

January 25, 2024

Ms. Lori Clemens
City of Donnelly
PO Box 725
Donnelly, ID 83615

sent via email

RE: Mountain Meadows Ranch South – Rezone and Preliminary Plat Application

Dear Ms. Clemens,

On behalf of Park Pointe Development, please accept our applications for Rezone and Preliminary Plat for *Mountain Meadows Ranch South* located on the north side of Roseberry Road in Donnelly, Idaho. As discussed at our roundtable meetings our project is designed as a mixed-use development encompassing a mix of single-family attached residential lots, multi-family units and commercial parcels, along with a variety of open spaces and amenities. Our plan is also consistent with the recently updated City of Donnelly's Comprehensive Plan and Future Land Use Map as adopted on November 20, 2023.

SITE HISTORY

The subject property was annexed into the City of Donnelly in February 2006 with zoning designations of General Commercial (C) and Medium Density Residential (R8). Since that time the property has remained undeveloped. **Please note: The City's Zoning Map appears to be incorrect as it designates a large portion of the site as Low Density Residential (R4) instead of Medium Density Residential (R8).*

PARTIAL REZONE

At this time, we are looking to rezone a portion of the site to General Commercial (C) to increase the amount of commercial area of the property, which will provide a greater mix of commercial development for the City of Donnelly. We also are requesting to rezone a portion of the site to Public Use and Open Space (PU/OS) for the wetlands and natural drainage area that runs through our site. Overall, we are proposing 16.46 acres of Commercial, 23.17 acres of Medium Density Residential, and 6.86 acres of Public Use & Open Space.

PROJECT DESIGN

Mountain Meadows Ranch South is approximately 45 acres and is a thoughtfully planned mixed-use development designed in accordance with the City of Donnelly's Comprehensive Plan and Zoning Code. Primary access into the project will be from the newly constructed Mountain Meadows Ranch Boulevard that runs north through our site from W Roseberry Road. This boulevard is planned to eventually continue north through the future *Mountain Meadows Ranch North*, a 225-acre parcel of land intended to be further developed as a mixed-use Planned Unit Development. Additionally, secondary access to the site is planned for Kassandra Road that borders the western edge of our project boundary.

At the northwest corner of our site and west of the Mountain Meadows Ranch Boulevard we have 5.37 acres of Commercial intended to be developed with a mix of traditional commercial buildings along with flex spaces.

North of the commercial development is 3.65 acres intended to be developed as 48 luxury RV storage condos. These units will be individually owned and will provide a first-class storage option in the area. Next, we transition to two 12-unit apartment buildings with resident parking providing a buffer between the luxury RV storage condos and the apartment buildings.

On the north side of the apartment buildings a new road will connect Mountain Meadows Ranch Boulevard and Cassandra Road. This new east-west connection not only provides additional access through the site but provides a buffer to the townhomes planned at the northwest corner of our project. This area west of Mountain Meadows Ranch Boulevard is 11.56 acres in size and will include 73 townhomes with a clubhouse and open space amenities.

The east side of Mountain Meadows Ranch Boulevard is slated to have a similar development pattern with commercial transitioning to residential as we move north from W Roseberry Road. Ample room is provided to ensure that existing drainageways and wetland areas are protected.

Finally, on the eastern most part of our site we plan to have 30 apartment units housed in two 3-story walkup garden style apartment buildings along with a dual use parking lot to provide parking for the residents as well as parking for the trailhead that will be developed along the old railroad easement. This workforce housing is near town and will provide much needed housing for employees in the area.

PHASING PLAN

Mountain Meadows Ranch is planned to be built in three phases. We intend to start with the development of Mountain Meadows Ranch Boulevard and the area to the west. This will be followed by the commercial on the east side of the boulevard and the workforce housing. The final phase will be the residential portion of the project east of the boulevard.

OPEN SPACES & AMENITIES

Mountain Meadows Ranch has been designed to provide for a robust and highly amenitized site plan. From professionally designed entry monuments and natural open spaces, to pathways, ponds and clubhouse with tot lot, *Mountain Meadows Ranch* will create a special sense of place and will be an attractive addition to the entire City of Donnelly. Additionally, we have met with Valley County Pathways to discuss the potential to develop a pathway along the wetlands area, one that will eventually connect to the pathway planned along the old railroad right-of-way easement and continue to the northern boundary of Mountain Meadows Ranch North creating a regional amenity for all residents in the community.

PUBLIC SERVICES

Wastewater:

Wastewater service for the development will be provided by North Lake Recreational Sewer and Water District (NLRSD). The District has approved annexation of the development and upon submittal of Land Use Applications to the City of Donnelly (City) they will work with Park Pointe to establish Conditions of Annexation.

It is anticipated that propose improvements will include finishing the plant wastewater lift station adjacent to the District's wastewater treatment facility and the installation of a main trunkline from the lift station withing the old railroad right-of-way, north to serve the development and potentially other areas of the City. It is also

anticipated that these improvements could potentially lead to the City being able to abandon one (1) or possibly two (2) of their existing lift stations.

Water:

Water service for the development will be provided by the City of Donnelly and a twelve (12") mainline is anticipated to be extended west along W. Roseberry Road from where it ends near the western edge of Roseberry Plaza into the development and to Cassandra Road. Park Pointe is currently working with the City to establish an agreement where they would fund a portion of the required match to update the City's Water Facility Plan and determine what water system improvements may be required because of the development.

On behalf of Park Pointe Development and the entire design team we appreciate your time and effort in reviewing our application and I am happy to answer any questions you might have. I can best be reached at 208-724-2624. Thank you for your time and I look forward to hearing from you.

Kind regards,

Bonnie Layton

Bonnie Layton