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208-382-7115



## Page 1 of 11 3-16-2022

### CONTACT INFORMATION

**PROPOSED SUBDIVISION NAME:** Tamarack Falls

**APPLICANT** Hess Properties, LLC PHONE [REDACTED]

Owner ☒ Option Holder ☐ Contract Holder ☐

MAILING ADDRESS 15031 Spyglass Ln., Caldwell, ID ZIP 83607

EMAIL [REDACTED]

**PROPERTY OWNER** Hess Properties, LLC

(if not the applicant)

MAILING ADDRESS 15031 Spyglass Ln., Caldwell, ID ZIP 83607

EMAIL [REDACTED]

Nature of Owner's Interest in this Development? single-family residential development and associated improvements

**AGENT / REPRESENTATIVE** Cam Scott, KM Engineering, LLP PHONE [REDACTED]

MAILING ADDRESS 5725 N Discovery Way ZIP 83713

EMAIL [REDACTED]

**ENGINEER** Joe Pachner, PE, KM Engineering, LLP

MAILING ADDRESS 5725 N Discovery Way, Boise, ID ZIP 83713

EMAIL [REDACTED] PHONE [REDACTED]

**SURVEYOR** Kelly Kehrer, PE, PLS, KM Engineering, LLP

MAILING ADDRESS 5725 N Discovery Way, Boise, ID ZIP 83713

EMAIL [REDACTED] PHONE [REDACTED]

### PROPERTY INFORMATION

1. SIZE OF PROPERTY 115.04 Acres

2. AMOUNT OF ACREAGE OF ADJACENT LAND HELD BY THIS OWNER 0 Acres

3. ANY RESTRICTIONS ON THIS PROPERTY? Must show all easements on plat.

Easements none

Deed Restrictions none

Liens or encumbrances none

4. LEGAL DESCRIPTION East 1/2 of Section 20, Township 16 North, Range 3 East; SW 1/4 of the SW 1/4 of the NE 1/4 of Section 20, Township 16 North, Range 3 East; SW 1/4 of the SW 1/4 of the NE 1/4 of Section 20, Township 16 North, Range 3 East

5. TAX PARCEL NUMBER(S) RP16N03E200004, RP16N03E207845, RP16N03E201635

Quarter SW 1/4 of NW 1/4 Section 20 Township 16 North Range 3 East

6. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY:

Current land use is dry grazing land. There are no existing structures on the property.

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:

A small portion of parcel RP16N03E207845 lies within FEMA Flood Zone A, otherwise there are no known hazards on or near the property that we are aware of at this time.

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

North Tamarack Falls Rd., Residential

South Irrigated Grazing Land (RP16N03E202115); Irrigated Crop Land (RP16N03E202365)

East Residential, Norwood Rd.

West Irrigated Grazing Land

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

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

9c. DESCRIBE ANY SIGNIFICANT NATURAL RESOURCES SUCH AS ROCK OUTCROPPING, MARSHES, WOODED AREAS: There are no significant natural resources on the property that we are aware of at this time; the southwest portion of the property is in close proximity to, but does not touch, Lake Cascade.

10a. WATER COURSE: There are no water courses on the property.

10b. IS ANY PORTION OF THE PROPERTY LOCATED IN A FLOODWAY OR 100-YR FLOODPLAIN? (Information can be obtained from the Planning & Zoning Office) Yes ☒ No ☐

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

10d. WILL ANY PART OF THE PROPERTY BE SUBJECT TO INUNDATION FROM STORMWATER OVERFLOW OR SPRING MELTING RUN-OFF? yes

11a. NUMBER OF EXISTING ROADS: 0 Width Public ☐ Private ☐

Are the existing road surfaces paved or graveled? Gravel ☐ Paved ☐

11b. NUMBER OF PROPOSED ROADS: 9 Proposed width: 70'

Will the proposed roads be Public ☒ Private ☒

Proposed road construction: Gravel ☐ Paved ☒

12a. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS: The only existing utility on the property at this time is power.

12b. PROPOSED UTILITIES: Sewer and water are to be provided by North Lake Recreational Water & Sewer District

Proposed utility easement width Locations Lift station Lot 10, Block 7; Pump house Lot 2, Block 1

13. SOLID WASTE DISPOSAL METHOD: Individual Septic ☐ Central Sewage Treatment Facility ☒
14. POTABLE WATER SOURCE: Public ☒ Water Association ☐ Individual ☐  
 If individual, has a test well been drilled? na Depth na Flow na Purity Verified? na  
 Nearest adjacent well na Depth na Flow na
15. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? Yes ☐ No ☒  
 Are you proposing any alterations, improvements, extensions or new construction? Yes ☒ No ☐  
 If yes, explain: Pressurized irrigation will be constructed with this development.
16. DRAINAGE (Proposed method of on-site retention): A drainage and irrigation pond will provide on-site retention  
 Any special drains? no (Please attach map)  
 Soil type(s): Donnel sandy loam, Roseberry coarse sandy loam  
 (Information can be obtained from the Natural Resource Conservation Service: [websoilsurvey.nrcs.usda.gov](http://websoilsurvey.nrcs.usda.gov))
17. WILL STREETS AND OTHER REQUIRED IMPROVEMENTS BE CONSTRUCTED PRIOR TO THE RECORDING OF THE FINAL PLAT? yes  
 If not, indicate the type of surety that will be put up to ensure the construction of the improvements within one (1) year from the date of filing the plat: na
16. OUTLINE OF PROPOSED RESTRICTIVE COVENANTS:  
 Setbacks: Front \_\_\_\_\_ feet Sides \_\_\_\_\_ feet Rear \_\_\_\_\_ feet  
 Mobile homes allowed? Yes ☐ No ☐  
 Minimum construction value \_\_\_\_\_ Minimum square footage \_\_\_\_\_  
 Completion of construction required within \_\_\_\_\_ Days ☐ Months ☐ Years ☐  
 Resubdivision permitted? Yes ☐ No ☐  
 Other CC&Rs to be included with final plat package.
17. LAND PROGRAM:  
 Open Areas and/or Common Areas Yes ☒ No ☐  
 Acreage in subdivision 115.04 Number of lots in subdivision 130  
 Typical width and depth of lots 167.55 ft. wide and 167.55 ft. deep  
 Typical lot area 1.08 acres Minimum lot area 9,748 SF Maximum lot area 1.82 acres  
 Lineal footage of streets 12,727.98 ft. Average street length per lot 148.83 ft.  
 Percentage of area in streets 20.3%  
 Dedication road right-of-way to Valley County? Yes ☒ No ☐  
 Percentage of area of development to be public (including easements) 10.3%  
 Maximum street gradient 2%  
 Is subdivision to be completely developed at one time? Yes ☐ No ☒ - Attach phasing plan and timeline.
18. COMPLETE ATTACHED PLAN FOR IRRIGATION if you have water rights &/or are in an irrigation district. Submit letter from Irrigation District, if applicable.
19. COMPLETE ATTACHED WEED CONTROL AGREEMENT.
20. COMPLETE ATTACHED IMPACT REPORT. It must address potential environmental, economic, and social impacts and how these impacts are to be minimized.

# Irrigation Plan

(Idaho Code 31-3805)

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

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

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

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

- 1. Are you within an area of negotiated City Impact? \_\_\_\_\_ Yes ☒ No
- 2. What is the name of the irrigation district/company and drainage entities servicing the property?  
Irrigation: \_\_\_\_\_ subject properties are not within the boundaries of an irrigation district/company  
Drainage: \_\_\_\_\_ subject properties are not within the boundaries of a drainage entity
- 3. How many acres is the property being subdivided? 115.063
- 4. What percentage of this property has water? +/- 4.88%
- 5. How many inches of water are available to the property? 414.72 in^3
- 6. How is the land currently irrigated? ☒ surface ☐ sprinkler ☐ irrigation well  
☐ above ground pipe ☐ underground pipe
- 7. How is the land to be irrigated after it is subdivided? ☒ surface ☐ sprinkler ☐ irrigation well  
☐ above ground pipe ☐ underground pipe
- 8. Describe how the head gate/pump connects to the canal and irrigated land and where ditches &/or pipes go.  
This property is not served by a canal.

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



10. How do you plan to retain storm and excess water on each lot? all excess water will drain by gravity to  
drainage pond

11. How do you plan to process this storm water and/or excess irrigation water prior to it entering the established drainage system? (i.e. oil, grease, contaminated aggregates)  
Methods to process storm water and/or excess irrigation water include BMPs for pretreatment and retention basins with pretreatment; all excess water will drain by gravity to drainage pond

### Irrigation Plan Map Requirements

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

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


### Also, provide the following documentation:

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

### =====Applicant Acknowledgement=====

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

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

Signed:   
Applicant

Date: 8 / 18 / 22



# VALLEY COUNTY

## WEED CONTROL AGREEMENT

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

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

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

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

By:   
Applicant

By: \_\_\_\_\_  
Valley County Weed Control

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

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

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

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

- ❖ An impact report shall be required for all proposed Conditional Uses.
- ❖ Answer all questions. Mark N/A if the question is not applicable to your application.
- ❖ The impact report shall address potential environmental, economic, and social impacts and how these impacts are to be minimized as follows:

1. Traffic volume, character, and patterns including adequacy of existing or proposed street width, surfacing, alignment, gradient, and traffic control features or devices, and maintenance. Contrast existing with the changes the proposal will bring during construction and after completion, build-out, or full occupancy of the proposed development. Include pedestrian, bicycle, auto, and truck traffic.

see impact report

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

see impact report

3. Noise and vibration levels that exist and compare to those that will be added during construction, normal activities, and special activities. Include indoor and outdoor, day and night variations.

see impact report

4. Heat and glare that exist and that might be introduced from all possible sources such as autos in parking areas, outdoor lights, water or glass surfaces, buildings or outdoor activities.

see impact report

5. Particulate emissions to the air including smoke, dust, chemicals, gasses, or fumes, etc., both existing and what may be added by the proposed uses.

see impact report

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

see impact report



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

see impact report

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

see impact report

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

see impact report

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

see impact report

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

see impact report

12. Visibility from public roads, adjoining property, and buildings. Include what will be done to reduce visibility of all parts of the proposal but especially cuts and fills and buildings. Include the impacts of shadows from new features on neighboring property.

see impact report

13. Reasons for selecting the particular location including topographic, geographic and similar features, historic, adjoining land ownership or use, access to public lands, recreation, utilities, streets, etc., in order to illustrate compatibility with and opportunities presented by existing land uses or character.

see impact report

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

see impact report

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

see impact report

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

see impact report

17. State what natural resources or materials are available at or near the site that will be used in a process to produce a product and the impacts resulting from the depletion of the resource. Describe the process in detail and describe the impacts of each part.

see impact report

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

see impact report

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

see impact report

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

see impact report

21. Anticipated range of sale, lease or rental prices for dwelling units, building or other site, or non-residential floor space in order to insure compatibility with adjacent land use and development.

to be determined

### **Property Tax Exemption**

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

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

#### **Protocols for qualifying property exemption in Valley County, Idaho:**

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

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

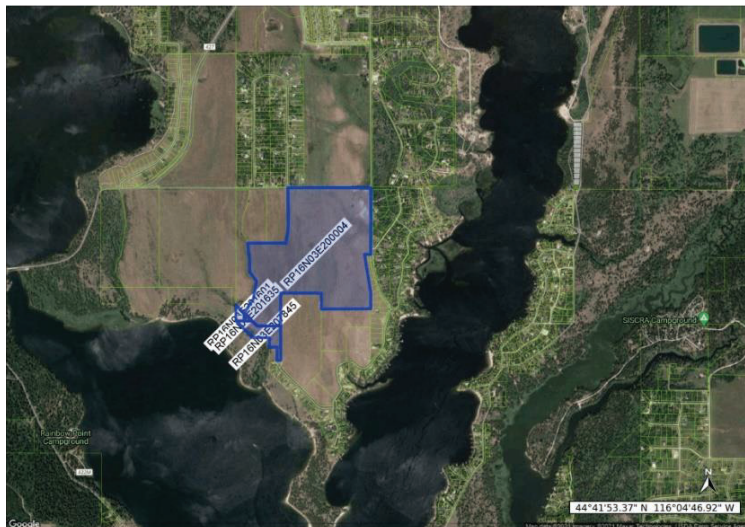
August 18, 2022  
Project No.: 20-200

Ms. Cynda Herrick, AICP, CFM  
Director, Planning & Zoning Department  
Valley County  
219 N Main St.  
Cascade, ID 83611

**RE: Tamarack Falls Subdivision – Valley County, ID  
Conditional Use Permit & Preliminary Plat Application**

Dear Ms. Herrick:

On behalf of Hess Properties, LLC, we are pleased to submit the attached application and required supplements for a Conditional Use Permit (CUP) and Preliminary Plat for Tamarack Falls. Tamarack Falls is a single-family residential subdivision, located southwest of Norwood Road and Tamarack Falls Road. The subject properties are adjacent to existing single-family homes and undeveloped land within walking distance of Cascade Lake in Valley County.



## Site Information

The subject property is approximately 115.04 acres and is identified as parcel numbers RP16N03E200004, RP16N03E207845, RP16N03E201635, and RP16N03E201601 in Valley County. This property is not located within a City Area of Impact.

The site is relatively flat with little vegetation or trees. There are no natural constraints or attractive site features that will be compromised due to this development.



## Compliance with Comprehensive Plan

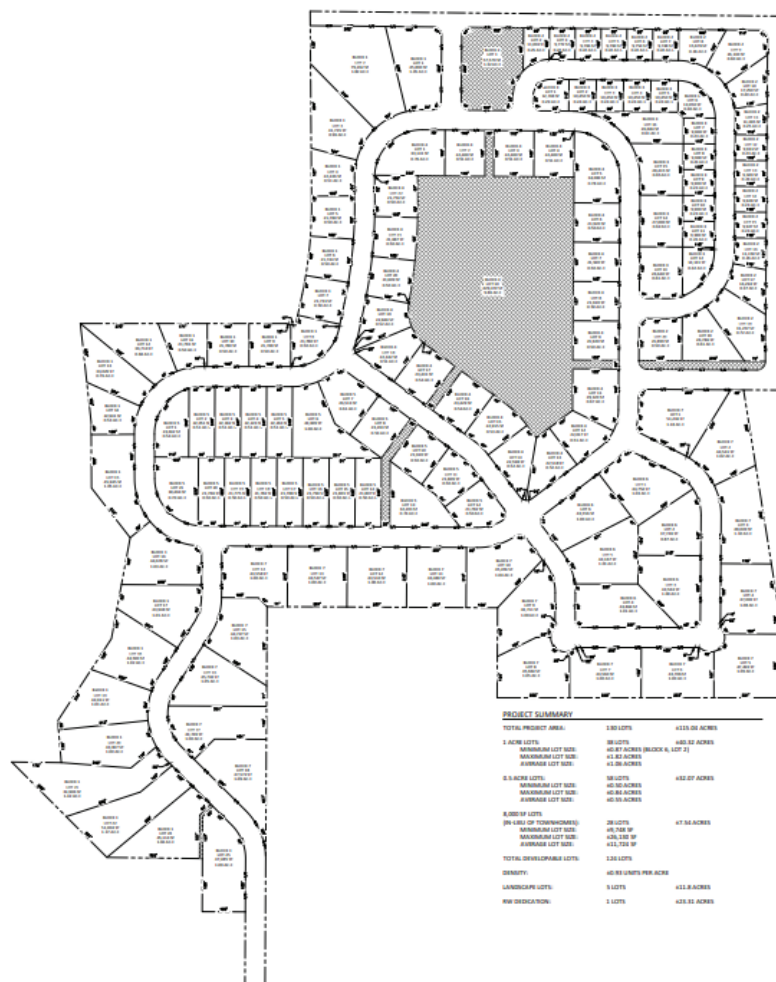
Tamarack Falls is consistent with and furthers the goals of the Valley County Comprehensive Plan, as follows: A wide range of lot sizes are proposed within Tamarack Falls to provide a variety of housing options to the residents of Valley County, current and future, working and retired, which supports Housing and Community Development Goals I and V. The 124 developable lots include 38 1-acre lots, 58 0.5-acre lots, and 28 8,000-square foot lots.

Tamarack Falls does not detract from the rural atmosphere of Valley County and complements the natural beauty and open characteristics of Valley County, which supports Land Use Goal I. The development is consistent with other residential developments occurring in the area and is not scattered, sprawling, or haphazard in nature (Land Use Goal 1, Objective 3). Different lot sizes are clustered within the development and designed around ample open space to achieve a cohesive community with a high quality of life for residents. Tamarack Falls is well adapted to the natural advantages and disadvantages of the site and emphasizes the natural beauty of the surrounding environment (Land Use Goal 1, Objective 6). The development is located near Lake Cascade, Tamarack Resort, and Donnelly.

## Preliminary Plat Application

Tamarack Falls proposes a 130-lot subdivision, composed of 124 developable lots, 5 landscape lots, and 1 lot for new right-of-way dedication. The subdivision will be completed in three phases. On the 115.04-acre site, there will be approximately 79.93 acres of single-family residential, 11.8 acres of common open space, and 23.31 acres of new right-of-way. The gross density of Tamarack Falls is 0.93 units per acre. Smaller lot sizes are clustered in the northeast corner of the development to provide a more affordable option to meet the housing needs of Valley County. Clustering these homes in this location also ensures consistency with existing developments, as the Ora May subdivision to the east is of a similar density. Ample open space will promote recreational and community uses.

1-acre lots are in the south and southeast portions of Tamarack Falls. These lots provide a transition between the development and



existing homes along the west side of Norwood Road. 0.5 acre lots are in the northwest and center of the development, and these lots provide a transition between the 1-acre lots and 8,000-square foot lots. The 8,000-square foot lots are clustered in the northeast portion of the development to provide a unique housing type and higher density while preserving enough land for a large, central open space lot.

### ***Access and Connectivity***

There will be three access points to Tamarack Falls. Woodland Road will provide access at the north end of the development via Tamarack Falls Road. On the south end of the development, Margot Drive will be continued northward until it connects with Evergreen Circle. Alpine Road will provide access on the east side of the development via Norwood Road. Private streets are proposed throughout the development; these streets will be improved to Valley County's standards and maintained by the homeowners' association.

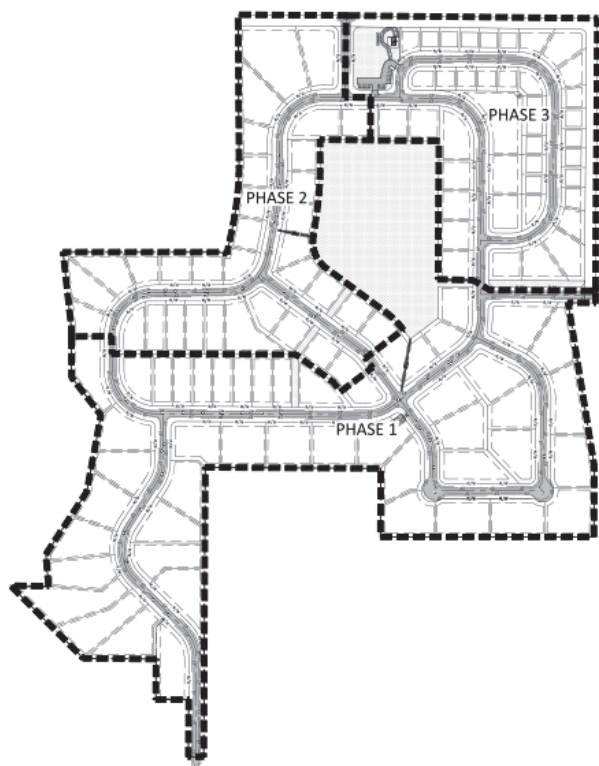
### ***Services***

The proposed site provides the necessary community water and sewer facilities that are essential for a development of this size. Tamarack Falls has been annexed into the North Lake Recreational Water and Sewer District (NLRWSD). Sanitary sewer service will be provided for each lot by a proposed sewer lift station located in an easement adjacent to Lot 10, Block 7 owned and operated by the NLRWSD. Domestic water services for the development will be provided by a proposed well house located on Lot 1, Block 2 (an open space lot) and the Hawks Bay Well House owned and operated by the NLRWSD. Pressure irrigation service shall be provided by an onsite pond.

The property is about 2.5 miles from Donnelly, which will give residents access to the area's schools, the Donnelly Public Library and various recreation areas, among other services and amenities. Tamarack Falls will be served by the Donnelly Fire Department and the Valley County Sheriff's Office.

### ***Project Phasing***

Tamarack Falls is proposed to be constructed in three phases, as depicted on the enclosed phasing exhibit below. The first phase will include the construction of 34 1.0-acre lots and 14 0.5-acre lots. A 3.5-acre irrigation and drainage pond, which serves as a central amenity for the community, and a sewer lift station will also be constructed in Phase 1. Phase two will include 4 1.0-acre lots and 30 0.5-acre lots. Phase three will include 14 0.5-acre lots and 28 8,000-SF lots. A well house and an additional open space lot will be constructed during Phase 3. Construction of Phase One is planned to begin in the Fall/Winter of 2022, and lots are projected to be ready in the Spring/Summer of 2023. The remainder of the development's construction will be market driven.



### ***Amenities and Open Space***

Tamarack Falls includes 11.8 acres of open space, or 10% of the overall site. Ample open space has been included throughout the subdivision to serve as gathering places and active amenities for residents, and pedestrian access is provided via a network of pathways. The pathways provide an active amenity for residents to safely walk around the entire neighborhood. All common space within the residential portion of the project will be owned and maintained by the homeowners' association.

A 3.5-acre irrigation and drainage pond is in the center of the development and provides a central location for residents to gather and recreate. Residents may enjoy kayaking and swimming in the pond, and they can gather at a gazebo with a barbecue. Micro-paths connect different portions of the development to this common open space. Along Tamarack Falls Road there will be a school bus stop.

### **Conclusion**

We are excited to bring Tamarack Falls to Valley County. This community will complement surrounding uses, fulfill comprehensive plan goals, and provide needed housing in this area of the County. The community design and variety of lot sizes will be suitable for various income levels, household sizes, and lifestyle preferences.

Tamarack Falls complements the County's vision for growth and will be an asset to the community. Should you have questions or require further information to process this application, please feel free to contact me.

Sincerely,  
**KM Engineering, LLP**

Cam Scott  
Land Planner

cc: Hess Properties, LLC.





