



November 7, 2022

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: Tamarack Resort Three Year Planning Horizon Summary - Tamarack Resort
PUD 98-1 and Conditional Use Permits 02-04 and 02-05 Update: 2023 through 2025**

Dear Planning and Zoning Commission, Ms. Herrick,

This letter constitutes a written update for the permits referenced above and a Three-Year Planning Horizon Summary provided to you by Tamarack Resort (“Tamarack”). Included is a description and exhibits of the planned improvements at Tamarack for the next three years (2023 through 2025) that are consistent with the approved PUD 98-1 and Conditional Use Permits 02-04 and 02-05.

This update is presented in two parts.

Section 1 is a summary of the progress to date of the PUD/CUP Three Year Update information that was presented to you in 2019

Section 2 is what is planned for the next 3 years; 2023 through 2025. At the end of Section 2 is Exhibit 1 – The PUD/CUP Three Year Update and Summary of Progress to Date. Included in Section 2 is Table 1, a summary of the above

This update has been created in conjunction with Scott Turlington, President of Tamarack Resort and the ownership group.

This report also refers to the “Land Development Phasing Plan” which is included as Exhibit 2.

Sincerely,

Tamarack Resort Two, LLC

Christopher Kirk

Land Planning Consultant

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Section 1 - Tamarack Resort: Progress to date of the 2019 through 2022 Three Year Planning Horizon Summary

The following are a summary of the progress to date of the planned improvements that were presented to the Planning and Zoning Commission and the Board of County Commissioners in 2019. Please see attached October 7, 2019 Tamarack Resort Three Year Planning Horizon Summary.

1. Village and Village Plaza

The residential condominium units in the 3.1 - Monte Verde (2 condominium units) , 4.0 – Roseberry (34 condominium units) and 7.0 – San Miguel (23 condominium units) have all been sold out. 7.1 – Megeve (36 condominium units) has been completed and all but 2 units have been sold as of this writing. Construction of the final residential condominiums in buildings 6.0 – Calvi 1 (20 condominium units), 6.1 - Calvi 2 (17 condominium units) are well underway and will be completed by the summer of 2023.

The plaza level commercial spaces in 3.1 - Monte Verde have been completed with Real Estate services occupying the plaza level and recreational activities occupying the ground level.

4.0 - Roseberry commercial space has been completed with the Rendezvous Food Hall, an indoor open venue featuring several eateries including Triple B Diner, , Bumps & Brews beer bar, Crusty's Pizza, Summit Bowls and the El Pueblo Taqueria.

7.0 – San Miguel commercial space includes The Reserve Restaurant featuring Alpine-inspired Northwest cuisine and creative cocktails, the Village Market offering groceries, sundries, beer, wine, sandwiches and salads to go and Clearwater Coffee Co. offering DOMA coffee, locally made baked goods and sandwiches.

7.1 – The plaza level commercial level of the Megeve is 80% complete with the addition of Tamarack Outfitters, which offers retail sales of sporting goods and apparel, ticket sales, ski and mountain bike rentals, a repair shop, along with other recreational focused services.

6.0 –The buildout of the Seven Devils Taphouse at the snowfront in the Calvi I, building 6.1, is on schedule to open for the 22/23 winter season, elevating Tamarack's après-ski offerings. The multi-level, mountain-casual restaurant and full bar will offer indoor and outdoor seating that will accommodate approximately 318 guests.

The balance of the commercial spaces in buildings 6.0 and 6.1 are being programed for tenancy. We anticipate continuing to add new tenants in the commercial spaces throughout 2023 and 2024.

2. Lake Wing – B25, Phase 1

New plans for a building permit set for the build-out of the Lake Wing have been completed and will be submitted for permit in November 2022 with the intent of re-starting construction in 2023. We anticipate completion in 2024.

3. Snow Front

The Sprung Structure domes consisting of the Seven Devils Pub, Canoe Grill, Ski Shop, and the Operations Mod were removed during the summer of 2021 and the uses provided by these structures were constructed and occupied in the Village in time for the 2022 -2023 ski season. The Wildhorse Children's Dome and the Ski Patrol building will remain for the next few years. The snowfront has been completely re-graded in 2022 to allow ski-in / ski-out access to the Village.

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

The following buildings and sites were intended to be developed through 2022 within Block 19. The following summarizes the progress to date:

A. Administration, Ski Patrol, and First Aid

Not started. We kept the Operations Dome in place, and we will replace this facility when we expand the Village to the north. We relocated the Operations Modular and re-purposed that building as part of a Charter School Facility temporarily located on the north side of the Village.

B. Aspen Glade (formerly Aspen Ridge) Lots - Completed – June 2022

The Aspen Glade lots are fully developed and have three (3) homes under construction at the present time.

C. B - 64 Ponderosa Ridge - Anticipated Final Completion of built units: 2023 - 2024

We have received Final Plat approval for 15 Villa Lots and are finalizing the road and infrastructure. We will be starting construction on two of the of the Tamarack built Villas this fall and the remainder in the spring of 2023

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

Not started. We are still using the Design Plaza Mods for different operations. In 2023 we will be platting this area and beginning development in the next few years.

5. Additional Phase 2 – Whitewater

A. Crest Court - Completed – November 2022

Completed and Final Plat approved and signed

6. Employee Housing - 2020/2022

Tamarack is currently building two (2) 32 room, two bed per room, dormitory style units which will house 64 employees each for a total of 128 employees.

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

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

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

6. Golf Course.

Tamarack has acquired the Osprey Meadows Golf Course and is well on the way to completing both the golf course renovations and golf course improvements. The improvements include changing the sequence of play and the modification of existing holes.

- Hole number 1 is now where hole number 4 started
- Hole 2 will be a par 3 at the end of the old 4th hole
- Hole 3 replaces hole 5 with a new orientation to accommodate the development of the Osprey Meadows Estate Lots
- Hole 16 will replace the old 18th Hole and will end below the old location.
- The old 18th Green will become an event space below the Lodge at Osprey Meadows
- Hole 1 will become hole 17
- Hole 2 will become the final 18th Hole and will lead golfers back to the Lodge and Pro and opening 9 holes in 2023 and the balance in 2024.

The driving range is now operational and 9 of the 18 holes have been renovated and will be ready for play Summer 2023 with all 18 holes playable Summer 2024.

7. Ski Facilities

The Wildwood Lift was re-installed in early September of 2019 and is fully operational. The Showtime and Serenity ski runs have been upgraded with extended snowmaking coverage. Brush clearing and snag falling on and along the existing runs continued during the summer months.

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

8. The Heritage Parcel.

Tamarack anticipates re-acquiring the Heritage area back from the IDEQ in 2024.

9. Marina at Poison Creek

Tamarack continues to operate on the waterfront under an annual concession agreement from the Idaho Department of Parks and Recreation. This agreement has been ongoing since 2005. Tamarack and the State are currently negotiating a long-term lease for additional improvements located in the current concession area. These improvements would include boat slips, on-water fuel, and a small concession facility.

Section 2– 2023 through 2025 PUD/CUP Three Year Planning Horizon Improvements

Tamarack intends to make the following improvements at the resort during the next three (3) year planning horizon which will be 2023 through 2025. At the end of this Section is Table !, summary of Tamarack’s progress to date and the 3 year planning horizon improvements.

1.) Lake Wing – B-25, Phase 1

The Lake Wing is listed on the Facilities Plan as a Condominium Residence Club consisting of 26 condominium units along with a clubhouse, fitness center, and other amenities. As the spa and fitness center is currently located in the neighboring Lodge at Osprey Meadows, we will be constructing instead 56 residential condominium units with two levels of parking. As indicted in Section 1, we will be applying for a Valley County Building Permit to complete the construction of the Lake Wing building.

We anticipate starting construction on the building in 2023 with final completion in 2024.

2.) Tamarack Village Completion – Village Phase 1

As described in Section 1, the residential condominium units in buildings the 3.1 - Monte Verde (2 condominium units) , 4.0 – Roseberry (34 condominium units) and 7.0 – San Miguel (23 condominium units) and 7.1 – Megeve (36 condominium units) have been completed. Construction of the final residential condominiums in buildings 6.0 – Calvi 1 (20 condominium units), 6.1 - Calvi 2 (17 condominium units) are well underway and will be completed before the summer of 2023.

In building 6.0 – Calvi I the buildout of the Seven Devils Taphouse at the snowfront in building 6.1 is on schedule to open for the 22/23 winter season, elevating Tamarack’s après-ski offerings. The multi-level, mountain-casual restaurant and full bar will offer indoor and outdoor seating that will accommodate approximately 318 guests.

The balance of the commercial spaces in buildings 6.0 and 6.1 are being programed for tenancy. We anticipate continuing to add new tenants in the commercial spaces throughout 2023 and 2024.

3.) Next Phase of Village Expansion

Village Phase II will initially expand the Village from the existing Village Plaza to the North though proposed Village Phase 2 buildings B-8, B-9, B-11, B-12, and Village Phase 3 buildings B-13 and B-17 that are shown on the facilities plan over the next 3 to 6 years. The idea is to create a positive first impression of the Village as one drives up Village Drive to create a “gateway” to the Tamarack and Village experience.

See Exhibit 3

The current plan envisions combining the uses approved in the above buildings into a new arrangement that will form a site that accommodates a 150 room signature hotel, other buildings(s) with at least 100 residential condominium units, a major gateway drop off area and plaza, meeting and conference facilities, a spa, a pool, a skating rink, and the lower terminal of the proposed Lone Tree Gondola. These new facilities are being programmed and preliminary plans are in process but have not been finalized. We will keep the Planning Staff and Commission updated as we move forward with the design and programming process as it relates to the CUP.

4.) Employee Housing

Tamarack Resort has broken ground on a new employee housing complex, Lakeview Village. It is located on Resort property, along West Mountain Road about a half mile south of the main resort entrance on the eastern edge of the resort overlooking Lake Cascade.

The two buildings that are under construction are the first phase of the Lakeview Village development. Both arch-shaped, nearly 12,000-square-foot buildings will feature a dormitory-style design with 32 rooms (64 beds) across two levels, along with common living and entertaining spaces, shared kitchens, bathrooms, laundry facilities and one Americans with Disabilities Act (ADA)-accessible room.

Construction is well underway, and they will be open this winter for seasonal employees.

Lakeview Village has been designed to include future development of additional employee housing units.

5.) TMA relocation

The Tamarack Municipal Association (TMA) facilities will be relocated out of the Design Plaza building and the Aspen parking lot. The new facility will be on the north central side of the Aspen Parking Lot. See conceptual site plan

6.) Design Plaza Townhomes – TH 10, Phase 5

The Design Plaza area is currently being utilized for the TMA, Tamarack Video and Telecom offices and workforce housing. These uses will be phased out over the next three years and will be re-developed into a Tamarack built product that conceptually will be Golden Bar style Townhomes.

7.) Buttercup Custom Chalets – Phase 3

An undeveloped area on the north side of the Whitewater development will be developed into approximately 12 Custom Chalet lots. Although not indicated on the Facilities Plan this small development will infill a site that has opened up with the current Whitewater development configuration. See conceptual site plan

8.) Marina Improvements

Tamarack continues to operate on the waterfront under an annual concession agreement from the Idaho Department of Parks and Recreation. This agreement has been ongoing since 2005. Tamarack and the State are currently negotiating a long-term lease for additional improvements located in the current concession area. These improvements would include boat slips, on-water fuel, and a small concession facility.

9.) Tamarack Special Use Permit Update

Tamarack Resort has submitted a special use permit application to the U.S. Forest Service to expand and enhance operations at the all-season destination. Prior to submitting a special use permit application, Tamarack updated its Master Development Plan (MDP), which sets the resort's long-term development vision and identifies the mountain terrain necessary for expanding winter and summer operations on lands administered by the Boise National Forest.

Tamarack's proposed terrain expansion will be subject to the National Environmental Policy Act, or NEPA, which will require a public comment process before a special use permit can be issued.

Tamarack proposes to establish a 40-year term SUP on approximately 2,100 acres of Boise National Forest lands adjacent to Tamarack's existing ski area, as authorized by the National Forest Ski Area Permit Act of 1986, 16 U.S.C. § 497b. The proposed northern SUP area would total 355 acres, and the proposed southern SUP area would total 1,745 acres.

Key Components of Tamarack's Special Use Permit:

- An expanded lift network of 5 new aerial lifts, base-to-summit gondola, 2 detachable quads and 2 fixed-grip triples.
- An upgraded terrain network covering an additional 2,100 acres.
- Enhanced guest services facilities, including a year-round facility atop Lone Tree Peak that would serve as a destination for the base-to-summit gondola for both scenic lift rides and dining.
- Expanded all-season operations, including nearly 20 miles of new hiking and mountain biking trails covering approximately 980 acres.
- New recreation offerings, including a via ferrata area — a climbing route that employs steel cables, rungs and ladders affixed to rock — and a mountain coaster.

- Forest Health Projects such as No Boundaries Forestry are being carried out by Tamarack to reduce the risk of wildland fire and to improve fire resiliency on the national forest service lands of the proposed SUP area and surrounding private lands. This entails fuels reductions in essential wildland-urban interface (WUI) zones (transition areas between wildlands and adjacent human development), including the removal of unhealthy trees, to reduce the risk of wildland fires spreading to private lands

10.) Mid Mountain Restaurant

We are in the process of refining the plans for the Mid- Mountain restaurant to create signature year around facility. At the same time, we are investigating the most practical way to provide utilities to the site. The plans will be completed during early 2023 and we will complete the Mid Mountain Restaurant facility in time the ski season of 2024 - 2025

11.) Charter School Completion

The Mountain Community School, a public charter school, which opened its doors in September 2002 currently operates out of two existing modular buildings located below the existing Village close to the snowfront, which serve as temporary classroom facilities. The free, K-8 public charter school is open with a place-based educational approach that incorporates all of Tamarack. Permanent school facilities will be constructed on a 4 acre site east of the Lakeview Village employee housing facility and will be completed during the summer of 2023.

12.) Golf Course Renovation

Tamarack Resort has begun restoration of its 18-hole championship golf course, Osprey Meadows. Renovation is well underway for the course and the driving range is now complete. While renovation of the entire course is well underway, at least nine of the holes will be available this summer of 2023 with the balance of the course slated to be open by the spring of 2024.

While the overall layout of the course, with its mountain, meadow and lake views remaining, the original course architects from RTJ II have reimagined several holes to improve overall playability. Additionally, the course will feature a unique 19th hole, aka “gambler’s,” hole — a par-3 hole played at the end of the round to settle friendly wagers among players.

The overall summary of changes / improvements are as follows.

- Hole number 1 is now where Hole number 4 started
- Hole 2 will be a par 3 at the end of the old 4th hole
- Hole 3 replaces hole 5 with a new orientation to accommodate the development of the Osprey Meadows Estate Lots

- Hole 16 will replace the old 18th Hole and will end below the old location.
- The old 18th Green will become an event space below the Lodge at Osprey Meadows
- Hole 1 will become hole 17
- Hole 2 will become the final 18th Hole and will lead golfers back to the Lodge and Pro and opening 9 holes in 2023 and the balance in 2024.

13.) Infill Development:

We are investigating converting 5 or existing infill lots and undeveloped open sites into single family residential lots in both Phase 1 and the Phase 2 platted lots

Table 1

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

November 7, 2022

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

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

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

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

Original Approved & Amended CUP Concept	Progress Made to Date
Vision: The creation of a four season destination resort with season specific recreation programming for winter, summer and autumn.	Vision: As of the submission of this extension application Tamarack has truly become a four season resort that offers a host of year round recreation opportunities.
State Land Lease: 2,124 acres	State Land Lease: 2,124 acres
Private Land: 1,484 acres	Private Land: 1,484 acres
Build-Out: 15 years in 5 Phases	Build-Out: Now in the 21 st year of the original approved plan, Phases 1 and 2 are materially complete and Phase 3 is well underway. While the Resort is currently behind, when construction ceased in 2008 Tamarack was ahead of schedule. See the attached phasing map for reference.

<p>Village Programing: Two unique villages with independent theming for diversification.</p>	<p>Village Programing: The current Masterplan for Tamarack Resort incorporates two unique villages (Discovery & Heritage). The second phase (the Discovery Domes being the first) of the Village consisting of Buildings 3.1, 4.0, 6.0, 6.1, 7.0 and 7.1 is roughly 95% complete joins the completed Lodge at Osprey Meadows and Arling Conference Center to form the heart of Tamarack Resort. There are three additional Discovery Village phases (3, 4 and 5) that will need to be completed. The two phase planning of the Heritage Village has not yet begun.</p>
<p>Dwelling Units: 2,043</p>	<p>Current Dwelling Units (DU's) : To date Tamarack has delivered 413 dwelling units, including sold but undeveloped lots: Developer Built Cabins – 164 Condominiums – 161 <u>Custom Home Lots – 251</u> (82 completed homes) Total – 576 DU's</p> <p>Three Year Plan Additional DU's: Condominiums – 100 in Village Phase III Hotel Units - 50 Estate Home Lots – 25 Villa Homes - 15 Townhome Lots – 22 <u>Custom Chalet Lots – 12</u> Total 224 DU's</p> <p>Total after 3 years (end of 2025) – 800 DU's</p>
<p>Commercial Space: 292,100 sq. ft.</p>	<p>Commercial Space: To date Tamarack has delivered approx. 115,000 sq. ft. of commercial space: Arling Conference Center – 14,667 Lodge At Osprey Meadows – 20,000 Village Phase 1: 49,428 sq. ft. has been provided in Restaurants, coffee bar, market, real estate. ski and resort operations Village Phase 2: An additional 26,360 sq. ft. restaurants, retail, a brew pub and meeting spaces is under construction at the present time Charter School – 3,920.</p> <p>Operations Spaces: To date Tamarack has constructed approx. 40,000 sq ft of operations space: Office, Ski & Other Operations – 17,000 Golf Operations – 9,420 Modular Buildings (Design Plaza) – 3,920</p>

Public Transportation & Parking: <ol style="list-style-type: none"> 1. Shuttle Service to Boise & Valley County 2. Transportation Center 3. Shuttle Parking Area 4. Surface parking of 1,519 spaces for day guests 5. Single-family home parking of 1,544 spaces 6. Garage parking of 2,065 spaces for condominium residents, lodging guests and day use primarily underground 	Public Transportation & Parking: <ol style="list-style-type: none"> 1. Prior to March 2009 Tamarack had a regional Valley County shuttle service as well as weekend bus service from Boise and currently provides service from Boise to Tamarack on weekends for ski season. 2. Not complete 3. Complete 4. Surface parking within walking distance from the ski hill is currently comprised of 400 spaces. Shuttle served surface parking adds an additional 700 spaces. 5. With roughly 255 completed single-family homes at Tamarack there is an equal amount of parking spaces (driveway size depending). 6. The Lodge at Osprey Meadows garage has 42
Utilities: <ol style="list-style-type: none"> 1. Sewer Service provided by North Lake Recreational Sewer & Water District (NLS&W) 2. Power implementation plan coordinated through Idaho Power Company 3. Water pumped on-site from two high quality high yield aquifers 4. Advanced phone and data service with 5. DSL Cable Service 6. Fire Station 7. Three maintenance and operations area on private land and one on State land including a solid waste transfer station 	Utilities: <ol style="list-style-type: none"> 1. Tamarack and NLS&W partnered to build a state-of-the-art sewer treatment facility in Donnelly and extend sewer service to the Tamarack PUD. As a result of this expansion (completed in 2006) Tamarack possesses entitlement to an additional 2,250 sewer EDUs which is sufficient to carry the Resort through the current Masterplan completion. 2. Completed 3. Tamarack's potable and irrigation/snow making water needs are serviced by 9 on-site wells (some not currently used). Additional wells will be added for the needs of phases 4 & 5. 4. Completed 5. Completed 6. The permanent satellite station for Donnelly Rural Fire is under construction at the Tamarack employee housing site and will be completed the summer of 2023.
Employees: 1,473 (813 FT and 660 PT)	Employees: Current Tamarack Employees 198 (27 FT, 110 PT, 20 Contract) In three (3) years the estimated employee count is 364. As a data point, prior to March 2009 Tamarack directly employed nearly 350 (120 FT, 230PT). Current Village Construction Employees. Approx. 110. Prior to 2008 Resort construction fostered an additional 400 jobs.
Employee Housing: 200 Units	Employee Housing: Tamarack has converted six modular units in Design Plaza to temporary workforce housing with forty eight (48) rooms. Tamarack is currently in contract with Mountain View RV park to guarantee occupancy of 24 units to provide housing for 62 employees. Tamarack currently building two 64 bed dormitories to house 128 employees that will be complete by the end of 2022.

Ski Mountain Statistics: <ol style="list-style-type: none"> 1. Lift accessible ski terrain – 1,100 acres 2. Vertical – 2,745 ft 3. Maintained ski trails – 609 acres 4. No. of ski runs – 63 runs 5. Chairlifts – 14 including gondola & high capacity detachables 6. Comfortable carrying capacity – 7,300 persons Snow making – 50% of trails	Ski Mountain Statistics: <ol style="list-style-type: none"> 1. Completed 2. Completed 3. Completed 4. 50 ski runs completed to-date 5. 7 chairlifts installed to-date including 3 highspeed detachable quads. The Wildwood Lift has been replaced in 2020 with a brand new high speed detachable quad. 6. Completed 7. 35% of trails have snow making capability)
Additional Winter Recreation: <ol style="list-style-type: none"> 1. Snowshoeing 2. Nordic Skiing 3. Backcountry skiing 4. Terrain park 5. Sledding park 	Additional Winter Recreation: <ol style="list-style-type: none"> 1. Tamarack has historically offered 15km of exclusive snowshoeing trails. 2. Tamarack has historically offered 25 km of machine groomed Nordic trails and currently has programming for 10 km. 3. There is currently no backcountry program but Tamarack offered guided tours on 5000 acres of Forest Service land prior to March 2009. 4. Tamarack offers two terrain parks that includes rails, boxes, and many other features. 5. The sledding park is not yet completed.
Golf: <ol style="list-style-type: none"> 1. 18-hole golf course designed over extended space 2. Driving range 3. 6 hole practice course 4. Putting and chipping green 5. Academy building and parking 6. Pro-shop and locker room space in hotel 	Golf: <ol style="list-style-type: none"> 1. The Osprey Meadows Championship Golf Course designed by Robert Trent Jones Jr. was completed in 2006. 2. Completed and operational. 3. The Masterplan was modified to incorporate the practice course at a later date. 4. Completed 5. Negotiations were ongoing with Nicklaus Academy prior to early 2008. 6. The pro-shop and locker rooms are complete and located in the Lodge at Osprey Meadows. 7. Tamarack will have 9 holes operational Summer 2023 and 18 operational Summer 2024.
Additional Summer Recreation: <ol style="list-style-type: none"> 1. Nature Interpretive Center 2. Rope Challenge Course 3. Lake Activities 4. Mountain Biking 5. Hiking Trails 6. Tennis Center 7. Swimming pool 8. Spa/Clinic 	Additional Summer Recreation: <ol style="list-style-type: none"> 1. Several hiking trails at Tamarack include self-guided nature tours. 2. Tamarack completed the Zipline Canopy Tour in 2007 which consists of 8 separate ziplines ranging in length from 75 to 875 ft. 3. The Waterfront Cabana and Marina is Tamarack's activity outfitter for watersports on Lake Cascade and is open 7 days a week, all summer long. 4. There are 36 miles of downhill and cross country mountain bike trails installed at the Resort. 5. There are currently 40 miles of hiking trails. 6. Not yet installed 7. The Lodge at Osprey Meadows has two pools and one large hot tub. 8. The Spa at Tamarack is open 6 days per week in the Lodge at Osprey Meadows. Clinic facilities are in the Operations Modular 9. Axe throwing and disk golf activities are provided 10. Tamarack has installed 4 Pickleball Courts. 11. A bike park has been constructed

October 9, 2019

Christopher Kirk
Planning Consultant for
Tamarack Resort Holdings
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: Three Year Planning Horizon Summary - Tamarack Resort PUD 98-1 and Conditional Use Permits 02-04 and 02-05 Update

Dear Planning and Zoning Commission, Ms. Herrick,

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

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

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

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

Sincerely,

Christopher Kirk

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

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

Exhibit 1 - Land Development Phasing Plan

Exhibit 2 - Tamarack Village Phasing Plan Map

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

Exhibit 4 - Crest Court Site Plans

Appendix 1 2002 CUP 02-04 and 02-05

Appendix 2 2011 Extension request

Appendix 3 2011 Extension Approval

Appendix 4 12-8-11 P&Z Minutes

Appendix 5 2016 Extension request

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

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Exhibit 4 - Crest Court Site Plans

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

Appendix 2 - 2011 Extension Approval

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

Appendix 4 - 2016 Extension request

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

Appendix 6 - 2018 Annual Report

Tamarack Resort

Land Development Phasing Plan

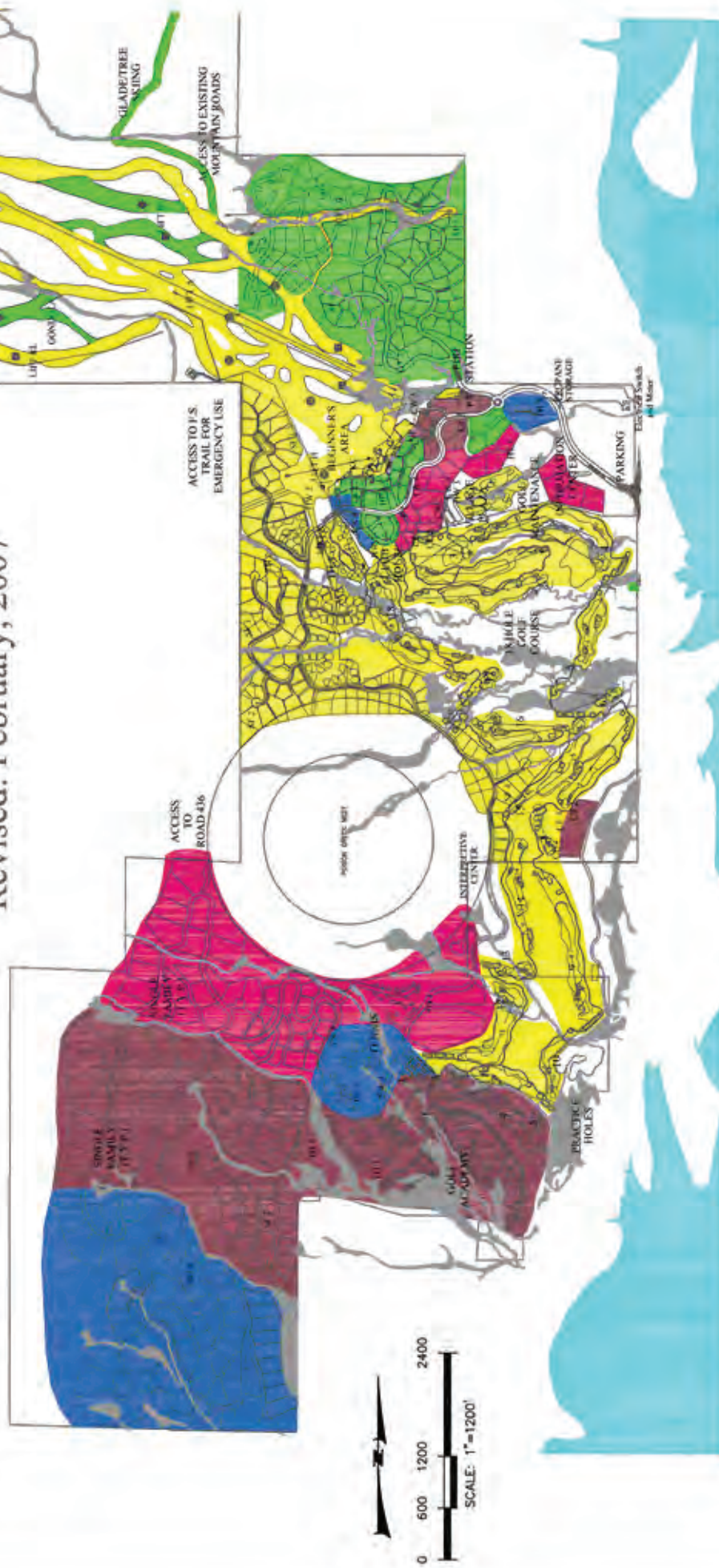
November, 2005

Revised: March, 2006

Revised: February, 2007

Legend:

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



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

Section 1

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

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

1. Village and Village Plaza

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

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

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

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

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

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

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

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

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

Table 1

Village Plaza Construction Schedule Summary

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



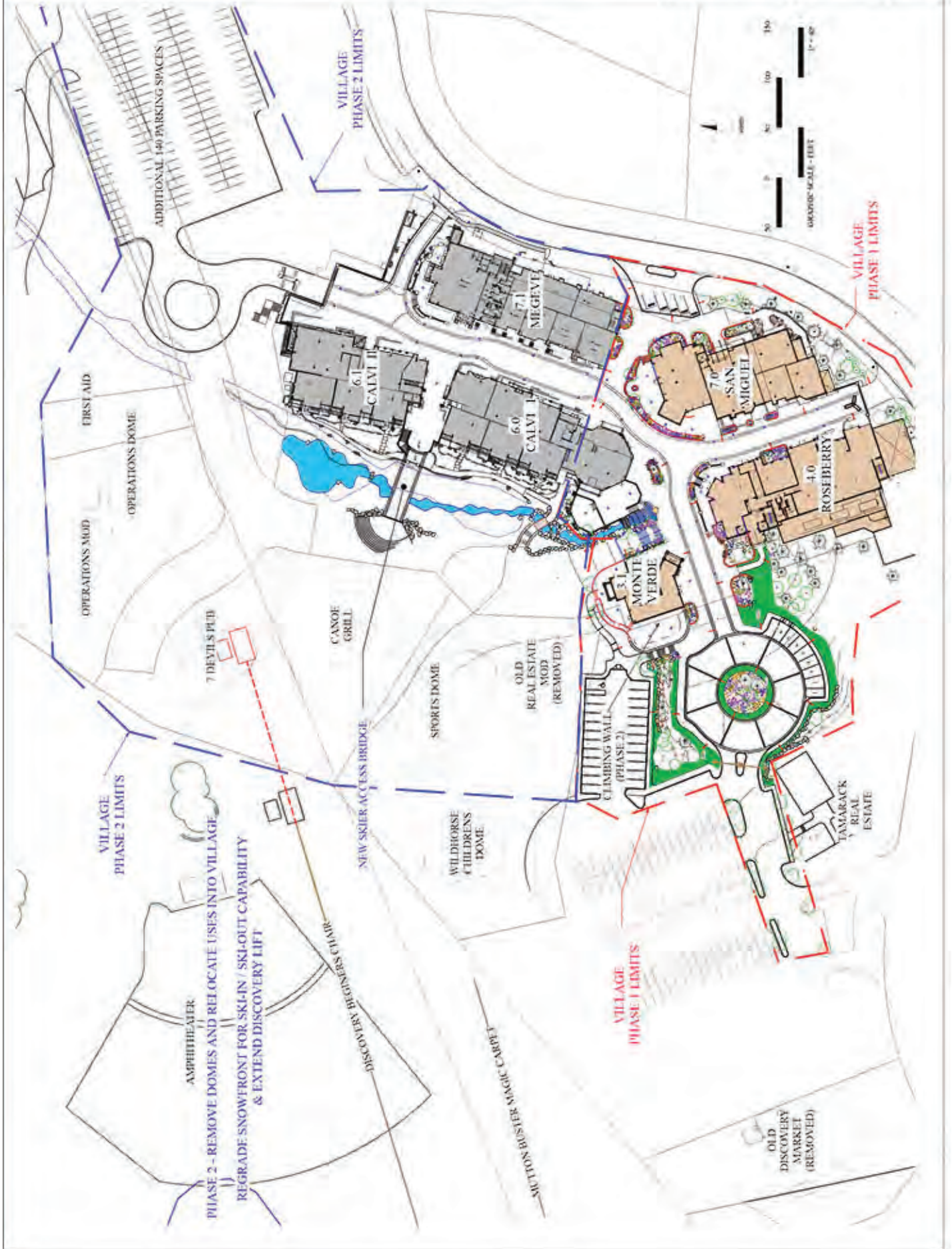
TAMARACK RESORT

311 VILLAGE DRIVE
TAMARACK, IDAHO

TAMARACK
VILLAGE
PHASING PLAN

DATE: 10/1/14

EXHIBIT 2



2. Lake Wing

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

Anticipated Completion of the Above Improvements – November 2022

3. Snow Front

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

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

Completion Date: December 2020 through 2022

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

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

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

A. Administration, Ski Patrol, and First Aid

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

Completion Date: Anticipated December 2022

B. Aspen Ridge Lots

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

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

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

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

Anticipated Completion – November 2022

C. B - 64 Ponderosa Ridge

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

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

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

Facilities - 11 lots programmed for development

Anticipated Completion – November 2022

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

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

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

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

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

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

Anticipated Completion – November 2022

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



TAMARACK

TAMARACK RESORT

311 VILLAGE DRIVE
TAMARACK, IDAHO

PUD/CUP
1 YEAR PLAN
UPDATE

ASPEN RIDGE/
PONDEROSA RIDGE/
DESIGN PLAZA

DATE: 8/2018

EXHIBIT 2



5. Additional Phase 2 – Whitewater

A. Crest Court

This was designated as V-5 as Phase 3 on the CUP and consisted of 18 Villa Lots of less than a ¼ acre each.

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

Anticipated Completion – November 2022

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



TAMARACK RESORT

311 VILLAGE DRIVE
TAMARACK, IDAHO

PROJECT
3 YEAR PLAN
UPDATE

CREST COURT
ESTATE LOTS

DATE: 10/1/10

EXHIBIT 4



6. Employee Housing - 2020/2022

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

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

Summary of Existing Current Employees / Workforce Provisions – 42 Employees

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

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

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

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

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

6. Golf Course.

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

.

7. Ski Facilities

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

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

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

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

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

8. The Heritage Parcel.

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

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

9. Marina at Poison Creek

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

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

Those include:

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

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

Section 2

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

October 7, 2019

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

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

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

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

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

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

Public Transportation & Parking: <ol style="list-style-type: none"> 1. Shuttle Service to Boise & Valley County 2. Transportation Center 3. Shuttle Parking Area 4. Surface parking of 1,519 spaces for day guests 5. Single-family home parking of 1,544 spaces 6. Garage parking of 2,065 spaces for condominium residents, lodging guests and day use primarily underground 	Public Transportation & Parking: <ol style="list-style-type: none"> 1. Prior to March 2009 Tamarack had a regional Valley County shuttle service as well as weekend bus service from Boise. 2. Not complete 3. Complete 4. Surface parking within walking distance from the ski hill is currently comprised of 400 spaces. Shuttle served surface parking adds an additional 700 spaces. 5. With roughly 255 completed single-family homes at Tamarack there is an equal amount of parking spaces (driveway size depending). 6. The Lodge at Osprey Meadows garage has 42 spaces and an additional 203 garage spaces are under construction in Village Plaza.
Utilities: <ol style="list-style-type: none"> 1. Sewer Service provided by North Lake Recreational Sewer & Water District (NLS&W) 2. Power implementation plan coordinated through Idaho Power Company 3. Water pumped on-site from two high quality high yield aquifers 4. Advanced phone and data service with 5. DSL Cable Service 6. Fire Station 7. Three maintenance and operations area on private land and one on State land including a solid waste transfer station 	Utilities: <ol style="list-style-type: none"> 1. Tamarack and NLS&W partnered to build a state-of-the-art sewer treatment facility in Donnelly and extend sewer service to the Tamarack PUD. As a result of this expansion (completed in 2006) Tamarack possesses entitlement to an additional 2,250 sewer EDUs which is sufficient to carry the Resort through the current Masterplan completion. 2. Completed 3. Tamarack's potable and irrigation/snow making water needs are serviced by 9 on-site wells (some not currently used). Additional wells will be added for the needs of phases 4 & 5. 4. Completed 5. Completed 6. Satellite station for Donnelly Rural Fire completed and staffed with one engine. 7. One principal maintenance area is complete and includes a solid waste transfer station as well as a recycling center.
Employees: 1,473 (813 FT and 660 PT)	Employees: Current Tamarack Employees 198 (27 FT, 110 PT, 20 Contract) In three (3) years the estimated employee count is 364. As a data point, prior to March 2009 Tamarack directly employed nearly 350 (120 FT, 230PT). Current Village Construction Employees. Approx. 110. Prior to 2008 Resort construction fostered an additional 400 jobs.
Employee Housing: 200 Units	Employee Housing: Tamarack has converted four modular units in Design Plaza to temporary workforce housing with thirty two (32) units. Tamarack is in discussions with outside entities to provide housing.

Ski Mountain Statistics: <ol style="list-style-type: none"> 1. Lift accessible ski terrain – 1,100 acres 2. Vertical – 2,745 ft 3. Maintained ski trails – 609 acres 4. No. of ski runs – 63 runs 5. Chairlifts – 14 including gondola & high capacity detachables 6. Comfortable carrying capacity – 7,300 persons <p>Snow making – 50% of trails</p>	Ski Mountain Statistics: <ol style="list-style-type: none"> 1. Completed 2. Completed 3. Completed 4. 42 ski runs completed to-date 5. 7 chairlifts installed to-date including 3 highspeed detachable quads. The Wildwood Lift has been replaced this year with a brand new high speed detachable quad. 6. Completed 7. 35% of trails have snow making capability
Additional Winter Recreation: <ol style="list-style-type: none"> 1. Snowshoeing 2. Nordic Skiing 3. Backcountry skiing 4. Terrain park 5. Sledding park 	Additional Winter Recreation: <ol style="list-style-type: none"> 1. Tamarack has historically offered 15km of exclusive snowshoeing trails. 2. Tamarack has historically offered 25 km of machine groomed Nordic trails and currently has programming for 10 km. 3. There is currently no backcountry program but Tamarack offered guided tours on 5000 acres of Forest Service land prior to March 2009. 4. Tamarack offers an extensive terrain park that includes a half pipe, rails and many other features. 5. The sledding park is not yet completed.
Golf: <ol style="list-style-type: none"> 1. 18-hole golf course designed over extended space 2. Driving range 3. 6 hole practice course 4. Putting and chipping green 5. Academy building and parking 6. Pro-shop and locker room space in hotel 	Golf: <ol style="list-style-type: none"> 1. The Osprey Meadows Championship Golf Course designed by Robert Trent Jones Jr. was completed in 2006. 2. Completed 3. The Masterplan was modified to incorporate the practice course at a later date. 4. Completed 5. Negotiations were ongoing with Nicklaus Academy prior to early 2008. 6. The pro-shop and locker rooms are complete and located in the Lodge at Osprey Meadows. 7. Tamarack is working towards getting the golf course fully operational within the next 3 years
Additional Summer Recreation: <ol style="list-style-type: none"> 1. Nature Interpretive Center 2. Rope Challenge Course 3. Lake Activities 4. Mountain Biking 5. Hiking Trails 6. Tennis Center 7. Swimming pool 8. Climbing wall 9. Spa/Clinic 	Additional Summer Recreation: <ol style="list-style-type: none"> 1. Several hiking trails at Tamarack include self-guided nature tours. 2. Tamarack completed the Zipline Canopy Tour in 2007 which consists of 8 separate ziplines ranging in length from 75 to 875 ft. 3. Tamarack has historically offered lake activities through a concessionaire agreement with Cascade State Park. While no services have been offered since summer 2008 a restart is planned for summer 2012. 4. There are 36 miles of downhill and cross country mountain bike trails installed at the Resort. 5. There are currently 40 miles of hiking trails. 6. Not yet installed 7. The Lodge at Osprey Meadows has two pools and one large sauna. 8. Tamarack owns a movable climbing wall and is building a 45' high world class permanent climbing wall on one of the buildings in the Village. 9. While neither is currently open, Tamarack has the commercial space for both a spa and a medical clinic.

Valley County Planning and Zoning Commission

P.O. Box 1350
Courthouse Building Annex



Cascade, Idaho 83611
Phone: (208) 362-7111

Date

June 14, 2002

Approved by

Cyril H. Hovind

Instrument # 262856

VALLEY COUNTY, CASCADE, IDAHO
2002-06-11 11:04:02 No. of Pages: 4
Recorded for: VC PLANNING & ZONING
LELAND S. HEINRICH Fee: 0.00
Ex-Officio Recorder Deputy
Books to COUNTY MISC

CONDITIONAL USE PERMIT

NO. 02-04 WestRock - Private Property

NO. 02-05 WestRock - State Lease Property

For PUD 98-1 WestRock Resort, a Planned Unit Development

Issued to:

WestRock Associates, LLC
PO Box 750
Garden Valley, ID 83622

Lessor:

State of Idaho
954 W. Jefferson
Boise, ID 83720

Property Location:

The site is located on 2,124 acres of state land and 1,484 acres of private land in Township 15 North, Range 2 East and Range 3 East, and in Township 16 North, Range 2 East and Range 3 East, Boise Meridian, Valley County, Idaho.

There have been no appeals of the Valley County Board of County Commissioner's decision of June 3, 2002. The Board's decision stands and you are hereby issued Conditional Use Permit No. 02-04 and 02-05 with conditions of approval for establishing PUD 98-1 WestRock Resort, a Planned United Development as described in the application, staff reports, minutes, and Findings of Fact and Conclusions of Law.

The effective date of this permit is June 3, 2002. All provisions of the conditional use permit must be established according to the phasing plan or a new permit or permit extension in compliance with the Valley County Land Use and Development Ordinance will be required.

Conditions of Approval

1. The application, the staff report, the previously approved Planned Unit Development along

Conditional Use Permit

Page 1

Exhibit 1

December 13, 2018, Tamarack Update

with the conditions listed in the Board of County Commissioner's Findings of Fact and Conclusions of Law, 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 not provided for in the application shall require an additional Conditional Use Permit.
3. Any modifications to the approved plans must be approved by the Board of County Commissioners as outlined in Section 3.04.07 of the V.C.L.U.&.D.O.
4. The proposed building and occupancies described in the application and in this report shall be constructed, established, and in use according to the phasing plan or this permit shall be null and void.
5. 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.
6. A Declaration of Private Roads must be approved by the Board of County Commissioners.
7. Building permits shall be obtained prior to any construction. The site grading plan for individual building sites must also be approved prior to issuance of a building permit. Building permits for any structures other than single family residences can be assessed the direct cost of the Plan Review and on-site inspections.
8. All road names shall be approved by the Valley County Assessor, Valley County Dispatch, and Valley County Engineer.
9. The State of Idaho must issue a lease prior to any construction on the private or state land.
10. If unanticipated impacts arise, then WestRock (the Developer as assigned by the Capital Contribution Agreement) and the County shall negotiate in good faith regarding mitigation of those impacts.
11. There shall be an annual review with the Planning & Zoning Administrator demonstrating compliance with the phasing plan and application. The review shall also include anticipated projects for the upcoming year and be completed by the end of January. If the Administrator believes a review is needed with the Commission then a public meeting shall be set at the earliest possible time.
12. WestRock will submit a site plan to the Administrator for approval if industrial uses are over 30 days in duration to determine if they will need a conditional use permit.

Conditional Use Permit

Page 2

13. WestRock shall present a complete and accurate list of all Governmental Approvals that are necessary for the commencement of construction of the Project in a manner similar to the State's Lease Article III.B.1.a and c.

14. Prior to commencement of work at the site by WestRock, the Board will adopt the amendment to the Capital Contribution Agreement.

END CONDITIONAL USE PERMIT

Conditional Use Permit
Page 3



Planning and Zoning Commission
VALLEY COUNTY
IDAHO

PO Box 1350
219 North Main Street
Cascade, Idaho 83611-1350

Cynda Herrick, AICP
Planning & Zoning Administrator

Phone: 208.382.7114
Fax: 208.382.7119
E-Mail: cherrick@co.valley.id.us
Website: www.co.valley.id.us

December 21, 2011

David P. Papiez
Controller & Asset Manager
Tamarack Resort LLC
PMB 3060, 311 Village Drive
Tamarack, ID 83615

RE: P.U.D 98-1 Tamarack Resort, a Planned Unit Development (fka WestRock)

Dear David:

The request to extend the Conditional Use Permit for P.U.D. 98-1 was approved at the Planning and Zoning Commission's public hearing held on December 8, 2011, at 6:00 p.m. The Commission approved the extension for five years as requested in the November 28, 2011 Extension Request.

Please contact me if you have additional questions.

Sincerely,

A handwritten signature in cursive script, appearing to read "Cynda Herrick".

Cynda Herrick, AICP
Planning & Zoning Administrator



Valley County Planning & Zoning Commission

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

Phone: 208-382-7115
Fax: 208-382-7119
Email: cherrick@co.valley.id.us
Website: www.co.valley.id.us

Ed Allen, Chairman
Rob Garrison, Vice-Chairman

Tom Olson, Jr, Commissioner
Kathy Deinhardt Hill, Commissioner
Ronda Sandmeyer, Commissioner

VALLEY COUNTY PLANNING AND ZONING MEETING MINUTES

DATE: December 8, 2011

TIME: 6:00 p.m. – 7:30 p.m.

LOCATION: Valley County Courthouse

ATTENDANCE: Commissioners present: Commissioners Rob Garrison (Acting Chairman), Tom Olson, Jr., and Kathy Deinhardt Hill. Staff member present: Cynda Herrick, AICP, CFM, Planning and Zoning Administrator. Chairman Allen and Commissioner Sandmeyer were excused

OPEN: Call to Order

MINUTES:

Commissioner Olson moved to approve the minutes as presented for October 20, 2011. Commissioner Hill seconded the motion. Motion carried.

A. OLD BUSINESS:

I. P.U.D. 98-1, C.U.P 02-04, and C.U.P. 02-05 Tamarack Resort – Extension Request: Tamarack Resort, LLC, is requesting an extension of the planned unit development and conditional use permits. The site is accessed from West Mountain Road. The site is located on approximately 3,608 acres of land consisting of 2,124 acres of State of Idaho land and 1,484 acres of private land in T.15N, R.2E; T.16N, R.2E; and T.16N, R.3E, B.M., Valley County, Idaho.

Chairman Garrison announced the item and asked if there was any exparte contact or conflict of interest. There was none.

Chairman Garrison opened the public hearing. Staff presented staff report.

Chairman Garrison asked for a presentation from the applicant.

David Papiez, Tamarack Resort, who was joined by Chris Kirk, former planner for Tamarack. He briefly ran through the application. He explained phasing map that was updated in 2007.

Commissioner Olson asked how many acres remain to be developed. Papiez stated, 800 fee simple acres.

Chairman Garrison asked for proponents.

Chairman Garrison asked for uncommitted.

Chairman Garrison asked for opponents.

Chairman Garrison asked for rebuttal.

Chairman Garrison closed the public hearing.

Discussion ensued.

Commissioner Olson stated it looked like there are no issues.

Commissioner Hill moved to approve P.U.D. 98-1, C.U.P 02-04, and C.U.P. 02-05 Tamarack Resort – Extension Request. Commissioner Olson seconded the motion. Motion carried.

Chairman Garrison explained the ten day appeal period.

2. P.U.D. 04-02 Gold Fork Bay Village – Extension Request: Gold Fork Bay, LLC, is requesting an extension of the conditional use permit that expires December 2011. The site is accessed from Old State Road and Paradise Lane. It is 30 acres located in the SESE Section 34, T.16N, R.3E, B.M., Valley County, Idaho.

Chairman Garrison announced the item and asked if there was any exparte contact or conflict of interest. There was none.

Chairman Garrison opened the public hearing. Staff presented staff report. Letters from Smith (exhibit 1) and Mazarol/Johnson (exhibit 2).

Chairman Garrison asked for a presentation from the applicant.

Steve Martinez stated they acquired project in 2009 from the bank. They acquired funding in 2010 from the bank. They have only applied for one extension themselves.

Commissioner Hill asked what has been done. Martinez said that they have done the cleanup of the site – 90% of Phase 1 is complete.

Commissioner Olson asked if anything was done in Phase 2. Martinez stated, no.

Jim Fronk, Secesh Engineering, stated they worked with original developers. The project was delayed due to law suits. He explained the phasing. Sewer lines, potable water, and power lines are in place. Amenities are re-sculpting of wetlands for open space. Fronk showed which roads had been paved. Their well has been able to assist in fire protection.

STEPHEN J. LORD
ATTORNEY AT LAW
409 WEST JEFFERSON STREET
BOISE, ID 83702



October 24, 2016

Planning and Zoning Commissioners

Ed Allen

Rob Garrison

Bryan Cooley

Scott Freeman

Johanna Defoort

Planning & Zoning Administrator

Cynda Herrick, AICP, CFM

Valley County

P.O. Box 1350

Cascade, Idaho 83611



TRANSMITTED VIA ELECTRONIC MAIL

RE: Tamarack Resort; PUD 98-1, CUP 02-04, CUP 02-05

Dear Administrator Herrick and Planning and Zoning Commissioners:

Valley County approved Tamarack Resort for development in 1998, and completed the initial conditional use permitting in 2002. In the last eighteen years, much has happened, and Tamarack has demonstrated its importance to Valley County as an economic engine.

In 2008, as with many other parts of the country, Valley County suffered substantial economic setback as a result of a national and worldwide economic recession. Tamarack Resort has been slower than some parts of the economy to emerge from the 2008 recession. During 2009-2010 ski season, Tamarack Resort did not operate, and Valley County felt the consequences.

For the 2010-11 ski season, Tamarack Municipal Association, Inc. (TMA), the owners association at Tamarack Resort, restarted ski operations. The uptick in economic activity in Valley County was immediately noticeable, which demonstrates Tamarack's contribution to Valley County's economy, even during otherwise lean times. Pursuant to Valley County Code section 9-9-4, TMA requests a five-year extension of the PUD and CUPs noted above. If for no other reason, the Planned Unit Development and Conditional Use Permits should be extended by the Valley County Planning & Zoning Commission, and the Valley County Board of Commissioners, simply for the economic benefit provided to Valley County.

In March 2014, Credit Suisse completed most of the steps of foreclosure that it started in 2008 by conducting a sheriff's sale and creating a special purpose entity, New TR Acquisition Co., LLC (NewTRAC) to own the foreclosed property. NewTRAC did not acquire the Village Plaza, which is now owned by UWW, nor did NewTRAC acquire the Lake Wing, the Golf Course and the course's related Lodge properties or the parcels owned by BAG, which included a proposed Fairmont Hotel and Condominium on property platted as the Belvedere Ridge Condominium.

On October 11, 2016, TMA acquired substantially all of NewTRAC's real and personal property holdings. A copy of the warranty deed filed in Valley County is attached. TMA requests that the PUD and CUPs referenced above be extended for another 5 years.

Among other reasons why the extension is granted, and in response to your specific questions, TMA provides the following:

1. Reasons the extension is needed.
2. Detailed overview of what has been completed so far.
3. Updated completion date.
4. Phasing plan and timeline, we respond as follows:

REASONS FOR THE EXTENSION

Extension is needed in order to allow Tamarack Municipal Association, the Owner's Association, the opportunity to locate financing or a potential new developer for the continuation of development. Notwithstanding representations that were made in 2011 and 2014, NewTRAC was unable to continue the project, and, earlier in the summer of 2016, announced to TMA its intention to either liquidate or offer its holdings and operations to TMA for purchase.

Not included within TMA's acquisition are UWW/Village Plaza parcel, the Lake Wing, and a handful of parcels that NewTRAC is retaining, which are at the very south of the Resort, in the southerly edge of what was once characterized as the "Heritage" portion of the Resort (phases 4 and 5). TMA has also not acquired the parcel known as the Belvedere Ridge Hotel Condominium. The golf course remains in separate ownership, although most Lodge properties are now owned either by an individual homeowner Steve Martin or Tamarack Homeowners Acquisition Co LLC, an affiliated limited liability accompany formed and managed by of TMA.

If the Extension is not granted, there will be substantially less appetite for development. Loss of the entitlements contained in the PUD and CUPs would require a complete restart of those efforts, burdening the Resort with even more expense and providing even more disincentive for the Resort to be completed.

OVERVIEW OF WHAT HAS BEEN COMPLETED SO FAR

Since approval for construction in 2002, significant improvements have been completed. Those include a complete road system, complete telecommunications and electrical distribution, sewer and water and other utilities that are typical in a resort community. "Community" improvements include two restaurants, a ski lodge and all buildings necessary to provide a full slate of skiing and golfing services. As indicated in reports provided to you in 2011 and 2014, other construction stopped in 2008.

Some residential projects have been completed since you received reports in 2011 and 2014. In particular, there have been a handful of construction starts on what are called "Estate Home" and "Custom Chalet" lots by private owners, and a handful of cabins and townhomes were finished and sold by NewTRAC. Some additional street paving and street reconstruction was finished in the Golden Bar/Golden Bench "Neighborhoods."

Expansion of the snowmaking system was accomplished in 2015-16, allowing more, lower slopes to be covered with man-made snow, thereby increasing the opportunity for both early season skiing and allowing safer transit from the upper slopes to the base of the area.

UPDATED COMPLETION DATE

Completion of the initially-approved project may take longer than indicated in phasing plans and timelines approved in 1998 and 2002. Completion of the full buildout of roughly 2200 equivalent dwelling units remains speculative. Much will also depend on the rebound of middle- and upper-middle income earners to afford both winter vacations and second homes. The Boise metro area seems like a probable target market for both day skiing and for second-home purchasers and overnight rental guests.

PHASING PLAN AND TIMELINE

At present, TMA anticipates that phasing will continue as in prior approvals, with the Village Plaza being completed before other phases are started. The timeline for completion may be extended depending on market conditions.

TMA welcomes any questions and respectfully requests the extension.

Sincerely,
Stephen J. Lord
Stephen J. Lord
Attorney at Law

Attachment: Warranty Deed



Valley County Planning & Zoning Commission

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

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Website: www.co.valley.id.us

Rob Garrison, Chairman
Bryan Cooley, Vice-Chair

Ed Allen, Commissioner
Johanna Defoort, Commissioner
Scott Freeman, Commissioner

MINUTES

Valley County Planning and Zoning Commission

December 8, 2016

Valley County Court House - Cascade, Idaho

PUBLIC HEARING - 6:00 p.m.

A. OPEN: Call to Order

P&Z Commissioner - Ed Allen: Present

P&Z Commission Chairman - Rob Garrison: Present

P&Z Commissioner - Scott Freeman: Present

Commissioner Defoort and Commissioner Cooley have been excused.

A quorum was present.

Also present was P&Z Administrator, Cynda Herrick, AICP, CFM.

- B. MINUTES:** Commissioner Allen moved to approve the minutes of November 10, 2016.
Commissioner Freeman seconded the motion. Motion passed unanimously.

C. OLD BUSINESS:

- 1. P.U.D. 98-1, C.U.P 02-04, and C.U.P. 02-05 Tamarack Resort – Extension Request:** Tamarack Resort is requesting a five-year extension of the planned unit development and conditional use permits. A five-year extension was received in 2011 and an update to the Commission occurred in 2014. The site is accessed from West Mountain Road. The site is located on approximately 3,608 acres of land consisting of 2,124 acres of State of Idaho land and 1,484 acres of private land in T.15N, R.2E; T.16N, R.2E; and T.16N, R.3E, B.M., Valley County, Idaho.

Chairman Garrison introduced the item. Chairman Garrison asked if there was any *exparte* contact or conflict of interest. There was none.

Chairman Garrison asked for the Staff Report. Staff presented the Staff Report and summarized the following exhibits:

Exhibit 1 – email from Stephen Lord, applicant

Chairman Garrison asked for the applicant's presentation.

Stephen Lord, 409 W. Jefferson St., Boise, ID, made the following comments:

- Wrote original extension request as submitted on October 24, 2016, for five years.
- Explained ownership and approvals.
- Need to obtain the extension to work through all of the outstanding issues.
- Tamarack is a significant factor to the Valley County economy.
- Construction is not at a complete standstill – there have been a number of permits for individual homes, cottages, etc.
- Phasing plan has been significantly delayed since 2008 due to national and world economy.

Commissioner Allen asked about different owners. Stephen Lord explained ownerships since WestRock LLC, including the sale of the golf course and lease back to Tamarack LLC. When Credit Suisse wasn't paid back, they foreclosed, etc. It would take two hours to explain the intricacies. Explained the golf course and the Village Plaza which was foreclosed to the contractors (UWW). The UWW still owns the Village Plaza. His clients own the bulk of the development. Described the map attached to the Staff Report. Have about 280 dwelling units developed and approximately 130 bare lots.

Commissioner Allen asked about the tax deeds. Stephen Lord said they have all of the critical property.

Chairman Garrison asked about what would be improved during extension. Stephen Lord said they are still stabilizing. As soon as they find a developer or financier they will continue where they left off. Ultimate buildout will cost \$1.5 Billion.

Chairman Garrison asked for proponents.

Brad Larson, General Manager, 40 Twin Creeks, made comments:

- Tomorrow is the big opening.
- They have hired about 220 people.
- Skier visits were up 70% last year.
- This year they have a number of ski passes – increase of 41%.
- Excited about the snow.
- They need more time.

Levi Johnson, Community Manager for TMA (Tamarack Municipal Association), 255 Homer Lane or 218 Birch Lane, Donnelly, ID, made the following comments:

- The TMA has 20 full-time year round employees.
- Average number of years worked at Tamarack is 6 years – they are very dedicated.

Beverley Hellman, 71 Twin Creeks Court, Board of Directors for TMA and investor, made the following comments:

- They are buying properties from NewTrac.
- Working with potential developers.
- Working with other owners too.

- Requested approval of the extensions for future of significant employment opportunities, tourism, tax base, and other businesses in the county.
- There has been a lot of money invested – well over \$500 Million.

Chairman Garrison asked for uncommitted. There were none.

Chairman Garrison asked for opponents. There were none.

Chairman Garrison asked for rebuttal. There was none.

Chairman Garrison closed the public hearing.

The Commission deliberated:

Commissioner Allen appreciated the presentation and stated we should grant the extension.

Commissioner Freeman agrees with the response concerning lack of specifics in operations plan.

Chairman Garrison would like a COA, as follows: **Annual updates shall be made to the P&Z Staff with bi-annual updates to the Planning and Zoning Commission.**

Commissioner Allen moved to approve a five year extension for P.U.D. 98-1, C.U.P. 02-04 and C.U.P. 02-05 with condition of approval. Commissioner Freeman seconded the motion. Motion carried.

Chairman Garrison explained the ten day appeal process.

2. P.U.D. 04-02 Gold Fork Bay Village – Extension Request: Gold Fork Bay LLC is requesting a three year extension of the conditional use permit that expires December 2016. The approved permit allows for a mixed-use development of single-family homes, duplexes, townhomes, and amenities. The site is accessed from Old State Road and Paradise Lane. It is 30 acres located in the SESE Section 34, T.16N, R.3E, Boise Meridian, Valley County, Idaho.

Chairman Garrison introduced the item. Chairman Garrison asked if there was any *exparte* contact or conflict of interest. There was none.

Chairman Garrison asked for the Staff Report. Staff presented the Staff Report and summarized the following exhibits:


Exhibit 1 – letter from Gregory Brown, 90 Golden Place.

Chairman Garrison asked for the applicant's presentation.

Steve Martinez, 9165 W. State St, Boise, ID, 83714, made the following comments:

- 88 units had been approved and they came back and asked for a reduction in units.
- In June 2017, they plan on coming in with a reduction to ten lots along the lake.
- There is existing sewer and well on the property.
- Originally there were 44 dock slips; this will be scaled back to two slips – the bay does dry


STEPHEN J. LORD
ATTORNEY AT LAW
409 WEST JEFFERSON STREET
BOISE, ID 83702



January 9, 2018

TRANSMITTED VIA EMIL

Valley County Planning and Zoning Commission
Cynda Herrick, AICP, CFM, Planning & Zoning Administrator
Lori Hunter, Assistant Planning & Zoning Administrator
Valley County
219 North Main Street
P.O. Box 1350
Cascade, Idaho 83611



RE: Tamarack Resort Conditional Use Permit/Planned Unit Development Annual Report

Dear Commissioners, Cynda and Lori:

As part of the most recent approval from December 2016, this letter constitutes the annual report required from the developer in the matters referenced above.

In October of 2016, a group of homeowners banded together to form Tamarack Homeowners Acquisition Company, LLC (THAC). THAC acquired all of the real and personal property that Credit Suisse and New TR Acquisition Co., LLC (NewTRAC) had acquired after Credit Suisse completed its foreclosure and conducted a sheriff's sale in March, 2014.

Tamarack Municipal Association, Inc. (TMA), the master owners association, along with THAC and TMA Technology and Operations LLC, TMA's operating affiliate, continue to operate the Resort.

Because of debt owed on various bonds held by or managed by North Lake Recreational Sewer and Water District (North Lake), which had been certified as taxes pursuant to Idaho law, Valley County Commissioners acquired many of the parcels previously owned by THAC, NewTRAC, or West Mountain Golf, LLC (WMG). In a combination of public and private sales conducted by Valley County after its Tax Deed acquisitions, various other entities acquired Valley County's parcels by County Deed.

Many of the resulting owners continue to work together to attempt a comprehensive sale of the entire Resort in a single package. Those efforts are subject to confidentiality agreements and are ongoing.

RSPT, which acquired most of the golf course assets in a January 2017 sheriff's sale-foreclosure from WMG, also decided to allow Valley County to acquire many of the parts of the former golf course by tax deed. This included acquisition of most of what had been called the Club House Facilities located in the Lodge at Osprey Meadows.

We understand that RSPT, which was WMG's mortgage creditor, finished its foreclosure and took title to the real property collateral in January of 2017, and is engaged in a pending sale to a party known as Idaho-Pacific Investments, LLC (IPI). We have been informed that principals of RSPT or IPI have inquired with the County about the potential for turning some portions of the Golf Course into townhomes, condominiums, or other forms of dwelling units.

We believe this is a violation of the Conditional Use Permit, and we believe also that IPI, RSPT, and WMG all acquired their interests in the Golf Course open space knowing that it was dedicated as open space. Eliminating this open space would, in our view, constitute a breach of agreement with other homeowners. Additionally, we understand that North Lake does not allow septic tanks, and in any event, the Covenants and Declarations for Tamarack Resort prohibit septic tank installations anywhere in the Resort. Similarly, we understand that the areas dedicated for the Golf Course fairways are not approved by North Lake for installation of sewer lines nor are they a part of any local improvement district that could supply such utilities.

My clients, Tamarack Municipal Association, Inc., Tamarack Homeowners Acquisition Co., LLC, and TMA Technology & Operations, LLC all oppose any effort to convert any portions of the fairways, greens, bunkers, hazards, and other areas of the Golf Course into anything other than open space.

If you need any additional information regarding the status of the Conditional Use Permit and the Planned Unit Development, please let me know.

Sincerely,



Stephen J. Lord
Attorney at Law

cc *Tamarack Municipal Association, Inc. Board of Directors*
Tamarack Homeowners Acquisition Co., LLC Board of Directors
Levi Johnson, Community Manager, Tamarack Municipal Association, Inc.
Brad Larsen, Tamarack Resort General Manager, TMA Technology and Operations LLC.