

Conditional Use Permit Project Description

51 Pinnacle Ct Donnelly, ID

We're seeking to obtain a conditional use permit for 51 Pinnacle Ct located in Tamarack Resort to increase the short-term rental maximum occupancy from 12 people to 18 people (STR Permit 2023-132). The purpose of increasing occupancy is to make the home more accommodating for guests traveling with more people, as the home is already set-up to sleep 18. The home is 4,568sqft on a .5 acre lot and consists of a main home plus an additional dwelling unit over the detached garage. The main home is 6BR/4BA and is already comfortably equipped to sleep 16 people, with a bedroom configuration as follows:

Main Floor: 1 bedroom + 1 full bath

BR 1: King Bed (2 people)

2nd Floor: 2 bedrooms + 2 full bath

BR 2: Ensuite with King Bed (2 people)

BR 3: Ensuite with King Bed (2 people)

Basement: 3 bedrooms + 1 full bath

BR 4: Queen Bed (2 people)

BR 5: Queen Bed (2 people)

BR 6: Queen/Queen Bunk + Twin/Twin Bunk (6 people)

The above-garage apartment is 1BR/1BA and has a full-kitchen, and is already comfortably equipped to sleep 2 people. It has a full bath, with a queen-sized bed.

There is ample parking for 5 vehicles with a two-car detached garage, and a U-shaped driveway that can comfortably fit three cars.

No additional building or reconfiguring of the home or property will be required, and all STR permitting requirements would continue to be met. Guests would not be allowed to park on the street (only driveway/garage parking permitted), and we would continue to monitor and enforce all current STR rules (no parties/events, noise levels, observed quiet hours, etc.). Tamarack Resort has 24-hour onsite security and has our contact information should there be any neighbor complaints or issues.

Valley County Planning and Zoning Department

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



Conditional Use Permit Application

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT		<input checked="" type="checkbox"/> Check # [REDACTED] or <input type="checkbox"/> Cash
FILE # <u>24-04</u>	FEE \$ <u>250</u>	
ACCEPTED BY <u>Lie</u>	DEPOSIT <u> </u>	
CROSS REFERENCE FILE(S): <u>STR 2023-132</u>	DATE <u>2-12-24</u>	
PROPOSED USE: <u>STR - 15 people</u>		

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 or if applicant requests the hearing in writing.

Applicant's Signature:  Date: 24/01/2024

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

- ☐ A **detailed project description** disclosing the purpose, strategy, and time frame of construction. Include a phasing plan if appropriate. Address fire mitigation, utilities, fencing, access, emissions, dust, noise, and outside storage.
- ☐ A **plot plan**, drawn to scale, showing the boundaries, dimensions, area of lot, existing and proposed utilities, streets, easements, parking, setbacks, and buildings.
- ☐ A **landscaping plan**, 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 **site grading plan** 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 **lighting plan**.
- ☐ **Names and addresses of property owners** within 300 feet of the property lines. Information can be obtained through the GIS Portal at www.co.valley.id.us. Only one copy of this list is required.
- ☐ **Ten (10) copies** of the application, project description, plot plan, landscaping plan, grading plan, and impact report are required.

We recommend you review the Valley County Code online at www.co.valley.id.us
or at the Planning & Zoning Office at 219 North Main Street, Cascade, Idaho

Subject to Idaho Statute Title 55 Chapter 22 Underground Facilities Damage Prevention.

CONTACT INFORMATION

APPLICANT Karin Warden PHONE [REDACTED]
Owner ☒ Purchaser ☐ Lessee ☐ Renter ☐

MAILING ADDRESS 13952 Tree Loft Rd Milton, GA ZIP 30004

EMAIL [REDACTED]

PROPERTY OWNER Same as above

MAILING ADDRESS _____ ZIP _____

EMAIL _____

AGENT / REPRESENTATIVE Kelly Crockett (Bespoke Properties) PHONE [REDACTED]

MAILING ADDRESS 13 White Swan Ct Donnelly ZIP 83615

EMAIL [REDACTED]

CONTACT PERSON (if different from above) Kelly Crockett (Bespoke Properties)

MAILING ADDRESS _____ ZIP _____

EMAIL _____ PHONE _____

PROPERTY INFORMATION

ADDRESS OF SUBJECT PROPERTY 51 Pinnacle Ct Donnelly, ID 83615

PROPERTY DESCRIPTION (either lot, block & subdivision name or attach a recorded deed with a metes and bounds description.)
TAMARACK RESORT P.U.D. PHASE 1 (AMENDED) AMENDED LOT 59 BLOCK 13

TAX PARCEL NUMBER(S) RP00492013059A

Quarter _____ Section _____ Township _____ Range _____

1. PROPOSED USE: Residential ☒ Civic or Community ☐ Commercial ☐ Industrial ☐

2. SIZE OF PROPERTY .5 Acres ☒ or Square Feet ☐

3. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY ARE AS FOLLOWS:
537 Res Impr on Cat 15

4. ARE THERE ANY KNOWN HAZARDS ON OR NEAR THE PROPERTY (such as canals, hazardous material spills, and/or soil or water contamination)? If so, describe and give location: No

5. ADJACENT PROPERTIES HAVE THE FOLLOWING BUILDING TYPES AND/OR USES:

North Residential

South Residential

East Residential

West Residential

APPLICATION DETAILS

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: N/A

7. NON-RESIDENTIAL STRUCTURES OR ADDITIONS (If applicable):

Number of Proposed Structures: N/A

Number of Existing Structures: N/A

Proposed Gross Square Feet

Existing Gross Square Feet

1st Floor _____

1st Floor _____

2nd Floor _____

2nd Floor _____

Total _____

Total _____

8a. TYPE OF RESIDENTIAL USE (If applicable): Single family residence ☒ Multiple residences on one parcel ☐

8b. TYPE OF STRUCTURE: Stick-built ☒ Manufacture Home ☐ Mobile Home ☐ Tiny Home ☐ Other ☐ _____

8c. SQUARE FOOTAGE OF PROPOSED RESIDENTIAL STRUCTURES (If applicable): N/A

SQUARE FOOTAGE OF EXISTING RESIDENTIAL STRUCTURES: 4,568 SQFT

8d. DENSITY OF DWELLING UNITS PER ACRE: 1 DWELLING .5 ACRE

9. SITE DESIGN:

Percentage of site devoted to building coverage: 100

Percentage of site devoted to landscaping: _____

Percentage of site devoted to roads or driveways: _____

Percentage of site devoted to other uses: _____, describe: _____

Total: 100%

10. PARKING (If applicable):

Office Use Only

a. Handicapped spaces proposed: _____

Handicapped spaces required: _____

b. Parking spaces proposed: 5

Parking spaces required: _____

c. Number of compact spaces proposed: _____

Number of compact spaces allowed: _____

d. Restricted parking spaces proposed: _____

e. Are you proposing off-site parking: NO

11. SETBACKS:

BUILDING

Office Use Only

PARKING

Office Use Only

Proposed

Required

Proposed

Required

Front _____

Rear _____

Side _____

Side Street _____

12. NUMBER OF EXISTING ROADS: 1 Width: _____

Existing roads will be: Publicly maintained? ☒ Privately Maintained? ☐ or Combination of both? ☐

Existing road construction: Gravel ☐ Paved ☒ or Combination of both? ☐

13. NUMBER OF PROPOSED ROADS: N/A Proposed width: N/A

Proposed roads: Publicly maintained? ☐ Privately Maintained? ☐ or Combination of both? ☐

Proposed road construction: Gravel ☐ Paved ☐ or Combination of both? ☐

14. ARE SHARED DRIVEWAYS PROPOSED? If so, please explain why. Yes ☐ No ☒

15. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:

NLSWD, ELECTRIC, GAS

16. PROPOSED UTILITIES: N/A

Proposed utility easement widths _____ Locations _____

17. SEWAGE WASTE DISPOSAL METHOD: Septic ☐ Central Sewage Treatment Facility ☒
Name: NLSWD

18. POTABLE WATER SOURCE: Public ☒ Water Association ☐ Individual Well: ☐

If individual, has a test well been drilled? _____ Depth _____ Flow _____ Purity Verified? _____
Nearest adjacent well _____ Depth _____ Flow _____

19. DRAINAGE (Proposed method of on-site retention): N/A

Any special drains? _____ (Please attach map)

Soil type(s): _____
(Information can be obtained from the Natural Resource Conservation Service: websoilsurvey.nrcs.usda.gov)

Stormwater Prevention Management Plan will need approval from Valley County Engineer.

20. IS ANY PORTION OF THE PROPERTY LOCATED IN A FLOODWAY OR 100-YR FLOODPLAIN?
(Information can be obtained from the Planning & Zoning Office) Yes ☐ No ☒

21. DOES ANY PORTION OF THIS PARCEL HAVE SLOPES IN EXCESS OF 15%? Yes ☐ No ☒

21. ARE THERE WETLANDS LOCATED ON ANY PORTION OF THE PROPERTY? Yes ☐ No ☒

23. IS THERE ANY SITE GRADING OR PREPARATION PROPOSED? Yes ☐ No ☒
If yes, explain: _____

24a. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? Yes ☒ No ☐

Are you proposing any alterations, improvements, extensions or new construction? Yes ☐ No ☒

If yes, explain: _____

24b. COMPLETE ATTACHED PLAN FOR IRRIGATION if you have water rights and are in an irrigation district.
Submit letter from Irrigation District, if applicable.

25. COMPLETE ATTACHED WEED CONTROL AGREEMENT

26. COMPLETE ATTACHED IMPACT REPORT

Irrigation Plan

(Idaho Code 31-3805)

This land: ☒ Has water rights available to it
☐ Is dry and has no water rights available to it.

Idaho Code 31-3805 states that when all or part of a subdivision is "located within the boundaries of an existing irrigation district or canal company, ditch association, or like irrigation water deliver entity ... **no subdivision plat or amendment to a subdivision plat or any other plat or map recognized by the city or county for the division of land will be accepted, approved, and recorded unless:**"

- A. The appropriate water rights and assessment of those water rights have been transferred from said lands or excluded from an irrigation entity by the owner; or
- B. The owner filing the subdivision plat or amendment to a subdivision plat or map has provided for the division of land of underground tile or conduit for lots of one acre or less or a suitable system for lots of more than one acre which will deliver water to those landowners within the subdivision who are also within the irrigation entity with the appropriate approvals:
 - 1. For proposed subdivisions located within an area of city impact, both city and county zoning authorities must approve such irrigation system.
 - 2. For proposed subdivisions outside of negotiated areas of city impact, the delivery system must be approved by the Planning and Zoning Commission and the Board of County Commissioners with the advice of the irrigation entity charged with the delivery of water to said lands (e.g., irrigation district).

To better understand your irrigation request, we need to ask you a few questions. Additional pages can be added. A list of the map requirements follows the short questionnaire. **Any missing information may result in the delay of your request before the Planning and Zoning Commission and ultimately the approval of your irrigation plan by the Board of County Commissioners as part of final plat approval.**

- 1. Are you within an area of negotiated City Impact? ☐ Yes ☐ No
- 2. What is the name of the irrigation district/company and drainage entities servicing the property?
Irrigation: _____
Drainage: _____
- 3. How many acres is the property being subdivided? _____
- 4. What percentage of this property has water? _____
- 5. How many inches of water are available to the property? _____
- 6. How is the land currently irrigated? ☐ surface ☐ sprinkler ☐ irrigation well
☐ above ground pipe ☐ underground pipe
- 7. How is the land to be irrigated after it is subdivided? ☐ surface ☐ sprinkler ☐ irrigation well
☐ above ground pipe ☐ underground pipe
- 8. Describe how the head gate/pump connects to the canal and irrigated land and where ditches &/or pipes go.

- 9. Is there an irrigation easement(s) on the property? ☐ Yes ☐ No

10. How do you plan to retain storm and excess water on each lot? _____

11. How do you plan to process this storm water and/or excess irrigation water prior to it entering the established drainage system? (i.e. oil, grease, contaminated aggregates)

Irrigation Plan Map Requirements

The irrigation plan **must be on a scalable map** and show all of the irrigation system including all supply and drainage structures and easements. Please include the following information on your map:

- ☐ All canals, ditches, and laterals with their respective names.
- ☐ Head gate location and/or point of delivery of water to the property by the irrigation entity.
- ☐ Pipe location and sizes, if any
- ☐ Rise locations and types, if any.
- ☐ Easements of all private ditches that supply adjacent properties (i.e. supply ditches and drainage ways).
- ☐ Slope of the property in various locations.
- ☐ Direction of water flow (use short arrows on your map to indicate water flow direction →).
- ☐ Direction of wastewater flow (use long arrows on your map to indicate wastewater direction →).
- ☐ Location of drainage ponds or swales, if any where wastewater will be retained on property
- ☐ Other information: _____

Also, provide the following documentation:

- ☐ Legal description of the property.
- ☐ Proof of ownership.
- ☐ A written response from the irrigation entity and/or proof of agency notification.
- ☐ Copy of any water users' association agreement which shows water schedules and maintenance responsibilities.
- ☐ Copy of all new easements ready for recording (irrigation supply and drainage).
- ☐ If you are in a city area of impact, please include a copy of the approvals by the city planning and zoning commission and city council of your irrigation plan.

=====Applicant Acknowledgement=====

I, the undersigned, agree that prior to the Planning and Zoning Department accepting this application, I am responsible to have all the required information and site plans.

I further acknowledge that the irrigation system, as approved by the Planning and Zoning Commission and ultimately the Board of County Commissioners, must be bonded and/or installed prior to the recording of the plat or building permit.

Signed: _____
Applicant

Date: ____/____/____



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.

Valley County Weed Department can be contacted at 208-382-7199.

By: 
Applicant

By: _____
Valley County Weed Control

Date: 2.29.24

Date: _____

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

You may add information to the blanks below or attach additional sheets.

- ❖ An impact report shall be required for all proposed Conditional Uses.
- ❖ Answer all questions. Mark N/A if the question is not applicable to your application.
- ❖ 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.

Existing streets are adequate, as home will only accommodate what it is currently built for.

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

N/A

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.

N/A, no construction, no events to be held.

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.

N/A, residential use only

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.

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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

N/A

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 impacts of shadows from new features on neighboring property.

N/A

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.

Homeowners continuing to use home for residential use

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

N/A

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

N/A

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

N/A

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.

N/A

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

N/A

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

1 residential dwelling unit plus detached garage with apartment above. 4,568sqft total.

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

N/A

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.

\$600-\$1500/night for short-term rental

Property Tax Exemption

New and expanding business **may** qualify for a property tax exemption for up to 5 years by meeting the qualifications in accordance with Idaho Code§ 63-602NN

Application must be filed with the Valley County Assessor's office before construction begins.

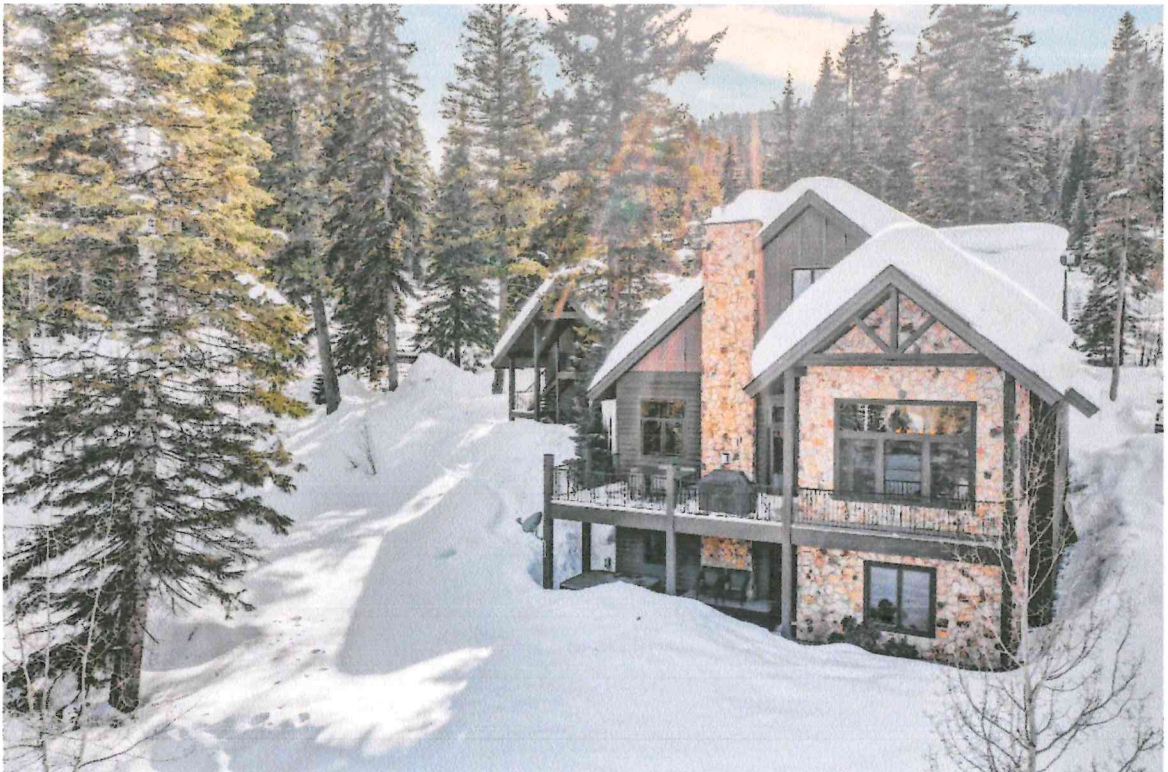
Protocols for qualifying property exemption in Valley County, Idaho:

- Application must be received prior to the start of construction (ex. Building Permits, excavation)
- Term of exemption, not to exceed 5 years, will be up to the discretion of the Valley County Board of Commissioners
- Retail sales business do not qualify
- Multi use may qualify excluding retail sale area
- Housing
 - Multi-family housing must have 5 units or more per structure.
 - Multi-Family housing units may qualify if more than one structure is built totaling 5 or more units
 - For local housing only (workforce)
 - Short term rentals not allowed
 - Units cannot be individually sold (e.g., no condominiums)
- Remodel and/or additions to existing businesses
 - Only the area of remodel/addition may qualify for exemption
 - Retail sales additions/remodel will not qualify

For further information regarding the 63-602NN application process and instructions, please contact the Valley County Assessor's office at 208-382-7126.

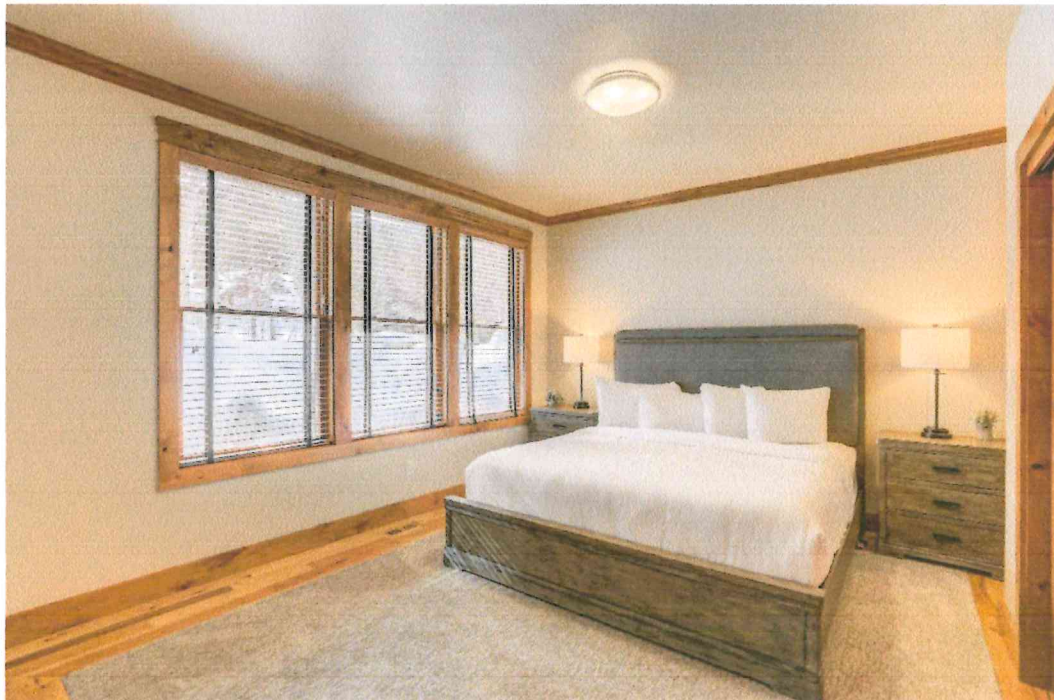
51 Pinnacle Photos

Exterior

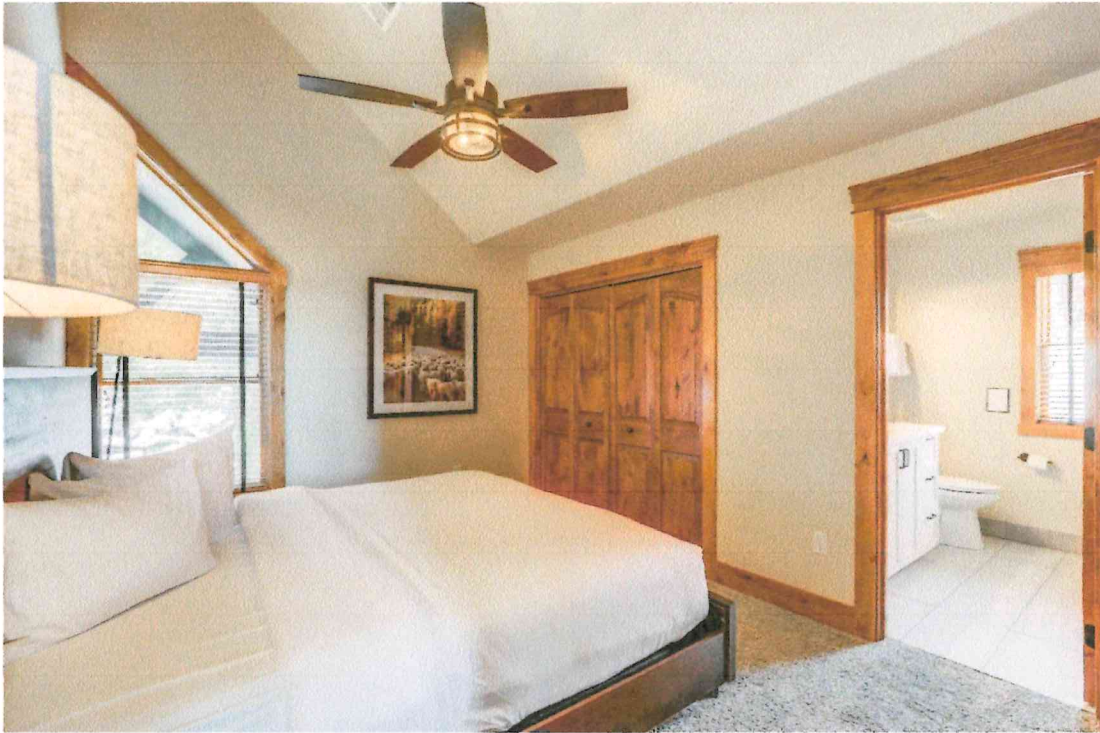




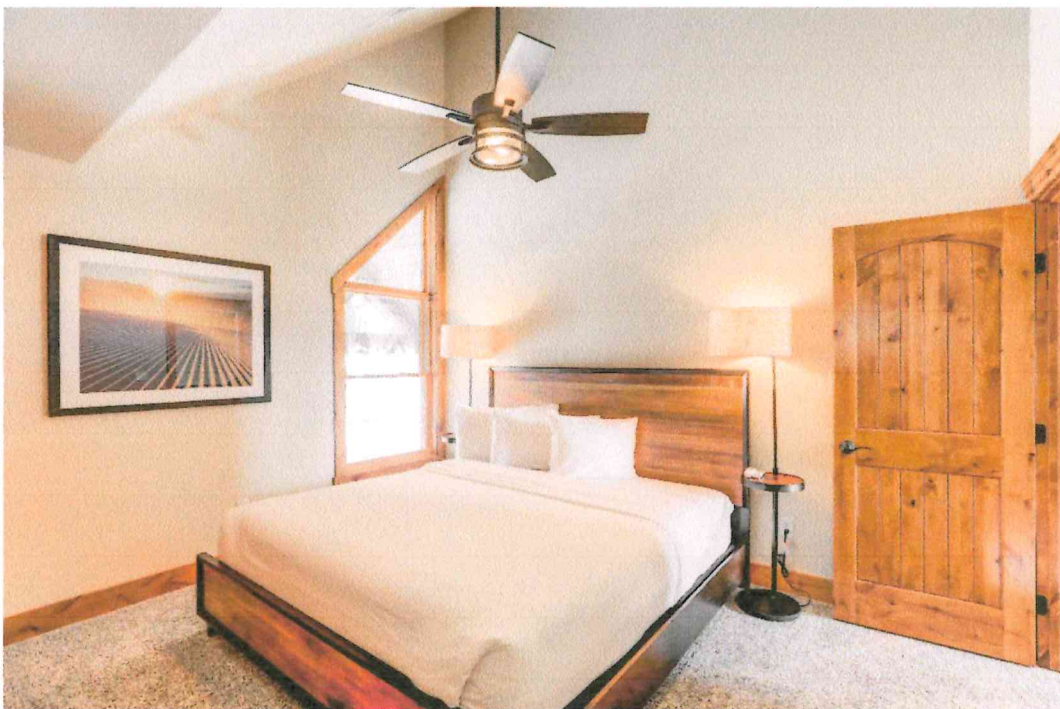
Bedroom 1:



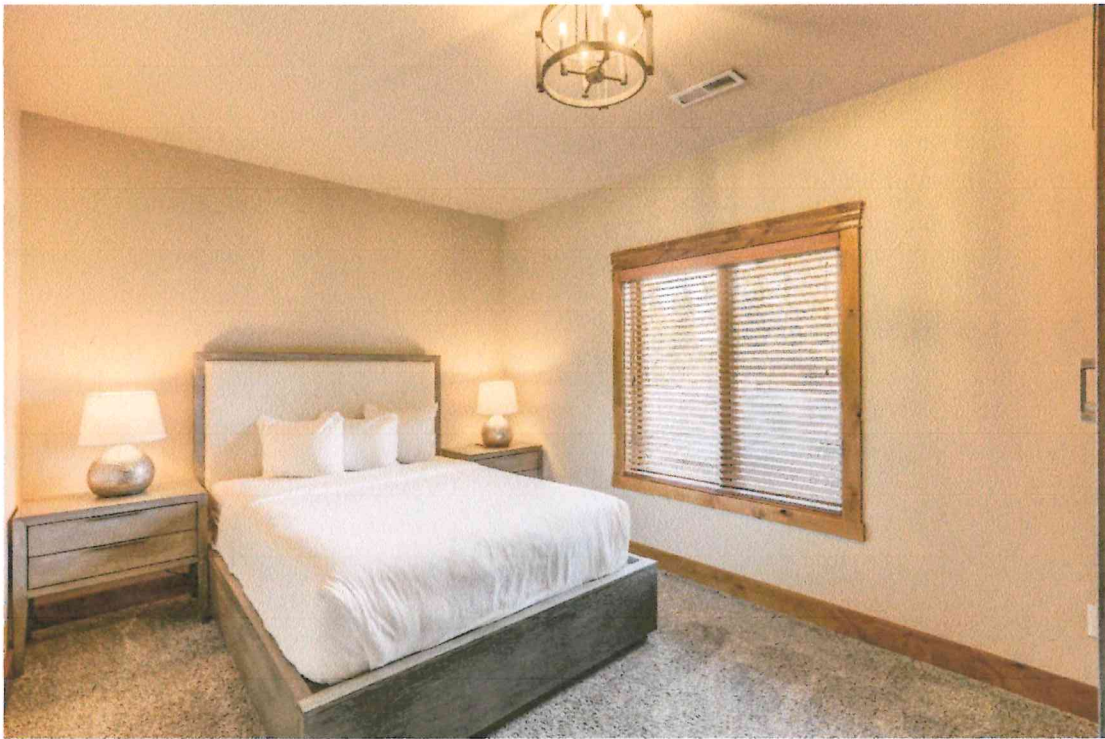
Bedroom 2:



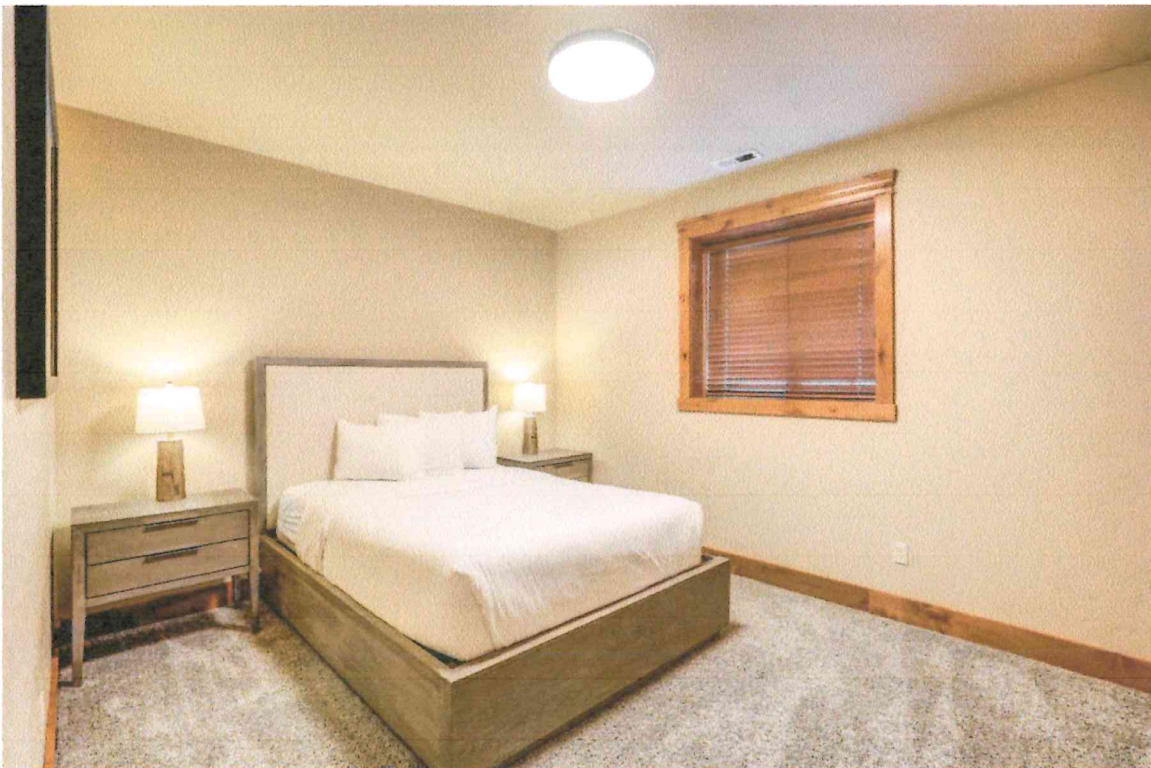
Bedroom 3:



Bedroom 4:



Bedroom 5:



Bedroom 6:



Apartment:



Valley County Planning and Zoning Short-Term Rental Permit

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



Phone: 208-382-7115
Website: www.co.valley.id.us

STR Permit #: **2023-132**

Physical Address: **51 Pinnacle Ct**

Parcel #: **RP00492013059A**

Subdivision: **Tamarack Resort PUD**

Occupancy Maximum: 12 (This number must be posted on-site)

Effective Date of Approval: 10/24/2023

Annual Renewal Date: 10/31/2024 (See Below*)

Property Owner: **Eric & Karin Warden**

Property Manager: **Bespoke Properties**

Contact Number: [REDACTED]

On-going Requirements:

- Address must be posted.
- Post rules, contact information and Occupancy Maximum number on-site.
- Quiet hours from 10:00 p.m. to 7:00 a.m. (Recommendation)
- No parking in any road right-of-way.
- Maintain dark-sky compliant lighting.
- Maintain fire pit.
- Garbage must be regularly hauled away
- Eradicate noxious weeds. (Valley County Weed Dept. 208-382-7199).
- The STR may be used for residential purposes only.
- The STR cannot be used as a wedding venue, corporate retreat, seminars, team-building events, or other use that require a conditional use permit.
- RV's and tents may not be used to increase the maximum occupancy.
- Smoke detectors, carbon monoxide detectors, and, if applicable, liquified petroleum detectors required.
- Outdoor amplified sound, other than household speakers, shall not be allowed at any time.
- Sales tax must be paid to the State of Idaho.
- Shall post address numbers so they are clearly visible from the road.
- Staff can inspect the interior and exterior of the STR if neighbor complaints are received or there is reason to believe the structure has been modified to accommodate a greater occupancy than allowed.
- Any change should be reported to the Planning and Zoning office; a new permit may be required.

Conditions of Approval:

Renewal Information * - (Shall file an annual report as follows):

- Due date (renewal date) is the date of the issuance of the permit each year.
- Shall show compliance with all requirements of original permit.
- State intent for the current upcoming year.
- List any changes that were made to operations and/or facilities. If changes are made to the structure, use, number of occupants, etc., a new permit will be required with the updated information.
- Shall be revoked if not submitted within 30 days of the renewal date.

Approved by: _____

Cynda Herrick, AICP, CFM, P&Z Director

Date: 10/26/2023

Valley County Code 9-4-9 Short Term Rental ordinance is subject to change after a properly noticed public hearing.

Book 9 Page 42 of Plats, Inst. # 278933

Instrument # 278933
VALLEY COUNTY, CASCADE, IDAHO
2003-12-22 03:41:53 No. of P
Recorded for : SECESH ENGINEERING
LELAND Q. HEINRICH
EX-Officio Recorder Deputy J.A.
Indicates: PLAT

1. This Amended Plat replots portions of Tomarack Resort Planned Unit Development Phase 1 Final Plat, recorded in the Office of Recorder of Valley County, Idaho as Instrument Number 278276; it is being filed to amend lot lines in Block 13 Lots 25 through 31A, 34 through 39, 46A through 52, Lot 60, and Block 16 Lot 61, it splits Lot 52, creakline Lot 52A.

2. Utilities have not been installed at the time of recordation of this Plat. Utilities will be completed as provided in the Declaration of Installation of Utilities, recorded as Instrument No. 278277 with the Office of Recorder, Valley County, Idaho.

3. All roads and road rights of way depicted on this Final Plat are private; and after completion, will be owned and maintained by the Tamarack Resort Association, as is further provided in the Private Road Declaration, which is recorded with the Office of Recorder of Valley County, Idaho, as Instrument Number 278278.

4. Bearings based on Record of Survey Book 7 Page 76, Instrument #259083 and the Tamarack Resort Planned Unit Development Phase 1 Final Plat, Book 9 Page 40 of Plats, Instrument Number 278276.

5. All properties shown on this Final Plat are subject to and governed by the provisions of the General Declaration for Tamarack Resort, the Supplemental Declaration for Tamarack Resort, Phase I, and the Articles of Incorporation and Bylaws for Tamarack Resort Association, Inc., as amended, all of which are incorporated by reference into this Declaration. The County of Inyo, together with any additional Declarations and/or Sub-association Articles of Incorporation and Bylaws which are recorded by this Declaration pursuant to the General Declaration for Tamarack Resort.

6. All properties shown on this Final Plat are subject to and governed by the Tamarack Resort Design and Development Cude, as may be amended or supplemented.

7. All buildings and improvements must be constructed within the Building Envelopes specified in the Tamarack Resort Design and Development Guide, as the same may be amended and supplemented.

8. All properties shown on this Final Plat are subject to and governed by the provisions of Conditional Use Permit Nos. 02-04 and 02-05, as issued and modified by Valley County, Idaho.

9. The Declarant, Tamarack Resort LLC, reserves the right, without limitation, to assign its rights to any and all easements which are depicted on this Final Plat, in whole or in part.

10. All roads and road rights of way, all Utility Easements; all Driveway Easements; all Snow Removal Easements; all Access Easements and all Open Space Parcels, which are depicted on this Final Plat, are dedicated for the use and enjoyment of the members of the Tamarack Resort Association, together with their guests, invitees, and assigns, subject to the terms, conditions, and reserved Declarant rights which are contained in the General Declaration for the Tamarack Resort and the Supplemental Declaration for Tamarack Resort, Phase 1.

11. The Recreation Easements depicted on this Final Plat shall be reserved for such recreational uses as the Declarant, Tamarack Resort LLC, shall designate, including but not limited to the following uses: pedestrian, bicyclists, and skiers, and may, with the sole discretion of Tamarack Resort LLC, be vacated.

12. The Declarant, Tamarack Resort LLC, reserves the right, without limitation, to construct roads, driveways, pathways, sidewalks, and related improvements within any Driveway Easement or Access Easement which is depicted on this Final Plat, and to construct utilities within any Utility Easement which is depicted on this Final Plat. The ownership, use, maintenance and repair, and rights regarding the Easements which are depicted on this Final Plat are further described in the General Declaration for the Tamarack Resort and the Supplemental Declaration for the Tamarack Resort, Phase 1.

13. The Declarant, Tamarack Resort LLC, reserves the right, without limitation, to construct overhead or surface ski lifts or tows within any Overhead Ski Lift Easement which is depicted on this Final Plat.

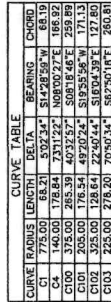
14. No buildings, structures or other improvements may be constructed in the Open Space Easements.

15. Open Space Parcels which are depicted on this Final Plat shall be used, managed and maintained in accordance with the General Declaration for the Tamarack Resort, as well as the Supplemental Declaration for the Tamarack Resort Phase 1.

16. In the case of any conflict between the location of the Recreation Easements, as depicted on this Final Plat, and as actually located on the ground, the on-ground location shall control.

17. There shall be no further division of any lot depicted on this Final Plat except as is allowed in the Supplemental Declaration for Tamarack Resort Phase 1.

18. This Plot is subject to compliance with Idaho Code, Section 31-3805, no irrigation water is provided.



LINE TABLE		
LINE	LENGTH	BEARING
L30	22.28	S17°00'17"W
L31	37.54	S04°44'17"E

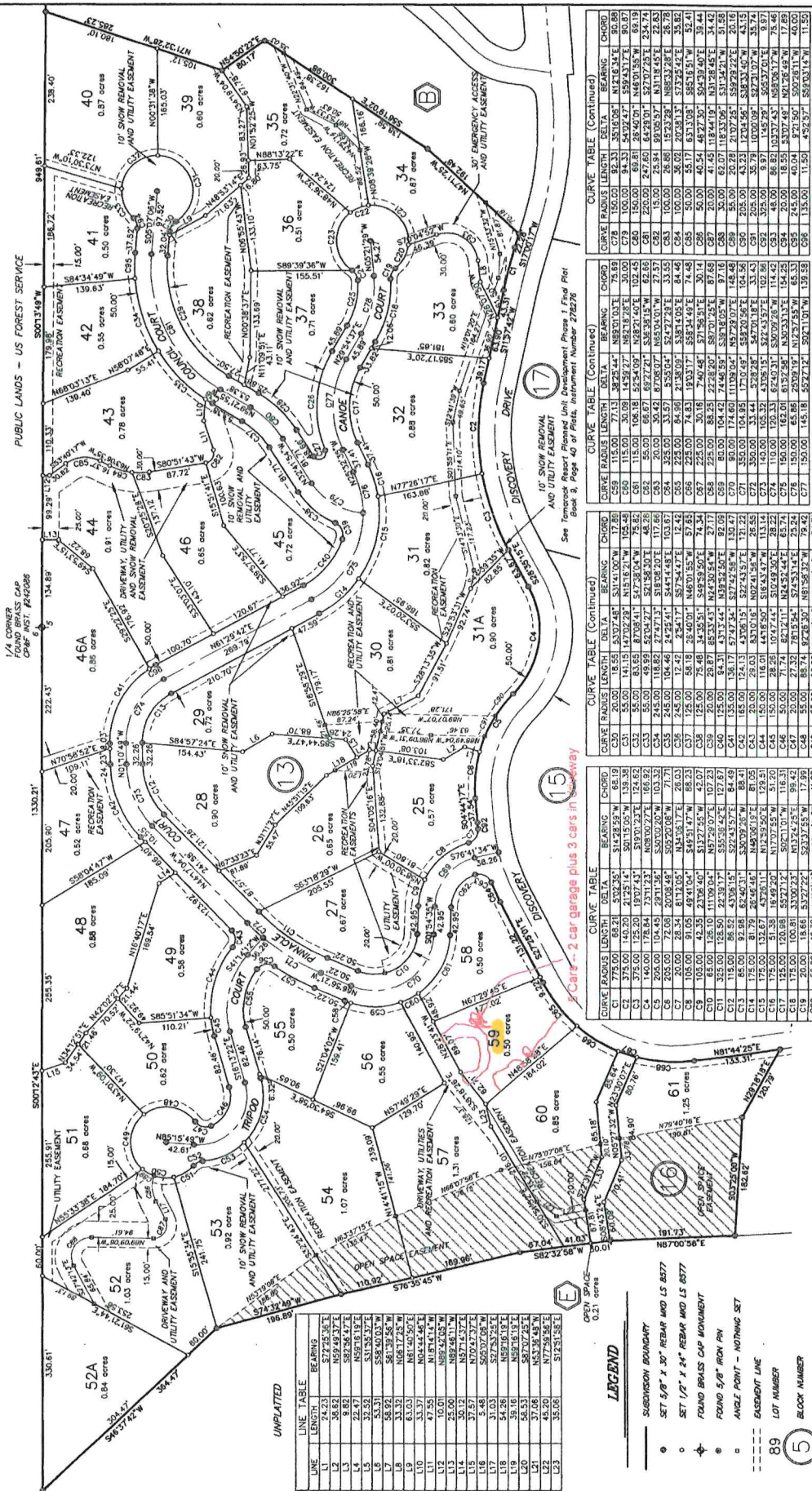
THIS IS TO CERTIFY THAT THIS PLAT IS BEING RECORDED UNDER THE PROVISIONS OF IDAHO CODE 50-1331 THRU 50-1333 AND THAT ALL INTERIOR MONUMENTS WILL BE SET WITHIN ONE YEAR FROM THE RECORDING DATE OF THIS PLAT.

SCALE: 1"=200'

SECESH ENGINEERING, INC.
McCall, Idaho

TAMARACK RESORT PLANNED UNIT DEVELOPMENT AMENDED PHASE 1

A Replat of Portions of Blocks 16 and 13, Tamarack Resort Planned Unit Development Phase 1 Final Plat Located in Section 5, T.15N., R.3E., B.M. Valley County, Idaho



UNPLATTED

LINE	TABLE	BEARING
L1	24.23	S77°25'31\"
L2	36.82	N59°49'27\"
L3	8.82	S82°56'47\"
L4	22.47	N58°15'19\"
L5	33.32	S81°39'58\"
L6	53.31	S89°03'03\"
L7	58.92	S81°39'58\"
L8	33.32	N01°12'25\"
L9	63.03	N01°40'26\"
L10	41.37	N04°44'46\"
L11	41.37	N04°44'46\"
L12	10.01	N08°42'02\"
L13	23.00	N08°48'11\"
L14	30.12	N07°13'37\"
L15	31.46	N07°25'37\"
L16	31.03	S02°52'25\"
L17	31.03	S02°52'25\"
L18	54.26	N08°18'18\"
L19	38.16	N08°18'18\"
L20	37.53	S07°07'28\"
L21	37.53	S07°07'28\"
L22	43.70	N72°26'51\"
L23	35.06	S72°51'58\"

LEGEND

- SECTION BOUNDARY
- SET 5/8\" x 30\" REBAR MID LS 8577
- SET 1/2\" x 24\" REBAR MID LS 8577
- FOUND 5/8\" REBAR CAP MONUMENT
- FOUND 5/8\" ROD PIN
- ANGLE POINT - NOTHING SET
- EASEMENT LINE
- 89 LOT NUMBER
- 5 BLOCK NUMBER
- A OPEN SPACE PARCEL
- OPEN SPACE EASEMENT

CURVE TABLE (Continued)			
CURVE	RADIUS	LENGTH	DELTA
C30	150.00	100.00	30.00
C31	150.00	100.00	30.00
C32	150.00	100.00	30.00
C33	150.00	100.00	30.00
C34	150.00	100.00	30.00
C35	150.00	100.00	30.00
C36	150.00	100.00	30.00
C37	150.00	100.00	30.00
C38	150.00	100.00	30.00
C39	150.00	100.00	30.00
C40	150.00	100.00	30.00
C41	150.00	100.00	30.00
C42	150.00	100.00	30.00
C43	150.00	100.00	30.00
C44	150.00	100.00	30.00
C45	150.00	100.00	30.00
C46	150.00	100.00	30.00
C47	150.00	100.00	30.00
C48	150.00	100.00	30.00
C49	150.00	100.00	30.00
C50	150.00	100.00	30.00
C51	150.00	100.00	30.00
C52	150.00	100.00	30.00
C53	150.00	100.00	30.00
C54	150.00	100.00	30.00
C55	150.00	100.00	30.00
C56	150.00	100.00	30.00
C57	150.00	100.00	30.00
C58	150.00	100.00	30.00
C59	150.00	100.00	30.00
C60	150.00	100.00	30.00
C61	150.00	100.00	30.00
C62	150.00	100.00	30.00
C63	150.00	100.00	30.00
C64	150.00	100.00	30.00
C65	150.00	100.00	30.00
C66	150.00	100.00	30.00
C67	150.00	100.00	30.00
C68	150.00	100.00	30.00
C69	150.00	100.00	30.00
C70	150.00	100.00	30.00
C71	150.00	100.00	30.00
C72	150.00	100.00	30.00
C73	150.00	100.00	30.00
C74	150.00	100.00	30.00
C75	150.00	100.00	30.00
C76	150.00	100.00	30.00
C77	150.00	100.00	30.00
C78	150.00	100.00	30.00
C79	150.00	100.00	30.00
C80	150.00	100.00	30.00
C81	150.00	100.00	30.00
C82	150.00	100.00	30.00
C83	150.00	100.00	30.00
C84	150.00	100.00	30.00
C85	150.00	100.00	30.00
C86	150.00	100.00	30.00
C87	150.00	100.00	30.00
C88	150.00	100.00	30.00
C89	150.00	100.00	30.00
C90	150.00	100.00	30.00
C91	150.00	100.00	30.00
C92	150.00	100.00	30.00
C93	150.00	100.00	30.00
C94	150.00	100.00	30.00
C95	150.00	100.00	30.00
C96	150.00	100.00	30.00
C97	150.00	100.00	30.00
C98	150.00	100.00	30.00
C99	150.00	100.00	30.00
C100	150.00	100.00	30.00

CURVE TABLE (Continued)			
CURVE	RADIUS	LENGTH	DELTA
C101	150.00	100.00	30.00
C102	150.00	100.00	30.00
C103	150.00	100.00	30.00
C104	150.00	100.00	30.00
C105	150.00	100.00	30.00
C106	150.00	100.00	30.00
C107	150.00	100.00	30.00
C108	150.00	100.00	30.00
C109	150.00	100.00	30.00
C110	150.00	100.00	30.00
C111	150.00	100.00	30.00
C112	150.00	100.00	30.00
C113	150.00	100.00	30.00
C114	150.00	100.00	30.00
C115	150.00	100.00	30.00
C116	150.00	100.00	30.00
C117	150.00	100.00	30.00
C118	150.00	100.00	30.00
C119	150.00	100.00	30.00
C120	150.00	100.00	30.00
C121	150.00	100.00	30.00
C122	150.00	100.00	30.00
C123	150.00	100.00	30.00
C124	150.00	100.00	30.00
C125	150.00	100.00	30.00
C126	150.00	100.00	30.00
C127	150.00	100.00	30.00
C128	150.00	100.00	30.00
C129	150.00	100.00	30.00
C130	150.00	100.00	30.00
C131	150.00	100.00	30.00
C132	150.00	100.00	30.00
C133	150.00	100.00	30.00
C134	150.00	100.00	30.00
C135	150.00	100.00	30.00
C136	150.00	100.00	30.00
C137	150.00	100.00	30.00
C138	150.00	100.00	30.00
C139	150.00	100.00	30.00
C140	150.00	100.00	30.00
C141	150.00	100.00	30.00
C142	150.00	100.00	30.00
C143	150.00	100.00	30.00
C144	150.00	100.00	30.00
C145	150.00	100.00	30.00
C146	150.00	100.00	30.00
C147	150.00	100.00	30.00
C148	150.00	100.00	30.00
C149	150.00	100.00	30.00
C150	150.00	100.00	30.00
C151	150.00	100.00	30.00
C152	150.00	100.00	30.00
C153	150.00	100.00	30.00
C154	150.00	100.00	30.00
C155	150.00	100.00	30.00
C156	150.00	100.00	30.00
C157	150.00	100.00	30.00
C158	150.00	100.00	30.00
C159	150.00	100.00	30.00
C160	150.00	100.00	30.00
C161	150.00	100.00	30.00
C162	150.00	100.00	30.00
C163	150.00	100.00	30.00
C164	150.00	100.00	30.00
C165	150.00	100.00	30.00
C166	150.00	100.00	30.00
C167	150.00	100.00	30.00
C168	150.00	100.00	30.00
C169	150.00	100.00	30.00
C170	150.00	100.00	30.00
C171	150.00	100.00	30.00
C172	150.00	100.00	30.00
C173	150.00	100.00	30.00
C174	150.00	100.00	30.00
C175	150.00	100.00	30.00
C176	150.00	100.00	30.00
C177	150.00	100.00	30.00
C178	150.00	100.00	30.00
C179	150.00	100.00	30.00
C180	150.00	100.00	30.00
C181	150.00	100.00	30.00
C182	150.00	100.00	30.00
C183	150.00	100.00	30.00
C184	150.00	100.00	30.00
C185	150.00	100.00	30.00
C186	150.00	100.00	30.00
C187	150.00	100.00	30.00
C188	150.00	100.00	30.00
C189	150.00	100.00	30.00
C190	150.00	100.00	30.00
C191	150.00	100.00	30.00
C192	150.00	100.00	30.00
C193	150.00	100.00	30.00
C194	150.00	100.00	30.00
C195	150.00	100.00	30.00
C196	150.00	100.00	30.00
C197	150.00	100.00	30.00
C198	150.00	100.00	30.00
C199	150.00	100.00	30.00
C200	150.00	100.00	30.00

SCALE: 1\"=100'

NOTES

- 1) REFER TO GENERAL NOTES ON SHEET 1.

SECECH ENGINEERING, INC.
McCall, Idaho
SHEET NO. 2 OF 5