

# Valley County Planning and Zoning Department

219 N. Main  
PO Box 1350  
Cascade, ID 83611  
www.co.valley.id.us  
cherrick@co.valley.id.us  
208-382-7115



## C.U.P. & Preliminary Plat Application

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT		<input checked="" type="checkbox"/> Check # <u>9805</u> or <input type="checkbox"/> Cash
FILE # <u>Tamarack Resort P.U.D. 88-1 Amendment &amp; C.U.P. 23-17 Phs 3.5 Trillium Cottages</u>		FEE \$1000.00 (PUD) + \$800.00
ACCEPTED BY _____		DEPOSIT \$1000.00
CROSS REFERENCE FILE(S): _____		DATE 3-28-2023
<input type="checkbox"/> ADMINISTRATIVE PLAT	COMMENTS: _____	
<input type="checkbox"/> SHORT PLAT	_____	
<input checked="" type="checkbox"/> FULL PLAT	_____	

When an application has been submitted, it will be reviewed in order to determine compliance with application requirements. A hearing date will be scheduled only after an application has been accepted as complete.

Applicant's Signature: [Signature] Date: 3/28/2023

The following must be completed and submitted with the conditional use permit application:

- A preliminary plat containing all of the necessary requirements according to the Valley County Subdivision Regulations.
- A phasing plan and construction timeline.
- One 8½ x 11" – 300 scale drawing of the proposed subdivision showing only the street names and lots.
- A plot plan, drawn to scale, showing existing utilities, streets, easements, ditches, and buildings.
- A landscaping plan, drawn to scale, showing elements such as trees, shrubs, ground covers, and vines. Include a plant list, indicating the size, quantity, location, and name (both botanical and common) of all plant material to be used.
- A site grading plan clearly showing the existing site topography and detailing the best management practices for surface water management, siltation, sedimentation, and blowing of dirt and debris caused by grading, excavation, open cuts, side slopes, and other site preparation and development.
- A lighting plan.
- A Wildfire Mitigation Plan.
- Names and mailing addresses of property owners within 300 feet of the property boundary. Information can be obtained through the Valley County GIS maps. Only one list is required.
- Ten (10) copies of the application and additional materials are required.

We recommend you review Title 9 and Title 10 of the Valley County Code online at [www.co.valley.id.us/planning-zoning](http://www.co.valley.id.us/planning-zoning) or at the Planning and Zoning Office, 219 North Main, Cascade, Idaho. Subject to Idaho Statute 55-22 Underground Facilities Damage Prevention.

**CONTACT INFORMATION**

PROPOSED SUBDIVISION NAME: THE COTTAGES AT TELLUM CREEK

APPLICANT MARTIN FICO, MANAGER TAMARACK DESERT HOLDINGS, LLC PHONE \_\_\_\_\_  
Owner  Option Holder  Contract Holder

MAILING ADDRESS 311 VILLAGE DR, PMB 3026, TAMARACK, ID ZIP 83615

EMAIL \_\_\_\_\_

PROPERTY OWNER TAMARACK DESERT HOLDINGS, LLC  
(if not the applicant)

MAILING ADDRESS \_\_\_\_\_ ZIP \_\_\_\_\_

EMAIL \_\_\_\_\_

Nature of Owner's Interest in this Development? \_\_\_\_\_

AGENT / REPRESENTATIVE CHRISTOPHER KIEK PHONE \_\_\_\_\_

MAILING ADDRESS 311 VILLAGE DR, PMB 3161, TAMARACK, ID ZIP 83615

EMAIL \_\_\_\_\_

ENGINEER ACKERMAN - ESTVOLD

MAILING ADDRESS 7661 WEST RIVERSIDE DR, GARDEN CITY, ID ZIP 83714

EMAIL \_\_\_\_\_ PHONE \_\_\_\_\_

SURVEYOR DAN DUNN, DUNN LAND SURVEYS

MAILING ADDRESS 25 COYOTE TRAIL, CASCADE, ID ZIP 83611

EMAIL \_\_\_\_\_ PHONE \_\_\_\_\_

**PROPERTY INFORMATION**

1. SIZE OF PROPERTY 5.160 Acres

2. AMOUNT OF ACREAGE OF ADJACENT LAND HELD BY THIS OWNER 1.484 Acres

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

Easements 30' RECREATION & UTILITY EASEMENT NORTH SIDE

Deed Restrictions NONE

Liens or encumbrances NONE

4. LEGAL DESCRIPTION TAX NO. 2 IN THE 3 1/2 OF THE SE 1/4 OF SECTION 32, T.16N, R.3E, B.M., VALLEY COUNTY, IDAHO

5. TAX PARCEL NUMBER(S) ~~RP16N03E328900~~ RP16N03E328900  
3 1/2 OF Quarter SE 1/4 Section 32 Township 16N Range 3E

6. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY:

NONE

7. ARE THERE ANY KNOWN HAZARDS ON OR NEAR THE PROPERTY (such as canals, hazardous material spills, soil or water contamination)? If so, describe and give location: NONE

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

North SINGLE FAMILY RESIDENTIAL · ROYAL SCOTT SUB.  
South NORTH ASPEN PARKING LOT · TAMARACK RESORT  
East STATE OF IDAHO · POKON CREEK CAMPGROUND  
West SINGLE FAMILY RESIDENTIAL · ROYAL SCOTT SUB.

9a. TYPE OF TERRAIN: Mountainous  Rolling  Flat  Timbered

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

9c. DESCRIBE ANY SIGNIFICANT NATURAL RESOURCES SUCH AS ROCK OUTCROPPING, MARSHES, WOODED AREAS: WETLANDS ASSOCIATED WITH THE TRILLIUM CREEK DRAINAGE

10a. WATER COURSE: TRILLIUM CREEK DRAINAGE, NORTH SIDE

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

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

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

11a. NUMBER OF EXISTING ROADS: NONE Width \_\_\_\_\_ Public  Private

Are the existing road surfaces paved or graveled? Gravel  Paved

11b. NUMBER OF PROPOSED ROADS: ONE Proposed width: 20'

Will the proposed roads be Public  Private

Proposed road construction: Gravel  Paved

12a. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS: NONE

12b. PROPOSED UTILITIES: WATER, SEWER, POWER, TELEPHONE / CABLE

Proposed utility easement width 10' Locations OUTSIDE EDGE BOTH SIDES OF T.O.W.

13. SOLID WASTE DISPOSAL METHOD: Individual Septic  Central Sewage Treatment Facility

14. POTABLE WATER SOURCE: Public  Water Association  Individual   
If individual, has a test well been drilled? \_\_\_\_\_ Depth \_\_\_\_\_ Flow \_\_\_\_\_ Purity Verified? \_\_\_\_\_  
Nearest adjacent well \_\_\_\_\_ Depth \_\_\_\_\_ Flow \_\_\_\_\_

15. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? Yes  No   
Are you proposing any alterations, improvements, extensions or new construction? Yes  No   
If yes, explain: \_\_\_\_\_

16. DRAINAGE (Proposed method of on-site retention): \_\_\_\_\_  
Any special drains? NO (Please attach map)  
Soil type(s): DONNELLY SANDY LOAM  
(Information can be obtained from the Natural Resource Conservation Service: [websoilsurvey.nrcs.usda.gov](http://websoilsurvey.nrcs.usda.gov))

17. WILL STREETS AND OTHER REQUIRED IMPROVEMENTS BE CONSTRUCTED PRIOR TO THE RECORDING OF THE FINAL PLAT? NO  
If not, indicate the type of surety that will be put up to ensure the construction of the improvements within one (1) year from the date of filing the plat: \_\_\_\_\_

16. OUTLINE OF PROPOSED RESTRICTIVE COVENANTS: \* AS SHOWN ON INDIVIDUAL SITE PLATS AS PER DESIGN GUIDELINES FOR COTTAGES.  
Setbacks: \* Front \_\_\_\_\_ feet Sides \_\_\_\_\_ feet Rear \_\_\_\_\_ feet  
Mobile homes allowed? Yes  No   
Minimum construction value NA. BUT MUST CONFORM TO TAMARACK DESIGN GUIDELINES Minimum square footage 1240 SQ. FT.  
Completion of construction required within \_\_\_\_\_ Days  Months  Years   
Resubdivision permitted? Yes  No   
Other \_\_\_\_\_

17. LAND PROGRAM:  
Open Areas and/or Common Areas Yes  No   
Acreage in subdivision 5.160 Number of lots in subdivision 22  
Typical width and depth of lots 600' x 120' BUT VARIES  
Typical lot area .188 AC Minimum lot area .128 AC Maximum lot area .217  
Lineal footage of streets 800' Average street length per lot 600'  
Percentage of area in streets .18 %  
Dedicating road right-of-way to Valley County? Yes  No   
Percentage of area of development to be public (including easements) \_\_\_\_\_ %  
Maximum street gradient 6%  
Is subdivision to be completely developed at one time? Yes  No  - Attach phasing plan and timeline.

18. COMPLETE ATTACHED PLAN FOR IRRIGATION if you have water rights &/or are in an irrigation district. Submit letter from Irrigation District, if applicable.  
19. COMPLETE ATTACHED WEED CONTROL AGREEMENT.  
20. COMPLETE ATTACHED IMPACT REPORT. It must address potential environmental, economic, and social impacts and how these impacts are to be minimized.



# VALLEY COUNTY


## WEED CONTROL AGREEMENT

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

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

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

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

By:   
**Applicant**  
 MARTIN PILO  
 Date: 3.29.23

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

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

- ❖ An impact report shall be required for all proposed Conditional Uses.
- ❖ The impact report shall address potential environmental, economic, and social impacts and how these impacts are to be minimized as follows:

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

***Traffic volume within the subdivision will be local only. The roadway will have a 20' pavement width, a maximum road gradient of 6% from the access off Village drive and the roads within the subdivision being essentially flat. The 22 Cottages will not significantly create any additional off site traffic volume impacts beyond those cited in Section A of Appendix C of the original PUD application dated March 12, 2001. See attached Appendix C.***

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

***The Cottage product that will be constructed will be of a lower square footage than many of the other single family Tamarack built product types, providing a more entry level price point.***

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

***The 22 Cottages will not significantly create any additional impacts beyond those cited in Section B of Appendix C of the original PUD application dated March 12, 2001, and the Tamarack will comply with all the state and county noise control regulations and standards. See attached Appendix C.***

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

***The 22 Cottages will not significantly create any additional impacts beyond those cited in Section C of Appendix C of the original PUD application dated March 12, 2001. The site will be subject to the Tamarack Resort Design and Development guidelines which address the above. Further the mitigation measures indicated in Section C will be applied to this site. See attached Appendix C.***

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

***The 22 Cottages will not significantly create any additional impacts beyond those cited in the Air Quality Section, Page 9, of Appendix C of the original PUD application dated March 12, 2001. The Cottages will have propane burning fireplaces and not wood burning to reduce particulate emissions. Beyond that, the mitigation measures indicated in this section will be applied to this site. See attached Appendix C.***

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

***The site has wetlands on the northern side of the property that are associated with the Trillium Creek drainage that will not be impacted. There have been no know issues with flooding on this site. Currently Tamarack has two wells that produce potable water from aquifers underneath the resort property. Tamarack will be developing an additional well to meet the expanding water demands of the resort. The existing wells and water infrastructure were constructed by Tamarack and have sold through a potable water system purchase agreement with North Lake Water and Sewer District who operates and maintains the system. The new well will also be turned over to North Lake after it is developed. Water demand for the 22 Cottages will be minimal, as only 22 edu's of water will be required.***

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

***No fire explosion, and other hazards currently exist on the vacant site or are proposed after the site is developed. The surrounding land uses are residential camping and parking whose activities should have minimal effect on the use of this site***

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

***The site is quite flat with maximum slopes of 2% in the building areas. As many of the existing trees and native vegetation as possible will be protected during the construction process of the road, utilities, and Cottages. No wetland disturbance will occur. The Trillium drainage to the north will be protected from any sediment through a series of temporary and permanent BMP's.***

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

***Silt fencing will be used to protect the Trillium drainage to the north and strategically placed BMP settling basins will be developed within the 30' easement to the north of the development and in the common open space areas to the southeast and southwest to contain runoff from storm events.***

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

***Soil is "Donnelly sandy loam" that has been essentially undisturbed to date. There are no unusual stability issues for building construction and the soils support health existing vegetation, so construction of improvements, and site restoration should not be an issue.***

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

***Site grading will be minimal with modest cuts and fills to develop the roads as the site is flat. The well-established existing vegetation along West Mountain Road and the Trillium drainage will be protected and supplemented. The Cottages will be landscaped to a Tamarack standard, and no fencing of individual lots will be allowed. Open space along the Trillium drainage will be provided.***

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

***Possibly three of the Cottages to the east side will be partially visible from West Mountain road and to mitigate this, the existing trees along the east side will be preserved and protected for screening. The Trillium drainage to the north with its well-established vegetation will also remain undisturbed so that a visual buffer between the residential development to the north will be protected. The Cottages will have a maximum height of 32' measured between the eave and the ridge and will be setback at least 50' from any surrounding existing or future neighboring structures, so no shadow issues on to neighboring lots will occur.***

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

***The site for the Trillium Creek Cottages is contiguous to the very north-east corner of the resort PUD with easy access to the resort facilities and infrastructure. It is bounded the north-west by existing residential and will be developed as a residential use that will be***



*compatible with adjoining residential neighborhood.*

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

*Assuming an average tax rate of 0.44% and an assumed assessed value for the Cottages of \$1,200,000 then the approximate tax would be \$5280.00 per year per unit for a total property tax of \$116,600 for the 22 units. The current property valuation is \$330,557 for a property tax \$1,450. The additional tax revenue for the County would be receiving would be \$116,600 minus \$1,450 netting the County approximately \$115,146.00 in annual additional revenue.*

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

*Tamarack is approved for 2043 dwelling units (DU's) through the existing PUD. There would be no increase in additional anticipated service costs since Tamarack is not asking for any additional dwelling units (DU's) for this site. However, any unanticipated increase in public services will be offset by increased property tax revenues.*

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

*The development of the 22 Cottages on this site is in alignment with the existing Tamarack CUP and the existing surrounding land uses of the contiguous Royal Scott subdivision.*

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

*Tamarack has stockpiled and screened soil on the resort property for site restoration purposes. This resource will be used for assisting in the landscaping and restoration of the site after construction.*

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

*The development of the site will increase the accessibility, value, and provide utilities to the site. If the project is stopped the improvements will provide a jump start for a project re-start.*

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

*There will be 22 Cottages developed on this site.*

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

*The roads and infrastructure will be developed during the summer of 2023 with construction of the Cottages to follow. Anticipated construction completion will be by the end of 2024 or early 2025 based on market conditions and demand.*

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

*Prices for the Cottages will be in keeping with the market prices for similar products at the Resort.*



March 20, 2023

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 PUD 98-1 Amendment and Preliminary Plat Application for the Trillium Creek Cottages**

Dear Planning and Zoning Commission, Ms. Herrick,

The current request and this application is for an amendment to the current Tamarack Resort PUD 98-1 to include a recently purchased five (5) acre parcel that is contiguous to the northwest corner of the current approved Tamarack Resort PUD 98-1 and also for approval of the Preliminary Plat for the proposed expansion area.

There will be no change in CC&R's, controlling General Declarations and the Design Guidelines that are and have been in place at the resort, as this expansion will be seamlessly integrated into the existing PUD.

**Section 1** is a summary of the history of the existing PUD, the approved PUD concept parameters, the progress of development to date, a summary of the dwelling units (DU's) developed to date and a projection of the DU's for the next 3 years.

**Section 2** describes the proposed amendment to the PUD through a Preliminary Plat and a commitment to how the annexed property will be seamlessly incorporated into the PUD through the CC&R's, Design Guidelines and Supplemental Declarations.

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

Sincerely,

Tamarack Resort Two, LLC

Christopher Kirk

Land Planning Consultant

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Section 1 – Tamarack Resort existing PUD Summary

Section 2 – Tamarack Resort proposed PUD annexation amendment and Preliminary Plat application.

Appendix A – Westrock Resort Preliminary Plat

Appendix B - Tamarack General Declarations

Appendix C - Design and Development Guidelines

## **Section 1 - Tamarack Resort existing PUD Summary**

After many years of planning and review the Tamarack Resort<sup>1</sup> PUD 98-1 was approved on September 4, 2001, by the Valley County Board of County Commissioners. A Preliminary Plat was submitted in March of 2002 and the Final Plat for Tamarack Resort Planned Unit Development Phase 1 was approved on November 24, 2003. Upon approval Tamarack commenced design road layout and construction, ski terrain, and infrastructure design and improvements. The Estate Lots and custom Chalet lots were surveyed in and vertical construction of a model Chalet in the Twin Creek neighborhood and a model Cottage in Rock Creek started in late 2003. The first release of real estate was commenced in January of 2004 with a series of subsequent real estate releases and plats approved through 2007. In early 2008 resort development stopped due to the economic crash.

In November 2018, Tamarack Resort was acquired by the current ownership group. Since the acquisition, the current ownership group has invested substantially in and revitalized the Resort in many ways, including substantial completion of the Village including the residential condominiums and commercial spaces which include seven dining and market venues, reinstalled the Wildwood Lift which had previously been removed, reacquiring and refurbishing the golf course, continued platting and development of additional residential lots and commencing the construction of on-site employee housing. .

On November 7, 2022, Tamarack Resort submitted its PUD update and in December 2022 received approval for extension of the PUD through December 31, 2025. Throughout all phases of ownership and development, Tamarack has maintained the overall vision and activities originally described in the PUD:

### ***WestRock's Vision:***

*WestRock's vision is to create a destination resort that maintains the integrity of the surrounding environment and offers a wide range of activities for sports and nature enthusiasts. Winter, Summer and Autumn will be equally vibrant, each with their own distinctive activities. The village and homes are designed to bring people together on a comfortable scale, while preserving and enhancing the natural environment. Great views and a sense of contact with nature will be emphasized for all lodging and commercial units.*

*Multifamily units will form the core pedestrian village at the natural junction between the golf and skiing areas of the resort. Shops and boutiques, restaurants and stores, skier and golf services, and public facilities will also be central components of the village; Single family units will be connected to the village by shuttle services, as well as by an extensive network of natural and paved trails. Ninety-four percent (94%) of the multifamily units and thirty percent (30%) of the single-family units will be ski-in, ski-out properties. Buildings will be constructed to strict design codes implementing natural materials such as wood and stone, modest elevations of generally three stories, varied rooflines and building shapes blending with natural features.*

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<sup>1</sup> Tamarack Resort was f/k/a Westrock Resort and PUD 98-1 was originally applied for by Westrock Associates

*The scope of amenities at WestRock also encompasses guest accommodations, single-family and multi-family residences, shopping boutiques, restaurants, an outdoor amphitheater, a children's center, sport facilities, convention and event centers, extensive parking, plus emergency and security services.*

Figure 1 shows the boundaries and extents of the existing PUD from the original approved Preliminary Plat



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**NOTES**

- MAINTENANCE ACCESS AND UTILITY EASEMENTS SHALL BE PROVIDED FOR ALL UTILITIES NOT LOCATED IN A LOT THAT PROVIDES SEPARATELY FOR THOSE USES.
- ALL LOTS SHALL CONFORM TO THE EASEMENT, SETBACK, SIDE YARD, AND OTHER GEOMETRIC RESTRICTIONS AS PROVIDED IN THE WESTROCK DEVELOPMENT GUIDE AND ARCHITECTURAL DESIGN GUIDELINES.
- TWO ENTRY ROADS ALONG WEST MOUNTAIN ROAD, RESULT FROM ROAD RIGHT-OF-WAY EASEMENTS RECORDED MAY 26, 1980 AS INSTRUMENT NO. 106152, RECORDS OF VALLEY COUNTY, IDAHO. EACH IS A 70 FT WIDE RIGHT-OF-WAY ACROSS BUREAU OF RECLAMATION LAND, UNITED STATES OF AMERICA, AS SHOWN ON SHEETS 3 AND 4.
- FOREST SERVICE ROAD NO. 436, IS SHOWN AS AN EXISTING ROAD WHICH WILL BE USED AS A TRAIL IN THE FUTURE. WESTROCK WILL HONOR THE EASEMENT TO THE UNITED STATES OF AMERICA ACROSS SECTIONS 7, 8 AND 17, AS FILED FOR RECORD IN THE OFFICE OF RECORDER OF VALLEY COUNTY, IDAHO ON APRIL 23, 1980 AS INSTRUMENT NO. 111902 FOR ADMINISTRATIVE AND PUBLIC ACCESS BETWEEN WEST MOUNTAIN ROAD AND THE NATIONAL FOREST BOUNDARY. ACCESS WILL BE AVAILABLE TO THE FOREST SERVICE AND THE PUBLIC VIA RESORT ROADS IN THE SAME PROXIMITY OF THE EXISTING FOREST SERVICE ROAD NO. 436, WHICH WILL ENTER AND EXIT THE RESORT'S PRIVATE LAND AT OR NEAR THE SAME LOCATIONS AS CURRENTLY EXISTS, AS SHOWN ON SHEETS 6 AND 7.
- CONSERVATION EASEMENT ALONG ROCK AND POISON CREEKS ARE PROVIDED TO PRESERVE AND PROTECT THE RIPARIAN ZONE AS DESIGNATED.
- EASEMENTS OR RIGHTS-OF-WAY NOT NOTED ON THIS PRELIMINARY PLAT ARE LOCATED IN APPENDIX S-TITLE REPORT OF THIS CUP APPLICATION PACKAGE.
- LEGAL DESCRIPTIONS OF RESORT LANDS ARE FOUND IN APPENDIX E OF THE PUD APPLICATION APPROVED BY VALLEY COUNTY ON AUGUST 1, 2001. ALSO SEE UPDATED TITLE REPORT IN APPENDIX 5 OF THIS CUP APPLICATION PACKAGE.
- BOUNDARY INFORMATION SHOWN FOR PRIVATE LANDS IS A COMPOSITE OF RECORDED ROS:  
 BOOK NUMBER 6 PAGE NUMBER 683 INSTRUMENT NUMBER 244035  
 BOOK NUMBER 7 PAGE NUMBER 76 INSTRUMENT NUMBER 259083  
 BOOK NUMBER 6 PAGE NUMBER 679 INSTRUMENT NUMBER 244031  
 BOOK NUMBER 6 PAGE NUMBER 681 INSTRUMENT NUMBER 244033
- BOUNDARIES SHOWN FOR STATE LANDS ARE PRELIMINARY EXCEPT WHERE THEY ABUT WESTROCK PRIVATE LAND. STATE LAND BOUNDARIES ARE BASED ON ALIQUOT PARTS DESCRIPTIONS PROVIDED BY IDAHO DEPARTMENT OF LANDS.
- THIS PRELIMINARY PLAT REPLATS TWO PREVIOUSLY RECORDED PLATS, AS FOLLOWS:  
BLUE MOUNTAIN SUBDIVISION  
 Recorded in the office of the Recorder, Valley County, Idaho  
 Plat & Dedication; Book 7 of Plats at page 43  
 Certificate of Owners; Instrument No. 106226  
 Declaration of Private Roads; Instrument No. 106229  
 Building Use and Occupancy Restrictions; Instrument No. 106229  
 Amended by Instrument No. 175094  
 By-Laws of Property Owners Association; Instrument No. 106230  
  
FORT BOISE W SUBDIVISION NO. J  
 Recorded in the office of the Recorder, Valley County, Idaho  
 Plat & Dedication; Instrument No. 111762  
 Covenants, Restrictions and Limitations; Instrument No. 111763  
 THESE EXISTING PLATS WILL BE REPLATED OR VACATED DURING THE COURSE OF DEVELOPMENT
- THE PUBLIC DEDICATION ON WEST MOUNTAIN ROAD, RESERVED IN THE FORT BOISE W SUBDIVISION NO. 1 WILL BE HONORED BY WESTROCK WITH THE VACATION OF FORT BOISE W SUBDIVISION NO. 1.
- THIS PRELIMINARY PLAT SHOWS THE GENERAL CONFIGURATION OF BLOCKS AND LOTS. FINAL CONFIGURATION WILL BE SHOWN ON FINAL PLATS AND DEVELOPMENT PLANS. VARIATIONS BETWEEN THIS PRELIMINARY PLAT AND FINAL PLAT ARE ALLOWED SUBJECT TO THE VALLEY COUNTY SUBDIVISION REGULATIONS (ARTICLE II), LAND USE DEVELOPMENT ORDINANCES (CHAPTER III: CONDITIONAL USES), AND OTHER APPLICABLE ORDINANCES (AS AMENDED).
- THE ROADWAY LOTS SHOWN ON THIS PRELIMINARY PLAT INCORPORATE PUBLIC ACCESS, UTILITY, SNOW STORAGE AND MAINTENANCE ACCESS FOR THE TOTAL AREA OF EACH ROADWAY LOT. LOT 1 BLOCK 17 AND LOT 12 BLOCK 2 ARE THE ROADWAY LOTS.
- THE ROADWAY LOTS ARE VARYING WIDTHS, TYPICAL DIMENSIONS ARE SHOWN.
- SNOW STORAGE FOR ROADS, COMMERCIAL AND MULTI-FAMILY FACILITIES SHALL BE ALLOWED IN ROAD LOTS AND OPEN SPACE.
- THE DEVELOPER RESERVES THE RIGHT TO CONSTRUCT BUILDINGS AND OTHER PHYSICAL IMPROVEMENTS THAT ARE ACCESSORY TO THE PROVISION OF RECREATION OR FISH AND WILDLIFE HABITAT IMPROVEMENT IN OPEN SPACE.
- RECREATION TRAILS (NON-SKI) ARE DEPICTED ON PROPOSED CENTERLINE WITH 10 FT WIDE EASEMENTS (5' EACH SIDE OF CENTERLINE).
- THE PROPOSED TRAIL SYSTEM INCORPORATES EXISTING MOUNTAIN TRAILS AND ROADWAYS ALONG WITH NEWLY CONSTRUCTED TRAILS. EXISTING ROADS AND TRAILS WILL BE USED IN THE PROPOSED TRAIL AND ROAD SYSTEM WHEN POSSIBLE. PROPOSED TRAILS MAY BE MOVED (ABANDONED AND RECONSTRUCTED) AS NEEDED TO ACCOMMODATE FUTURE CONSTRUCTION OR LOT CONFIGURATION.
- TEMPORARY AND PERMANENT SURFACE PARKING WILL BE PROVIDED IN THE VILLAGE AREA AND WESTROCK NORTH ENTRANCE PARKING LOT. PERMANENT UNDERGROUND PARKING GARAGES WILL ALSO BE CONSTRUCTED IN THE VILLAGE AREA, PROVIDED BY UNDERGROUND EASEMENTS. SURFACE PARKING WILL DECREASE IN THE VILLAGE AREA AS UNDERGROUND PARKING IS COMPLETED. ADDITIONAL SURFACE PARKING WILL BE MADE AVAILABLE, AS NEEDED, WITH THE DEVELOPMENT OF THE ENTRY PARKING LOT. ALL PARKING SPACES WILL CONFORM TO VALLEY COUNTY DESIGN AND CONSTRUCTION STANDARDS.
- VILLAGE UNDERGROUND PARKING AND UNDERGROUND ACCESS TO BUILDINGS AND PARKING ARE INCLUDED IN SUB GRADE ACCESS AND UTILITY EASEMENTS.
- FOR ADJACENT PROPERTY OWNERS SEE APPENDIX Q IN CUP APPLICATION PACKAGE.
- THE U.S. ARMY CORPS OF ENGINEERS, AS STIPULATED IN PROVISION "E" IN THE LETTER DATED FEBRUARY 8, 2002 APPROVING THE CWA SECTION 404 PERMIT, (NWM NO. 982101400), REQUIRES ALL WETLAND AREAS AND STREAM CHANNELS IDENTIFIED ON THE JUNE 18, 2001 REVISED WETLAND DELINEATION MAP, BE SHOWN ON THE PRELIMINARY AND FINAL PLATS. DISCHARGES OF FILL MATERIAL INTO THESE AREAS IS NOT PERMITTED, UNLESS SPECIFICALLY PROVIDED IN THE ABOVE MENTIONED PERMIT.

**LEGEND**

- BOUNDARY
  - - - EASEMENT
  - ==== BLOCK LINE
  - ==== LOT LINE
  - ==== CONTOUR
- 29 SECTION NUMBER
- 11 BLOCK NUMBER
- WELL SITE

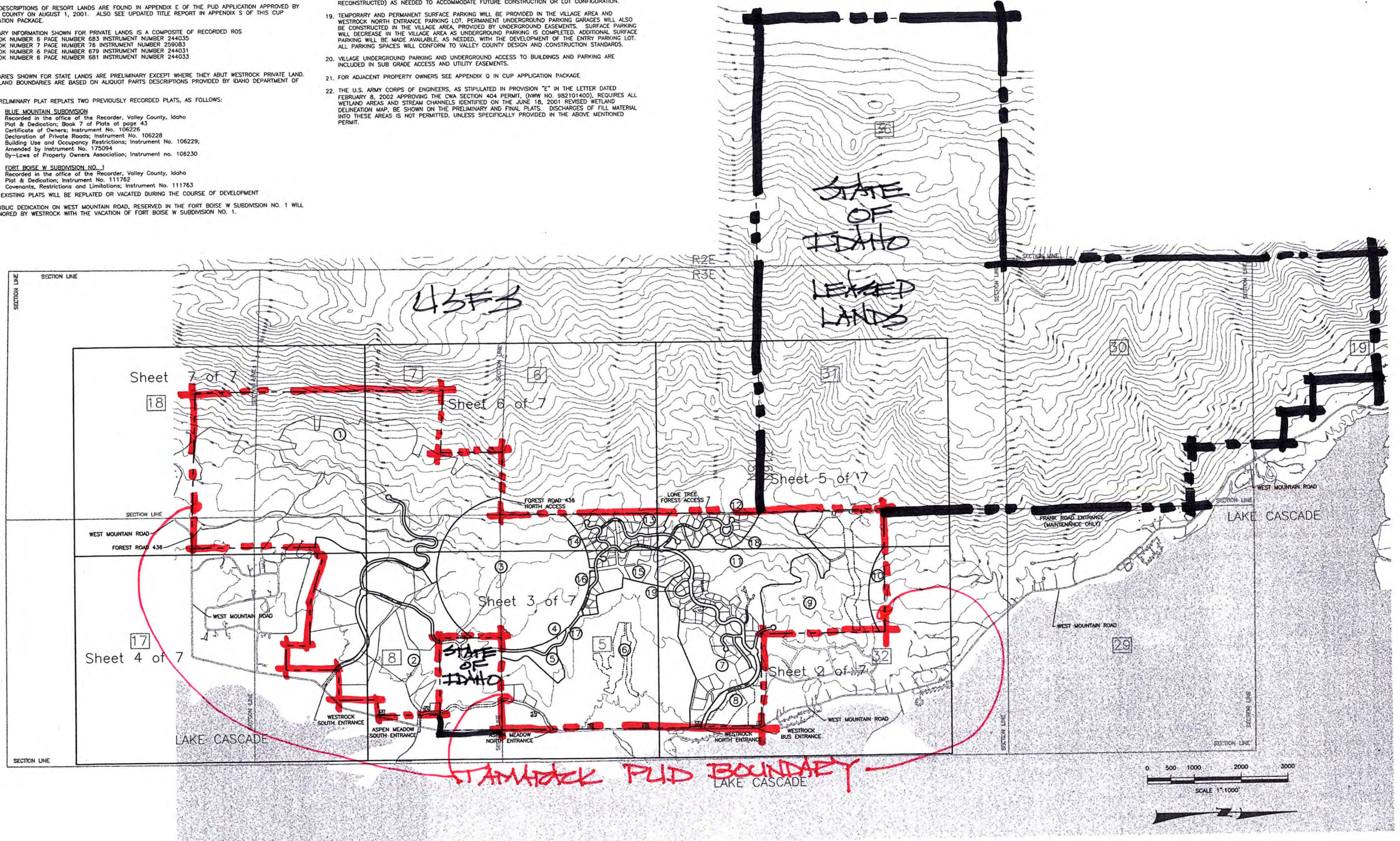


E-FILE NAME	DESIGNED	DRAWN	CHECKED	APPROVED
Project-10000	JTW	JTW	JTW	JTW
DATE				
REVISIONS				
ITEM				
NO.				

**TOOTHMAN-ORTON ENGINEERING COMPANY**  
 CONSULTING ENGINEERS, SURVEYORS AND PLANNERS

**WESTROCK PRELIMINARY PLAT INDEX**

DATE: March 15, 2002  
 PROJECT: 00094  
**SHEET 1 OF 7**



**FIGURE 1**



In January 2023, Tamarack Resort submitted and received approval of its three year plan. Below as Table 1 is the PUD/CUP Progress summary submitted as part of the approved plan.

**Table 1**

**PUD/CUP Summary of Progress to Date**

<b>Original Approved &amp; Amended CUP Concept</b>	<b>Progress Made to Date</b>
<b>Vision:</b> The creation of a four season destination resort with season specific recreation programming for winter, summer and autumn.	<b>Vision:</b> 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.
<b>State Land Lease:</b> 2,124 acres	<b>State Land Lease:</b> 2,124 acres
<b>Private Land:</b> 1,484 acres	<b>Private Land:</b> 1,484 acres
<b>Build-Out:</b> 15 years in 5 Phases	<b>Build-Out:</b> Now in the 21 <sup>st</sup> 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.
<b>Village Programming:</b> Two unique villages with independent theming for diversification.	<b>Village Programming:</b> 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><b>Dwelling Units: 2,043</b></p>	<p><b>Current Dwelling Units (DU's) :</b> To date Tamarack has delivered 618 dwelling units, including sold but undeveloped lots:  <b>Developer Built Cabins – 216</b>  <b>Condominiums – 161</b>  <u><b>Custom Home Lots – 241</b></u> (82 completed homes)  <b>Total – 618 DU's</b></p> <p><b>Three Year Plan Additional DU's:</b>  <b>Condominiums –100</b> in Village Phase III  <b>Hotel Units – 50</b>  <b>Estate Home Lots – 25</b>  <b>Cottage Homes - 15</b>  <b>Townhome Lots – 22</b>  <u><b>Custom Chalet Lots – 12</b></u>  <b>Total 224 DU's</b></p> <p><b>Total after 3 years (end of 2025) –</b> Approx. 800 DU's</p>
<p><b>Commercial Space: 292,100 sq. ft.</b></p>	<p><b>Commercial Space:</b> To date Tamarack has delivered approx. 115,000 sq. ft. of commercial space:  <b>Arling Conference Center – 14,667</b>  <b>Lodge At Osprey Meadows – 20,000</b>  <b>Village Phase 1:</b> 49,428 sq. ft. has been provided in Restaurants, coffee bar, market, real estate, ski and resort operations  <b>Village Phase 2:</b> An additional 26,360 sq. ft. restaurants, retail, a brew pub and meeting spaces is under construction at the present time  <b>Charter School – 3,920.</b></p> <p><b>Operations Spaces:</b> To date Tamarack has constructed approx. 40,000 sq ft of operations space:  <b>Office, Ski &amp; Other Operations – 17,000</b>  <b>Golf Operations – 9,420</b>  <b>Modular Buildings (Design Plaza) – 3,920</b></p>

<p><b>Public Transportation &amp; Parking:</b></p> <ol style="list-style-type: none"> <li>1. Shuttle Service to Boise &amp; Valley County</li> <li>2. Transportation Center</li> <li>3. Shuttle Parking Area</li> <li>4. Surface parking of 1,519 spaces for day guests</li> <li>5. Single-family home parking of 1,544 spaces</li> <li>6. Garage parking of 2,065 spaces for condominium residents, lodging guests and day use primarily underground</li> </ol>	<p><b>Public Transportation &amp; Parking:</b></p> <ol style="list-style-type: none"> <li>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.</li> <li>2. Not complete</li> <li>3. Complete</li> <li>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.</li> <li>5. With roughly 255 completed single-family homes at Tamarack there is an equal amount of parking spaces (driveway size depending).</li> <li>6. The Lodge at Osprey Meadows garage has 42 spaces and an additional 203 underground garage spaces are provided in Village Plaza.</li> </ol>
<p><b>Utilities:</b></p> <ol style="list-style-type: none"> <li>1. Sewer Service provided by North Lake Recreational Sewer &amp; Water District (NLS&amp;W)</li> <li>2. Power implementation plan coordinated through Idaho Power Company</li> <li>3. Water pumped on-site from two high quality high yield aquifers</li> <li>4. Advanced phone and data service with DSL</li> <li>5. Cable Service</li> <li>6. Fire Station</li> <li>7. Three maintenance and operations area on private land and one on State land including a solid waste transfer station</li> </ol>	<p><b>Utilities:</b></p> <ol style="list-style-type: none"> <li>1. Tamarack and NLS&amp;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.</li> <li>2. Completed</li> <li>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 &amp; 5.</li> <li>4. Completed</li> <li>5. Completed</li> <li>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.</li> <li>7. One principal maintenance area is complete and includes a solid waste transfer station as well as a recycling center.</li> </ol>
<p><b>Employees:</b> 1,473 (813 FT and 660 PT)</p>	<p><b>Employees: Current Tamarack Employees 298 (27 FT, 251 PT, 20 Contract)</b> 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). <b>Current Village Construction Employees. Approx. 110.</b> Prior to 2008 Resort construction fostered an additional 400 jobs.</p>

<p><b>Employee Housing: 200 Units</b></p>	<p><b>Employee Housing:</b> 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 is currently building two 64 bed dormitories to house that will be complete by the end of Summer 2023.</p>
<p><b>Ski Mountain Statistics:</b></p> <ol style="list-style-type: none"> <li>1. Lift accessible ski terrain – 1,100 acres</li> <li>2. Vertical – 2,745 ft</li> <li>3. Maintained ski trails – 609 acres</li> <li>4. No. of ski runs – 63 runs</li> <li>5. Chairlifts – 14 including gondola &amp; high capacity detachables</li> <li>6. Comfortable carrying capacity – 7,300 persons</li> </ol> <p>Snow making – 50% of trails</p>	<p><b>Ski Mountain Statistics:</b></p> <ol style="list-style-type: none"> <li>1. Completed</li> <li>2. Completed</li> <li>3. Completed</li> <li>4. 50 ski runs completed to-date</li> <li>5. 7 chairlifts installed to-date including 3 highspeed detachable quads. The <b>Wildwood Lift</b> was reinstalled in 2020 with a brand new high speed detachable quad.</li> <li>6. Completed</li> <li>7. 35% of trails have snow making capability</li> </ol>
<p><b>Additional Winter Recreation:</b></p> <ol style="list-style-type: none"> <li>1. Snowshoeing</li> <li>2. Nordic Skiing</li> <li>3. Backcountry skiing</li> <li>4. Terrain park</li> <li>5. Sledding park</li> </ol>	<p><b>Additional Winter Recreation:</b></p> <ol style="list-style-type: none"> <li>1. Tamarack has historically offered 15km of exclusive snowshoeing trails.</li> <li>2. Tamarack has historically offered 25 km of machine groomed Nordic trails and currently has programing for 10 km.</li> <li>3. There is currently no backcountry program but Tamarack offered guided tours on 5000 acres of Forest Service land prior to March 2009.</li> <li>4. Tamarack offers two terrain parks that includes rails, boxes, and many other features.</li> <li>5. The sledding park is not yet completed.</li> </ol>
<p><b>Golf:</b></p> <ol style="list-style-type: none"> <li>1. 18-hole golf course designed over extended space</li> <li>2. Driving range</li> <li>3. 6 hole practice course</li> <li>4. Putting and chipping green</li> <li>5. Academy building and parking</li> <li>6. Pro-shop and locker room space in hotel</li> </ol>	<p><b>Golf:</b></p> <ol style="list-style-type: none"> <li>1. The Osprey Meadows Championship Golf Course designed by Robert Trent Jones Jr. was completed in 2006.</li> <li>2. Completed and operational.</li> <li>3. The Masterplan was modified to incorporate the practice course at a later date.</li> <li>4. Completed</li> <li>5. Negotiations were ongoing with Nicklaus Academy prior to early 2008.</li> <li>6. The pro-shop and locker rooms are complete and located in the Lodge at Osprey Meadows.</li> <li>7. Tamarack will have 9 holes operational Summer 2023 and 18 operational Summer 2024.</li> </ol>

<p><b>Additional Summer Recreation:</b></p> <ol style="list-style-type: none"> <li>1. Nature Interpretive Center</li> <li>2. Rope Challenge Course</li> <li>3. Lake Activities</li> <li>4. Mountain Biking</li> <li>5. Hiking Trails</li> <li>6. Tennis Center</li> <li>7. Swimming pool</li> <li>8. Spa/Clinic</li> </ol>	<p><b>Additional Summer Recreation:</b></p> <ol style="list-style-type: none"> <li>1. Several hiking trails at Tamarack include self-guided nature tours.</li> <li>2. Tamarack completed the Zipline Canopy Tour in 2007 which consists of 8 separate ziplines ranging in length from 75 to 875 ft.</li> <li>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.</li> <li>4. There are 36 miles of downhill and cross country mountain bike trails installed at the Resort.</li> <li>5. There are currently 40 miles of hiking trails.</li> <li>6. Not yet installed</li> <li>7. The Lodge at Osprey Meadows has two pools and one large hot tub.</li> <li>8. The Spa at Tamarack is open 6 days per week in the Lodge at Osprey Meadows. Clinic facilities are in the Operations Modular</li> <li>9. Axe throwing and disk golf activities are provided</li> <li>10. Tamarack has installed 4 Pickleball Courts.</li> <li>11. A bike park has been constructed</li> </ol>
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Table 2 compares the dwelling unit count envisioned in the original PUD concept for the various phases and the dwelling unit count to date. The dwelling unit count comparison was based on counting the proposed units in various phases from the "Parcel Map – Resort Area showing Lots and Building Sites" dated April 22, 2001 shown as Figure 2 from the original PUD compared to what has been plated and constructed at Tamarack to date.

The DU summary for what has been developed is grouped by the Platting Phase and categorized by the type of product, such as Estate Lot, Custom Chalet Lot, Cottage, Chalet Townhome, Condominium, etc. This is a more fine-grained approach to product development than what was originally proposed in the PUD to accommodate a broader market.

Figure 3 illustrates the Platting Phasing Plan as outlined in Table 2.

Note that the density and intensity of development has been reduced from what was originally envisioned. This is because as each area was developed the goal was to have the development lay as lightly on the land as possible and create a superior environment for homesites and the associated recreational amenities, as opposed to maximizing the number of units. Accordingly Tamarack is not seeking additional Dus for the proposed area to annex into the PUD.

To summarize, Phase 1 envisioned 212 dwelling units and the current count is 171 with enough infill opportunity for another 12 dwelling units for a final total of approximately 183 DU's.

Phase 2 envisioned 341 DU's and currently there are 253 with maybe another 50 or 60 DU's developed in the future, for a final total of approximately 310 DU's.

Phase 3 is still a work in progress with 194 DU's including the Village condos and recently plated Aspen Glade and Ponderosa Ridge with a future buildout of approximately 350 DU's consisting of condominiums and hotel units.

For the sake of this submittal, Phase 4 and 5 of the Original PUD are being grouped as Phase 4 which will in the future consist of the buildout of Heritage.

<b>Existing Residential</b>				<b>Original PUD Concept</b>			
<b>Phase</b>	<b>Tamarack Name</b>	<b>Dwelling Units</b>	<b>Total DU's</b>	<b>Phase</b>	<b>Tamarack Name</b>	<b>Proposed DU's</b>	<b>Total DU's</b>
Phase 1	Estate Lots	99		Phase 1	Estate Lots	139	
Phase 1	Custom Chalets	10		Phase 1	Townhomes	53	
Phase 1	Chalets	38		Phase 1	Villas	20	
Phase 1	Cottages	24					
			<b>171</b>				<b>212</b>
Phase 2	Estate Lots	76		Phase 2	Estate Lots	241	
Phase 2	Custom Chalets	38		Phase 2	Condo Timeshare	65	
Phase 2	Chalets	37		Phase 2	Villas	35	
Phase 2	Cottages	20					
Phase 2	Townhomes	74					
Phase 2	Villa Lots	8					
			<b>253</b>				<b>341</b>
Phase 3 Village	Lodge At Osprey Meadows	32					
Phase 3 Village	Total Village Plaza	129					
			<b>161</b>	Phase 3	Condominiums /		
Phase 3 Village	Estate Lots	18			Hotels	540	
Phase 3 Village	Villas	15					<b>540</b>
			<b>33</b>				
Phase 4	Heritage	-		Phase 4	Heritage	950	
			<b>-</b>				<b>950</b>
	<b>Total DU Count</b>		<b>618</b>				<b>2043</b>



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FIGURE 2

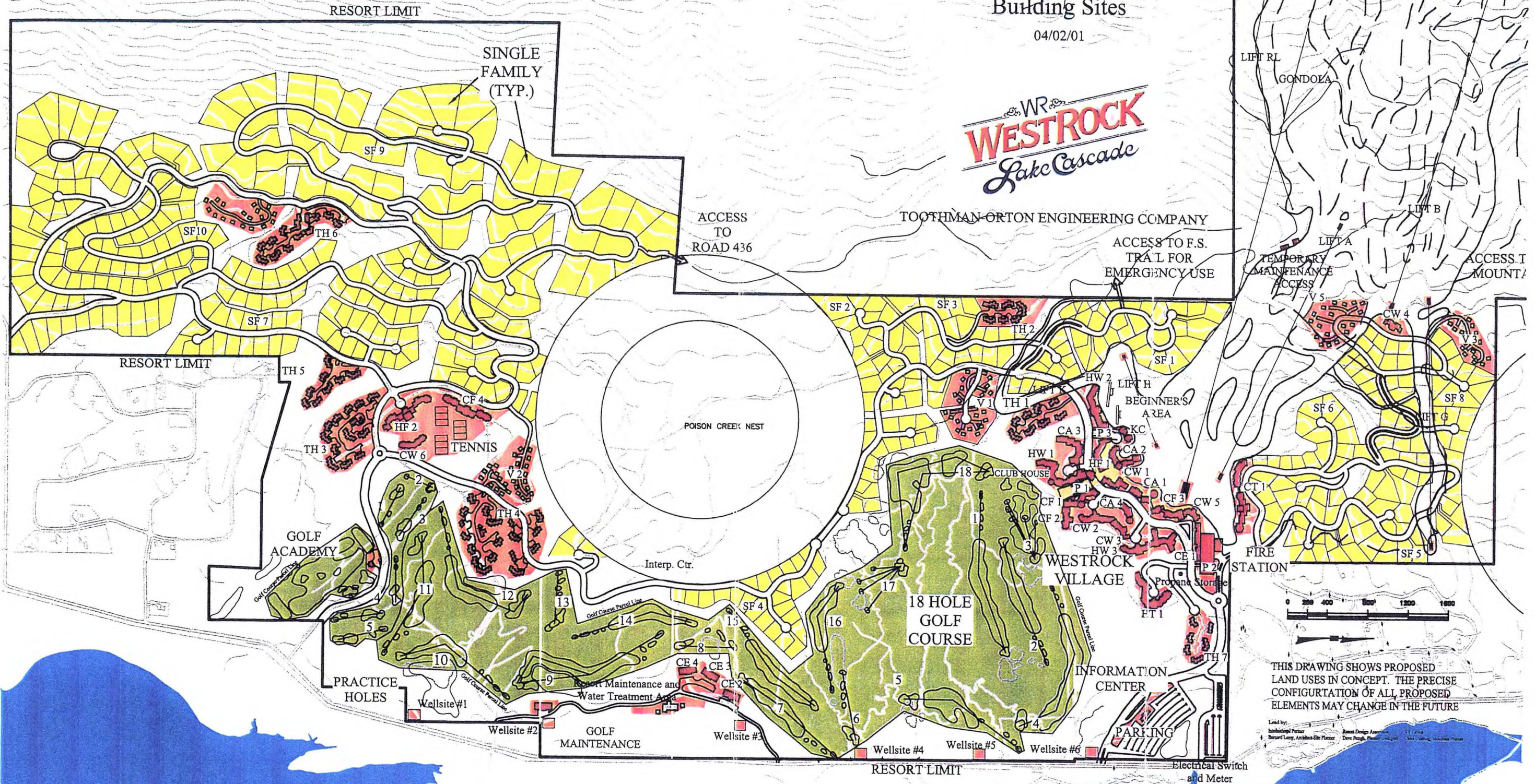
# Parcel Map - Resort Area Showing Lots and Building Sites

04/02/01



TOOTHMAN-ORTON ENGINEERING COMPANY

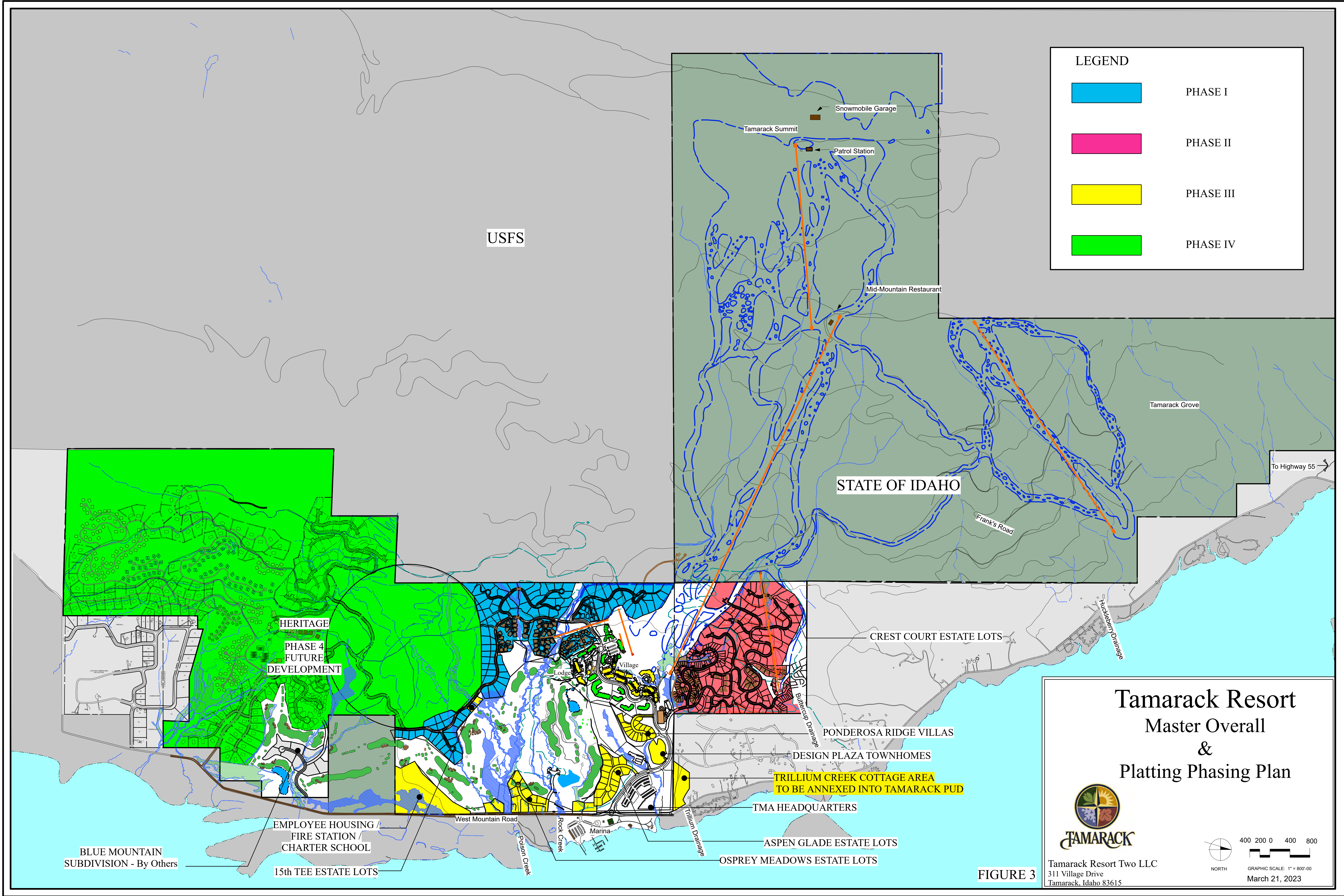
ACCESS TO F.S.  
TRAIL FOR  
EMERGENCY USE



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


Lead by:  
Architectural Partner  
Edward Loney, Architect-Site Planner  
Landscape Design Architect  
Dave Pugh, Planner  
Civil Engineer  
Lisa Young, Electrical Planner





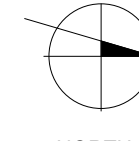
LEGEND	
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<span style="display:inline-block; width:20px; height:10px; background-color:blueviolet; border:1px solid black;"></span>	PHASE II
<span style="display:inline-block; width:20px; height:10px; background-color:yellow; border:1px solid black;"></span>	PHASE III
<span style="display:inline-block; width:20px; height:10px; background-color:limegreen; border:1px solid black;"></span>	PHASE IV

**Tamarack Resort**  
Master Overall  
&  
Platting Phasing Plan



TAMARACK

Tamarack Resort Two LLC  
311 Village Drive  
Tamarack, Idaho 83615

  
NORTH

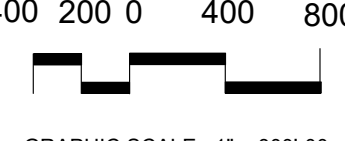
  
GRAPHIC SCALE: 1" = 800'-00"  
March 21, 2023

FIGURE 3



## **Section 2 – Proposed Boundary Expansion of the PUD and Preliminary Plat**

As indicated in the pre-amble, this application is for an amendment to the current Tamarack PUD to include a recently purchased five (5) acre parcel that is contiguous to the northwest corner of the current approved Tamarack Resort PUD. The current plan is to construct twenty-two (22) Cottage type developer-built product on the site to Tamarack design standards in such a fashion that it will be seamlessly incorporated into the fabric of Tamarack.

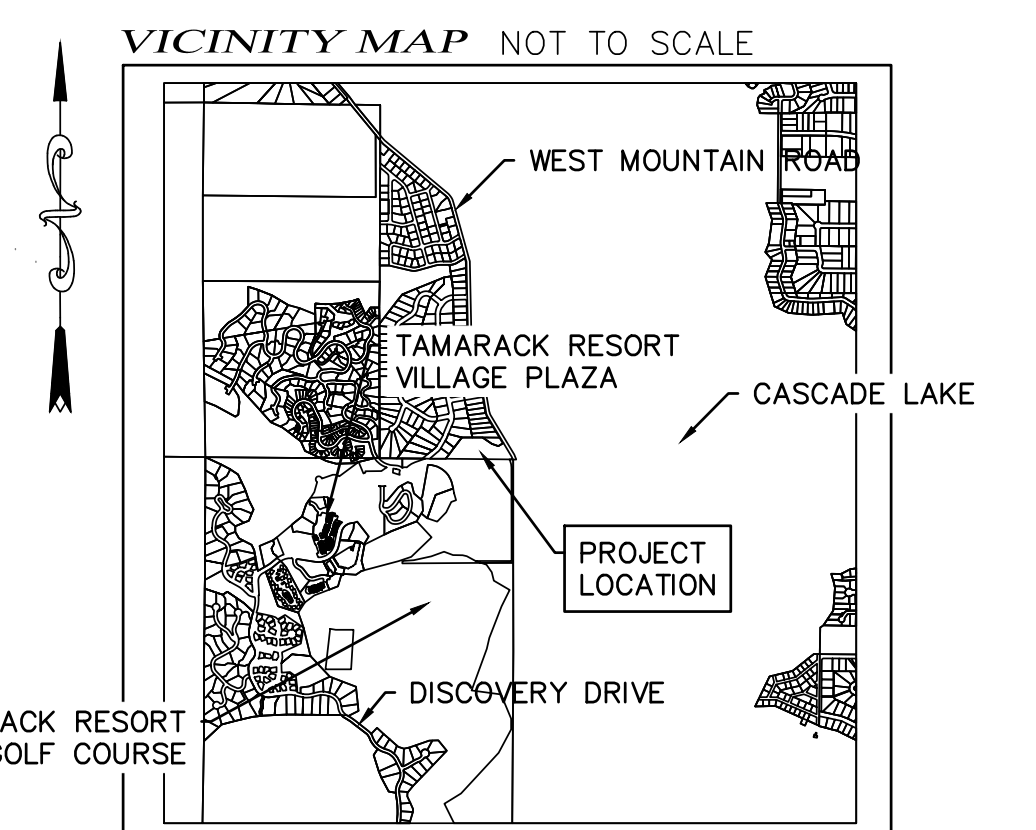
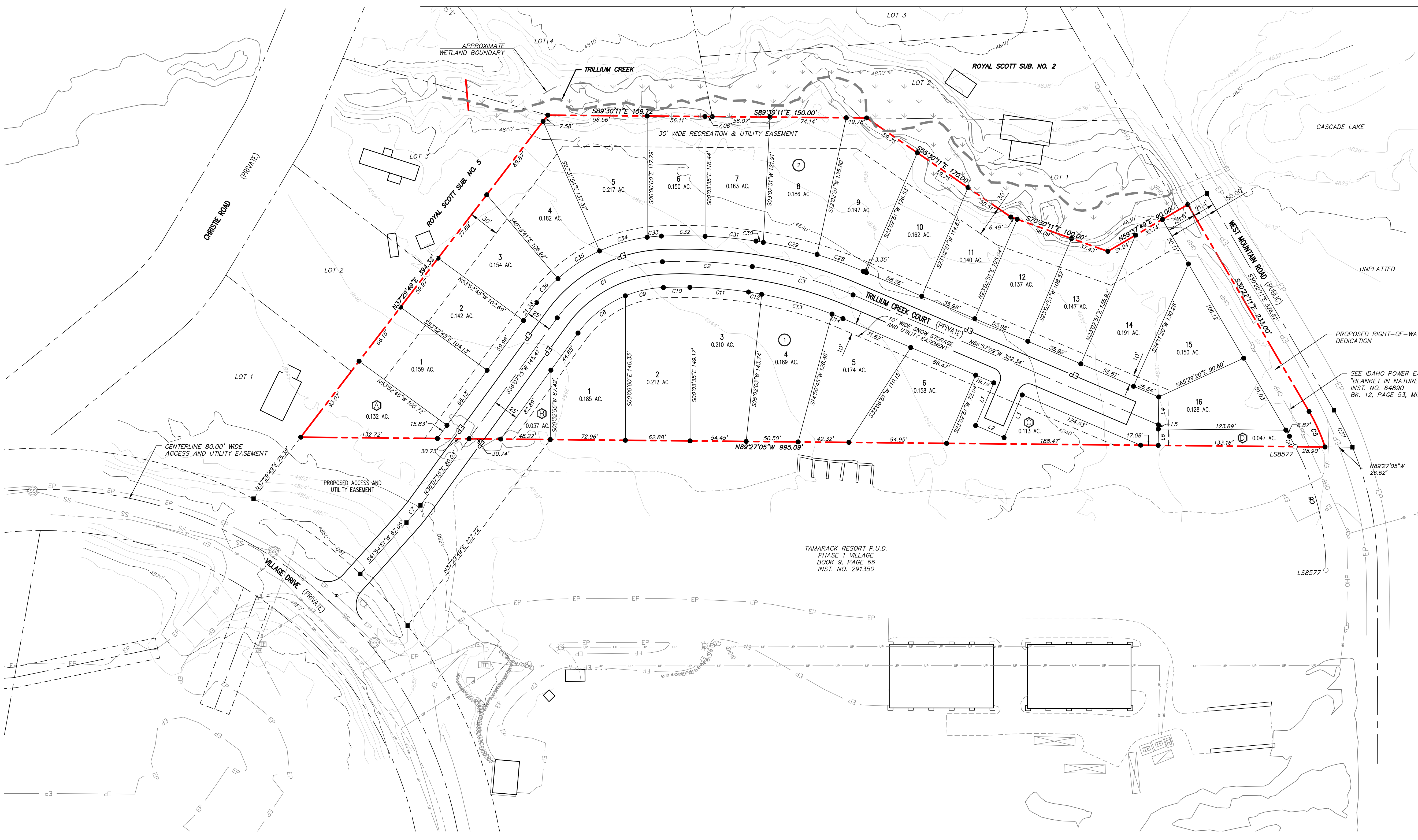
The current request is to have the P&Z approve the expansion of the exterior boundaries of the PUD as per the attached preliminary plat for these Cottages and to have the P&Z review and approve the Preliminary Plat.

See Figure 4 which shows the proposed PUD boundary expansion, the Preliminary Plat and the project location in relation to the existing PUD boundary.

There will be no change in CC&R's, controlling General Declarations and the Design Guidelines that are and have been in place at the resort, as this expansion will be seamlessly integrated into the existing PUD.

A copy of the General Declarations are included in Appendix B and the Design and Development Guidelines are included in Appendix C





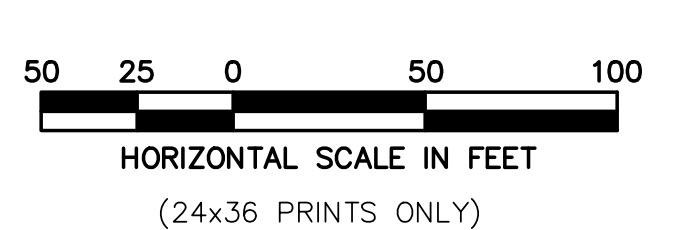
- NOTES:
- Utilities will be completed as provided in the Declaration of Installation of Utilities, which is being recorded with the Valley County, Idaho Recorder as Instrument Number \_\_\_\_\_.
  - All properties shown on this Plat are subject to and governed by the provisions of the following documents filed 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 & #439775) (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 Amendment for the Tamarack Municipal Association (#279781 & #313166, collectively "Articles"); and, the Fourth Amended and Restated Bylaws and the 5th through 11th Amendments thereto for the Tamarack Municipal Association (#313106, #324700, #434393, #371770, #437068, #437695, #439774, collectively "Bylaws"); all as the same may be amended and supplemented.
  - 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.
  - 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.
  - All properties shown on this Final Plat are subject to and governed by the provisions of Conditional Use Permit No. \_\_\_\_\_ as issued and modified by Valley County, Idaho.
  - The Declarant, Tamarack Real Estate Holdings, LLC, reserves the right, without limitation, to assign its rights to any and all easements which are depicted on this Final Plat, in whole or in part.
  - 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 constructing and maintaining drainage, sub-drainage and surface water management features, facilities and improvements, as further described in the Phase 3.4 Supplemental Declaration.
  - All roads and road rights of way, and all Utility, Snow Removal, and Recreation Easements, which are depicted on this Final Plat are dedicated to 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 3.4 Supplemental Declaration.
  - The Declarant, Tamarack Real Estate Holdings, LLC, reserves the right, without limitation, to construct utilities within any Utility Easement 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.
  - 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.
  - No additional domestic water supplies shall be installed beyond the water system approved in the sanitary restriction release.
  - Reference is made to public health letter on file regarding additional restrictions.
  - The land within this plat is not within an irrigation district as defined in Idaho Code 31-3805, and the requirements in I.C. 31-3805 are not applicable.
  - 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.
  - The jurisdictional wetlands as identified on this plat are subject to regulation by the Army Corps of Engineers (ACOE). Any proposed change must be submitted and reviewed and approved by the ACOE prior to any work being done.
  - Surrounding land uses are subject to change.
  - FEMA Flood Panel(s): 16085C1325C  
Firm Effective Date(s): 2/1/2019  
Flood Zone(s): Zone X  
Base Flood Elevation(s): n/a  
Flood Zones are subject to change by FEMA  
& all land within a floodway or floodplain is regulated by Title 9 and Title 11 of the Valley County Code.

**PARCEL NO.**  
RP004920000000

**AREA**  
5.160 ACRES-TOTAL  
3.736 ACRES-22 RESIDENTIAL LOTS  
0.330 ACRES-COMMON AREA  
0.922 ACRES- PRIVATE ROAD  
0.172 ACRES-PUBLIC RIGHT-OF-WAY DEDICATION

**OWNERSHIP**  
TAMARACK REAL ESTATE HOLDINGS, LLC  
MARTIN PICO

**PROPOSED USE**  
RESIDENTIAL



**BASIS OF BEARING**  
BEARINGS BASED ON THE PLAT OF TAMARACK P.U.D. PHASE 1 VILLAGE, BOOK 9, PAGE 66, INST. NO. 291350.

- LEGEND**
- BOUNDARY LINE
  - LOT LINE
  - EXISTING LOT LINE
  - EASEMENT LINE
  - EP --- EDGE OF PAVEMENT
  - UNDERGROUND POWER LINE
  - SEWER LINE
  - 8" WATER LINE
  - COMMUNICATION 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

**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

**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 this project except by agreement in writing with Dunn Land Surveys, Inc.

NO.	REVISION	BY	DATE
1			
2			
3			
4			

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