



January 2, 2025

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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 Tamarack Resort PUD, Phase 3.5 "Ponderosa Ridge
Subdivision, No. 2**

Dear Planning and Zoning Commission, Ms. Herrick,

This letter serves as a cover for the Preliminary Plat for Tamarack Resort PUD, Phase 3.5 "Ponderosa Ridge Subdivision, No. 2 addition to the Tamarack Resort PUD. A concept of this phase of development was brought to the P&Z Commission's attention in late 2109 when Tamarack Resort provided a 3-year plan update reflecting Tamarack Resort Two, LLC (TRT) intentions for Tamarack Resort.

See attached cover letter from the 3-year Tamarack Resort PUD update.

TR2 intends to develop 13 Villa Lots on a 4.06-acre site that was originally designated in the CUP as TH-10 Townhomes in Phase 4 of the CUP. TH-7 called for building 20 Townhomes over a 2-year period. The 13 Ponderosa Ridge Villa Phase 3.5 Lots will be accessed from an extension of Ponderosa Ridge Drive where there are currently 15 platted Villa Lots, most of which are currently under construction.

The site is currently known as "Design Plaza" and was developed in Tamarack's early days for the Tamarack Municipal Association offices, Tamarack TVT offices, resort management offices and construction administration offices in 9 modular office buildings. More recently the Tamarack has converted 6 of the units into temporary workforce housing, and employee daycare, while Tamarack Municipal Association offices and Tamarack TVT offices remained in place.

In order to develop this site for the Villas the modulares will be relocated as offices and employee housing into other areas of the Resort. The existing main line water and sewer utilities will remain in place as a backbone and the proposed villas will then tie into them

Per the Tamarack Resort Design Guidelines, the Villa lots must be a minimum of .20 acres; however, these lots will average .26 acres. They will be buffered with surrounding open space and integrated with the existing hiking and biking trail network.

TRT will provide a paved street and utilities per Resort standards to each lot. TRT will be responsible for the improvements and sale of the individual lots or homes. All construction will be in accordance with the Tamarack Resort Design Guidelines and Covenants.

Lighting will conform the Resort standards established in Section 3.3(k) Exterior Lighting outlined in the approved Tamarack Resort Design Guidelines and Covenants.

Wildland Urban Interface and Fire Protection will conform the Resort standards established in Section 2.3 outlined in the approved Tamarack Resort Design Guidelines and Covenants.

Landscaping will conform the Resort standards established in Section 3.4 Landscape Design outlined in the approved Tamarack Resort Design Guidelines and Covenants.

TRT intends to complete the construction of the roads and utilities during the summer of 2025 and commence building homes based in demand after the final plat approvals.

October 9, 2019

Christopher Kirk
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Valley County Planning and Zoning Commission
Cynda Herrick, AICP, CFM, Planning & Zoning Administrator of Valley County
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Subject: Three Year Planning Horizon Summary - Tamarack Resort PUD 98-1 and Conditional Use Permits 02-04 and 02-05 Update

Dear Planning and Zoning Commission, Ms. Herrick,

This letter constitutes a written update for the permits referenced above and a Three Year Planning Horizon Summary provided to you by the new owners and developers, Tamarack Resort Holdings, LLC (TRH). Included is a description and exhibits of the planned improvements at Tamarack for the next three years that are consistent with the approved PUD 98-1 and Conditional Use Permits 02-04 and 02-05. In addition, we have supplemented the description with a PUD/CUP Three Year Update Summary and of Progress to Date

Also attached are appendixes that indicate the history of the project, starting with the 2002 PUD approval.

This update has been created in conjunction with Angel Mendez, Vice President for TRH, along with Jon Reveal, President of TRH.

This report refers to the "Land Development Phasing Plan" included as Exhibit 1 as well as the Tamarack Resort PUD 98-1 and Conditional Use Permits 02-04 and 02-05 December 6, 2018 in the Appendixes.

Sincerely,

Christopher Kirk

cc: Kyle Mowitz, Managing Director, Imperium Blue LLC
Angel Mendez, Chief Operating Officer, Imperium Blue LLC
Jon Reveal, President, Tamarack Resort Holdings
Louise Francesconi, President, Tamarack Municipal Association, Inc.

Brad Larsen, General Manager, Tamarack Resort
Levi Johnson, Community Manager, Tamarack Municipal Association, Inc.

Exhibit 1 - Land Development Phasing Plan

Exhibit 2 - Tamarack Village Phasing Plan Map

Exhibit 3 - Aspen Ridge, Ponderosa Ridge, and Design Plaza Site Plans

Exhibit 4 - Crest Court Site Plans

Appendix 1 2002 CUP 02-04 and 02-05

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Appendix 4 - 2016 Extension request

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Appendix 6 - 2018 Annual Report

Tamarack Resort

Land Development Phasing Plan

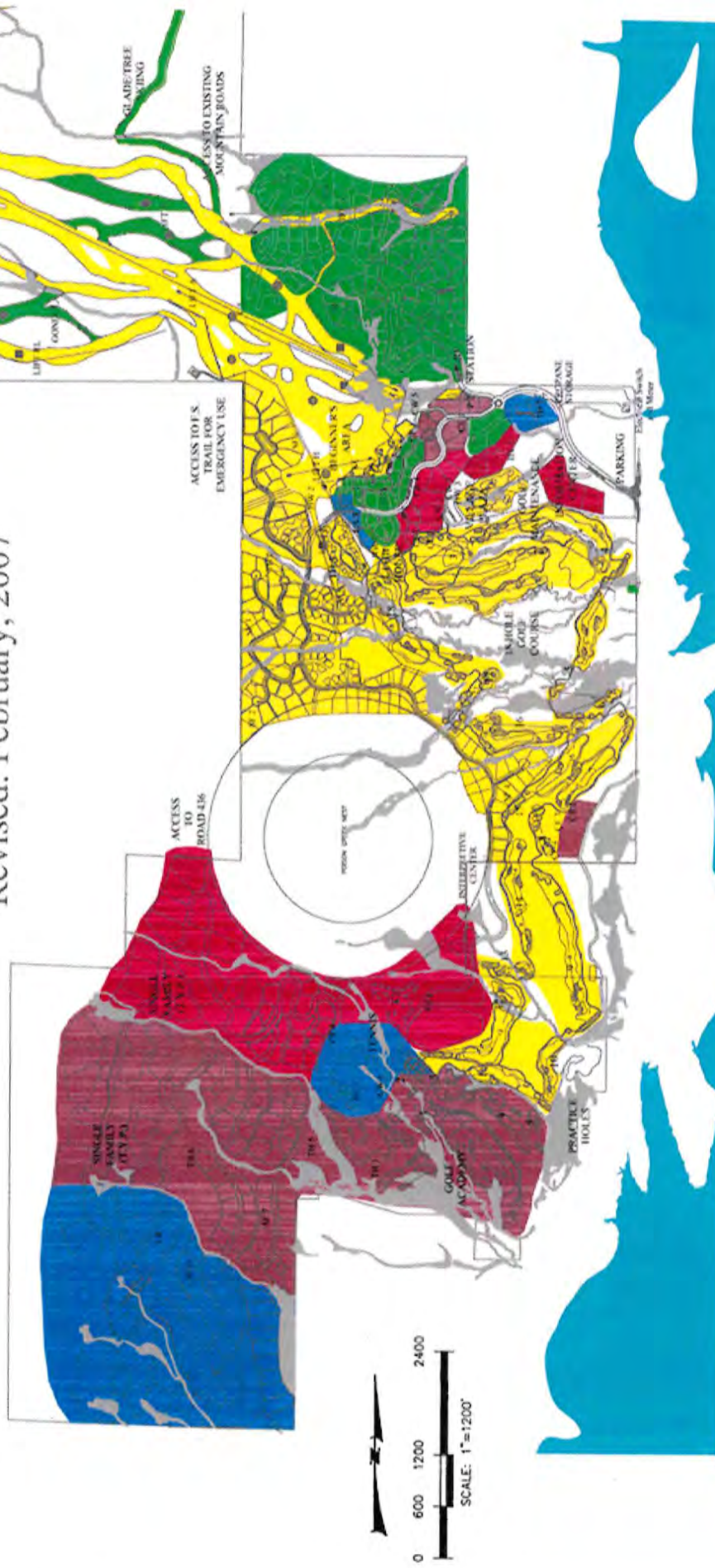
November, 2005

Revised: March, 2006

Revised: February, 2007

Legend:

- Phase 1 - 2003 - 2004
- Phase 2 - 2004 - 2005
- Phase 3 - 2006 - 2008
- Phase 4 - 2009 - 2011
- Phase 5 - 2012 - 2014



THIS DRAWING SHOWS PROPOSED LAND USES IN CONCEPT. THE PRECISE CONFIGURATION OF ALL PROPOSED ELEMENTS MAY CHANGE IN THE FUTURE.

Section 1

Tamarack Resort: Construction Update and Three Year Planning Summary - 2020 through 2022

The following is an update of what is currently being constructed at Tamarack and a descriptive summary of the what Tamarack intends to construct over the next three years. To assist the Planning and Zoning Commission in tracking how Tamarack is following the original approved and amended plan we have included **Exhibit 1 - Land Development Phasing Plan Map** and a condensed **Section 2 - PUD/CUP Three Year Update and Summary of Progress to Date** at the end of this section. It is intended as a broader outline of how the progress to date and the three year plan follows the original PUD.

1. Village and Village Plaza

The construction of the six Village Plaza building ceased in early 2008. Over the intervening years successful efforts were undertaken by a variety of parties to protect the buildings from damage and deterioration. Now, with TRH taking control and investing into the resort, the completion of the construction of the previously dormant Village Plaza is well under way.

When construction ceased, the buildings that were the furthest along were the Buildings 3.1 - Monte Verde , 4.0 - Roseberry and 7.0 – San Miguel. while the remainder of the six buildings; 6.0 – Calvi 1, 6.1 - Calvi 2 and 7.1 - Megeve were essentially shells.

See **Exhibit 2** for a map that indicates the names and the locations of the buildings within Village Plaza.

Prior to commencing any construction improvements, the TRH spent considerable time and effort on analyzing the best phasing framework as well as the future planning goals and objectives for the resort. They analyzed the current market conditions and product demands, reviewed construction codes that may have changed, analyzed current real estate and ski industry trends, considered with fresh eyes how the Village interfaced with the snowfront and resort operations and carefully budgeted the improvements before starting the process of construction. This has resulted in the modernizing and the updating of the layout, furnishings and finishes of the residential condominium units and improving and updating the building exterior color pallet and material selections. Additionally, the entry sequence into the Village has been revisited and reconfigured, the commercial spaces have been re-programing to meet current market demands, landscaping has been introduced into the center of the village to make it a more welcoming place and resort amenities have been added, most visibly captured by the addition of a 45 foot climbing wall at the village entrance to greet visitors and a skier access bridge allowing immediate access to the snowfront from the Village plaza.

Currently the exteriors of Buildings 3.1, 4.0 and 7.0, as well as the Octagon exterior on building 6.0 and the south wall of building 7.1 are in the process of being completed as of this writing.

The goal is to have the thirty one (31) residential units in Building 4.0 and the two (2) units in Building 3.1 available for sale in December of this year, with the twenty three (23) residential units in Building 7.0 following March of 2020.

On the commercial side, in Building 7.0 a coffee shop and market will be open to start the 2019 ski season with a restaurant open in March of 2020 and wine bar by ski season of 2020. Building 3.1 will be the home for ticket sales, ski school and sports activities for the first year. During the summer of 2020 the plaza level of Building 4.0 will be completed by December of 2020 with the addition of a series of dining spaces creating a high food court to help service peak skier days.

Phase 2 of the village will actually commence while Phase 1 is being completed, with available trades moving over from Phase 1. The goal is to have the activities within the current sports dome move into completed spaces in building 7.1. This will to accommodate the apparel and sports shop, ski rentals, ski school, ski ticketing, bike repairs.

The timeframe for Village completion is summarized in **Table 1**

Table 1

Village Plaza Construction Schedule Summary

Phase 1					Completion Date
Building 3.1 Bu8lding 4.0 Building 7.0	Residential	2	each	Condominium Units	December 1, 2019
	Commercial	4447	sq. ft	Sports / Sports Ticketing / Ski School	May 1, 2020
	Residential	31	each	Condominium Units	December 15, 2019
	Commercial	8974	sq. ft	Restaurant / Food Experience	December 1, 2020
	Residential	23	each	Condominium Units	March 1, 2020
	Commercial	2875	sq. ft	Coffee Bar / Market	December 15, 2019
	Commercial	3240	sq. ft	Restaurant	May 1, 2020
	Commercial	1420	sq. ft	Wine Bar	December 1, 2020
Phase 2					
Building 6.0 Building 6.1	Residential	20	each	Condominium Units	December 1, 2020
	Commercial	7081	sq. ft	Restaurant, Retail	May 1, 2021
	Commercial	4801	sq. ft	Gear Valet / Owner Storage	December 1, 2020
	Residential	17	each	Condominium Units	January 1, 2021
Building 7.1	Commercial	4760	sq. ft	Retail. Meeting Space, Offices	December 1, 2021
	Residential	36	each	Condominium Units	February 1, 2021
	Commercial	7275	sq. ft	Sports Retail	December 1, 2020
	Commercial	2443	sq. ft	Brew Pub	May 1, 2021
B-17	Administration, Ski Patrol, and First Aid Building				December 1, 2020
Building 3.1	Climbing Wall				September 1, 2020
Snowfront Re-grading / Dome removal and utility relocation					November 1, 2020



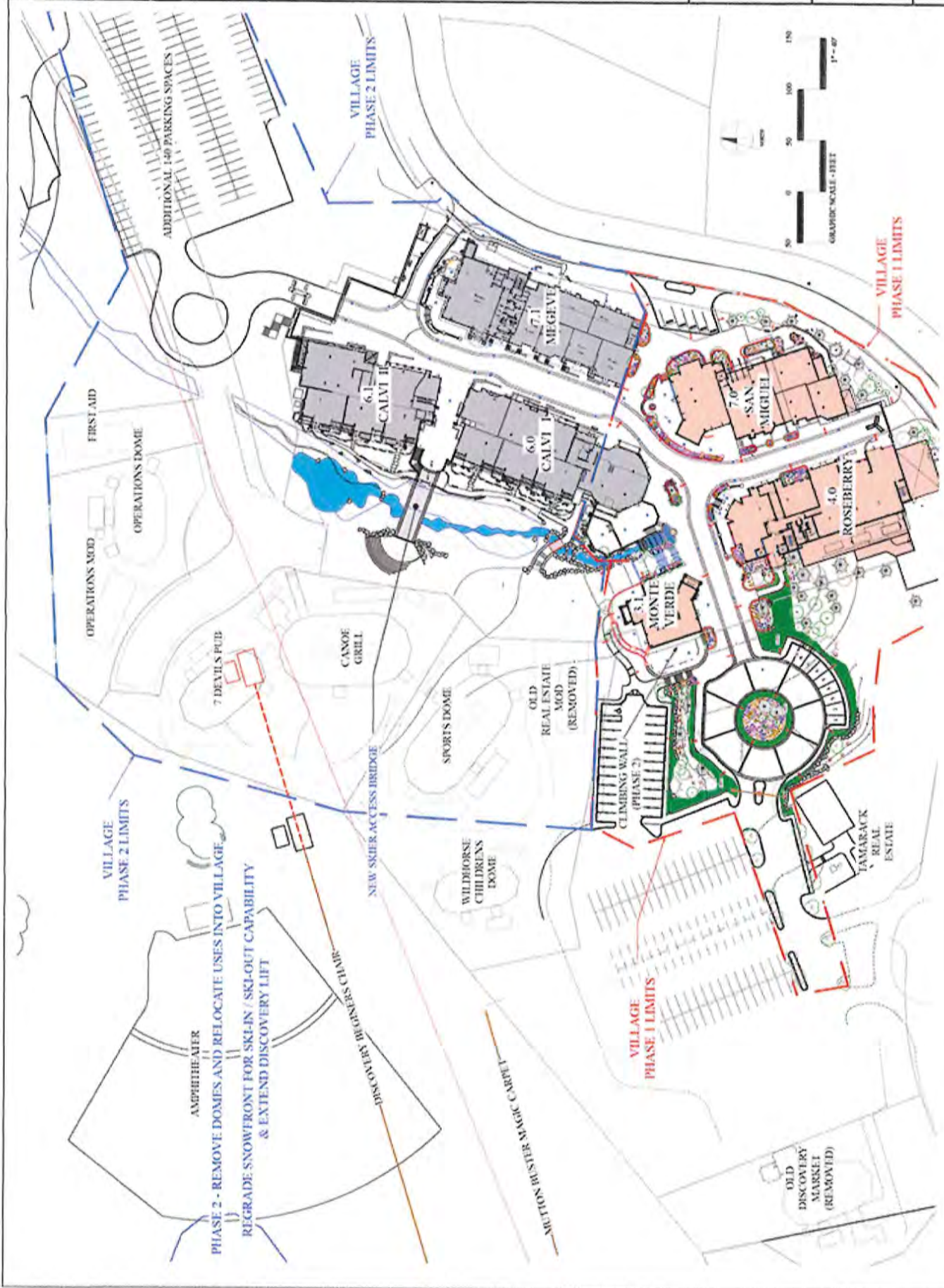
TAMARACK RESORT

311 VILLAGE DRIVE
TAMARACK, IDAHO

TAMARACK
VILLAGE
PHASING PLAN

DATE: 10.1.19

EXHIBIT 2



2. Lake Wing

Additional studies are being undertaken on the best development program for the Lake Wing. However, those improvements are not anticipated to be completed within the next three years. Notwithstanding, within the three year time frame Tamarack intends to improve the site's aesthetics by filling, landscaping and restoring the area around the existing exposed slab and garage area. Tamarack also intends to put the site to beneficial use by opening up the upper parking garage for regular use, installing a railing around the perimeter of the upper deck slab so people can safely use the site, developing a pleasing pathway and stair access to the slab deck from the Lodge at Osprey Meadows and to turn the exiting slab into a useable plaza which can be used for outdoor function, meeting and activities. The views from the deck are spectacular.

Anticipated Completion of the Above Improvements – November 2022

3. Snow Front

The Sprung Structure domes and modular units currently known as the Seven Devils Pub, Canoe Grill, Ski Shop, Ski Patrol building and the Operations Mod will remain through the 2019 – 2020 ski season allowing for completion of the necessary spaces in the Village and elsewhere to accommodate these activities. During the summer of 2020 the necessary restaurants, bar and commercial space will be completed within the Village which will allow for the majority of these buildings to be removed. Two domes will not be removed. One is the Wildhorse Children's Dome, as this dome is in good shape, is out of the way and, is serviceable for some years to come. The other is the Operations Dome. This dome is used by our ski patrol and ski operations and will remain until a new Administration, Ski Patrol, and first Aid Building is constructed in the future.

After the removal of the domes and other improvements the snowfront will be completely regraded to allow ski-in / ski-out access to the Village.

Completion Date: December 2020 through 2022

4. "The Village" - Remainder of Block 19.

Tamarack is revising overall concept for the future development of Block 19. While the planning of the Village buildout is still a work in progress it is anticipated that the development intensity and density will be scaled back to some degree from the original plans. As TRH moves forward they will be keeping Planning and Zoning apprised of any updates.

The following buildings and sites are intended to be developed over the next 3 years within Block 19:

A. Administration, Ski Patrol, and First Aid

The 12,000 sq. ft. building will be constructed at the site of the Building Designation B-17, which was originally designated as the Condominium Residence Club. The intent of this building is to accommodate the current administrative and resort operations support uses in the Operations Modular, the Operations Dome, and the First Aid Building that are currently located at the northeast side of the dome snowfront. The location will allow administration to be conveniently located next to existing parking and will allow convenient ski access to the base lift for the ski patrol and first aid activities.

Completion Date: Anticipated December 2022

B. Aspen Ridge Lots

TRH intends to develop 18 Estate Lots on this site that was originally designated in the CUP as WT-1 Water Treatment in the Pre-development Phase, B-61 a Rope Challenge Course in Phase 2 and B-62 Horse Corrals and in Phase 3. The WT-1 water treatment facilities are no longer needed as they were developed further west from this site within the golf course boundaries. The rope challenge course use is no longer needed as Tamarack developed a mountain zip line accessible from the lift network in 2005 and the current thinking is that horse corrals and horses in general are not compatible with the current hiking, and mountain biking activities at the resort.

The intended 18 Aspen Estate Lots will be accessed off of Village Drive through the trees to the east of the golf maintenance building. This allows the meadow to the south to remain open, creating a positive first impression as one enters the resort. The lots would be a minimum of .35 acres, would be buffered with open space and integrated with the existing hiking and biking trail network.

General Concept - TRH will provide paved street and utilities per Resort standards to the boundary of the parcel. TRH will be responsible for the improvements and sale of the individual lots or homes. All construction will be in accordance with the Resort Design Guidelines and Covenants.

Facilities - 18 lots programmed for construction in years 2021/2022 of Phase 3

Anticipated Completion – November 2022

C. B - 64 Ponderosa Ridge

The intent is to develop 11 Estate Lots that would be accessed off of an existing unplatted road off of Village Drive.

The site is designated as B-64 on the resort facilities plan and was included in Phase 5. The CUP is silent to the development intensity of B-64, it was originally designated as Condominiums / Luxury Condominiums (tbd). Internally, Tamarack programmed the site to be built as 70 Luxury Ponderosa Ridge Residences.

General Concept - TRH will provide paved street and utilities per Resort standards to the boundary of the parcel. TRH will be responsible for the improvements and sale of the individual lots or homes. All construction will be in accordance with the Resort Design Guidelines and Covenants.

Facilities - 11 lots programmed for development

Anticipated Completion – November 2022

D. TH – 10 Design Plaza - 22 Townhome / Duplex

TRH intends to develop Design Plaza after the construction in the Village is completed into 22 Townhome / Duplex Units

- TRH will provide paved street and utilities per Resort standards to the boundary of parcel TH-10. The developer/home builder (may be TRH) will be responsible for the improvements and sale of the individual lots or homes. All construction will be in accordance with the Resort Design Guidelines and Covenants.
- Units are sold as furnished or unfurnished condominiums or townhomes, whole ownership
- Level of finishes may be more value oriented than the other condominiums in the Resort
- Units may be included in the Resort rental pool

Facilities - 22 townhomes consisting of 2- and 3-story living units as follows:

12 3-bedroom units of 2,100 sf, plus 2 car garage

10 4-bedroom units of 2,500 sf, plus 2 car garage

Anticipated Completion – November 2022

See **Exhibit 3** for intended lot layout plans.



TAMARACK

TAMARACK RESORT

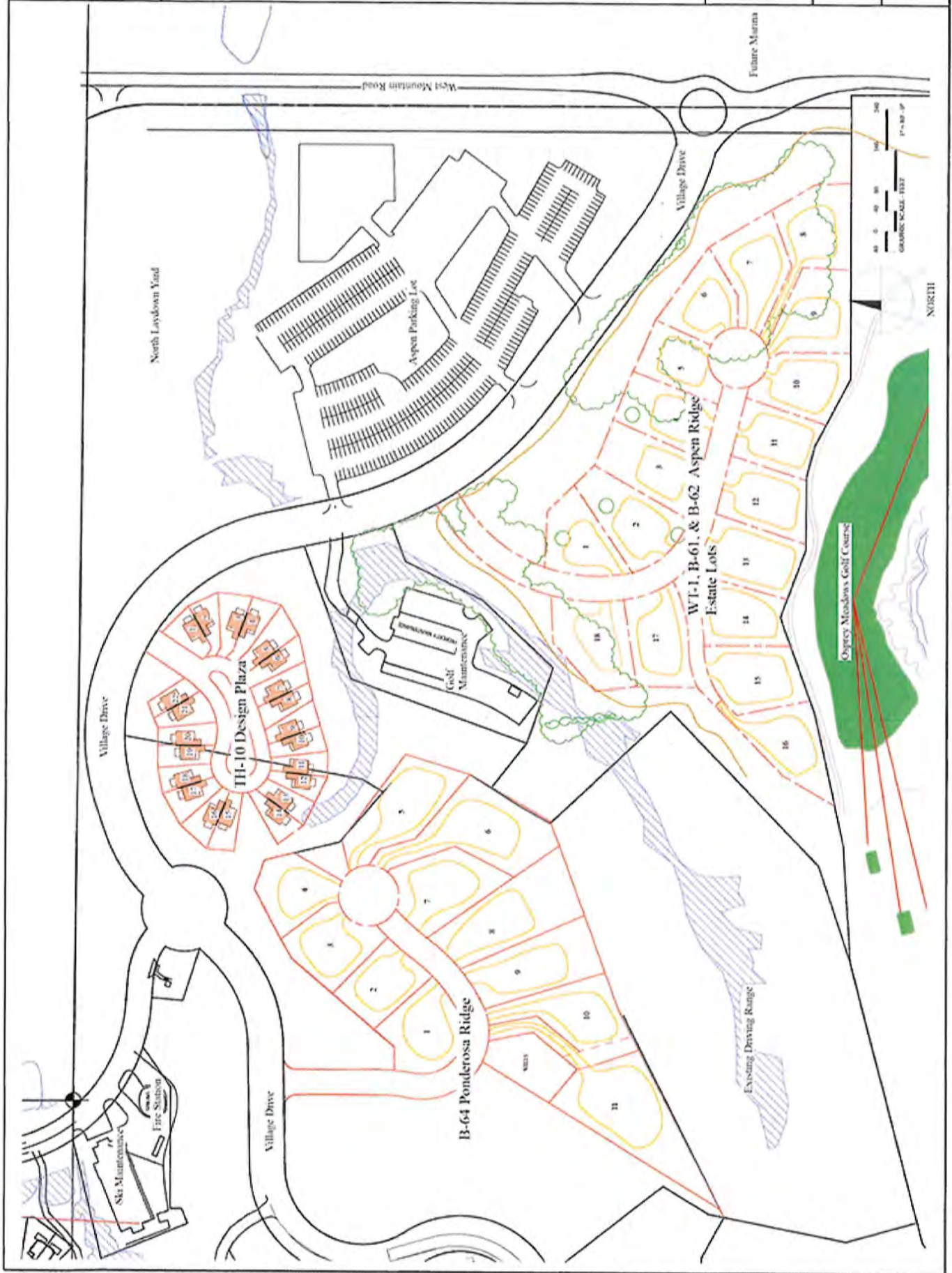
311 VILLAGE DRIVE
TAMARACK, IDAHO

PUD CUP
3 YEAR PLAN
UPDATE

ASPEN RIDGE/
PONDEROSA RIDGE/
DESIGN PLAZA

DATE: 9-10-19

EXHIBIT 3



5. Additional Phase 2 – Whitewater

A. Crest Court

This was designated as V-5 as Phase 3 on the CUP and consisted of 18 Villa Lots of less than a $\frac{1}{4}$ acre each.

TRH intends to develop instead 6 Estate Lots that would be greater than .35 acre each

Anticipated Completion – November 2022

See **Exhibit 4** for intended lot layout plans



TAMARACK RESORT

311 VILLAGE DRIVE
TAMARACK, IDAHO

PUD CUP
3 YEAR PLAN
UPDATE

CREST COURT
ESTATE LOTS

DATE: 10/1/10

EXHIBIT 4



6. Employee Housing - 2020/2022

Tamarack is committed to supply adequate housing for its employees and its workforce. Currently four (4) of the Design Plaza modular have been converted to workforce housing for the construction workers at the village. What used to be construction offices now provide 32 individual units, with each unit providing 8 bedrooms, a full kitchen, a common living room, a washer and a dryer, and 3 full sized bathrooms. At a cost in excess of \$400,000.00. The buildings will be used for workforce housing until the Village is completed, at which time the units will once again be repurposed.

Tamarack has also entered into rental agreements for 5 – 3 bedroom Townhomes, 3 in the Meadows, 1 at Tamarack and 1 on Dawn Drive for a total of 13 operational employees.

Summary of Existing Current Employees / Workforce Provisions – 42 Employees

Excluding the workforce housing units there are a total of 413 dwelling units that have been entitled at Tamarack to date. These units include condominiums, chalet, cottages, townhomes and single family lots. The PUD calls for Tamarack to provide 10% of its dwelling units as employee housing. At the present time there are 413 dwelling units that have been developed at Tamarack so there should be 41 units in place.

At the end of the 3 year horizon with the completion of the 129 units in the Village, the planned addition of the 18 Aspen Ridge Estate Lots, 11 Ponderosa Ridge Estate Lots, 22 Design Plaza Townhomes, 12 Buttercup Custom Chalet Lots, and the 6 Crest Court Lots, there will be a total of 611 dwelling units provided. This will require a total of 61 Employee housing units.

Tamarack intends to develop the CUP Building designation sites B- 58, B-59, and B-60 along West Mountain Road into a mix of employee housing types ranging from apartments to dormitory style housing but will not be able to complete these improvements within this three year time frame.

Instead to meet the immediate demands for employee housing, Tamarack is in preliminary conversations with outside entities to occupy 4 cabins and the remodel one existing building to provide for a total of 15 bedrooms in 5 cabins that are nearing completion on the site. These buildings should be complete and available for use by early 2020.

In addition, Tamarack is in preliminary conversations with the same outside entities to occupy an additional 10 units during the spring of 2020 that will provide approximately an additional 25 beds, with a possible commitment to commit to occupying future cabins as they are developed in the future.

6. Golf Course.

TRH is pursuing various options to acquire the 15 holes of the golf course that West Mountain Golf lost to RSPT in foreclosure and that RSPT sold to Idaho Pacific Investments in early 2018. TRH will know more during this year and will keep the Planning Department advised when appropriate. TRH joins TMA in opposing any conversion from open space to space for dwelling units on the property currently surveyed as the golf course. We have every intention to keep the golf course/open space as approved in the PUD.

7. Ski Facilities

The Wildwood Lift was re-installed in early September of this year and will be fully operational for the 2019 – 2020 ski season. Between now and 2022, TRH will finish the Mid-Mountain Lodge, upgrade the Showtime and Serenity ski runs and extend the snowmaking coverage. Brush clearing and snag falling on and along the existing runs will continue during the summer months.

The Discovery lift will be extended onto the snow front to allow for easier access. A beginner lift will be installed near the bottom of the Discovery lift to the junction of the Showtime and Encore ski runs.

With approval from the USFS and a Special Use Permit, back country cat skiing will be provided on the west side of West Mountain.

Preliminary trail work will begin for the trails served by a future lift in the area of below the Overlook Rock down to the lower traverse of Waltz.

TRH also intends to expand the half-pipe located above the Village and construct a tubing park close to the Village by 2022.

8. The Heritage Parcel.

The Heritage Parcel, which is the southerly portion of the site and consists of development Phases 3, 4 and 5, was transferred to the State Department of Environmental Quality. TRH has kept an option to re-acquire the land and intends to do so at some future date.

When that option is exercised, TRH will provide the Planning and Zoning Commission and Staff with updated development timelines dictated by market conditions

9. Marina at Poison Creek

Although not even mentioned in the original PUD or CUP, we feel it's important for the Planning And zoning Commission to be aware of what the current plans for Tamarack's future development of a Marina and associated facilities at the Poison Creek Boat Ramp and Camp on Lake Cascade. In August of this year Tamarack responded to an RFP to develop marina facilities on Lake Cascade by the Idaho Department of Parks and Recreation. As a result, Tamarack was awarded the ability to negotiate a lease of the facilities.

The amenities and facilities proposed by Tamarack at Poison Creek meet the following minimum services required as outlined by IDPR in the RFP.

Those include:

- Long-term and short-term slip rentals for boaters
- Structure(s) (temporary and/or permanent) suitable for the business needs of Tamarack's proposed operations
- Retail merchandise, gear and accessories, including IDPR and IDFG license
- On-site fuel sales to serve boaters and other recreationalists
- Marine pump out facilities for boaters
- Adequate parking to accommodate anticipated and additional park uses

When the lease is approved by Parks and Recreation and as the plans for the facilities are refined, Tamarack will keep the P&Z Commission updated and apprised of the final development intentions.

Section 2

PUD/CUP Three Year Update and Summary of Progress to Date

October 7, 2019

Tamarack Resort Holdings (“TRH”) respectfully submits the following update summary of Planned Unit Development (“PUD”) permit #98-1 and Conditional Use Permits (“CUP”) No. 02-04 and No. 02-05 in accordance with Section 3.04.08 of the Valley County Land Use and Development Ordinance (“LUDO”). In keeping with the criteria established therein, this application will address the following:

- 1) Summary of the original plan
- 2) Significant progress made in accordance with the approved application
- 3) Explanation of what has yet to be completed
- 4) Updated completion dates
- 5) Updated list of adjoining property owners (provided by County)

The table below is designed to address the following four criteria for a PUD/CUP extension application as laid out in Section 3.04.08 of the Valley County LUDO:

- 1) Summary of the original plan (Left column)
- 2) Significant progress made in accordance with the approved application (Right column)
- 3) Explanation of what has yet to be completed (Right column)
- 4) Updated completion dates (Right column partial discussion also see final paragraph)

Original Approved & Amended CUP Concept	Progress Made to Date
Vision: The creation of a four season destination resort with season specific recreation programming for winter, summer and autumn.	Vision: As of the submission of this extension application Tamarack has truly become a four season resort that offers a host of year round recreation opportunities.
State Land Lease: 2,124 acres	State Land Lease: 2,124 acres
Private Land: 1,484 acres	Private Land: 1,484 acres
Build-Out: 15 years in 5 Phases	Build-Out: Now in the 18 th year of the original approved plan, Phases 1 and 2 are materially complete and Phase 3 is well underway. While the Resort is currently behind, when construction ceased in 2008 Tamarack was ahead of schedule. See the attached phasing map for reference.

Village Programing: Two unique villages with independent theming for diversification.	Village Programing: The current Masterplan for Tamarack Resort incorporates two unique villages (Discovery & Heritage). The second phase of the Discovery Village is roughly 75% complete and will join the completed Lodge at Osprey Meadows and Arling Conference Center once finished to form the heart of Tamarack Resort. There are three additional Discovery Village phases (3, 4 and 5) that will need to be completed. The two phase (4 & 5) construction of the Heritage Village has not yet begun.
Dwelling Units: 2,043	Current Dwelling Units (DU's) : To date Tamarack has delivered 413 dwelling units, including sold but undeveloped lots: Developer Built Cabins – 164 Condominiums – 32 <u>Custom Home Lots – 217</u> (70 completed homes) Total – 413 DU's Three Year Plan Additional DU's: Condominiums – 129 (Village Plaza) Estate Home Lots – 29 Townhome Lots – 22 <u>Custom Chalet Lots – 12</u> Total 192 DU's Total after 3 years (end of 2022) – 605 DU's
Commercial Space: 292,100 sq. ft.	Commercial Space: To date Tamarack has delivered 117,691 sq. ft. of commercial space: Ski & Other Operations – 68,114 Real Estate Sales Operations – 3,349 Golf Operations – 17,841 Arling Conference Center – 14,667 Modular Buildings (Design Plaza) – 13,720 66,715 sq. ft. of the aforementioned space is temporary and will be replaced with permanent structures. Village Phase 1: 20,956 sq. ft. will be provided in Restaurants, coffee bar, market, ski and resort operations Village Phase 2: An additional 26,360 sq. ft. restaurants, sports retail and sports rentals, ski and gear valet, a brew pub and meeting space.

Public Transportation & Parking: 1. Shuttle Service to Boise & Valley County 2. Transportation Center 3. Shuttle Parking Area 4. Surface parking of 1,519 spaces for day guests 5. Single-family home parking of 1,544 spaces 6. Garage parking of 2,065 spaces for condominium residents, lodging guests and day use primarily underground	Public Transportation & Parking: 1. Prior to March 2009 Tamarack had a regional Valley County shuttle service as well as weekend bus service from Boise. 2. Not complete 3. Complete 4. Surface parking within walking distance from the ski hill is currently comprised of 400 spaces. Shuttle served surface parking adds an additional 700 spaces. 5. With roughly 255 completed single-family homes at Tamarack there is an equal amount of parking spaces (driveway size depending). 6. The Lodge at Osprey Meadows garage has 42 spaces and an additional 203 garage spaces are under construction in Village Plaza.
Utilities: 1. Sewer Service provided by North Lake Recreational Sewer & Water District (NLS&W) 2. Power implementation plan coordinated through Idaho Power Company 3. Water pumped on-site from two high quality high yield aquifers 4. Advanced phone and data service with DSL Cable Service 5. Fire Station 6. Three maintenance and operations area on private land and one on State land including a solid waste transfer station	Utilities: 1. Tamarack and NLS&W partnered to build a state-of-the-art sewer treatment facility in Donnelly and extend sewer service to the Tamarack PUD. As a result of this expansion (completed in 2006) Tamarack possesses entitlement to an additional 2,250 sewer EDUs which is sufficient to carry the Resort through the current Masterplan completion. 2. Completed 3. Tamarack's potable and irrigation/snow making water needs are serviced by 9 on-site wells (some not currently used). Additional wells will be added for the needs of phases 4 & 5. 4. Completed 5. Completed 6. Satellite station for Donnelly Rural Fire completed and staffed with one engine. 7. One principal maintenance area is complete and includes a solid waste transfer station as well as a recycling center.
Employees: 1,473 (813 FT and 660 PT)	Employees: Current Tamarack Employees 198 (27 FT, 110 PT, 20 Contract) In three (3) years the estimated employee count is 364. As a data point, prior to March 2009 Tamarack directly employed nearly 350 (120 FT, 230PT). Current Village Construction Employees. Approx. 110. Prior to 2008 Resort construction fostered an additional 400 jobs.
Employee Housing: 200 Units	Employee Housing: Tamarack has converted four modular units in Design Plaza to temporary workforce housing with thirty two (32) units. Tamarack is in discussions with outside entities to provide housing.

Ski Mountain Statistics: 1. Lift accessible ski terrain – 1,100 acres 2. Vertical – 2,745 ft 3. Maintained ski trails – 609 acres 4. No. of ski runs – 63 runs 5. Chairlifts – 14 including gondola & high capacity detachables 6. Comfortable carrying capacity – 7,300 persons - Snow making – 50% of trails	Ski Mountain Statistics: 1. Completed 2. Completed 3. Completed 4. 42 ski runs completed to-date 5. 7 chairlifts installed to-date including 3 highspeed detachable quads. The Wildwood Lift has been replaced this year with a brand new high speed detachable quad. 6. Completed 7. 35% of trails have snow making capability
Additional Winter Recreation: 1. Snowshoeing 2. Nordic Skiing 3. Backcountry skiing 4. Terrain park 5. Sledding park	Additional Winter Recreation: 1. Tamarack has historically offered 15km of exclusive snowshoeing trails. 2. Tamarack has historically offered 25 km of machine groomed Nordic trails and currently has programing for 10 km. 3. There is currently no backcountry program but Tamarack offered guided tours on 5000 acres of Forest Service land prior to March 2009. 4. Tamarack offers an extensive terrain park that includes a half pipe, rails and many other features. 5. The sledding park is not yet completed.
Golf: 1. 18-hole golf course designed over extended space 2. Driving range 3. 6 hole practice course 4. Putting and chipping green 5. Academy building and parking 6. Pro-shop and locker room space in hotel	Golf: 1. The Osprey Meadows Championship Golf Course designed by Robert Trent Jones Jr. was completed in 2006. 2. Completed 3. The Masterplan was modified to incorporate the practice course at a later date. 4. Completed 5. Negotiations were ongoing with Nicklaus Academy prior to early 2008. 6. The pro-shop and locker rooms are complete and located in the Lodge at Osprey Meadows. 7. Tamarack is working towards getting the golf course fully operational within the next 3 years
Additional Summer Recreation: 1. Nature Interpretive Center 2. Rope Challenge Course 3. Lake Activities 4. Mountain Biking 5. Hiking Trails 6. Tennis Center 7. Swimming pool 8. Climbing wall 9. Spa/Clinic	Additional Summer Recreation: 1. Several hiking trails at Tamarack include self-guided nature tours. 2. Tamarack completed the Zipline Canopy Tour in 2007 which consists of 8 separate ziplines ranging in length from 75 to 875 ft. 3. Tamarack has historically offered lake activities through a concessionaire agreement with Cascade State Park. While no services have been offered since summer 2008 a restart is planned for summer 2012. 4. There are 36 miles of downhill and cross country mountain bike trails installed at the Resort. 5. There are currently 40 miles of hiking trails. 6. Not yet installed 7. The Lodge at Osprey Meadows has two pools and one large sauna. 8. Tamarack owns a movable climbing wall and is building a 45' high world class permanent climbing wall on one of the buildings in the Village. 9. While neither is currently open, Tamarack has the commercial space for both a spa and a medical clinic.

Submittal List for Preliminary Plats

Not a Complete List. Applications are site specific. See Title 10 of Valley County Code for Complete Details

- ☐ Neighborhood Meeting – Required for proposed subdivision with 5 or more lots. VCC 9-5H-1.D
- ☐ CUP/Preliminary Plat Application Form
- ☐ Preliminary Plat (VCC 10-3-2-3 Contents of Preliminary Plat)
- ☐ Notes on Face of Plat (not a complete list):
 - Private Road Declaration _____ (If private roads proposed.)
 - Declaration of Installation of Utilities _____
 - All lighting must be dark sky compliant.
 - Only one wood burning device per lot.
 - The Valley County Board of Commissioners have the sole discretion to set the level of service for any public road; the level of service can be changed.
 - Surrounding Land Uses Are Subject to Change
- ☐ A plot plan, drawn to scale, showing:
 - existing utilities, streets, easements, buildings,
 - all watercourses, including ditches, high water elevation, & known Base Flood Elevations (BFE)
 - any significant natural features (e.g., rock outcroppings, marshes, or wooded areas)
 - wetland delineation (may be required)
 - Soil profiles and water table data when property has potential for high groundwater
 - location of existing and proposed sewers, water mains, culverts, drainpipes, and electric conduits or lines proposed to service the property to be subdivided,
 - and the location of adjacent streets or existing structures that would affect the proposed improvement program, including pathways.
- ☐ *[Commercial Subdivision]* 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.
- ☐ *[Prior to any Construction - Can be a condition of approval]*. A site grading / storm water management plan 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.
- ☐ *[Administrative Request]* Existing site topography (contours with intervals of 5-ft or less)
- ☐ A phasing plan and construction timeline.
- ☐ A Wildland Urban Interface Fire Protection Plan (VCC 10-7)
- ☐ Draft CCRs may be included or may be submitted with final plat package.
- ☐ Well logs of wells located in surrounding contiguous property.
- ☐ A current title search report of the property from a licensed title company (1 copy only)
- ☐ Include written request of any variances (e.g., road width, length of cul-de-sac) and reasons why request is made.
- ☐ Names and mailing addresses of property owners within 300 feet of the property boundary. Information can be obtained through the Valley County GIS maps. (1 copy only)
- ☐ Ten (10) copies of the application and additional materials are required, unless otherwise specified. (3 Full size plats and 7 – 11"x17")
- ☐ One 8½ x 11" – 300 scale drawing of the proposed subdivision

Submittal List for Final Plats to PZ Commission

- ☐ Transmittal Letter (7 Copies of Letter and Attachments, can be double-sided)
 - Describing Request
 - Statement that "Final Plat Substantially Complies with Approved Preliminary Plat"
 - Description of Financial Guarantees that Will Be Put in Place, if applicable
 - Implementation of Wildland Urban Interface Fire Protection Plan and/or Financial Guarantee
- ☐ List of Conditions of Approval from recorded C.U.P. and how each has been completed (7 copies)
- ☐ Final Plat – VCC 10-3-3-2
 - 3 copies of 18" x 24", including signature page
 - 10 copies of 11" x 17", including signature page
 - Lot and Subdivision Closure Sheets (2 copies)
 - List of Proposed Road Names
 - Declaration of Private Road – Draft version
 - Declaration of Utilities – Draft version
 - CCRs if proposed – Draft Version. Include the following if relevant:
 - Septic maintenance
 - Long-term maintenance of Wildland Urban Interface Fire Protection Plan
 - 1 wood-burning device per lot
 - Dark-Sky lighting compliance
 - Noxious Weed Control
 - Address posting on home and at driveway entrance
 - Approved Site Grading/Storm Water Management from Valley County Engineer
 - Wetland Delineation or Letter of Map Revision (if required)
 - Floodplain Determination Note

Plat Process

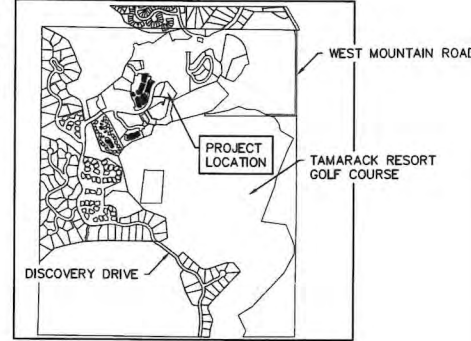
- ☐ **Pre-Application Conference (Recommended):** Put on Notice Concerning Sewer/Septic Challenges and other issues such as....Hydrologist Report for Well Logs, Private Road Declaration, Declaration of Installation of Utilities, CCRs, Site Grading Plan, Topographic Map, Landscaping Plan, Lighting Plan, Fire Protection Plan (Fire Districts), Construction Plan, Central District Health Response (Must make application to CDH), Wetland Delineation, Idaho Power, Development Agreement – Must meet with Dan Coonce, Valley County Engineer (208-382-7195)
- ☐ **Submit Application:** Staff will review, place on agenda, and notice. Staff prepares a Staff Report.
- ☐ **Public Hearing:** PZ Commission approves the conditional use permit and preliminary plat with conditions of approval.
- ☐ **Construction or Financial Guarantees:** After CUP/preliminary plat approval and compliance with conditions of approval, the developer can start construction of the project. However, the developer may choose to financially guarantee the improvements prior to going to Board of County Commissioners.
- ☐ **Final Plat – P&Z Commission:** Developer submits final plat information 30 days before public meeting. Include CCRs, Private Road Declaration, etc. The final plat must substantially comply with the approved preliminary plat.
- ☐ **Development Agreement – Board of County Commissioners**
- ☐ **Final Plat – Board of County Commissioners:** Developer submits plat and other documents that will be recorded. Prior to approval by the Board of County Commissioners, financial sureties must be in place. After approval of the Board, the plat can be recorded.

Curve Table					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	65.659	271.000	013.8819	N38°30'34"E	65.50'
C2	82.023	321.000	014.6404	N43°18'49"E	81.80'

NOTES:

- Utilities will be completed as provided in the Declaration of Installation of Utilities, which is being recorded with the Valley County, Idaho Recorder as Instrument Number _____.
- All properties shown on this Plat are subject to and governed by the provisions of the following documents filed with the Valley County, Idaho Recorder: Second Amended and Restated General Declaration for Tamarack Resort (#308530) as amended by the Third Amendment and Fourth Amendment thereto (#327953 & #439775) (collectively "General Declaration"); the Supplemental Declaration for Tamarack Resort Phase 3.5 (#327953) (collectively "Phase 3.5 Supplemental Declaration"); the Amended and Restated Articles of Incorporation and Articles of Amendment for the Tamarack Municipal Association (#279781 & #313166, collectively "Articles"); and, the Fourth Amended and Restated Bylaws and the 5th through 11th Amendments thereto for the Tamarack Municipal Association (#313106, #324700, #334393, #371770, #437008, #437695, #439774, collectively "Bylaws"); all as the same may be amended and supplemented.
- All properties shown on this Final Plat are subject to and governed by the Tamarack Resort Design and Development Guidelines, as may be amended or supplemented.
- All buildings and improvements must be constructed within the Building Envelopes specified in the Tamarack Resort Design and Development Guidelines, as the same may be amended and supplemented.
- All properties shown on this Final Plat are subject to and governed by the provisions of Conditional Use Permit No. _____, as issued and modified by Valley County, Idaho.
- The Declarant, Tamarack Real Estate Holdings, 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.
- All lots depicted on this Plat are subject to a permanent, perpetual and non-exclusive Drainage Easement, which is hereby reserved in Declarant, and granted to Tamarack Municipal Association, for the purpose of constructing and maintaining drainage, sub-drainage and surface water management features, facilities and improvements, as further described in the Phase 3.5 Supplemental Declaration.
- All roads and road rights of way, and all Utility, Snow Removal, and Recreation Easements, which are depicted on this Final Plat are dedicated for the use and enjoyment of the members of the Tamarack Municipal Association, together with their guests, invitees, and assigns, subject to the terms, conditions and reserved Declarant rights which are contained in the General Declaration and the Phase 3.5 Supplemental Declaration.
- The Declarant, Tamarack Real Estate Holdings, LLC, reserves the right, without limitation, 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 and Phase 3.5 Supplemental Declaration.
- There shall be no further subdivision of any Lot depicted on this Final Plat, and there shall be no reduction in size of any Lot on this Final Plat without prior approval from the Health Authority.
- No additional domestic water supplies shall be installed beyond the water system approved in the sanitary restriction release.
- Reference is made to public health letter on file regarding additional restrictions.
- There shall be no direct lot access to Village Drive.
- The land within this plat is not within an irrigation district as defined in Idaho Code 31-3805, and the requirements in I.C. 31-3805 are not applicable.
- The Valley County Board of Commissioners have the sole discretion to set the level of service for any public road, the level of service can be changed.
- Surrounding land uses are subject to change.
- FEMA Flood Panel(s): 16085C1325C
Firm Effective Date(s): 2/1/2019
Flood Zone(s): Zone X
Base Flood Elevation(s): n/a
Flood Zones are subject to change by FEMA
& all land within a floodway or floodplain is regulated by title 9 and title 11 of the Valley County Code.

VICINITY MAP NOT TO SCALE



LEGEND

- PROPOSED BOUNDARY LINE
- PROPOSED LOT LINE
- EXISTING LOT LINE
- EASEMENT LINE
- EDGE OF PAVEMENT
- EDGE OF DIRT TRAVEL WAY
- UNDERGROUND POWER LINE
- SEWER LINE
- GAS LINE
- 8" WATER LINE
- 12" WATER LINE
- IRRIGATION LINE
- COMMUNICATION LINE
- SEWER MANHOLE
- SEWER CLEANOUT
- ELECTRIC VAULT
- STORM DRAIN CATCH BASIN
- STORM DRAIN MANHOLE
- WATER SPIGOT
- WATER VALVE
- WATER METER
- FIRE HYDRANT
- LIGHT POLE
- TRANSFORMER
- POWER METER
- VAULT
- JUNCTION BOX
- TELEPHONE JUNCTION BOX
- FOUND 5/8" REBAR

HORIZONTAL SCALE IN FEET
(24x36 PRINTS ONLY)

BASIS OF BEARING

BEARINGS BASED ON THE PLAT OF TAMARACK P.U.D. PHASE 1 VILLAGE, BOOK 9, PAGE 66, INST. NO. 291350.

PARCEL NO.

RP005390190130 (311 VILLAGE DRIVE) (LOT 13)
RP005390190130 (BLOCK 19)

OWNERSHIP

TAMARACK REAL ESTATE HOLDINGS, LLC
MARTIN PICO

AREA

4.06 ACRES—PROPOSED SUBDIVISION BOUNDARY
3.40 ACRES—13 PROPOSED RESIDENTIAL LOTS
0.66 ACRES—PROPOSED PRIVATE ROAD

PROPOSED USE

RESIDENTIAL

PRELIMINARY PLAT
TAMARACK RESORT PLANNED UNIT DEVELOPMENT
PHASE 3.5 "PONDEROSA RIDGE SUBDIVISION NO. 2"

LOT 13, BLOCK 19, TAMARACK RESORT P.U.D. PHASE 2 VILLAGE
AND A PORTION OF BLOCK 19, TAMARACK RESORT P.U.D. PHASE 1 VILLAGE
IN THE NE 1/4 OF SECTION 5
T.15N., R.3E., B.M., VALLEY COUNTY, IDAHO



25 COYOTE TRAIL
CASCADE, ID 83611
PHONE: (208) 634-6896
WWW.DUNNLANDSURVEYS.COM

Utility Warning

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

These drawings, or any portion thereof, shall not be used on any project or extensions of this project except by agreement in writing with Dunn Land Surveys, Inc.
L:\DUNN LAND SURVEYS\Tamarack Resort\AUTOCAD FILES\Design Center\ACAD\TMR_DESIGN_PLA2A_TOPD_01DEC2023.dwg

5					
4					
3					
2					
1					
REVISED LOT BOUNDARIES				DTD	12/2/24
NO.				BY	DATE
DRAWN BY: DTD				CHECKED: CB	JOB NO. 3220
DATE: 20 NOV 2024				DATE: 20 NOV 2024	SHEET NO. 1 of 1

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



Subdivision Application

Includes Conditional Use Permit

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT		☐ Check # _____ or ☐ Cash or ☒ Card
FILE # SUB 25-002		FEE \$ <u>1000 -</u>
ACCEPTED BY _____		DEPOSIT <u>2000 -</u>
CROSS REFERENCE FILE(S): <u>PUD 98-1</u>		DATE <u>1-23-2025</u>
☐ 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.

Applicant's Signature: _____

Date: 1/23/2025

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

- ☐ Neighborhood Meeting Information and results if 5 or more lots. VCC 9-5H-1.D
- ☐ A preliminary plat containing all of the necessary requirements according to the Valley County Subdivision Regulations, Title 10.
- ☐ 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 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.
- ☐ A Wildfire Mitigation Plan.
- ☐ Names and mailing addresses of property owners within 300 feet of the property boundary. Information can be obtained through the Valley County GIS maps. 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.

CONTACT INFORMATION

PROPOSED SUBDIVISION NAME: Ponderosa Ridge #2 Phase 3.5

APPLICANT Scott Turlington PHONE [REDACTED]
Owner ☐ Option Holder ☐ Contract Holder ☒

MAILING ADDRESS 311 Village Drive, Tamarack, Idaho ZIP 83615

EMAIL _____

PROPERTY OWNER Tamarack Resort Two – Attn: Martin Pico
(if not the applicant)

MAILING ADDRESS 9171 South Dixie Highway, Pinecrest, FL ZIP 33156

EMAIL _____

Nature of Owner's Interest in this Development? Ownership Partner

AGENT / REPRESENTATIVE Christopher Kirk PHONE 208.271.6231

MAILING ADDRESS 311 Village Dr, PMB 316, Tamarack, ID ZIP 83615

EMAIL [REDACTED]

ENGINEER Antonio Conti, Ackerman-Estvold

MAILING ADDRESS 7661 W Riverside Drive, Ste. 102, Garden City, Idaho ZIP 83714

EMAIL _____ PHONE _____

SURVEYOR Dunn Land Surveys

MAILING ADDRESS 25 Coyote Trail, Cascade, ID ZIP 83611

EMAIL [REDACTED] PHONE [REDACTED]

PROPERTY INFORMATION

1. SIZE OF PROPERTY 4.06 acres Acres
2. AMOUNT OF ACREAGE OF ADJACENT LAND HELD BY THIS OWNER 1489 Acres
3. ANY RESTRICTIONS ON THIS PROPERTY? Must show all easements on plat.
Easements None
Deed Restrictions None
Liens or encumbrances None
4. LEGAL DESCRIPTION LOT 13, BLOCK 19, TAMRACK RESORT PUD PHASE 2 VILLAGE AND A PORTION OF BLOCK 19 PUD PHASE 1 VILLAGE
5. TAX PARCEL NUMBER(S) RP00514019000D & RP005390190130

Quarter NE 1/4 Section 5 Township T.15N Range R. 3E

6. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY:

ONE (1) – modular housing Tamarack Municipal Association Offices, ONE (1) – modular Tamarack Video and Telecom Offices, ONE (1) – modular housing Tamarack Employee Daycare, SIX (6) modulars used for temporary workforce housing.

7. 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

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

North: Tamarack Resort Village Drive & Royal Scott Subdivision

South: Osprey Meadows Golf Course & Golf Maintenance

East: Tamarack Resort Village Drive & Golf Maintenance

West: Ponderosa Ridge Villas

9a. TYPE OF TERRAIN: Mountainous ☐ Rolling ☒ Flat ☐ Timbered ☐

9b. DOES ANY PORTION OF THIS PARCEL HAVE SLOPES IN EXCESS OF 15%? Yes ☒ No ☐

9c. DESCRIBE ANY SIGNIFICANT NATURAL RESOURCES SUCH AS ROCK OUTCROPPING, MARSHES, WOODED AREAS: None

10a. WATER COURSE: None

10b. 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 ☒

10c. ARE THERE WETLANDS LOCATED ON ANY PORTION OF THE PROPERTY? Yes ☒ No ☐

10d. WILL ANY PART OF THE PROPERTY BE SUBJECT TO INUNDATION FROM STORMWATER OVERFLOW OR SPRING MELTING RUN-OFF? No

11a. NUMBER OF EXISTING ROADS: 1 Width 20' Public ☐ Private ☒
Are the existing road surfaces paved or graveled? Gravel ☐ Paved ☒

11b. NUMBER OF PROPOSED ROADS: 1 Proposed width: 20'

Will the proposed roads be Public ☐ Private ☒

Proposed road construction: Gravel ☐ Paved ☒

12a. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS: Water, power, sewer, cable, propane line

12b. PROPOSED UTILITIES: Water, power, sewer, cable, propane line

Proposed utility easement width 10' Locations: Outside of ROW

13. SOLID WASTE DISPOSAL METHOD: Individual Septic ☐ Central Sewage Treatment Facility ☒

14. POTABLE WATER SOURCE: Public ☐ Water Association ☒ Individual ☐

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

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

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

If yes, explain: Modified to accomidate new units

16. DRAINAGE (Proposed method of on-site retention): BMP ponds to north and south sides of subdivision

Any special drains? _____ No (Please attach map)

Soil type(s): Nissula Loam

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

17. WILL STREETS AND OTHER REQUIRED IMPROVEMENTS BE CONSTRUCTED PRIOR TO THE RECORDING OF THE FINAL PLAT? Yes

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:

Setbacks: Front 20' feet Sides variable feet Rear variable

Mobile homes allowed? Yes ☐ No ☒

Minimum construction value NA Minimum square footage 2400

Completion of construction required within 2 Days ☐ Months ☐ Years ☒

Resubdivision permitted? Yes ☐ No ☒

Other _____

17. LAND PROGRAM:

Open Areas and/or Common Areas Yes ☒ No ☐

Acreage in subdivision 4.06 Number of lots in subdivision 13

Typical width and depth of lots 75' x 125'

Typical lot area .26 acres Minimum lot area .20 acres Maximum lot area .36 acres

Lineal footage of streets 480 feet Average street length per lot 37' Percentage of area in streets 14.5% %

Dedicating road right-of-way to Valley County? Yes ☐ No ☒

Percentage of area of development to be public (including easements) 0 %

Maximum street gradient 7%

Is subdivision to be completely developed at one time? Yes ☒ No ☐ - Attach phasing plan and timeline.

18. COMPLETE ATTACHED PLAN FOR IRRIGATION if you have water rights &/or are in an irrigation district. Submit letter from Irrigation District, if applicable.

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.

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

It shall be the duty and responsibility of all landowners to control noxious weeds on their land and property, in accordance with Idaho Statute 22-2407.

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: Christopher Kirk
Applicant

By: Valley County Weed Supervisor

Date: 1.02.25 _____

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.
- ❖ Thoroughly 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.

Traffic volume within the subdivision will be local only. The roadway will have a 20' pavement width, a maximum road gradient of 7% from the access off Village drive through Ponderosa Drive and the roads within the subdivision being essentially flat. The 13 Villas 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. See attached Appendix C.

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

The Villa 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 13 Villas 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. See attached Appendix C.

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 13 Villas 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. See attached Appendix C.

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 13 Villas 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 Cottages will 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, wetlands, flood prone areas and potential changes. Identify existing ground water and surface water quality and potential changes due to this proposal.

The site has wetlands on the southern side of the property that are associated with a minor local drainage that will not be impacted. There have been no know issues with flooding on this site. Currently Tamarack has two wells that produce potable water from aquifers underneath the resort property. Tamarack is 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 13 Villas will be minimal, as only 13 edu's of water will be required.

7. Fire, explosion, and other hazards existing 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

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.

The building site is currently developed with slopes of 15% in the building areas. The existing trees and native vegetation will be protected during the construction process of the road, utilities, and Villas. No wetland disturbance will occur. The no name drainage to the south will be protected from any sediment through a series of temporary and permanent BMP's.

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

Silt fencing will be used to protect the no name drainage to the south and strategically placed BMP settling basins will be developed within the 30' easement to the north of the development and in the common open space areas to the southeast and southwest 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 "Nissula sandy loam" that has been essentially paved over. There are no unusual stability issues for building construction, 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 for the Villas will generally have minimal cuts and fills excepting for about three daylighted basement units. There will be a significant fill linking Ponderosa Ridge Drive to the site but that will be invisible from any public site lines and will be revegetated and graded to become part of the natural landscape

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.

The 13 Villas will be visible from some of the southern lots of the Royal Scott subdivision but not from West Mountain Road. They are far enough away from these lots as to not impact views or create unwanted shadows onto those lots

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 to illustrate compatibility with and opportunities presented by existing land uses or character.

This was slated to be 19 Townhomes in the original CUP Facilities Plan (TH-7)

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 Villas of \$1,200,000 then the approximate tax would be \$10,560.00 per year per unit for a total property tax of \$137,280 for the 13 units.

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 13 Villas on this site is in alignment with the existing Tamarack CUP and the existing surrounding land uses of the contiguous Royal Scott subdivision. This was slated to be 19 Townhomes in the original CUP Facilities Plan (TH-7)

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?

Minimal. The site is currently developed, and this would be a re-development. Worst case scenario is existing buildings would be removed

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 13 Villas 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 2025 with construction of the Villas to follow. Anticipated construction completion will be by the end of 2028 based on market conditions and demand

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 Villas will be in keeping with the market prices for similar products at the Resort. This was slated to be 19 Townhomes in the original CUP Facilities Plan (TH-7)

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.

PONDEROSA SUBDIVISION EXTENSION

VALLEY COUNTY, IDAHO



SHEET INDEX	
Sheet No.	1
Project Name	Ponderosa Subdivision Extension
City	Valley
County	Valley
State	ID
Project No.	2021-001
Scale	1" = 400'
Drawn By	AK
Checked By	AK

CERTIFICATE OF COMPLIANCE

THE ENGINEER OF RECORD CERTIFIES THAT THE PLANS ARE PREPARED IN SUBSTANTIAL COMPLIANCE WITH THE VALLEY COUNTY POLICY AND STANDARDS IN EFFECT AT THE TIME OF DESIGN. THE ENGINEER OF RECORD DOES NOT GUARANTEE THE ACCURACY OF THE INFORMATION PROVIDED HEREON, NOR DOES THE ENGINEER OF RECORD ASSUME ANY LIABILITY FOR ERRORS OR OMISSIONS IN THE DESIGN. ALL VARIANCES, LISTED BY DATE AND SHORT DESCRIPTIONS, WERE APPROVED FOR THE PROJECT HERE.

NOTE

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR DEPTH OF EXISTING UTILITIES SHOWN ARE APPROXIMATE AND BASED UPON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON FOR THE EXCAVATION OF ANY UTILITIES. THE CONTRACTOR SHALL REQUEST EXACT FIELD LOCATIONS OF ALL UTILITIES AT LEAST 48 HOURS BEFORE ANY EXCAVATION. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS. ALL EXISTING CONDITIONS AND STRUCTURES, NOT SPECIFICALLY NOTED FOR REMOVAL, SHALL BE REPLACED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL UTILITIES PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COMMENCEMENT OF REMEDIATION AND EXCAVATION ACTIVITIES.

Project Contacts

Client:
Tamarack Resort, LLC
211 Village Drive
Coeur d'Alene, ID 83814
Phone: (208) 765-4325
Fax: (208) 765-4326

Contractor:
Ponderosa Subdivision
211 Village Drive
Coeur d'Alene, ID 83814
Phone: (208) 765-4325
Fax: (208) 765-4326

Engineer:
Valley Engineering, Inc.
211 Village Drive
Coeur d'Alene, ID 83814
Phone: (208) 765-4325
Fax: (208) 765-4326

Surveyor:
Valley Engineering, Inc.
211 Village Drive
Coeur d'Alene, ID 83814
Phone: (208) 765-4325
Fax: (208) 765-4326

Notes:

1. ALL CONSTRUCTION SHALL CONFORM WITH LOCAL & STATE BUILDING, PLUMBING, AND ELECTRICAL CODE.
2. LOCATIONS OF EXISTING UTILITIES SHOWN ARE APPROXIMATE AND BASED UPON INFORMATION PROVIDED BY UTILITY COMPANIES AND FIELD OBSERVATIONS. ACCURACY OF LOCATIONS OF ALL UNDERGROUND UTILITIES IS NEITHER GUARANTEED NOR WARRANTED. THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND VERIFYING ALL UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
3. PRIOR TO THE COMMENCEMENT OF ANY WORK, THE CONTRACTOR SHALL FILE A NOTICE OF INTENT TO OBTAIN COVERAGE UNDER THE ADJOINS GENERAL PERMIT FOR STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITY (NCS).

Notes:

1. ALL CONSTRUCTION SHALL CONFORM WITH LOCAL & STATE BUILDING, PLUMBING, AND ELECTRICAL CODE.
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Disclaimer:

It is understood that these plans were prepared by the Engineer of Record for the purpose of providing a general overview of the project and are not to be used for construction without the supervision of a registered professional engineer. The Engineer of Record is not responsible for the accuracy of any physical work that is not constructed under the direct full time observation of personnel employed by the Engineer of Record.

C1.0

TITLE

PROJECT NO.

82154

DATE

11/15/2024

REVISIONS

TAMARACK RESORT
PONDEROSA SUBDIVISION EXTENSION
VALLEY COUNTY, ID
TITLE

CHECKED BY: AK
DRAWN BY: AK
SCALE: 1" = 400'



[illegible]

☒ Electricity Saver (Double)		Fiber Roll	
☐ Economy Sewer (Single)		Pulling Bit Cutout	
☐ Specialty Sewer Capacity Enhancer		Concrete Cement Block	

[illegible]

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CRACKING DRAINAGE AND EROSION CONTROL NOTES:

CRACKING DRAINAGE AND EROSION CONTROL NOTES:

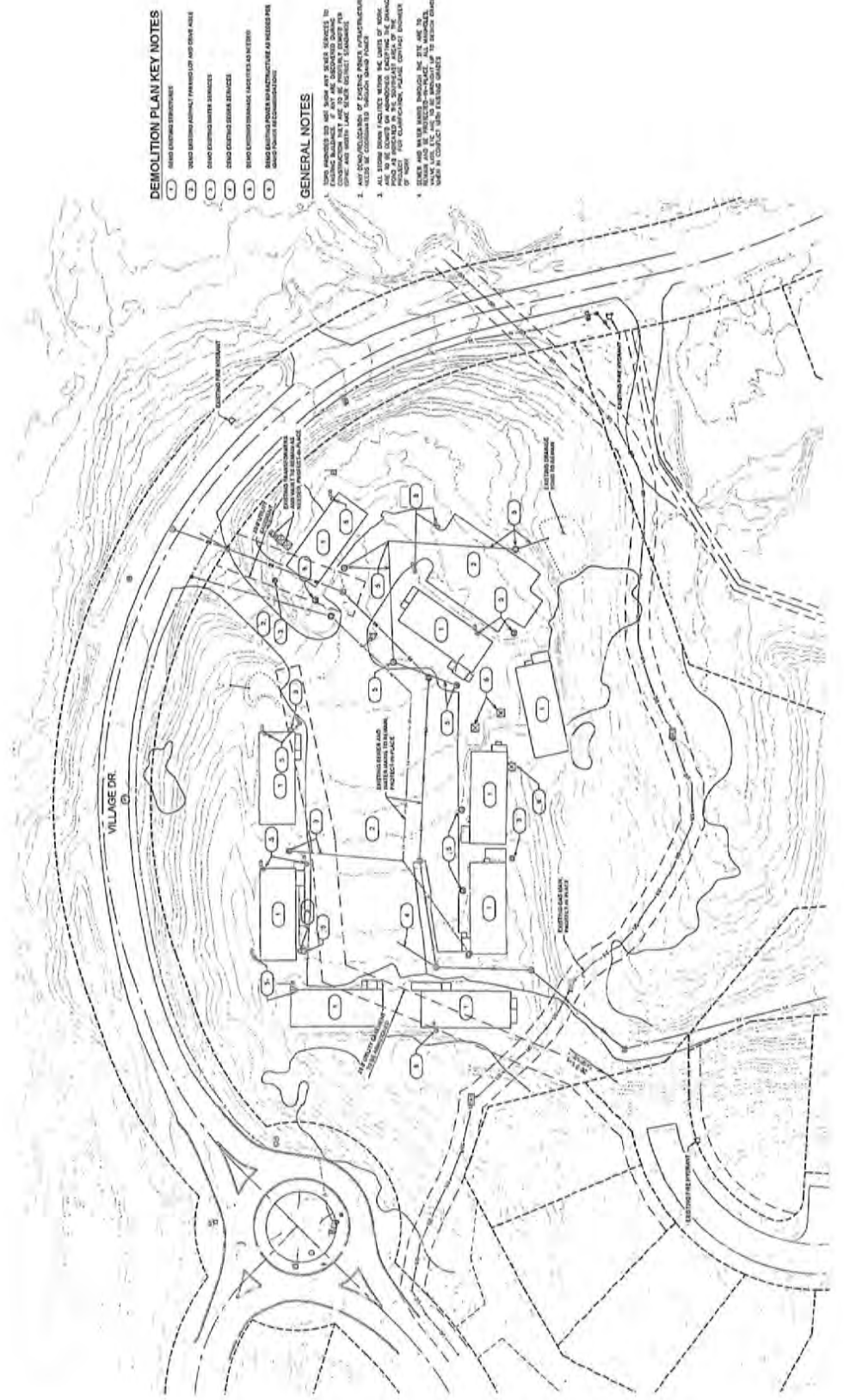
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DESIGNED BY: JAC
 DRAWN BY: JAC
 SCALE: 1" = 30'
 SHEET NO.: 1" = 30'

**TAMARACK RESORT
 PONDEROSA SUBDIVISION EXTENSION
 VALLEY COUNTY, ID
 EXISTING CONDITIONS**

DATE: 11/15/2024
REVISIONS
DATE
BY
BY
BY
BY
PROJECT NO. 124154
EXISTING CONDITIONS
C3.0



DEMOLITION PLAN KEY NOTES

- 1. DEMOLITION OF EXISTING BUILDINGS
- 2. DEMOLITION OF EXISTING DRIVEWAYS
- 3. DEMOLITION OF EXISTING SIDEWALKS
- 4. DEMOLITION OF EXISTING UTILITY
- 5. DEMOLITION OF EXISTING FENCE
- 6. DEMOLITION OF EXISTING SIGN
- 7. DEMOLITION OF EXISTING LIGHTING
- 8. DEMOLITION OF EXISTING LANDSCAPE
- 9. DEMOLITION OF EXISTING TREES
- 10. DEMOLITION OF EXISTING ROCKS
- 11. DEMOLITION OF EXISTING SOILS
- 12. DEMOLITION OF EXISTING VEGETATION

GENERAL NOTES

- 1. THIS DEMOLITION PLAN IS FOR THE EXISTING BUILDINGS AND DRIVEWAYS ONLY. ALL OTHER EXISTING CONDITIONS ARE TO REMAIN UNLESS OTHERWISE NOTED.
- 2. ALL EXISTING DRIVEWAYS AND SIDEWALKS SHALL BE DEMOLISHED AND REPAVED TO MEET THE REQUIREMENTS OF THE LOCAL AGENCY.
- 3. ALL EXISTING UTILITY SHALL BE DEMOLISHED AND REPAVED TO MEET THE REQUIREMENTS OF THE LOCAL AGENCY.
- 4. ALL EXISTING FENCE SHALL BE DEMOLISHED AND REPAVED TO MEET THE REQUIREMENTS OF THE LOCAL AGENCY.
- 5. ALL EXISTING SIGN SHALL BE DEMOLISHED AND REPAVED TO MEET THE REQUIREMENTS OF THE LOCAL AGENCY.
- 6. ALL EXISTING LIGHTING SHALL BE DEMOLISHED AND REPAVED TO MEET THE REQUIREMENTS OF THE LOCAL AGENCY.
- 7. ALL EXISTING LANDSCAPE SHALL BE DEMOLISHED AND REPAVED TO MEET THE REQUIREMENTS OF THE LOCAL AGENCY.
- 8. ALL EXISTING TREES SHALL BE DEMOLISHED AND REPAVED TO MEET THE REQUIREMENTS OF THE LOCAL AGENCY.
- 9. ALL EXISTING ROCKS SHALL BE DEMOLISHED AND REPAVED TO MEET THE REQUIREMENTS OF THE LOCAL AGENCY.
- 10. ALL EXISTING SOILS SHALL BE DEMOLISHED AND REPAVED TO MEET THE REQUIREMENTS OF THE LOCAL AGENCY.
- 11. ALL EXISTING VEGETATION SHALL BE DEMOLISHED AND REPAVED TO MEET THE REQUIREMENTS OF THE LOCAL AGENCY.



DESIGNED BY: RMM
 DRAWN BY: RMM
 SCALE: 1" = 40'
 SHEET NO.: 1 OF 1

**TAMARACK RESORT
 PONDEROSA SUBDIVISION EXTENSION
 ROAD IMPROVEMENTS 1**

DATE: 11/15/2024
REVISIONS
NO. DATE DESCRIPTION
1 11/15/24 Initial Design
2 11/15/24 Final Design
3 11/15/24 Final Design
4 11/15/24 Final Design
5 11/15/24 Final Design
6 11/15/24 Final Design
7 11/15/24 Final Design
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9 11/15/24 Final Design
10 11/15/24 Final Design
PROJECT NO.: 201514
ROAD IMPROVEMENTS 1
C4.0



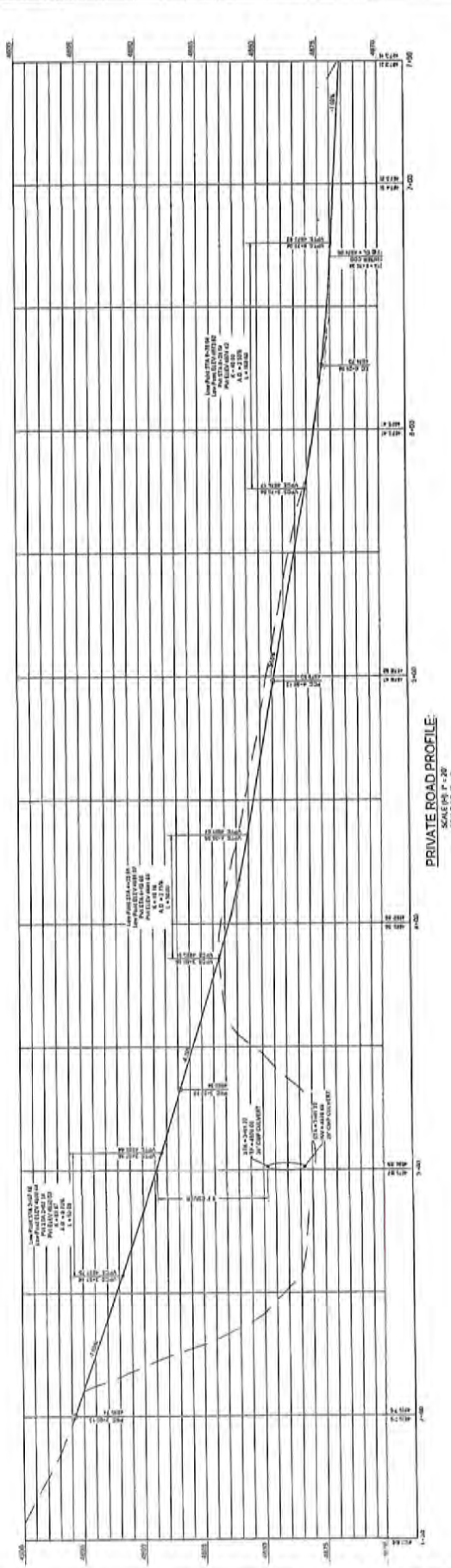
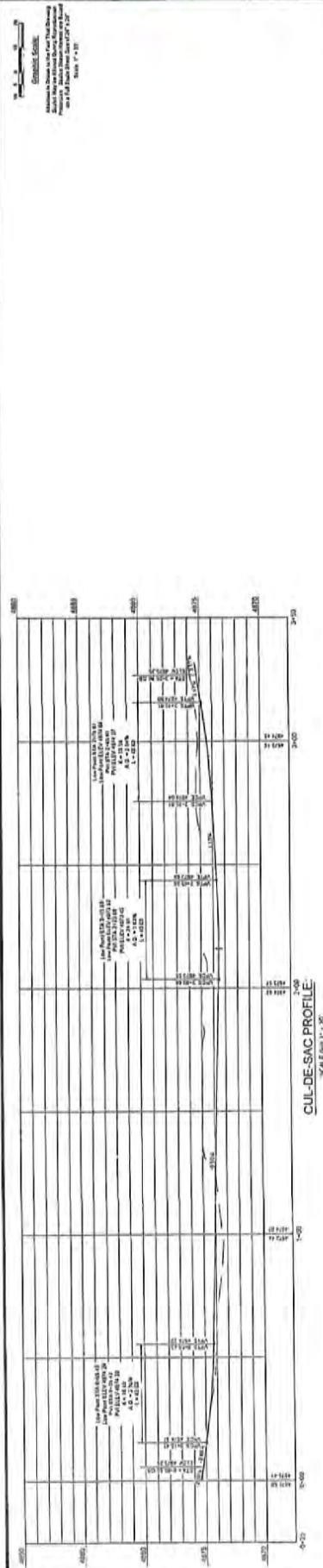


DESIGNED BY: AAE
 DRAWN BY: AAE
 SCALE: 1" = 20'
 CHECKED BY: AAE

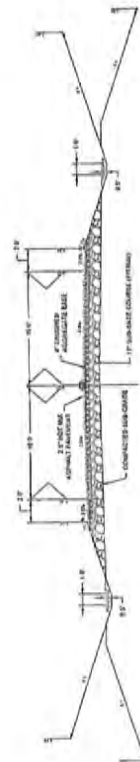
TAMARACK RESORT
 VALLEY COUNTY, ID
 ROAD IMPROVEMENTS 2

DATE: 11/15/2024	KEYINGS
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ROAD
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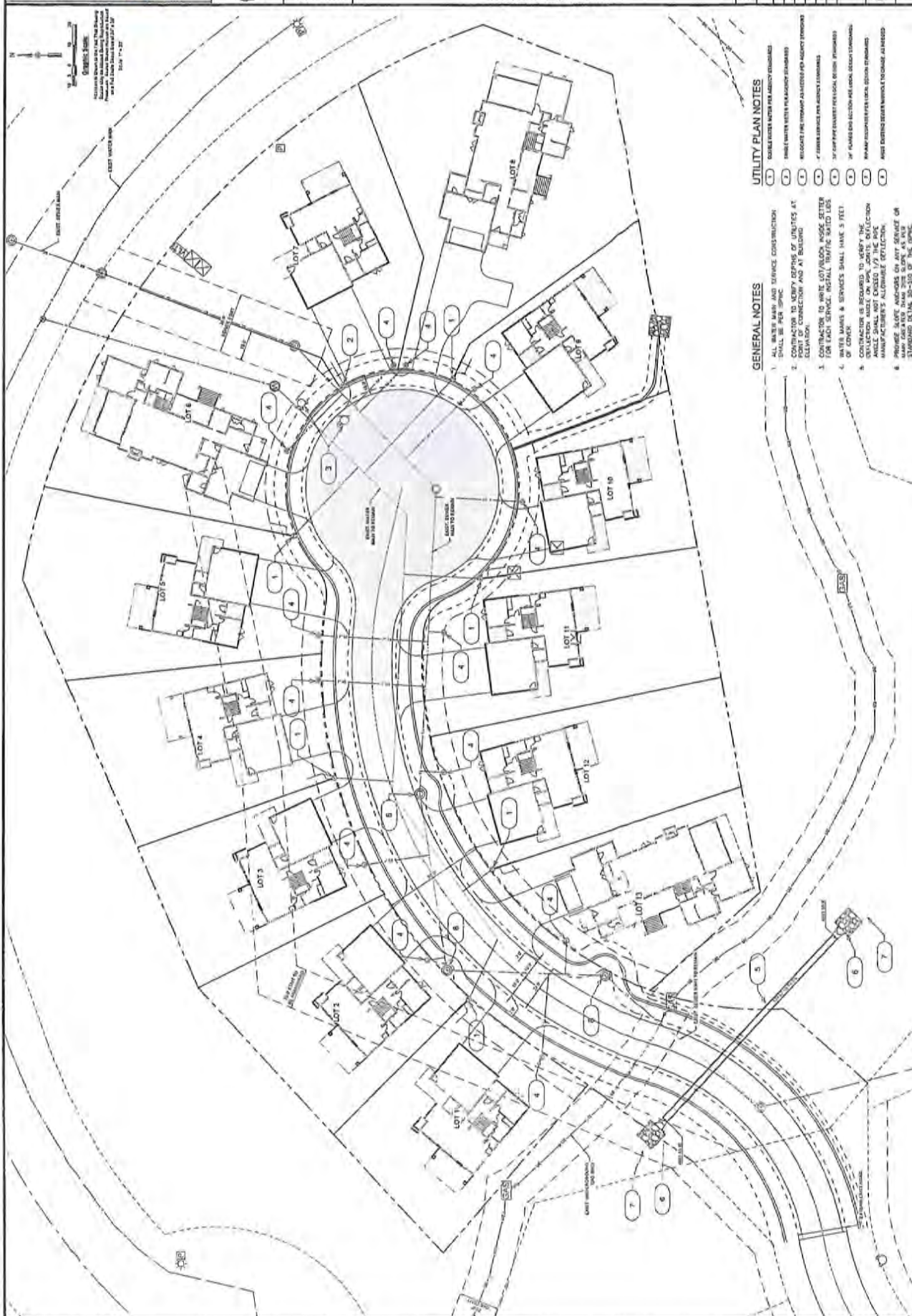


PRIVATE ROAD PROFILE
 SCALE: P = 20'
 SCALE: H = 1" = 4'



PRIVATE ROAD SECTION
 SCALE: H = 1" = 4'

ACKERMAN ENGINEERS
 2661 West Hawthorne Drive, Ste. 102 - Garden City, ID 83714
 200.553.4710 - www.ackerman-engineers.com





January 21, 2025

Ms. Cynda Herrick
Director, Planning and Zoning
219 North Main Street
PO Box 1350
Cascade, ID 83611



RE: Ponderosa Neighborhood Meeting

Ms. Herrick:

Pursuant to the Valley County Ordinance requiring notification to adjoining property owners of our proposed project, Tamarack Resort conducted a neighborhood meeting to provide information and obtain comments regarding the development of the Ponderosa neighborhood.

The meeting was held on Monday, December 30th, 2024 at the Arling Center Schoolhouse, 75 Arling Center Ct., within the Resort. The meeting was also accessible via Zoom. A copy of the letter sent to the neighbors is attached as Attachment 1 and the list of homeowners to whom the letter was sent is attached as Attachment 2. No one attended either in person, or online. The meeting started at 6:00pm and I concluded the meeting at 6:30pm when it became clear there would be no attendees.

Additionally, the Resort has hand delivered on January 22, 2025 additional information regarding the Trillium parking lot. The information provided is attached as Attachment 3 and a list of homeowners to whom the information was provided is attached as Attachment 4. All except 5 homeowners listed on Attachment 4 had also previously received the notice for the neighborhood meeting held on December 30, 2024. Furthermore, Tamarack will also be holding a neighborhood meeting on January 27, 2025 to visit with anyone who might have additional questions about the proposed parking lot. As you know, the ordinance does not require notification to adjoining properties for parking lots, but nonetheless Tamarack has already provided information to the neighbors and will also be having a neighborhood meeting to provide the information in person.

Additionally, on January 2, 2025, the Resort mailed additional information regarding the Ponderosa neighborhood in lieu of a neighborhood meeting as permitted by the Ordinance. The information provided is attached as Attachment 3 and a list of homeowners to whom the information was provided is attached as Attachment 4.

Thank you and please let me or Chris Kirk know if you have any questions.

Sincerely,


Scott Turlington
President

Cc: Chris Kirk

Enc



December 20, 2024

Subject: Upcoming Neighborhood Meeting for Proposed Developments at Tamarack Resort

Dear Friends and Neighbors,

We invite you to a neighborhood meeting on Monday, December 30th, at 6:00 PM MDT, hosted by Tamarack Resort. This meeting will introduce our plans for new developments within the resort, including:

- The Buttercup Custom Chalet Lots - Ten (10) lots accessed from the end of Clearwater Court and located to the north of the Clearwater Cottages & Townhomes.
- The Aspen Townhomes - Sixty (60) townhomes accessed from Village Drive and located in the area that is now the Aspen Parking Lot. Those parking spaces will be relocated to the north laydown yard and the newly acquired five (5) acres to the northeast of Tamarack.
- The Ponderosa Villas - Thirteen (13) Villas accessed from an extension of Ponderosa Drive and located in the site currently known as Design Plaza.

This gathering aims to provide you with detailed information about these projects and to gather your feedback and insights.

The meeting will be accessible both in person at:

The Arling Center Schoolhouse
75 Arling Center Ct
Tamarack, ID 83615

and virtually via Zoom. To join us online, please visit www.zoom.com and use the following access code:

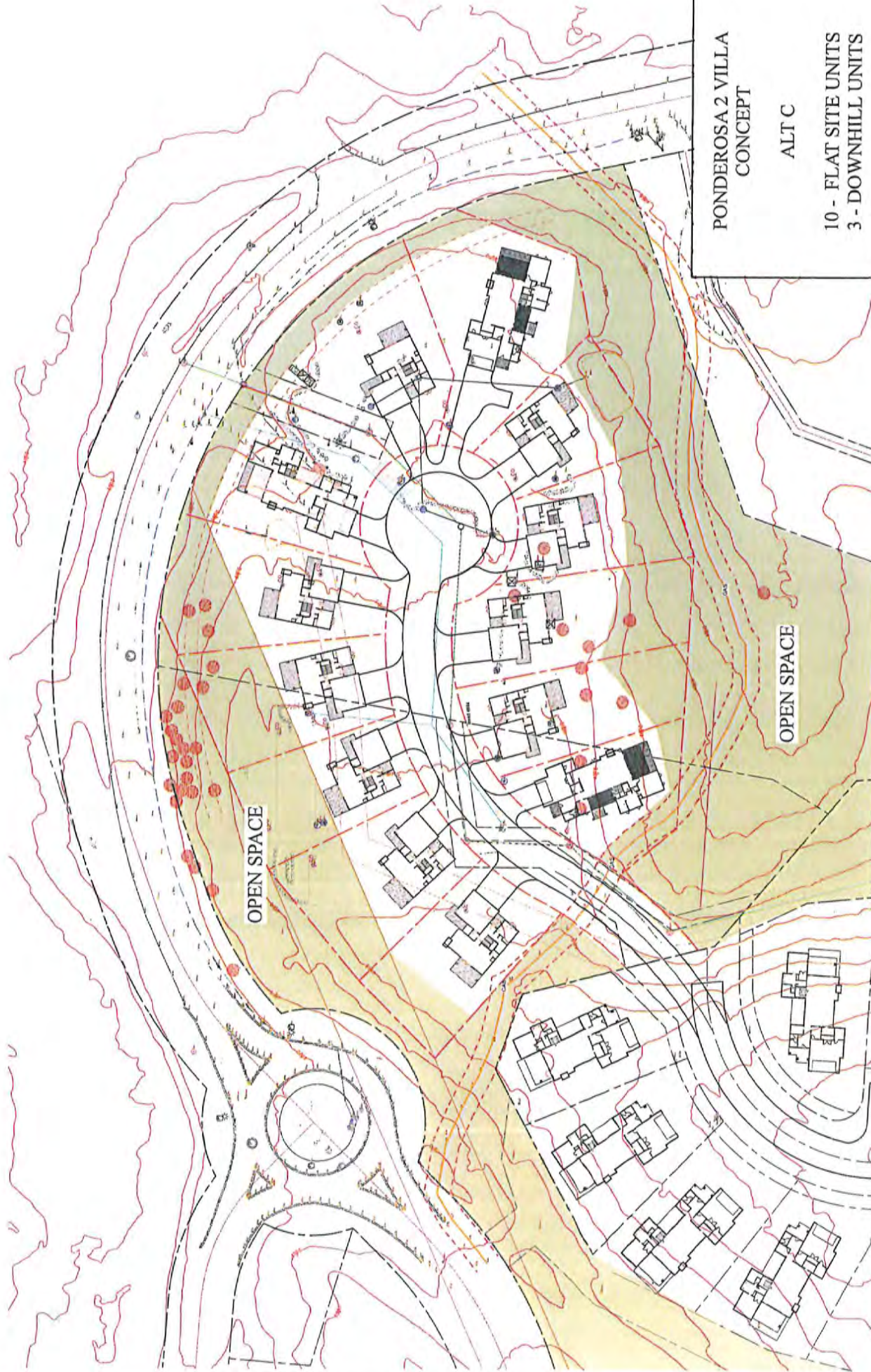
Should you wish to receive preliminary details about these developments prior to the meeting, feel free to contact me at [REDACTED]

We highly value your input and look forward to your participation on December 30th.

Warm regards,

Scott Turlington

Scott Turlington
President

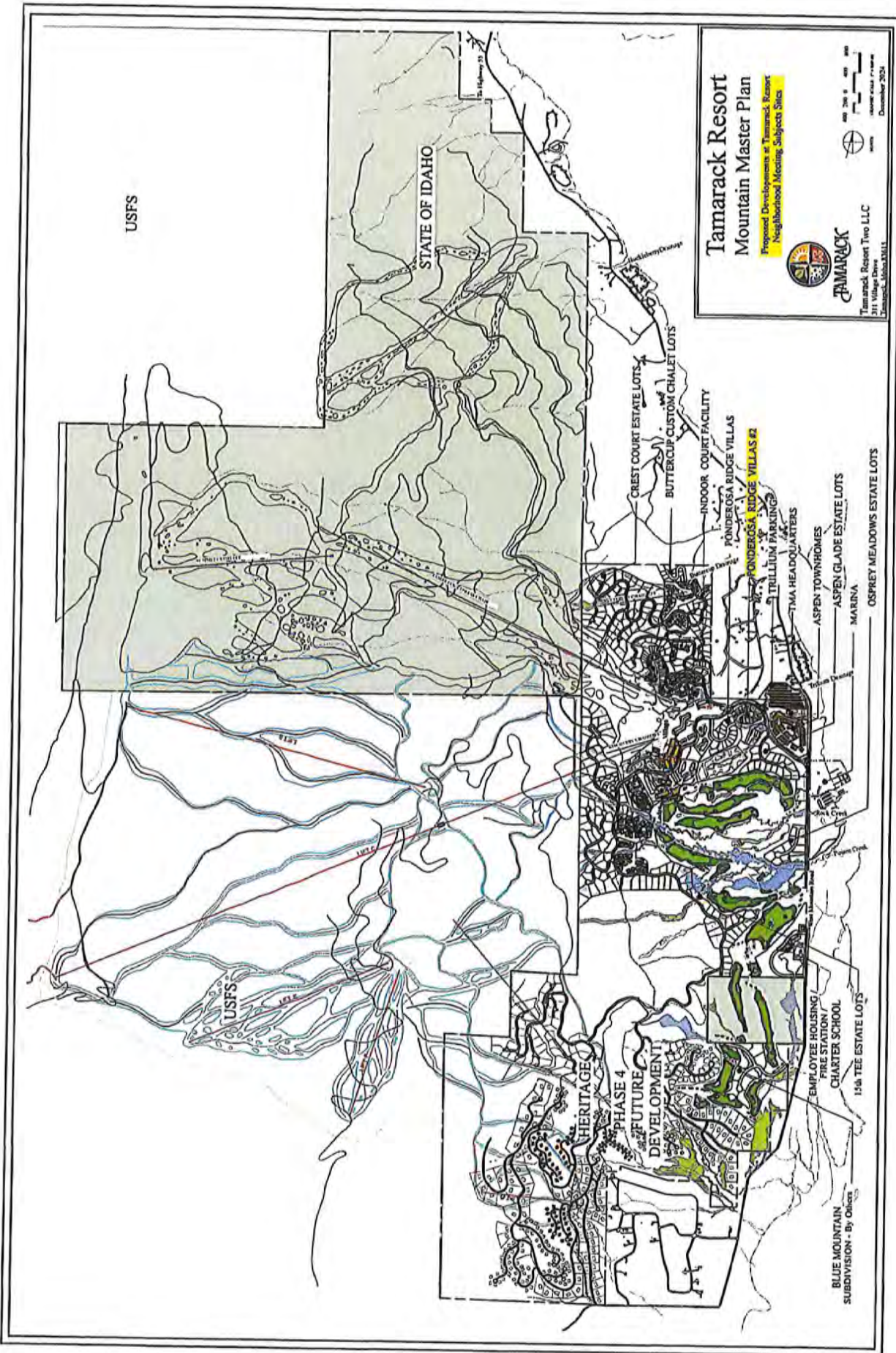


PONDEROSA 2 VILLA
CONCEPT

ALT C

10 - FLAT SITE UNITS
3 - DOWNHILL UNITS

October 2024



Tamarack Resort Mountain Master Plan

Proposed Developments at Tamarack Resort
Neighborhood Meeting Subjects Sites



Tamarack Resort Two LLC
211 Village Drive
Tamarack, Idaho 83421
December 2024

Tamarack Resort Owners within 300 feet of Tamarack Resort PUD, Phase 3.5 "Ponderosa Ridge Subdivision, No. 2"

OWNER(S)

ALTURAS CONSTRUCTION LLC

SITUS ADDRESS

Various PONDEROSA RIDGE CT

MAILING ADDRESS

ALTURAS CONSTRUCTION LLC

500 E SHORE DR STE 100

EAGLE ID 83616

OWNER(S)

TAMARACK REAL ESTATE HOLDINGS LLC

SITUS ADDRESS

Various PONDEROSA RIDGE CT

MAILING ADDRESS

TAMARACK REAL ESTATE HOLDINGS LLC

311 VILLAGE DR PMB 3026

TAMARACK ID 83615

OWNER(S)

TUGMOO REVOCABLE LIVING TRUST

SITUS ADDRESS

59 PONDEROSA RIDGE CT

MAILING ADDRESS

TUGMOO REVOCABLE LIVING TRUST

20561 SANDPIPER LN

HUNTINGTON BEACH CA 92646

OWNER(S)

SEIDEL BRIAN

DRAKE SUSAN

SITUS ADDRESS

55 PONDEROSA RIDGE CT

MAILING ADDRESS

SEIDEL BRIAN

PO BOX 866

DONNELLY ID 83615

Royal Scott Owners within 300 ft
Ridge Subdivision, No. 2”

OWNER(S)

DIMAYA FEDELINO GUILLERMO JF
DIMAYA IMELDA ALAG ECHIPARE

SITUS ADDRESS

2117 CHRISTIE RD

MAILING ADDRESS

DIMAYA FEDELINO GUILLERMO JF
95-210 KENI PLACE
MILILANI HI 96789

OWNER(S)

LIVINGSTON SHANE BURKE
LIVINGSTON JACQUE SUE

SITUS ADDRESS

2121 CHRISTIE RD

MAILING ADDRESS

LIVINGSTON SHANE BURKE
4743 CLAPIER LN
HOMEDALE ID 83628

OWNER(S)

LEE JACOB
LEE MEGAN

SITUS ADDRESS

2125 CHRISTIE RD

MAILING ADDRESS

LEE JACOB
14602 FROST RD
CALDWELL ID 83607

OWNER(S)

PISCA RAYMOND J
PISCA PAULA L

SITUS ADDRESS

2118 CHRISTIE RD

MAILING ADDRESS

PISCA RAYMOND J
4010 W VICTORY RD
MERIDIAN ID 83642 USA

OWNER(S)

PISCA JENTRY
PISCA KARI

SITUS ADDRESS

2122 CHRISTIE RD

MAILING ADDRESS

PISCA JENTRY
5751 WEST EL GATO LN
MERIDIAN ID 83642

MOIR FAMILY TRUST
4116 N ETTARO AVE
NAMPA ID 83686

STUDEBAKER INVESTMENTS LLC
PO BOX 8066
BOISE ID 83709

GONSER MATTHEW
1170 N RIPPLE CREEK PLACE
EAGLE ID 83616

WOOD CATHY FAMILY TRUST
1692 E SEAPORT CT
BOISE ID 83706

COFER BRIAN
915 N YARMOUTH PLACE
EAGLE ID 83616

BARTON JUSTIN A
40 VARDA LANDING
SAUSALITO CA 94965 USA

HENNEN JEFFREY R & CAROLYN
M JOINT LIVING TRUST
10517 W HECETA HEAD DR
GARDEN CITY ID 83714

KNIERIM ANN E
538 W MESA GRANDE LN
BOISE ID 83702

MILLS ARNOLD SILVA
2243 W WINTER CAMP DR
BOISE ID 83703

FISCHER SCOTT P & EDITH E
TRUST
34 CAPE ANDOVER
NEWPORT BEACH CA 92660

MILLER BRIAN
82 ORCHARD PLACE
ORONDO WA 98843

BUEHLER JOHN
6535 WARM SPRINGS AVE
BOISE ID 83716

CASEY MICHAEL P NON EXEMPT
MARITAL TRUST
3971 CUERVO AVE
SANTA BARBARA CA 93110
CALLAWAY BRIAN PATRICK
6785 W HOLLILYNN DR
BOISE ID 83709

TOOMEY JEREMY
1535 W WASHAM RD
EAGLE ID 83616 BM FAMILY
TRUST
311 VILLAGE DR PMB 3216
TAMARACK ID 83615
GRIFFITHS DAVID REVOCABLE
TRUST
2328 E DANZEE DR
BOISE ID 83716

BM FAMILY TRUST
311 VILLAGE DR PMB 3216
TAMARACK ID 83615

GOODWIN ANN
3811 W MINERS FARM CT
GARDEN CITY ID 83714

DICKINSON DEVON
627 W HORSESHOE PLACE
CHANDLER AZ 85248

BRENNAN RICHARD S
545 TWO RIVERS DR
EAGLE ID 83616

GLIDDEN TRUST
3228 WALTER TRAVIS DR
SARASOTA FL 34240

HEEB RANDAL
2510 VIRGINIA AVE NW #1104N
WASHINGTON DC 20037

WELCH MICHAEL S
4938 S SILVERPINE
BOISE ID 83709

IDAHO STATR PARKS &
RECREATION
P.O. BOX 709
CASCADE, ID 83611

OWNER(S)

MOIR FAMILY TRUST

SITUS ADDRESS

26 ASPEN GLADE CT

MAILING ADDRESS

MOIR FAMILY TRUST

4116 N ETTARO AVE

NAMPA ID 83686

OWNER(S)

STUDEBAKER INVESTMENTS LLC

SITUS ADDRESS

30 ASPEN GLADE CT & 32 ASPEN GLADE CT

MAILING ADDRESS

STUDEBAKER INVESTMENTS LLC

PO BOX 8066

BOISE ID 83709

OWNER(S)

GONSER MATTHEW

GONSER SHARON

SITUS ADDRESS

35 ASPEN GLADE CT

MAILING ADDRESS

GONSER MATTHEW

1170 N RIPPLE CREEK PLACE

EAGLE ID 83616

OWNER(S)

TAMARACK REAL ESTATE HOLDINGS LLC

SITUS ADDRESS

14, 18, 28 & 34 ASPEN GLADE CT

MAILING ADDRESS

TAMARACK REAL ESTATE HOLDINGS LLC

311 VILLAGE DR PMB 3026

TAMARACK ID 83615



TAMARACK
RESORT

January 2, 2025

DIMAYA FEDELINO GUILLERMO JR
95-210 KENI PLACE
MILILANI HI 96789

Dear Mr. Dimaya:

I've enclosed for your review a proposed neighborhood within Tamarack Resort, called the Ponderosa neighborhood. I've also enclosed the Tamarack Resort masterplan that shows you where the proposed neighborhood is located.

The proposed Ponderosa neighborhood is an extension of the existing Ponderosa neighborhood, and we are planning to add 13 additional homes.

If you have any questions or comments about this project please contact me directly prior to February 1, 2025 at [REDACTED] or you can call me on my cell phone at [REDACTED]. Thank you.

Sincerely,

Scott Turlington
President

Encl





January 2, 2025

LIVINGSTON SHANE BURKE
4743 CLAPIER LN
HOMEDALE ID 83628

Dear Shane:

I've enclosed for your review a proposed neighborhood within Tamarack Resort, called the Ponderosa neighborhood. I've also enclosed the Tamarack Resort masterplan that shows you where the proposed neighborhood is located.

The proposed Ponderosa neighborhood is an extension of the existing Ponderosa neighborhood, and we are planning to add 13 additional homes.

If you have any questions or comments about this project please contact me directly prior to February 1, 2025 at [REDACTED] or you can call me on my cell phone at [REDACTED] Thank you.

Sincerely,

A handwritten signature in blue ink, appearing to read "Scott", with a long horizontal line extending to the right.

Scott Turlington
President

Encl





January 2, 2025

LEE JACOB
14602 FROST RD
CALDWELL ID 83607

Dear Jacob:

I've enclosed for your review a proposed neighborhood within Tamarack Resort, called the Ponderosa neighborhood. I've also enclosed the Tamarack Resort masterplan that shows you where the proposed neighborhood is located.

The proposed Ponderosa neighborhood is an extension of the existing Ponderosa neighborhood, and we are planning to add 13 additional homes.

If you have any questions or comments about this project please contact me directly prior to February 1, 2025 at [REDACTED] or you can call me on my cell phone at [REDACTED] Thank you.

Sincerely,

A handwritten signature in blue ink, appearing to read "Scott Turlington", followed by a long horizontal line.

Scott Turlington
President

Encl





January 2, 2025

PISCA JENTRY
5751 WEST EL GATO LN
MERIDIAN ID 83642

Dear Jentry:

I've enclosed for your review a proposed neighborhood within Tamarack Resort, called the Ponderosa neighborhood. I've also enclosed the Tamarack Resort masterplan that shows you where the proposed neighborhood is located.

The proposed Ponderosa neighborhood is an extension of the existing Ponderosa neighborhood, and we are planning to add 13 additional homes.

If you have any questions or comments about this project please contact me directly prior to February 1, 2025 at [REDACTED] or you can call me on my cell phone at [REDACTED] Thank you.

Sincerely,

A handwritten signature in blue ink, appearing to read "Scott", followed by a long horizontal line.

Scott Turlington
President

Encl





TAMARACK
RESORT

January 2, 2025

PISCA RAYMOND J
4010 W VICTORY RD
MERIDIAN ID 83642 USA

Dear Ray:

I've enclosed for your review a proposed neighborhood within Tamarack Resort, called the Ponderosa neighborhood. I've also enclosed the Tamarack Resort masterplan that shows you where the proposed neighborhood is located.

The proposed Ponderosa neighborhood is an extension of the existing Ponderosa neighborhood, and we are planning to add 13 additional homes.

If you have any questions or comments about this project please contact me directly prior to February 1, 2025 at [REDACTED] or you can call me on my cell phone at [REDACTED] Thank you.

Sincerely,

Scott Turlington
President

Encl





TAMARACK
RESORT

January 2, 2025

TUGMOO REVOCABLE LIVING TRUST
20561 SANDPIPER LN
HUNTINGTON BEACH CA 92646

Dear Neighbors:

I've enclosed for your review a proposed neighborhood within Tamarack Resort, called the Ponderosa neighborhood. I've also enclosed the Tamarack Resort masterplan that shows you where the proposed neighborhood is located.

The proposed Ponderosa neighborhood is an extension of the existing Ponderosa neighborhood, and we are planning to add 13 additional homes.

If you have any questions or comments about this project please contact me directly prior to February 1, 2025 at [REDACTED] or you can call me on my cell phone at [REDACTED] Thank you.

Sincerely,

Scott Turlington
President

Encl





TAMARACK
RESORT

January 2, 2025

SEIDEL BRIAN
PO BOX 866
DONNELLY ID 83615

Dear Brian and Susan:

I've enclosed for your review a proposed neighborhood within Tamarack Resort, called the Ponderosa neighborhood. I've also enclosed the Tamarack Resort masterplan that shows you where the proposed neighborhood is located.

The proposed Ponderosa neighborhood is an extension of the existing Ponderosa neighborhood, and we are planning to add 13 additional homes.

If you have any questions or comments about this project please contact me directly prior to February 1, 2025 at [REDACTED] or you can call me on my cell phone at [REDACTED] Thank you.

Sincerely,



Scott Turlington
President

Encl

311 Village Drive
Tamarack, ID 83615
TamarackIdaho.com

