

January 31, 2021

Christopher Kirk  
Planning Consultant for  
Tamarack Resort Holdings (TRH)  
8211 West Broward Blvd., Suite 230  
Plantation, FL 33324

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 Aspen Ridge and Crest Court Single Family Residential Lots for the Tamarack Resort PUD**

Dear Planning and Zoning Commission, Ms. Herrick,

This letter serves as a cover for the Preliminary Plat applications for Aspen Ridge and Crest Court Estate Lot additions. These development areas were brought to the P&Z Commission's attention in late 2019 when Tamarack Resort provided a 3 year plan update reflecting Tamarack Resort Holdings (TRH) intentions for Tamarack Resort..

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

The applications are pretty straightforward but there are a couple of items that the P&Z might want to seek clarity. These are as follow:

**1. Aspen Ridge Lots**

TRH intends to develop 18 Estate Lots on a 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 .40 acres, averaging .48 acres, would be buffered with open space and integrated with the existing hiking and biking trail network.

Lots 14, 15 and 16 will be access off of a shared driveway. It will be constructed to the standards approved in the Tamarack Resort PUD.

Those standards are stated as follows:

*Shared Driveway:*

- 1. In order to minimize site disturbance and reduce the visual impacts of multiple driveways, this cross section has been developed. The typical section includes 20 feet of unobstructed driveway and utility easement and 12 feet of pavement width.*
- 2. Shared drives shall originate at a community right-of-way and shall not exceed two hundred fifty (250) feet and terminate at approved turnaround area.*
- 3. Access shall be guaranteed by a recorded perpetual use easement to be noted on the final plat.*
- 4. No more than four (4) lots shall front on any common drive (for the purposes of this provision, lots adjacent to both a community street and common drive shall front on the street provided said lot satisfies the street frontage criteria as specified by this Code). However, if the street meets public street construction standards, as specified by the WestRock Service Company, this provision shall not apply.*
- 5. Improved surface - Pavement of asphalt or concrete. If concrete, pavement shall consist of a minimum of 4" slab on 4" of  $\frac{3}{4}$ " minus gravel base course. If asphalt, pavement shall consist of a minimum of 3" depth machine laid asphalt on 6" of  $\frac{3}{4}$ " gravel base course. (minimum)*

TRH will provide paved street and utilities per Resort standards to each lot. 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.

Tamarack intends to complete the construction of the roads and utilities during the summer of 2021.

## **2. A. Crest Court**

These are new Estate lots in the very NW corner of the Whitewater site.

The site was originally 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 a little less than an acre each in average.

Two (2) of the Crest Court lots will be accessed directly off of Whitewater Drive, while the remaining four (4) will be accessed from a new road, Crest Court.

TRH will provide paved street and utilities per Resort standards to each lot. 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.

Tamarack intends to complete the construction of the roads and utilities during the summer of 2021.

# Valley County Planning & Zoning Department

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



## C.U.P. & Preliminary Plat Application

|   |                 |   |
|---|-----------------|---|
| TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT |                 | <input type="checkbox"/> Check # _____ or <input type="checkbox"/> Cash |
| FILE # C.U.P. 21-03                                   |                 | FEE \$ _____  |
| ACCEPTED BY _____                                     |                 | DEPOSIT _____   |
| CROSS REFERENCE FILE(S): PUD 98-1 Tamarack Resort     |                 | DATE _____  |
| <input type="checkbox"/> ADMINISTRATIVE PLAT          | COMMENTS: _____ |   |
| <input type="checkbox"/> SHORT PLAT                   | _____           |   |
| <input type="checkbox"/> FULL PLAT                    | _____           |   |

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

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

- ❖ A preliminary plat containing all of the necessary requirements according to the Valley County Subdivision Regulations.
- ❖ A phasing plan and construction timeline.
- ❖ One 8½ x 11" – 300 scale drawing of the proposed subdivision showing only the street names and lots.
- ❖ A plot plan, drawn to scale, showing existing utilities, streets, easements, ditches, and buildings.
- ❖ A 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 addresses of property owners within 300 feet of the property lines. Information can be obtained through the Assessor's Office. Only one list is required.

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

**We recommend you review Title 9 and Title 10 of the Valley County Code online at**

**[www.co.valley.id.us/planning-zoning](http://www.co.valley.id.us/planning-zoning) or**

**at the Planning and Zoning Office, 219 North Main, Cascade, Idaho.**

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

**PROPOSED SUBDIVISION NAME** Aspen Ridge - Plat of a portion of Block 19 Tamarack Resort Planned Unit Development Phase 1 Village

APPLICANT Angel Mendez

PHONE [REDACTED]

Owner X

Option Holder ☐

Contract Holder ☐

APPLICANT'S SIGNATURE Angel Mendez

DATE 1/28/21

APPLICANT'S MAILING ADDRESS 8211 West Broward Blvd., Suite 230 Plantation, FL 33324

OWNER Tamarack Resort Two, LLC

PHONE [REDACTED]

OWNER'S MAILING ADDRESS 8211 West Broward Blvd., Suite 230 Plantation, FL 33324

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

AGENT/REPRESENTATIVE Christopher Kirk FAX \_\_\_\_\_

PHONE [REDACTED]

AGENT/REPRESENTATIVE ADDRESS 311 Village Drive, PMB 3161, Tamarack, Idaho, 83615

ENGINEER Justin Leraris, SPF Water Engineering PHONE [REDACTED]

ENGINEER ADDRESS 300 E Mallard Drive, Suite 350 | Boise, ID 83706

1. SIZE OF PROPERTY 16.219

2. NUMBER OF ACREAGE OF ADJACENT LAND HELD BY THIS OWNER 1484 acres

3. ANY RESTRICTIONS ON THIS PROPERTY?

Easements 30' Wide Access Easement to Golf Maintenance, Lot 12, Block 19

Deed Restrictions none

Liens or encumbrances none

4. LEGAL DESCRIPTION Plat of a Portion of Block 19 Tamarack Resort Planned Unit Development Phase 1 Village in the NE ¼ of Section 5, T. 15N., R. 3E., B.M. Valley County, Idaho 2021

5. TAX PARCEL NUMBER \_\_\_\_\_  
Quarter NE ¼ Section 5 Township 15N Range 3E

6. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY ARE AS FOLLOWS:

None

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 Aspen Parking Lot

South Osprey Meadows Golf Course

East State of Idaho - Poison Creek Campground

West Osprey Meadows Golf Course

- 8a. TYPE OF TERRAIN: Mountainous ☐ Rolling X Flat ☐ Timbered ☐
- 8b. DOES ANY PORTION OF THIS PARCEL HAVE SLOPES IN EXCESS OF 15%? Yes but not in areas that will be developed
- 8c. DESCRIBE ANY SIGNIFICANT NATURAL RESOURCES SUCH AS ROCK OUTCROPPING, MARSHES, WOODED AREAS: Aspen Grove to east, scattered lodgepole pines to north and west, open meadow
- 9a. WATER COURSE: none
- 9b. IS ANY PORTION OF THE PROPERTY LOCATED IN A FLOODWAY OR 100-YR FLOODPLAIN?  
Information can be obtained from the P&Z Office. Include a map if yes. no
- 9c. ARE THERE WETLANDS LOCATED ON ANY PORTION OF THE PROPERTY? Yes but not impacted
- 9d. WILL ANY PART OF THE PROPERTY BE SUBJECT TO INUNDATION FROM STORMWATER OVERFLOW OR SPRING MELTING RUN-OFF? no
- 10a. NUMBER OF EXISTING ROADS: none Width \_\_\_\_\_ Private or Public? \_\_\_\_\_  
Are the existing road surfaces paved or graveled? \_\_\_\_\_
- 10b. NUMBER OF PROPOSED ROADS: 2 roads. 1 road and 1 shared driveway Proposed width: 20'  
roadway, 16' shared driveway  
Will the proposed roads be publicly or privately maintained? private  
Proposed road construction: Gravel ☐ Paved X
- 11a. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:  
None
- 11b. PROPOSED UTILITIES: Water, Sewer, Power, Telephone / Cable
- Proposed utility easement width 10' Location Outside edge both sides of road R.O.W.
- 12a. SOLID WASTE DISPOSAL METHOD: Individual Septic ☐ Central Sewage Treatment Facility X
- 12b. POTABLE WATER SOURCE: Public X Water Association ☐ Individual ☐  
If individual, has a test well been drilled? \_\_\_\_\_ Depth \_\_\_\_\_ Flow \_\_\_\_\_ Purity Verified? \_\_\_\_\_  
Nearest adjacent well \_\_\_\_\_ Depth \_\_\_\_\_ Flow \_\_\_\_\_
13. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? No but adjacent to Osprey Meadows Golf Course  
Are you proposing any alterations, improvements, extensions or new construction? No.  
If yes, explain: \_\_\_\_\_
14. DRAINAGE (Proposed method of on-site retention): BMP pond to north on the south side of Discovery Drive below platted area  
Any special drains? \_\_\_\_\_ (Please attach map)  
Soil type (Information can be obtained from the Soil Conservation District): Ogos2 - Outwash side-stream deposits
15. 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' Sides 15' Rear 15', golf frontage 30'

Mobile homes allowed? no

Minimum construction value NA but must conform to the Tamarack Design and Development Guidelines Minimum square footage 2800 sq ft

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

Resubdivision permitted? no

Other \_\_\_\_\_

17. LAND PROGRAM:

Acreage in subdivision 16.219 acres Number of lots in subdivision 18

Typical width and depth of lots 100' x 175'

Typical lot area .48 Minimum lot area .35 Maximum lot area NA

Lineal footage of streets 1250 ft Average street length/lot 100'

Percentage of area in streets 9 %

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

Maximum street gradient 6%

Indicate if subdivision is to be completely developed at one time; if not, describe stages one time

18. COMPLETE ATTACHED WEED CONTROL AGREEMENT.







# VALLEY COUNTY

## WEED CONTROL AGREEMENT

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

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

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

### COOPERATOR

\_\_\_\_\_  
Angel Mendez

\_\_\_\_\_  
Tamarack Resort Holdings, LLC

\_\_\_\_\_

By: \_\_\_\_\_

By: \_\_\_\_\_

**Valley County Weed Control**

Date: \_\_\_\_\_

Date: \_\_\_\_\_





PRELIMINARY PLAT-ASPEN RIDGE SUBDIVISION

BASIS OF BEARING

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

A REPLAT OF A PORTION OF BLOCK 19  
TAMARACK RESORT PLANNED UNIT DEVELOPMENT PHASE 1 VILLAGE  
IN THE NE1/4 OF SECTION 5  
T.15N., R.3E., B.M  
VALLEY COUNTY, IDAHO,  
2021



NOTES

1. THIS FINAL PLAT IS A REPLAT OF A PORTION OF TAMARACK RESORT PLANNED UNIT DEVELOPMENT PHASE 1 VILLAGE RECORDED AS INSTRUMENT NO. 291350, IN BOOK 9, PAGE 66, PLAT RECORDS OF VALLEY COUNTY, IDAHO.
2. ALL PROPERTIES SHOWN ON THE PLAT ARE SUBJECT TO AND GOVERNED BY THE TAMARACK RESORT DESIGN AND DEVELOPMENT GUIDELINES, AS MAY BE AMENDED OR SUPPLEMENTED.
3. UTILITIES WILL NOT BE INSTALLED AT THE TIME OF RECORDATION OF THIS PLAT, UTILITIES WILL BE COMPLETED AS PROVIDED IN THE DECLARATION OF INSTALLATION OF UTILITIES BEING RECORDED WITH THE FINAL PLAT AS INSTRUMENT NO. \_\_\_\_\_ IN THE OFFICE OF RECORDER, VALLEY COUNTY, IDAHO.
4. ALL PROPERTIES SHOWN ON THIS PLAT ARE SUBJECT TO A PERMANENT, PERPETUAL AND NON-EXCLUSIVE DRAINAGE EASEMENT, WHICH IS HEREBY RESERVED TO DECLARANT, AND GRANTED TO THE TAMARACK RESORT ASSOCIATION, INC. FOR THE PURPOSE OF CONSTRUCTION AND MAINTAINING DRAINAGE, SUB-DRAINAGE AND SURFACE WATER MANAGEMENT FEATURES, FACILITIES AND IMPROVEMENTS, AS FURTHER DESCRIBED IN THE SUPPLEMENTAL DECLARATION FOR ASPEN RIDGE SUBDIVISION.
5. ALL PROPERTIES SHOWN ON THIS PLAT OF ASPEN RIDGE SUBDIVISION ARE SUBJECT TO AND GOVERNED BY THE PROVISIONS OF CONDITIONAL USE PERMIT NO.'S 02-04 AND 02-05, AS ISSUED AND MODIFIED BY VALLEY COUNTY, IDAHO.
6. THE DECLARANT, TAMARACK RESORT LLC, RESERVES THE RIGHT, WITHOUT LIMITATION, TO ASSIGN ITS RIGHTS TO ANY AND ALL EASEMENTS WHICH ARE DEPICTED ON THIS PLAT, IN WHOLE OR IN PART.
7. ALL ROADS AND ROAD RIGHTS-OF-WAY; ALL UTILITY EASEMENTS; ALL ACCESS EASEMENTS; ALL COMMON AREAS WHICH ARE DEPICTED ON THIS PLAT, ARE DEDICATED FOR THE USE AND ENJOYMENT OF THE MEMBERS OF THE TAMARACK RESORT ASSOCIATION, TOGETHER WITH THEIR GUESTS, INVITEES, AND ASSIGNS, SUBJECT TO THE TERMS, CONDITIONS, AND RESERVED DECLARANT RIGHTS WHICH ARE CONTAINED IN THE GENERAL DECLARATION AND THE SUPPLEMENTAL DECLARATION FOR ASPEN RIDGE SUBDIVISION.
8. AN LOT SHOWN ON THIS PLAT MAY BE FURTHER DIVIDED OR COMBINED WITH ANOTHER LOT PURSUANT TO THE TERMS OF THE SUPPLEMENTAL DECLARATION FOR ASPEN RIDGE SUBDIVISION, AS THE SAME MAY BE SUPPLEMENTED OR AMENDED.
9. ALL PROPERTIES SHOWN ON THIS PLAT ARE SUBJECT TO AND GOVERNED BY THE PROVISIONS OF THE GENERAL DECLARATION FOR TAMARACK RESORT, TOGETHER WITH ANY AMENDMENTS THERETO AND ADDITIONAL DECLARATIONS AND BYLAWS WHICH ARE RECORDED BY THE DECLARANT PURSUANT TO THE GENERAL DECLARATION AND THE SUPPLEMENTAL DECLARATION FOR ASPEN RIDGE SUBDIVISION.
10. FEMA FIRM PANEL(S): 16085C1325C  
FIRM EFFECTIVE DATE(S): 2/1/2019  
FLOOD ZONE(S): ZONE X  
BASE FLOOD ELEVATION(S): NA  
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.

SITE DETAILS

TOTAL AREA ASPEN RIDGE SUBDIVISION: 16.219 ACRES

AVERAGE LOT SIZE: 0.48 ACRES

SEWER AND WATER SERVICE: NORTHLAKE WATER AND SEWER DISTRICT.

CONTOUR INTERVALS ARE 10 FOOT MAJOR AND 2 FOOT MINOR.

PAVED ROADWAYS AND DRIVEWAYS SHALL CONFORM TO VALLEY COUNTY STANDARDS.

LEGEND

- SUBDIVISION BOUNDARY
- LOT LINE
- EASEMENT LINE
- SET 5/8" X 24" REBAR WITH PLASTIC CAP LS14217
- FOUND 5/8" REBAR

CENTERLINE 80.00' WIDE ACCESS AND UTILITY EASEMENT

RP00514019000B  
BLOCK 19  
TAMARACK RESORT P.U.D.  
PHASE 1 VILLAGE  
TAMARACK REAL ESTATE HOLDINGS, LLC  
67.261 ACRES

PAVED ROADWAY "DISCOVER DRIVE"

OPEN SPACE PARCEL A  
3.072 AC.

OPEN SPACE PARCEL B  
3.072 AC.

OPEN SPACE PARCEL C  
3.072 AC.

OPEN SPACE PARCEL D  
3.072 AC.

OPEN SPACE PARCEL E  
3.072 AC.

OPEN SPACE PARCEL F  
3.072 AC.

OPEN SPACE PARCEL G  
3.072 AC.

OPEN SPACE PARCEL H  
3.072 AC.

OPEN SPACE PARCEL I  
3.072 AC.

OPEN SPACE PARCEL J  
3.072 AC.

OPEN SPACE PARCEL K  
3.072 AC.

OPEN SPACE PARCEL L  
3.072 AC.

OPEN SPACE PARCEL M  
3.072 AC.

OPEN SPACE PARCEL N  
3.072 AC.

OPEN SPACE PARCEL O  
3.072 AC.

OPEN SPACE PARCEL P  
3.072 AC.

OPEN SPACE PARCEL Q  
3.072 AC.

OPEN SPACE PARCEL R  
3.072 AC.

OPEN SPACE PARCEL S  
3.072 AC.

CURVE TABLE

| CURVE | LENGTH  | RADIUS  | DELTA     | BEARING     | CHORD   |
|-------|---------|---------|-----------|-------------|---------|
| C1    | 167.27' | 335.00' | 28°36'30" | N33°10'54"E | 165.54' |
| C2    | 235.93' | 145.00' | 93°13'34" | N00°52'18"E | 210.75' |
| C3    | 26.15'  | 69.00'  | 21°43'05" | N34°52'56"W | 26.00'  |
| C4    | 280.72' | 363.00' | 44°18'31" | N36°34'41"E | 273.78' |
| C5    | 29.92'  | 20.00'  | 85°42'19" | N15°52'46"E | 27.20'  |
| C6    | 30.45'  | 20.00'  | 87°13'45" | N77°51'22"W | 27.59'  |
| C7    | 214.58' | 313.00' | 39°16'47" | S38°53'22"W | 210.40' |
| C8    | 87.53'  | 690.00' | 7°16'06"  | S30°36'26"E | 87.47'  |
| C9    | 432.96' | 338.00' | 73°23'37" | S25°05'47"W | 403.96' |
| C10   | 203.14' | 182.00' | 63°57'05" | S43°34'34"E | 192.76' |
| C11   | 168.53' | 313.00' | 30°50'59" | S03°49'28"W | 166.50' |
| C12   | 168.24' | 157.00' | 61°23'48" | S42°17'55"E | 160.30' |
| C13   | 7.00'   | 157.00' | 2°33'17"  | S74°16'28"E | 7.00'   |

CURVE TABLE

| CURVE | LENGTH  | RADIUS  | DELTA     | BEARING     | CHORD   |
|-------|---------|---------|-----------|-------------|---------|
| C14   | 22.25'  | 20.00'  | 63°45'19" | N72°34'14"E | 21.12'  |
| C15   | 92.88'  | 60.00'  | 88°41'23" | S85°02'16"W | 83.88'  |
| C16   | 61.68'  | 60.00'  | 58°53'56" | N21°10'05"W | 59.00'  |
| C17   | 38.43'  | 60.00'  | 36°41'58" | N26°37'52"E | 37.78'  |
| C18   | 23.67'  | 60.00'  | 22°36'13" | N56°16'58"E | 23.52'  |
| C19   | 23.67'  | 60.00'  | 22°36'13" | N78°53'11"E | 23.52'  |
| C20   | 64.09'  | 60.00'  | 61°11'53" | S59°12'46"E | 61.08'  |
| C21   | 16.38'  | 20.00'  | 46°56'17" | N52°04'58"W | 15.93'  |
| C22   | 114.10' | 207.00' | 31°34'53" | S59°45'40"E | 112.66' |
| C23   | 30.60'  | 207.00' | 8°28'10"  | S39°44'08"E | 30.57'  |
| C24   | 86.35'  | 207.00' | 23°54'02" | S23°33'02"E | 85.72'  |
| C25   | 19.19'  | 363.00' | 3°01'42"  | S10°05'11"E | 19.18'  |
| C26   | 145.69' | 363.00' | 22°59'45" | S02°55'33"W | 144.71' |

CURVE TABLE

| CURVE | LENGTH  | RADIUS  | DELTA     | BEARING     | CHORD   |
|-------|---------|---------|-----------|-------------|---------|
| C27   | 118.64' | 175.00' | 38°50'33" | S66°54'25"W | 116.38' |
| C28   | 7.00'   | 175.00' | 2°17'31"  | S87°28'27"W | 7.00'   |
| C29   | 145.77' | 300.00' | 27°50'24" | N74°42'01"E | 144.34' |
| C30   | 125.61' | 270.00' | 26°39'22" | N75°17'32"E | 124.48' |
| C31   | 89.87'  | 205.00' | 25°07'07" | S76°03'39"W | 89.15'  |
| C32   | 24.37'  | 145.00' | 9°37'43"  | N42°40'13"E | 24.34'  |
| C33   | 135.63' | 145.00' | 53°35'32" | N11°03'36"E | 130.74' |
| C34   | 75.93'  | 145.00' | 30°00'19" | N30°44'20"W | 75.07'  |
| C35   | 76.85'  | 690.00' | 6°22'52"  | S23°46'57"E | 76.81'  |
| C36   | 229.79' | 690.00' | 19°04'53" | S43°46'56"E | 228.73' |
| C37   | 217.71' | 540.00' | 23°05'59" | S64°52'21"E | 216.24' |
| C38   | 101.63' | 85.00'  | 68°30'10" | S50°29'47"E | 95.68'  |

LINE TABLE

| LINE | LENGTH | BEARING     |
|------|--------|-------------|
| L1   | 27.56' | S75°33'07"E |
| L2   | 9.62'  | S14°26'53"W |
| L3   | 28.20' | N24°02'23"W |
| L4   | 13.74' | S75°33'07"E |
| L5   | 17.34' | S75°33'07"E |
| L6   | 40.39' | S47°29'09"W |
| L7   | 20.01' | S44°23'23"E |
| L8   | 32.96' | N47°29'09"E |
| L9   | 66.67' | N90°00'00"E |



UNPLATTED

SHEET 1 OF 1

25 COYOTE TRAIL  
CASCADE, ID 83611

PHONE: (208) 634-6896  
WWW.DUNNLANDSURVEYS.COM





DRAFT

October 7, 2019

Christopher Kirk  
Planning Consultant for  
Tamarack Resort Holdings  
8211 West Broward Blvd., Suite 230  
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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: 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

Appendix 2 2011 Extension request

Appendix 3 2011 Extension Approval

Appendix 4 12-8-11 P&Z Minutes

Appendix 5 2016 Extension request

Appendix 6 12-8-16 P&Z Minutes Exhibit 7 2018 Annual Report

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Section 1 – Construction Update and Three Year Planning Summary

Section 2 – PUD/CUP Progress to Date and through Three Years Summary

Exhibit 1 - Land Development Phasing Plan

Exhibit 2 - PUD/CUP Three Year Update and Summary of Progress to Date

Exhibit 3 - Tamarack Village Phasing Plan Map

Exhibit 4 – Aspen Ridge, Ponderosa Ridge, and Design Plaza Site Plans

Exhibit 5 – Crest Court Site Plans

Appendix 1 - 2002 CUP 02-04 and 02-05

Appendix 2 - 2011 Extension Approval

Appendix 3 - 12-8-11 P&Z Minutes

Appendix 4 - 2016 Extension request

Appendix 5 - 12-8-16 P&Z Minutes

Appendix 6 - 2018 Annual Report

## **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**



## **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 these buildings to be removed. The one dome that will not be removed is the Wildhorse Children's Dome. That dome is in good shape, is out of the way and serviceable for some years to come. After the removal of the domes and other improvements the snowfront will be relocated and the snowfront completely re-graded to allow ski-in / ski-out access to the Village.

### **Completion Date: December 2020**

## **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: December 2020**

### **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.



## **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

## **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 has entered into a joint venture agreement with the Mountain View RV Park on Roseberry Road in Donnelly to immediately assist in the completion of 5 cabins and the remodel one existing building to provide a total of 17 bedrooms in 6 cabins that are nearing completion on the site. This building should be complete and available for use by early 2020.

In addition, Tamarack will be joint venturing with Mountain View RV Park to break ground on an additional 10 units during the spring of 2020 that will provide approximately and additional 25 beds. The intent is to also construct 10 additional units each year during 2021 and 2022 to provide for an additional 25 employees per year.

**Summary of Total Employee Beds available after the Three Year Planning Horizon  
(exclusive of the 32 workforce units)**

|  |                            |
|--|----------------------------|
| <b>Current Five (5) three bedroom Townhomes:</b> | <b>13 Employees</b>        |
| <b>6 - Mountain View Cabins / 2020:</b>          | <b>17 Employees</b>        |
| <b>10 - Mountain View Cabins / 2021:</b>         | <b>25 Employees</b>        |
| <b>10 - Mountain View Cabins / 2022:</b>         | <b><u>25 Employees</u></b> |
| <b>Total</b>                                     | <b>80 Employees</b>        |

## **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.

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## **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.