

March 6, 2022

Christopher Kirk
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Tamarack Resort Two, LLC (TRT)
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: PUD Amendment and Preliminary Plat for Osprey Meadow Estates Single Family Residential Lots for the Tamarack Resort PUD

Dear Planning and Zoning Commission, Ms. Herrick,

This letter serves as a cover for the Plat Amendment and Preliminary Plat application for Osprey Meadow Estates Single Family Residential Lots along West Mountain Road and two residential lots off of Discovery Drive.

These are described as follow:

1. Osprey Meadow Estates

Tamarack Resort Two (TRT) proposes to develop 15 Estate Lots to the east of the existing Osprey Meadows Golf course and to the southwest of the Poison Creek Campground along West Mountain Road. Eleven (11) of the lots will be accessed from a common street, Osprey Meadow Court, and the additional four (4) will be paired with two to the north of Osprey Meadow Court and two to the south with individual driveways accessed off of West Mountain Road.

TRT is intending to develop these lots in concert with the redevelopment and rehabilitation of the Osprey Meadows Golf Course. This past summer, Tamarack was investigating developing some of this area along West Mountain Road to develop some additional lots with golf course frontage lots that would be conveniently close to the future Poison Creek Marina site. At the same time Tamarack was reacquiring the golf course. Working with its original golf course architect, Tamarack took the opportunity to revisit the playability and user experience of the golf course as originally designed and constructed and it was felt that some improvements could be made on a few of the holes. One of the outcomes of re-aligning some holes was the freeing up of some additional real estate that would allow some very fine residential lots that could be developed on an area that is part the existing the golf course.

The area for these lots was not called out on the original PUD or subsequent CUP as an area for development but just as part of the proposed golf. TRT is requesting an amendment to the PUD to shift existing allowed residential use to these lots. It is not a request for an expansion of the PUD.

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.

The intended lots will be buffered with a 40' landscape and recreational easement between the lots and West Mountain Road to allow for landscape screening and the continuation of the Pelican hiking and biking trail.

Tamarack intends to complete the construction of the roads and utilities during the summer of 2022.

2. Osprey Meadow Estates - Discovery Drive Lots

These two (2) lots are intended to be added along Discovery Drive on an area that was originally part of the Osprey Meadows Golf Course and contiguous to the Tamarack Phase I plat. This is a net result of the golf course modifications mentioned above.

No PUD Amendment is required for these lots. Supplement declarations will be developed to seamlessly tie these lots to the contiguous Phase I plat

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 checked="" type="checkbox"/> Check # <u>8436</u> or <input type="checkbox"/> Cash
FILE # <u>C.U.P. 22-09 Osprey Meadows Estates - Tamarack Resort</u>		FEE \$ <u>1,000.00</u>
ACCEPTED BY _____		DEPOSIT <u>1,000.00</u>
CROSS REFERENCE FILE(S): _____		DATE <u>3/2/2022</u>
<input type="checkbox"/> ADMINISTRATIVE PLAT	COMMENTS: _____	
<input type="checkbox"/> SHORT PLAT	_____	
<input checked="" 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 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 Osprey Meadows Estates - Tamarack Resort PUD

APPLICANT Martin Pico

PHONE [REDACTED]

Owner X

Option Holder ☐

Contract Holder ☐

APPLICANT'S SIGNATURE [Signature]

DATE 3/2/22

APPLICANT'S MAILING ADDRESS c/o Scott Turlington, 311 Village Drive, PMB 3026, Tamarack, Idaho, 83615

OWNER Tamarack Resort Two, LLC PHONE [REDACTED]

OWNER'S MAILING ADDRESS c/o Scott Turlington, 311 Village Drive, PMB 3026, Tamarack, Idaho, 83615

Nature of Owner's Interest in this Development? Owner

AGENT/REPRESENTATIVE Christopher Kirk FAX _____

PHONE [REDACTED]

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

ENGINEER Abco Engineering PHONE [REDACTED]

ENGINEER ADDRESS 119 N Midland Blvd, Nampa, Idaho 83651

1. SIZE OF PROPERTY 12.69

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

3. ANY RESTRICTIONS ON THIS PROPERTY?

Easements 30' Idaho Power Easement on Lot 8 to be vacated

Deed Restrictions none

Liens or encumbrances none

4. LEGAL DESCRIPTION Plat of a Portion of Section 5, T15N, R3E, B.M. Valley County, Idaho

5. TAX PARCEL NUMBER RP15N03E052010

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 Aspen Glade Subdivision of Tamarack Resort

South Osprey Meadows Golf Course

East State of Idaho - Poison Creek Campground

West Osprey Meadows Golf Course

- 8a. TYPE OF TERRAIN: Mountainous ☐ Rolling ☐ Flat X Timbered ☐
- 8b. DOES ANY PORTION OF THIS PARCEL HAVE SLOPES IN EXCESS OF 15%? No
- 8c. DESCRIBE ANY SIGNIFICANT NATURAL RESOURCES SUCH AS ROCK OUTCROPPING, MARSHES, WOODED AREAS: Wetlands are associated with some lots but will not be impacted
- 9a. WATER COURSE: Poison Creek between Lots 6-7-8 and Lot 12 along West Mountain Road and to the eastern portion of Lot 16.
- 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: 1 road and a short stub to a possible future development site.
Proposed width: 20' roadway
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:
Idaho Power Transformer to be abandoned
- 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 ponds to north of the access road into the Estate Lots and to the south east side of Lot 8
Any special drains? _____ (Please attach map)
Soil type (Information can be obtained from the Soil Conservation District): Qgos2 - Outwash side-stream deposits
15. WILL STREETS AND OTHER REQUIRED IMPROVEMENTS BE CONSTRUCTED PRIOR TO THE RECORDING OF THE FINAL PLAT? no
If not, indicate the type of surety that will be put up to ensure the construction of the improvements within one (1) year from the date of filing the plat: Cost of improvements will be Escrowed

16. OUTLINE OF PROPOSED RESTRICTIVE COVENANTS:

Setbacks: Front 20' (40' along West Mountain Road) 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 12.69 acres Number of lots in subdivision 17

Typical width and depth of lots 100' x 175'

Typical lot area .50 Minimum lot area .42 Maximum lot area NA

Lineal footage of streets 900 ft Average street length/lot 120'

Percentage of area in streets 9 %

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

Maximum street gradient 3%

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

Martin Pico

Tamarack Resort Two, LLC

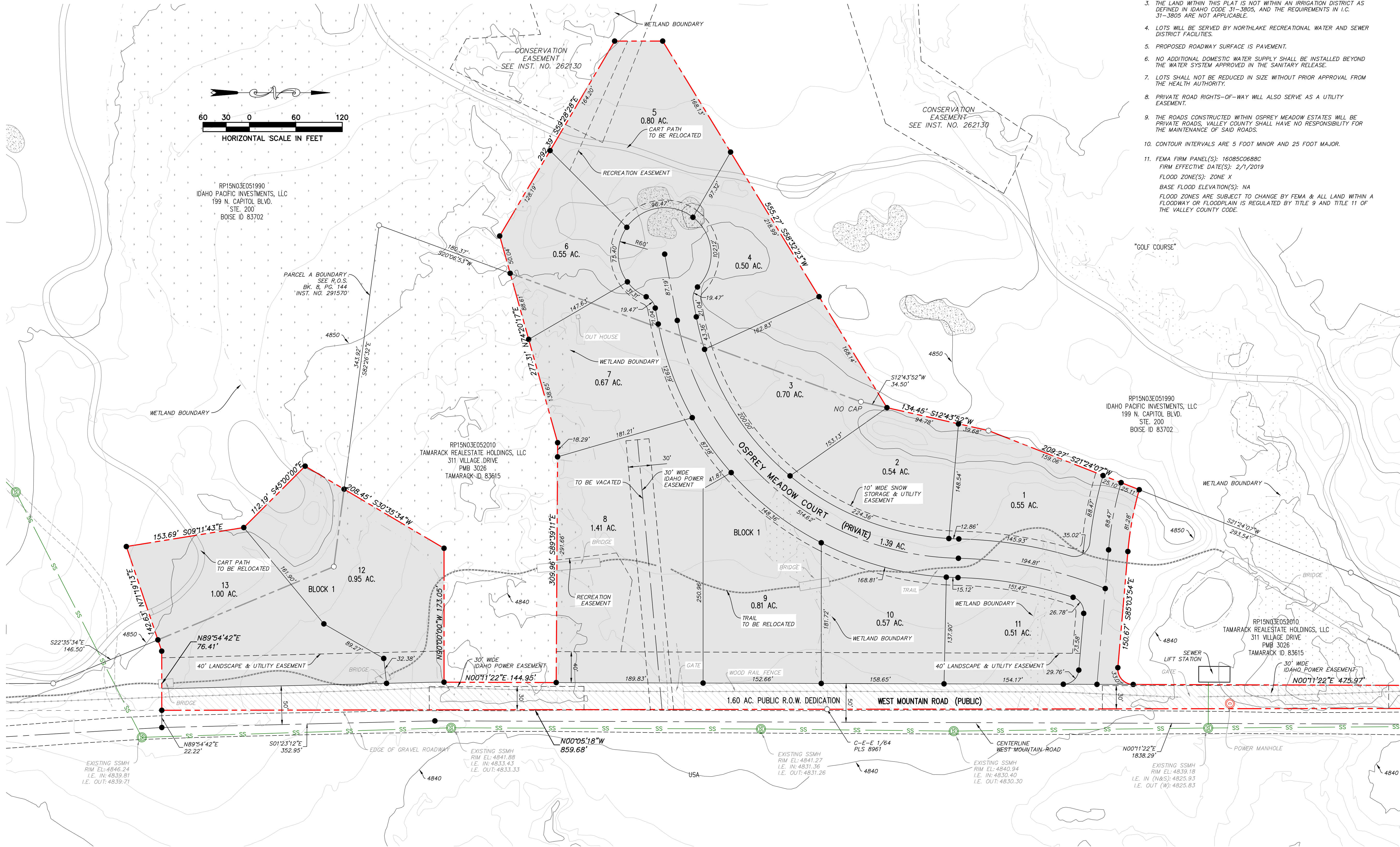
By: _____

By: _____

Valley County Weed Control

Date: _____

Date: _____



NOTES
SEE SHEETS 2 AND 3 FOR ADDITIONAL INFORMATION.

AREAS
LOTS 1 THROUGH 17: 12.69 ACRES
PRIVATE ROADS: 1.39 ACRES
RIGHT-OF-WAY DEDICATION
(WEST MOUNTAIN ROAD): 1.60 ACRES

- NOTES
1. MINIMUM BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE ZONING ORDINANCE AT THE TIME OF ISSUANCE OF ANY BUILDING PERMIT.
 2. ALL UTILITY EASEMENTS SHOWN ON THIS PLAT ARE GRANTED TO PUBLIC UTILITIES.
 3. 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.
 4. LOTS WILL BE SERVED BY NORTHLAKE RECREATIONAL WATER AND SEWER DISTRICT FACILITIES.
 5. PROPOSED ROADWAY SURFACE IS PAVEMENT.
 6. NO ADDITIONAL DOMESTIC WATER SUPPLY SHALL BE INSTALLED BEYOND THE WATER SYSTEM APPROVED IN THE SANITARY RELEASE.
 7. LOTS SHALL NOT BE REDUCED IN SIZE WITHOUT PRIOR APPROVAL FROM THE HEALTH AUTHORITY.
 8. PRIVATE ROAD RIGHTS-OF-WAY WILL ALSO SERVE AS A UTILITY EASEMENT.
 9. THE ROADS CONSTRUCTED WITHIN OSPREY MEADOW ESTATES WILL BE PRIVATE ROADS, VALLEY COUNTY SHALL HAVE NO RESPONSIBILITY FOR THE MAINTENANCE OF SAID ROADS.
 10. CONTOUR INTERVALS ARE 5 FOOT MINOR AND 25 FOOT MAJOR.
 11. FEMA FIRM PANEL(S): 16085C0688C
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.

PRELIMINARY PLAT
OSPREY MEADOW ESTATES
SITUATE IN A PORTION OF SECTION 5
T.15N., R.3E., B.M.
VALLEY COUNTY, IDAHO

SHEET DATA			REVISIONS	
NO.	DESCRIPTION	DATE		

P.M.: DTD
DRAWN BY: DTD
CHECKED BY: SRD
DATE: 3/02/2022
FILE NO: 3473

SHEET

