October 16, 2023

Christopher Kirk
Planning Consultant for
Tamarack Resort Two, LLC (TRH)
9171 South Dixie Highway
Pinecrest, Florida 33156

Valley County Planning and Zoning Commission Cynda Herrick, AICP, CFM, Planning & Zoning Administrator of Valley County 219 North Main Street P.O. Box 1350 Cascade, Idaho 83611

Subject: Preliminary Plat for Buttercup Custom Chalets, Tamarack Planned Unit Development, Phase 3.6

Dear Planning and Zoning Commission, Ms. Herrick,

This letter serves as a cover for the Planning and Zoning Commission review and approval of the Preliminary Plat for Buttercup Custom Chalets, Tamarack Planned Unit Development, Phase 3.6 addition at Tamarack.

Tamarack Resort Two (TRT) proposes to develop 10 Custom Chalet Lots to the north of the existing Clearwater Cottages and northwest of the Clearwater Townhomes. The 10 lots will be accessed by extending Clearwater Court into what is currently undeveloped open space.

The area for these lots was not called out on the original PUD or subsequent CUP as an area for development as it was included as part of the Buttercup Eagle's Nest buffer zone. The eagle's nest is no longer in place and the buffer zone is no longer in exitance. TRT is requesting an amendment to the PUD to shift existing allowed residential into this area. It is not a request for an expansion of the PUD.

Valley County Planning & Zoning Department

219 N. Main PO Box 1350 Cascade, ID 83611 www.co.valley.id.us Phone 208-382-7115 Fax 208-382-7119



C.U.P. & Preliminary Plat Application

TO BE COMPLETED BY THE PLANNING AND FILE # C.U.P. 23-50 ACCEPTED BY		Check #or □ Cash FEE \$ 800 - 11-7-23
CROSS REFERENCE FILE(S):		DATE 11-13-2023
☐ ADMINISTRATIVE PLAT	COMMENTS:	
☐ SHORT PLAT	-	
₩ FULL PLAT		

When an application has been submitted, it will be reviewed in order to determine compliance with application requirements. A hearing date will be scheduled only after an application has been accepted as complete.

The following must be completed and submitted with the conditional use permit application:

- ❖ A <u>preliminary plat</u> containing all of the necessary requirements according to the Valley County Subdivision Regulations.
- A phasing plan and construction timeline.
- ❖ One 8½ x 11" 300 scale drawing of the proposed subdivision showing only the street names and lots.
- A plot plan, drawn to scale, showing existing utilities, streets, easements, ditches, and buildings.
- A <u>landscaping plan</u>, drawn to scale, showing elements such as trees, shrubs, ground covers, and vines. Include a plant list, indicating the size, quantity, location, and name (both botanical and common) of all plant material to be used.
- ❖ A <u>site grading plan</u> clearly showing the existing site topography and detailing the best management practices for surface water management, siltation, sedimentation, and blowing of dirt and debris caused by grading, excavation, open cuts, side slopes, and other site preparation and development.
- ❖ A <u>lighting plan</u>.
- A Wildfire Mitigation Plan.
- Names and addresses of property owners within 300 feet of the property lines. Information can be obtained through the Assessor's Office. Only one list is required.

Ten (10) copies of the application and additional materials are required.

We recommend you review Title 9 and Title 10 of the Valley County Code online at www.co.valley.id.us/planning-zoning or at the Planning and Zoning Office, 219 North Main, Cascade, Idaho.

Subject to Idaho Statute 55-22 Underground Facilities Damage Prevention.

PROPOSED SUBDIVISION NAME Buttercup Custom Chalets
APPLICANT Martin Pico PHONE
APPLICANT Martin Pico PHONE PHONE
APPLICANT'S SIGNATURE DATE 10.10.23
APPLICANT'S MAILING ADDRESS
OWNER Tamarack Resort Two PHONE
OWNER'S MAILING ADDRESS 9171 South Dixie Highway, Pinecrest, FL 33156
Nature of Owner's Interest in this Development? Ownership Partner
AGENT/REPRESENTATIVE Christopher Kirk FAX PHONE
AGENT/REPRESENTATIVE ADDRESS 311 Village Dr. PMB 316, Tamarack, ID 83615
ENGINEER Antonio Conte, Akerman Estvold Engineering PHONE
ENGINEER ADDRESS 7661 West Riverside Drive, Garden City, Idaho 83714
1. SIZE OF PROPERTY 4.99 acres
2. NUMBER OF ACREAGE OF ADJACENT LAND HELD BY THIS OWNER 1484 acres
3. ANY RESTRICTIONS ON THIS PROPERTY?
Easements to None
Deed Restrictions None
Liens or encumbrances None
4. LEGAL DESCRIPTION A PORTION OF TAMARACK RESORT P.U.D. PHASE 2.1, BLOCK 6 IN THE NE1/4 OF TI
<u>SW1/4 OF SECTION 32</u> 5. <u>T.16N., R.3E., B.M., VALLEY COUNTY, IDAHO</u>
6. TAX PARCEL NUMBER RP00515006000B
Quarter NE1/4 OF THE SW1/4 Section 32 Township 16N
Range <u>3E</u> 7. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY ARE AS FOLLOWS:
None
8. ARE THERE ANY KNOWN HAZARDS ON OR NEAR THE PROPERTY (such as canals, hazardous material
spills, soil or water contamination)? If so, describe and give location: None
AD IACENT DEODEDTIES HAVE THE FOLLOWING BUILDING TYPES AND/OR HEES.

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North – Vacant Parcel
South – Tamarack Clearwater Creek Cottages
East – Tamarack Open Space
West – Tamarack Open Space & Buttercup Ski Run

8a.	TYPE OF TERRAIN: Mountainous ⊠ Rolling □ Flat □ Timbered ⊠□
8b.	DOES ANY PORTION OF THIS PARCEL HAVE SLOPES IN EXCESS OF 15%? Yes
8c.	DESCRIBE ANY SIGNIFICANT NATURAL RESOURCES SUCH AS ROCK OUTCROPPING, MARSHES, WOODE AREAS: Heavily timbered
9a.	WATER COURSE: None
9b.	IS ANY PORTION OF THE PROPERTY LOCATED IN A FLOODWAY OR 100-YR FLOODPLAIN? Information can be obtained from the P&Z Office. Include a map if yes. No
9c.	ARE THERE WETLANDS LOCATED ON ANY PORTION OF THE PROPERTY? No
9d.	WILL ANY PART OF THE PROPERTY BE SUBJECT TO INUNDATION FROM STORMWATER OVERFLOW OR SPRING MELTING RUN-OFF? $\underline{\text{No}}$
10a.	NUMBER OF EXISTING ROADS: 0 Width Private or Public? Are the existing road surfaces paved or graveled?
10b.	NUMBER OF <u>PROPOSED</u> ROADS:1 Proposed width: <u>20'</u> Will the <u>proposed</u> roads be publicly or privately maintained? <u>private</u> <u>Proposed</u> road construction: Gravel □ Paved ☒□
11a.	EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS: None
11b.	PROPOSED UTILITIES: _Water, power, sewer, cable
	Proposed utility easement width - 10' Location Outside edge of roadway
12a.	SOLID WASTE DISPOSAL METHOD: Individual Septic □ Central Sewage Treatment Facility ⊠□
12b.	POTABLE WATER SOURCE: Public ⊠ Water Association □ Individual □□ If individual, has a test well been drilled?DepthFlowPurity Verified? Nearest adjacent wellDepthFlow
13.	ARE THERE ANY EXISTING IRRIGATION SYSTEMS? No Are you proposing any alterations, improvements, extensions or new construction? No If yes, explain:
14.	DRAINAGE (Proposed method of on-site retention): BMP ponds to east side of subdivision Any special drains? (Please attach map) Soil type (Information can be obtained from the Soil Conservation District): Nissula Loam
15.	WILL STREETS AND OTHER REQUIRED IMPROVEMENTS BE CONSTRUCTED PRIOR TO THE RECORDING OF THE FINAL PLAT? No
	If not, indicate the type of surety that will be put up to ensure the construction of the improvements within one (1) year from the date of filing the plat: ???

16.	OUTLINE OF PROPOSED RESTRICTIVE COVENANTS	S:			
	Setbacks: Front 20'	3ides. 15'		Rear15'	
	Mobile homes allowed? No				
	Minimum construction value - NA	Minimum	square fo	otage	_1200 sq ft
	Completion of construction required within	2	Days □	Months □	Years ⊠
	Resubdivision permitted? No				
	Other				
17.	LAND PROGRAM:				
	Acreage in subdivision 4.299 Nu	mber of lot	s in subdivi	sion <u>10</u>	
	Typical width and depth of lots90' >	<u>< 100'</u>			
	Typical lot area29 acres Minimum lot area_	.175 a	<u>cres_</u> Maxiı	num lot area	.38 acres
	Lineal footage of streets 1050	Avera	ge street le	ngth/lot <u>70'</u>	
	Percentage of area in streets 25	<u>%</u>			
	Percentage of area of development to be public (including e	asements) <u>C</u>	<u>1%</u>	
	Maximum street gradient 8.89%				
	Indicate if subdivision is to be completely develop	ed at one t	ime; if not,	describe stage	es <u>One time</u>
		***************************************	***************************************		

- 18. COMPLETE ATTACHED PLAN FOR IRRIGATION.
- 19. COMPLETE ATTACHED WEED CONTROL AGREEMENT.
- 20. COMPLETE ATTACHED IMPACT REPORT. It must address potential environmental, economic, and social impacts and how these impacts are to be minimized.



VALLEY COUNTY

WEED CONTROL AGREEMENT

The purpose of this agreement is to establish a cooperative relationship between Valley County and the undersigned Cooperator to protect the natural and economic values in the Upper Payette River watershed from damages related to the invasion and expansion of infestations of noxious weeds and invasive plants. This is a cooperative effort to prevent, eradicate, contain and control noxious weeds and invasive plants on public and private lands in this area. Factors related to the spread of weeds are not related to ownership nor controllable at agency boundaries. This agreement formalizes the cooperative strategy for management of these weeds addressed in Valley County's Integrated Weed Management Plan.

In this continuing effort to control Noxious Weeds, Valley County Weed Control will consult with the undersigned Cooperator and outline weed identification techniques, present optional control methods and recommend proper land management practices.

The undersigned Cooperator acknowledges that he/she is aware of any potential or real noxious weed problems on his/her private property and agrees to control said weeds in a timely manner using proper land management principles.

COOPERATOR	
By:	Ву:
Date:	Valley County Weed Control Date:

IMPACT REPORT (from Valley County Code 9-5-3-D)

- An impact report shall be required for all proposed Conditional Uses.
- The impact report shall address potential environmental, economic, and social impacts and how these impacts are to be minimized as follows:
- 1. Traffic volume, character, and patterns including adequacy of existing or proposed street width, surfacing, alignment, gradient, and traffic control features or devices, and maintenance. Contrast existing with the changes the proposal will bring during construction and after completion, build-out, or full occupancy of the proposed development. Include pedestrian, bicycle, auto, and truck traffic.

Traffic volume within the subdivision will be local only. The roadway will have a 20' pavement width, a maximum road gradient of 8.9% from the access off of Clearwater Court. The 10 Custom Chalet Lots will not significantly create any additional off site traffic volume impacts beyond those cited in Section A of Appendix C of the original PUD application dated March 12, 2001.

2. Provision for the mitigation of impacts on housing affordability.

The Custom Chalet product that will be constructed will be of a lower square footage than many of the other single family Tamarack built product types, providing a more entry level price point.

3. Noise and vibration levels that exist and compare to those that will be added during construction, normal activities, and special activities. Include indoor and outdoor, day and night variations.

The 10 Custom Chalet Lots will not significantly create any additional impacts beyond those cited in Section B of Appendix C of the original PUD application dated March 12, 2001, and the Tamarack will comply with all the state and county noise control regulations and standards.

4. Heat and glare that exist and that might be introduced from all possible sources such as autos in parking areas, outdoor lights, water or glass surfaces, buildings, or outdoor activities.

The 10 Custom Chalet Lots will not significantly create any additional impacts beyond those cited in Section C of Appendix C of the original PUD application dated March 12, 2001. The site will be subject to the Tamarack Resort Design and Development guidelines which address the above. Further the mitigation measures indicated in Section C will be applied to this site

5. Particulate emissions to the air including smoke, dust, chemicals, gasses, or fumes, etc.,

both existing and what may be added by the proposed uses.

The 10 Custom Chalet Lots will not significantly create any additional impacts beyond those cited in the Air Quality Section, Page 9, of Appendix C of the original PUD application dated March 12, 2001. The Chalet will typically have propane burning fireplaces and not wood burning to reduce particulate emissions. Beyond that, the mitigation measures indicated in this section will be applied to this site. See attached Appendix C.

6. Water demand, discharge, supply source, and disposal method for potable uses, domestic uses, and fire protection. Identify existing surface water drainage, wet lands, flood prone areas and potential changes. Identify existing ground water and surface water quality and potential changes due to this proposal.

Currently Tamarack has two wells that produce potable water from aquifers underneath the resort property. Tamarack will be developing an additional well to meet the expanding water demands of the resort. The existing wells and water infrastructure were constructed by Tamarack and have sold through a potable water system purchase agreement with North Lake Water and Sewer District who operates and maintains the system. The new well will also be turned over to North Lake after it is developed. Water demand for the 10 Custom Chalet Lots will be minimal, as only 10 edu's of water will be required.

7. Fire, explosion, and other hazards are existing on the site and proposed. Identify how activities on neighboring property may affect the proposed use.

No fire explosion, and other hazards currently exist on the vacant site or are proposed after the site is developed. The surrounding land uses are residential camping and parking whose activities should have minimal effect on the use of this site

 Removal of existing vegetation or effects thereon including disturbance of wet lands, general stability of soils, slopes, and embankments and the potential for sedimentation of disturbed soils.

As many of the existing trees and native vegetation as possible will be protected during the construction process of the road, utilities, and Cottages. No wetland disturbance will occur.

9. Include practices that will be used to stabilize soils and restore or replace vegetation.

Silt fencing will be used to protect the drainages to the east and strategically placed BMP settling basins will be developed below the road to the east of the development in the common open space to contain runoff from storm events.

10. Soil characteristics and potential problems in regard to slope stability, embankments, building foundation, utility and road construction. Include suitability for supporting proposed landscaping.

Soil is "Demast loam, 15 to 30 percent slopes" that has been essentially undisturbed to date. There are no unusual stability issues for building construction and the soils support health existing vegetation, so construction of improvements, and site restoration should not be an issue.

11. Site grading or improvements including cuts and fills, drainage courses and impoundments, sound and sight buffers, landscaping, fencing, utilities, and open areas.

Site grading will significant with both cuts and fills to develop the. The well-established existing vegetation will be protected during the construction of the roads. The Custom Chalet sites will be left undisturbed until building permits for the units are approved. As a Tamarack standard, and no fencing of individual lots will be allowed

12. Visibility from public roads, adjoining property, and buildings. Include what will be done to reduce visibility of all parts of the proposal but especially cuts and fills and buildings. Include the affect of shadows from new features on neighboring property.

No impacts for any of the above.

13. Reasons for selecting the particular location including topographic, geographic and similar features, historic, adjoining land ownership or use, access to public lands, recreation, utilities, streets, etc., in order to illustrate compatibility with and opportunities presented by existing land uses or character.

The site for the Buttercup Custom Chalets was anticipated during the planning for Clearwater Court. The Clearwater Court road was terminated with the idea that Tamarack may extend development into this area at some point in the future. It has easy access to the resort facilities and infrastructure. It is bounded the south and southeast by existing residential and will be developed as a residential use that will be compatible with adjoining residential neighborhood.

14. Approximation of increased revenue from change in property tax assessment, new jobs available to local residents, and increased local expenditures.

Assuming an average tax rate of 0.44% and an assumed assessed value for the Chalets of \$2,400,000 then the approximate tax would be \$10,560.00 per year per unit for a total property tax of \$105,600 for the 10 units, as opposed to the current minimal taxation rate as Open Space.

15. Approximation of costs for additional public services, facilities, and other economic impacts.

Tamarack is approved for 2043 dwelling units (DU's) through the existing PUD. There would be no increase in additional anticipated service costs since Tamarack is not asking for any additional dwelling units (DU's) for this site. However, any unanticipated increase in public services will be offset by increased property tax revenues.

16. State how the proposed development will impact existing developments providing the same or similar products or services.

The development of the 10 Chalets on this site is in alignment with the existing Tamarack CUP and the existing surrounding land within Tamarack.

17. State what natural resources or materials are available at or near the site that will be used in a process to produce a product and the impacts resulting from the depletion of the resource. Describe the process in detail and describe the impacts of each part.

Tamarack has stockpiled and screened soil on the resort property for site restoration purposes. This resource will be used for assisting in the landscaping and restoration of the site after construction.

18. What will be the impacts of a project abandoned at partial completion?

The development of the site will increase the accessibility, value, and provide utilities to the site. If the project is stopped the improvements will provide a jump start for a project re-start.

19. Number of residential dwelling units, other buildings and building sites, and square footage or gross non-residential floor space to be available.

There will be 10 Chalets developed on this site.

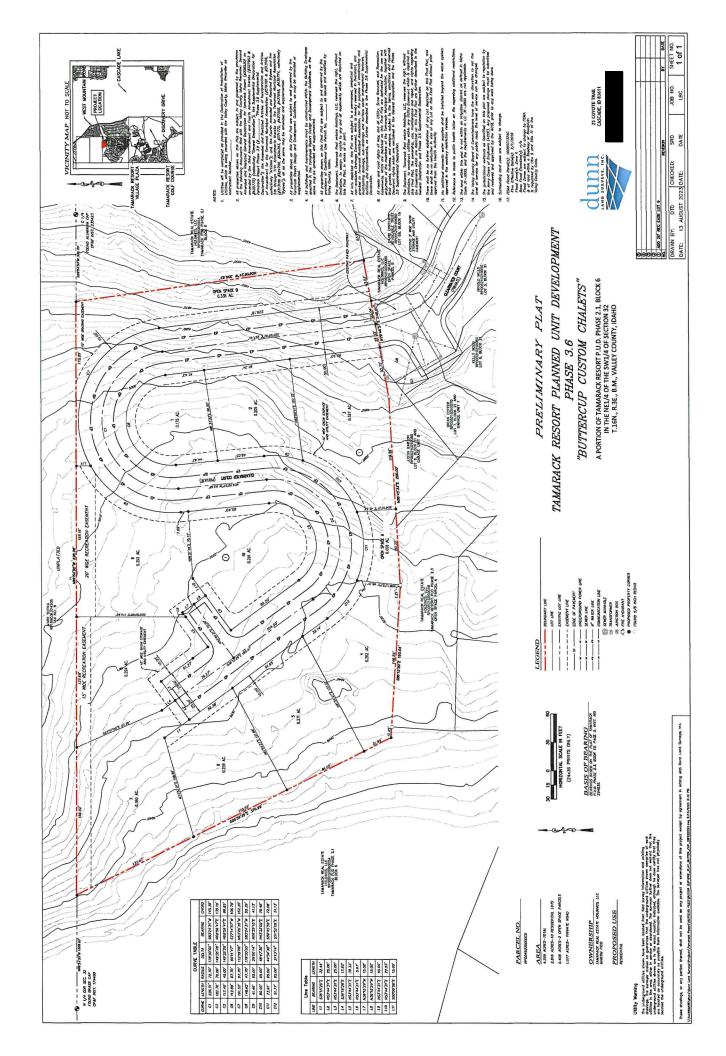
20. Stages of development in geographic terms and proposed construction time schedule.

The roads and infrastructure will be developed during the summer of 2024 or 2025 depending on market conditions and demand with timeframe for construction of the Chalets to depend on the schedule of the buyer of the individual lots.

21. Anticipated range of sale, lease or rental prices for dwelling units, building or other site, or

non-residential floor space in order to insure compatibility with adjacent land use and development.

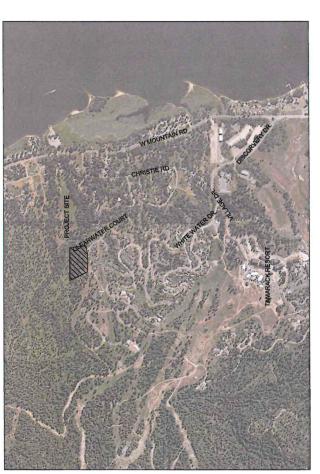
Prices for the Custom Chalet Lots will be in keeping with the market prices for similar products at the Resort.



TAMARACK RESORT BUTTERCUP CUSTOM CHALETS

VALLEY COUNTY, IDAHO

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CERTIFICATE OF COMPLIANCE

	ž	otes:	Disclaimer:	
ING:	÷	ALL CONSTRUCTION SHALL CONFORM WITH LOCAL & STATE BUILDING, PLUMBING, AND ELECTRICAL CODE.	It is understood that these plans were designed in accordance with standard	
D ON THE PLAT OF TAMARACK RESORT P.U.D. PHASE 2.3 , 5, INST, NO. 284639	2.	LOCATIONS OF ESSING UTILITIES SHOWANG REPRODUMET AND ROBGED HONH (FORWARTHOFFROEDER UTILITY COCCURRED AND FIRST COCCURRED BY UTILITY COCCURRED AND FIRST COSTENATOR A CACCURACY OF LOCATIONS OF ALL UNDERSCHOLD UTILITIES IS RETIFIED AND WINDSHAFFED FOR LOCATION OF ALL UNDERSCHOLD UTILITIES IN RETIFIED AND WINDSHAFFED AN	practices widely accepted through the field of chil angionening and surveying. Athough the plans represented hore have been designed by, or under the direct supervision of, a	
114:	e,	PRIOR TO THE COMMENCEMENT OF ANY WORK, THE CONTRACTOR SHALL FILE A "NOTICE OF INTENT TO OBTAIN CONTRACTOR SHALL FILE A "NOTICE OF INTENT TO OBTAIN OCCURED THE MINES THE MINES THE WITH FOR STORM WATER INSCHARGE ASSOCIATED WITH CONSTRUCTION	registered professional engineer, Ackerman-Estvold will not be responsible for the accuracy of any physical work that is not	
NGS OPUS UTILITY		ACTIVITY (NCI).	constructed under the direct full time observation of personnel employed by	



VALLEY COUNTY, IDAHO

DATE: 4/14/23

THE SHEET

