals 61.3% of the development.

The P.U.D. would include a community center, park, ice rink, sport courts (Slide #3). The applicant wants to establish a sense of community for the neighborhood and surrounding area. Contemporary mountain architecture is proposed for the buildings (Slide 4). Slide #5 compares the original site plan compared to revision. The pond has been extended northward as requested. A lot in the northwest corner was added for Road Department use. Open space increased by 11+ acres. The open space would provide amenities for people and create some wildlife habitat. Photos of similar projects by the applicant in Treasure Valley show how the open space between homes would look (Slide2 #6 and #7). This specific proposal would have a more natural look with less manicured lawn which would increase wildlife habitat and homeowner privacy.

Ms. Layton stated that the Traffic Impact Study data was not intentionally taken from a light-driving date. The counts have been updated with information from ITD.

The proposed development would be phased out over many years; thus, allowing the school district to plan accordingly. Craig Groves stated he has been involved with multiple school districts with other developments he has done. He has had multiple meetings with the McCall-Donnelly School superintendent and school board to discuss housing needs and he looks forward to engaging with the school district regarding this project. Over the next 20 years, the school district will likely grow. Housing statistics estimate 0.7 students per local housing unit. If local residents live in 50% of homes in Phase 1, the 27 homes would add 19 students over 12 grades. At full project buildout, 50% of the homes would result in an 119 students. If less than 50% of the homes are locally-owned, then the number of students would be lower. This scenario would actually result in greater tax dollars to the school district as the property taxes for second homes is higher. Approximately 78% of homes in Valley County are second homes that have no impact on student numbers.

The applicant and representatives have met with North Lake Recreational Sewer and Water District (NLRSWD). Mr. Tankersley stated the recent meeting with NLRSWD was favorable; the NLRSWD facilities plan was shared. The model accommodates this type of development and more towards Highway 55.

Mr. Tankersley has obtained more information about the soil types at the site. The preliminary geotechnical report from Allwest states the site is suitable for the proposed development. They met with Jeff McFadden, Valley County Road Superintendent, at the site on February 2, 2024. The discussion included the proposed lot for County equipment, the traffic study, existing drainage conditions and how to design mitigation with approval from the Valley County Engineer. They also discussed the area's drainage issues and lack of maintenance in the

existing developments in the area. Mr. Tankersley responded to Commissioner Roberts' questions regarding using on-site soils for fill, the total linear feet of road, and volume needed for road subbase and for each structure. The specific calculations have not been done. The organic material from road stripping will be used for berms, landscaping, and as fill to build up lots. Slab on grade construction for many of the buildings will help mitigate concerns with high ground water. Water conveyance will improve. Ground water monitoring data has been collected. Ground water issues will be mitigated by design features.

Commissioner Roberts asked if the off-site drainage was discussed with Mr. McFadden. Mr. Tankersley replied that details were not discussed and would be part of the design phase. Mr. McFadden did state that the existing ditches are easements. Commissioner Roberts is concerned about drainage south and west of this property. Mr. Tankersley said they did look at areas in the neighboring properties and improvements that property owners have made to clean swale and drainage areas. The 20-ft drainage easement along the eastern boundary of Railroad Village Subdivision has been impeded in some instances. The applicant could collaborate with property owners to the south to improve drainage. Mr. Groves stated he had a recent conversation with Mr. Loomis who developed Railroad Village. The drainage easement has been filled in and is not working properly. The proposed ponds and drainage plans for MacGregor Townsite would improve this scenario. Commissioner Roberts stated this problem also exists on the southern part of this property; he is concerned that there needs to be somewhere for the water to go off-site. Mr. Tankersley stated this is an opportunity to work with the property owners in the area. Commissioner Freeman stated it would be in everyone's best interest to work together. Director Herrick added that staff has been told that drainage was being approved in the area south of Railroad Village Subdivision. Mr. Groves replied that it does appear some work has been done in that area.

Commissioner Potter stated that the letter from the school district superintendent left out a key benefit of the development which would be additional housing for teachers. Issues that arise with this development can be mitigated.

Commission Swain asked about the timeline of the various phases. Mr. Tankersley referred to the applicant's "cheat sheet" submitted for the public hearing on January 11, 2024 [**Exhibit 1, January 1, 2024**]. The phasing plan is listed and includes the timing of amenities. Phase 1 would include construction of the ponds and open space pathways along ponds. Phase 2 would include pathways associated with Phase 2. Phase 3 would include the community center, ice rink, and all other open space amenities. If the budget allows, improvements may be done sooner. This allows some revenue to be used for the amenities. Mr. Groves firmly believes that the housing need in Valley County is very high.

Mr. Groves responded to questions from Commissioners regarding the hybrid open space, draft CCRs, and short-term rentals. The 50% open space calculations exclude roadways and building footprints. It does include all the parks and pathways. The submitted CCRs are a draft, boilerplate version and were not tailor-made for this development. They will be modified. They were drafted by an attorney who specializes in resort-area CCRs. The CCRs do include Section 9.10 regarding short-term rentals in designated areas within the development. Mr. Groves stated that if mismanaged short-term rentals can impact local residents. The Idaho State Legislators have made it very clear that short-term rentals are allowed.

Developers will not be able to pencil a project by eliminating buyers who might want to short-term rent their property at some point. There was further discussion on short-term rentals and the impacts on the housing and rental market. Mr. Groves mentioned funding methods available for first-time home buyers. Commissioners asked if the applicant would be willing to cap short-term rentals within the development at a specific percentage or number.



Commissioners are concerned that the homeowner association would be able to change CCRs and the number of short-term rentals within the development. While the development is in process, Mr. Groves would control the homeowner association. Once phases are completed, he would then educate the new association board on duties, including fiduciary responsibilities. Director Herrick stated that the development agreement would incorporate mitigation. Although the County cannot enforce CCRs, the County can enforce requirements and limits within the development agreement. The development agreement would guarantee phasing plan and construction of amenities. Bonding, letters of credit, and/or escrow agreements are possible.

Commissioner Roberts asked how a preference to local home buyers would be overseen. Mr. Groves stated he would be one of a few builders. Guidelines to review offers would be determined. As a home seller, you can sell your home to whomever you want to. He would give preference to permanent residences over investors.

Commissioner Roberts referred to page 3 of the application and asked about the expected square-foot price building cost in Valley County. The price of the lot plus the cost of building a home does not appear to be affordable to the average Valley County worker. Mr. Groves stated he has been in the brokerage development and construction business for 45 years. His intent is to build speculative homes, not custom homes. His goal is to sell houses, not lots. He expects a building cost ranging from \$350 to \$365 per square foot. It is more expensive to build in Valley County than within the Treasure Valley area. The home drawings shown would be about 1700-2700-sqft **[Exhibit 5]**; some product in the 1400-sq-ft range is needed. This development would not be a low-income project; it is designed for the full-time professional workforce such as doctors, teachers, and city employees. The Valley County housing market has many large lot projects on septic systems and wells available. In order to provide more housing, infrastructure improvements are needed.

Commissioner Swain stated the Commission must follow State Statute 67-6502 which states density is to be located within incorporated areas and avoid undue concentration of population in rural areas. Mr. Tankersly replied that the proposal is similar to existing neighborhoods on two sides.

Commissioner Swain referred to CCRs and the 38 acres proposed as hybrid open space. The homeowner association would have no control over the private property on the lots; therefore, he questions how it would be maintained as open space. If the private property is fenced, it would not be available to the public as open space. The applicant replied that there would be a maximum of 35% lot coverage allowed per Valley County Code. This hybrid area would be open, landscaped area with no physical improvements. Ms. Layton referred to the open space definition in Valley County Code; Staff referenced 9-1-10 Definitions and 9-9-2 Purpose of a P.U.D. Commissioner Roberts referenced the "common ownership" requirement for open space in 9-9-2. Director Herrick stated that the applicant can separate passive and active open space so the Commissioners can better visualize both within the proposed development at the next meeting.

Chairman Caldwell reminded the Commission that tonight's meeting is a fact-finding meeting to gather more information from the applicant. Further discussion and deliberations would occur at a future meeting.

Commission Swain would like more details on the impacts and proposed mitigation. This includes impacts on the school district, drainage, daily traffic, and impact to roads. He would like confirmation that this proposal would not take available connections from existing lots. Mr. Groves stated that before he closed on the property purchase, he had a preliminary virtual meeting with NLRSD's manager and engineer. The master plan and potential upgrades to

the sewer system. NLRSWD has identified that they will need another water tower and possibly another well. NLRSWD's long-term plan is to add infrastructure along Loomis Lane, across Highway 55, and to Farm to Market Road. Mr. Tankersley stated NLRSWD wants County approval before discussing annexation into the NLRSWD's boundaries. A public hearing with NLRSWD will be required along with conditions once annexation is approved. Mr. Groves can reach out to Mr. McFadden to get more specific information on local roads. This project would improve the sewer and water system which will be better for everyone. Additional housing would benefit the school district; additional secondary homes increase school district funding. This proposal would help solve existing problems. Mr. Tankersley stated that NLRSWD has planned for additional development in this area. Valley County Engineer must give approval before internal roads can be constructed. Additional approvals will be required by Idaho Department of Environmental Quality and NLRSWD.

Chairman Caldwell stated the request is for preliminary plat approval, not a final plat. All the information is not required at the preliminary plat level. The Commissioners do need to look at impacts.

Ms. Layton stated NV5 has engaged with both the Road Department and ITD from the beginning of the project development. Mr. Groves iterated that this is preliminary plat approval. The Commission will also review and approval final plats for each phase.

Commissioner Swain stated even if issues are mitigated, this proposal does not meet the mandate for density to occur within cities and impact areas. Mr. Groves stated he also has an application in front of the City of Donnelly; in addition, he will submit another one soon. This site has historical use; approximately 350 loggers lived here at this site in the past. Mr. Groves was attracted to the property due to the history of the site and the views from the site. The plan is equally or less dense than some of the adjacent properties.

Ms. Layton stated she has been both a city planner and has developed a comprehensive plan. Comprehensive plans have various sections and stated goals which are used to design ordinances. Valley County Code defines maximum density as 2.5 dwelling units per acre. The applicant could propose a gridded subdivision with no amenities and no open space and meet Valley County Code requirements.

Mr. Groves added that he could apply for a standard subdivision instead of a P.U.D. That would be a gridded subdivision with 398 residential units with no open space and no amenities. The allowable density would be 2.5 units per acre. This proposal is for 341 dwellings units with open space and amenities. Mr. Groves prefers not to build a standard subdivision with no amenities. People are not building on standard subdivisions as they are overpriced with no amenities.

Commissioner Roberts referred to Idaho State Statute and special use permits. These permits are subject to the ability of political subdivisions including school districts to provide services for the proposed use. The use must not be in conflict with the Comprehensive Plan.

Director Herrick stated discussion would be part of Commissioner deliberation. The Commission has not yet determined if the proposed use is compatible. The compatibility rating would be the first item completed after the public hearing is closed. A public hearing will be re-noticed based on new information submitted. The applicant could prepare a new "cheat sheet" listing impacts, general mitigation, and information location within the application so the Commission, staff, and public can review. This information can also be included in a revised draft development agreement.

Chairman Caldwell discussed the revised proposal changes. The Commissioner will complete a

compatibility rating. She reminded the Commissioners that the PZ Commission will make a recommendation to the Board of County Commissioner for this P.U.D. proposal, not the final decision. Chairman Swain stated he wants the applicant to understand his concerns. Commissioner Roberts would like a list of the variances the applicant is requesting and justification for each variance.

The Commissioners can send questions individually to Director Herrick prior to the next meeting. Director Herrick listed the impact concerns she heard from the Commissioners. These include schools, roads, drainage, Idaho Transportation Department, sewer, and water.

Commissioner Roberts stated that there is a checklist in State Statutes that Commissioners can use to evaluate the impacts of applications.

Commissioner Swain moved to table P.U.D. 23-02 MacGregor Townsite and C.U.P. 23-52 Phase 1 Preliminary Plat to March 14, 2024, at 6:00 p.m. Commissioner Freeman seconded. Motion passed unanimously.

*Short recess*

#### **D. OTHER ITEMS / CORRESPONDENCE:**

##### **1. Short-Term Rental or Conditional Use Permit Required? Action Item.**

Some people are short-term renting an individual room in a house. Should this require a conditional use permit or a short-term rental permit? What are the impacts and implications? The packet submitted by Staff was reviewed. This included five single-family residential properties that have website ads to rent out a single room or a suite above the attached garage. This is different than the typical short-term rental of the entire property. No food is provided. Valley County Code Table 9-3-1 requires a conditional use permit for a bed-and-breakfast. Code 9-4-10 requires a STR permit for rentals of a single-family residence. The West Mountain Wine Retreat, which provides lodging and food, required a conditional use permit.

Commissioner Swain temporarily left the room.

The Commissioners agreed that short-term rental permits would ensure that the sales tax requirement as well as health and safety issues are met.

Commissioner Freeman moved that renting an individual room within a house requires a short-term rental permit. Commissioner Roberts seconded. Motion passed unanimously.

Commissioner Swain returned to the Commission.

Chairman Caldwell adjourned the meeting at 9:55 p.m.

300-ft FROM RP16N03E270005



N

Assessed Ag  
Assessed Residential

Cat 1 - Irrigated Ag

Cat 2 - Irrigated Pasture

Cat 5 - Dry Grazing

Cat 6 - Productivity Forest

Cat 7 - Bare Forestland



**VALLEY COUNTY ASSESSOR'S OFFICE**

## Parcel Summary and Improvement Report

PO Box 1350 - 219 N Main St, Cascade, ID 83611



Phone (208) 382 - 7126

assessor@co.valley.id.us

**GENERAL PROPERTY SUMMARY**

PARCEL ID	RP16N03E228555
OWNER(S)	KLEINT P RICHARD III KLEINT NANCY L
SITUS ADDRESS	NULL
SITUS CITY, STATE, ZIP	DONNELLY, ID 83615
MAILING ATTENTION	
MAILING ADDRESS	11353 SW WESTGATE WAY
MAILING CITY, STATE, ZIP	HAPPY VALLEY OR 97086
MAILING COUNTRY	

**PROPERTY DESCRIPTION & LAND DATA**

ACREAGE - SQ FT - FRONTAGE	ACRES: 20	SQUARE FEET: 871200	FRONTAGE: 0
LAND DESCRIPTION	Irrigated Pasture - Cat 2 Market Value		
LEGAL DESCRIPTIONS	W/2 SWSE S22 T16N R3E		
NEIGHBORHOOD	217400 Donnelly area		
PLAT LINKS	<a href="#">16N 3E S22.pdf</a>		
CURRENT LAND USES	USE: Irrigated Pasture - Cat 2 Market Value	ACRES: 19.6212 0.3788	

**SALES HISTORY**

SALE DATE	GRANTOR	DEED REFERENCE
12/17/2021	KLEINT P RICHARD III	446748
10/13/2021	KLEINT PAUL R JR DECENDANTS TRUST	445045
10/13/2021	NEEDLES VIEW RANCH LLC	445034

**ASSESSMENT HISTORY**

ASSESS DATE	1/1/2023	01/01/2023	01/01/2022
CHANGE REASON	03- Assessor	01- Revaluat	01- Revaluat
LAND	8339	303228	9654
IMPROVEMENTS	0	0	0
TOTAL	8339	303228	9654

**VALLEY COUNTY ASSESSOR'S OFFICE**

## Parcel Summary and Improvement Report

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**GENERAL PROPERTY SUMMARY**

PARCEL ID	RP16N03E22S365
OWNER(S)	SPRING VALLEY LIVESTOCK INC
SITUS ADDRESS	NULL
SITUS CITY, STATE, ZIP	DONNELLY, ID 83615
MAILING ATTENTION	
MAILING ADDRESS	PO BOX 59
MAILING CITY, STATE, ZIP	MARSING ID 83639
MAILING COUNTRY	

**PROPERTY DESCRIPTION & LAND DATA**

ACREAGE - SQ FT - FRONTAGE	ACRES: 44.451	SQUARE FEET: 1936285	FRONTAGE: 0
LAND DESCRIPTION	Average (Buffer) Average	Market Value Excess Acreage	
LEGAL DESCRIPTIONS	PT S/2 S/2 NESW,; PT OF SESW S22 T16N R3E		
NEIGHBORHOOD	217400 Donnelly area		
PLAT LINKS	<a href="#">16N 3E S22.pdf</a>		
CURRENT LAND USES	USE: Excess Acreage Average (Buffer) Average Market Value	ACRES: 23.784 19 1 0.667	

**SALES HISTORY**

SALE DATE	GRANTOR	DEED REFERENCE
04/23/2019	SPRING VALLEY LIVESTOCK INC	43578



## VALLEY COUNTY ASSESSOR'S OFFICE

### Parcel Summary and Improvement Report

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#### GENERAL PROPERTY SUMMARY

PARCEL ID	RP16N03E274656
OWNER(S)	WAGON WHEEL RANCH RECR CORP
SITUS ADDRESS	NULL
SITUS CITY, STATE, ZIP	DONNELLY, ID 83615
MAILING ATTENTION	C/O REBECCA J. WILKINS
MAILING ADDRESS	10522 W HAWK HILL ST
MAILING CITY, STATE, ZIP	BOISE ID 83714
MAILING COUNTRY	



#### PROPERTY DESCRIPTION & LAND DATA

ACREAGE - SQ FT - FRONTAGE	ACRES: 53.35	SQUARE FEET: 2323926	FRONTAGE: 0
LAND DESCRIPTION	Fair/Average Fair/Average (Buffer)	Market Value Excess Acreage	
LEGAL DESCRIPTIONS	TAX NO. 16 IN S/2 NW4; PT. OF NW4 SW4 S27 T16N R3E		
NEIGHBORHOOD	217400 Donnelly area		
PLAT LINKS	<a href="#">16N 3E S27.pdf</a>		
CURRENT LAND USES	USE: Excess Acreage Fair/Average (Buffer) Fair/Average Market Value	ACRES: 32.82 19 1 0.53	

#### SALES HISTORY

SALE DATE	GRANTOR	DEED REFERENCE

**VALLEY COUNTY ASSESSOR'S OFFICE**

## Parcel Summary and Improvement Report

PO Box 1350 - 219 N Main St, Cascade, ID 83611



Phone (208) 382 - 7126 | assessor@co.valley.id.us

**GENERAL PROPERTY SUMMARY**

PARCEL ID	RP16N03E277204
OWNER(S)	CARHART RUTH A
SITUS ADDRESS	12889 OLD STATE RD
SITUS CITY, STATE, ZIP	DONNELLY, ID 83615
MAILING ATTENTION	C/O J A BENSON
MAILING ADDRESS	5239 SUNFISH LN
MAILING CITY, STATE, ZIP	MERIDIAN ID 83642
MAILING COUNTRY	USA

**PROPERTY DESCRIPTION & LAND DATA**

ACREAGE - SQ FT - FRONTAGE	ACRES: 13.9998	SQUARE FEET: 609831	FRONTAGE: 0
LAND DESCRIPTION	Average Market Value Bare Forestland - Cat 7		
LEGAL DESCRIPTIONS	SE4 S27 T16N R3E N/2 NE SE, LESS TAX NO 30 AND31 1972 VAN DYKE 24X60 M.H. ON MH ROLL		
NEIGHBORHOOD	217400 Donnelly area		
PLAT LINKS	<a href="#">16N 3E S27.pdf</a>		
CURRENT LAND USES	USE: Bare Forestland - Cat 7	ACRES: 12.8123	
	Average	1	
	Market Value	0.1875	

**SALES HISTORY**

SALE DATE	GRANTOR	DEED REFERENCE
05/16/2023	CARHART RUTH A	45062
05/16/2023	CARHART RUTH A	45062



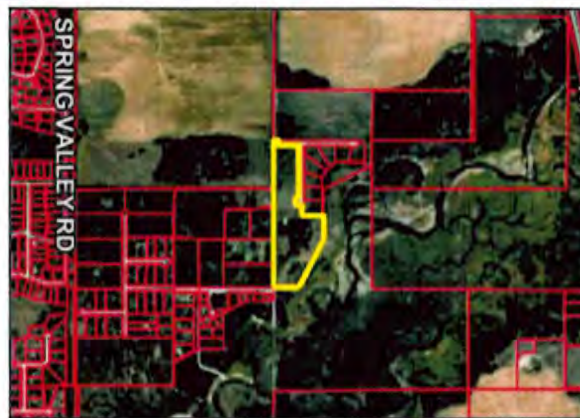
**VALLEY COUNTY ASSESSOR'S OFFICE**

## Parcel Summary and Improvement Report

PO Box 1350 - 219 N Main St, Cascade, ID 83611

Phone (208) 382 - 7126 | [assessor@co.valley.id.us](mailto:assessor@co.valley.id.us)**GENERAL PROPERTY SUMMARY**

PARCEL ID	RP16N03E263940
OWNER(S)	ROBERTS VONN CARL
SITUS ADDRESS	12884 OLD STATE RD
SITUS CITY, STATE, ZIP	DONNELLY, ID 83615
MAILING ATTENTION	
MAILING ADDRESS	1209 BLACK CANYON RD
MAILING CITY, STATE, ZIP	SIMI VALLEY CA 93063
MAILING COUNTRY	

**PROPERTY DESCRIPTION & LAND DATA**

ACREAGE - SQ FT - FRONTAGE	ACRES: 19.425	SQUARE FEET: 846153	FRONTAGE: 0
LAND DESCRIPTION	Irrigated Pasture - Cat 2 Market Value Fair/Average		
LEGAL DESCRIPTIONS	PT. W/2 W/2 LYING SOUTHWEST OF WOOD LAKE MESA SUBD; S26 T16N R3E		
NEIGHBORHOOD	217400 Donnelly area		
PLAT LINKS	<a href="#">16N 3E S26.pdf</a>		
CURRENT LAND USES	USE: Irrigated Pasture - Cat 2	ACRES: 16.162	
	Market Value	2.263	
	Fair/Average	1	

**SALES HISTORY**

SALE DATE	GRANTOR	DEED REFERENCE
04/25/2023	ROBERTS FAMILY 2006 TRUST	456632

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## Parcel Summary and Improvement Report

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**GENERAL PROPERTY SUMMARY**

PARCEL ID	RP16N03E263604
OWNER(S)	GROVES FAMILY LLC
SITUS ADDRESS	NULL
SITUS CITY, STATE, ZIP	DONNELLY, ID 83615
MAILING ATTENTION	
MAILING ADDRESS	1500 W BANNOCK ST
MAILING CITY, STATE, ZIP	BOISE ID 83702
MAILING COUNTRY	

**PROPERTY DESCRIPTION & LAND DATA**

ACREAGE - SQ FT - FRONTAGE	ACRES: 20.874	SQUARE FEET: 909271	FRONTAGE: 0
LAND DESCRIPTION	Irrigated Pasture - Cat 2 Market Value	Dry Grazing - Cat 5	
LEGAL DESCRIPTIONS	N/2 SW4 NW4; TAX NO. 14 IN S/2 SW4 NW4; S26 T16N R3E		
NEIGHBORHOOD	200000 Donnelly area Rural Investment		
PLAT LINKS	<a href="#">16N 3E S26.pdf</a>		
CURRENT LAND USES	USE: Dry Grazing - Cat 5 Irrigated Pasture - Cat 2 Market Value	ACRES: 16.061 4.059 0.754	

**SALES HISTORY**

SALE DATE	GRANTOR	DEED REFERENCE
09/13/2023	ROBERTS VONN CARL	459218
04/25/2023	WOODLAKE MESA LLC	456636
08/24/2009	ROBERTS FAMILY 2006 TRUST	344645



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## Parcel Summary and Improvement Report

PO Box 1350 - 219 N Main St, Cascade, ID 83611



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**GENERAL PROPERTY SUMMARY**

PARCEL ID	RP16N03E262405
OWNER(S)	BROWN COLTON S BROWN KENDRA D
SITUS ADDRESS	NULL
SITUS CITY, STATE, ZIP	DONNELLY, ID 83615
MAILING ATTENTION	
MAILING ADDRESS	PO BOX 606
MAILING CITY, STATE, ZIP	DONNELLY ID 83615
MAILING COUNTRY	

**PROPERTY DESCRIPTION & LAND DATA**

ACREAGE - SQ FT - FRONTAGE	ACRES: 80	SQUARE FEET: 3484800	FRONTAGE: 0
LAND DESCRIPTION	Average Market Value	Average (Buffer) Irrigated Ag - Cat 1	
LEGAL DESCRIPTIONS	N/2 NW4 S26 T16N R3E		
NEIGHBORHOOD	217400 Donnelly area		
PLAT LINKS	<a href="#">16N 3E S26.pdf</a>		
CURRENT LAND USES	USE: Irrigated Ag - Cat 1	ACRES: 68	
	Average (Buffer)	8.007	
	Market Value	2.993	
	Average	1	

**SALES HISTORY**

SALE DATE	GRANTOR	DEED REFERENCE
12/23/2020	STONE JAMES & RACHEL FAMILY TRUST	435965
01/26/2010	STONE JAMES	1262010

**VALLEY COUNTY ASSESSOR'S OFFICE**

## Parcel Summary and Improvement Report

PO Box 1350 - 219 N Main St, Cascade, ID 83611



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**GENERAL PROPERTY SUMMARY**

PARCEL ID	RP16N03E233005
OWNER(S)	NEEDLES VIEW RANCH LLC
SITUS ADDRESS	NULL
SITUS CITY, STATE, ZIP	DONNELLY, ID 83615
MAILING ATTENTION	
MAILING ADDRESS	PO BOX 42
MAILING CITY, STATE, ZIP	DONNELLY ID 83615
MAILING COUNTRY	USA

**PROPERTY DESCRIPTION & LAND DATA**

ACREAGE - SQ FT - FRONTAGE	ACRES: 210.933	SQUARE FEET: 9188241	FRONTAGE: 0
LAND DESCRIPTION	Irrigated Ag - Cat 1 Market Value		
LEGAL DESCRIPTIONS	PT NW4 LYING WEST OF STATE HIGHWAY R-O-W; W/2 SW S23 T16N R3E		
NEIGHBORHOOD	200000 Donnelly area Rural Investment		
PLAT LINKS	<a href="#">16N 3E S23.pdf</a>		
CURRENT LAND USES	USE: Irrigated Ag - Cat 1	ACRES: 203.41	
	Market Value	7.523	

**SALES HISTORY**

SALE DATE	GRANTOR	DEED REFERENCE

**ASSESSMENT HISTORY**

ASSESS DATE	1/1/2023	01/01/2022	01/01/2021	01/01/2020	1/1/2019
CHANGE REASON	01- Revaluat	01- Revaluat	01- Revaluat	01- Revaluat	01- Revaluat
LAND	87466	84212	106790	99467	128555
IMPROVEMENTS	0	0	0	0	0
TOTAL	87466	84212	106790	99467	128555



**VALLEY COUNTY ASSESSOR'S OFFICE**

## Parcel Summary and Improvement Report

PO Box 1350 - 219 N Main St, Cascade, ID 83611

Phone (208) 382 - 7126 | [assessor@co.valley.id.us](mailto:assessor@co.valley.id.us)**GENERAL PROPERTY SUMMARY**

PARCEL ID	RP16N03E227206
OWNER(S)	NEEDLES VIEW RANCH LLC
SITUS ADDRESS	NULL
SITUS CITY, STATE, ZIP	DONNELLY, ID 83615
MAILING ATTENTION	
MAILING ADDRESS	PO BOX 42
MAILING CITY, STATE, ZIP	DONNELLY ID 83615
MAILING COUNTRY	USA

**PROPERTY DESCRIPTION & LAND DATA**

ACREAGE - SQ FT - FRONTAGE	ACRES: 140	SQUARE FEET: 6098400	FRONTAGE: 0
LAND DESCRIPTION	Irrigated Pasture - Cat 2 Market Value		
	Productivity Forest - Cat 6		
LEGAL DESCRIPTIONS	E/2 SE; E/2 SWSE; NWSE S22 T16N R3E MEDIUM CLASS TIMBER		
NEIGHBORHOOD	200000 Donnelly area Rural Investment		
PLAT LINKS	<a href="#">16N 3E S22.pdf</a>		
CURRENT LAND USES	USE:	ACRES:	

**SALES HISTORY**

SALE DATE	GRANTOR	DEED REFERENCE

**ASSESSMENT HISTORY**

ASSESS DATE	1/1/2023	01/01/2022
CHANGE REASON	01- Revaluat	01- Revaluat
LAND	53728	61941
IMPROVEMENTS	0	0
TOTAL	53728	61941

MacGregor Townsite

Planning Worksheet

Total Acres	158.72 acres	156.49 acres after Right-of-Way Dedication	<b>Phasing Plan</b> Phase 1 - 47 Lots (2024-2029) Phase 2 - 42 Lots (2024-2029) Phase 3 - 24 Lots (2029-2034) Phase 4 - 72 Lots (2029-2034) Phase 5 - 82 Lots (2034-2039) Phase 6 - 73 Lots (2034-2039)
Total Open Space	97.47 acres	50% is 80 acres [each unit has access to open space]	
Total Residential Lots	340	401 Units Allowed per Code - simple subdivision	
Transfer Lot	1		
Density	2.17 du/acre	2.5 du/acre Allowed per Code - simple subdivision	
			<b>Sequencing Plan (Pathways in conjunction with each phase, or sooner.)</b>  <b>Prior to Recording Phase 1</b> * Pond Construction * Open Space pathways along ponds  <b>Prior to Recording Phase 2</b> * Pathways Associated with Phase 2  <b>Prior to Recording Phase 3</b> * Community Center * Ice Rink * All other Open Space amenities
	<u>Standard</u>	<u>Proposed</u>	
Minimum Lot Size	8,000 sq. ft	5,033 x 43	
		8,400 x 82	
		9,100 x 186	
		13,000 x 29	
		43,560 x 1 (Transfer Lot)	
Frontage	30'	Minimum 30'	
Lot Width	90'	Varies	
Setbacks - s.f. residential			
Front	20'	15'	
Rear	20'	20'	
Side	7.5'	7.5' Multi-Story, 5' Single-Story	
Right-of-Way Width	70'	70' Boulevard	
		50' Local Street (Interior)	
Submitted	A. Proposed Setbacks: Proposed front, side, and rear setbacks as different from those required under normal standards for like uses and any other changes in similar kinds of standards including, but not limited to, building height, minimum number of parking spaces per unit, street widths, and lot size.		The reduction in setbacks and right-of-way widths are intended to help cluster residential buildings and grow/enhance open space while maintaining the allowable density across the project. Additionally, CCR's will be developed to limit residential lot coverage to no more than 40%, creating an environment that encourages more open space.
Submitted	B. Proposed Building Sites: Proposed building sites if these are to be indicated without, or in addition to, lots, complete with dimensions.		

Submitted	C. Common Open Space And Facilities: Common open space and facilities with conditions for their permanency.
Submitted	D. Phase Of Development; Time Schedule: Phase of development to be shown geographically and indicating stages in the construction program and time schedule for progressive completion.
Submitted	E. Outline Of Restrictive Covenants: An outline of the restrictive covenants expressing key provisions.
Submitted	F. Maintenance Plans: Plans for maintaining roads, parking, and other areas of circulation, snow removal, snow storage, and any other necessary upkeep.
Submitted	G. Surface Water Management: Plans for surface water management.

D A	Development Agreement
C O A	Condition of Approval

Issues	Agency	Background Info Location	Mitigation
Sewer	Northlake	Northlake will serve this site. It is in their master plan. Will annex once they receive Valley County approval.	Applicant will pay for all off-site infrastructure required. (see 2/2/24 letter)
		(See Crestline Memo 1/31/2024)	
Water	Northlake	Northlake will serve this site. It is in their master plan. Will annex once they receive Valley County approval.	Applicant will pay for all off-site infrastructure required. (see 2/2/24 letter)
		(See Crestline Memo 1/31/2024)	

Water Rights	IDWR		C O A	Water Right usage for ponds vs irrigation will need to be approved by IDWR
Traffic	ITD and VC Road	Submitted revised Traffic Impact Study.		Working with Valley County Road on off-site road improvements.
			D A	Will require dedication of 35' of ROW along Loomis LN and Old State RD via a deed. The current ROW 1/2 width along Loomis LN is 25'. 10' is proposed to be dedicated to make a total finished 1/2 width of 35' on the south side. The current ROW 1/2 width of Old State RD is 33' on the west side and 50' on the east side. 2' is proposed to be dedicated to make a total finished 1/2 width of 35' on the west side.
			D A	Mitigation of impacts will be negotiated with the Board for a cash donation, property donation, and/or in-kind construction.
			D A	Prior to the start of Phase 3 and Phase 5, a new TIS will be conducted to assess necessary mitigation in cooperation with ITD for ingress/egress onto Hwy 55.
		Parametrix, Valley County Engineer, is reviewing the TIS and will propose mitigation.		Will work with ITD as phases progress.
		Loomis LN from SH55 to Old State RD was pulverized and repaved in 2023. Old State RD from SH55 to Loomis, was pulverized and repaved in 2021.		Will provide specific mitigation in <b>Development Agreement</b> per negotiation with Board of County Commissioners. Offered a parcel for a new storage area for plows, etc.
		(See Crestline Memo 1/31/2024)		
High Ground Water	Geotechnical Study	Concerns with building on soils and using as fill.		Allwest Geotech report (8/3/23) stated the site is suitable for planned development.
		(See Crestline Memo 1/31/2024)		On-site soils may be used as general site grading fills or as utility trench backfills.
				Soils approved for "site grading fill". Surficial soil containing vegetation, roots, and organics can only be used for landscaping.
				What is the plan for the artesian well? The artesian well is anticipated to remain in place and be evaluated for supplemental irrigation water if determined necessary.
Drainage	VC Engineer	Drainage is proposed to be held in three ponds on west side of property.	C O A	A site grading and stormwater management plan will be approved by the Valley County Engineer prior to any work being done on-site.
	VC Engineer			Fill from ponds will be used to build up house site.



[illegible]