

## 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](mailto: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 / OWNER:** Tamarack Real Estate Holdings LLC  
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.

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](http://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 not 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. ✓
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.  
  
**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 Conditions of Approval* \_\_\_\_\_

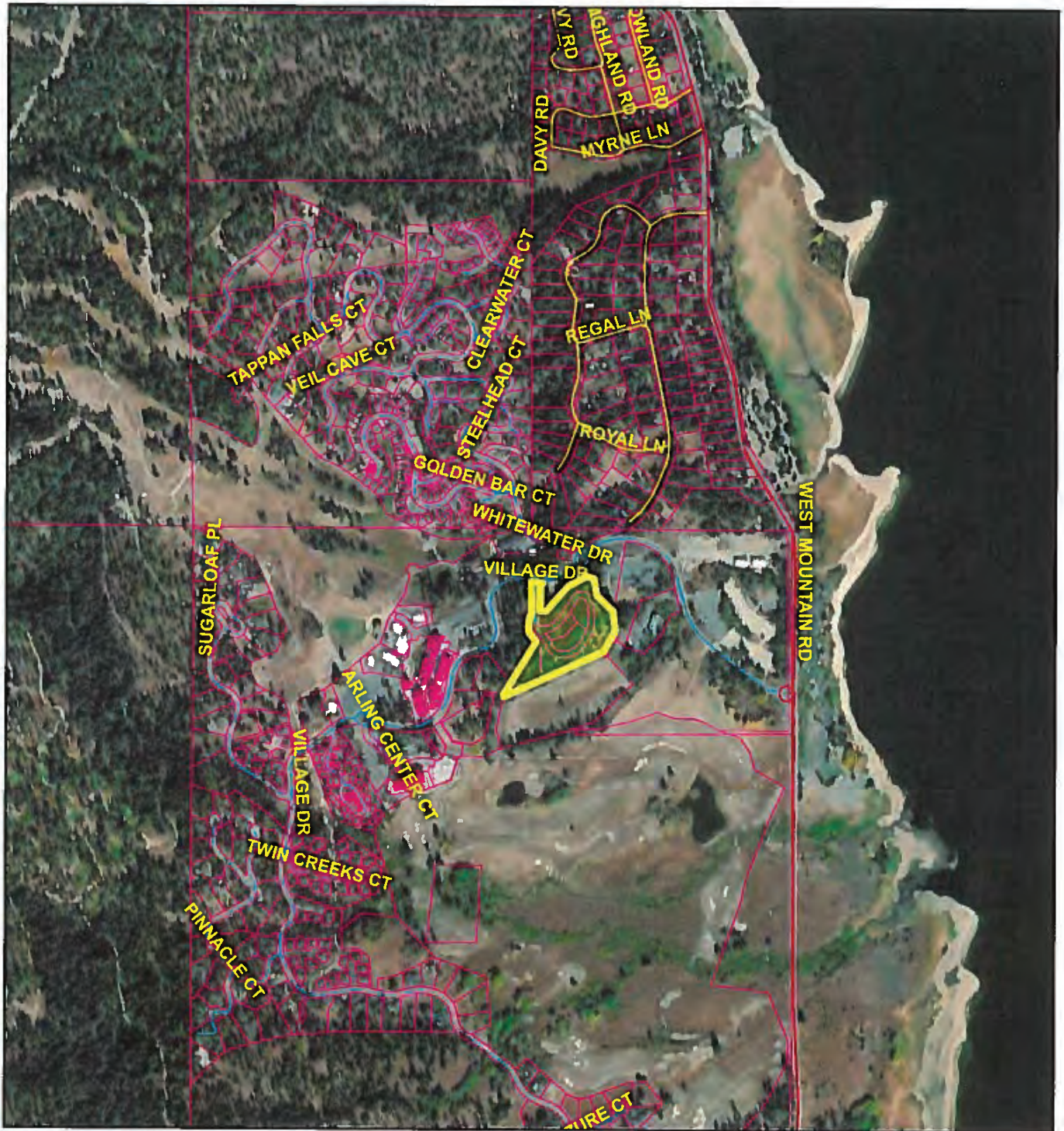
**ATTACHMENTS:**

- 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**

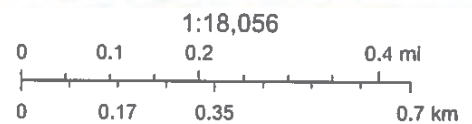


# C.U.P. 21-37 Vicinity



10/26/2021, 4:53:13 PM

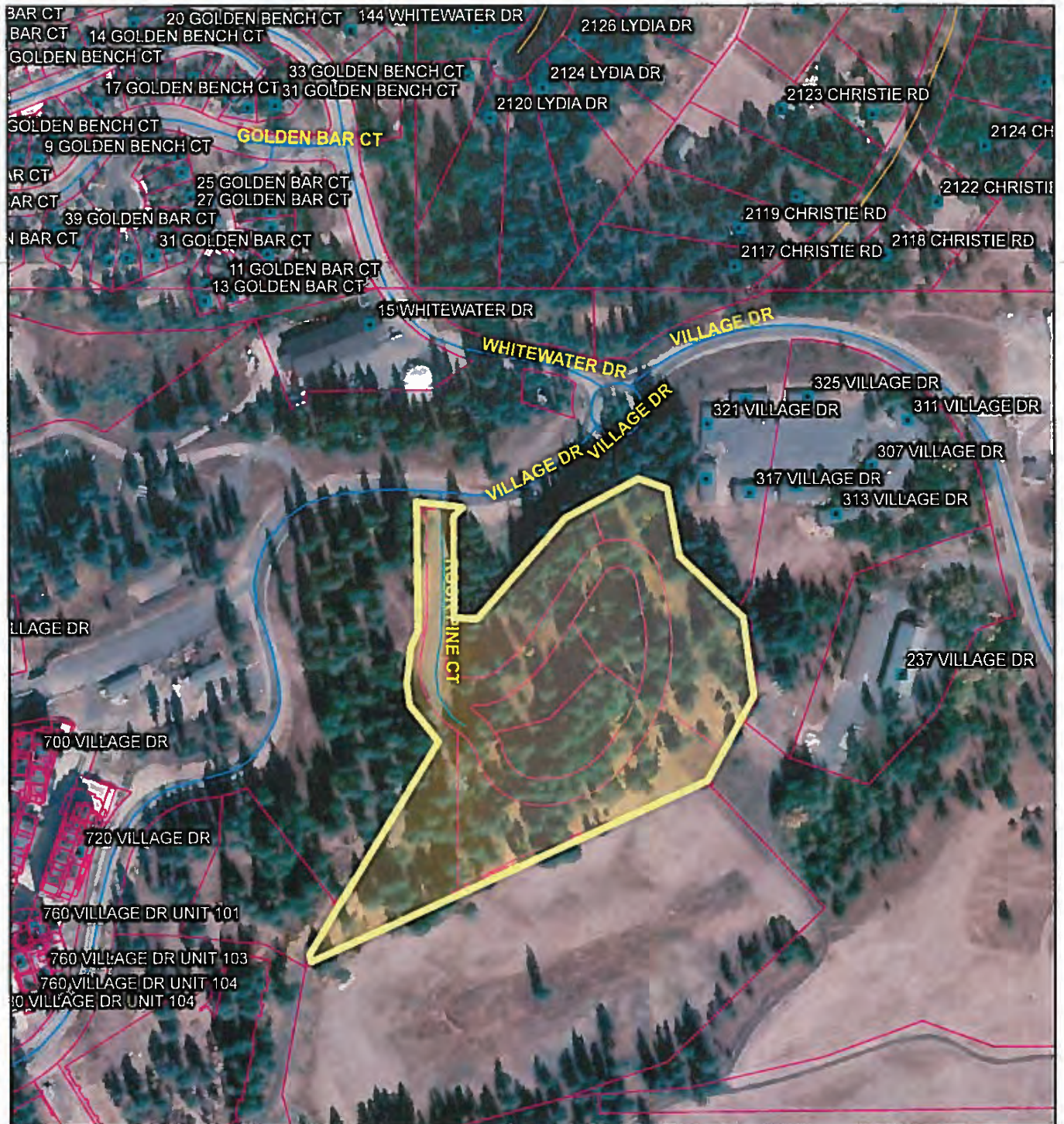
- Parcel Boundaries
  - URBAN/RURAL
  - PRIVATE
  - COLLECTOR
- All Road Labels
- Roads



Maxar

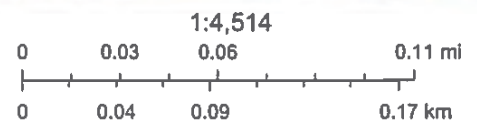


# C.U.P. 21-37 Approximate Boundary



10/26/2021, 4:51:44 PM

- Parcel Boundaries
- Roads
- Addresses
- URBAN/RURAL
- All Road Labels
- PRIVATE



Maxar

# 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](mailto: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

Index to: COUNTY MISC

[Recording Officer]

Fee: 0.00

## 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 N ½ 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

Page 1

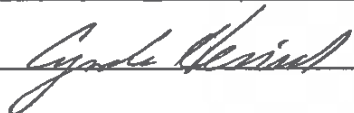


complying with applicable County, State, or Federal laws or regulations or be construed as permission to operate in violation of any statute or regulations. Violation of these laws, regulations or rules may be grounds for revocation of the Conditional Use Permit or grounds for suspension of the Conditional Use Permit.

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 December 21, 2021

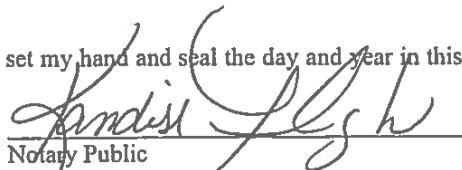
Approved by 

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On this 21 d. December, 2021, before me 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.

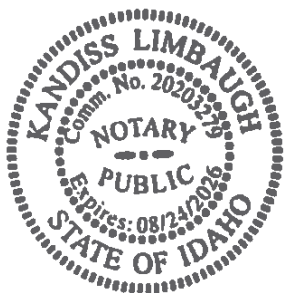
IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year in this certificate above written.



Notary Public

Residing at:

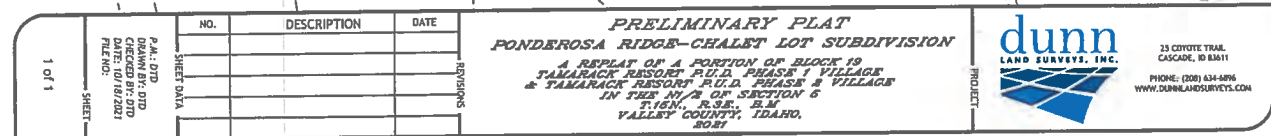
Commission Expires:



HORIZONTAL SCALE IN FEET



**NOTES**  
TOTAL AREA: 8.77 ACRES  
TOTAL OPEN SPACE: 3.10 ACRES  
AVERAGE LOT SIZE: 0.229 ACRES



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.









**Donnelly Rural Fire Protection District**  
P.O. Box 1178 Donnelly, Idaho 83615  
[REDACTED]

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 [REDACTED] with any questions.

Jess Ellis

Fire Marshal  
Donnelly Fire Department



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

*inspired people. inspired solutions. making a difference.*

## Valley County Assessor's Office

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



Department of Motor Vehicles

**JUNE FULLMER**  
Assessor

**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

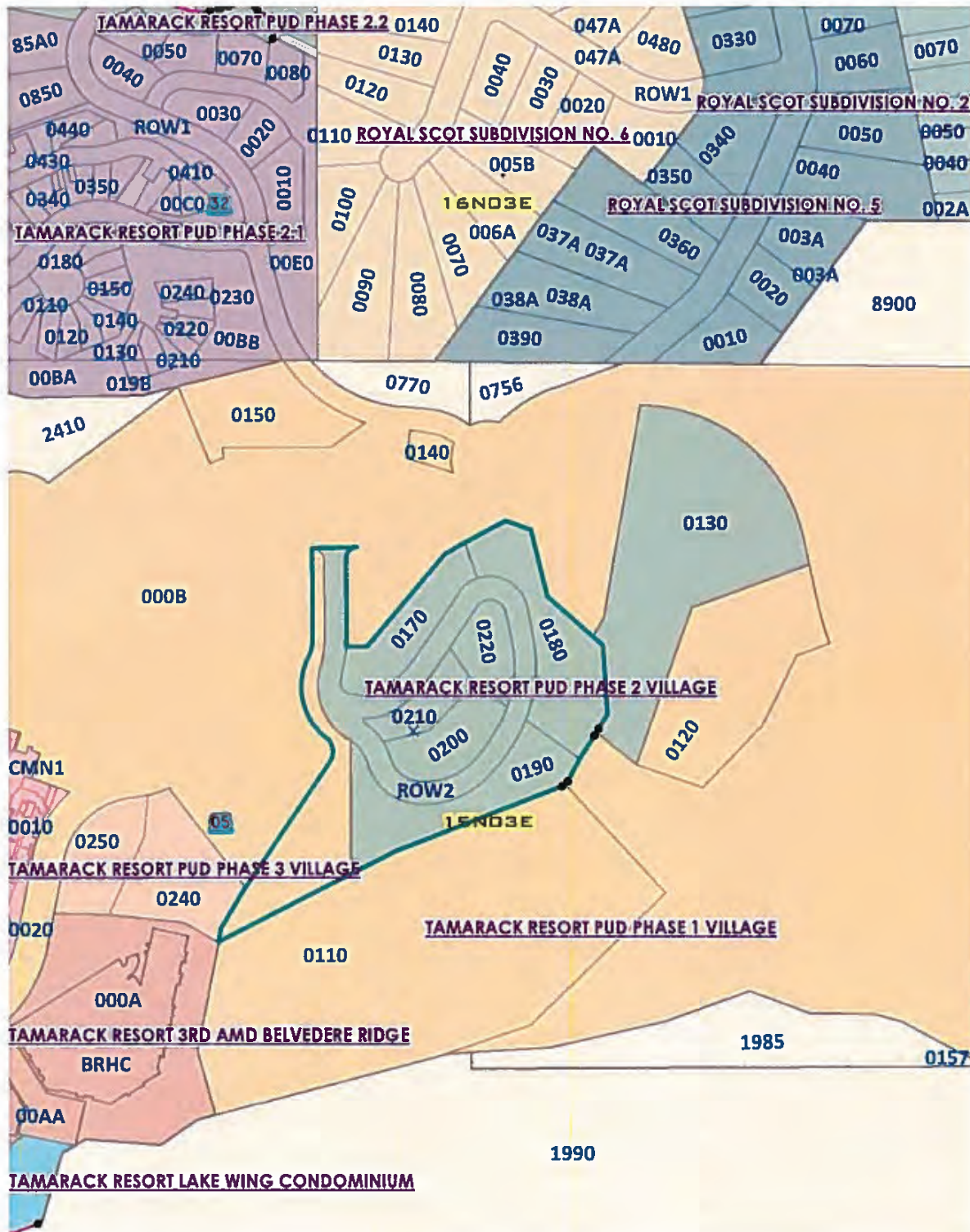
382158.6582 SqFt 8.7732 Acres

Point	Type	Grid Bearing	Grid Dist	Radius	Arc Length	Delta	Northing	Easting
20							-827.00	623.34
19		S32°01'51"W	69.27				-885.72	586.60
18		S29°13'48"W	66.87				-944.08	553.95
115		S68°50'34"W	406.93				-1090.95	174.45
116		S63°15'53"W	446.29				-1291.72	-224.13
117		N11°07'42"E	30.91				-1261.39	-218.17
118		N31°15'39"E	105.47				-1171.24	-163.43
119	PC	N34°21'31"E	336.94				-893.08	26.73
120	PC	N8°50'30"W	54.76	-40.00	60.31	86°23'33"	-838.98	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		N0°16'03"W	197.82				-418.48	-11.61
124	PC	N89°01'05"E	100.01				-416.76	88.39
125	PT	S44°22'31"W	35.13	-25.00	38.95	89°16'19"	-441.87	63.82
126	PC	S0°16'03"E	165.32				-607.19	64.59
127	PT	S2°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		S70°01'01"E	60.00				-378.23	477.93
133		S13°46'09"E	152.50				-526.35	514.22
134		S48°55'06"E	164.93				-634.73	638.54
135		S3°45'51"E	152.33				-786.73	648.54
20'		S32°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



**Re: Proposed road names - Tamarack Resort**  
Laurie Frederick [REDACTED]  
Tue 7/5/2022 11:51 AM  
To: Lori Hunter [REDACTED]

I am not finding an issue with the proposed names.  
thank you,

Laurie Frederick  
Cadastral Specialist  
Cartography Dept.  
Valley County  
[REDACTED]

Service  
Transparent  
Accountable  
Responsive

---

**Re: Proposed road names - Tamarack Resort**  
Kelly Copperi [REDACTED]  
Thu 6/23/2022 11:15 AM  
To: Lori Hunter [REDACTED]

I'm good.  
Thanks,

Sgt. Kelly Copperi  
Valley County Sheriff's Office  
Communications Supervisor  
Office: [REDACTED]  
Cell: [REDACTED]

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**From:** Lori Hunter [REDACTED]  
**Sent:** Thursday, June 16, 2022 9:44 AM  
**To:** Laurie Frederick [REDACTED], Kelly Copperi [REDACTED]  
**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  
[REDACTED]  
219 N. Main Street • P.O. Box 1350  
Cascade, ID 83611

*Service Transparent Accountable Responsive*