

## 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)

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**STAFF REPORT:** P.U.D. 98-1 Tamarack Resort  
C.U.P. 22-09 Phase 3.3 Osprey Meadows Estates – Final Plat

**MEETING DATE:** February 9, 2023

**TO:** Planning and Zoning Commission

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

**APPLICANT / OWNER:** Tamarack Resort Two LLC  
c/o Scott Turlington  
311 Village Drive PMB 5026, Tamarack, ID 83615

**REPRESENTATIVE:** Christopher Kirk, Tamarack Resort Two LLC  
9171 South Dixie Highway, Pinecrest, FL 33156

**ENGINEER:** ABCO Engineering  
119 N Midland BLVD, Nampa, ID 83651

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

**LOCATION:** Tamarack Resort Planned Unit Development in the NE ¼ of Section 5, T.15N, R.3E, Boise Meridian, Valley County, Idaho

**SIZE:** 16.2 acres

**REQUEST:** Amend P.U.D. 98-01 to Relocate Approved Single-Family Residential Lots

**EXISTING LAND USE:** Bare Land and portion of Golf Course

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A final plat was approved by the Planning and Zoning Commission in July 2022. The applicant has made minor changes; therefore, is requesting final plat approval again. The commission will review the final plat to determine if it substantially conforms with the preliminary plat, approved densities, and conditional use permit.

The approval for a conditional use permit and preliminary plat was effective June 7, 2022. The preliminary plat approval was for a 17-lot single-family residential subdivision on approximately 12.7 acres, ranging in size from 0.4 to 1.4 acres. Fifteen (15) estate lots are located east of the existing Osprey Meadows Golf Course and to the southwest of the Poison Creek Campground along West Mountain Road. Two lots are proposed along Discovery Drive on an area that was originally part of the Osprey Meadows Golf Course and contiguous to the Tamarack Phase 1 plat.

Lots would be accessed from West Mountain Road (public), Discovery Drive (private), and a new private road named Osprey Meadow Court. They are dedicating 50' from center of road to Valley County for additional right-of-way for West Mountain Road.

The lots, setbacks, roadways, and rights-of-ways are developed to the Tamarack Resort standards set forth in the Design Guidelines. Central sewer and water would be provided by Northlake Recreational Sewer and Water District and Tamarack Municipal Water System.

The plat includes utility, landscape, and recreational easement areas. Wetlands are delineated on the final plat. Portions of existing trails and golf-court cart path would be modified. An Idaho Power easement would be vacated upon recordation of the plat.

The Board of County Commissioners approved this amendment to the PUD on May 23, 2022.

The applicant is proposing to financially guarantee infrastructure improvements at 120% of construction costs.

#### **FINDINGS:**

1. The final plat was submitted on December 27, 2022.
2. Legal notice was posted in the *Star News* on January 19, 2023, and January 26, 2023. The proposed final plat was posted on Valley County website on January 12, 2023. **This is not a public hearing.**

3. Agency comment received:

Kathy Riffie, Valley County Cadastral Specialist Technician I, reviewed the plat and found a couple discrepancies (Jan. 31, 2023).

Jess Ellis, Donnelly Fire Department Fire Marshal, stated that the applicant has not met all requirements. (Jan. 31, 2023)

Paul Ashton, Parametrix and Valley County Engineer, recommended approval of the revised civil plans and stormwater drainage calculations. (Aug. 25, 2022)

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

#### **STAFF QUESTIONS / COMMENTS / RECOMMENDATION:**

- 1) **Changes to the plat are required, including:**

- Lots 12 and 13 should be Block 2, Lots 1 and 2
- Lots 14 and 15 should be Block 3, Lots 1 and 2
- Lots 17 and 16 should be Block 4, Lots 1 and 2  
(or some renumbering configuration with 4 different blocks)
- Clarification or cutoff of the T-intersection and what portion is named Osprey Meadow CT
- Add Note stating "Surrounding land uses are subject to change."

- 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 # 450630:

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 June 7, 2024.**
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. **Unless financially guaranteed.**
8. Wetlands must be shown on the final plat. ✓
9. Must bury conduit for fiber optics with utilities. **Part of Road Construction**
10. Applicant's engineer shall confirm all utilities were placed according to the approved plans. **Needed**
11. A private road declaration is required to confirm that the road will be maintained by the Tamarack Municipal Association. **Standard – it is a note on the plat.**
12. A letter of approval is required from Donnelly Fire District prior to recording the final plat. **Will be a motion of the Board for to not issue building permits prior to hydrants being tested.**
13. 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. ✓
14. Must have approval from Idaho Power Company for vacation of the easement shown on Page 1 of the Preliminary Plat. **A letter from Idaho Power is required.**
15. CCR's should address, lighting, wildfire prevention, noxious weeds, and limit each lot to one wood burning device. ✓
16. All lighting must comply with the Valley County Lighting Ordinance. ✓

17. Shall place addressing numbers at each residence and at the driveway entrance if the house numbers are not visible from the road. ✓
18. 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." ✓
19. Note 4 should be changed to say Northlake Recreational Sewer and Water District Facilities. ✓ **This note is no longer on the plat.**
20. Note 7 should include Valley County Planning and Zoning Commission. **Change not made – See Note 11**
21. There should be a note that states all lots shall be accessed from internal Tamarack roads and not West Mountain RD, except for the four lots with no frontage on the internal roads. **See Note 16** ✓
22. Shall participate in dust mitigation along West Mountain Road from the roundabout south to the employee housing entrance. **Will be an Agreement with the Board of County Commissioners.**

          **End Conditions of Approval**          

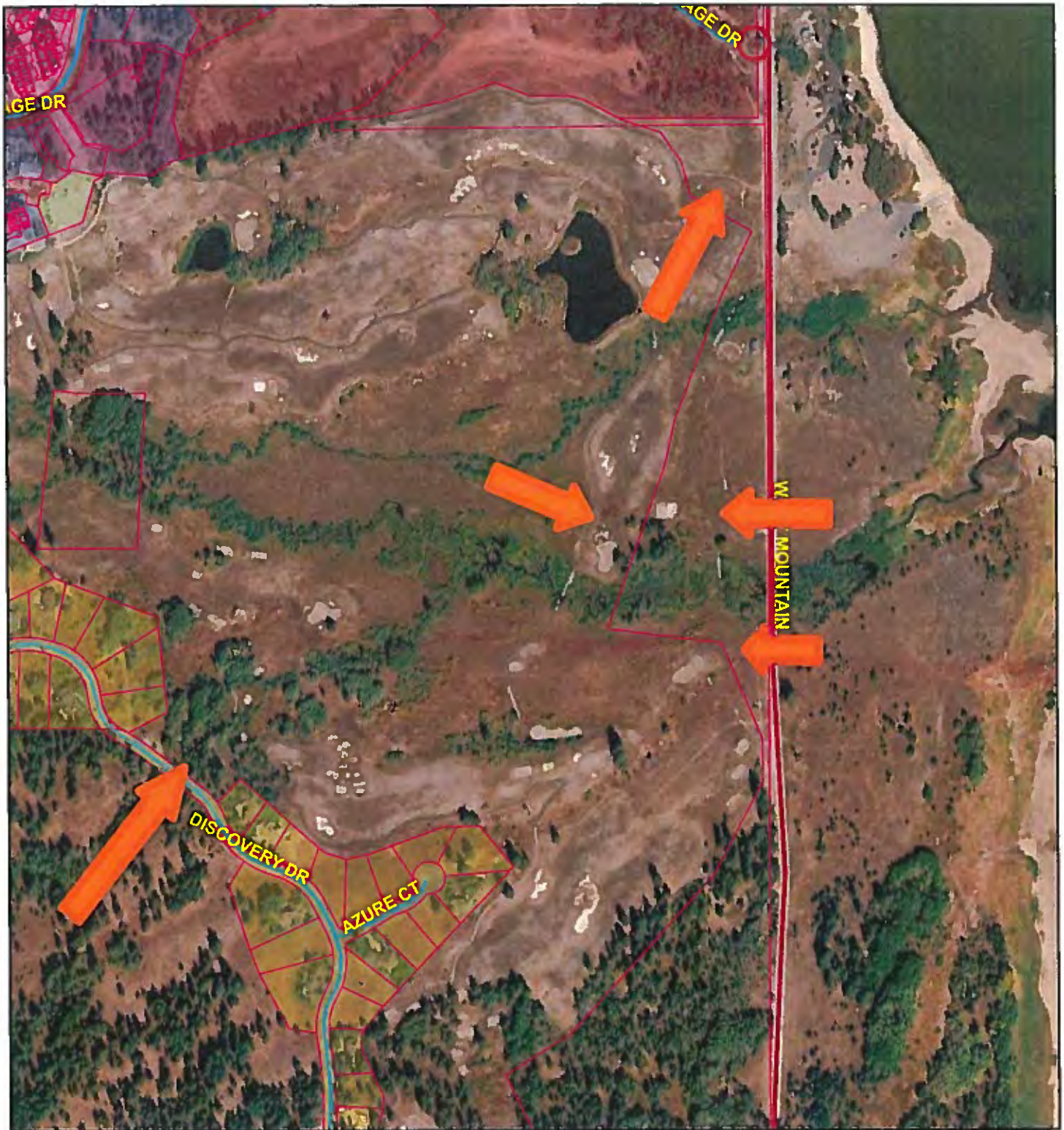
**ATTACHMENTS:**

- Vicinity Map
- Aerial Map
- Conditional Use Permit
- Approved Preliminary Plat
- Submittal Letter from Applicant and Proposed Final Plat (Dated Dec. 27, 2022)
- Responses




**END OF STAFF REPORT**



# C.U.P. 22-09 Osprey Meadows Estates



3/7/2022, 4:30:53 PM

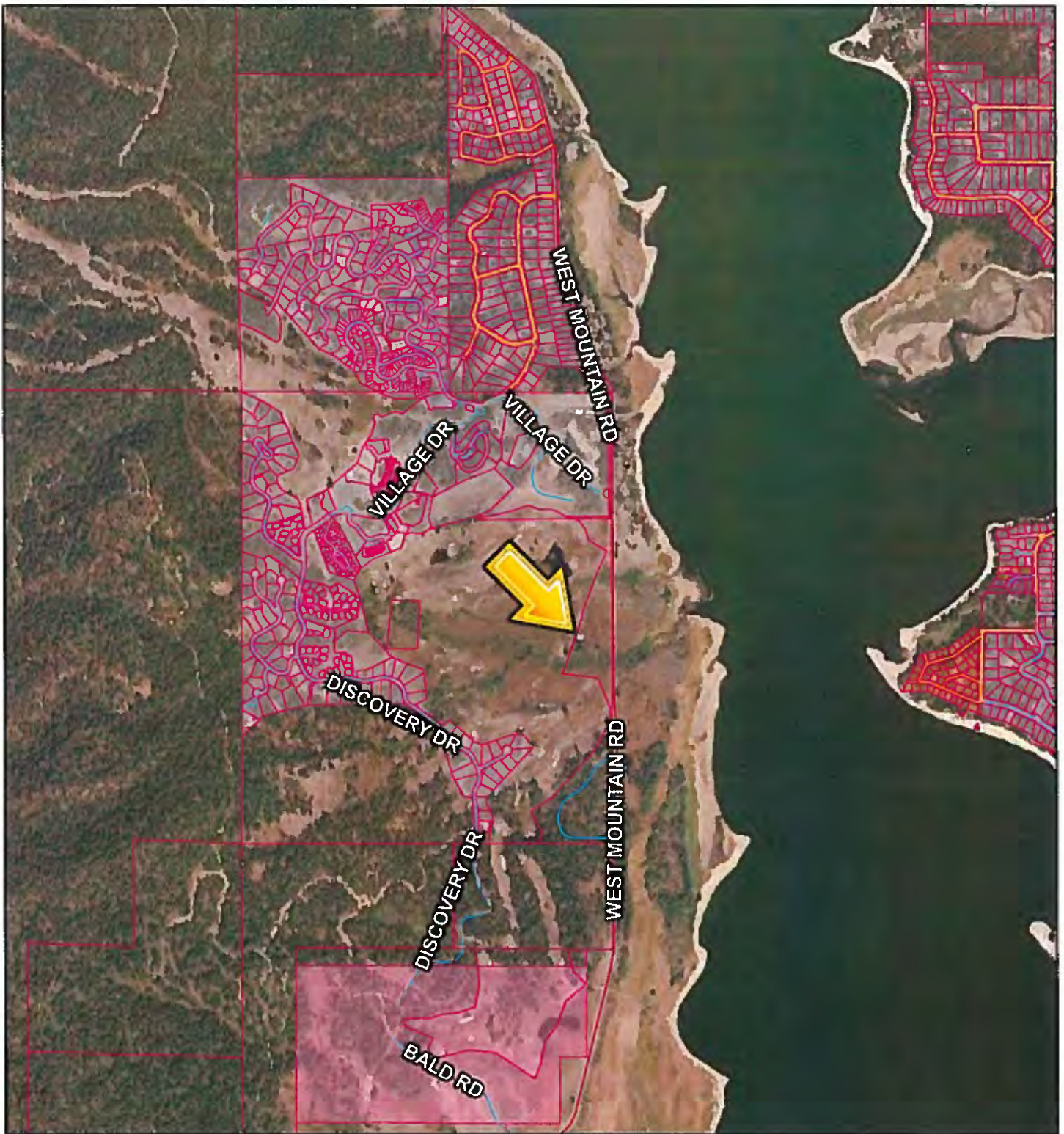
 Parcel Boundaries  PRIVATE  
All Road Labels County Boundaries  
Roads VALLEY COUNTY  
 COLLECTOR

1:9,028  
0 0.05 0.1 0.2 mi  
0 0.07 0.15 0.3 km

Maxar



# C.U.P. 22-09 Osprey Meadows Estates Vicinity Map



January 4, 2023



Parcel Boundaries

Subdivisions

- ARROWHEAD POINT COTTAGE SITES
- BLUE MOUNTAIN SUBDIVISION
- DONALD GEORGE LOOMIS SUBDIVISION

DONALD GEORGE LOOMIS SUBDIVISION, AMD

Other

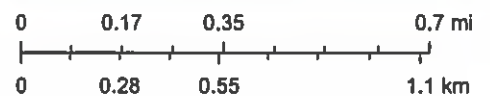
Roads

- COLLECTOR
- URBAN/RURAL
- PRIVATE

County Boundaries

VALLEY COUNTY

1:29,391



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



**Instrument # 450630**

VALLEY COUNTY, CASCADE, IDAHO  
6-8-2022 10:49:44 AM No. of Pages: 3  
Recorded for : P&Z  
DOUGLAS A. MILLER Fee: 0.00  
Ex-Officio Recorder Deputy  
Index to: COUNTY MISC

## CONDITIONAL USE PERMIT N O. 22-09 Osprey Meadows Estates 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 12.69 acres within the Tamarack Resort Planned Unit in the NE ¼ of Section 5, T.15N, R.3E, Boise Meridian, Valley County, Idaho.

The Valley County Board of Commissioners approved Conditional Use Permit No. 22-09 with Conditions for establishing a 17 lot single family residential subdivision as described in the application, staff report, and minutes.

The effective date of this permit is June 7, 2022.

### 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 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. Wetlands must be shown on the final plat.
9. Must bury conduit for fiber optics with utilities.
10. Applicant's engineer shall confirm all utilities were placed according to the approved plans.
11. A private road declaration is required to confirm that the road will be maintained by the Tamarack Municipal Association.
12. A letter of approval is required from Donnelly Fire District prior to recording the final plat.
13. 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.
14. Must have approval from Idaho Power Company for vacation of the easement shown on Page 1 of the Preliminary Plat.
15. CCR's should address, lighting, wildfire prevention, noxious weeds, and limit each lot to one wood burning device.
16. All lighting must comply with the Valley County Lighting Ordinance.
17. Shall place addressing numbers at each residence and at the driveway entrance if the house numbers are not visible from the road.
18. 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."
19. Note 4 should be changed to say Northlake Recreational Sewer and Water District Facilities.
20. Note 7 should include Valley County Planning and Zoning Commission.
21. There should be a note that states all lots shall be accessed from internal Tamarack roads and not West Mountain RD, except for the four lots with no frontage on the internal roads.
22. Shall participate in dust mitigation along West Mountain Road from the roundabout south to the employee housing entrance.

END CONDITIONAL USE PERMIT

Conditional Use Permit

Page 2



Date June 8, 2022

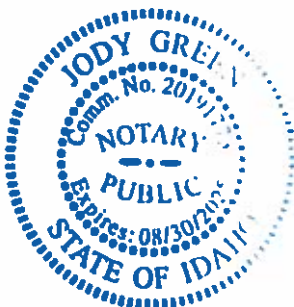
Approved by Cynda Herrick

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On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, before me, a 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.

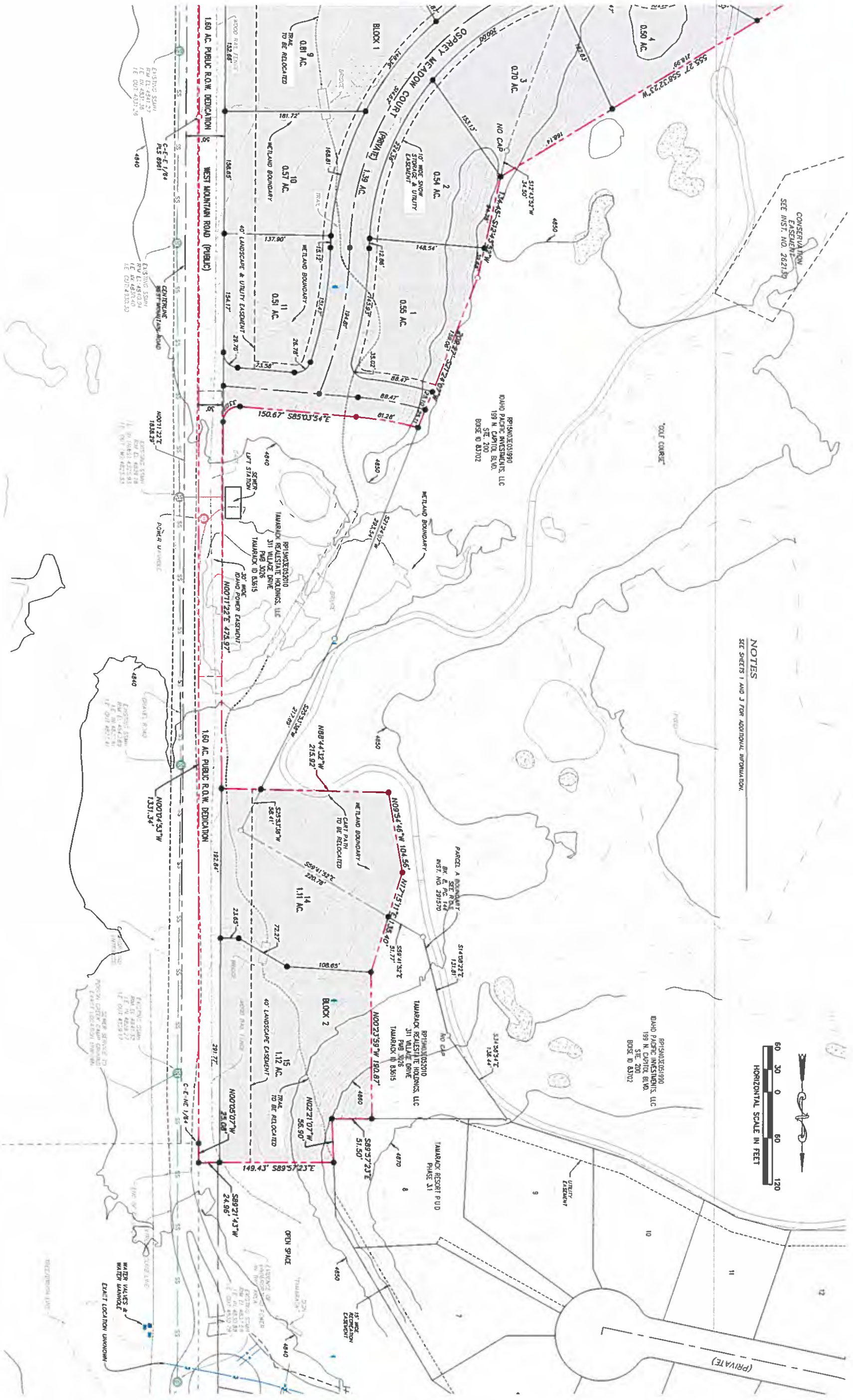
IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year in this certificate above written.

Jody Greer  
Notary Public  
Residing at Valley County  
Commission Expires 8/30/25

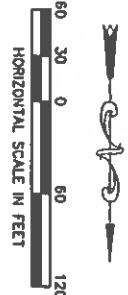








NOTES  
SEE SHEETS 1 AND 2 FOR ADDITIONAL INFORMATION.



**PRELIMINARY PLAT**  
**OSPREY MEADOW ESTATES**  
SITUATE IN A PORTION OF SECTION 5  
T.15N., R.3E., B.M.  
VALLEY COUNTY, IDAHO



25 COYOTE TRAIL  
CASCADE, ID 83611

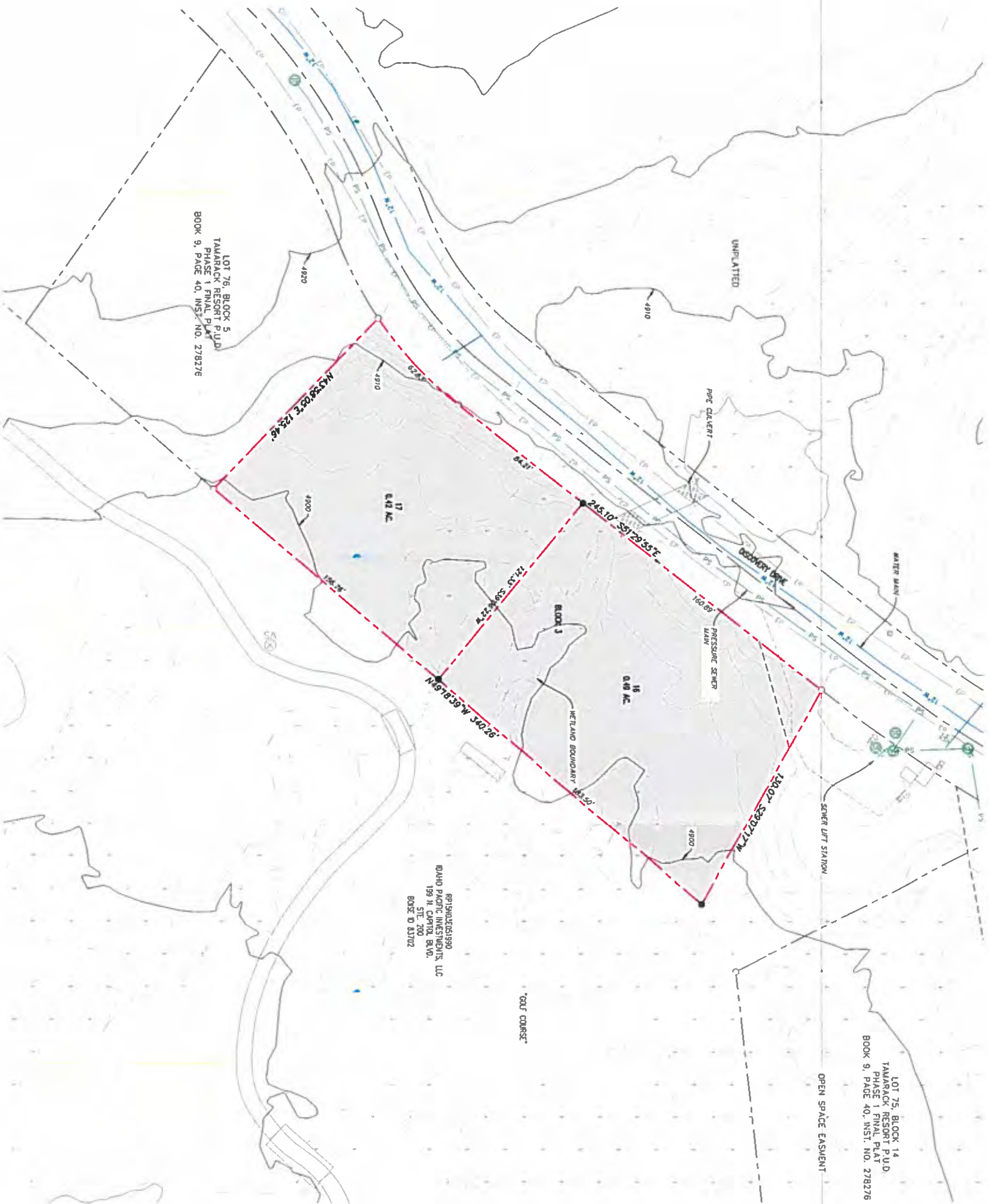
NO.	DESCRIPTION	DATE

REVISIONS

SHEET DATA

P.M.: DTD  
DRAWN BY: DTD  
CHECKED BY: SBD  
DATE: 3/02/2022  
FILE NO.: 3473





LOT 75, BLOCK 14  
TAMARACK RESORT P.U.D.  
PHASE 1 FINAL PLAT  
BOOK 9, PAGE 40, INST. NO. 278276

LOT 76, BLOCK 5  
TAMARACK RESORT P.U.D.  
PHASE 1 FINAL PLAT  
BOOK 9, PAGE 40, INST. NO. 278276

REPLACEMENTS  
199 N. CAPITAL BLVD.  
SUITE 200  
BOISE, ID 83702

DAVID PROFFER INVESTMENTS, LLC

NOTES  
SEE SHEETS 1 AND 2 FOR ADDITIONAL INFORMATION.



**PRELIMINARY PLAT**  
**OSPREY MEADOW ESTATES**  
SITUATE IN A PORTION OF SECTION 5  
T.15N., R.3E., B.M.  
VALLEY COUNTY, IDAHO



25 COYOTE TRAIL  
CASCADE, ID 83611

NO.	DESCRIPTION	DATE	REVISIONS

P.M.: DTD  
DRAWN BY: DTD  
CHECKED BY: SRD  
DATE: 3/02/2022  
FILE NO: 3473



December 22, 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 3.3**

Dear Planning and Zoning commission, Ms. Herrick,

This letter serves as a cover for the Valley County Planning and Zoning Commission review and approval of the Final Plat for the Tamarack Resort Planned Unit Development, Phase 3.3 addition at Tamarack Resort by the Valley County. The Preliminary Plat was presented to the P&Z Commission's attention on April 14, 2022 and was approved.

1. There are slight changes to the linework between the Preliminary and Final Plats. A.) The lot line between Lots 3 and 4 has been adjusted slightly to accommodate a more desirable building envelope on Lot 3. B.) The boundary of Lot 16 has been expanded slightly to the west to accommodate a more desirable building envelope and C.) The lot lines of Lots 12 and 13 have been shifted to allow more desirable building envelopes.
2. The engineering plans are complete, and all roads and utilities will be constructed as per the engineer's plan.
3. The Idaho Power easement will be vacated at the time of final engineering approval for the power plans.
4. Financial guarantees will be in place to fund all the infrastructure improvements to secure approval of the Board of County Commissioners
5. All Special Conditions applied to the proposed use will be met.

# TAMARACK RESORT PLANNED UNIT DEVELOPMENT PHASE 3.3-OSPREY MEADOWS ESTATES

RECEIVED  
DEC 27 2022

BASIS OF BEARING  
BEARINGS BASED ON THE PLAT OF TAMARACK  
RESORT P.U.D. PHASE 1 VILLAGE, BOOK 9, PAGE 66,  
INST. NO. 291570.

Located in Section 5, T.15N., R.3E., B.M.  
Valley County, Idaho  
2023

## HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13 ARE IN  
FORCE. NO OWNER SHALL CONSTRUCT ANY BUILDING, DWELLING OR SHELTER WHICH  
ACCESSIBLE TO THE SUPPLYING OF WATER OR SEWAGE FACILITIES FOR PERSONS USING SUCH  
PREMISES UNTIL SANITARY RESTRICTIONS REQUIREMENTS ARE SATISFIED.

CENTRAL DISTRICT HEALTH, EMS

DATE

INST. NO.

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	31.07'	20.00'	94°44'44"
C2	81.28'	425.00'	10°37'28"
C3	194.81'	536.00'	20°49'27"
C4	514.62'	378.00'	78°00'17"
C5	88.47'	475.00'	10°40'18"
C6	39.02'	20.00'	100°19'35"
C7	145.93'	581.00'	14°54'14"
C8	12.86'	353.00'	2°05'16"
C9	224.38'	353.00'	36°25'00"
C10	172.69'	353.00'	28°01'45"
C11	70.67'	353.00'	11°28'15"
C12	19.47'	20.00'	55°46'16"
C13	102.12'	60.00'	92°07'25"
C14	96.47'	60.00'	92°07'25"
C15	75.40'	60.00'	72°00'15"
C16	31.31'	60.00'	29°54'03"
C17	19.47'	20.00'	55°46'16"
C18	129.20'	403.00'	18°22'09"
C19	87.18'	403.00'	12°23'40"
C20	148.31'	403.00'	21°05'10"
C21	168.85'	403.00'	24°00'19"
C22	15.12'	403.00'	2°08'58"
C23	151.47'	511.00'	16°59'00"
C24	26.78'	20.00'	76°43'35"
C25	29.76'	20.00'	85°15'16"
C26	88.47'	450.00'	11°15'53"

LINE TABLE		
LINE	LENGTH	BEARING
L1	24.96'	S89°21'43"W
L2	23.65'	S89°31'53"E
L3	25.11'	S21°24'07"W
L4	25.10'	S21°24'07"W
L5	41.94'	S30°00'00"E
L6	22.98'	N89°38'30"E
L7	76.41'	N89°54'42"E
L8	77.48'	N08°48'05"W
L9	40.55'	N60°00'00"E
L10	93.86'	S81°04'58"E
L11	83.38'	S00°11'22"W
L12	36.00'	N45°00'00"E
L13	182.96'	N65°49'03"W
L14	17.00'	S00°00'00"E
L15	20.79'	N00°00'00"E
L16	24.29'	N00°00'00"E
L17	190.74'	S68°29'03"E
L18	218.69'	S26°01'57"W
L19	40.93'	N59°28'28"W
L20	12.32'	N00°11'22"E
L21	32.38'	N83°30'19"E
L24	43.49'	N00°11'22"E
L25	46.82'	N00°11'22"E

## NOTE

SEE SHEET 2 FOR GENERAL NOTES AND ADDITIONAL  
INFORMATION.

## LEGEND

--- SUBDIVISION BOUNDARY

--- LOT LINE

--- EASEMENT LINE

● FOUND BRASS CAP MONUMENT

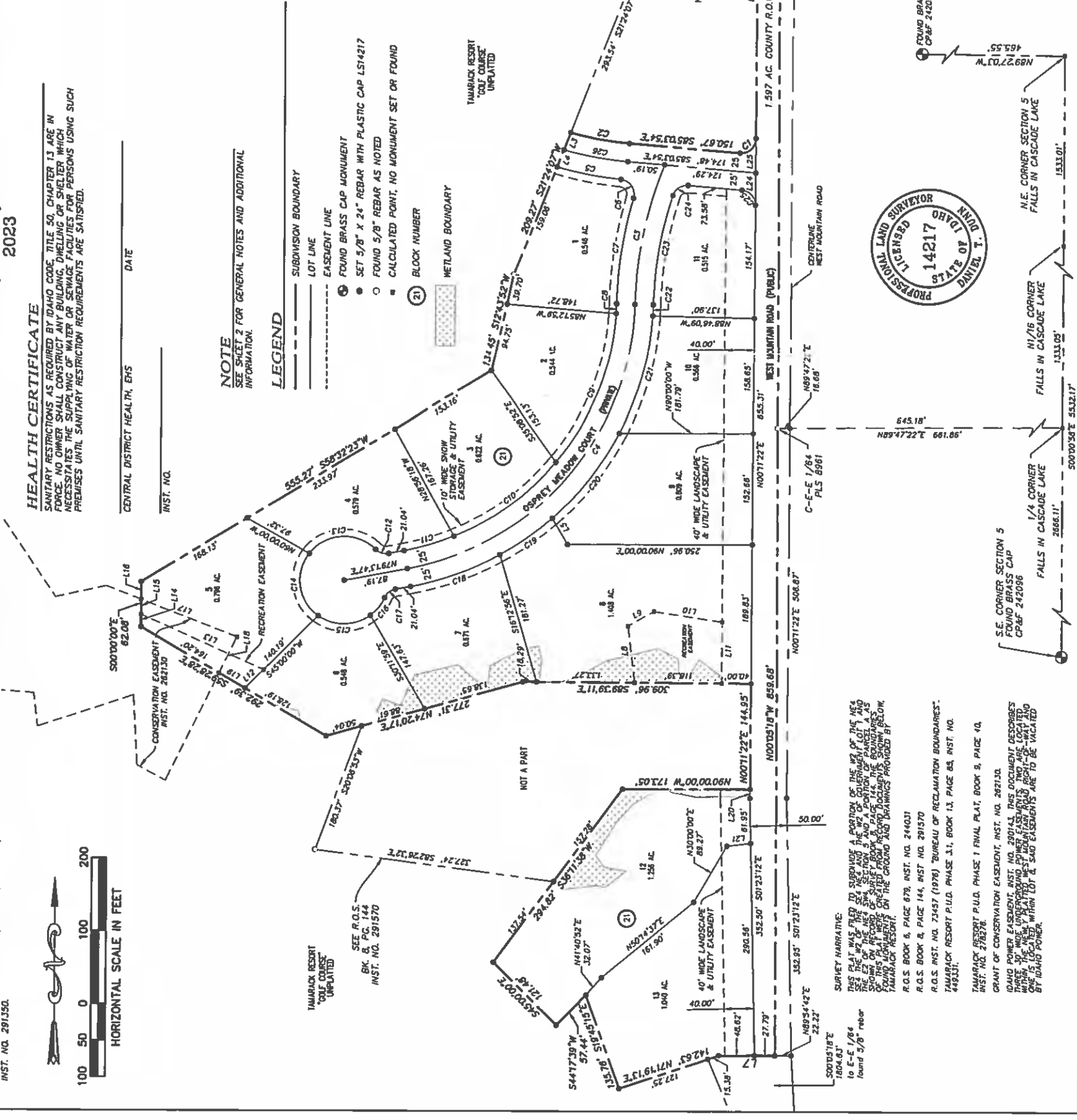
○ SET 5/8" X 24" REBAR WITH PLASTIC CAP L514217

○ FOUND 5/8" REBAR AS NOTED

■ CALCULATED POINT, NO MONUMENT SET OR FOUND

(21) BLOCK NUMBER

WETLAND BOUNDARY



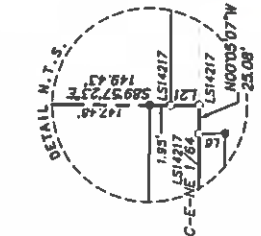
SURVEY NARRATIVE:  
THIS PLAT WAS FILED TO SUBDIVIDE A PORTION OF THE NE 4  
CORNER OF SECTION 5, T.15N., R.3E., B.M. VALLEY COUNTY, IDAHO  
AND THE E 1/4 OF SECTION 5, T.15N., R.3E., B.M. VALLEY COUNTY, IDAHO  
INTO 26 LOTS, 13 ACRES, 0.00 SQUARE FEET, AND 13 ACRES, 0.00  
SQUARE FEET, FOR THE TAMARACK RESORT P.U.D. PHASE 3.3, BOOK 9,  
PAGE 66, INST. NO. 291570. THE BOUNDARIES AND BEARINGS  
SHOWN ON THIS PLAT WERE DETERMINED BY THE SURVEYOR BY  
TAMARACK RESORT P.U.D. PHASE 3.3, BOOK 9, PAGE 66, INST. NO.  
291570.

R.O.S. BOOK 9, PAGE 66, INST. NO. 291570  
R.O.S. BOOK 9, PAGE 144, INST. NO. 291570  
R.O.S. INST. NO. 23457 (1978) "BUREAU OF RECLAMATION BOUNDARIES".  
TAMARACK RESORT P.U.D. PHASE 3.1, BOOK 13, PAGE 85, INST. NO.  
449331.

TAMARACK RESORT P.U.D. PHASE 1 FINAL PLAT, BOOK 9, PAGE 40,  
INST. NO. 278578.

GRANT OF CONSERVATION EASEMENT, INST. NO. 262130.

IDAHO POWER EASEMENT, INST. NO. 200143. THIS DOCUMENT DESCRIBES  
THREE (3) MOLE UNDERGROUND POWER EASEMENTS. TWO ARE LOCATED  
WITHIN THE NE 1/4 OF SECTION 5, T.15N., R.3E., B.M. VALLEY COUNTY, IDAHO  
AND THE E 1/4 OF SECTION 5, T.15N., R.3E., B.M. VALLEY COUNTY, IDAHO  
AND ONE IS LOCATED WITHIN LOT 13 AND 14 AND 15 AND 21 AND 26  
BY IDAHO POWER.



25 COYOTE TRAIL  
CASCADE, ID 83611

dunn  
LAND SURVEYS, INC.

SHEET 1 OF 3

# TAMARACK RESORT PLANNED UNIT DEVELOPMENT PHASE 3.3-OSPREY MEADOWS ESTATES

Located in Section 5, T.15N., R.3E., B.M.  
Valley County, Idaho  
2023

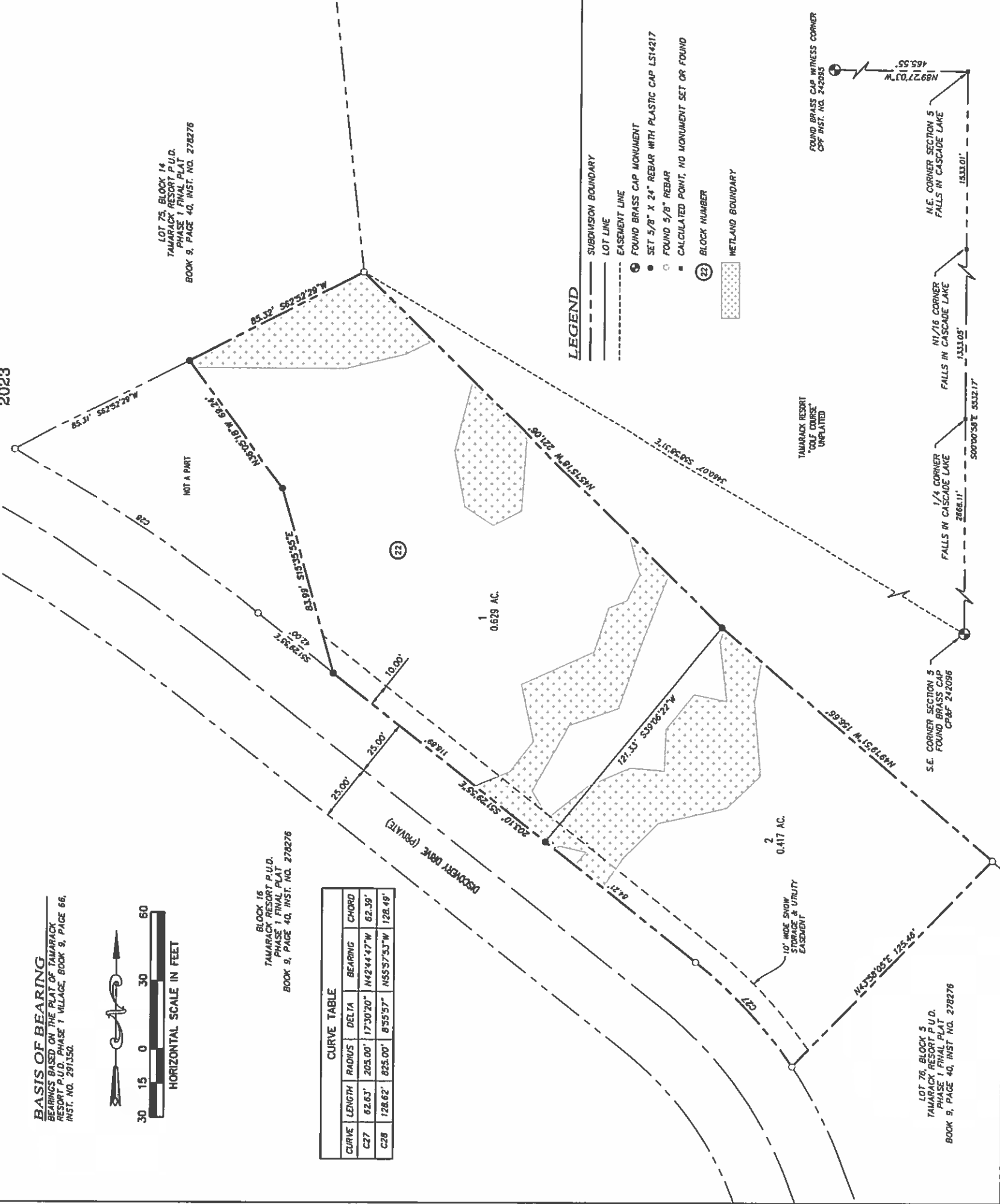
## BASIS OF BEARING

BEARINGS BASED ON THE PLAT OF TAMARACK  
RESORT P.U.D. PHASE 1 MILLAGE, BOOK 9, PAGE 86,  
INST. NO. 291350.



BLOCK 16  
TAMARACK RESORT P.U.D.  
PHASE 1 FINAL PLAT  
BOOK 9, PAGE 40, INST. NO. 278276

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C27	62.63'	205.00'	17°30'20"	N42°44'47"W	62.39'
C28	128.62'	825.00'	8°55'57"	N55°57'53"W	128.49'



## LEGEND

- SUBDIVISION BOUNDARY
- LOT LINE
- EASEMENT LINE
- FOUND BRASS CAP MONUMENT
- SET 5/8" X 24" REBAR WITH PLASTIC CAP LS14217
- FOUND 5/8" REBAR
- CALCULATED POINT, NO MONUMENT SET OR FOUND
- BLOCK NUMBER
- WETLAND BOUNDARY

## NOTES:

- All roads and road rights of way depicted on this Final Plat are private and will be owned and maintained by the Tamarack Municipal Association, as is further provided in the Private Road Declaration, which is being recorded concurrently with this Final Plat with the Office of Recorder of Valley County, Idaho, as Instrument Number \_\_\_\_\_.
- 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 (#327833 & #439775) (collectively "General Declaration"); the Supplemental Declaration for Tamarack Resort Phase 3.3 (Phase 3.3 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, #334391, #371770, #437068, #437693, #439774, collectively "Bylaws"); all of which 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. 22-05, 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 3.3 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 for 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 3.3 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 3.3 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 §1-3805, and the requirements in I.C. §1-3803 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.
- There shall be no direct lot access from lots 8-11 to West Mountain Road.
- The jurisdictional wetlands as identified on this plat are subject to regulation by the Army Corps of Engineers (ACEC). Any proposed change must be submitted by and reviewed and approved by the ACEC prior to any work being done.
- 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.



25 COYOTE TRAIL  
CASCADE, ID 83611



SHEET 2 OF 3

LOT 76, BLOCK 5  
TAMARACK RESORT P.U.D.  
PHASE 1 FINAL PLAT  
BOOK 9, PAGE 40, INST. NO. 278276



TAMARACK RESORT PLANNED UNIT DEVELOPMENT  
PHASE 3.3-OSPREY MEADOWS ESTATES

Located in Section 5, T.15N., R.3E., B.M.  
Valley County, Idaho  
2023

KNOW ALL MEN BY THESE PRESENTS, THAT TAMARACK REAL ESTATE HOLDINGS, LLC, AN IDAHO LIMITED LIABILITY COMPANY IS THE OWNER OF THE REAL PROPERTY HEREAFTER DESCRIBED:

BLOCK 21

A PARCEL OF LAND LOCATED IN A PORTION OF THE W1/2 OF THE NE1/4 OF THE SE1/4, THE W1/2 OF THE SE1/4 OF THE NE1/4 AND THE W1/2 OF GOVERNMENT LOT 1, SECTION 5, T.15N., R.3E., B.M., VALLEY COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS CAP MONUMENT MARKING THE SOUTHEAST CORNER OF SAID SECTION 5, CP&F INSTRUMENT NO. 242096, CORNER RECORDS OF SAID VALLEY COUNTY;

- A. THENCE A BEARING OF N00°00'59"E, A DISTANCE OF 2668.11 FEET, ON THE EAST BOUNDARY OF SAID SECTION 5 TO A POINT BEING THE EAST 1/4 CORNER SAID SECTION 5;
- B. THENCE A BEARING OF S89°47'22"W, A DISTANCE OF 661.66 FEET, ON THE SOUTH BOUNDARY OF THE NE1/4 SAID SECTION 5, TO A FOUND 5/8 INCH REBAR MARKING THE CENTER-EAST-EAST 1/64 CORNER, SAID SECTION 5, SAID REBAR BEING THE POINT OF BEGINNING;
1. THENCE A BEARING OF S00°05'16"E, A DISTANCE OF 859.68 FEET, TO A SET 5/8 INCH REBAR;
2. THENCE A BEARING OF S89°54'42"W, A DISTANCE OF 76.41 FEET, TO A SET 5/8 INCH REBAR;
3. THENCE A BEARING OF S71°19'13"W, A DISTANCE OF 142.63 FEET, TO A SET 5/8 INCH REBAR;
4. THENCE A BEARING OF N18°45'15"W, A DISTANCE OF 135.76 FEET, TO A SET 5/8 INCH REBAR;
5. THENCE A BEARING OF S44°17'38"W, A DISTANCE OF 57.44 FEET, TO A SET 5/8 INCH REBAR;
6. THENCE A BEARING OF N43°00'00"W, A DISTANCE OF 121.48 FEET, TO A SET 5/8 INCH REBAR;
7. THENCE A BEARING OF N36°11'38"E, A DISTANCE OF 294.82 FEET, TO A SET 5/8 INCH REBAR;
8. THENCE A BEARING OF S80°00'00"E, A DISTANCE OF 173.05 FEET, TO A SET 5/8 INCH REBAR;
9. THENCE A BEARING OF N00°11'22"E, A DISTANCE OF 144.95 FEET, TO A SET 5/8 INCH REBAR;
10. THENCE A BEARING OF N89°39'11"W, A DISTANCE OF 309.96 FEET, TO A SET 5/8 INCH REBAR;
11. THENCE A BEARING OF S74°20'17"W, A DISTANCE OF 277.31 FEET, TO A SET 5/8 INCH REBAR;
12. THENCE A BEARING OF N59°28'28"W, A DISTANCE OF 292.39 FEET, TO A SET 5/8 INCH REBAR;
13. THENCE A BEARING OF N00°00'00"E, A DISTANCE OF 62.08 FEET, TO A SET 5/8 INCH REBAR;
14. THENCE A BEARING OF N58°32'23"E, A DISTANCE OF 555.27 FEET, TO A SET 5/8 INCH REBAR;
15. THENCE A BEARING OF N12°43'52"E, A DISTANCE OF 134.43 FEET, TO A FOUND 5/8 INCH REBAR;
16. THENCE A BEARING OF N21°24'07"E, A DISTANCE OF 209.27 FEET, TO A SET 5/8 INCH REBAR;
17. THENCE 81.28 FEET ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 425.00 FEET, A DELTA ANGLE OF 10°37'28" AND A LONG CHORD WHICH BEARS S79°35'10"E, A DISTANCE OF 81.16 FEET, TO A SET 5/8 INCH REBAR;
18. THENCE A BEARING OF S85°03'54"E, A DISTANCE OF 150.87 FEET, TO A SET 5/8 INCH REBAR;
19. THENCE 33.07 FEET ON THE ARC OF A CURVE, TO THE LEFT, SAID CURVE HAVING A RADIUS OF 20.00 FEET, A DELTA ANGLE OF 94°44'44" AND A LONG CHORD WHICH BEARS N47°33'44"E, A DISTANCE OF 29.43 FEET, TO A SET 5/8 INCH REBAR;
20. THENCE A BEARING OF N00°11'22"E, A DISTANCE OF 475.97 FEET, TO A SET 5/8 INCH REBAR;
21. THENCE A BEARING OF N88°44'32"W, A DISTANCE OF 215.92 FEET, TO A SET 5/8 INCH REBAR;
22. THENCE A BEARING OF N09°34'46"W, A DISTANCE OF 104.56 FEET, TO A SET 5/8 INCH REBAR;
23. THENCE A BEARING OF N77°15'11"E, A DISTANCE OF 135.40 FEET, TO A SET 5/8 INCH REBAR;
24. THENCE A BEARING OF N00°23'59"W, A DISTANCE OF 190.87 FEET, TO A SET 5/8 INCH REBAR;
25. THENCE A BEARING OF S89°57'23"E, A DISTANCE OF 51.50 FEET, TO A FOUND 5/8 INCH REBAR;
26. THENCE A BEARING OF N02°21'07"W, A DISTANCE OF 56.90 FEET, TO A FOUND 5/8 INCH REBAR;
27. THENCE A BEARING OF S89°57'23"E, A DISTANCE OF 149.43 FEET, TO A FOUND 5/8 INCH REBAR;
28. THENCE A BEARING OF N89°21'43"E, A DISTANCE OF 24.96 FEET, TO A FOUND 5/8 INCH REBAR;
29. THENCE A BEARING OF S00°05'07"E, A DISTANCE OF 25.08 FEET, TO A FOUND 5/8 INCH REBAR;
30. THENCE THE CENTER-EAST-NORTHEAST 1/64 CORNER SAID SECTION 5;
- MARKING THE CENTER-EAST-NORTHEAST 1/64 CORNER SAID SECTION 5;
- THENCE A BEARING OF S00°04'53"E, A DISTANCE OF 1331.34 FEET, TO THE TRUE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 15.111 ACRES, MORE OR LESS.

BLOCK 22

A PARCEL OF LAND LOCATED IN A PORTION OF THE EAST 1/2 OF THE NE1/4 OF THE SW1/4, SECTION 5, T.15N., R.3E., B.M., VALLEY COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS CAP MONUMENT MARKING THE SOUTHEAST CORNER OF SAID SECTION 5, CP&F INSTRUMENT NO. 242096, CORNER RECORDS OF SAID VALLEY COUNTY;

- A. THENCE ON A RANDOM LINE A BEARING OF N58°58'31"W, A DISTANCE OF 3460.01 FEET, TO A FOUND 5/8 INCH REBAR MARKING THE SOUTHEAST CORNER OF LOT 75, BLOCK 14 TAMARACK RESORT P.U.D. PHASE 1 FINAL PLAT, SAID REBAR BEING THE POINT OF BEGINNING;

1. THENCE A BEARING OF S45°15'18"E, A DISTANCE OF 221.06 FEET, TO A SET 5/8 INCH REBAR;
2. THENCE A BEARING OF S48°19'51"E, A DISTANCE OF 156.66 FEET, TO A FOUND 5/8 INCH REBAR;
3. THENCE A BEARING OF S43°58'05"W, A DISTANCE OF 125.46 FEET, TO A FOUND 5/8 INCH REBAR;
4. THENCE 62.63 FEET ON THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 205.00 FEET, A DELTA ANGLE OF 17°30'20" AND A LONG CHORD WHICH BEARS N42°44'47"W, A DISTANCE OF 62.39 FEET, TO A FOUND 5/8 INCH REBAR;
5. THENCE A BEARING OF N51°29'55"W, A DISTANCE OF 203.10 FEET, TO A SET 5/8 INCH REBAR;
6. THENCE A BEARING OF N15°33'55"W, A DISTANCE OF 83.99 FEET, TO A SET 5/8 INCH REBAR;
7. THENCE A BEARING OF N36°05'18"W, A DISTANCE OF 69.24 FEET, TO A SET 5/8 INCH REBAR;
8. THENCE A BEARING OF N62°32'29"E, A DISTANCE OF 85.32 FEET, TO THE TRUE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 1.046 ACRES, MORE OR LESS.

CERTIFICATE OF VALLEY COUNTY SURVEYOR

I, THE UNDERSIGNED COUNTY SURVEYOR FOR VALLEY COUNTY, DO HEREBY CERTIFY THAT THE PLAT OF TAMARACK RESORT PLANNED UNIT DEVELOPMENT PHASE 3.3-OSPREY MEADOWS ESTATES IS IN COMPLIANCE WITH TITLE 50, CHAPTER 13, IDAHO CODE, RELATING TO PLATS AND SURVEYS AND IS ALSO IN COMPLIANCE WITH THE VALLEY COUNTY SUBDIVISION REGULATIONS RELATING TO PLATS.

VALLEY COUNTY SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_

CERTIFICATE OF SURVEYOR

I, DANIEL T. DUNN, PROFESSIONAL LAND SURVEYOR NO. 14217, LICENSED BY THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT OF TAMARACK RESORT PLANNED UNIT DEVELOPMENT PHASE 3.3-OSPREY MEADOWS ESTATES AS DESCRIBED IN THE "CERTIFICATE OF OWNERS", WAS DRAWN FROM A SURVEY CONDUCTED BY ME AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMANCE WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.



CERTIFICATE OF VALLEY COUNTY TREASURER

I, THE UNDERSIGNED COUNTY TREASURER IN AND FOR THE COUNTY OF VALLEY, STATE OF IDAHO, PER THE REQUIREMENTS OF IDAHO CODE 50-1308 DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAX FOR THE PROPERTY INCLUDED IN THE PLAT OF TAMARACK RESORT PLANNED UNIT DEVELOPMENT PHASE 3.3-OSPREY MEADOWS ESTATES HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY DAYS ONLY.

VALLEY COUNTY TREASURER \_\_\_\_\_ DATE \_\_\_\_\_

SHEET 3 OF 3

25 COYOTE TRAIL  
CASCADIA, ID 83611





## Valley County Assessor's Office

P.O. Box 1350 • 219 N. Main Street  
Cascade, Idaho 83611-1350  
Phone (208) 382-7126 • Fax (208) 382-7187

**SUE LEEPER**

Assessor  
sleeper@co.valley.id.us



**Department of Motor Vehicles**  
Phone (208) 382-7141 • Fax (208) 382-7187

**DEEDEE GOSSI**

Chief Deputy Assessor  
kgossi@co.valley.id.us

January 31, 2023

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

RE: Final Plat Review "Tamarack Resort PUD Phase 3.3 – Osprey Meadows Estates" – version 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 traverses of the subdivision boundaries from the legal descriptions provided on the Certificate of Owners. You will find copies enclosed. This **2024** proposed plat encompasses several parcels referenced on the Assessment Roll as portions of Gov't Lot 1, W2E2E2, E2SWSE, & Tax #7 in Section 5 of Township 15 North, Range 3 East. The parcel number(s) and ownership are as follows:

RP 15N03E050157 – Tamarack Real Estate Holdings LLC  
RP 15N03E051990 – Tamarack Resort Two LLC  
RP 15N03E052010 – 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 a couple discrepancies between the plat and the Certificate of Owners. Dan, please review the bearings for Block 21, Call A and the distance for Block 22, Call A. Additionally, the Certificate of Owners does not have a signature line for the owner of RP15N03E051990 – Tamarack Resort Two LLC.

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,

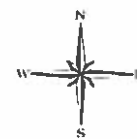
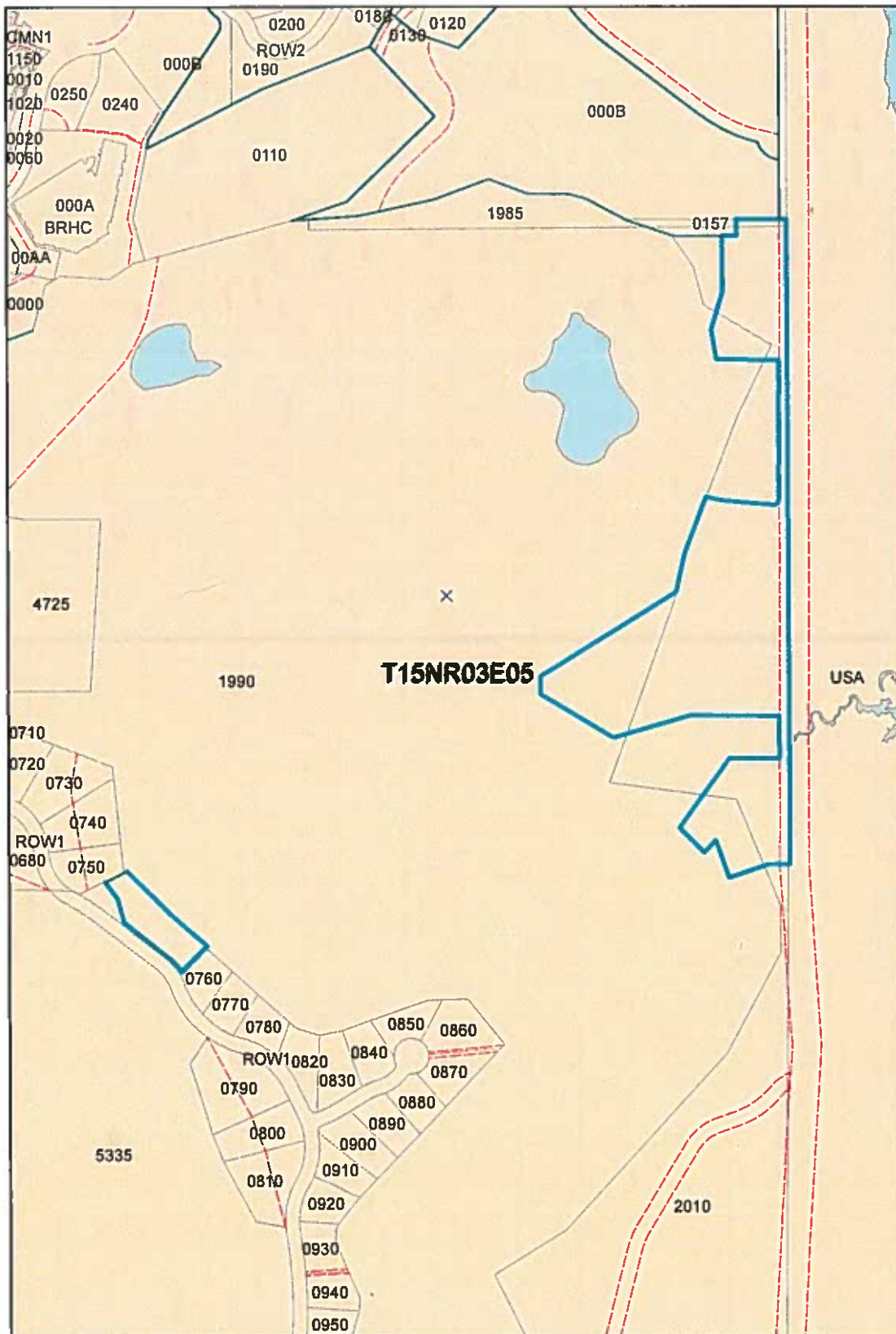
Kathy Riffie  
Cadastral Specialist Technician I  
Cartography Department  
Valley County

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

Proposed "TAMARACK RESORT PUD PHASE 3.3 - OSPREY MEADOWS ESTATES"

Version 2

Portions of RP15N03E050157, RP15N03E051990, RP15N03E052010



Legend

- Drawing\_lines
- easements
- Water
- PLSSSection
- Parcels

J:\Traverse PC\traverse 2013\15n\3e\5\_TRPUD\_Phase3-1.TRV  
T15N R3E S5  
v2\_Tamarack Resort PUD Ph 3.3 Blk 21 Boundary

658256.0045 SqFt 15.1115 Acres

Point	Type	Grid Bearing	Grid Dist	Radius	Arc Length	Delta	Northing	Easting
6							-1594.596	1825.859
5		N2°21'07"W	56.90				-1537.744	1823.524
4		S89°57'23"E	149.43				-1537.858	1972.954
196		N89°21'43"E	24.96				-1537.580	1997.913
197		S0°05'07"E	25.08				-1562.660	1997.950
CEE64		S0°04'53"E	1331.34				-2893.998	1999.841
198		S0°05'18"E	859.68				-3753.677	2001.166
199		S89°54'42"W	76.41				-3753.795	1924.757
200		S71°19'13"W	142.63				-3799.476	1789.640
279		N19°45'15"W	135.76				-3671.706	1743.755
280		S44°17'39"W	57.44				-3712.819	1703.642
281		N45°00'00"W	121.48				-3626.920	1617.743
282		N36°11'38"E	294.82				-3388.993	1791.840
283		N90°00'00"E	173.05				-3388.993	1964.890
284		N0°11'22"E	144.95				-3244.044	1965.369
285		N89°39'11"W	309.96				-3242.167	1655.415
286		S74°20'17"W	277.31				-3317.030	1388.401
287		N59°28'28"W	292.39				-3168.518	1136.535
288		N0°00'00"E	62.08				-3106.438	1136.535
289		N58°32'23"E	555.27				-2816.639	1610.182
290		N12°43'52"E	134.45				-2685.494	1639.811
291	PC	N21°24'07"E	209.27				-2490.655	1716.176
292	PT	S79°35'10"E	81.16	-425.00	81.28	10°57'29"	-2505.325	1795.999
293	PC	S85°03'54"E	150.67				-2518.287	1946.110
294	PT	N47°33'44"E	29.43	-20.00	33.07	94°44'29"	-2498.428	1967.830
295		N0°11'22"E	475.97				-2022.460	1969.404
296		N88°44'32"W	215.92				-2017.721	1753.536
297		N9°54'46"W	104.56				-1914.722	1735.536
298		N17°15'11"E	135.40				-1785.414	1775.695
299		N0°23'59"W	190.87				-1594.549	1774.363
6A		S89°57'23"E	51.50				-1594.588	1825.863

Wednesday, January 25, 2023 12:45:52  
kriffie

J:\Traverse PC\traverse 2013\15n\3e\5\_TRPUD\_Phase3-1.TRV  
T15N R3E S5  
v2\_Tamarack Resort PUD Ph 3.3 Boundary Blk 22

45563.6319 SqFt      1.0460 Acres

Point	Type	Grid Bearing	Grid Dist	Radius	Arc Length	Delta	Northing	Easting
225							-3774.390	-319.323
226		S45°15'18"E	221.06				-3930.006	-162.316
227		S49°19'51"E	156.66				-4032.100	-43.492
228	PC	S43°58'05"W	125.46				-4122.397	-130.593
229	PT	N42°44'47"W	62.39	-205.00	62.63	17°30'20"	-4076.579	-172.941
300		N51°29'55"W	203.10				-3950.143	-331.885
301		N15°35'55"W	83.99				-3869.246	-354.470
302		N36°05'18"W	69.24				-3813.293	-395.255
225A		N62°52'29"E	85.32				-3774.392	-319.319

Wednesday, January 25, 2023 08:40:49  
kriffie





## **Donnelly Rural Fire Protection District**

P.O. Box 1178 Donnelly, Idaho 83615

208-325-8619 Fax 208-325-5081

January 31, 2023

Valley County Planning & Zoning Commission

P.O. Box 1350

Cascade, Idaho 83611

RE: C.U.P. 22-09 Tamarack Resort P.U.D. – Phase 3.3- Final Plat

As of January 31, 2023, C.U.P. 22-09 Tamarack Resort P.U.D. – Phase 3.3- Final Plat has not met all Donnelly Rural Fire Protection District requirements for final plat.

Please call 208-325-8619 with any questions.

Jess Ellis

A handwritten signature in blue ink, appearing to read "Jess Ellis".

Fire Marshal

Donnelly Fire Department

SENT VIA EMAIL

August 25, 2022

Parametrix No. 314-4875-001 Task 02.100

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

Re: Osprey Meadows Estates PUD Phase 3.3 – Revised Civil Plans and Stormwater Drainage Calculations

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 calculations 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

Ryan Lofthouse

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

**Re: Proposed road names - Tamarack Resort**

Laurie Frederick <lfr frederick@co.valley.id.us>

Tue 7/5/2022 11:51 AM

To: Lori Hunter [lhunter@co.valley.id.us](mailto:lhunter@co.valley.id.us)

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

**Laurie Frederick**

Cadastral Specialist

Cartography Dept.

Valley County

[lfr frederick@co.valley.id.us](mailto:lfr frederick@co.valley.id.us)

208-382-7127

Service

Transparent

Accountable

Responsive

---

**Re: Proposed road names - Tamarack Resort**

Kelly Copperi <[ktaylor@co.valley.id.us](mailto:ktaylor@co.valley.id.us)>

Thu 6/23/2022 11:15 AM

To: Lori Hunter [lhunter@co.valley.id.us](mailto:lhunter@co.valley.id.us)

I'm good.

Thanks,

Sgt. Kelly Copperi

Valley County Sheriff's Office

Communications Supervisor

Office: 208-382-5160

Cell: 208-630-3566

---

**From:** Lori Hunter <[lhunter@co.valley.id.us](mailto:lhunter@co.valley.id.us)>

**Sent:** Thursday, June 16, 2022 9:44 AM

**To:** Laurie Frederick <[lfr frederick@co.valley.id.us](mailto:lfr frederick@co.valley.id.us)>; Kelly Copperi <[ktaylor@co.valley.id.us](mailto:ktaylor@co.valley.id.us)>

**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

208-382-7115

219 N. Main Street • P.O. Box 1350

Cascade, ID 83611

**Service Transparent Accountable Responsive**