

## Valley County Planning and Zoning

PO Box 1350 • 700 South Main Street  
Cascade, ID 83611-1350



Phone: 208-382-7115  
Email: [cherrick@valleycountyid.gov](mailto:cherrick@valleycountyid.gov)

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**STAFF REPORT:** Tamarack Resort P.U.D. 98-1 - SUB 25-003 Phase 3.7 Buttercup - Final Plat - Addendum

**MEETING DATE:** May 14, 2026

**TO:** Planning and Zoning Commission

**STAFF:** Cynda Herrick, AICP, CFM  
Planning and Zoning Director

**APPLICANT:** Scott Turlington, 311 Village DR PMB 3161, Tamarack ID 83615

**PROPERTY OWNER:** Tamarack Resort Two and Tamarack Real Estate Holdings LLC  
c/o Martin Pico, 9171 South Dixie Highway  
Pinecrest, FL 33156

**REPRESENTATIVE:** Chris Kirk  
311 Village DR PMB 316, Tamarack Resort 83615

**SURVEYOR:** Dan Dunn, Dunn Land Surveys  
25 Coyote Trail, Cascade, ID 83611

**ENGINEER:** Antonio Conti, Ackerman-Estvoid  
7661 W Riverside DR, STE 102, Garden City, ID 83714

**LOCATION:** The site is a 4.3-acre portion of parcel RP00515006000B in Phase 2.1, Block 6 within the Tamarack Resort P.U.D. boundary. The site is in the NESW Section 32, T.16N, R, Boise Meridian, Valley County, Idaho

**SIZE:** 4.3 Acres

**REQUEST:** Final Plat Approval of 10 Lots, Open Space, and Recreational Easements

**EXISTING LAND USE:** Tamarack Resort PUD Phase 2.3 Open Space (B)

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Please refer to the Staff Report for March 12, 2026, in addition to this addendum.

Please Note: In the future we would like to see current transmittal letters. (Thanks)

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### FINDINGS:

1. On March 12, 2026, the matter was postponed to May 14, 2026, as requested by the applicant.
2. Legal notice was posted in the *Star News* on April 23, and April 30, 2026. This is not a public hearing.
3. On April 22, 2026, the applicant and representatives were reminded of the meeting start time of 4:00 p.m.

4. Additional Agency comment received regarding final plat:

Paul Ashton, Parametrix and Valley County Engineer, stated the Grading and Drainage Plans and Drainage Calculations meet the required standards; therefore, he recommended approval. (April 1, 2026)

Jerry Holenbeck, Donnelly Fire Marshal, stated that all Donnelly Fire Department requirements have been met for final plat approval. (March 5, 2026)

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**STAFF COMMENTS / QUESTIONS:**

1. Is the road construction complete and do we have an engineer's letter stating it has been built to approved plans?
2. Please refer to staff report for March 12, 2026.
3. What improvements are and are not complete?

**ATTACHMENTS:**

- Responses received after previous staff report was submitted.

**END OF STAFF REPORT**

Parametrix No. 314-4875-001 - Task 02.128

Cynda Herrick, AICP, CFM  
Valley County Planning and Zoning Director  
219 North Main Street  
PO Box 1350  
Cascade, ID 83611

Re: Buttercup Custom Chalets at Tamarack - Grading and Drainage Plans and Drainage Calculations

Dear Cynda:

I have reviewed the above-referenced documents against the current Tamarack Design Guidelines and the Valley County (VC) Private and Public Road standards. Per my review, the plans and calculations meet the required standards; therefore, I am recommending approval of the documents.

Please contact me with any questions or comments.

Sincerely,

PARAMETRIX



Paul Ashton, PE

cc: Chris Kirk/Tamarack  
Antonio Conti, PE/Ackerman-Estvold





**Donnelly Rural Fire Protection District**

P.O. Box 1178 Donnelly, Idaho 83615

208-325-8619 Fax 208-325-5081

March 5, 2026

Valley County Planning & Zoning Commission  
P.O. Box 1350  
Cascade, Idaho 83611

RE: Tamarack Resort P.U.D. 98-1 Amendment and Sub 25-003 Phase 3.7 Buttercup Final Plat

I have confirmed that Tamarack Resorts Buttercup Villas Phase 3.7 meets all Donnelly Fire Department requirements for final plat approval.

Please call with any questions you may have.

Thank you,

A handwritten signature in black ink, appearing to read "Jerry Holenbeck".

Jerry Holenbeck  
Fire Marshal  
Donnelly Fire Department  
firemarshal@donnellyfire.net  
Cell: (208) 849-2438