Valley County Planning & Zoning Commission Invites You to Participate in a PUBLIC HEARING

Tamarack Resort P.U.D. 98-1 Amendment and C.U.P. 23-17 The Cottages at Trillium Creek Preliminary Plat

Applicant: Tamarack Resort Holdings

Property Owner: Tamarack Real Estate Holdings LLC

Location: Parcel RP16N03E328900
in the SE ¼ Section 32, T.16N, R.3E,
Boise Meridian, Valley County, Idaho

Project Description:

Tamarack Resort Holdings is requesting an amendment to the approved planned unit development to add a five-acre parcel that is adjacent to the northeast corner of the current boundary.

The parcel would be seamlessly integrated into the existing Tamarack Resort P.U.D.

A subdivision plat is proposed for this site with 22 cottage-type homes and open space lots.

Access would be from a new private road onto Village Drive, a private road. Right-of-Way for West Mountain Road will be dedicated to Valley County.

The site would be served by Northlake Recreational Sewer and Water District and the Tamarack Municipal Water System.

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Attached are the agenda, additional information such as maps and site plans, and a page that details the public hearing process.

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Applications and the contents of the files can be reviewed at the Planning and Zoning office located in the Valley County Courthouse at 219 North Main Street in Cascade, Idaho.

More information, including the application and staff report, will be posted online at:

www.co.valley.id.us

PUBLIC HEARING

May 11, 2023
6:00 p.m.

Valley County Courthouse
2nd Floor
219 North Main Street
Cascade, Idaho

You are invited to participate in the public hearing and/or comment on the proposal.

You may view the hearing by going to our website, www.co.valley.id.us, and click on "Watch Meetings Live".

The meeting is in-person.

You may comment in person, by U.S. Postal Service mail, or by email. Written comments greater than one page must be received at least seven days prior to the public hearing.

To be included in the staff report, comments must be received by 5:00 p.m., Wednesday, May 3, 2023.

Direct questions and written comments to:

Cynda Herrick, AICP, CFM
Planning & Zoning Director
PO Box 1350
Cascade, ID 83611
208-382-7115
cherrick@co.valley.id.us

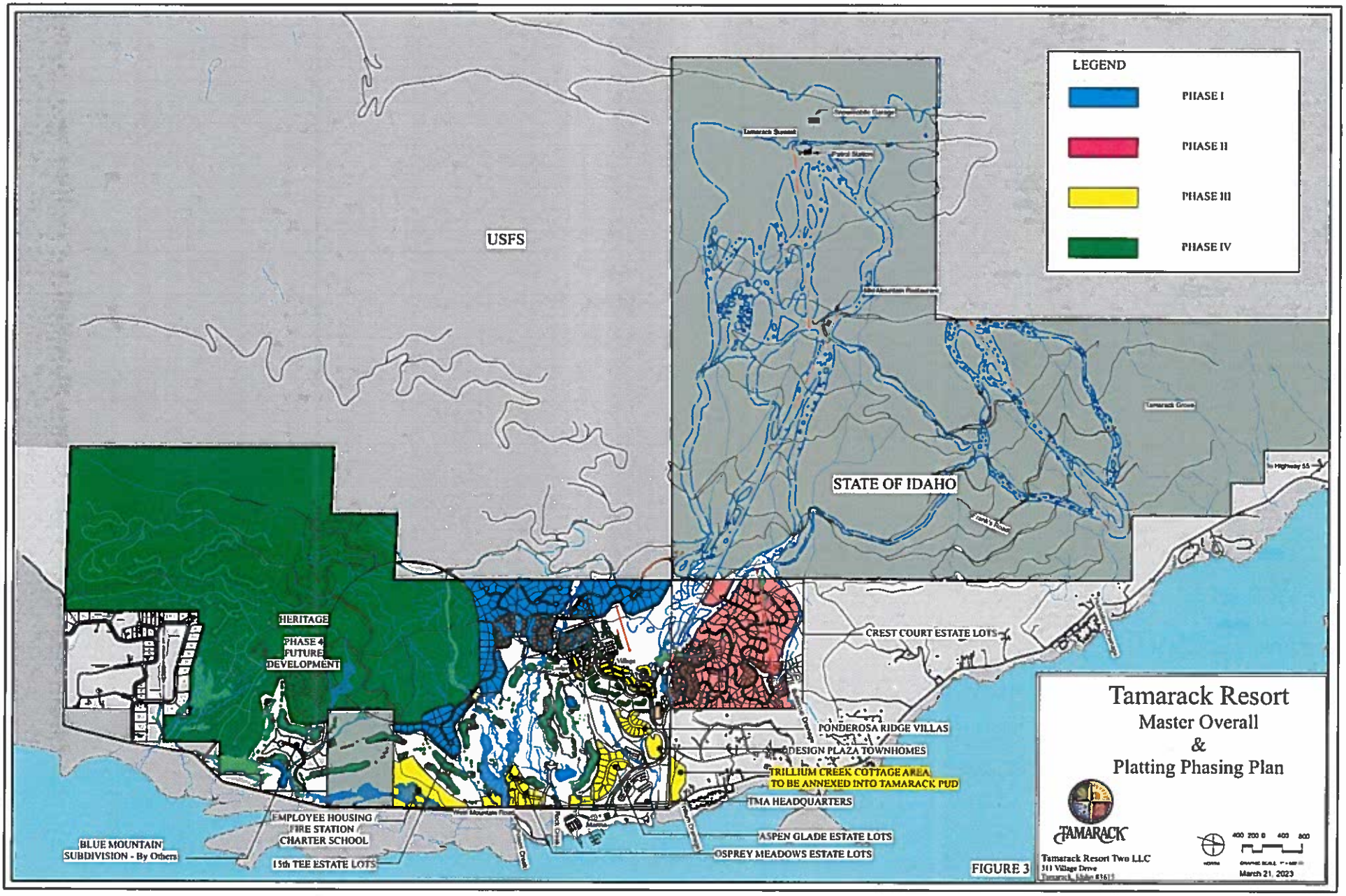

LEGEND
PHASE I
PHASE II
PHASE III
PHASE IV
USFS
STATE OF IDAHO
HERITAGE
PHASE 4
FUTURE
DEVELOPMENT
CREST COURT ESTATE LOTS
PONDEROSA RIDGE VILLAS
DESIGN PLAZA TOWNHOMES
TRILLIUM CREEK COTTAGE AREA
TO BE ANNEXED INTO TAMARACK PUD
TMA HEADQUARTERS
ASPEN GLADE ESTATE LOTS
OSPREY MEADOWS ESTATE LOTS
EMPLOYEE HOUSING
FIRE STATION
CHARTER SCHOOL
BLUE MOUNTAIN
SUBDIVISION - By Others
15th TEE ESTATE LOTS
Tamarack Resort
Master Overall
&
Platting Phasing Plan
TAMARACK
Tamarack Resort Two LLC
311 Village Drive
Tamarack, Idaho 83611
March 21, 2023

FIGURE 3

CUP 23-17 Aerial Map

March 30, 2023

Address Points

Parcel Boundaries

Roads

COLLECTOR

URBAN/RURAL

PRIVATE

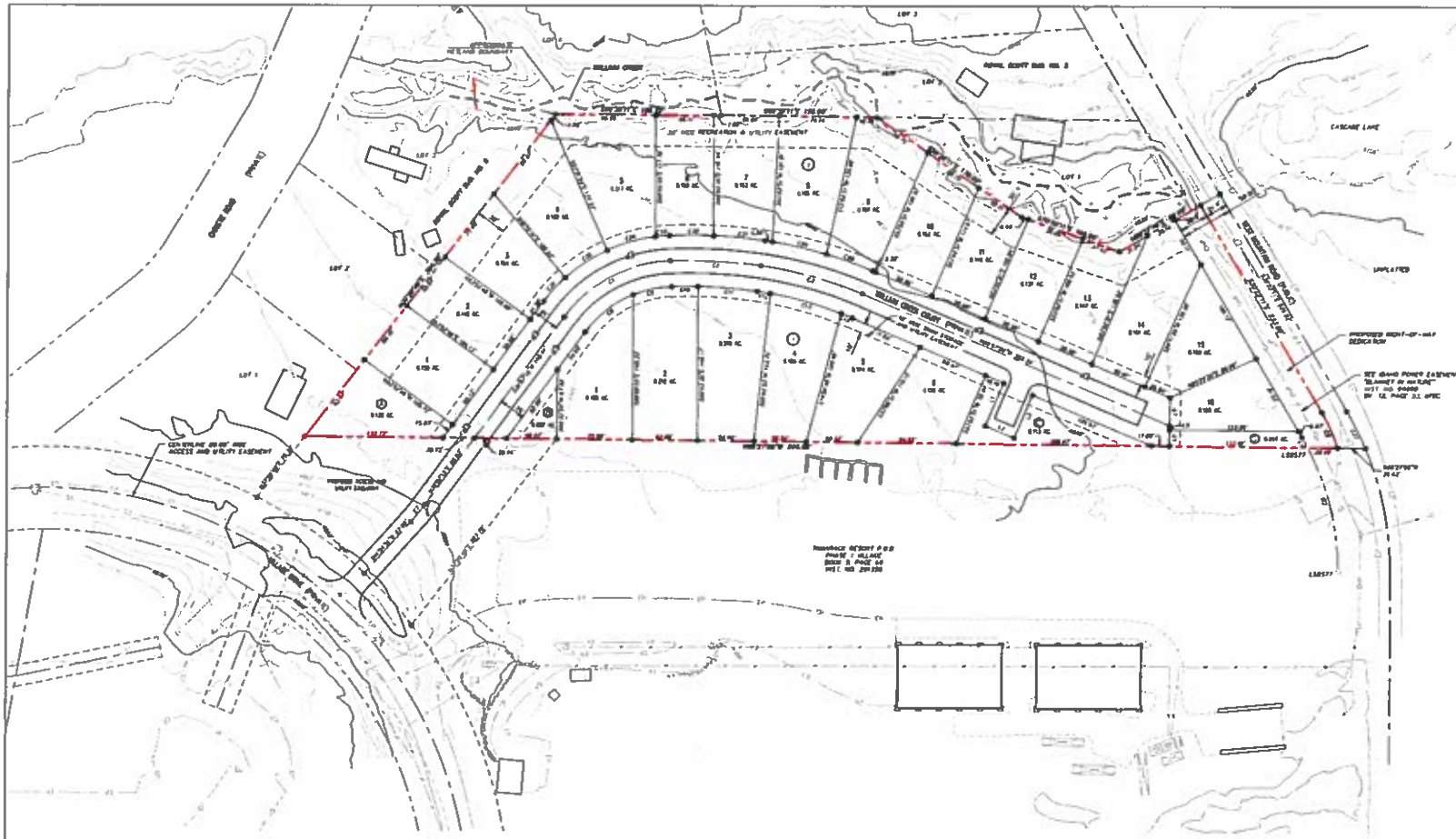
1:3,655

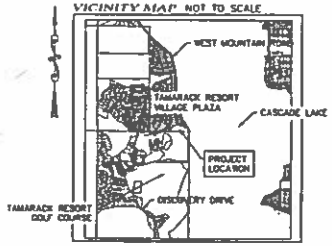
0 0.02 0.04 0.08 mi

0 0.04 0.07 0.14 km

Maxar

Created by Valley County





NOTES:

1. Monuments will be completed as provided in the Declaration of Installation of Monuments, which is being recorded with the Valley County, Idaho Recorder as Instrument Number _____.

2. All properties shown on this Plat are subject to and governed by the provisions of the following documents that with the Valley County, Idaho Recorder: Second Amended and Restated General Declaration for Tamarack Resort (#308530) as amended by the Third Amendment and Fourth Amendment thereto (#327953 & #330770) (collectively "General Declaration"), the Supplemental Declaration for Tamarack Resort Phase 3.5 (#_____, "Phase 3.5 Supplemental Declaration"), the Amended and Restated Articles of Incorporation and Articles of Assignment for the Tamarack Owners' Association (#279789 & #297306, collectively "Articles"), and the Fourth Amended and Restated Bylaws and the Six through Fifth Amendments thereto for the Tamarack Owners' Association (#283900, #294788, #334363, #341770, #353888, #357995, #363774, collectively "Bylaws"), all as the same may be amended and supplemented.

3. All properties shown on this Final Plat are subject to and governed by the Tamarack Resort Design and Development Guidelines, as may be amended or supplemented.

4. All buildings and improvements must be constructed within the Building Envelopes specified in the Tamarack Resort Design and Development Guidelines, as the same may be amended and supplemented.

5. All properties shown on this Final Plat are subject to and governed by the provisions of Conditions Site Permit No. _____ as issued and modified by Valley County, Idaho.

6. The Declarant, Tamarack Real Estate Holdings, LLC, reserves the right, without limitation, to assign no rights to any and all easements which are depicted on this Final Plat, in whole or in part.

7. All lots depicted on this Plat are subject to a permanent, perpetual and non-exclusive Drainage Easement, which is hereby reserved in Declarant, and granted to Tamarack Municipal Association, for the purpose of conveying and disposing drainage, sub-drainage and surface water encompassed features, facilities and improvements, as further described in the Phase 3.5 Supplemental Declaration.

8. All roads and road rights of way and all Utility, Snow Removal, and Recreation Easements, which are depicted on this Final Plat are designated for the use and enjoyment of the members of the Tamarack Municipal Association, together with their guests, invitees, and assigns, subject to the terms, conditions and reserved Declarant rights which are contained in the General Declaration and the Phase 3.5 Supplemental Declaration.

9. The Declarant, Tamarack Real Estate Holdings, LLC, reserves the right, without limitation, to construct gateway entry way signage, which is depicted on this Final Plat. The ownership, use, maintenance and repair, and rights regarding the Easements which are depicted on this Final Plat are further described in the General Declaration and Phase 3.5 Supplemental Declaration.

10. There shall be no further subdivision of any Lot depicted on this Final Plat, and there shall be no reduction in size of any Lot on this Final Plat without prior approval from the Health Authority.

11. No additional domestic water sources shall be installed beyond the water system approved in the sanitary restriction release.

12. Reference is made to public health memo on the respective additional restrictions.

13. The land within this plat is not within an irrigation district as defined in Idaho Code 31-3805, and the requirements of I.C. 31-3805 are not applicable.

14. The Valley County Board of Commissioners have the sole discretion to set the level of service for any public road. The level of service can be changed.

15. The jurisdictional wetlands as identified on this plat are subject to regulation by the Army Corps of Engineers (ACOE). Any proposed dredge must be submitted and reviewed and approved by the ACOE prior to any work being done.

16. Surrounding land uses are subject to change.

17. FEMA Flood Zone(s): 16085C0325C
Firm Effective Date(s): 2/1/2019
Flood Zone(s): Zone A
Base Flood Elevation(s): n/a
Flood Zones are subject to change by FEMA & all land within a floodway or floodplain as regulated by title 9 and title 11 of the Valley County Code.

PARCEL NO

[illegible]

AREA

5.900 ACRES–TOTAL
3.136 ACRES–22 RESIDential LOTS
0.130 ACRES–COMMON AREA
0.922 ACRES– PRIVATE ROAD
0.172 ACRES–PUBLIC RIGHT-OF-WAY DEDICATION

OWNERSHIP

Tamarack Real Estate Holdings, LLC
[illegible]

PROPOSED USE

RESIDENTIAL

50 25 0 50 100
HORIZONTAL SCALE IN FEET
(24x36 PRINTS ONLY)

BASIS OF BEARING

BEARINGS BASED ON "RE PLAT OF TAMARACK RESORT PHASE 1 VILLAGE, BOOK 8, PAGE 86, INST NO. 294350

LEGEND

- BOUNDARY LINE
- LOT LINE
- EXISTING LOT LINE
- EASEMENT LINE
- EDGE OF PAVEMENT
- UNDERGROUND POWER LINE
- SEWER LINE
- 8" WATER LINE
- COMMON AREA LINE
- SEWER MANHOLE
- WATER VALVE
- LIGHT POLE
- TRANSFORMER
- JUNCTION BOX
- POWER POLE
- UTILITY POLE
- GUY WIRE ANCHOR
- SET 5/8" X 24" REBAR AS NOTED
- CALCULATED POINT

Utility Warning

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

These drawings, or any portion thereof, shall not be used on any project or extensions of the project except by agreement in writing with Dunn Land Survey, Inc.

PRELIMINARY PLAT
TAMARACK RESORT PLANNED UNIT DEVELOPMENT
PHASE 3.5
"THE COTTAGES AT TRILLIUM CREEK"

TAX NO. 2 IN THE S1/2 OF THE SE1/4 OF SECTION 32
T.16N., R.3E., B.M., VALLEY COUNTY, IDAHO

dunn LAND SURVEYS, INC.
25 COYOTE TRAIL
CASCADE, ID 83611
PHONE: (208) 634-4696
WWW.DUNNLANDSURVEYS.COM

REVISION	BY	DATE

DRAWN BY:	DTD	CHECKED:	SRD	JOB NO.	SHEET NO.
DATE:	13 MARCH 2023	DATE:	DATE	LBC	1 of 1