

Valley County Planning and Zoning

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STAFF REPORT: P.U.D. 98-1 Tamarack Resort
C.U.P. 22-09 Osprey Meadows Estates - Preliminary Plat

HEARING DATE: May 23, 2022

TO: Board of County Commissioners

STAFF: Cynda Herrick, AICP, CFM
Planning and Zoning Director

APPLICANT: Martin Pico
c/o Scott Turlington
311 Village Drive PMB 3026
Tamarack, ID 83615

REPRESENTATIVE: Christopher Kirk
311 Village Drive, PMB 316
Tamarack, ID 83615

OWNER: Tamarack Resort Two LLC
c/o Scott Turlington
311 Village Drive PMB 3026
Tamarack, ID 83615

ENGINEER: ABCO Engineering
119 N Midland BLVD
Nampa, ID 83651

SURVEYOR: Dunn Land Surveys
25 Coyote Trail
Cascade, ID 83611

LOCATION: Tamarack Resort Planned Unit Development in the NE ¼ of Section 5,
T.15N, R.3E,
Boise Meridian, Valley County, Idaho

SIZE: 12.69 acres

REQUEST: Amend P.U.D. 98-01 to Relocate Approved Single-Family Residential Lots

EXISTING LAND USE: Bare Land and portion of Golf Course

Martin Pico and Tamarack Two LLC are requesting a conditional use permit for 17-lot single-family subdivision on 13 acres within the Tamarack Resort P.U.D. boundary.

Fifteen (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.

Two lots are proposed along Discovery Drive on an area that was originally part of the Osprey Meadows Golf Course and contiguous to the Tamarack Phase 1 plat.

Lots would be accessed from West Mountain Road (public), Discovery Drive (private), and a new private road.

The lots, setbacks, roadways, and rights-of-ways will be developed to the Tamarack Resort standards set forth in the Design Guidelines.

Central sewer and water would be provided by Northlake Recreational Sewer and Water District and Tamarack Municipal Water System.

The plat would include utility, landscape, and recreational easement areas. Wetlands are delineated on the preliminary plat. Portions of existing trails and golf-court cart path would be modified. An Idaho Power easement would be vacated.

The intent is to develop these lots in concert with the redevelopment and rehabilitation of the Osprey Meadows Golf Course. Some of the golf course was re-aligned, freeing up area for residential lots. The area for 15 of the lots was not called out on the original PUD as an area for development, but as part of the proposed golf course. The applicant 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 allowed uses.

FINDINGS:

1. The Planning and Zoning Commission recommended approval on April 14, 2022.
2. Legal notice was posted in the Star News on May 5, 2022, and May 12, 2022. Potentially affected agencies were notified on April 22, 2022. Property owners within 300 feet of the property line were notified by fact sheet sent April 22, 2022. The site was posted on April 29, 2022. The notice was posted online at www.co.valley.id.us on April 22, 2022.
3. All agency comment received:

Central District Health requires an application and an engineering report. (March 16, 2022, and April 25, 2022))

Jeff McFadden, Road Department Superintendent, said the road is wide with good visibility in both directions. Applicant must apply for an approach permit. (March 17, 2022)

Jeff McFadden, Road Department Superintendent, further replied with three recommendation: dedication of 50' right-of-way; mitigation of impacts to transportation services by negotiating with developer payment of road improvement costs attributable to traffic generated by proposed development; and conduct a repair/replacement feasibility study for the "S" Bridge. (April 28, 2022)

Jess Ellis, Donnelly Rural Fire Protection District Fire Marshal, listed requirements for roads, "No Parking Signs", driveways, address posting, water supply for fire protection, and short-term rentals. (March 19, 2022)

Idaho Department of Environmental Quality (DEQ) provided general comments on air quality, wastewater, drinking water, surface water, hazardous waste, and ground water contamination. (March 25, 2022, and April 29, 2022).

Paul Aston, Valley County Engineer, responded with preliminary comments (April 13, 2022 – Exhibit 1, PZ Commission Meeting)

4. Neighbor comment received: none
5. Physical characteristics of the site: Relatively Flat to Rolling Topography.
Wetlands would not be impacted.
6. The surrounding land use and zoning includes:
North: Tamarack Resort PUD – Proposed Aspen Glade Subdivision
South: Tamarack Resort PUD – Osprey Meadows Golf Course
East: Tamarack Resort PUD – U.S. Bureau of Reclamation and Idaho Parks and Recreation – Poison Creek Campground
West: Tamarack Resort PUD – Osprey Meadows Golf Course
7. Valley County Code (Title 9): In Table 9-3-1, this proposal is categorized under:
 - 2. Residential Uses (h) Planned Unit Development
 - 2. Residential Uses (c) Subdivision for single-family residence
8. PUD 98-1 Tamarack Resort, a Planned Unit Development as approved by CUP 02-04 and 02-05, as amended in the following list and as originally approved:
 - Original WestRock CUP Components Grading, Drainage, Road, Utilities and Related Facilities drawings pertinent to this location (attached)
 - Facilities Program Summary (original)
9. Valley County Code (Title 10): Subdivision Regulations. This title should be reviewed for determination of technical issues of the plat.

Standards are allowed to be relaxed as part of the planned unit development:

- Valley County requires a 70-ft right-of-way width; however, this is a planned unit development, which previously had a reduction in width of right-of-way approved for the internal private roads; original PUD allowed 50-ft rights-of-way.
- The PUD also allows lots to have no frontage on a platted road. (Valley County Code 9-5C-2C).

9-5H-8: ISSUANCE OF CONDITIONAL USE PERMIT:

- B. Issuance Of Permit; Form: Upon recommendation of the commission, the administrator or staff shall issue a conditional use permit on forms prescribed by the commission.
 5. When the commission's decision is subject to board approval, as for planned unit developments, the conditional use permit will not be issued until after the board's decision.

[Staff Comment: This is an amendment from the original PUD approval, so this particular conditional use permit within the Tamarack Resort Planned Unit Development is being reviewed by the Planning and Zoning Commission and approved/denied by the Board of County Commissioners.]

10-4-4: STREETS:

- A. Conformance With Adopted Standards And Policies: The classification, ownership, design and location of all streets shall conform to adopted standards and policies, and shall be considered in their relation to existing and planned streets, topographic conditions, to public convenience or safety, and in their appropriate relation to the projected traffic demand of the land to be served by such streets.

10-5-1: STREET AND UTILITY IMPROVEMENTS:

- A. Installation Required: Public street, utility, conduit for fiber optics, and other off site improvements, as hereinafter listed, shall be installed in each new subdivision at the subdivider's expense or at the expense of the party agreeing to install the same, in accordance with the minimum standards set forth below prior to the acceptance of any final plat for recordation, except as provided in subsections C and D of this section. A right of way permit will be required (see section [5-7-2](#) of this code).
- B. Acceptance By County: The county shall not accept the dedication of any public rights of way and any easements shown on the plat, together with appurtenant facilities lying therein which the county would have a duty to maintain after dedication, which are not improved, or construction thereof guaranteed in accordance with the provisions of this title or with the policies, standards, designs and specifications set forth in the road and street specifications adopted by Valley County. 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. All plats shall contain in their notes this statement: "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."

Dedication of public rights-of-way does not guarantee that the public road will be maintained by Valley County. Public rights of way are allowed with roads that are maintained by homeowners. Public rights of way shall be provided through properties to adjacent lands for the purpose of circulation, when reasonable.

- C. Private Road Declaration: In the event that private roads, streets and ways are shown on a subdivision plat, the width of the right of way must meet specifications set forth in road and street specifications adopted by the board of county commissioners. A private road declaration shall be recorded and state that the county will have no responsibility for the installation or maintenance of the private roads, shall describe who is responsible for maintenance of the private roads, and describe the construction schedule for the private roads. Construction of private roads shall be the responsibility of the subdivider and shall be constructed to the minimum standards as set forth in the road and street specifications for private roads adopted by the county.
- D. Declaration Of Installation Of Utilities: A declaration of installation of utilities shall also be recorded. The declaration shall describe the utilities that will be placed by the subdivider, verify when the utilities will be installed and state that Valley County will have no responsibility for the installation or maintenance of utilities. If all utilities are not installed prior to recordation of the plat, a note shall be placed on the face of the plat that states: "Utilities have not been installed at the time of recordation of this plat".

SUMMARY:

No compatibility rating has been done. It was previously done as part of the overall Planned Unit Development.

In the future if there is a material change the Planned Unit Development would need to be formally amended and process through the Planning and Zoning Commission along with the Board of County Commission as per 9-5H-8.5.

The original approved application is available for review in the Planning and Zoning office.

STAFF COMMENTS:

1. The Commission should be aware that the original Planned Unit Development approved documents included a provision for flexibility in Section I – Application Overview. It reserved the right to modify the Facilities Plan in a number of ways; provided for preliminary and final platting in future phases; and stated the modifications do not materially change any component of the prior approvals, as listed. (attached) In the future if there is a material change the Planned Unit Development would need to be formally amended and process through the Planning and Zoning Commission along with the Board of County Commission as per 9-5H-8.5.
2. I recommend the following changes:
 - Lots 12 and 13 should be Block 2, Lots 1 and 2
 - Lots 14 and 15 should be Block 3, Lots 1 and 2
 - Lots 17 and 16 should be Block 4, Lots 1 and 2
(or some renumbering configuration with 4 different blocks)

ATTACHMENTS:

- Conditions of Approval
- Planning and Zoning Commission Facts and Conclusions
- Planning and Zoning Commission Meeting Minutes
- Vicinity Map
- Aerial Map
- Assessor's Plat – T.15N R.3E Section 5
- Pictures from West Mountain Road – March 18, 2022, and April 29, 2022
- Preliminary Site Plan with Topography
- Approved PUD 98-01 Preliminary Plat Sheets 1, 2, and 3
- Approved PUD 98-01 Appendix B Components Drawings – Sheets 1, 3 and 9
- Resort Facilities Phasing Plan Map, Feb. 12, 2002
- PUD Flexibility - Amendments
- Responses
- Application

Conditions of Approval

1. The application, the staff report, and the provisions of the Land Use and Development Ordinance are all made a part of this permit as if written in full herein.
2. Any change in the nature or scope of land use activities shall require an additional Conditional Use Permit.
3. The final plat for shall be recorded within two years or this permit will be null and void.
4. The issuance of this permit and these conditions will not relieve the applicant from complying with applicable County, State, or Federal laws or regulations or be construed as permission to operate in violation of any statute or regulations. Violation of these laws, regulations or rules may be grounds for revocation of the Conditional Use Permit or grounds for suspension of the Conditional Use Permit.

5. Must comply with all requirements previously approved as P.U.D 98-01 Tamarack Resort and any subsequent amendments.
6. Must have an approved storm water management plan and site grading plan approved by the Valley County Engineer prior to any work being done on-site.
7. Prior to final plat, the applicant's engineer shall certify that the roads have been built to approved standards or be financially guaranteed.
8. Wetlands must be shown on the final plat.
9. Must bury conduit for fiber optics with utilities.
10. Applicant's engineer shall confirm all utilities were placed according to the approved plans.
11. A private road declaration is required to confirm that the road will be maintained by the Tamarack Municipal Association.
12. A letter of approval is required from Donnelly Fire District prior to recording the final plat.
13. Shall work with Southern Idaho Timber Protection Association along with the Donnelly Rural Fire Protection Association to implement the Wildfire Prevention and Protection Plan and amend as agreed.
14. Must have approval from Idaho Power Company for vacation of the easement shown on Page 1 of the Preliminary Plat.
15. CCR's should address, lighting, wildfire prevention, noxious weeds, and limit each lot to one wood burning device.
16. All lighting must comply with the Valley County Lighting Ordinance.
17. Shall place addressing numbers at each residence and at the driveway entrance if the house numbers are not visible from the road.
18. The following note shall be placed in the notes on the face of the final plat:
"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."
19. Note 4 should be changed to say Northlake Recreational Sewer and Water District Facilities.
20. Note 7 should include Valley County Planning and Zoning Commission.
21. There should be a note that states all lots shall be accessed from internal Tamarack roads and not West Mountain RD, except for the four lots with no frontage on the internal roads.

END OF STAFF REPORT

**FINDINGS OF FACT AND CONCLUSIONS OF LAW BEFORE
THE VALLEY COUNTY PLANNING AND ZONING COMMISSION**

SUBJECT: Conditional Use Permit No 22-09
Tamarack Resort P.U.D. - Osprey Meadows Estates

INTRODUCTION

This matter came before the Valley County Planning and Zoning Commission on April 14, 2022. The Commission reached a quorum. Commission members in attendance were Katlin Caldwell, Sasha Childs, Ken Roberts, and Chairman Neal Thompson.

Chris Kirk, representing Martin Pico and Tamarack Two LLC, was present and requesting approval for a 17-lot single-family residential subdivision on 13 acres within the Tamarack Resort P.U.D. in the West ½ Section 5, T.15N, R.3E, Boise Meridian, Valley County, Idaho.

FINDINGS OF FACT

Having given due consideration to the application and evidence presented at the Public Hearing, which is summarized in the Minutes of the Commission's meeting dated April 14, 2022, with the exhibits, the Valley County Planning and Zoning Commission hereby made the following findings of fact:

1. That the existing use of the property described in the Petition is a planned unit development and will continue to be a planned unit development.
2. That the land use categorization in Valley County Code (Table 9-3-1) are as follows:
(2) Residential Uses (c) Subdivision for single family residence.
3. That the surrounding land uses are recreational and single family residential.
4. That the proper legal requirements for advertisement of the hearing have been fulfilled as required by the Valley County Land Use and Development Ordinance and by the Laws of the State of Idaho.

Legal notice was posted in the Star News on March 24, 2022, and March 31, 2022. Potentially affected agencies were notified on March 15, 2022. Property owners within 300 feet of the property line were notified by fact sheet sent March 15, 2022. The site was posted on March 18, 2022. The notice and application were posted online at www.co.valley.id.us on March 15, 2022.

5. Other persons in attendance expressed neither approval nor disapproval of the proposed use.

CONCLUSIONS

Based on the foregoing findings, the Valley County Planning and Zoning Commission concludes as follows:

1. That the proposed use is in harmony with the general purpose of Valley County ordinances and policies and will not be otherwise detrimental to the public health, safety, and welfare.
2. That the proposed use is consistent with the Valley County Comprehensive Plan.
3. Valley County must follow the laws of the State of Idaho and the Valley County Code.
4. Valley County has one mixed use zone that promotes mitigation of potential impacts.
5. The proposed use is compatible with surrounding land uses.
6. Tamarack Resort is supported by the community as a good quality development.

ORDER

The Valley County Planning and Zoning Commission, pursuant to the aforementioned, orders that the application of Martin Pico and Tamarack Two LLC, for Conditional Use Permit No. 22-09 Tamarack Resort P.U.D. - Osprey Meadows Estates, as described in the application, staff report, correspondence, and minutes of the meetings be approved.

Special conditions applied to the proposed use are:

1. The application, the staff report, and the provisions of the Land Use and Development Ordinance are all made a part of this permit as if written in full herein.
2. Any change in the nature or scope of land use activities shall require an additional Conditional Use Permit.
3. The final plat for shall be recorded within two years or this permit will be null and void.
4. The issuance of this permit and these conditions will not relieve the applicant from complying with applicable County, State, or Federal laws or regulations or be construed as permission to operate in violation of any statute or regulations. Violation of these laws, regulations or rules may be grounds for revocation of the Conditional Use Permit or grounds for suspension of the Conditional Use Permit.
5. Must comply with all requirements previously approved as P.U.D 98-01 Tamarack Resort and any subsequent amendments.
6. Must have an approved storm water management plan and site grading plan approved by the Valley County Engineer prior to any work being done on-site.
7. Prior to final plat, the applicant's engineer shall certify that the roads have been built to

approved standards or be financially guaranteed.

8. Wetlands must be shown on the final plat.
9. Must bury conduit for fiber optics with utilities.
10. Applicant's engineer shall confirm all utilities were placed according to the approved plans.
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13. Shall work with Southern Idaho Timber Protection Association along with the Donnelly Rural Fire Protection Association to implement the Wildfire Prevention and Protection Plan and amend as agreed.
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15. CCR's should address, lighting, wildfire prevention, noxious weeds, and limit each lot to one wood burning device.
16. All lighting must comply with the Valley County Lighting Ordinance.
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18. The following note shall be placed in the notes on the face of the final plat:
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19. Note 4 should be changed to say Northlake Recreational Sewer and Water District Facilities.
20. Note 7 should include Valley County Planning and Zoning Commission.
21. There should be a note that states all lots shall be accessed from internal Tamarack roads and not West Mountain RD, except for the four lots with no frontage on the internal roads.

NOTICE OF FINAL ACTION AND RIGHT TO REGULATORY TAKING ANALYSIS

The Applicant is hereby notified that pursuant to Idaho Code §67-8003, an owner of real property that is the subject of an administrative or regulatory action may request a regulatory taking analysis. Such request must be in writing and must be filed with the Valley County Clerk not more than twenty-eight (28) days after the final decision concerning the matter at issue. A request for a regulatory takings analysis will toll the time period within which a Petition for Judicial Review may be filed.

Please take notice that if this is a decision of the Planning and Zoning Commission it can be appealed to the Valley County Board of Commissioners in accordance with Valley County Code 9-5H-12. The appeal should be filed with the Valley County Planning and Zoning Administrator within ten days of the decision.

Please take notice that if this is a decision of the Board of County Commissioners it is a final action of the governing body of Valley County, Idaho. Pursuant to Idaho Code §67-6521, an affected person i.e., a person who has an interest in real property which may be adversely affected by the issuance or denial of the application to which this decision is made, may within twenty-eight (28) days after the date of this Decision and Order, seek a judicial review as provided by Chapter 52, Title 67, Idaho Code.

END FACTS AND CONCLUSIONS


Valley County
Planning and Zoning Commission, Chairman

Date: 5-12-2022

- **Exhibit 1** –Paul Ashton, Valley County Engineer, stated that all “shared access” requirements of the County shall be met. (April 13, 2022)
- **Exhibit 2** – John Russell, representing the applicant, responded to the staff report. (April 11, 2022)

Chairman Thompson asked for the applicant's presentation.

Donn Reiswig, 13333 Nisula RD, is representing the applicant. The applicant previously received a conditional use permit for three homes on the property [C.U.P. 21-29]. This application would have a total of four lots and building sites, including a residence for the applicant's sister. Two residences currently exist on the parcel. CCRs will be prepared. As of today, all four ground water monitoring sites are dry. The applicant will meet all conditions of approval listed within the staff report. Irrigation pivots and agricultural use will remain. Mr. Reiswig described where the driveways and home sites will be.

Chairman Thompson asked for proponents.

Donn Reiswig, 13333 Nisula RD, lives next door to the proposed site. He would like to see additional houses in the area to be able to receive mail delivery from the U.S. Postal Service.

Matt Blakley, 13381 Nisula RD, currently is the sole occupant of the parcel. All three driveways interconnect within the parcel

Chairman Thompson asked for undecided. There were none.

Chairman Thompson asked for opponents. There were none.

Chairman Thompson closed the public hearing. The Commission deliberated.

Commissioner Thompson moved to approve C.U.P. 22-08 with the stated conditions, approve the preliminary and final plat, and authorize the Chairman to sign. Commissioner Childs seconded the motion. Motion carried unanimously.

There is a 10-day appeal period to the Board of County Commissioners in accordance with Valley Code 9-5H-12.

9:20 p.m.

4. **C.U.P. 22-09 Tamarack Resort P.U.D. - Osprey Meadows Estates – Preliminary Plat:** Martin Pico and Tamarack Two LLC are requesting a conditional use permit for 17-lot single-family subdivision within the Tamarack Resort P.U.D. boundary. Lots would be accessed from West Mountain Road (public), Discovery Drive (private), and a new private road. Central sewer and water would be provided. An Idaho Power easement would be vacated. The 13-acre site is in West ½ Section 5, T.15N, R.3E, B.M., Valley County, Idaho. Action Item.

Chairman Thompson introduced the item and opened the public hearing. Chairman Thompson asked if there was any *ex parte* contact or conflict of interest.

Commissioner Caldwell excused herself due to a conflict of interest and left the room.

Chairman Thompson asked for the Staff Report. Director Herrick presented the staff report, displayed the site and GIS map on the projector screen, and summarized the following exhibit:

- **Exhibit 1** – Paul Ashton, Valley County Engineer, responded with preliminary comments. (April 13, 2022)

The conditions of approval regarding revised notes listed were explained further. This is a request to amend the PUD approval; therefore, the PZ Commission will make a recommendation to the Board of County Commissioners.

Chairman Thompson asked for the applicant's presentation.

Chris Kirk, a land planning consultant for the applicant, said the staff report is complete. The applicant agrees with all stated conditions and Valley County Engineer requirements. He responded to the staff report comment #3 recommended a shared driveway for the four lots fronting West Mountain Road. Delineated wetlands in this area complicates using a shared access for those lots. He will look at the property this summer and consider options.

Between West Mountain Road and the lots abutting the road is a 40-ft wide easement; berms will be added to increase visual separation. A trail accommodating mountain bike and hiking will be on east side of the berms, near the road. The berms will be contoured and vary in height to allow for a view of lake from the home sites. Expanded sewer infrastructure will be on West Mountain Road. Water service is provided by Tamarack Resort. An 8-inch water line currently goes from Discovery Drive to the employee housing site. Another water line exists at the entrance roundabout. These will be looped together, and a water line will run down West Mountain Road and by the Osprey Meadows Estate lots. There is an existing Northlake sewer lift station; sewage will gravity feed to the lift station from these lots.

Only the applicant's representatives were in the audience; no one else was present to testify.

Chairman Thompson closed the public hearing.

The Commission deliberated. Commissioner Roberts said he believes that the Tamarack Resort is moving along and will be supported by the community as the good quality development. Commissioner Childs moved to recommend approval of C.U.P. 22-09 to the Board of County Commissioners with the stated conditions. Commissioner Roberts seconded the motion. Motion carried unanimously. C.U.P. 22-09 will be scheduled with the Board of County Commissioners for a public hearing.

Commissioner Caldwell returned to the Commission.

E. FACTS AND CONCLUSIONS – Action Items:

- C.U.P. 22-01 Bitton Multiple Residence and RV Site Rental
- C.U.P. 22-02 Carlisle Solar Panels
- C.U.P. 22-03 Camp 730
- C.U.P. 22-04 Curved Horn Ranch

Commissioner Caldwell moved to approve the Facts and Conclusions as presented and authorize the Chairman to sign. Commissioner Roberts seconded the motion. Motion carried unanimously.

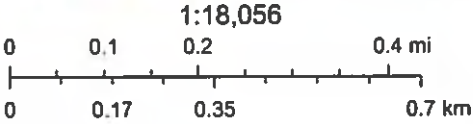
Chairman Thompson adjourned the meeting at 9:42 p.m.

C.U.P. 22-09 Osprey Meadows Estates



3/7/2022, 4:37:24 PM

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- URBAN/RURAL
- All Road Labels
- PRIVATE
- Roads
- County Boundaries
- COLLECTOR
- VALLEY COUNTY



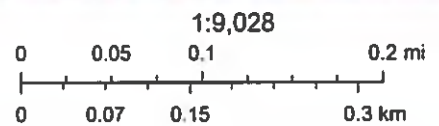
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C.U.P. 22-09 Osprey Meadows Estates



3/7/2022, 4:30:53 PM

- Parcel Boundaries
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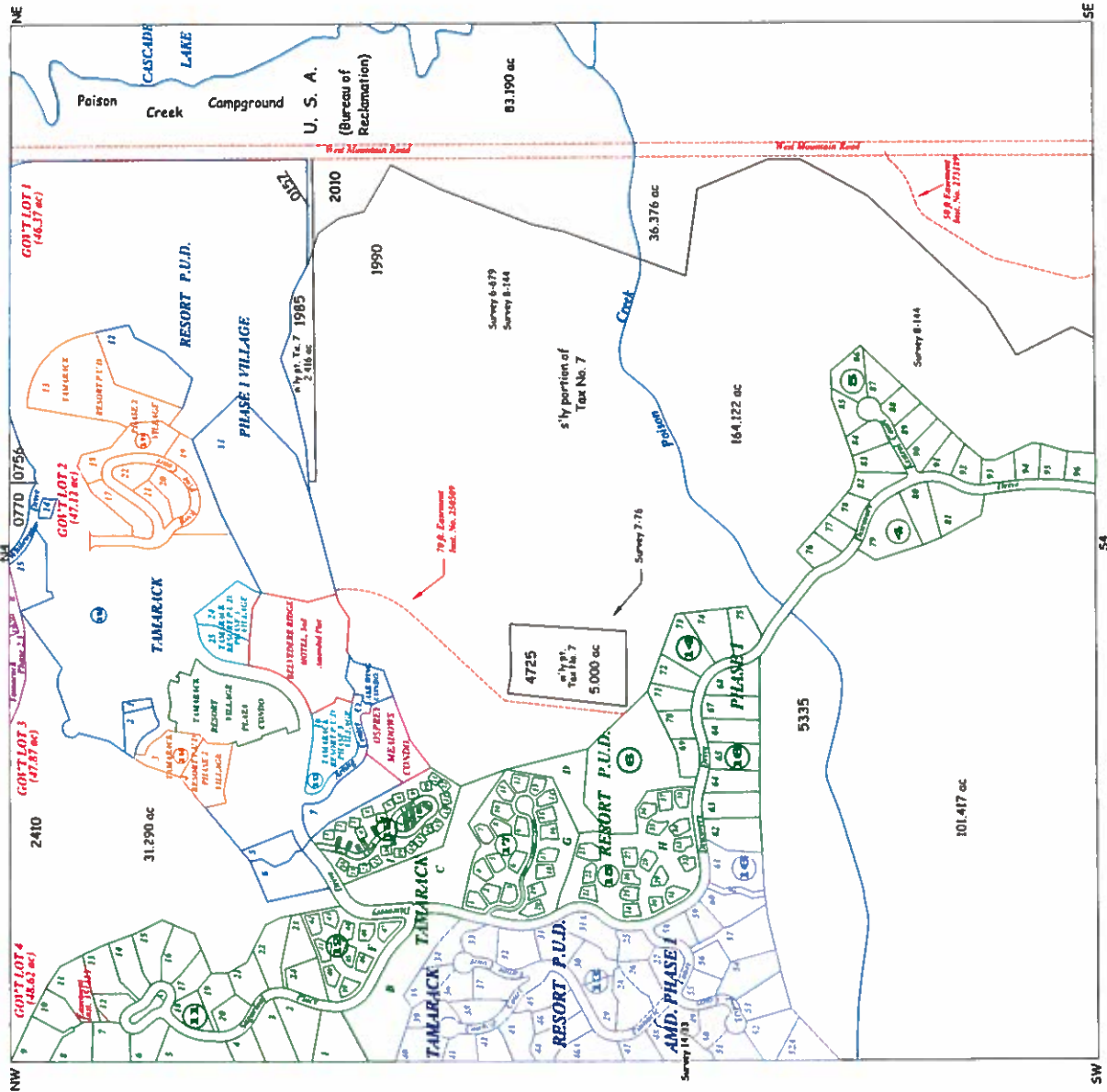
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PLAT TITLE

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VALLEY COUNTY
Cartography Dept.
Assessor's Office
Cascade, ID 83611

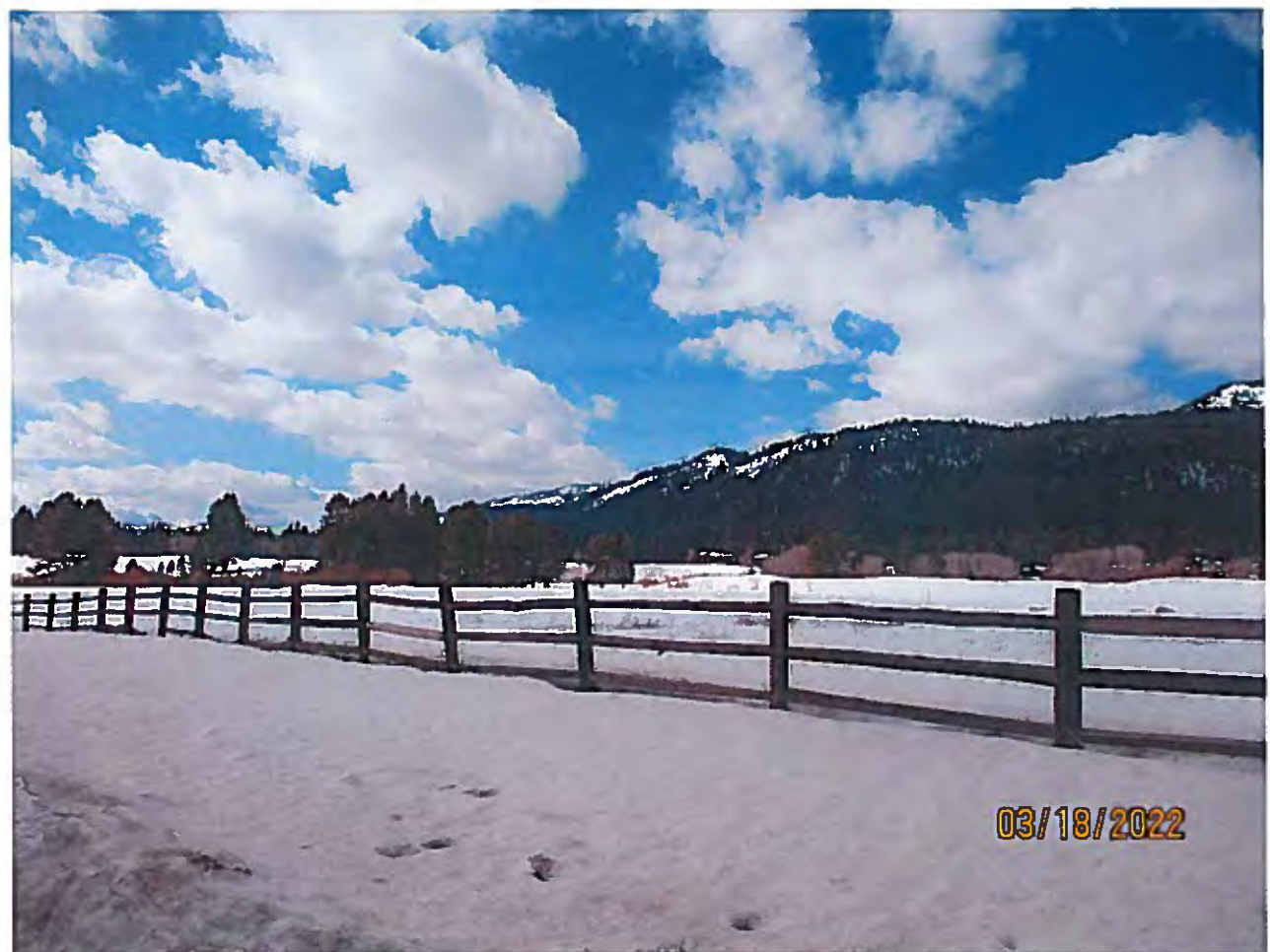
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Date: 7/13/2020
Drawn by: L. Frederick

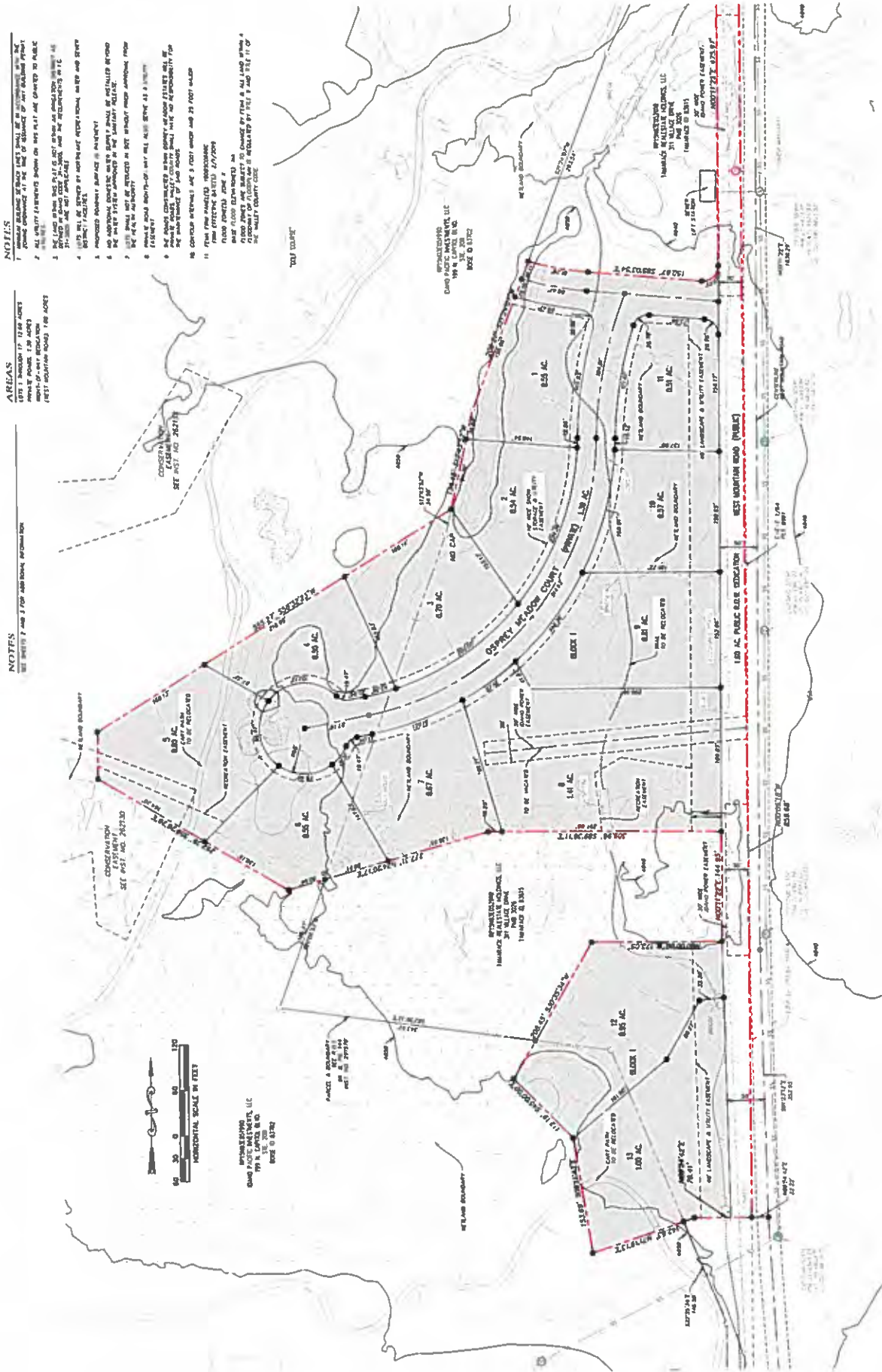


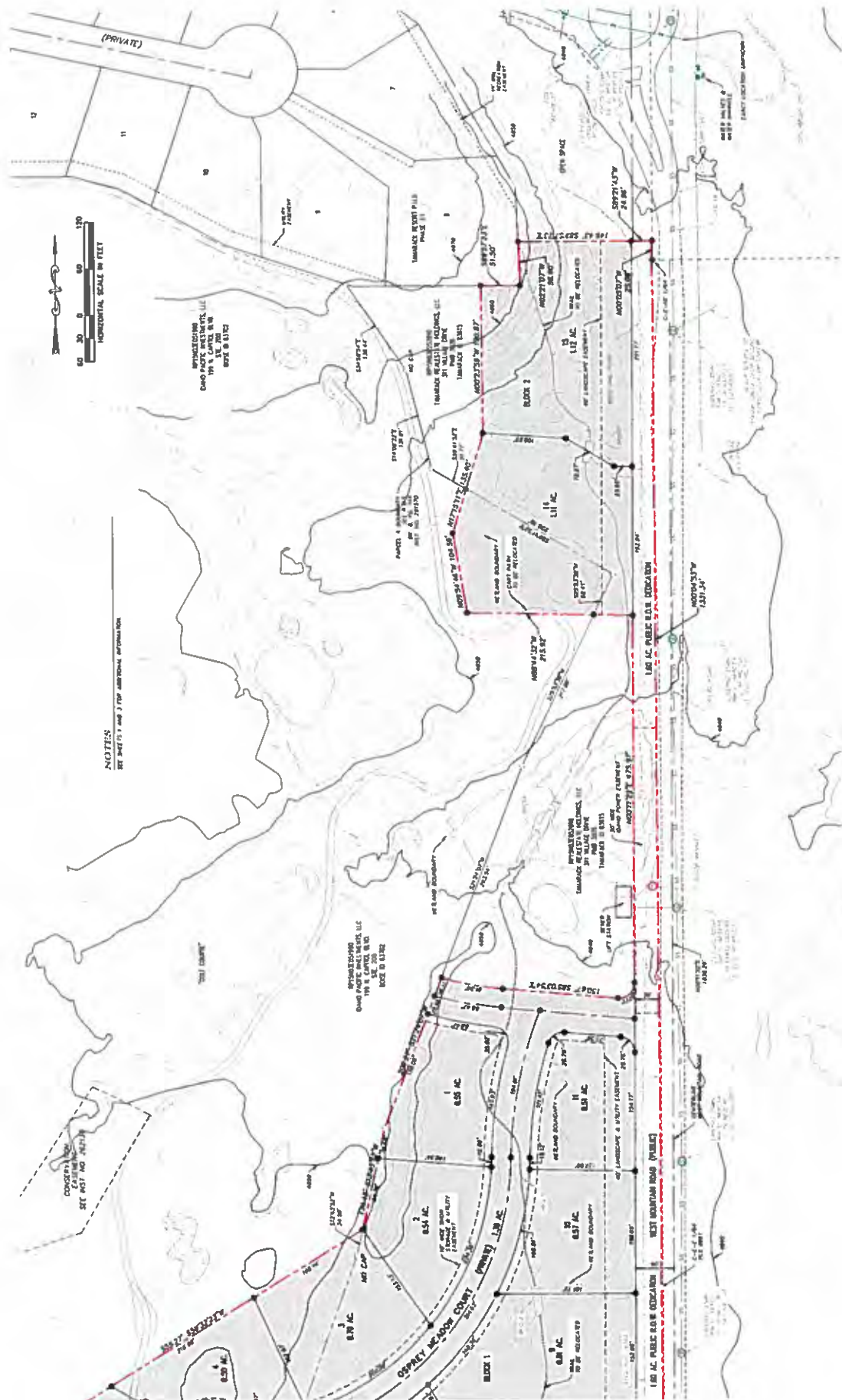










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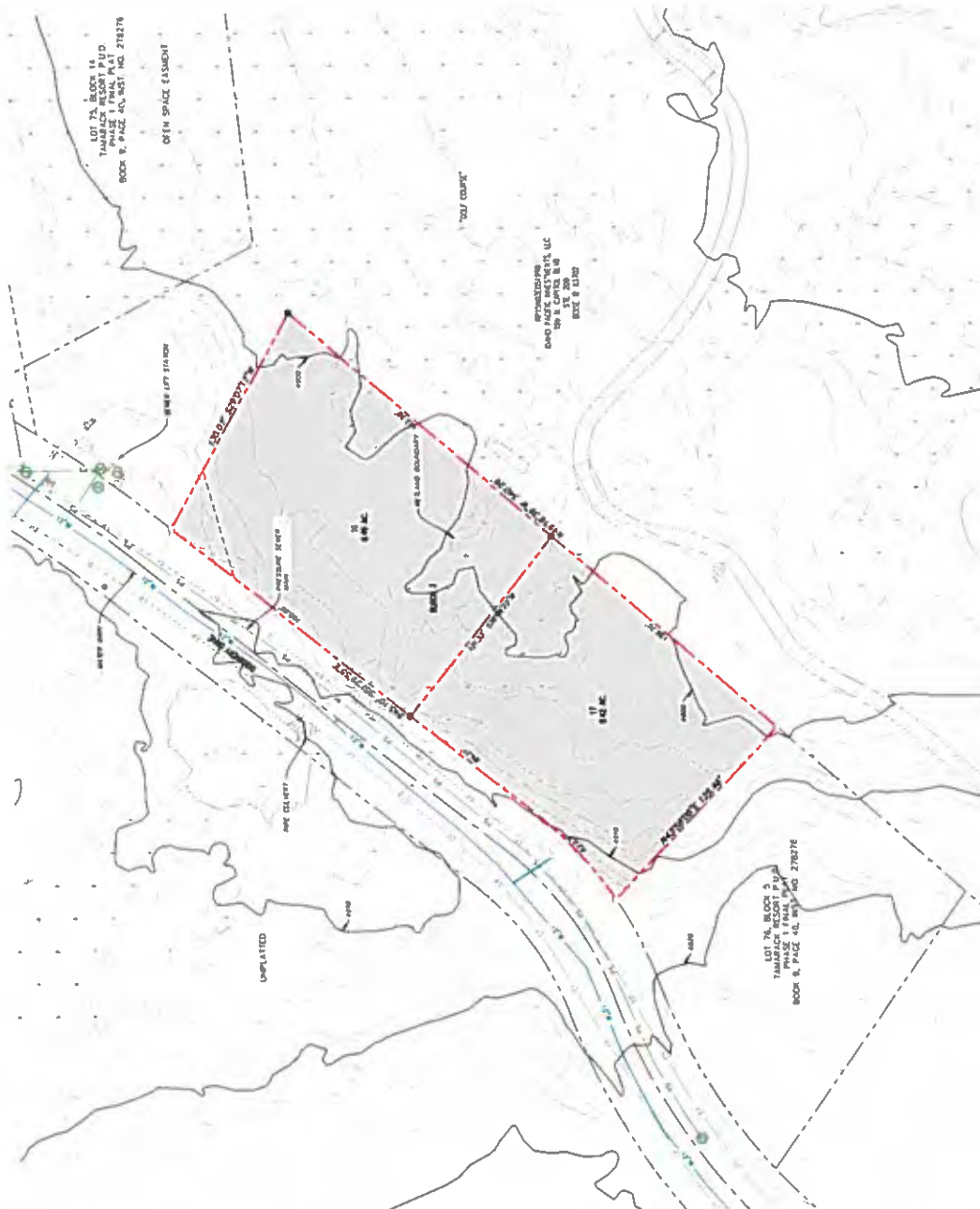


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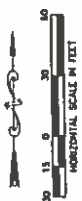
PRELIMINARY PLAT
OSPREY MEADOW ESTATES
SITUATE IN A PORTION OF SECTION 5
T 15N., R. 3E., B. 1M
VALLEY COUNTY, IDAHO

[illegible]

2 of 3



NOTES:



Valley County Planning and Zoning

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



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Central sewer and water would be provided by Northlake Recreational Sewer and Water District and Tamarack Municipal Water System.

The plat would include utility, landscape, and recreational easement areas. Wetlands are delineated on the preliminary plat. Portions of existing trails and golf-court cart path would be modified. An Idaho Power easement would be vacated.

The intent is to develop these lots in concert with the redevelopment and rehabilitation of the Osprey Meadows Golf Course. Some of the golf course was re-aligned, freeing up area for residential lots. The area for 15 of the lots was not called out on the original PUD as an area for development, but as part of the proposed golf course. The applicant 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 allowed uses.

FINDINGS:

1. The Planning and Zoning Commission recommended approval on April 14, 2022.
2. Legal notice was posted in the Star News on May 5, 2022, and May 12, 2022. Potentially affected agencies were notified on April 22, 2022. Property owners within 300 feet of the property line were notified by fact sheet sent April 22, 2022. The site was posted on April 29, 2022. The notice was posted online at www.co.valley.id.us on April 22, 2022.
3. All agency comment received:

Central District Health requires an application and an engineering report. (March 16, 2022, and April 25, 2022))

Jeff McFadden, Road Department Superintendent, said the road is wide with good visibility in both directions. Applicant must apply for an approach permit. (March 17, 2022)

Jeff McFadden, Road Department Superintendent, further replied with three recommendation: dedication of 50' right-of-way; mitigation of impacts to transportation services by negotiating with developer payment of road improvement costs attributable to traffic generated by proposed development; and conduct a repair/replacement feasibility study for the "S" Bridge. (April 28, 2022)

Jess Ellis, Donnelly Rural Fire Protection District Fire Marshal, listed requirements for roads, "No Parking Signs", driveways, address posting, water supply for fire protection, and short-term rentals. (March 19, 2022)

Idaho Department of Environmental Quality (DEQ) provided general comments on air quality, wastewater, drinking water, surface water, hazardous waste, and ground water contamination. (March 25, 2022, and April 29, 2022).

Paul Aston, Valley County Engineer, responded with preliminary comments (April 13, 2022 – Exhibit 1, PZ Commission Meeting)

4. Neighbor comment received: none
5. Physical characteristics of the site: Relatively Flat to Rolling Topography.
Wetlands would not be impacted.
6. The surrounding land use and zoning includes:
North: Tamarack Resort PUD – Proposed Aspen Glade Subdivision
South: Tamarack Resort PUD – Osprey Meadows Golf Course
East: Tamarack Resort PUD – U.S. Bureau of Reclamation and Idaho Parks and Recreation – Poison Creek Campground
West: Tamarack Resort PUD – Osprey Meadows Golf Course
7. Valley County Code (Title 9): In Table 9-3-1, this proposal is categorized under:
 - 2. Residential Uses (h) Planned Unit Development
 - 2. Residential Uses (c) Subdivision for single-family residence
8. PUD 98-1 Tamarack Resort, a Planned Unit Development as approved by CUP 02-04 and 02-05, as amended in the following list and as originally approved:
 - Original WestRock CUP Components Grading, Drainage, Road, Utilities and Related Facilities drawings pertinent to this location (attached)
 - Facilities Program Summary (original)
9. Valley County Code (Title 10): Subdivision Regulations. This title should be reviewed for determination of technical issues of the plat.

Standards are allowed to be relaxed as part of the planned unit development:

- Valley County requires a 70-ft right-of-way width; however, this is a planned unit development, which previously had a reduction in width of right-of-way approved for the internal private roads; original PUD allowed 50-ft rights-of-way.
- The PUD also allows lots to have no frontage on a platted road. (Valley County Code 9-5C-2C).

9-5H-8: ISSUANCE OF CONDITIONAL USE PERMIT:

- B. Issuance Of Permit; Form: Upon recommendation of the commission, the administrator or staff shall issue a conditional use permit on forms prescribed by the commission.
 5. When the commission's decision is subject to board approval, as for planned unit developments, the conditional use permit will not be issued until after the board's decision.

[Staff Comment: This is an amendment from the original PUD approval, so this particular conditional use permit within the Tamarack Resort Planned Unit Development is being reviewed by the Planning and Zoning Commission and approved/denied by the Board of County Commissioners.]

10-4-4: STREETS:

- A. Conformance With Adopted Standards And Policies: The classification, ownership, design and location of all streets shall conform to adopted standards and policies, and shall be considered in their relation to existing and planned streets, topographic conditions, to public convenience or safety, and in their appropriate relation to the projected traffic demand of the land to be served by such streets.

10-5-1: STREET AND UTILITY IMPROVEMENTS:

- A. Installation Required: Public street, utility, conduit for fiber optics, and other off site improvements, as hereinafter listed, shall be installed in each new subdivision at the subdivider's expense or at the expense of the party agreeing to install the same, in accordance with the minimum standards set forth below prior to the acceptance of any final plat for recordation, except as provided in subsections C and D of this section. A right of way permit will be required (see section [5-7-2](#) of this code).
- B. Acceptance By County: The county shall not accept the dedication of any public rights of way and any easements shown on the plat, together with appurtenant facilities lying therein which the county would have a duty to maintain after dedication, which are not improved, or construction thereof guaranteed in accordance with the provisions of this title or with the policies, standards, designs and specifications set forth in the road and street specifications adopted by Valley County. 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. All plats shall contain in their notes this statement: "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."

Dedication of public rights-of-way does not guarantee that the public road will be maintained by Valley County. Public rights of way are allowed with roads that are maintained by homeowners. Public rights of way shall be provided through properties to adjacent lands for the purpose of circulation, when reasonable.

- C. Private Road Declaration: In the event that private roads, streets and ways are shown on a subdivision plat, the width of the right of way must meet specifications set forth in road and street specifications adopted by the board of county commissioners. A private road declaration shall be recorded and state that the county will have no responsibility for the installation or maintenance of the private roads, shall describe who is responsible for maintenance of the private roads, and describe the construction schedule for the private roads. Construction of private roads shall be the responsibility of the subdivider and shall be constructed to the minimum standards as set forth in the road and street specifications for private roads adopted by the county.
- D. Declaration Of Installation Of Utilities: A declaration of installation of utilities shall also be recorded. The declaration shall describe the utilities that will be placed by the subdivider, verify when the utilities will be installed and state that Valley County will have no responsibility for the installation or maintenance of utilities. If all utilities are not installed prior to recordation of the plat, a note shall be placed on the face of the plat that states: "Utilities have not been installed at the time of recordation of this plat".

SUMMARY:

No compatibility rating has been done. It was previously done as part of the overall Planned Unit Development.

In the future if there is a material change the Planned Unit Development would need to be formally amended and process through the Planning and Zoning Commission along with the Board of County Commission as per 9-5H-8.5.

The original approved application is available for review in the Planning and Zoning office.

STAFF COMMENTS:

1. The Commission should be aware that the original Planned Unit Development approved documents included a provision for flexibility in Section I – Application Overview. It reserved the right to modify the Facilities Plan in a number of ways; provided for preliminary and final platting in future phases; and stated the modifications do not materially change any component of the prior approvals, as listed. (attached) In the future if there is a material change the Planned Unit Development would need to be formally amended and process through the Planning and Zoning Commission along with the Board of County Commission as per 9-5H-8.5.
2. I recommend the following changes:
 - Lots 12 and 13 should be Block 2, Lots 1 and 2
 - Lots 14 and 15 should be Block 3, Lots 1 and 2
 - Lots 17 and 16 should be Block 4, Lots 1 and 2
(or some renumbering configuration with 4 different blocks)

ATTACHMENTS:

- Conditions of Approval
- Planning and Zoning Commission Facts and Conclusions
- Planning and Zoning Commission Meeting Minutes
- Vicinity Map
- Aerial Map
- Assessor's Plat – T.15N R.3E Section 5
- Pictures from West Mountain Road – March 18, 2022, and April 29, 2022
- Preliminary Site Plan with Topography
- Approved PUD 98-01 Preliminary Plat Sheets 1, 2, and 3
- Approved PUD 98-01 Appendix B Components Drawings – Sheets 1, 3 and 9
- Resort Facilities Phasing Plan Map, Feb. 12, 2002
- PUD Flexibility - Amendments
- Responses
- Application

Conditions of Approval

1. The application, the staff report, and the provisions of the Land Use and Development Ordinance are all made a part of this permit as if written in full herein.
2. Any change in the nature or scope of land use activities shall require an additional Conditional Use Permit.
3. The final plat for shall be recorded within two years or this permit will be null and void.
4. The issuance of this permit and these conditions will not relieve the applicant from complying with applicable County, State, or Federal laws or regulations or be construed as permission to operate in violation of any statute or regulations. Violation of these laws, regulations or rules may be grounds for revocation of the Conditional Use Permit or grounds for suspension of the Conditional Use Permit.

5. Must comply with all requirements previously approved as P.U.D 98-01 Tamarack Resort and any subsequent amendments.
6. Must have an approved storm water management plan and site grading plan approved by the Valley County Engineer prior to any work being done on-site.
7. Prior to final plat, the applicant's engineer shall certify that the roads have been built to approved standards or be financially guaranteed.
8. Wetlands must be shown on the final plat.
9. Must bury conduit for fiber optics with utilities.
10. Applicant's engineer shall confirm all utilities were placed according to the approved plans.
11. A private road declaration is required to confirm that the road will be maintained by the Tamarack Municipal Association.
12. A letter of approval is required from Donnelly Fire District prior to recording the final plat.
13. Shall work with Southern Idaho Timber Protection Association along with the Donnelly Rural Fire Protection Association to implement the Wildfire Prevention and Protection Plan and amend as agreed.
14. Must have approval from Idaho Power Company for vacation of the easement shown on Page 1 of the Preliminary Plat.
15. CCR's should address, lighting, wildfire prevention, noxious weeds, and limit each lot to one wood burning device.
16. All lighting must comply with the Valley County Lighting Ordinance.
17. Shall place addressing numbers at each residence and at the driveway entrance if the house numbers are not visible from the road.
18. The following note shall be placed in the notes on the face of the final plat:
 "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."
19. Note 4 should be changed to say Northlake Recreational Sewer and Water District Facilities.
20. Note 7 should include Valley County Planning and Zoning Commission.
21. There should be a note that states all lots shall be accessed from internal Tamarack roads and not West Mountain RD, except for the four lots with no frontage on the internal roads.

END OF STAFF REPORT

**FINDINGS OF FACT AND CONCLUSIONS OF LAW BEFORE
THE VALLEY COUNTY PLANNING AND ZONING COMMISSION**

SUBJECT: Conditional Use Permit No 22-09
Tamarack Resort P.U.D. - Osprey Meadows Estates

INTRODUCTION

This matter came before the Valley County Planning and Zoning Commission on April 14, 2022. The Commission reached a quorum. Commission members in attendance were Katlin Caldwell, Sasha Childs, Ken Roberts, and Chairman Neal Thompson.

Chris Kirk, representing Martin Pico and Tamarack Two LLC, was present and requesting approval for a 17-lot single-family residential subdivision on 13 acres within the Tamarack Resort P.U.D. in the West ½ Section 5, T.15N, R.3E, Boise Meridian, Valley County, Idaho.

FINDINGS OF FACT

Having given due consideration to the application and evidence presented at the Public Hearing, which is summarized in the Minutes of the Commission's meeting dated April 14, 2022, with the exhibits, the Valley County Planning and Zoning Commission hereby made the following findings of fact:

1. That the existing use of the property described in the Petition is a planned unit development and will continue to be a planned unit development.
2. That the land use categorization in Valley County Code (Table 9-3-1) are as follows:
(2) Residential Uses (c) Subdivision for single family residence.
3. That the surrounding land uses are recreational and single family residential.
4. That the proper legal requirements for advertisement of the hearing have been fulfilled as required by the Valley County Land Use and Development Ordinance and by the Laws of the State of Idaho.

Legal notice was posted in the Star News on March 24, 2022, and March 31, 2022. Potentially affected agencies were notified on March 15, 2022. Property owners within 300 feet of the property line were notified by fact sheet sent March 15, 2022. The site was posted on March 18, 2022. The notice and application were posted online at www.co.valley.id.us on March 15, 2022.

5. Other persons in attendance expressed neither approval nor disapproval of the proposed use.

CONCLUSIONS

Based on the foregoing findings, the Valley County Planning and Zoning Commission concludes as follows:

1. That the proposed use is in harmony with the general purpose of Valley County ordinances and policies and will not be otherwise detrimental to the public health, safety, and welfare.
2. That the proposed use is consistent with the Valley County Comprehensive Plan.
3. Valley County must follow the laws of the State of Idaho and the Valley County Code.
4. Valley County has one mixed use zone that promotes mitigation of potential impacts.
5. The proposed use is compatible with surrounding land uses.
6. Tamarack Resort is supported by the community as a good quality development.

ORDER

The Valley County Planning and Zoning Commission, pursuant to the aforementioned, orders that the application of Martin Pico and Tamarack Two LLC, for Conditional Use Permit No. 22-09 Tamarack Resort P.U.D. - Osprey Meadows Estates, as described in the application, staff report, correspondence, and minutes of the meetings be approved.

Special conditions applied to the proposed use are:

1. The application, the staff report, and the provisions of the Land Use and Development Ordinance are all made a part of this permit as if written in full herein.
2. Any change in the nature or scope of land use activities shall require an additional Conditional Use Permit.
3. The final plat for shall be recorded within two years or this permit will be null and void.
4. The issuance of this permit and these conditions will not relieve the applicant from complying with applicable County, State, or Federal laws or regulations or be construed as permission to operate in violation of any statute or regulations. Violation of these laws, regulations or rules may be grounds for revocation of the Conditional Use Permit or grounds for suspension of the Conditional Use Permit.
5. Must comply with all requirements previously approved as P.U.D 98-01 Tamarack Resort and any subsequent amendments.
6. Must have an approved storm water management plan and site grading plan approved by the Valley County Engineer prior to any work being done on-site.
7. Prior to final plat, the applicant's engineer shall certify that the roads have been built to

approved standards or be financially guaranteed.

8. Wetlands must be shown on the final plat.
9. Must bury conduit for fiber optics with utilities.
10. Applicant's engineer shall confirm all utilities were placed according to the approved plans.
11. A private road declaration is required to confirm that the road will be maintained by the Tamarack Municipal Association.
12. A letter of approval is required from Donnelly Fire District prior to recording the final plat.
13. Shall work with Southern Idaho Timber Protection Association along with the Donnelly Rural Fire Protection Association to implement the Wildfire Prevention and Protection Plan and amend as agreed.
14. Must have approval from Idaho Power Company for vacation of the easement shown on Page 1 of the Preliminary Plat.
15. CCR's should address, lighting, wildfire prevention, noxious weeds, and limit each lot to one wood burning device.
16. All lighting must comply with the Valley County Lighting Ordinance.
17. Shall place addressing numbers at each residence and at the driveway entrance if the house numbers are not visible from the road.
18. The following note shall be placed in the notes on the face of the final plat:
"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."
19. Note 4 should be changed to say Northlake Recreational Sewer and Water District Facilities.
20. Note 7 should include Valley County Planning and Zoning Commission.
21. There should be a note that states all lots shall be accessed from internal Tamarack roads and not West Mountain RD, except for the four lots with no frontage on the internal roads.

NOTICE OF FINAL ACTION AND RIGHT TO REGULATORY TAKING ANALYSIS

The Applicant is hereby notified that pursuant to Idaho Code §67-8003, an owner of real property that is the subject of an administrative or regulatory action may request a regulatory taking analysis. Such request must be in writing and must be filed with the Valley County Clerk not more than twenty-eight (28) days after the final decision concerning the matter at issue. A request for a regulatory takings analysis will toll the time period within which a Petition for Judicial Review may be filed.

Please take notice that if this is a decision of the Planning and Zoning Commission it can be appealed to the Valley County Board of Commissioners in accordance with Valley County Code 9-5H-12. The appeal should be filed with the Valley County Planning and Zoning Administrator within ten days of the decision.

Please take notice that if this is a decision of the Board of County Commissioners it is a final action of the governing body of Valley County, Idaho. Pursuant to Idaho Code §67-6521, an affected person i.e., a person who has an interest in real property which may be adversely affected by the issuance or denial of the application to which this decision is made, may within twenty-eight (28) days after the date of this Decision and Order, seek a judicial review as provided by Chapter 52, Title 67, Idaho Code.

END FACTS AND CONCLUSIONS


Valley County
Planning and Zoning Commission, Chairman

Date: 5-12-2022

- **Exhibit 1** –Paul Ashton, Valley County Engineer, stated that all “shared access” requirements of the County shall be met. (April 13, 2022)
- **Exhibit 2** – John Russell, representing the applicant, responded to the staff report. (April 11, 2022)

Chairman Thompson asked for the applicant’s presentation.

Donn Reiswig, 13333 Nisula RD, is representing the applicant. The applicant previously received a conditional use permit for three homes on the property [C.U.P. 21-29]. This application would have a total of four lots and building sites, including a residence for the applicant’s sister. Two residences currently exist on the parcel. CCRs will be prepared. As of today, all four ground water monitoring sites are dry. The applicant will meet all conditions of approval listed within the staff report. Irrigation pivots and agricultural use will remain. Mr. Reiswig described where the driveways and home sites will be.

Chairman Thompson asked for proponents.

Donn Reiswig, 13333 Nisula RD, lives next door to the proposed site. He would like to see additional houses in the area to be able to receive mail delivery from the U.S. Postal Service.

Matt Blakley, 13381 Nisula RD, currently is the sole occupant of the parcel. All three driveways interconnect within the parcel

Chairman Thompson asked for undecided. There were none.

Chairman Thompson asked for opponents. There were none.

Chairman Thompson closed the public hearing. The Commission deliberated.

Commissioner Thompson moved to approve C.U.P. 22-08 with the stated conditions, approve the preliminary and final plat, and authorize the Chairman to sign. Commissioner Childs seconded the motion. Motion carried unanimously.

There is a 10-day appeal period to the Board of County Commissioners in accordance with Valley Code 9-5H-12.

9:20 p.m.

4. C.U.P. 22-09 Tamarack Resort P.U.D. - Osprey Meadows Estates – Preliminary Plat:

Martin Pico and Tamarack Two LLC are requesting a conditional use permit for 17-lot single-family subdivision within the Tamarack Resort P.U.D. boundary. Lots would be accessed from West Mountain Road (public), Discovery Drive (private), and a new private road. Central sewer and water would be provided. An Idaho Power easement would be vacated. The 13-acre site is in West ½ Section 5, T.15N, R.3E, B.M., Valley County, Idaho. Action Item.

Chairman Thompson introduced the item and opened the public hearing. Chairman Thompson asked if there was any *exparte* contact or conflict of interest.

Commissioner Caldwell excused herself due to a conflict of interest and left the room.

Chairman Thompson asked for the Staff Report. Director Herrick presented the staff report, displayed the site and GIS map on the projector screen, and summarized the following exhibit:

- **Exhibit 1** – Paul Ashton, Valley County Engineer, responded with preliminary comments. (April 13, 2022)

The conditions of approval regarding revised notes listed were explained further. This is a request to amend the PUD approval; therefore, the PZ Commission will make a recommendation to the Board of County Commissioners.

Chairman Thompson asked for the applicant's presentation.

Chris Kirk, a land planning consultant for the applicant, said the staff report is complete. The applicant agrees with all stated conditions and Valley County Engineer requirements. He responded to the staff report comment #3 recommended a shared driveway for the four lots fronting West Mountain Road. Delineated wetlands in this area complicates using a shared access for those lots. He will look at the property this summer and consider options.

Between West Mountain Road and the lots abutting the road is a 40-ft wide easement; berms will be added to increase visual separation. A trail accommodating mountain bike and hiking will be on east side of the berms, near the road. The berms will be contoured and vary in height to allow for a view of lake from the home sites. Expanded sewer infrastructure will be on West Mountain Road. Water service is provided by Tamarack Resort. An 8-inch water line currently goes from Discovery Drive to the employee housing site. Another water line exists at the entrance roundabout. These will be looped together, and a water line will run down West Mountain Road and by the Osprey Meadows Estate lots. There is an existing Northlake sewer lift station; sewage will gravity feed to the lift station from these lots.

Only the applicant's representatives were in the audience; no one else was present to testify.

Chairman Thompson closed the public hearing.

The Commission deliberated. Commissioner Roberts said he believes that the Tamarack Resort is moving along and will be supported by the community as the good quality development. Commissioner Childs moved to recommend approval of C.U.P. 22-09 to the Board of County Commissioners with the stated conditions. Commissioner Roberts seconded the motion. Motion carried unanimously. C.U.P. 22-09 will be scheduled with the Board of County Commissioners for a public hearing.

Commissioner Caldwell returned to the Commission.

E. FACTS AND CONCLUSIONS – Action Items:

- C.U.P. 22-01 Bitton Multiple Residence and RV Site Rental
- C.U.P. 22-02 Carlisle Solar Panels
- C.U.P. 22-03 Camp 730
- C.U.P. 22-04 Curved Horn Ranch

Commissioner Caldwell moved to approve the Facts and Conclusions as presented and authorize the Chairman to sign. Commissioner Roberts seconded the motion. Motion carried unanimously.

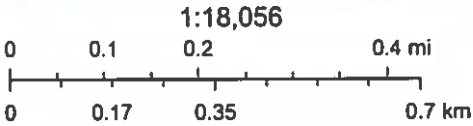
Chairman Thompson adjourned the meeting at 9:42 p.m.

C.U.P. 22-09 Osprey Meadows Estates



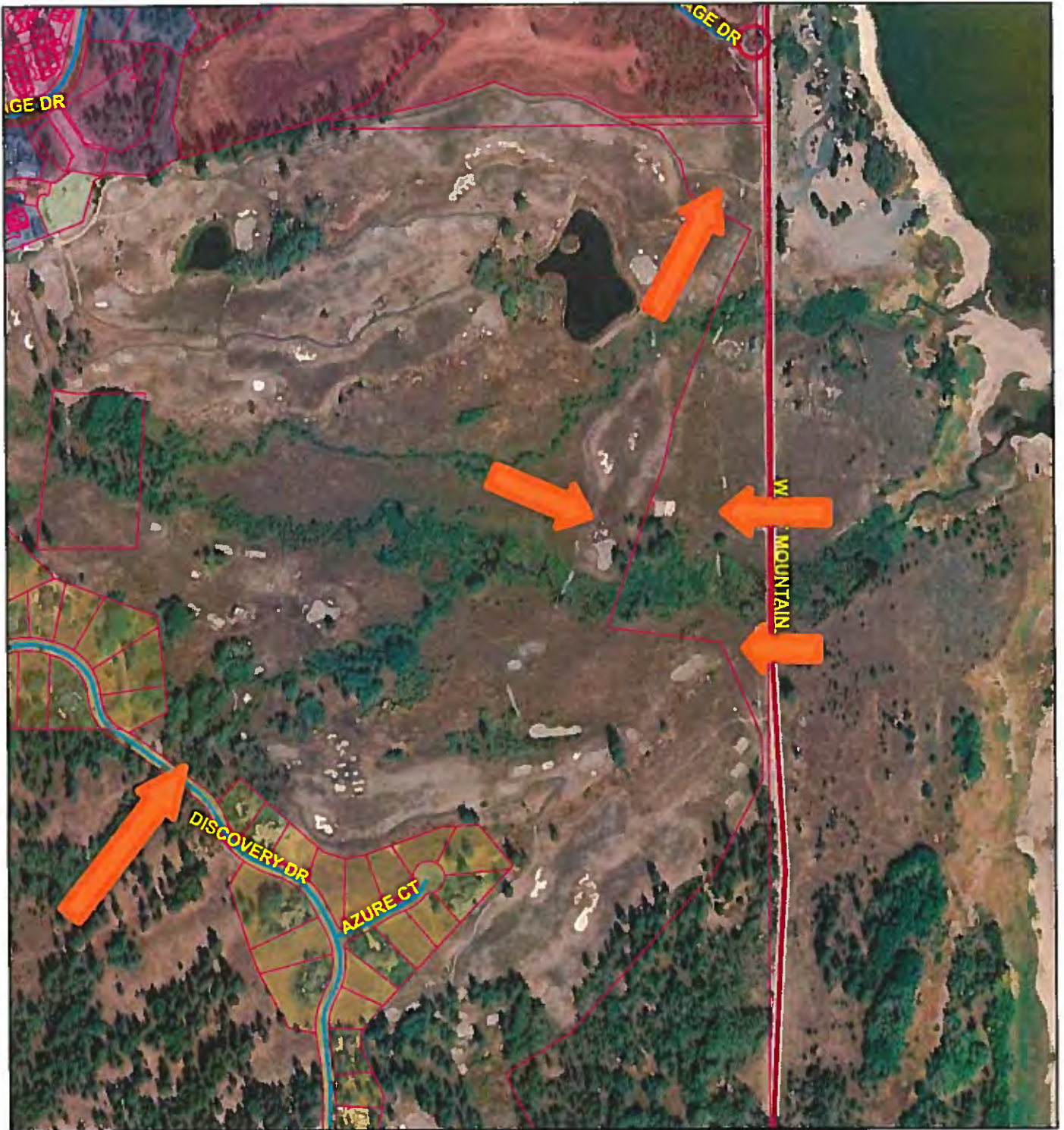
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- All Road Labels
- Roads
- COLLECTOR
- URBAN/RURAL
- PRIVATE
- County Boundaries
- VALLEY COUNTY



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C.U.P. 22-09 Osprey Meadows Estates



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Parcel Boundaries
All Road Labels
Roads
COLLECTOR

PRIVATE
County Boundaries
VALLEY COUNTY

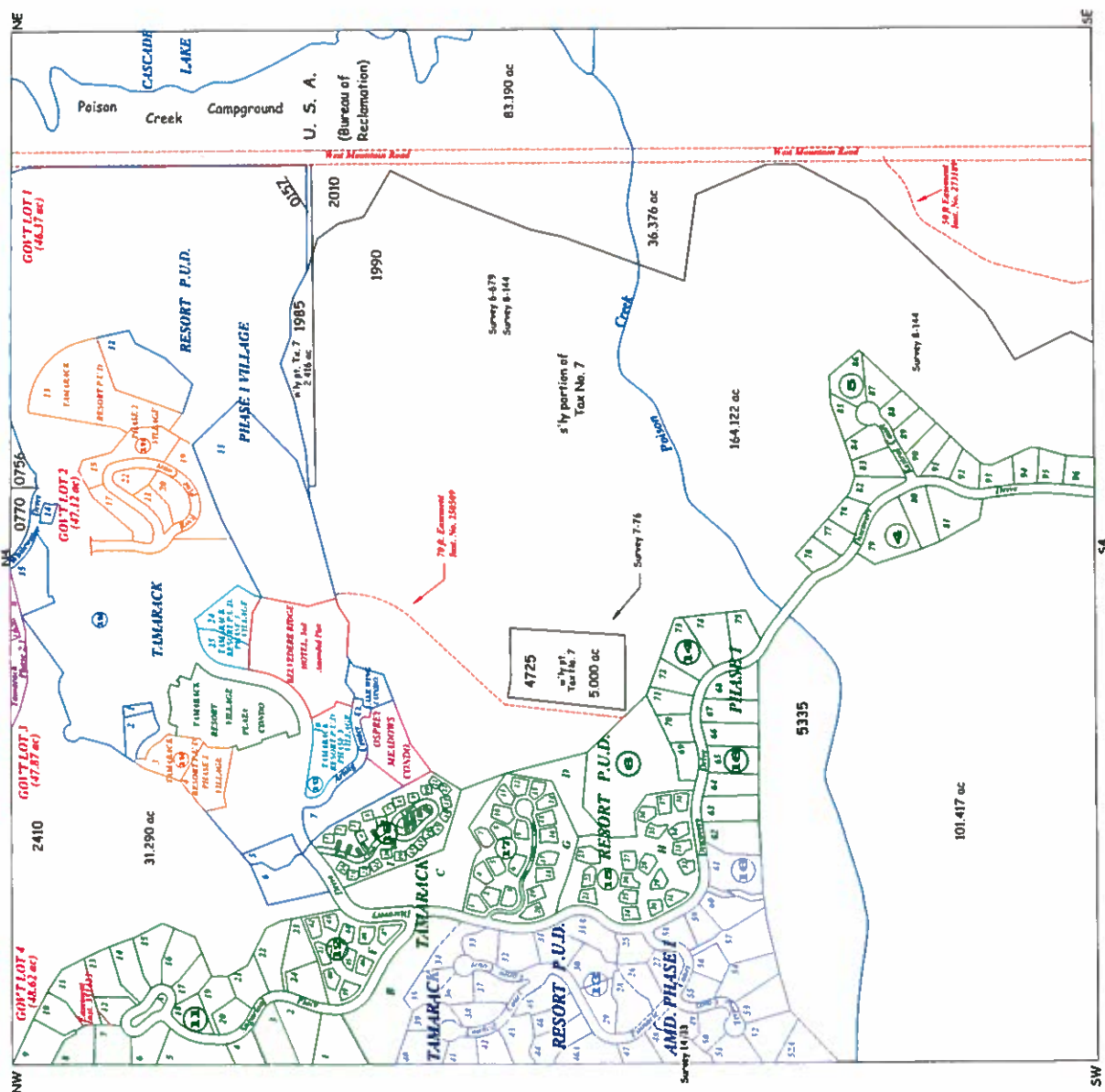
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TWP. 15N ROSE SEC. 05

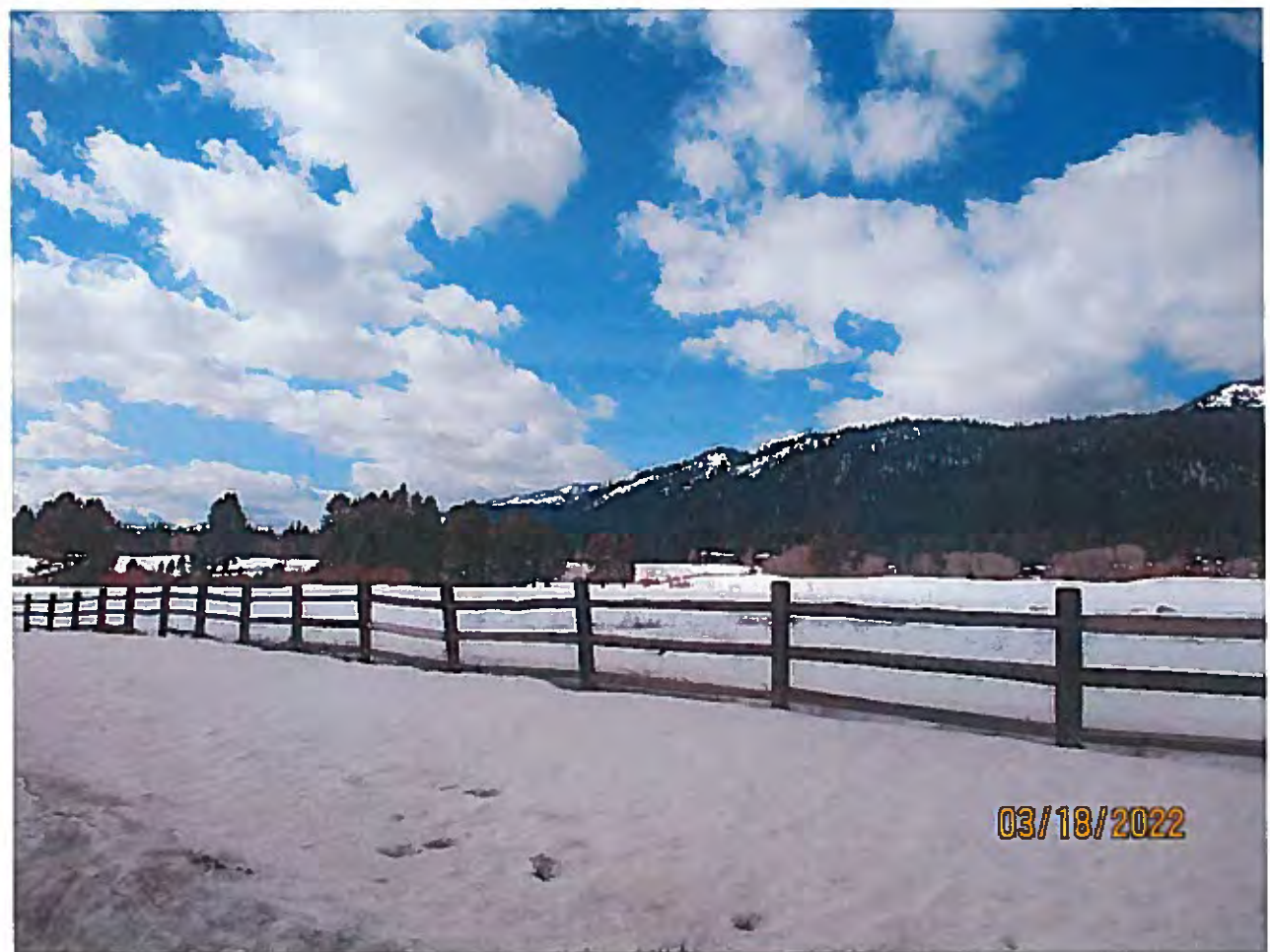
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Date: 7/13/2020
Drawn by: L Frederick









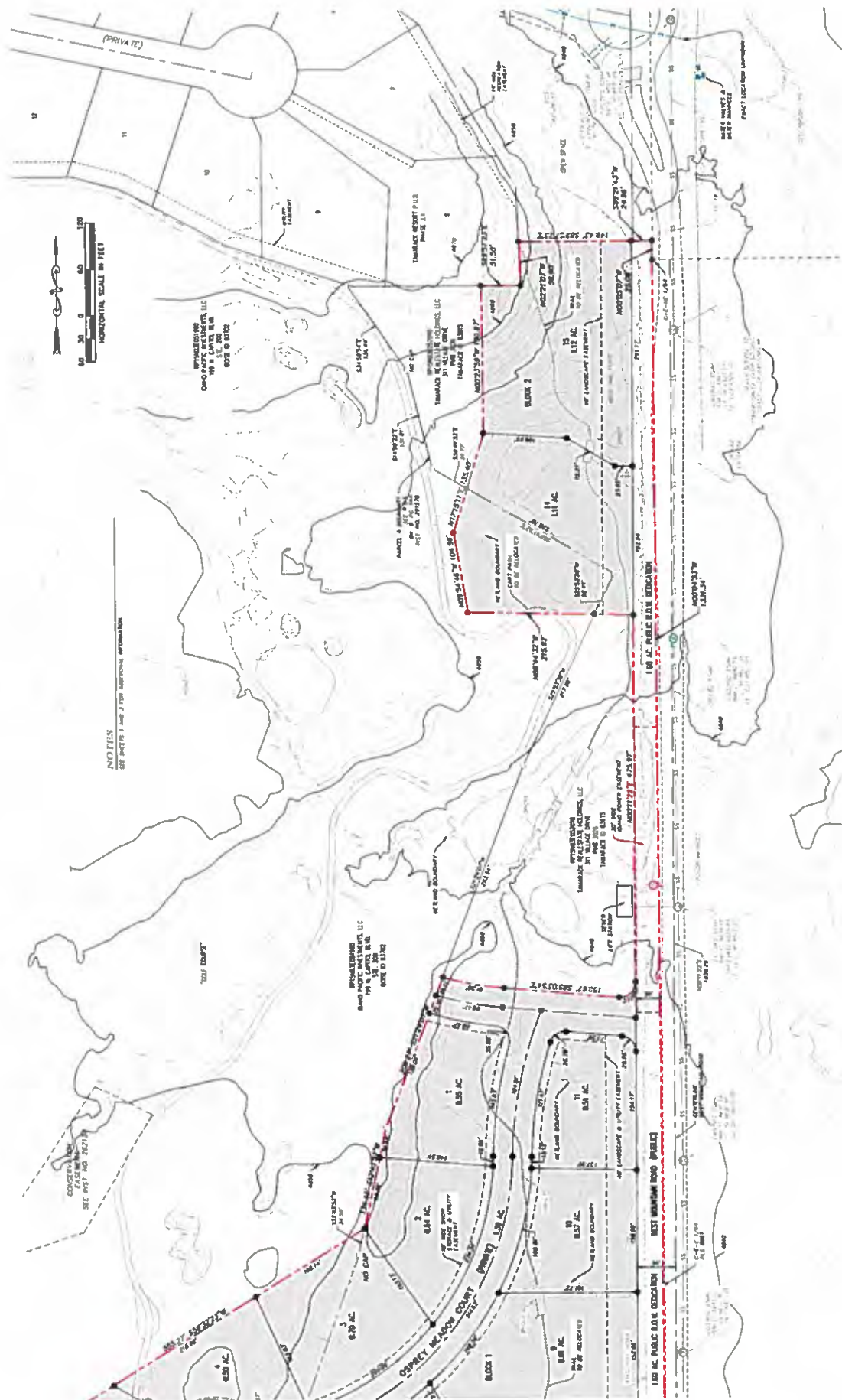


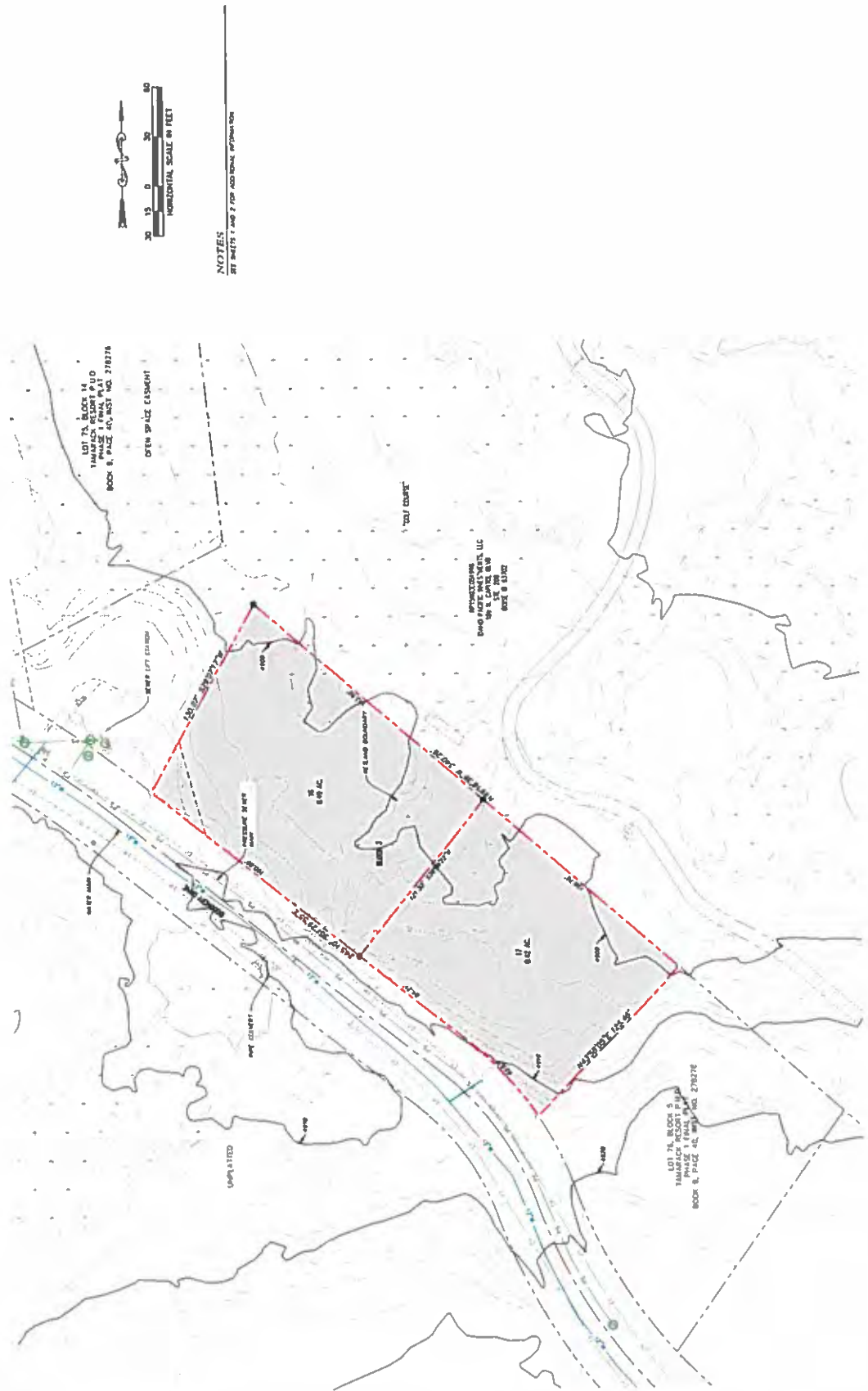


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NOTES

NOTES

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NOTES
SEE SHEETS 1 AND 2 FOR ADDITIONAL INFORMATION

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LEGEND

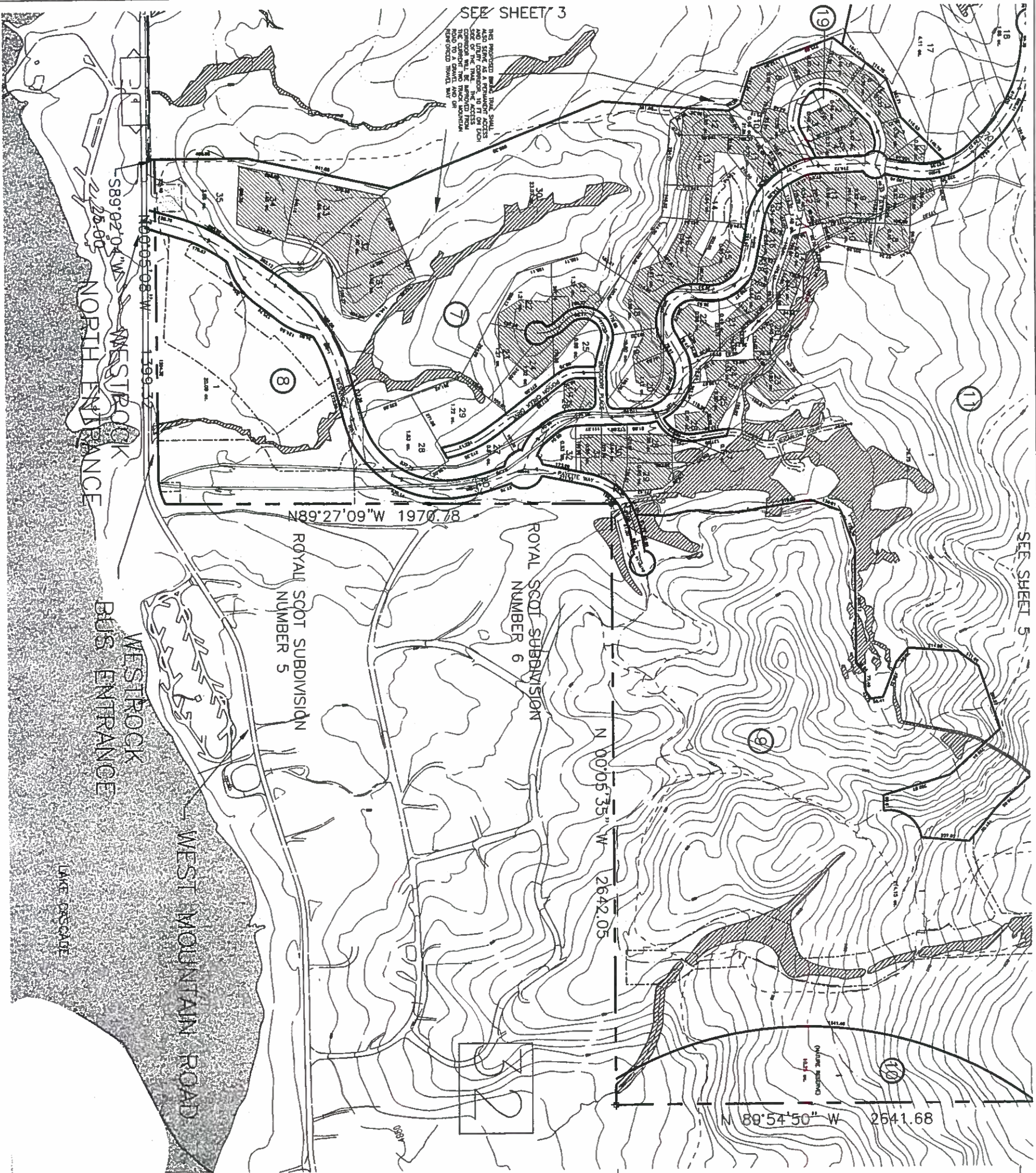
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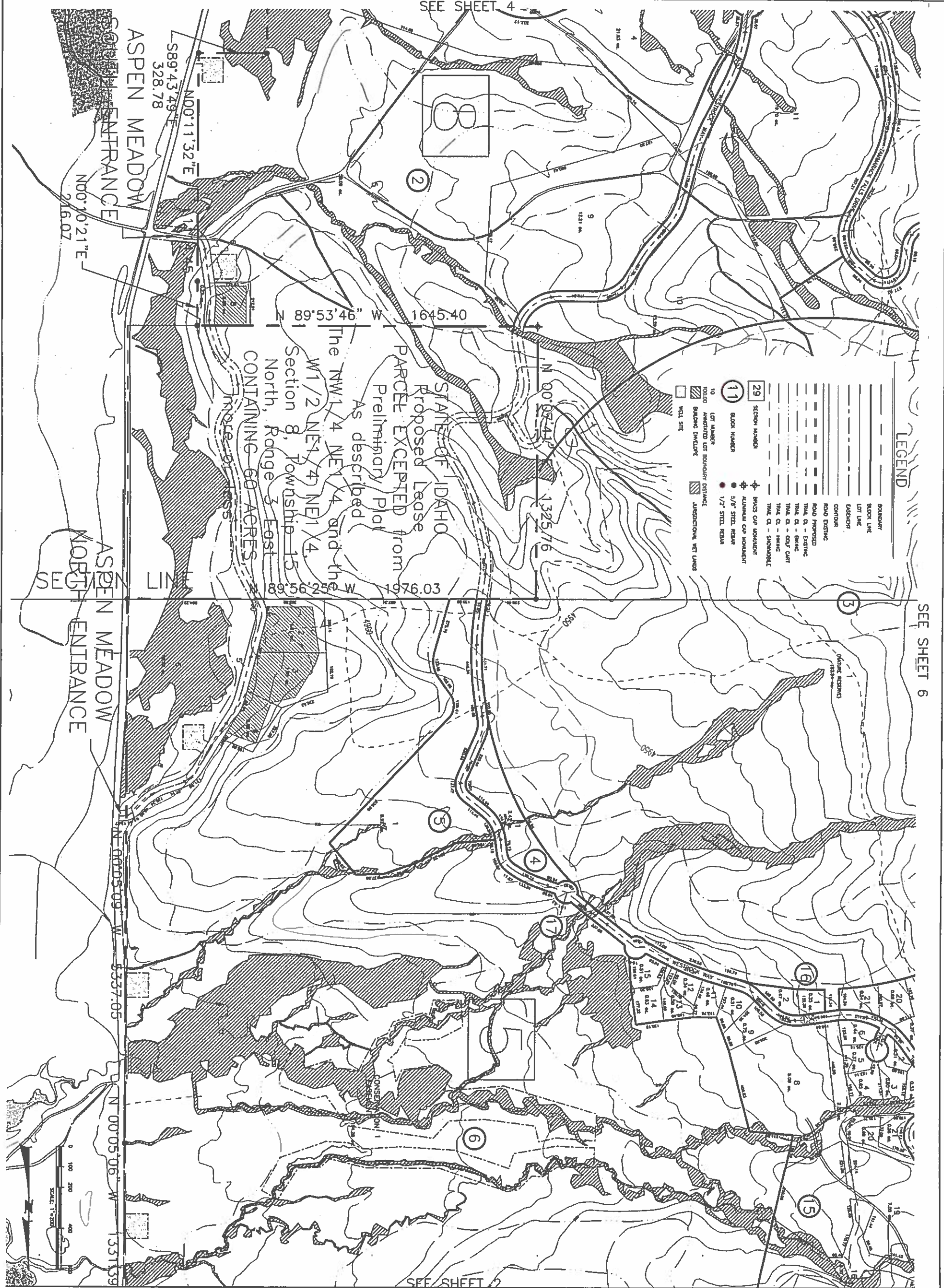


OFFICES IN:
BOISE, IDAHO
COEUR D'ALENE, IDAHO

REVISIONS			E-FILE NAME
NO.	ITEM	DATE	Plasma 1-10-01
			DESIGNED
			JTW
			DRAWN
			JTW
			CHECKED
			RYO
			APPROVED
			RYO







LEGEND

- | | | | |
|---------------------------|---------------------------------------|--|--|
| BOUNDARY | PROPOSED UNDERGROUND POWER | | |
| CENTRELINE | ROAD EXISTING | | |
| CONTOUR | ROAD PROPOSED | | |
| EXISTENT | TRAIL CENTRELINE - EXISTING | | |
| EDGE OF PARAPET | TRAIL CENTRELINE - BRIDGE | | |
| LOT BOUNDARY | TRAIL CENTRELINE - C&P CART | | |
| PROPOSED WATER LINE | TRAIL CENTRELINE - HAKING | | |
| PROPOSED GRADING | TRAIL CENTRELINE - SNOWMOBILE | | |
| PROPOSED IRRIGATION LINE | BUILDING OUTLINE | | |
| PROPOSED PROPANE GAS LINE | JUNCTIONAL VENTILATORS | | |
| PROPOSED RAW WATER LINE | PROPOSED B&P DIRT EASINGS AND STREAMS | | |
| PROPOSED STEEP LINE | PROPOSED B&P PIERES | | |
| PROPOSED SHOWING LINE | PROPOSED C&P PIERES | | |
| PROPOSED STORM DRAIN | PROPOSED S&P RUNS | | |
- SHEET 1**

16.00.00

PROPOSED SHOWING RESERVOIR

SHEET BOUNDARY

ANNOATED LOT BOUNDARY DISTANCE

BLACK NUMBER

BUILDING OCCUPANCY

CHECK VALVE

C&P COALC. HOLE NUMBER

LOT NUMBER

PRESSURE VALVE

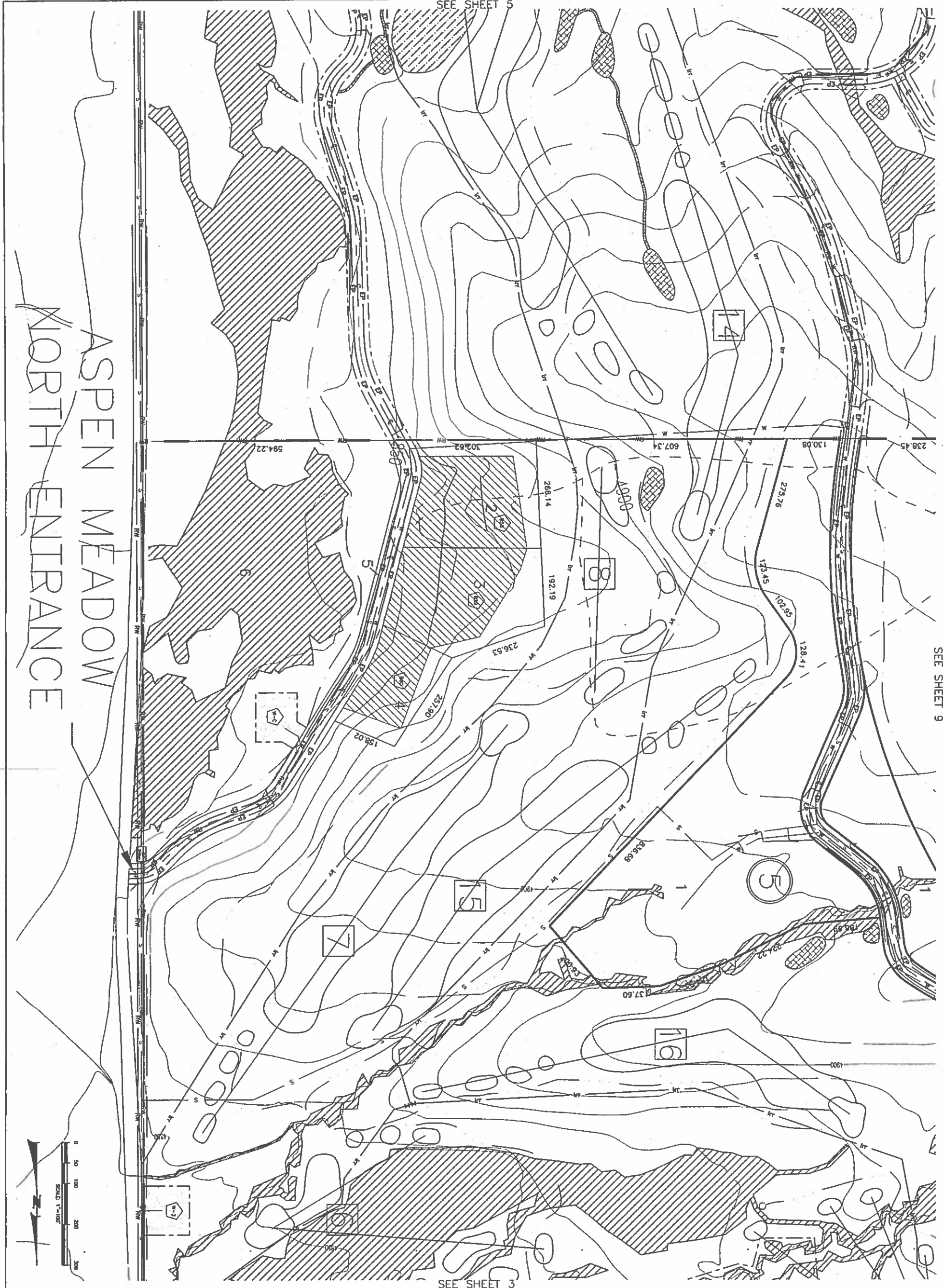
S&P LIFT

W&P HOUSE

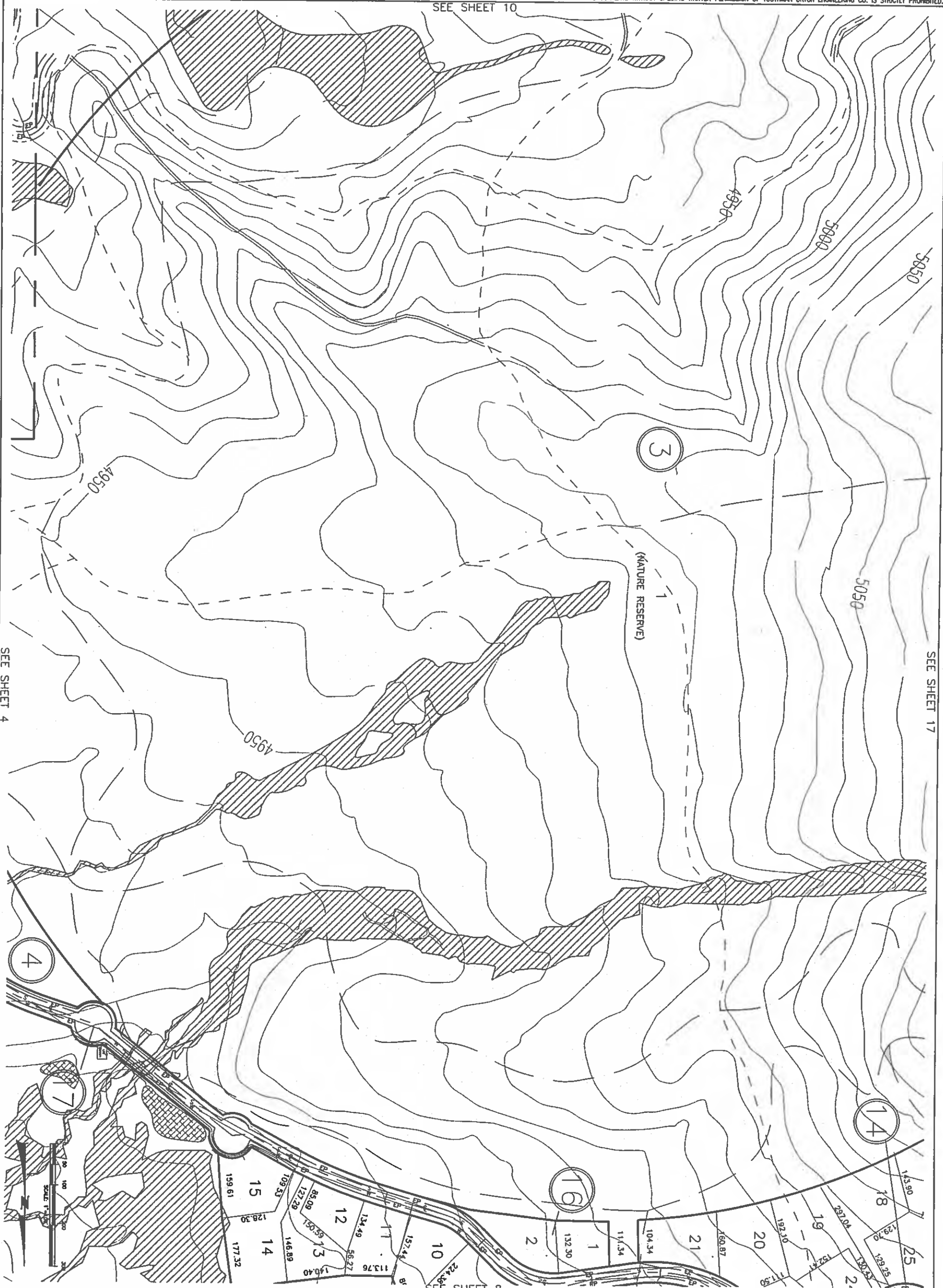
WELL SITE

LIST OF ADDITIONAL SHEETS

SHEET 36	OUT CREEK SOLIDITY CLAVING	SHEET 49	TYPICAL EROSION CONTROL
SHEET 37	MOUNTAIN MASTER PLAN	SHEET 50	TYPICAL EROSION CONTROL
SHEET 38	TRAIL CONSTRUCTION PRESCRIPTIONS	SHEET 51	TYPICAL EROSION CONTROL
SHEET 39	MOUNTAIN PHYSICS PLAN	SHEET 52	TYPICAL EROSION CONTROL
SHEET 40	SHOWING PLAN	SHEET 53	TYPICAL EROSION CONTROL
SHEET 41	EROSION CONTROL PLAN	SHEET 54	SHOWING RESERVATION EROSION CONTROL
SHEET 42	MOUNTAIN UTILITY PLAN	SHEET 55	DETAILS
SHEET 43	LEFT TERNAL, PRELIMINARY GRADING PLAN	SHEET 56	RIGHT VALLEY GRADING/PAVING - PHASE P
SHEET 44	LEFT TERNAL, PRELIMINARY GRADING PLAN	SHEET 57	RIGHT VALLEY GRADING/PAVING - PHASE 1
SHEET 45	LEFT TERNAL, PRELIMINARY GRADING PLAN	SHEET 58	TRAIL PLAN
SHEET 46	LEFT TERNAL, PRELIMINARY GRADING PLAN	SHEET 59	POSSIBLE HOTEL SITES
SHEET 47	SHOWING RESERVATION PRE GRADING PLAN	SHEET 60	WILDLIFE IMPACTS (APPROVED SECTION 404 PERMIT)
SHEET 48	STUDENT AREA PRELIMINARY GRADING PLAN		



SEE SHEET 10



SEE SHEET 4

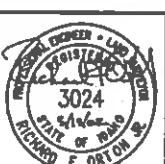
SEE SHEET 17

SEE SHEET 8

**WESTROCK CUP COMPONENTS
GRADING, DRAINAGE, ROAD, UTILITIES
AND RELATED FACILITIES**

TOOTHMAN-ORTON ENGINEERING COMPANY
CONSULTING ENGINEERS, SURVEYORS AND PLANNERS
9777 CHRYDEN BOULEVARD
BOISE, IDAHO 83714-2008
(208) 323-2288
FAX (208) 323-2399
OFFICES IN:
BOISE, IDAHO
COEUR D'ALENE, IDAHO

REVISIONS		DATE	E-FILE NAME
NO.	ITEM		
			DESIGNED
			DRAWN
			CHECKED
			APPROVED



SHEET 9 OF 60

Resort Facilities



SECTION I – Application Overview

PUD Flexibility
- amendments

A. This Application

On August 1, 2002, WestRock's Planned Unit Development (PUD) Application was approved by Valley County. Subsequent to that approval, a Capital Contribution Agreement was consummated between Valley County and WestRock on September 10, 2001, see *Document F* in *Appendix A – Prior Valley County Approvals and Actions*. This Application document is referenced as a CUP package, because it contains three (3) applications: 1) a CUP/Preliminary Plat Application for all development components to be built or placed on the private lands, 2) a CUP Application for those components to be built or placed on the State of Idaho leased lands, and 3) a request to approve modifications to the currently approved PUD.

B. General Project Concept

The project is broken into five phases of three years each plus a one-year predevelopment phase, totaling a sixteen-year build-out to completion. At build-out, the Resort will be a full-service all-seasons destination resort offering a wide variety of residential options and a range of recreational activities featuring skiing and golf. The timing and order of sequencing of phases and facilities may vary in response to market demand, however adherence to the amenity guarantees will still be required as described in the Sequencing Plan contained below.

C. Ownership

The Resort, is owned by WestRock Associates LLC ("WRA"), who will be the master developer of the Resort complex. Given the diversity of real estate products and amenities, WestRock will sell segments of the Resort real estate for development by others. WestRock Associates will retain design and development control of all products through the attached Development Guide, Architectural Design Guidelines and the Declaration of Covenants, Conditions and Restrictions.

D. Site / Infrastructure

The site consists of several distinct geographical areas—a flat meadow close to Lake Cascade; a shelf area above the meadow where the Village will be located; rolling foothill terrain well suited to residential development, mountain slopes offering a variety of skiing and hiking experiences; and the mountain top offering commanding views, and recreational opportunities for mountain biking, snow-mobiling and cross-country skiing as well as a restaurant. The land, excluding the ski areas and a small portion of the golf course is privately owned by WRA, while the remaining land will be leased. Total site infrastructure, including roads and utility systems (electricity, water, sanitary and storm sewer, and telecommunications), is to be supplied to the perimeter of each development site by WRA.

E. Facilities

The resort facilities are summarized and located in *Appendix G - Facilities Program Summary*. Golf facilities will consist of an 18-hole course designed by Robert Trent Jones II, a par-3

teaching course, a Golf Academy and clubhouse. Ski related facilities are summarized in the Mountain Master Plan Summary, located in *Appendix F*. The Sequencing Plan, contained below, identifies the minimum Phase 1 facilities, which will be constructed to assure that a stand-alone resort, with sufficient critical mass, is established as part of Phase 1 of the development. WestRock reserves the right to modify the Facilities Plan, without further County approval, as follows: 1) the order of construction of facilities may be modified; 2) facilities within Multi-Use areas may be moved among lots within such Multi-Use areas; 3) total commercial, administrative and service square footage may be altered, and 4) the mix of dwelling units which comprise the total 2,043 units approved in the PUD (i.e. single family residence, townhome, villa, multi-family and hotel) may be altered; PROVIDED, that: a) the total number of units allowed by the WestRock CUP is not exceeded; and, b) the aforesaid land uses remain in their designated land use areas, as depicted in the Land Use Map, see *Figure 4* in *Section VIII*. All such modifications shall be promptly provided to County staff for use in reviewing Building Permit submittals and enforcing the terms and conditions of the CUP. Modifications to the Facilities Plan shall be submitted to the Planning and Zoning Administrator, whose review of the proposed modifications shall be to determine whether the proposed modifications are consistent with the locations of land use types and overall mix of land uses contained in the approved CUP. The Administrator shall advise the Developer within 15 days after submittal of any objections which the Administrator has to the proposed modifications, under the aforesaid criteria. If no such objections are voiced, then the modifications shall be deemed approved and shall become part of the CUP.

F. Compliance with Valley County Approval Process

Because this is an application for Conditional Use Permit for both the private and State lease lands, and for Preliminary Plat approval for the private lands, this Application package addresses Chapter III of the Land Use and Development Ordinance (LUDO), the Valley County Comprehensive Plan and Article II of the Subdivision Regulations.

In addition, because the Application package seeks approval of certain modifications to the PUD, the Application package addresses Appendix C of the LUDO, to establish that the proposed modifications should not alter the previously granted PUD and Concept approvals.

The Preliminary Plats for the private land contain the information required by the Valley County Subdivision Regulations. The parcels in Phase 2, 3, 4 and 5 will be further platted, preliminarily and finally, as the development moves into those Phases.

G. Proposed Modifications to the approved PUD

As design and layout of the PUD move into the more detailed CUP and platting stage, certain modifications to the PUD have been found to be necessary. These modifications do not materially change any component of the prior approvals, but they are, nonetheless, identified in the interest of full disclosure. Proposed modifications to the PUD include:

- Revisions to the Phasing Plan
- Adjusted dwelling units among residential use categories, without altering the total 2,043 units previously approved.

- Modest increase of the total commercial, administrative and service square footage within the areas of the resort in which those uses were previously approved.
- Increased the number of parking spaces from 3,392 to 5,068.
- Added a Cellular Communications Tower.
- Added a horse corral for horseback riding and sleigh ride purposes
- Recalculated open space at approximately 52% of the private and approximately 80% of the total resort property
- Adjusted Wildlife Habitat Conservation Plan to reflect reduced impact to Threatened and Endangered Species
- Added certain uses to the village, such as a non-denominational Chapel and the Nature Interpretive Center.
- Noted the potential for and reserved the right to construct a school on site.
- Identified eight potential small hotel sites outside of the village, a maximum of four (4) of which may be developed. If developed, these hotels will be architecturally compatible with the surrounding single- family residential neighborhoods and will reduce the total allowable dwellings units in the PUD, according to the equivalency formula contained in the LUDO.
- Revised/updated the Development Guide, Architectural Design Guidelines, and CC&R's.
- Moved a well site mistakenly shown on State of Idaho land.
- Reserved the addition of a small number of buildings and structures on State land.
- Updated the WestRock Development Guide to reflect the development of the Facilities Program, which also involves minor changes to the Land Use Map e.g. s small Multi-Use area has been added to Phase 5, to service the surrounding single family residential neighborhood.

H. Requested Entitlements and Approvals

- Issuance of a Conditional Use Permit for the private lands, which provides the following entitlements under the terms of the LUDO:
 - A CUP for the entire PUD, including the land uses and densities (i.e. total number of units and/or square footage of commercial (multi-use) facilities) for Phases 2, 3, 4, and 5;
 - Preliminary Plat approval for Phase 1. WestRock shall be entitled to Preliminary Plat approval of Phases 2, 3, 4, and 5 PROVIDED that those Plats substantially comply with the terms of the WestRock CUP and with the platting provisions of the Valley County Subdivision Regulations,
 - No further CUP's will be required for the WestRock PUD, provided that WestRock substantially complies with the terms and conditions of this CUP.
 - WestRock considers the CUP to include all components, terms, and conditions of the approved PUD, except to the extent modified in this Application package, as approved.
- Issuance of a Conditional Use Permit for the State of Idaho lands, contingent upon issuance by the State Land Board of a Lease or binding commitment to lease the State lands; and,
- Approval of the modifications to Concept and PUD Approval.



Valley County Transmittal
Division of Community and Environmental Health

Return to:

- ☐ Cascade
☐ Donnelly
☐ McCall
☐ McCall Impact
☒ Valley County

Rezone # _____

Conditional Use # CUP 22-09

Preliminary / Final / Short Plat _____

Tamamack Resort PUD Osprey Meadows Estates

- ☐ 1. We have No Objections to this Proposal.
- ☐ 2. We recommend Denial of this Proposal.
- ☐ 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- ☐ 4. We will require more data concerning soil conditions on this Proposal before we can comment.
- ☐ 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
☐ high seasonal ground water ☐ waste flow characteristics
☐ bedrock from original grade ☐ other _____
- ☐ 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- ☐ 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
- ☒ 8. After written approvals from appropriate entities are submitted, we can approve this proposal for:
☒ central sewage ☐ community sewage system ☐ community water well
☐ interim sewage ☒ central water ☐ individual water
☐ individual sewage ☐ individual water
- ☒ 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
☒ central sewage ☐ community sewage system ☐ community water
☐ sewage dry lines ☒ central water
- ☐ 10. Run-off is not to create a mosquito breeding problem
- ☐ 11. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
- ☐ 12. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- ☐ 13. We will require plans be submitted for a plan review for any:
☐ food establishment ☐ swimming pools or spas ☐ child care center
☐ beverage establishment ☐ grocery store

☒ 14. Application for Subdivision & Engineering report Required

Reviewed By: [Signature]

Date: 3/16/22



Valley County Transmittal
Division of Community and Environmental Health

Return to:

- ☐ Cascade
☐ Donnelly
☐ McCall
☐ McCall Impact
☒ Valley County

Rezone # _____

Conditional Use # CUP 22-09

Preliminary / Final / Short Plat Osprey Meadows ESTATES

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- ☐ 2. We recommend Denial of this Proposal.
- ☐ 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
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☒ central sewage ☐ community sewage system ☐ community water well
☐ interim sewage ☒ central water
☐ individual sewage ☐ individual water
- ☒ 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
☒ central sewage ☐ community sewage system ☐ community water
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☐ food establishment ☐ swimming pools or spas ☐ child care center
☐ beverage establishment ☐ grocery store

☒ 14. Application & Engineering Report Required

Reviewed By: [Signature]

Date: 4/25/22

Jeff Mcfadden
Thu 3/17/2022 12:41 PM
To: Cynda Herrick; Lori Hunter
Cc: **Valley County Commissioners**

- CUP 22-05 I have already commented
- CUP 22-06 No comment
- VAC 22-01 No comment
- CUP 22-07 No comment
- CUP 22-08 Nissula Road is a rural county road that gets maintenance when needed. It has low traffic volume. It is a year-round maintained road. It is not a bus route or major road. It get's plowed once a day in the winter when needed. Since it is not a main road, it does not get extra plowing on it during drifting events. During big snow events, this section of road might not get plowed until all other main roads are plowed, sometimes it might be the next day. The road tends to get "washboards and potholes" in the surface quite frequently. Residents need to know that the county does not do dust suppression.
- CUP 22-09 Road is wide with good visibility in both directions. Need to apply for a approach permit through the road dept.

Thank you

Jeff McFadden, Superintendent
Valley County Road Department



Valley County Road & Bridge

PO Box 672* Cascade, Idaho 83611

Jeff McFadden
Superintendent

jmcfadden@co.valley.id.us
Office * (208)382-7195
Fax * (208)382-7198

C.U.P. 22-09

April 28, 2022

The Valley County Road Dept. was asked to review this CUP and provide comments related to the anticipated impact to the local roads that will be utilized for accessing the proposed subdivision. CUP 22-09 is a preliminary plat submitted by Tamarack Resort/Osprey Meadows Estates seeking approval of a 13 acre residential single family subdivision within the Tamarack Resort P.U.D. boundary.

County maintained roads that will see increased traffic by the addition of the proposed development if the plat is approved include West Roseberry Road, Norwood Road, Tamarack Falls Road and West Mountain Road. It is expected that transportation services including all season road maintenance, road resurfacing, road rebuilds provided by Valley County Road Dept. will be impacted by the increased traffic.

- Recommendation (1): Dedication of 50' right-of-way to the public for property owned by the developer immediately adjacent to West Mountain Road and contact the Bureau of Reclamation (BOR) if the developer chooses to install the new sewer line on the East side of West mountain Road. If the developer gets approval from the BOR to install the sewer lines on East side of road, I would recommend that a 50' ROW be dedicated to the county on that side of road. Prior to final plat, the developer agrees to provide an appraisal for the value of the ROW along with a legal description and warranty deed to be recorded with the Valley County clerk.
- Recommendation (2): Mitigate impacts to transportation services on those roads identified above by negotiating with developer payment of road improvement costs attributable to traffic generated by proposed development. The value of the developers proportionate share may be determined by several methods: (1) reference 2007 Capital Improvement Program cost comparisons for the West Roseberry CIP with a predetermined cost per lot contribution by developer; (2) engage a qualified engineering firm to conduct a traffic study based on proposed development to provide recommendation for proportionate share to be attributed to the developer; (3) negotiate in-kind construction credits for immediate road improvements needs that can be mitigated by developer.
- Recommendation (3): Increased traffic on West Roseberry Road has resulted in accelerated deterioration of the Roseberry bridge(commonly called the "S" bridge) over Cascade Reservoir and multiple traffic accidents due to its configuration. Valley County and Developer could cooperatively engage a qualified professional to conduct a repair/replacement feasibility study for the "S" bridge.

Any or all of the above recommendations that are agreeable to the developer should be memorialized in a future voluntary road agreement negotiated between the Valley County Board of County Commissioners, Valley County Road Dept. and developer identifying the value of road improvement costs contributed.

Valley County Road Superintendent

Jeff McFadden



Donnelly Rural Fire Protection District

P.O. Box 1178 Donnelly, Idaho 83615

208-325-8619 Fax 208-325-5081

March 19th 2022

Valley County Planning & Zoning Commission
P.O. Box 1350
Cascade, Idaho 83611

RE: C.U.P. 22-09 Tamarack Resort P.U.D. Osprey Meadows Estates Preliminary Plat

After review, the Donnelly Rural Fire Protection District (DRFPD) will require the following.

- All roads shall be built to Valley County Road Department standards or **Section 503.2 IFC 2018**
- All fire apparatus access roads shall comply with **Section D103.4 IFC 2018**, All roads shall be inspected and approved by the DRFPD personnel prior to final plat
- In accordance with **Section D103.6 IFC 2018**, where required by the fire code official, NO PARKING – FIRE LANE signs shall be posted on both side sides of fire apparatus access roads.
- **Section 503.7 IFC 2018** Driveways shall be provided when any portion of an exterior wall of the first story of a building is located more than 150 feet from a fire apparatus access road. Driveways shall provide a minimum unobstructed width of 12 feet and a minimum unobstructed height of 13 feet 6 inches. Driveways in excess of 150 feet in length shall be provided with turnarounds. Driveways in excess of 200 feet in length and 20 feet in width may require turnouts in addition to turnarounds.
- In accordance with **Section 503.7.6 IFC 2018** the gradient for driveways cannot exceed 10 percent unless approved by the fire code official
- **Section 503.7.8 IFC 2018** Driveways shall be designed and maintained to support the imposed loads of local responding fire apparatus and shall be surfaced as to provide all weather driving capabilities
- Roads and driveways shall be inspected and approved by Donnelly Rural Fire Protection District personnel prior to certificate of occupancy being issued
- **Section 503.7.5 IFC 2018** all buildings shall have a permanently posted address, that shall be placed at each driveway entrance and be visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and maintained thereafter.

- In accordance with **Section 507.1 IFC 2018** an approved water supply capable of supplying the required fire flow for fire protection shall be provided to the premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction
- An engineered drawing of the water system with hydrant placement shall be submitted for review prior to construction. Water system shall be a looped system
- The DRFPD requires a minimum Fire flow of 1125 GPM with a duration of not less than two hours all fire hydrants shall be tested and approved by DFRPD prior to final plat
- Any residence utilized as a short term rental shall comply with Valley County Ordinance 19-09 Liquefied Petroleum Gas

Please call 208-325-8619 with any questions.

Jess Ellis



Fire Marshal
Donnelly Fire Department



STATE OF IDAHO
DEPARTMENT OF
ENVIRONMENTAL QUALITY

1445 N Orchard Street, Boise, ID 83706
(208) 373-0550

Brad Little, Governor
Jess Byrne, Director

April 29, 2022

By e-mail: cherrick@co.valley.id.us

Valley County Planning & Zoning
P.O. Box 1350
Cascade, ID 83611

Subject: Osprey Meadows Subdivision, CUP 22-09

Dear Ms. Herrick:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at:
<https://www.deq.idaho.gov/public-information/assistance-and-resources/outreach-and-education/>.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

1. AIR QUALITY

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).
- All property owners, developers, and their contractor(s) must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities per IDAPA 58.01.01.651.
- DEQ recommends the city/county require the development and submittal of a dust prevention and control plan for all construction projects prior to final plat approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.
- Citizen complaints received by DEQ regarding fugitive dust from development and construction activities approved by cities or counties will be referred to the city/county to address under their ordinances.

- Per IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractor(s) are responsible for ensuring no prohibited open burning occurs during construction.
- For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

2. WASTEWATER AND RECYCLED WATER

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect ground water.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.

- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: <https://www.deq.idaho.gov/water-quality/drinking-water/>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of ground water resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

4. SURFACE WATER

- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Construction General Permit from DEQ may be required if this project will disturb one or more acres of land, or will disturb less than one acre of land but are part of a common plan of development or sale that will ultimately disturb one or more acres of land.
- For questions, contact James Craft, IPDES Compliance Supervisor, at (208) 373-0144.
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at: <https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0550.

5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

For questions, contact Rebecca Blankenau, Waste & Remediation Manager, at (208) 373-0550.

6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/> for assistance.

Response to Request for Comment

April 29, 2022

Page 5

- If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,

A handwritten signature in black ink that reads "Aaron Scheff". The signature is written in a cursive, flowing style.

Aaron Scheff
Regional Administrator
DEQ-Boise Regional Office

EDMS#: 2022AEK98



STATE OF IDAHO
DEPARTMENT OF
ENVIRONMENTAL QUALITY

1445 N Orchard Street, Boise, ID 83706
(208) 373-0550

Brad Little, Governor
Jess Byrne, Director

March 25, 2022

By e-mail: cherrick@co.valley.id.us

Valley County Planning and Zoning
P.O. Box 1350
Cascade, ID 83611

Subject: Osprey Meadows Estates (Tamarack Resort), CUP 22-09

Dear Ms. Herrick:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at:
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- DEQ recommends the city/county require the development and submittal of a dust prevention and control plan for all construction projects prior to final plat approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.
- Citizen complaints received by DEQ regarding fugitive dust from development and construction activities approved by cities or counties will be referred to the city/county to address under their ordinances.

- Per IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractor(s) are responsible for ensuring no prohibited open burning occurs during construction.
- For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

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- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the district health department.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect ground water.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

3. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.

- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (refer to the DEQ website at: <https://www.deq.idaho.gov/water-quality/drinking-water/>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.
- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of ground water resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.

For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0550.

4. SURFACE WATER

- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Construction General Permit from DEQ may be required if this project will disturb one or more acres of land, or will disturb less than one acre of land but are part of a common plan of development or sale that will ultimately disturb one or more acres of land.
- For questions, contact James Craft, IPDES Compliance Supervisor, at (208) 373-0144.
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at: <https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.

For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0550.

5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
- **Ground Water Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."

For questions, contact Rebecca Blankenau, Waste & Remediation Manager, at (208) 373-0550.

6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/> for assistance.

Response to Request for Comment

March 25, 2022

Page 5

- If applicable to this project, DEQ recommends that BMPs be implemented for any of the following conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,

A handwritten signature in black ink that reads "Aaron Scheff". The signature is written in a cursive, flowing style.

Aaron Scheff
Regional Administrator
DEQ-Boise Regional Office

EDMS#: 2022AEK55

TECHNICAL MEMORANDUM

DATE: April 13, 2022
TO: Cynda Herrick, AICP
Valley County Planning and Zoning Administrator
FROM: Paul Ashton, PE
SUBJECT: April 14, 2022, Planning and Zoning Agenda Items
CC: Cody Janson, PE
PROJECT NUMBER: 314-4875-011
PROJECT NAME: Valley County Engineering Services

The following comments are for the items listed in the on the March 10, 2022, Valley County Planning and Zoning Commission agenda:

Old Business:

1. ***C.U.P 22-05 Gold Fork Reserve – Preliminary Plat***

Valley County Engineer reviewed the C.U.P. application and accompanying preliminary plat and provided comments for the March 2022 agenda.

2. ***C.U.P 22-06 Schafer Subdivision – Preliminary Plat***

Valley County Engineer reviewed the C.U.P. application and accompanying preliminary plat and provided comments for the March 2022 agenda.

New Business:

1. ***VAC 22-01 Thomas Vacation of Utility Easement***

Not reviewed by the Valley County Engineer.

2. ***C.U.P 22-07 Wilson RV Rental Site***

Not reviewed by the Valley County Engineer.

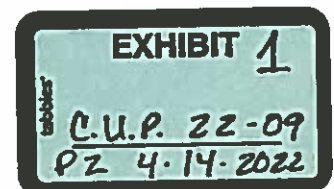
3. ***C.U.P 22-08 Bear's Den Subdivision – Preliminary and Final Plat***

After reviewing the C.U.P. application, we have the following comment:

- All "shared access" requirements of the County shall be met.

4. ***C.U.P 22-09 Tamarack Resort P.U.D. - Osprey Meadows Estates – Preliminary Plat***

Detailed site grading and drainage plans and drainage design documentation have not been submitted to Valley County for review. This project will require review and approval by Valley County of the site



grading and drainage plans, drainage calculations, erosion control measures and best management practices prior to final plat approval. After reviewing the C.U.P. application, we have the following preliminary comment:

- Wetlands are identified on the site plan. The Applicant will need to coordinate with all applicable agencies and receive all required approvals/permits prior to County approval of the final site grading and drainage plans.

Please contact me if you have any questions.

Sincerely,

PARAMETRIX
Valley County Engineer

A handwritten signature in blue ink, appearing to read "Paul S. Ashton", with a long horizontal flourish extending to the right.

Paul Ashton, PE

March 6, 2022

Christopher Kirk
Planning Consultant for
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>1000⁻</u>
ACCEPTED BY	<u>Amendment to P.U.D.</u>	DEPOSIT <u>1000⁻</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 954.838.8118

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 (305) 637-7310

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 208.271.6231

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

ENGINEER Abco Engineering PHONE 208.955-8126

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

+ plat RP15N03E051990

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

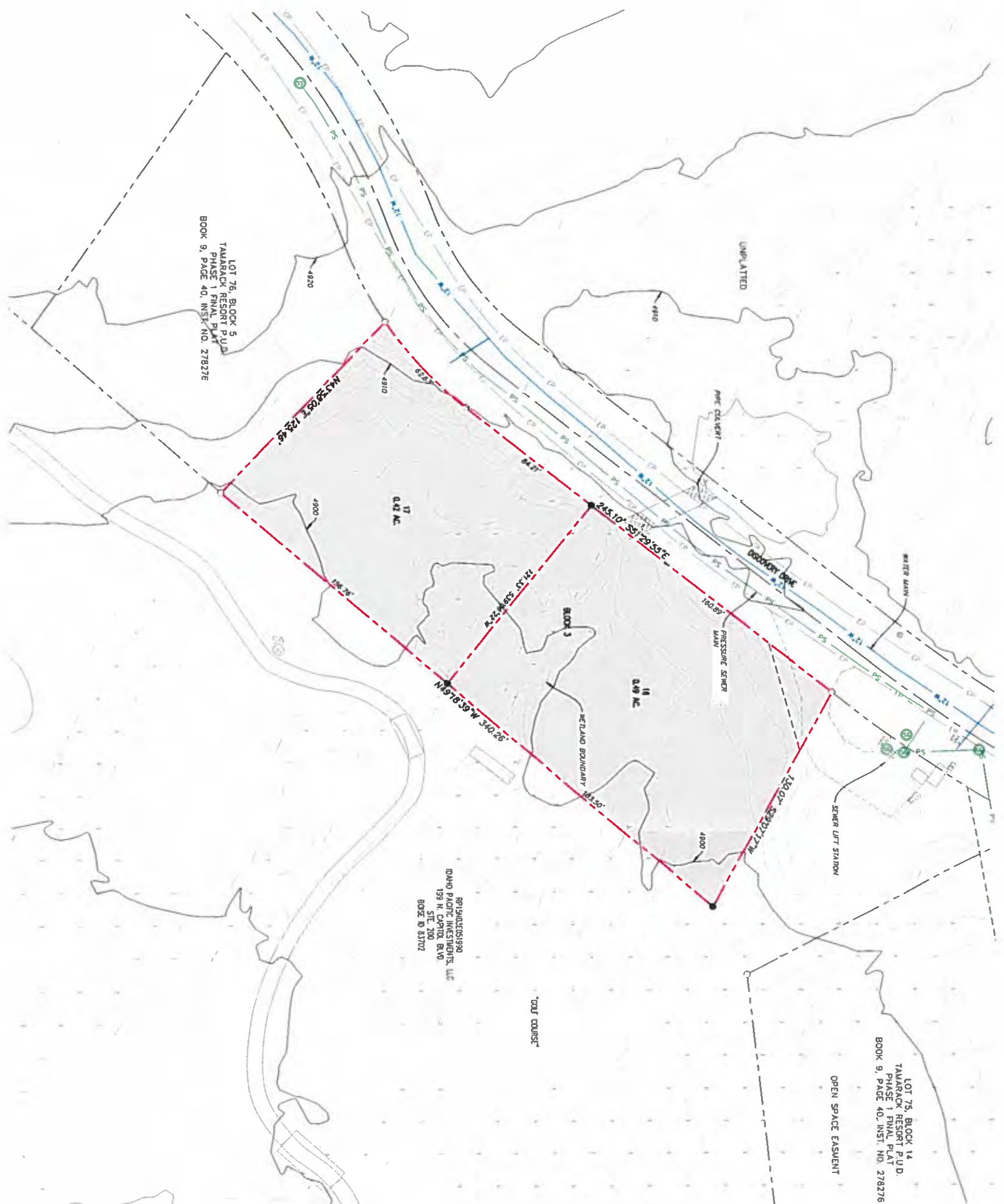
By: _____

By: _____

Valley County Weed Control

Date: 3/2/22

Date: _____



LOT 75, BLOCK 14
TAMARACK RESORT P.U.D.
PHASE 1 FINAL PLAT
BOOK 9, PAGE 40, INST. NO. 278276

OPEN SPACE EASEMENT

SEWER LIFT STATION

UNPUBLISHED

POST CLOSURE

25

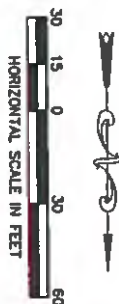
THE SOURCE
MAY



RE

NOTES

SEE SHEETS 1 AND 2 FOR ADDITIONAL INFORMATION



HORIZONTAL SCALE IN FEET

PRELIMINARY PLAT
OSPREY MEADOW ESTATES

OSPREY MEADOW ESTATES

**SITUATE IN A PORTION OF SECTION 5
T.15N., R.3E., B.M.
VALLEY COUNTY, IDAHO**

T.15N., R.3E., B.M.

VALLEY COUNTY, IDAHO

NO.	DESCRIPTION	DATE

NO.	DESCRIPTION	DATE

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

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

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CHECKED BY: SRD
DATE: 3/02/2022
FILE NO: 3473

2 of 3

SHEET



dunn
LAND SURVEYS, INC.

LAND SURVEYS, INC.

25 COYOTE TRAIL
CASCADE, ID 83611

CASCADE ID 83611

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

PHONE: (208) 834-6896
WWW.DUNNLANDSURVEYS.COM