

## Hawk's Village Application, Garden Valley, Idaho

### By Draper Development

#### Section 2: Required Items

- The latest recorded Deed is attached.
  - Application is completed and signed, notarized.
  - Application fee payment of \$1400.00 is attached.
  - Submitted.
  - Submitted.
  - Detailed Description
- 
- Garden Valley, Idaho is home to many residents that enjoy the outdoors. We feel that this area will experience significant growth in the surrounding area and through subdivisions like South Fork Landing. We are proposing to add to the property that the current Garden Valley Motel is currently located on. We feel that the current motel property, being of a commercial nature, was in our best interest to submit the application on this 4-acre parcel instead of finding new land that may be of another new use or change of use. This property was once a wood mill. The current motel has 12 rooms of nightly rent and has operated that way for years. The busy season for the motel is mainly that of June-September months by statistics. It is our goal to slowly transition half of the motel to suites or long-term rents to provide both scenarios. We are aware of the workforce housing issues in this area. Some of the teachers at the Garden Valley school need places to stay and we hope this can help with that issue. The current motel property's septic system has an overall capacity allowance of 24 one-bedroom allowances. The active motel is now using 12 of those up which allows an expansion as it sits of 12 more additional one-bedroom units (Hawk's Village) to be added to the existing septic system without any further expansion. There is also a private well on the property that services the motel and would also service the additional twelve small homes. Our proposal for Hawk's Village will be a make up of 12 small one-bedroom homes (**plans and picture attached**). These small homes will provide for an overflow of the motel in nightly short-term rents as well as long term rents. We expect to have an equal ratio of 12 motel rooms and 12 small homes in Hawk's Village to be in a 50% short term rent and 50% long term rent ratio overall, suitable for both needs. These homes will have a beautiful modern mountain look to them. Part of the Hawks Village application is storage units called "River Storage". We are proposing 110 units on our plan (85 at 10'x20') (15 at 10'x10') to supplement the Garden Valley, Banks, Lowman areas. Our research has found that there is a shortage in the area, and we feel this property and the layout of it is a great fit for this use.

Upon approval, we will break ground this summer of 2024 and would be complete by summer of 2025. Although we would like to lay out a plan for a year due to the possibilities of unknowns, it is our full intention to complete it as soon as possible before the year's commitment. Phasing of the 12 small home units and the storage would run concurrently.

- Location we feel is most compatible here with our application as a motel property carries the "commercial" use with it. The history of the property has also included the use of an old wood mill. People have experienced guests come and go for some time now. We feel that the location is of the same use with our neighbors.
- Our application is an extension of the use that already exists currently. Noise will be at a minimum with a noise rule in place for all guests. The motel is a very quiet place currently and blends in next to the traffic of the Banks Lowman highway.
- Being of 4 acres we have designed this CUP to layout in compliance.

4.3.E Compliance of:

4.3.E.1 That the use does constitute a conditional use as specified in Tables 4.1.D.1 through 4.1.D.7, or as determined by the Commission.

**Enclosed in our application for this section we designed the setbacks to meet code with at 30' around the perimeter. We have created an allowance of parking spaces for the density of the application and applied the handicap spaces. The current height of the motel is approximately 30' and our new 12 homes in Hawk's Village and the storage units will not exceed 18' in height.**

4.3.E.2 That the use is in accordance with the goals and policies of the Boise County Comprehensive Plan.

**We feel that we strongly align with the Boise County Comprehensive Plan and the vision of Boise County. Being a taxable entity it aligns us with the business plan of the county and the direction of the growth that Boise County. Growth in our application is multi-use and provides motel stay, nightly rents, long term stay and storage which aligns with the vision of the County.**

4.3.E.3 That the use is designed, constructed, operated, and maintained to be harmonious and appropriate in appearance with the existing or intended character and uses of the vicinity and that such use will not change the essential character of the same area.

**Garden Valley is a mountain location. Enclosed in our application you will find our building plans and a rendering of the look we are presenting. Our proposed**

**design is of modern mountain finishes to give our property a look that fits in with the community and surrounding landscapes. The character of the area is in a commercial district filled with the same uses that's included in our application. We feel that this is the perfect parcel of land to extend the commercial application that has existed for almost 20 years now. Our new 12 small homes will be steel stud, closed cell spray foam and among many better qualities than a traditional built home.**

4.3.E.4 That the use is not hazardous to, or in conflict with, existing neighboring uses.

**We feel that the current motel is labeled commercial and has been in existence for many years. The neighboring uses also consist of multi-use. What once was a wood mill next to us was more toxic to the neighboring properties than what we are presenting in our application.**

4.3.E.5 That the use is served adequately by essential public facilities and services such as, but not limited to, highways, streets, police, and fire protection, drainage structures, refuse disposal, water, sewer, schools, etc., at reasonable marginal cost.

**We have had a discussion with the Fire Department as far as impact and feel that nothing extreme is presented here that will create any unnecessary things. With the added storage units, the customers will come and go, and no permanent living will be at River Storage. Hawk's landing will be an additional 12 small homes that are being placed on the property are not susceptible to fire as much as a traditional home that are framed in wood. Our steel framed homes paired with the closed cell spray foam present a perfect energy seal and are virtually fireproof allowing emergency services and residents to have less risk of loss. Every service has currently experienced the motel for nearly 20 years, and this is a small extension of any more risk.**

4.3.E.6 That the use does not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.

**This property will be maintained privately with no cost to the county. This will create more tax revenue for Boise County with no additional costs as far as maintenance, roadwork, or snow removal. We have significant open space for snow storage on the 4 acres.**

4.3.E.7 That the use does not involve uses, activities, processes, materials, equipment and conditions or operations that will be detrimental to any

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persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, pollution, or odors.

**Uses here will be standard uses only and no harmful acts of any kind. All our units will not have any shiny metal including the storage units and all buildings will be of mountain modern finishes. Please see our noise rules that are attached. We make it a priority to guarantee noise reduction and zero tolerance of excessive noise.**

4.3.E.8 That the use does not have vehicular approaches to the property which create hazardous interference with traffic.

**We will use the current approach that has been available to the motel for nearly 20 years. No new approaches are presented in our application.**

4.3.E.9 That the use does not result in the destruction of any significant natural, scenic or historic features.

**No destruction of any natural landscape or feature. The property is covered with old sawmill wood pieces, and we will be bringing in new topical material for better padding and flow.**

- Impact reports:

Impact Report:

A positive impact to the Garden Valley area with our application is that of more affordable/workforce housing. This is the biggest issue in the area and by adding Hawk's Village to the Motel property we are creating a combined 12 more homes at long-term rents for local people needing a place to live and work. Another positive impact on the county is the extension of tax revenue with our entire application. More people will also stay and that creates a resource to local restaurants, banks, businesses, and the grocery store. As the Garden Valley area continues to grow with subdivisions such as South Fork Landing, our River Storage will be able to accommodate that future growth. Seasonal and year-round residents will have a place to store their items without having to commute to another town. Our Hawk's Village will provide an added place for people to experience as we plan to promote recreation in the area to experience things like river adventures, snowmobiling, hiking, hunting, fishing and more all while having that community experience with scenic views of Charters Mountain. The existing property currently is covered in old sawmill bark and wood scrap that we will clean up and re grow the open space to natural habitat. The motel will be getting new deep grain siding, refinished decking, and posts to portray that modern

mountain look blending in with Hawk's Landing. All colors will be of natural earth tones to blend into the area. Currently the Elk and wildlife do not graze on the property due to the material of old wood scraps and bark. With the re-growth of the habitat that we are going to restore, the wildlife will be able to filter back through the property to and from the river each day and potentially graze along the way. The improvement of the soil in our application will have a professional grading and storm water management plan by our engineer Crestline Engineers to ensure all draining and flow is calculated so it does not disturb any neighbor. The motel currently is of quiet nature, and we have attached our noise policy to this application to ensure there isn't any extended impact to neighbors. There will be an increase in traffic to the property for the uses but no new added or different noises that already do not currently exist at the motel. We have spoken to the Fire Department and are arranging on-site meetings to make sure everything complies with them and emergency services. We included an emergency evacuation plan for all residents and emergency services attached to this application and we will follow any comments that are given to this application from the local services such as law enforcement, fire department, emergency services and other public service providers. Our impact to the school will be to allow more schoolteachers a place to live and bring 12 more long term local homes.

8. Plans submitted with application packet:

- A landscape plan is attached.
- An emergency plan is attached.
- Small home plans and rendering are attached.
- To conform with all noxious weed protections.
- Noise rules are attached.

9. Site grading plan:

- This will be a supplemental and given 30+ days in advance to the June 20<sup>th</sup> hearing date.
- The lighting plan is to follow the dark sky ordinance.
- No irrigation plan to apply here.