# Valley County Planning and Zoning

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

STAFF REPORT: P.U.D. 98-1 Tamarack Resort

C.U.P. 21-37 Phase 3.2 Ponderosa Ridge Chalet Lots - Final Plat

MEETING DATE: August 11, 2022

TO: Planning and Zoning Commission

STAFF: Cynda Herrick, AICP, CFM

Planning and Zoning Director

APPLICANT / Tamarack Real Estate Holdings LLC

OWNER: c/o Scott Turlington

311 Village Drive PMB 5026

Tamarack, ID 83615

REPRESENTATIVE: Christopher Kirk

Tamarack Two LLC

311 Village Drive, PMB 316

Tamarack, ID 83615

**ENGINEER:** Justin Leraris

SPF Engineering

300 East Mallard DR, Suite 350

Boise, ID 83700

SURVEYOR: Dunn Land Surveys

25 Coyote Trail

Cascade, ID 83611

LOCATION: Tamarack Resort Planned Unit Development Block 19 Phase 1

Village and Phase 2 Village in the N ½ Section 5, T.15N, R.3E,

Boise Meridian, Valley County, Idaho

SIZE: 8.8 acres

REQUEST: Amend Portions of Previously Platted Tamarack Resort P.U.D.

EXISTING LAND USE: Bare Land

Tamarack Real Estate Holdings LLC is requesting final plat approval. The commission will review the final plat to determine if it substantially complies with the preliminary plat, approved densities, and conditional use permit.

The approval for a conditional use permit and preliminary plat was effective December 21, 2021. The preliminary plat approval was for a 15-lot single-family residential subdivision on approximately 8.8 acres.

This plat consists of 15 single-family residential lots, ranging in size from 0.24 to 0.45 acres. Open space lots, utility easements, and recreational easement areas are included on the plat.

Staff Report C.U.P. 21-37 – Final Plat Page 1 of 4 The lots will be accessed off a private road and onto Village Drive. This road is currently a paved private road named Rock Pine Court (unsigned) and a multi-purpose trail located to the west of the Whitewater roundabout. The trail will be partially relocated to the west to maintain year-round recreational access.

The site is served by Northlake Recreational Water and Sewer District and Tamarack Municipal Water System

The lots, setbacks, roadways, and rights-of-ways will be developed to the Tamarack Resort standards set forth in the Design Guidelines.

The construction of roads and utilities was expected during 2022.

The applicant is proposing to financially guarantee the remainder of the infrastructure improvements at 120% of costs of completion.

### FINDINGS:

- 1. The final plat was submitted on June 9, 2022.
- 2. Legal notice was posted in the *Star News* on June 23, 2022, and June 30, 2022. The proposed final plat was posted on the online at www.co.valley.id.us" on June 14, 2022. **This is not a public hearing.**
- 3. Agency comment received:

Jess Ellis, Donnelly Fire Department Fire Marshal, stated that the applicant has <u>not</u> met all requirements. (June 20, 2022)

Paul Ashton, Parametrix, Valley County Engineer, has reviewed the grading and drainage plans and stormwater analysis. Approval is recommended. (May 5, 2022)

Laurie Frederick, Valley County Cadastral Specialist, found no discrepancies within this plat. (June 23, 2022)

Laurie Frederick, Valley County Cadastral Specialist, and Kelly Copperi, Valley County Communications Supervisor have no issues with the proposed subdivision and road names. (July 5, 2022, and June 23, 2022)

### STAFF QUESTIONS / COMMENTS / RECOMMENDATION:

- 1) Lot 13 should include Valley County.
- 2) The following are the conditions of approval and comments as to whether the applicant has complied with each condition.

### Approved Conditions of Approval - Instrument # 446866:

- 1. The application, the staff report, 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 shall require an additional Conditional Use Permit.
- 3. The final plat for shall be recorded within two years or this permit will be null and void. Must be recorded by December 21, 2023.
- 4. 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.
- Must comply with all requirements previously approved as P.U.D 98-01 Tamarack Resort and any subsequent amendments. ✓
- 6. Must have an approved storm water management plan and site grading plan approved by the Valley County Engineer prior to any work being done on-site. ✓
- 7. Prior to final plat, the applicant's engineer shall certify that the roads have been built to approved standards or be financially guaranteed.
- 8. Must bury conduit for fiber optics with utilities.
- 9. Applicant's engineer shall confirm all utilities were placed according to the approved plans.
- 10. A private road declaration is required to confirm that the road will be maintained by the Tamarack Municipal Association.
- 11. A letter of approval is required from Donnelly Fire District prior to recording the final plat.

Will be a motion of the final to not issue building permits prior to hydrants being tested.

- 12. Shall work with Southern Idaho Timber Protection Association along with the Donnelly Rural Fire Protection Association to implement the Wildfire Prevention and Protection Plan and amend as agreed.
- 13. CCR's should address, lighting, wildfire prevention, noxious weeds, and limit each lot to one wood burning device.
- 14. All lighting must comply with the Valley County Lighting Ordinance.
- 15. Shall place addressing numbers at each residence and at the driveway entrance if the house numbers are not visible from the road. ✓
- 16. The following note shall be placed in the notes on the face of the final plat:

"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."

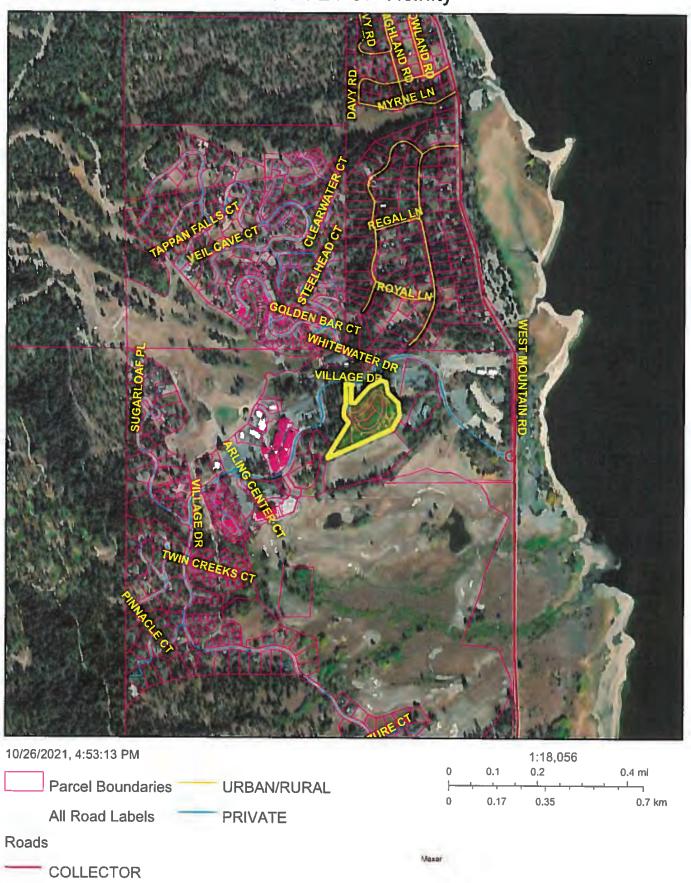
End	<b>Conditions</b>	of Approval	

### **ATTACHMENTS:**

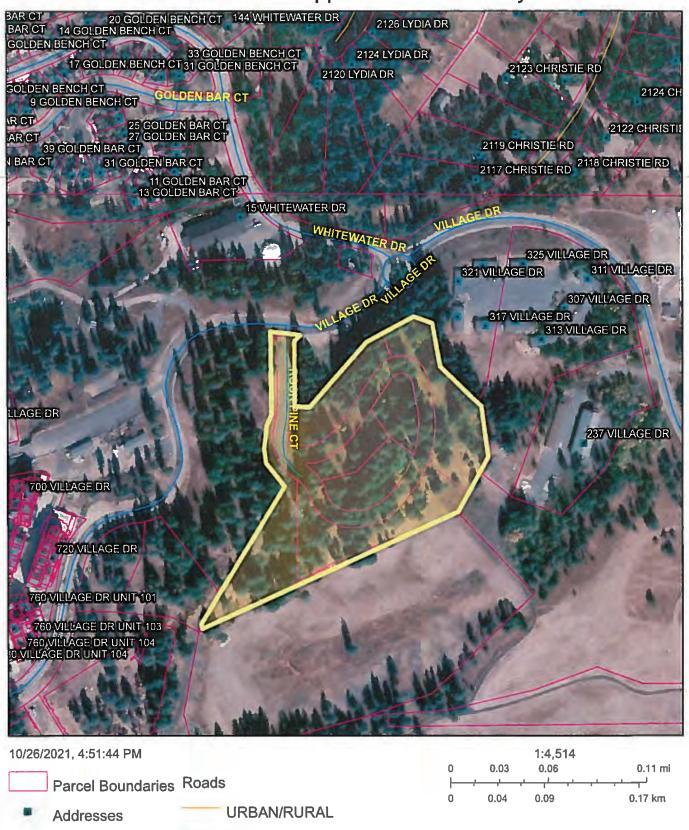
- Vicinity Map
- Aerial Map
- Conditional Use Permit
- · Approved Preliminary Plat
- Submittal Letter from Applicant and Proposed Final Plat (Dated June 6, 2022)
- Responses

**END OF STAFF REPORT** 

# C.U.P. 21-37 Vicinity



# C.U.P. 21-37 Approximate Boundary



Maxor

PRIVATE

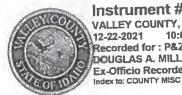
All Road Labels

# Valley County Planning and Zoning

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

Phone: 208-382-7115

Email: cherrick@co.valley.id.us



Instrument # 446866

VALLEY COUNTY, CASCADE, IDAHO
12-22-2021 10:02:58 AM No. of Pages: 2
Recorded for: P&Z
DOUGLAS A. MILLER

Ex-Officio Recorder Deputy

CONDITIONAL USE PERMIT

NO. 21-37

Ponderosa Ridge Chalet Lots Tamarack Resort P.U.D.

Issued to:

Scott Turlington

Tamarack Two LLC

311 Village Drive, PMB 316

Tamarack ID 83615

Tamarack Two LLC 9171 South Dixie Highway

Pinecrest FL 33156

**Property Location:** 

The site is 8.8 acres within the Tamarack Resort Planned Unit Development Block 19 Phase 1 Village and Phase 2 Village in the N½ Section 5, T.15N, R.3E, Boise Meridian, Valley County,

Idaho.

There have been no appeals of the Valley County Planning and Zoning Commission's decision of December 9, 2021. The Commission's decision stands, and you are hereby issued Conditional Use Permit No. 21-37 with Conditions for establishing a 15 "chalet" lot single family subdivision as described in the application, staff report, and minutes.

The effective date of this permit is December 21, 2021.

## Conditions of Approval:

- 1. The application, the staff report, 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 shall require an additional Conditional Use Permit.
- 3. The final plat for shall be recorded within two years or this permit will be null and void.
- 4. The issuance of this permit and these conditions will not relieve the applicant from Conditional Use Permit

complying w. applicable County, State, or Federal la. 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.

- 5. Must comply with all requirements previously approved as P.U.D 98-01 Tamarack Resort and any subsequent amendments.
- 6. Must have an approved storm water management plan and site grading plan approved by the Valley County Engineer prior to any work being done on-site.
- 7. Prior to final plat, the applicant's engineer shall certify that the roads have been built to approved standards or be financially guaranteed.
- 8. Must bury conduit for fiber optics with utilities.
- 9. Applicant's engineer shall confirm all utilities were placed according to the approved plans.
- 10. A private road declaration is required to confirm that the road will be maintained by the Tamarack Municipal Association.
- 11. A letter of approval is required from Donnelly Fire District prior to recording the final plat.
- 12. Shall work with Southern Idaho Timber Protection Association along with the Donnelly Rural Fire Protection Association to implement the Wildfire Prevention and Protection Plan and amend as agreed.
- 13. CCR's should address, lighting, wildfire prevention, noxious weeds, and limit each lot to one wood burning device.
- 14. All lighting must comply with the Valley County Lighting Ordinance.
- 15. Shall place addressing numbers at each residence and at the driveway entrance if the house numbers are not visible from the road.
- 16. The following note shall be placed in the notes on the face of the final plat: "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."
- 17. Shall work with Road Department Director and Valley County Commissioners on continued involvement with road development agreement.

END CONDITIONAL USE PERMIT

Date <u>learner</u> 21, 2027
Approved by <u>lynds llessel</u>

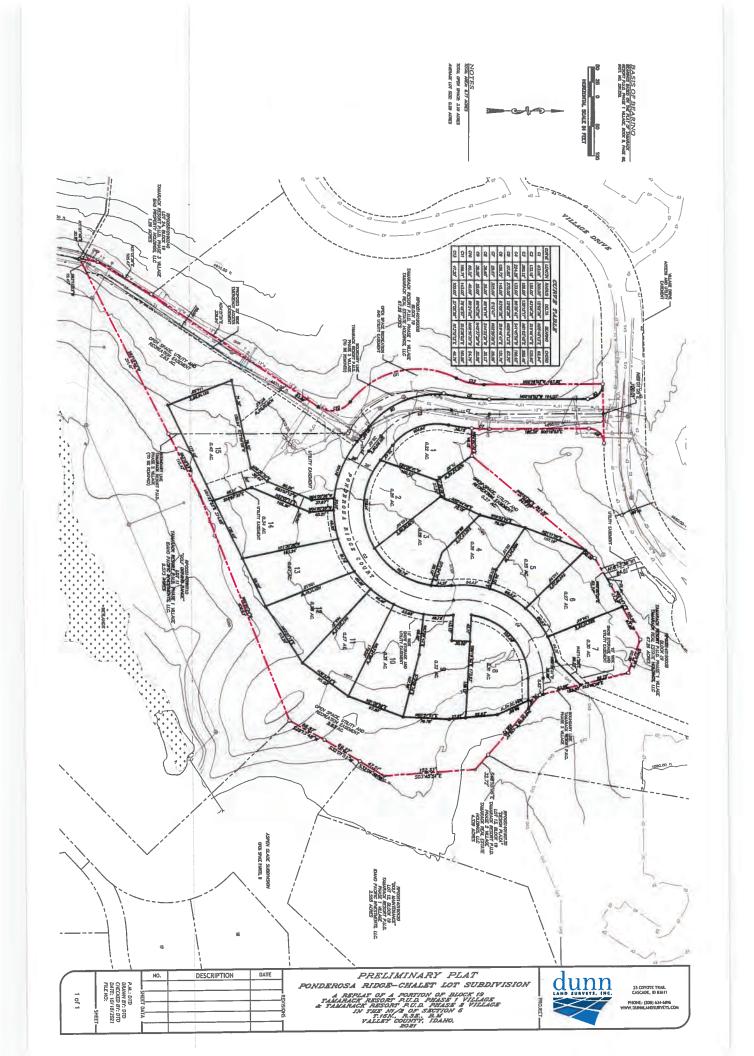
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Conditional Use Permit Page 2

On this 21 d. December , 2021, before m notary public in and for said State, Cynda
Herrick personally appeared, and is known to me to be the person whose name is subscribed to the within
instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and fear in this certificate above written.

Notary Public
Residing at:
Commission Expires:



June 6, 2022

Christopher Kirk Planning Consultant for Tamarack Resort Two, LLC (TRH) 9171 South Dixie Highway Pinecrest, Florida 33156

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: Final Plat for Tamarack Resort Planned Unit Development, Phase 3.2

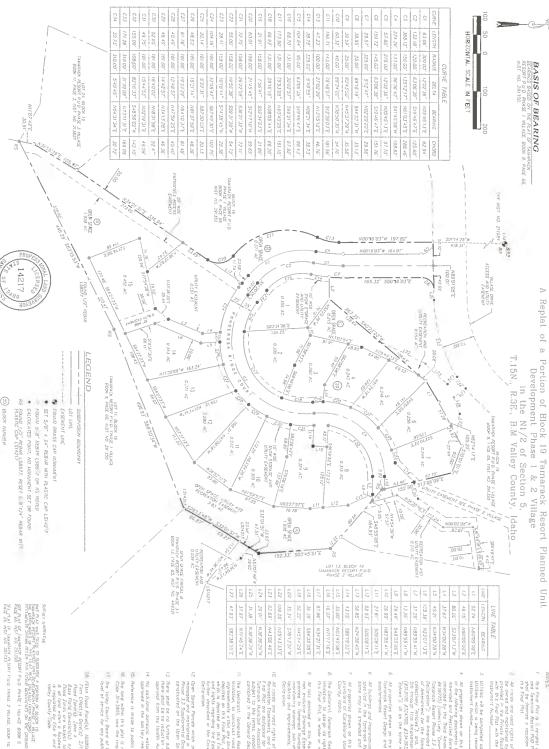
Dear Planning and Zoning Commission, Ms. Herrick,

This letter serves as a cover for the Planning and Zoning Commission review and approval of the Final Plat for the Tamarack Resort Planned Unit Development, Phase 3.2 addition at Tamarack Resort by the Valley County. The Preliminary Plat was presented to the P&Z Commission's attention on December 9, 2021 and was approved.

- 1. There are slight changes to the linework between the Preliminary and Final Plats. Lots 1, 2, 3, 4, 5 and 6 have been adjusted slightly to accommodate a new Tamarack Villa residential product.
- 2. All roads and utilities will be constructed as per the engineer's plan.
- 3. Financial guarantees will be in place to fund all the infrastructure improvements to secure approval of the Board of County Commissioners
- 4. All Special Conditions applied to the proposed use will be met.



BASIS OF BEARING



This Final Plat is ere-plat of a portion of Tamarack Report PUD Phase 1 Village and Tamarack Resort PUD Phase 2 Village. The recordation of this Final Plat shall be deemed a vacation in the entirety of any prior plat to the extent of this Final Plat.

- All seats and read rights of way depicted on this Froid Patt are printle and will be awared and maintenared by the interactive blundaged -Association, or a 's further provided in the Printle Road Occidentien, which is being recarded construently with this Froid Patt with the Office of Recorder of Violey County, Idoho, as fastivance! Number...

- operties shown on th's Final Plat are subject to and governed by the rock Hasort Design and Development Guidelines, as may be amended or
- All buildings and improvements must be constructed within the Building Ened specified in the Terraryak Resert Design and Development Guidelines, as the same may be amended and supplemented.
- properties shown on th's Final Plat are subject to and governed by the properties of Caradiland Use Permit No. 22-09, as issued and madified by Valletinians.
- Declarant, Tamarask Real estate Hadings, LLC, reserves the right, without taken, to assen its rights to any and all easements which are depicted on final Plat, in whole or in part.
- in dealings, Sub-defined and suffice wide management features and improvements, as to their described in the Phase \$.2 Supplements.

- Open Space Parcels which are depicted on this final Plat shall be used, managed and mahidned in accordance with the General Declaration and the Plass 1.2 Supplemental Declaration. No Judangs or structures may be constructed on the Open Space Parcels.
- There shall be no further subdivision of any Lot applicate on this Final Plat, and there shall be no reduction in size of any Lot on this Final Plat without prior appropriate from the Iteath Authority.
- No auditional domestic water supplies shall be installed beyond the water approved in the sanitary restriction release.
- The Valley County Board of Commissioners have the sale discretion to set the level of service for any public rood; the level of service can be changed. The land within this plat is not within an irrigation district as defined in ideno-Cite 31-3805, and the requirements in LC. 31-3805 are not applicable. ence is made to public health letter on the regarding additional restrictions

SHEET I OF 2 PHONE: (208) 634-6896 WWW.DUNNLANDSURVEYS.COM 25 COYOTE TRAIL CASCADE, ID 83611

(29) BLOCK NUMBER

(A) OPEN SPACE PAR EL

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# TAMARACK RESORT PLANNED UNIT DEVELOPMENT PHASE 3.2

A Replat of a Portion of Block 19 Tamarack Resort Planned Unit
Development Phase 1 & 2 Village
in the N1/2 of Section 5,
T.15N., R.3E., B.M Valley County, Idaho

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IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS \_\_\_\_\_ DAY OF

2022

ACKNOWLEDGEMENT

COUNTY OF

ACKNOWLEDGED TO ME THAT HE SUBSCRIBED THE ABOVE NAMES AS PRINCIPLE, AND HIS I NAME AS ATTERNIEY IN FACT

in withess whereof,  $\boldsymbol{t}$  have hereunto set my hand and affixed my official seal the day and year first above written.

COMMISSION EXPIRES:

APPROVAL OF THE VALLEY COUNTY PLANNING AND ZONING COMMISSION

THE PLAT OF TAMARACK RESORT PLANNED UNIT DEVELOPMENT PHASE 3.2 IS HEREBY ACCEPTED AND

BY THE VALLEY COUNTY PLANNING AND ZONING COMMISSION

ACCEPTED AND APPROVED THE THE PLAT OF TAMARACK RESORT PLANNED UNIT DEVELOPMENT PHASE 3.2 IS HEREBY DAY OF

MARTIN PICO, MANAGER TAMARACK REAL ESTATE HOLDINGS, LLC by SCOTT TURLINGTON, ATTORNEY IN FACT

MARTIN PICO, MANAGER, TAMARACK REAL ESTATE HOLDINGS, LLC

NOTARY PUBLIC OF IDAHO

APPROVED THE . \_ DAY OF\_

APPROVAL OF THE BOARD OF VALLEY COUNTY COMMISSIONERS

BY THE VALLEY COUNTY COMMISSIONERS.

DISTRICT HEALTH DEPARTMENT, ENS

DIST NO.

CERTIFICATE OF VALLEY COUNTY SURVEYOR

I, THE UNDERSIGNED COUNTY SURVEYOR FOR VALLEY COUNTY, DO HEREBY CERTIFY THAT PLAT OF TAMBRICH RESORT PLANKED UNIT DEVELOPMENT PHASE 3.2 IS IN COMPUNION TITLE SO, CHAPTER 13, DANG COBE, RECATING 70 PLATS AND SURVEYES AND IS ALSO IN COMPURANCE WITH THE VALLEY COUNTY SUBDIVISION REGULATIONS RELATING TO PLATS.

VALLEY COUNTY SURVEYOR

LOANEL T. IJUM, HROTESDAM, LAND SURCYOR NO. 1427. LICENSED BY THE STATE OPHO-DAMED ON HEBBEY CERRYT THAT THE SEAT OF TAMADOK BESON TO SWEED WITH EXCLORABLY PHASE, 17 AS DESCRIBED IN THE "CORTIFICATE OF OWNERS", MAS DARWIN FROM A SURVEY CONDUCTOR UP HE AND ACCURATELY REPORTED THE POWERS", MAS DARWIN FROM AND IS IN CONTORNAMICE WITH THE STATE OF DAMO CODE RELATING TO PLATS AND SURVEYS.



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DATE

SHEET 2 OF 2 25 COYOTE TRAIL CASCADE ID 83611

PHONE: (208) 634 6896 WWW.DUNNLANDSURVEYS COM

HEALTH CERTIFICATE

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# Donnelly Rural Fire Protection District

P.O. Box 1178 Donnelly, Idaho 83615

June 20, 2022

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

RE: C.U.P. 21-37 Tamarack Resort P.U.D. - Phase 3.2 - Final Plat

As of June 20, 2022 C.U.P. 21-37 Tamarack Resort P.U.D. — Phase 3.2 — Final Plat has not met all Donnelly Rural Fire Protection District requirements.

Please call with any questions.

Jess Ellis

Fire Marshal

Donnelly Fire Department



7761 W RIVERSIDE DRIVE, SUITE 201 | BOISE, ID 83714 |

SENT VIA EMAIL

May 5, 2022 Parametrix No. 314-4875-001

Ms. Cynda Herrick, AICP, CFM Valley County Planning and Zoning Administrator P.O. Box 1350 Cascade, ID 83611

Re: Tamarack Ponderosa Ridge Subdivision - Revised Grading and Drainage Plans and Stormwater Analysis

Dear Cynda:

We have reviewed the above referenced revised documents against the Tamarack Resort Design and Development Guidelines dated March 9, 2006 and the current Valley County (VC) standards. Per our review, the applicant has addressed our comments and the plans and stormwater analysis meet the standards and requirements; therefore, we are recommending approval of the documents.

Please contact me with any questions or comments.

Sincerely,

**PARAMETRIX** 

Valley County Engineer

Paul Ashton, P.E.

cc: Project File

Jeff McFadden / Valley County Road Department

Justin Leraris, PE

# Valley County Assessor's Office

P.O. Box 1350 • 219 N. Main Street Cascade, Idaho 83611-1350

JUNE FULLMER

Assessor



**Department of Motor Vehicles** 

SUE PROBST Chief Deputy Assessor

June 23, 2022

Cynda Herrick Valley Co. P&Z Administrator Valley County Courthouse Cascade, Idaho 83611

RE: Final Plat Review "Tamarack PUD Phase 3.2"

Dear Cynda,

This letter is in response to your request for our office to review the final plat of the above referenced subdivision.

I have run a traverse of the subdivision boundary from the legal description provided on the Certificate of Owners. Enclosed you will find a copy. This **2023** proposed plat encompasses several parcels referenced on the Assessment Roll as portions of Tamarack Resort PUD Phase 1 Village and portions of Tamarack Resort PUD Phase 2 Village in Section 5 of Township 15 North, Range 3 East. The parcel number(s) and ownership are as follows:

RP 00514019000B – Tamarack Real Estate Holdings LLC

RP 005390190170 – Tamarack Real Estate Holdings LLC

RP 005390190180 – Tamarack Real Estate Holdings LLC

RP 005390190190 – Tamarack Real Estate Holdings LLC RP 005390190200 – Tamarack Real Estate Holdings LLC

RP 005390190210 – Tamarack Real Estate Holdings LLC

RP 005390190220 - Tamarack Real Estate Holdings LLC

I have enclosed a copy of the GIS plat T15N R03E Section 5, with this proposed plat highlighted. We have found no discrepancies within this plat.

Please feel free to contact our office with any further questions or inquiries. Thank you for allowing us the opportunity to review this plat.

Sincerely,

Laurie Frederick Cadastral Specialist Cartography Department Valley County

Enclosure

Cc: Chip Bowers, Valley Co. Surveyor; Dan Dunn, Dunn Land Surveys, Inc.

 J:\Assessor\Traverse PC\traverse 2013\15n\3e\5\_TRPUD\_Phase3-1.TRV T15N 3E SEC 5 Tamarack Resort PUD 3.2

Tamarack Resort PUD Phase 3.2 boundary

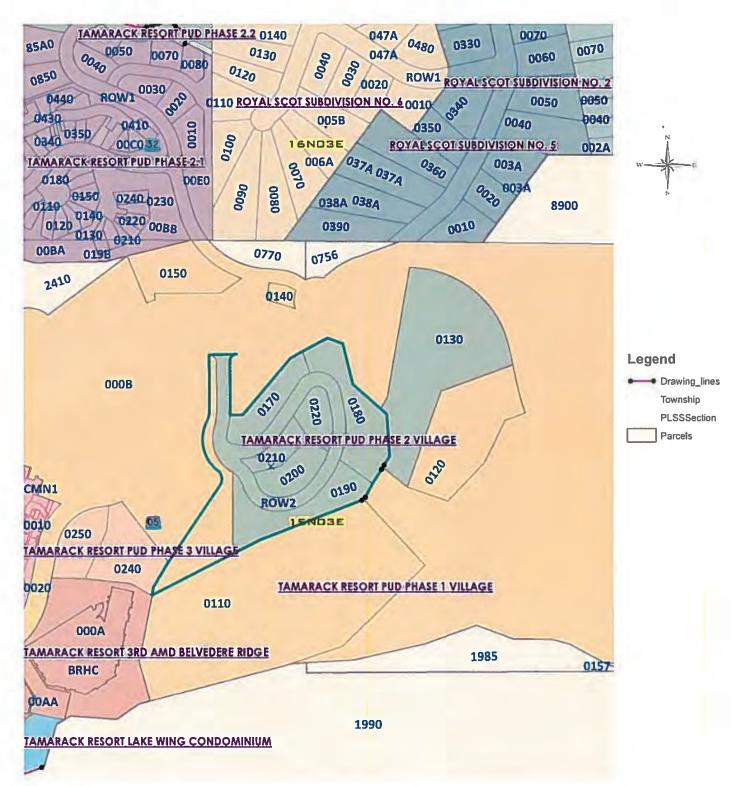
382158.6582 SqFt 8.7732 Acres

Point 20 19 18 115 116 117 118 119 120	Type PC PC	Grid Bearing  532°01′51″W 529°13′48″W 568°50′34″W 563°15′53″W N11°07′42″E N31°15′39″E N34°21′31″E N8°50′30″W	Grid Dist 69.27 66.87 406.93 446.29 30.91 105.47 336.94 54.76	Radius -40.00	Arc Length	Delta 86*23'33"	Northing -827.00 -885.72 -944.08 -1090.95 -1291.72 -1261.39 -1171.24 -893.08 -838.98	Easting 623.34 586.60 553.95 174.45 -224.13 -218.17 -163.43 26.73 18.31
121	PC	N12°38′03″W	181.56	143.00	196.71	78*48′51″	-661.81	-21.40
122	PT	N13°15′12″E	46.76	-100.00	47.20	27*02′30″	-616.30	-10.68
123		NO*16'03"W	197.82				-418.48	-11.61
124	PC	N89°01′05″E	100.01				-416.76	88.39
125	PT	544°22′31″W	35.13	-25.00	38.95	89°16′19″	-441.87	63.82
126	PC	50°16′03″E	165.32				-607.19	64.59
127	PT	52°20′20″W	29.56	325.00	29.57	5*12′47″	-636.73	63.39
128		N90'00'00"E	46.15				-636.73	109.54
129		N40°23′22″E	267.35				-433.10	282.77
130		N60'00'00"E	52.74				-406.73	328.45
131		N62°14″17″E	105.20				-357.73	421.54
132		570°01′01″E	60.00				-378.23	477.93
133		513*46'09"E	152.50				-526.35	514.22
134		548*55'06"E	164.93				-634.73	638.54
135		S3°45′51″E	152.33				-786.73	648.54
20'		532°01′51″W	47.51				-827.01	623.34

Wednesday, June 22, 2022 12:25:50 lfrederick

# Proposed "Tamarack Resort PUD Phase 3.2" Located in TRPUD Phase 1 & Phase 2 Village





This map or drawing is to be used for reference purposes only. The County is not responsible for any inaccuracies contained herein.

Date 6/22/2022 By LFrederick

Re: Proposed road names - Tamarack Resort Laurie Frederick Tue 7/5/2022 11:51 AM To: Lori Hunter
I am not finding an issue with the proposed names. thank you,
Laurie Frederick Cadastral Specialist Cartography Dept. Valley County
Service Transparent Accountable Responsive
Re: Proposed road names - Tamarack Resort Kelly Copperi Thu 6/23/2022 11:15 AM To: Lori Hunter
I'm good. Thanks,
Sgt. Kelly Copperi Valley County Sheriff's Office Communications Supervisor Office Cell:
From: Lori Hunter Sent: Thursday, June 16, 2022 9:44 AM  To: Laurie Frederick Subject: Proposed road names - Tamarack Resort
We have received the final plat submittals for 2 Tamarack Resort plats. Your thoughts on road names?
Tamarack Resort Phase 3.2 Ponderosa Ridge

 Ponderosa Ridge Court - this would replace a roadway that was named Rock Pine CT but never signed, south side of Village DR

Tamarack Resort Phase 3.3 Osprey Meadows Estates

 Osprey Meadow Court - From West Mountain Drive, south of the round-a-bout with Village Drive

Lori Hunter

Valley County Planning & Zoning Assistant Planner

219 N. Main Street • P.O. Box 1350 Cascade, ID 83611

Service Transparent Accountable Responsive