

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

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 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.
Village Programing: Two unique villages with independent theming for diversification.	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>Dwelling Units: 2,043</p>	<p>Current Dwelling Units (DU's) : To date Tamarack has delivered 618 dwelling units, including sold but undeveloped lots:</p> <ul style="list-style-type: none"> Developer Built Cabins – 216 Condominiums – 161 <u>Custom Home Lots – 241</u> (82 completed homes) Total – 618 DU's <p>Three Year Plan Additional DU's:</p> <ul style="list-style-type: none"> Condominiums –100 in Village Phase III Hotel Units – 50 Estate Home Lots – 25 Cottage Homes - 15 Townhome Lots – 22 <u>Custom Chalet Lots – 12</u> Total 224 DU's <p>Total after 3 years (end of 2025) – Approx. 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:</p> <ul style="list-style-type: none"> 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>Operations Spaces: To date Tamarack has constructed approx. 40,000 sq ft of operations space:</p> <ul style="list-style-type: none"> Office, Ski & Other Operations – 17,000 Golf Operations – 9,420 Modular Buildings (Design Plaza) – 3,920

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 spaces and an additional 203 underground garage spaces are provided 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 DSL 5. 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. 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 298 (27 FT, 251 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.

<p>Employee Housing: 200 Units</p>	<p>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 is currently building two 64 bed dormitories to house that will be complete by the end of Summer 2023.</p>
<p>Ski Mountain Statistics:</p> <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>	<p>Ski Mountain Statistics:</p> <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 was reinstalled in 2020 with a brand new high speed detachable quad. 6. Completed 7. 35% of trails have snow making capability
<p>Additional Winter Recreation:</p> <ol style="list-style-type: none"> 1. Snowshoeing 2. Nordic Skiing 3. Backcountry skiing 4. Terrain park 5. Sledding park 	<p>Additional Winter Recreation:</p> <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 programing 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.
<p>Golf:</p> <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 	<p>Golf:</p> <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: 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: 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
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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.

Table 2							
Existing Residential				Original PUD Concept			
Phase	Tamarack Name	Dwelling Units	Total DU's	Phase	Tamarack Name	Proposed DU's	Total DU's
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					
			171				212
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					
			253				341
Phase 3 Village	Lodge At Osprey Meadows	32					
Phase 3 Village	Total Village Plaza	129					
			161	Phase 3	Condominiums / Hotels	540	
Phase 3 Village	Estate Lots	18					
Phase 3 Village	Villas	15					540
			33				
Phase 4	Heritage	-		Phase 4	Heritage	950	
			-				950
	Total DU Count		618				2043

FIGURE 2

Parcel Map - Resort Area
Showing Lots and
Building Sites

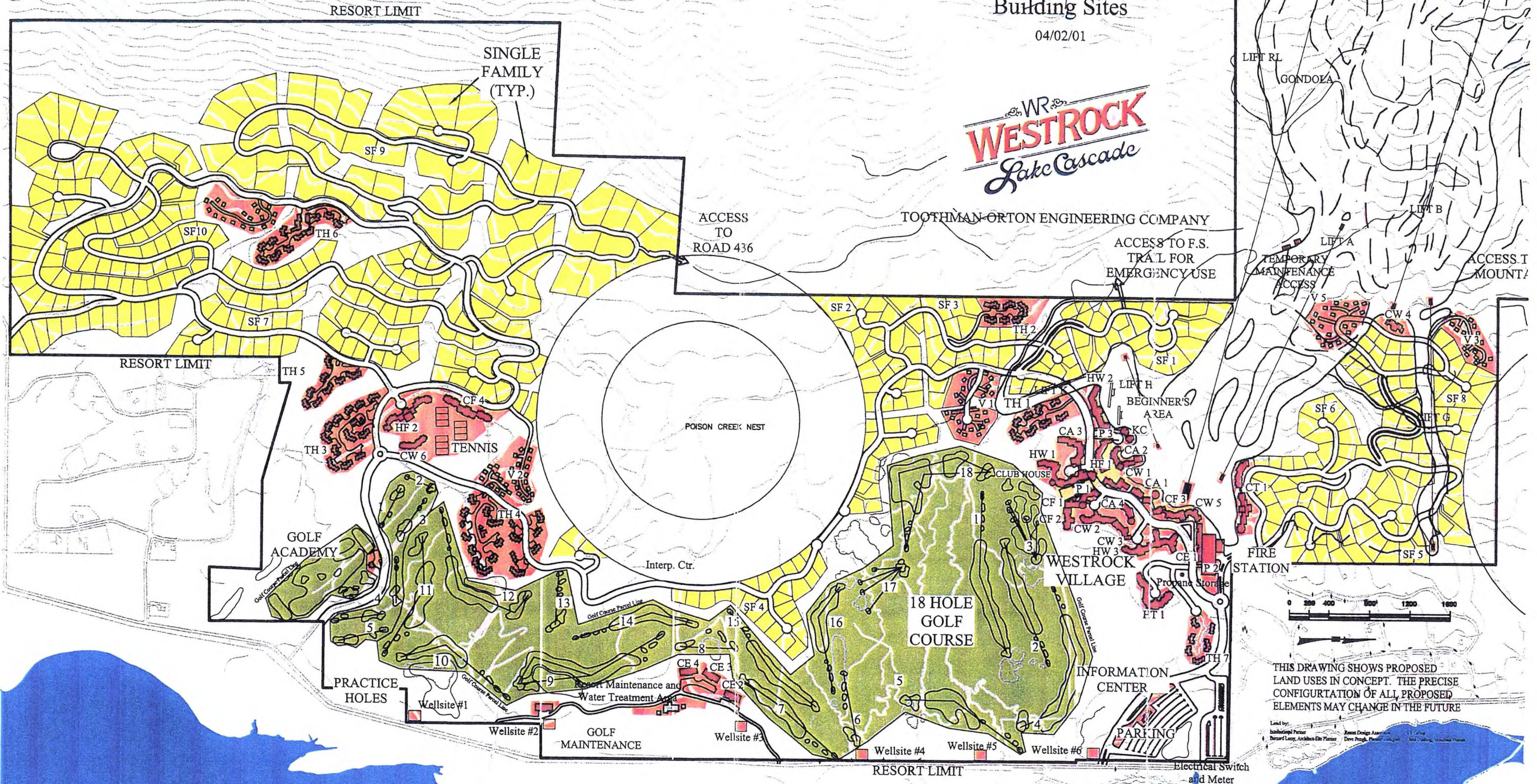
04/02/01

WR
WESTROCK
Lake Cascade

TOOTHMAN-ORTON ENGINEERING COMPANY

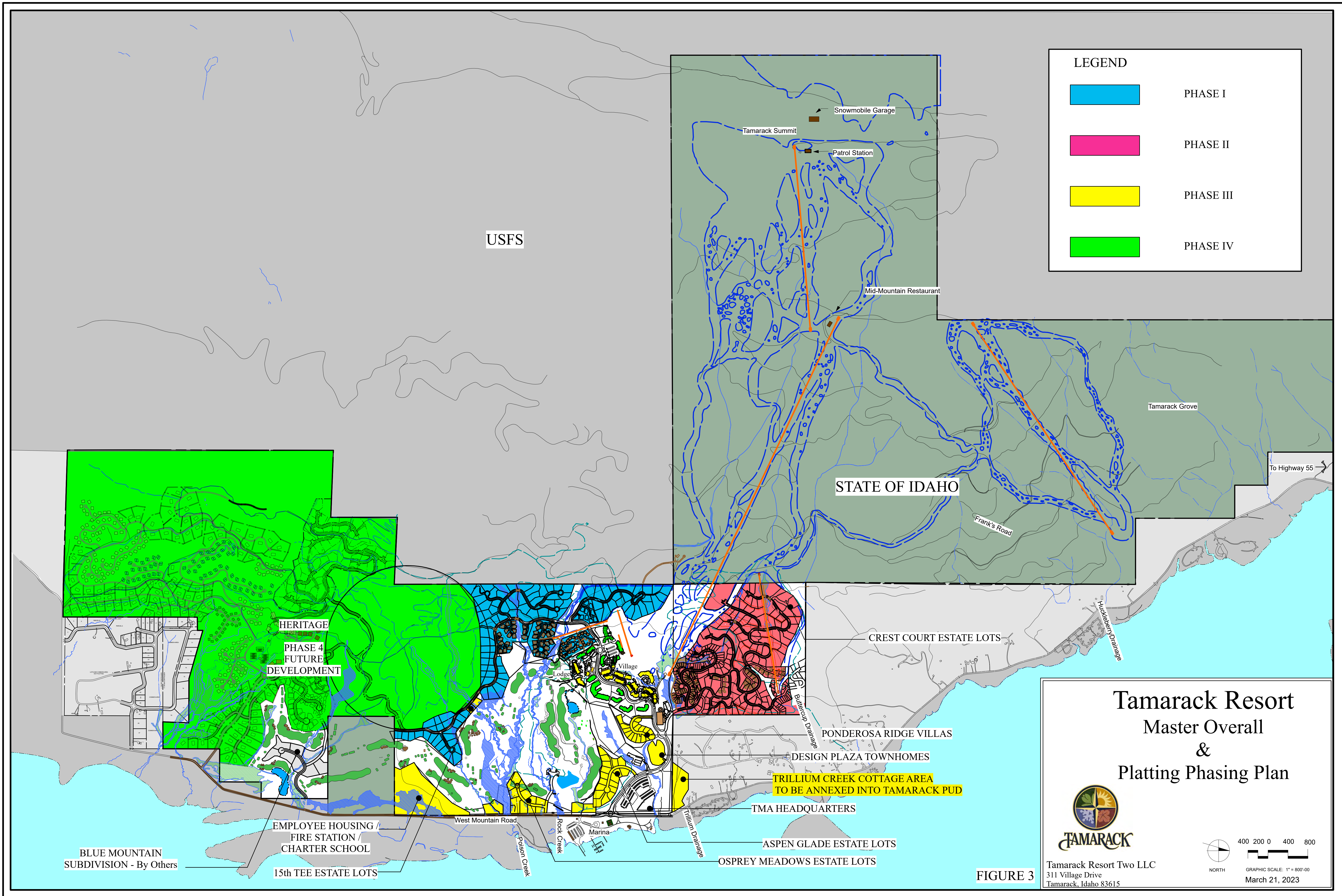
ACCESS TO F.S.
TRAIL FOR
EMERGENCY USE

ACCESS
TO
ROAD 436



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

Lead by:
Institutional Partner
Edward Loney, Architect-Site Planner
Recent Design Associates
Dave Pugh, Planner-Engineer
Site Planning Associates
LLP
Site Planning Associates
Planner



LEGEND

<div></div>	PHASE I
<div></div>	PHASE II
<div></div>	PHASE III
<div></div>	PHASE IV

Tamarack Resort

Master Overall & Platting Phasing Plan



TAMARACK

Tamarack Resort Two LLC
311 Village Drive
Tamarack, Idaho 83615



NORTH



400 200 0 400 800
GRAPHIC SCALE: 1" = 800'-00"

March 21, 2023

FIGURE 3