



MASTER LAND USE APPLICATION CITY OF DONNELLY

169 Halferty Street
P.O. Box 725
Donnelly, ID 83615
Telephone (208) 325-8859

This form shall provide the initial data for the accompanying specific Land Use Application(s). In order to avoid handwritten answers this form is provided in word format so the answers to each item can be typed directly hereon. A hard copy of this form, as well as any accompanying application(s), shall be provided to the City along with electronic copies in word format.

File numbers of specific land use application(s), to be assigned by staff:

APPLICATION INFORMATION

SPECIFIC LAND USE APPLICATION(S) BEING APPLIED FOR:

Annexation and Rezone

Conditional Use Permit

Lot or Parcel Line Adjustment, Split, or Combination

SUBJECT PROPERTY ADDRESS:

203 Eld Lane and the adjacent parcel to the south

SUBDIVISION LOT AND BLOCK NUMBER(S) IF APPLICABLE: **N/A**

PARCEL NUMBER(S):

RPD00000151350

RP16N03E151340

DISTANCE TO MAJOR CROSS STREET(S) AND NAME(S) OF STREET(S):

375-Feet, State Highway 55

SIZE OF PROPERTY IN ACRES (AND SQUARE FEET IF LESS THAN ONE ACRE):

Approximately 22.83-Acres

OWNER OF SUBJECT PROPERTY AS SHOWN ON THE VALLEY COUNTY ASSESSOR'S RECORDS (Include company name, owner's name, address, phone number and email):

RPD00000151350

Reuben J. Ortega
151 North Lost Canyon
Eagle, ID 83616
(208) 419-8651
reuben@ortega.llc

RP16N03E151340

Freedom Management Group, LLC
955 South Main Street
Cascade, ID 83611
(208) 440-6540
joe@arrowheadpark.com

APPLICANT (Include applicant company name, applicant name, address, phone number and email):

South Beck & Baird
John Roters, PLA, ASLA
2002 South Vista Avenue
Boise, ID 83705
(208) 342-2999
roters@sbbgo.com

ENGINEER (If applicable) (Include engineering company name, engineer's name, address, phone number and email):

Ackerman – Estvold
Antonio Conti, P.E.
7655 West Riverside Drive
Garden City, ID 83714
(208) 853-6470
Antonio.conti@ackerman-estvold.com

SURVEYOR (If applicable) (Include survey company name, surveyor's name, address, phone number and email):

Dunn Land Surveying, Inc.
25 Coyote Trail Road
Cascade, ID 83611
Daniel Dunn
(208) 634-6896
dan@dunnlandsurveys.com

BUILDING ARCHITECT (If applicable) (Include architect company name, architect's name, address, phone number and email): **N/A**

LANDSCAPE ARCHITECT (If applicable) (Include landscape architect company name, landscape architect's name, address, phone number and email):

**South Beck & Baird
John Roters, PLA, ASLA
2002 South Vista Avenue
Boise, ID 83705
(208) 342-2999
roters@sbbgo.com**

LAND USE AND ZONING FOR SUBJECT PROPERTY

CURRENT LAND USE:

**North Parcel
Single-family dwelling and accessory structures are located within 10.71-acres
South Parcel
Vacant parcel (12.12-acres)**

PROPOSED LAND USE:

**Single-Family Attached Dwelling
Multifamily Dwellings
Recreational Cabin Park**

LAND USE MAP DESIGNATION:

North Parcel – Compact Residential South Parcel – Public Lands and Open Space

PROPOSED LAND USE MAP DESIGNATION: **No Change**

ZONING DESIGNATION:

**North Parcel – R-4 (Residential)
South Parcel – MU (Multiple Use – Valley County designation)**

PROPOSED ZONING DESIGNATION:

**R-8-DA (Residential with a development agreement)
PU/OS (Public Use and Open Space)**

LAND USE AND ZONING FOR ADJACENT PROPERTIES:

LAND USE TO THE NORTH: **Single-family dwellings**

LAND USE TO THE SOUTH: **Single-family dwelling and a vacant parcel**

LAND USE TO THE EAST: **Single-family dwellings (3) and vacant parcels (2)**

LAND USE TO THE WEST: **Wastewater Treatment Plant**

LAND USE MAP DESIGNATION TO THE NORTH: **Commercial**

LAND USE MAP DESIGNATION TO THE SOUTH: **Neighborhood Residential and Mixed Use**

LAND USE MAP DESIGNATION TO THE EAST: **Commercial and Public Lands and Open Space**

LAND USE MAP DESIGNATION TO THE WEST: **Industrial**

ZONING MAP DESIGNATION TO THE NORTH: **R-8 (Residential)**

ZONING MAP DESIGNATION TO THE SOUTH: **MU (Multiple Use – Valley County designation)**

ZONING MAP DESIGNATION TO THE EAST: **R-4 (Residential) and C (General Business District)**

ZONING MAP DESIGNATION TO THE WEST: **Industrial**

APPLICANT’S CERTIFICATION:

If the applicant is not the owner a City of Donnelly Affidavit of Legal Interest, signed by the owner, shall be provided with any land use applications.

Land use applications are subject to professional review for the purpose of addressing compliance, conformance, situational concerns, and public health and safety issues; professional review may include, but is not limited to, review by engineering, legal, planning, and other qualified professionals. The City of Donnelly reserves the right to contract these services to private firms. The costs of these reviews are passed on to the applicant. These professional fees are separate and in addition to the City’s application and permit fees.

The applicant hereby agrees to pay the aforementioned Professional Review Fees and attorney fees, including attorney fees on appeal and expenses incurred on behalf of the City of Donnelly, in the event of a dispute concerning the interpretation or enforcement of the Land Use Application(s) in which the City of Donnelly is the prevailing party.

The applicant certifies that, to the best of his or her knowledge, all application data and materials provided herewith are true and correct and gives permission for City staff to view and enter the subject property in order to fully review the application(s). The applicant understands that failure to provide complete and accurate information on this application may lead to delay and/or denial of this application.

John D. Roters, PLA, ASLA, Principal

Applicant/Representative Printed Name



Applicant/Representative Signature

05/01/2026

Date