

## Valley County Planning and Zoning

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



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<b>STAFF REPORT:</b>	Tamarack Resort P.U.D. 98-1 and C.U.P. 23-51 Phase 3.4 – Lower Sugarloaf Custom Chalets – Preliminary Plat
<b>HEARING DATE:</b>	January 11, 2024
<b>TO:</b>	Planning and Zoning Commission
<b>STAFF:</b>	Cynda Herrick, AICP, CFM Planning and Zoning Director
<b>APPLICANT / PROPERTY OWNER:</b>	Tamarack Resort Two and Tamarack Real Estate Holdings LLC c/o Scott Turlington, 311 Village DR PMB 3026, Tamarack ID 83615
<b>REPRESENTATIVE:</b>	Chris Kirk 311 Village DR PMB 316, Tamarack Resort 83615
<b>SURVEYOR:</b>	Dan Dunn 25 Coyote Trail, Cascade, ID 83611
<b>LOCATION:</b>	Tamarack Resort - Poma Lift Area Parcel RP0049200000C0 in the NW ¼ Section 5, T.15N, R.3E, Boise Meridian, Valley County, Idaho
<b>SIZE:</b>	4.3 Acres
<b>REQUEST:</b>	Three Custom Chalet Lots in an Area Previously Platted as Open Space

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Scott Turlington is requesting an amendment to the approved planned unit development to allow residential lots in an area that was previously platted as open space in Phase 1 (Book 9 pg. 40, recorded November 24, 2003). The open space is partially used for ski access to the Tamarack Poma Lift. The proposed lots would not adversely impact the existing ski trails and lift operation.

This site would include three residential lots, recreational easements, and 2.7-acres of open space. Chalet lots require a maximum habitable square footage of 2800 sqft.

In the original approved P.U.D. 98-1 Facilities Plan, the site was designated as TH-8 – Townhomes. The requested density has been reduced from eight townhomes to three custom chalet lots. (attached description and map) The 2003 plat shows it as Open Space 'C'.

The lots would be accessed by Discovery Drive, private. No new roads are proposed.

The site is served by Northlake Recreational Sewer and Water District. Wetlands are noted on the preliminary plat.

## **FINDINGS:**

1. The complete application was submitted on November 13, 2023.
2. Legal notice was posted in the *Star News* on December 21, 2023, and December 28, 2023. Potentially affected agencies were notified on December 11, 2023. Property owners within 300 feet of the property line were notified by fact sheet sent on December 11, 2023. The notice and request were posted online at [www.co.valley.id.us](http://www.co.valley.id.us) on December 11, 2023. The site was posted on December 15, 2023.

3. Agency comment received:

Central District Health stated an application and engineering is required. (December 11, 2023)

Jess Ellis, Donnelly Fire Marshal, listed requirements. (December 11, 2023)

Paul Ashton, Parametrix and Valley County Engineer, responded with requirements. (Dec. 27, 2023) A site grading and stormwater management plan will be required for any on-site infrastructure improvements.

Travis Pryor, North Lake Recreational Sewer and Water District Manager, stated the development site has been annexed. No sewer capacity nor water capacity has been reserved for this open space parcel. (Dec. 27, 2023)

4. Public comment received:

### In Opposition – Reasons Given Include:

- The original plan should not be altered as it was completed with deliberation and intention to provide beautiful settings for every home type, wildlife habitat, wetlands, and drainage.
- Property owners within Tamarack Resort have a high average property value, in part due to the open space and low density of housing. This proposal would lower property values.
- There is still plenty of land available within Tamarack Resort that can be designated for development.
- Threat to the natural corridors for local wildlife and disruption of natural habitat.
- Increase in traffic and noise levels and decrease in privacy would impact adjacent homes.
- Loss of open space.
- Environmental impact study should address the natural springs that run under the current Sugarloaf Custom Chalets and culverts under Discovery Drive.
- Existing home is impacted by shifting and settling due to the intense drainage on the property and onto the open space area.
- Hundreds of similar lots sit empty, unsold, and undeveloped in Tamarack Resort.
- People purchased their property because of the Open Space designation adjacent to their properties.
- Would add three steep driveways, increasing potential for auto accidents.
- Safety issues. Tamarack Resort does not provide for pedestrian traffic or walkways throughout the resort. There is much pedestrian traffic along Discovery Drive.

- 1) Perzad and Sanaya Avari, 101 Twin Creeks, January 2, 2024
- 2) Brian and Elana Story, 22 Rock Creek, January 2, 2024 (2 letters)
- 3) Josephy Stinson McElhinney and Corey McElhinney, 3 Rock Creek CT, January 3, 2024

- 4) Kathy Lam, 12 Rock Creek CT, January 3, 2024
- 5) Ellen L Beauchamp, 11 Rock Creek CT, January 3, 2024
- 6) Berea Thompson, Tamarack Resort resident, January 3, 2024
- 7) Charity and Brian Auger, 110 Twin Creek CT, January 3, 2024
- 8) Linda and Andy Medler, Rock Creek CT, January 3, 2024
- 9) Harmon Kong, Tamarack Resort property owner, January 3, 2024
- 10) Sarah Stice, 90 Sugarloaf DR, January 3, 2024
- 11) Julie Hutchinson, Tamarack Resort resident, January 3, 2024
- 12) Paul and Joanna Guard, 92 Sugarloaf DR, January 3, 2024
- 13) David and Tracy Duncan, Rock Creek CT, January 3, 2023
- 14) Julie Sutter, 75 Arling Center CT Unit 403, January 3, 2023
- 15) Gordon and Tami Pratt, 36 Twin Creeks CT, January 3, 2023
- 16) Trisha Sears, 56 Sugarloaf PL and 10 Rock Creek CT, January 3, 2023
- 17) Jerri and Mark Gerard, 71 Twin Creeks CT, January 3, 2023
- 18) Mike Greene, 60 Twin Creeks CT, January 3, 2023
- 19) Derek Kemper, 98 Sugarloaf PL, January 4, 2023

5. Physical characteristics of the site: sloped, partially covered with conifers. Wetlands exist.
6. The surrounding land use and zoning includes: Tamarack Resort P.U.D. 98-1
7. Valley County Code (Title 9): In Table 9-3-1, this proposal is categorized under:
  - 2. Residential Uses (h) Planned Unit Development
8. PUD 98-1 Tamarack Resort, a Planned Unit Development as approved by CUP 02-04 and 02-05, as amended in the following list and as originally approved. Attached is:
  - Original WestRock Preliminary Plat (Sheets 1, 2, and 3)
  - Westrock CUP Components: Drainage, Road, Utilities, and Related Facilities (Sheet 8)
  - Facilities Program – TH-8
9. Valley County Code (Title 10): Subdivision Regulations. This title should be reviewed for determination of technical issues of the plat.

**Standards are allowed to be relaxed as part of the planned unit development (see attachment labeled Section I)**

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

1. A compatibility rating form was not completed, since this is a portion of the approved PUD 98-1 Tamarack Resort (*fka* WestRock) and there has been no change.
2. This site is within the Donnelly Fire District. It is not within an irrigation district or a herd district.
3. The Commission should be aware that the original Planned Unit Development approved documents included a provision for flexibility in Section I – Application Overview (attached). It reserved the right to modify the Facilities Plan in a number of ways; provided for preliminary and final platting in future phases; and stated the modifications do not materially change any component of the prior approvals, as listed. In the future if there is a material

change the Planned Unit Development would need to be formally amended and process through the Planning and Zoning Commission along with the Board of County Commission as per 9-5H-8.5.

4. Note #17 states: *"There shall be no further division of any lot depicted on this final plat with the exception of Blocks 6 and 19, and except as is allowed in the Supplemental Declaration for Tamarack Resort Phase 1."* This parcel is not in any block. Please provide the specific information of the Supplemental Declaration that allows this open space to be replatted. Does the applicant believe the open space parcel can legally be divided and was allowed as part of the original platting? (Plat attached and labeled – Existing Plat).
5. Do the buildable lots intersect with any recreation easements?
6. The original application as approved is available for review in the Planning and Zoning office.

#### **ATTACHMENTS:**

- Proposed Conditions of Approval
- Vicinity Map
- Aerial Map
- Assessor's Report for RP0049200000C0 – Page 1
- Photos taken December 15, 2023
- Proposed Preliminary Plat – Page 1
- Assessor's Plat – T.15N R.3E Section 5
- Existing Plat - Tamarack Resort P.U.D. Phase 1 Sheet A and 11 (recorded as Book 9-40)
- Assessor's Plat Phase 1 Sheet 11
- Approved PUD 98-01 Preliminary Plat Sheet 1, 2, and 3
- Approved PUD 98-01 CUP Components: Drainage, Road, Utilities, and Related Facilities (Sheet 8)
- PUD Flexibility - Amendments
- Applicant's submittal Dec. 19, 2023 – TH-8 Description and Map
- Responses

#### **Proposed 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. Any violation of any portion of the permit will be subject to enforcement and penalties in accordance with Title 9-2-5; and, may include revocation or suspension of the conditional use permit.
2. Any change in the nature or scope of land use activities shall require an additional Conditional Use Permit.
3. 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.
4. The final plat shall be recorded within two years, or this permit will be null and void.
5. Must comply with all requirements previously approved as P.U.D 98-01 Tamarack Resort

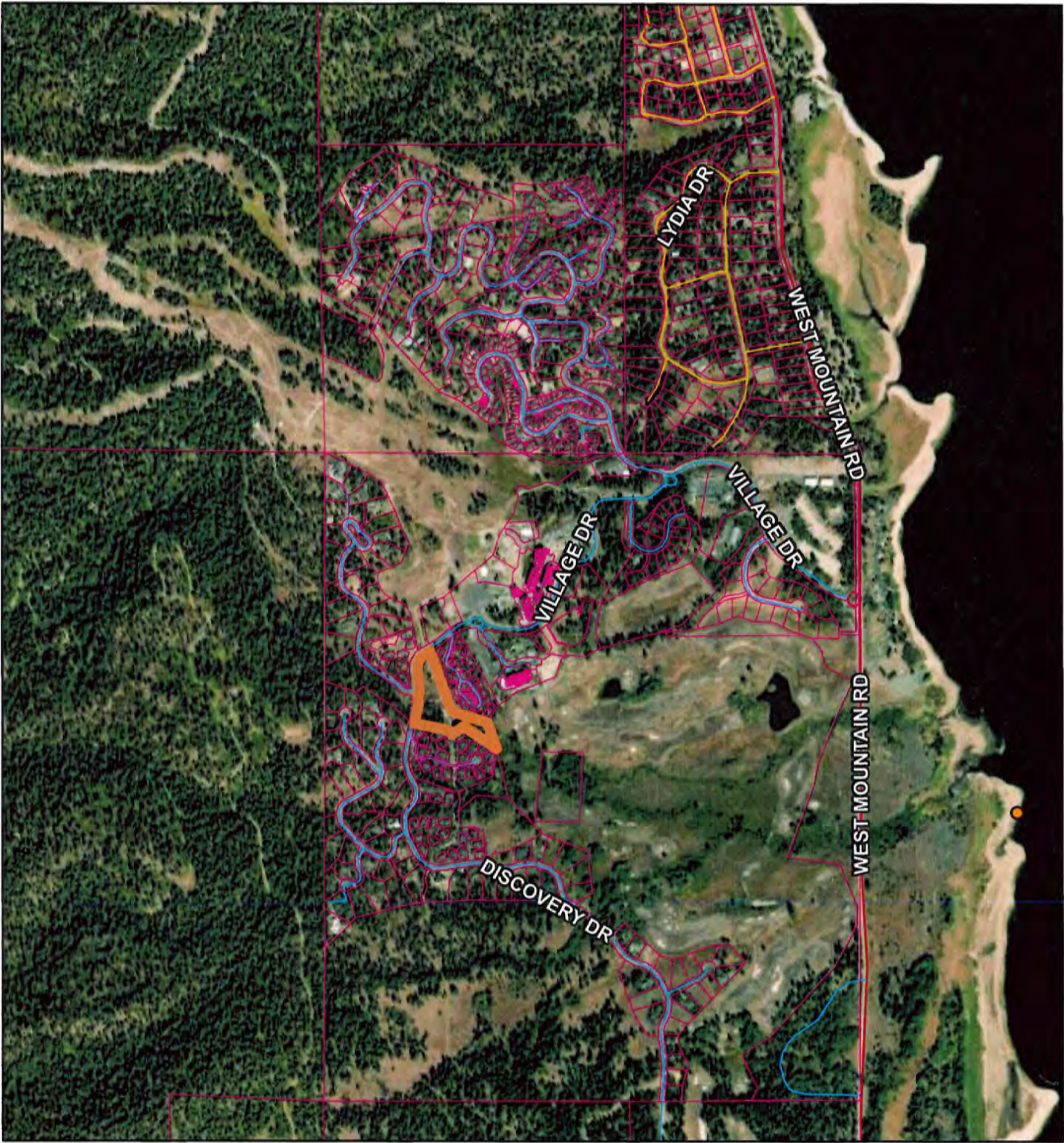
and any subsequent amendments.

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. Applicants engineer shall confirm all utilities were placed according to the approved plans.
8. Must have a will-serve letter from the North Lake Recreational Sewer and Water District guaranteeing that sewer capacity is available for immediate service prior to recordation of the final plat.
9. Shall comply with requirements of the Donnelly Rural Fire Protection District.
10. All lighting must comply with the Valley County Lighting Ordinance.
11. Shall place addressing numbers at each unit.
12. All easements shall be shown on the final plat.
13. The following notes 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."
  - "Only one wood burning device per lot."
  - "Surrounding land uses are subject to change."

#### **END OF STAFF REPORT**



# C.U.P. 23-51 Vicinity Map

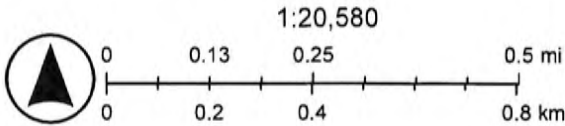


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Parcel Boundaries

Roads

- COLLECTOR
- URBAN/RURAL
- PRIVATE



Maxar



# C.U.P. 23-51 Aerial Map

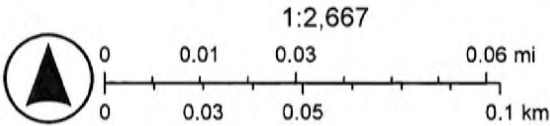


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 Parcel Boundaries

Roads

 PRIVATE



Maxar, Microsoft



**VALLEY COUNTY ASSESSOR'S OFFICE**

## Parcel Summary and Improvement Report

PO Box 1350 - 219 N Main St, Cascade, ID 83611

Phone (208) 382 - 7126 | [assessor@co.valley.id.us](mailto:assessor@co.valley.id.us)**GENERAL PROPERTY SUMMARY**

PARCEL ID	RP0049200000C0
OWNER(S)	TAMARACK REAL ESTATE HOLDINGS LLC
SITUS ADDRESS	NULL
SITUS CITY, STATE, ZIP	DONNELLY, ID 83615
MAILING ATTENTION	
MAILING ADDRESS	311 VILLAGE DR PMB 3026
MAILING CITY, STATE, ZIP	TAMARACK ID 83615
MAILING COUNTRY	

**PROPERTY DESCRIPTION & LAND DATA**

ACREAGE - SQ FT - FRONTAGE	ACRES: 4.3045	SQUARE FEET: 187504	FRONTAGE:
LAND DESCRIPTION	Market Value		
LEGAL DESCRIPTIONS	TAMARACK RESORT P.U.D. PHASE 1 "OPEN SPACE C"		
NEIGHBORHOOD	700000 Exempt Properties		
PLAT LINKS	<a href="#">15N 3E S05.pdf</a> <a href="#">TAMARACK RESORT PUD PHASE 1 FINAL PLAT</a>		
CURRENT LAND USES	USE: Market Value	ACRES: 4.3045	

**SALES HISTORY**

SALE DATE	GRANTOR	DEED REFERENCE
12/03/2018	TAMARACK HOMEOWNERS ACQUISITION CO LLC	418000
12/05/2016	TAMARACK MUNICIPAL ASSN INC	402803
10/12/2016	NEW TR ACQUISITION CO LLC	401660









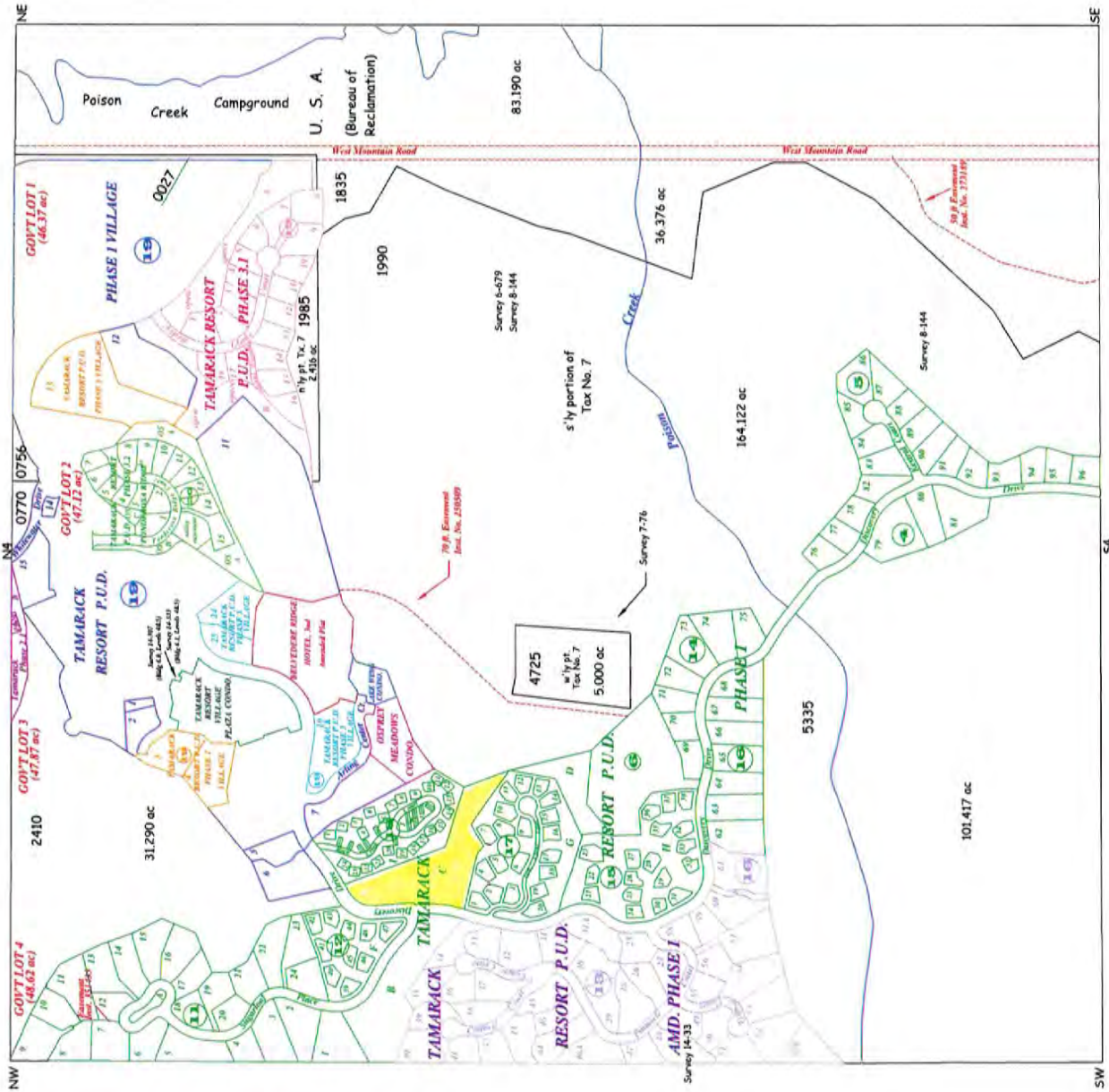






## TWP. 15N R03E SEC. 05

Filename:	Valley County Base Map
Scale:	1" = 400 ft
Date:	7/17/2023
Drawn by:	L. Frederick

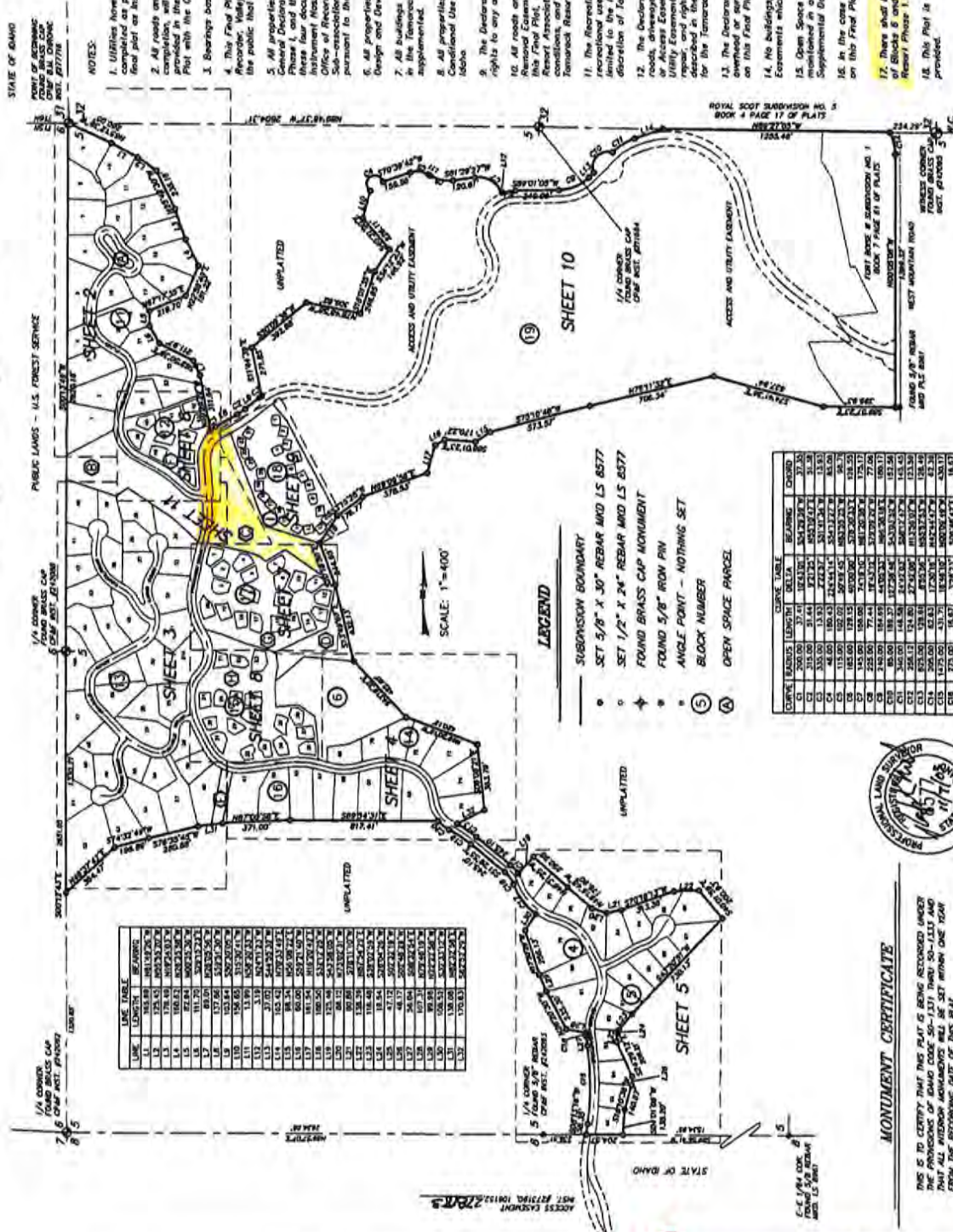




# TAMARACK RESORT PLANNED UNIT DEVELOPMENT PHASE 1 FINAL PLAT

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

Instrument # 278276  
VALLEY COUNTY, IDAHO  
RECORDED  
LELAND S. HENNING  
2/11/85



## NOTES:

1. Utilities shown on this plat are subject to the provisions of the Plat. Utilities will be constructed on the plat as shown, and the plat is subject to the provisions of the Plat.
2. All roads and road rights of way depicted on this Plat are private; and after the plat is recorded, the plat is subject to the provisions of the Plat. The plat is subject to the provisions of the Plat.
3. Easements shown on this Plat are subject to the provisions of the Plat. The plat is subject to the provisions of the Plat.
4. This Plat is subject to the provisions of the Plat. The plat is subject to the provisions of the Plat.
5. All properties shown on this Plat are subject to and governed by the provisions of the Plat. The plat is subject to the provisions of the Plat.
6. All properties shown on this Plat are subject to and governed by the provisions of the Plat. The plat is subject to the provisions of the Plat.
7. All properties shown on this Plat are subject to and governed by the provisions of the Plat. The plat is subject to the provisions of the Plat.
8. All properties shown on this Plat are subject to and governed by the provisions of the Plat. The plat is subject to the provisions of the Plat.
9. The Declaration, Tamarack Resort LLC, reserves the right, without limitation, to assign its rights to any and all easements which are depicted on this Plat, in whole or in part.
10. All roads and road rights of way, at Utility Easements, at Driveway Easements, at Snow Removal Easements, at Access Easements and at Open Space Easements, which are depicted on this Plat, are subject to the provisions of the Plat. The plat is subject to the provisions of the Plat.
11. The Declaration, Tamarack Resort LLC, reserves the right, without limitation, to assign its rights to any and all easements which are depicted on this Plat, in whole or in part.
12. The Declaration, Tamarack Resort LLC, reserves the right, without limitation, to assign its rights to any and all easements which are depicted on this Plat, in whole or in part.
13. The Declaration, Tamarack Resort LLC, reserves the right, without limitation, to assign its rights to any and all easements which are depicted on this Plat, in whole or in part.
14. No buildings, structures or other improvements may be constructed in the Open Space Easements which are depicted on Sheets 1, 4, and 5 of this Plat.
15. Open Space Easements which are depicted on this Plat shall be used, managed and maintained in accordance with the General Declaration for the Tamarack Resort, as well as the Supplemental Declaration for the Tamarack Resort Phase 1.
16. In the case of any conflict between the location of the Recreation Easements, as depicted on this Plat, and any actually located on the ground, the on-ground location shall control.
17. There shall be no further division of any lot depicted on this Plat with the exception of Sheets 6 and 19, and except as is allowed in the Supplemental Declaration for Tamarack Resort Phase 1.
18. This Plat is subject to compliance with Idaho Code, Section 31-3005, no irrigation water is provided.

## LEGEND

- SUBDIVISION BOUNDARY
- SET 5/8" X 30" REBAR MKD LS 8577
- SET 1/2" X 24" REBAR MKD LS 8577
- FOUND BRASS CAP MONUMENT
- FOUND 5/8" IRON PIN
- ANGLE POINT - NOTHING SET
- BLOCK NUMBER
- OPEN SPACE PARCEL

CURVE	BEARINGS	LENGTH	DELTA	CHORD
C1	200.00	27.41	104.53	54.28
C2	175.00	21.41	87.12	45.28
C3	150.00	15.41	69.71	35.28
C4	125.00	9.41	52.30	25.28
C5	100.00	3.41	34.89	15.28
C6	75.00	0.41	17.48	5.28
C7	50.00	0.41	17.48	5.28
C8	25.00	0.41	17.48	5.28
C9	0.00	0.41	17.48	5.28
C10	330.00	0.41	17.48	5.28
C11	305.00	0.41	17.48	5.28
C12	280.00	0.41	17.48	5.28
C13	255.00	0.41	17.48	5.28
C14	230.00	0.41	17.48	5.28
C15	205.00	0.41	17.48	5.28
C16	180.00	0.41	17.48	5.28
C17	155.00	0.41	17.48	5.28
C18	130.00	0.41	17.48	5.28
C19	105.00	0.41	17.48	5.28
C20	80.00	0.41	17.48	5.28

## MONUMENT CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT IS BEING RECORDED UNDER THE PROVISIONS OF IDAHO CODE 55-111 THIRD SUB-SECTION AND THAT THE PLAT IS BEING RECORDED WITHIN ONE YEAR FROM THE RECORDING DATE OF THIS PLAT.



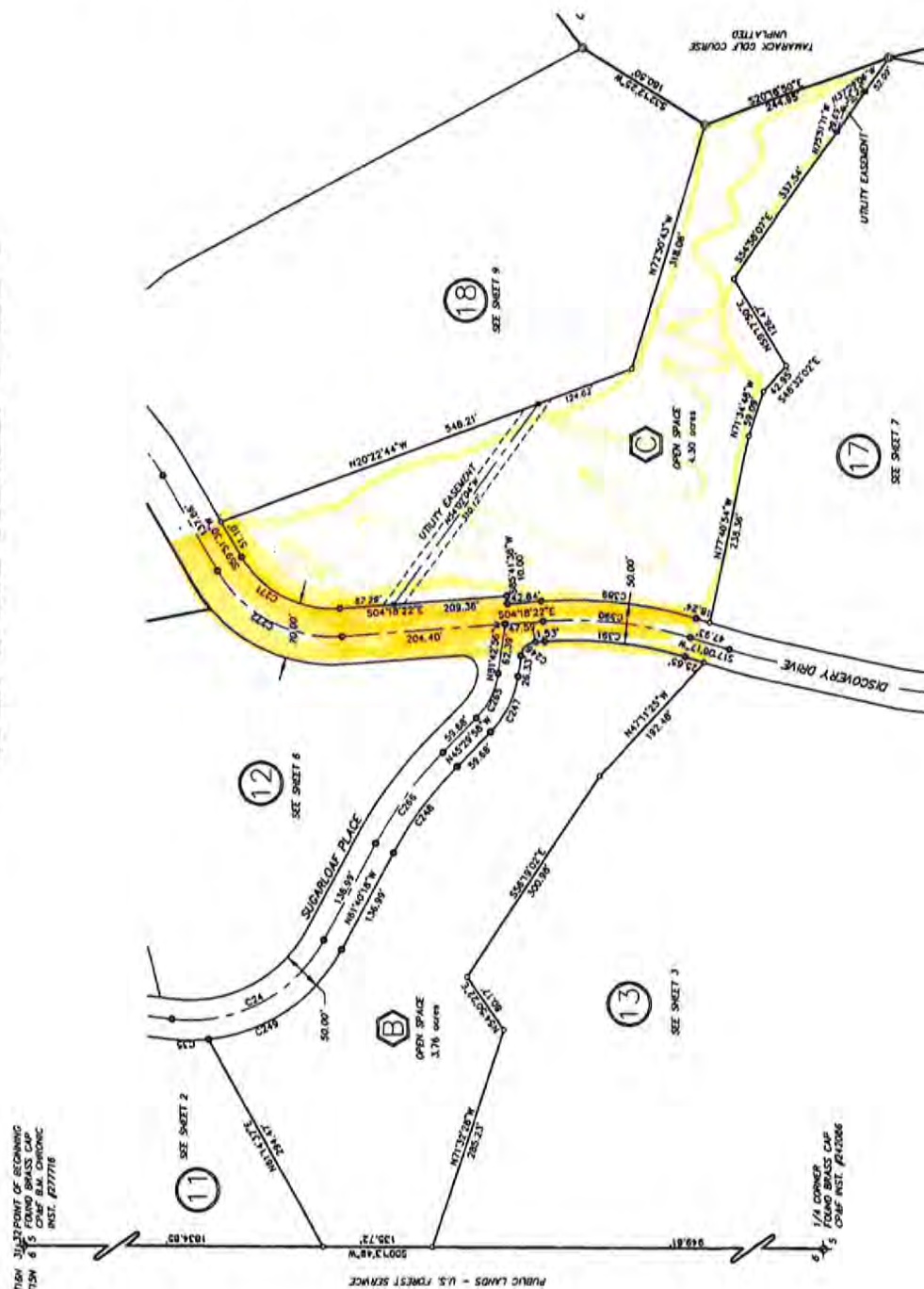
SEVESH ENGINEERING, INC.  
McCall, Idaho

Existing Plat 1 of 2



*TAMARACK RESORT PLANNED UNIT DEVELOPMENT  
PHASE 1 FINAL PLAT*

*Located in Section 5, T.15N., R.3E., B.M.  
Valley County, Idaho  
OPEN SPACE PARCELS B and C*



CURVE TABLE				
	RAJIDS	LENGTH	DELTA	BEARING
C24	190.00	43.85	131.37°	50.071° 50'
C25	190.00	43.85	131.37°	50.071° 50'
C26	190.00	43.85	131.37°	50.071° 50'
C27	190.00	43.85	131.37°	50.071° 50'
C28	190.00	43.85	131.37°	50.071° 50'
C29	190.00	43.85	131.37°	50.071° 50'
C30	190.00	43.85	131.37°	50.071° 50'
C31	190.00	43.85	131.37°	50.071° 50'
C32	190.00	43.85	131.37°	50.071° 50'
C33	190.00	43.85	131.37°	50.071° 50'
C34	190.00	43.85	131.37°	50.071° 50'
C35	190.00	43.85	131.37°	50.071° 50'
C36	190.00	43.85	131.37°	50.071° 50'
C37	190.00	43.85	131.37°	50.071° 50'
C38	190.00	43.85	131.37°	50.071° 50'
C39	190.00	43.85	131.37°	50.071° 50'
C40	190.00	43.85	131.37°	50.071° 50'
C41	190.00	43.85	131.37°	50.071° 50'
C42	190.00	43.85	131.37°	50.071° 50'
C43	190.00	43.85	131.37°	50.071° 50'
C44	190.00	43.85	131.37°	50.071° 50'
C45	190.00	43.85	131.37°	50.071° 50'
C46	190.00	43.85	131.37°	50.071° 50'
C47	190.00	43.85	131.37°	50.071° 50'
C48	190.00	43.85	131.37°	50.071° 50'
C49	190.00	43.85	131.37°	50.071° 50'
C50	190.00	43.85	131.37°	50.071° 50'

NOTES:

1) REFER TO GENERAL NOTES ON SHEET 1.

**SECESH ENGINEERING, INC.**  
**McCall, Idaho**

Existing Plat 2042



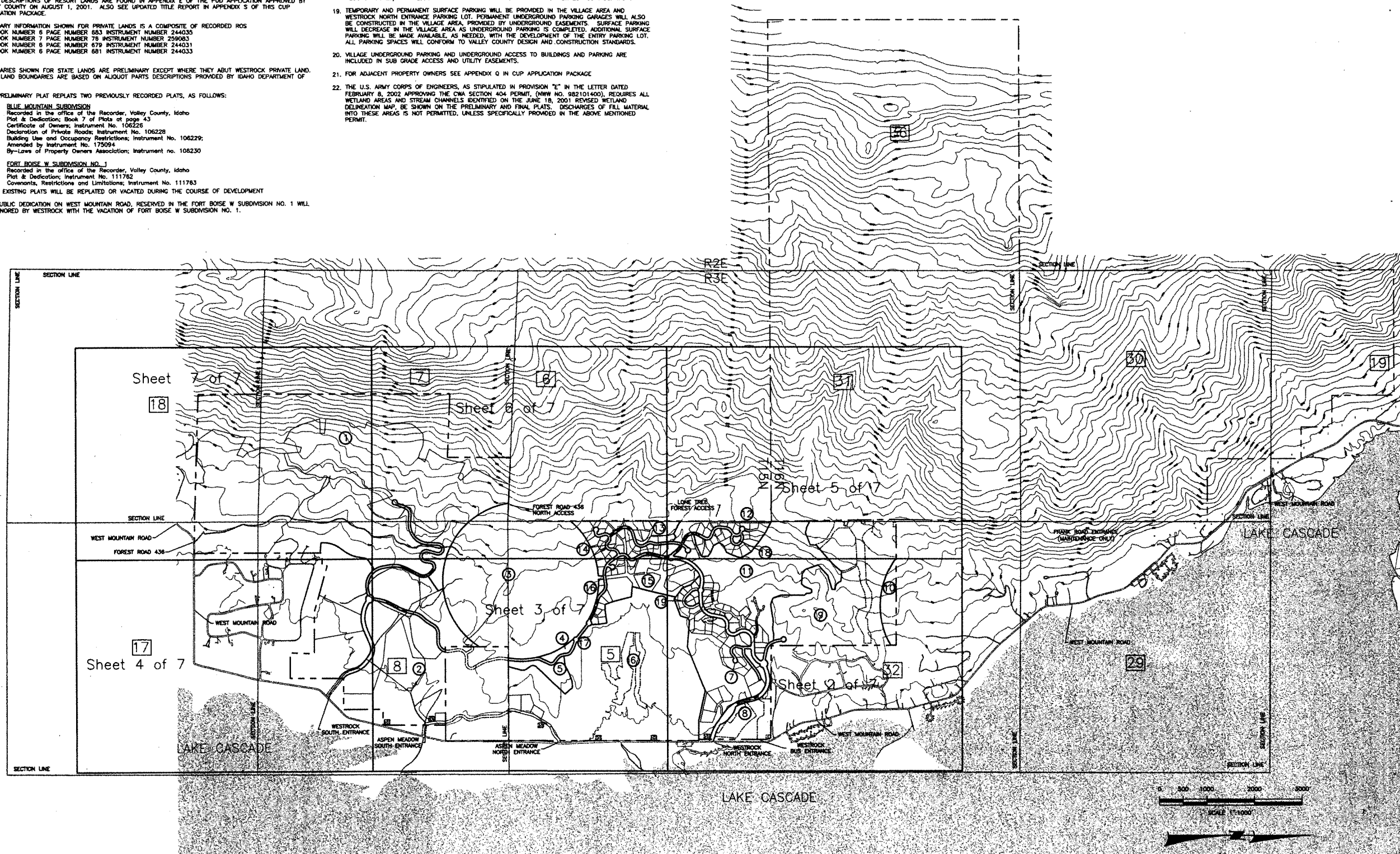


## NOTES

1. MAINTENANCE ACCESS AND UTILITY EASEMENTS SHALL BE PROVIDED FOR ALL UTILITIES NOT LOCATED IN A LOT THAT PROVIDES SEPARATELY FOR THOSE USES.
2. ALL LOTS SHALL CONFORM TO THE EASEMENT, SETBACK, SIDE YARD, AND OTHER GEOMETRIC RESTRICTIONS AS PROVIDED IN THE WESTROCK DEVELOPMENT GUIDE AND ARCHITECTURAL DESIGN GUIDELINES.
3. TWO ENTRY ROADS ALONG WEST MOUNTAIN ROAD, RESULT FROM ROAD RIGHT-OF-WAY EASEMENTS RECORDED MAY 28, 1980 AS INSTRUMENT NO. 106152, RECORDS OF VALLEY COUNTY, IDAHO. EACH IS A 70 FT WIDE RIGHT-OF-WAY ACROSS BUREAU OF RECLAMATION LAND, UNITED STATES OF AMERICA, AS SHOWN ON SHEETS 3 AND 4.
4. FOREST SERVICE ROAD NO. 436, IS SHOWN AS AN EXISTING ROAD WHICH WILL BE USED AS A TRAIL IN THE FUTURE. WESTROCK WILL HONOR THE EASEMENT TO THE UNITED STATES OF AMERICA ACROSS SECTIONS 7, 8 AND 17, AS FILED FOR RECORD IN THE OFFICE OF RECORDER OF VALLEY COUNTY, IDAHO ON APRIL 23, 1980 AS INSTRUMENT NO. 111902 FOR ADMINISTRATIVE AND PUBLIC ACCESS BETWEEN WEST MOUNTAIN ROAD AND THE NATIONAL FOREST BOUNDARY. ACCESS WILL BE AVAILABLE TO THE FOREST SERVICE AND THE PUBLIC VIA RESORT ROADS IN THE SAME PROXIMITY OF THE EXISTING FOREST SERVICE ROAD NO. 436, WHICH WILL ENTER AND EXIT THE RESORT'S PRIVATE LAND AT OR NEAR THE SAME LOCATIONS AS CURRENTLY EXISTS, AS SHOWN ON SHEETS 6 AND 7.
5. CONSERVATION EASEMENT ALONG ROAD AND POISON CREEKS ARE PROVIDED TO PRESERVE AND PROTECT THE RIPARIAN ZONE AS DESIGNATED.
6. EASEMENTS OR RIGHTS-OF-WAY NOT NOTED ON THIS PRELIMINARY PLAT ARE LOCATED IN APPENDIX S-TITLE REPORT OF THIS CUP APPLICATION PACKAGE.
7. LEGAL DESCRIPTIONS OF RESORT LANDS ARE FOUND IN APPENDIX E OF THE PUD APPLICATION APPROVED BY VALLEY COUNTY ON AUGUST 1, 2001. ALSO SEE UPDATED TITLE REPORT IN APPENDIX S OF THIS CUP APPLICATION PACKAGE.
8. BOUNDARY INFORMATION SHOWN FOR PRIVATE LANDS IS A COMPOSITE OF RECORDED ROS  
BOOK NUMBER 6 PAGE NUMBER 683 INSTRUMENT NUMBER 244033  
BOOK NUMBER 7 PAGE NUMBER 779 INSTRUMENT NUMBER 259083  
BOOK NUMBER 8 PAGE NUMBER 679 INSTRUMENT NUMBER 244031  
BOOK NUMBER 6 PAGE NUMBER 681 INSTRUMENT NUMBER 244033
9. BOUNDARIES SHOWN FOR STATE LANDS ARE PRELIMINARY EXCEPT WHERE THEY ABUT WESTROCK PRIVATE LAND. STATE LAND BOUNDARIES ARE BASED ON ALIQUOT PARTS DESCRIPTIONS PROVIDED BY IDAHO DEPARTMENT OF LANDS.
10. THIS PRELIMINARY PLAT REPLACES TWO PREVIOUSLY RECORDED PLATS, AS FOLLOWS:  
**BLUE MOUNTAIN SUBDIVISION**  
Recorded in the office of the Recorder, Valley County, Idaho  
Plat & Dedication: Book 7 of Plots at page 43  
Certificate of Owners: Instrument No. 106228  
Declaration of Private Roads: Instrument No. 106228  
Building Use and Occupancy Restrictions: Instrument No. 106229  
Amended by Instrument No. 175094  
By-Laws of Property Owners Association: Instrument no. 106230  
**FORT BOISE W SUBDIVISION NO. 1**  
Recorded in the office of the Recorder, Valley County, Idaho  
Plat & Dedication: Instrument No. 111762  
Covenants, Restrictions and Limitations: Instrument No. 111763  
THESE EXISTING PLATS WILL BE REPLACED OR VACATED DURING THE COURSE OF DEVELOPMENT
11. THE PUBLIC DEDICATION ON WEST MOUNTAIN ROAD, RESERVED IN THE FORT BOISE W SUBDIVISION NO. 1 WILL BE HONORED BY WESTROCK WITH THE VACATION OF FORT BOISE W SUBDIVISION NO. 1.
12. THIS PRELIMINARY PLAT SHOWS THE GENERAL CONFIGURATION OF BLOCKS AND LOTS. FINAL CONFIGURATION WILL BE SHOWN ON FINAL PLATS AND DEVELOPMENT PLANS. VARIATIONS BETWEEN THIS PRELIMINARY PLAT AND FINAL PLAT ARE ALLOWED SUBJECT TO THE VALLEY COUNTY SUBDIVISION REGULATIONS (ARTICLE II), LAND USE DEVELOPMENT ORDINANCES (CHAPTER II: CONDITIONAL USES), AND OTHER APPLICABLE ORDINANCES (AS AMENDED).
13. THE ROADWAY LOTS SHOWN ON THIS PRELIMINARY PLAT INCORPORATE PUBLIC ACCESS, UTILITY, SNOW STORAGE AND MAINTENANCE ACCESS FOR THE TOTAL AREA OF EACH ROADWAY LOT. LOT 1 BLOCK 17 AND LOT 12 BLOCK 2 ARE THE ROADWAY LOTS.
14. THE ROADWAY LOTS ARE VARYING WIDTHS, TYPICAL DIMENSIONS ARE SHOWN.
15. SNOW STORAGE FOR ROADS, COMMERCIAL AND MULTI-FAMILY FACILITIES SHALL BE ALLOWED IN ROAD LOTS AND OPEN SPACE.
16. THE DEVELOPER RESERVES THE RIGHT TO CONSTRUCT BUILDINGS AND OTHER PHYSICAL IMPROVEMENTS THAT ARE ACCESSORY TO THE PROVISION OF RECREATION OR FISH AND WILDLIFE HABITAT IMPROVEMENT IN OPEN SPACE.
17. RECREATION TRAILS (NON-SKI) ARE DEPICTED ON PROPOSED CENTERLINE WITH 10 FT WIDE EASEMENTS (5' EACH SIDE OF CENTERLINE).
18. THE PROPOSED TRAIL SYSTEM INCORPORATES EXISTING MOUNTAIN TRAILS AND ROADWAYS ALONG WITH NEWLY CONSTRUCTED TRAILS. EXISTING ROADS AND TRAILS WILL BE USED IN THE PROPOSED TRAIL AND ROAD SYSTEM WHEN POSSIBLE. PROPOSED TRAILS MAY BE MOVED (ABANDONED AND RECONSTRUCTED) AS NEEDED TO ACCOMMODATE FUTURE CONSTRUCTION OR LOT CONFIGURATION.
19. TEMPORARY AND PERMANENT SURFACE PARKING WILL BE PROVIDED IN THE VILLAGE AREA AND WESTROCK NORTH ENTRANCE PARKING LOT. PERMANENT UNDERGROUND PARKING GARAGES WILL ALSO BE CONSTRUCTED IN THE VILLAGE AREA, PROVIDED BY UNDERGROUND EASEMENTS. SURFACE PARKING WILL DECREASE IN THE VILLAGE AREA AS UNDERGROUND PARKING IS COMPLETED. ADDITIONAL SURFACE PARKING WILL BE MADE AVAILABLE, AS NEEDED, WITH THE DEVELOPMENT OF THE ENTRY PARKING LOT. ALL PARKING SPACES WILL CONFORM TO VALLEY COUNTY DESIGN AND CONSTRUCTION STANDARDS.
20. VILLAGE UNDERGROUND PARKING AND UNDERGROUND ACCESS TO BUILDINGS AND PARKING ARE INCLUDED IN SUB GRADE ACCESS AND UTILITY EASEMENTS.
21. FOR ADJACENT PROPERTY OWNERS SEE APPENDIX Q IN CUP APPLICATION PACKAGE
22. THE U.S. ARMY CORPS OF ENGINEERS, AS STIPULATED IN PROVISION "E" IN THE LETTER DATED FEBRUARY 8, 2002 APPROVING THE CWA SECTION 404 PERMIT, (HWW NO. 982101400), REQUIRES ALL WETLAND AREAS AND STREAM CHANNELS IDENTIFIED ON THE JUNE 18, 2001 REVISED WETLAND DELINEATION MAP, BE SHOWN ON THE PRELIMINARY AND FINAL PLATS. DISCHARGES OF FILL MATERIAL INTO THESE AREAS IS NOT PERMITTED, UNLESS SPECIFICALLY PROVIDED IN THE ABOVE MENTIONED PERMIT.

## LEGEND

- BOUNDARY  
--- EASEMENT  
--- BLOCK LINE  
--- LOT LINE  
--- CONTOUR
- 29 SECTION NUMBER  
11 BLOCK NUMBER  
WELL SITE



FILE NAME	DESIGNED	DRAWN	CHECKED	APPROVED
Westrock-Index	JTW	JTW	JTW	JTW
DATE	REVISIONS	NO.	DATE	BY

**TOOTHMAN-ORTON ENGINEERING COMPANY**  
CONSULTING ENGINEERS, SURVEYORS AND PLANNERS  
OFFICES IN:  
BOISE, IDAHO 83714-2008  
COEUR D'ALENE, IDAHO

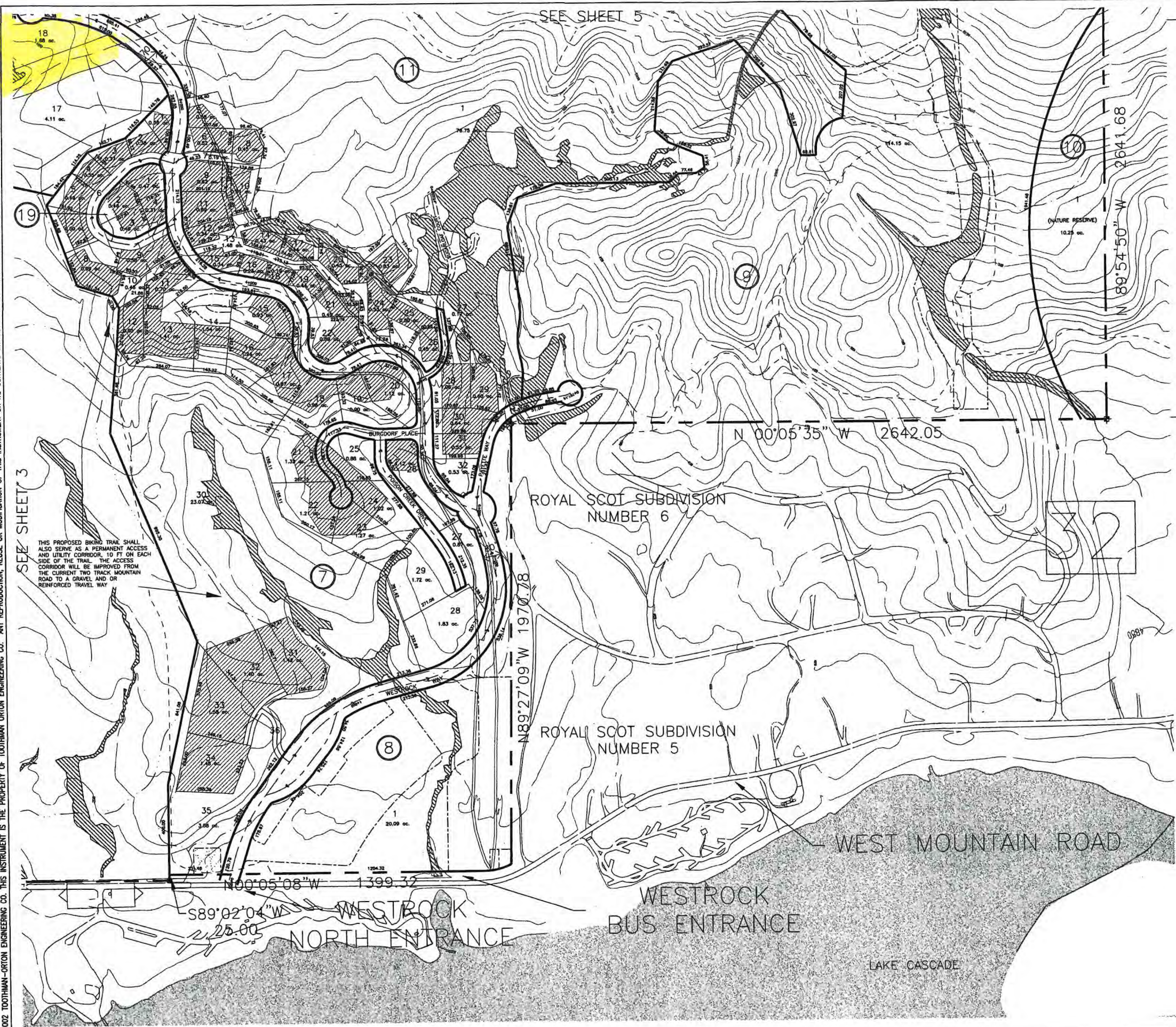
**WESTROCK**  
PRELIMINARY PLAT  
INDEX

DATE: March 15, 2002  
PROJECT: 00084  
SHEET 1 OF 7



Approximate

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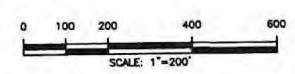


LEGEND

- BOUNDARY
- BLOCK LINE
- LOT LINE
- EASEMENT
- CONTOUR
- ROAD EXISTING
- ROAD PROPOSED
- TRAIL CL - EXISTING
- TRAIL CL - BIKING
- TRAIL CL - GOLF CART
- TRAIL CL - HIKING
- TRAIL CL - SHOWMOBILE
- BRASS CAP MONUMENT
- ALUMINUM CAP MONUMENT
- 5/8" STEEL REBAR
- 1/2" STEEL REBAR
- LOT NUMBER
- ANNOTATED LOT BOUNDARY DISTANCE
- BUILDING ENVELOPE
- WELL SITE
- JURISDICTIONAL WET LANDS

NOTES

- WESTROCK RESERVES THE RIGHT TO CONSTRUCT UNDERGROUND ACCESS AND PARKING FACILITIES IN EASEMENTS UNDERLYING ANY OF THE VILLAGE(MULTI-USE) LOTS.
- WESTROCK RESERVES THE RIGHT TO CONSTRUCT OVERHEAD ACCESS AND UTILITY FACILITIES AT ANY LOCATION WITH IN THE VILLAGE (MULTI-USE) AREA.



E-FILE NAME		DESIGNED		DRAWN		CHECKED		APPROVED	
DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.	DATE	NO.

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CONSULTING ENGINEERS, SURVEYORS AND PLANNERS  
9777 CHINDEN BOULEVARD  
BOISE, IDAHO 83714-2008

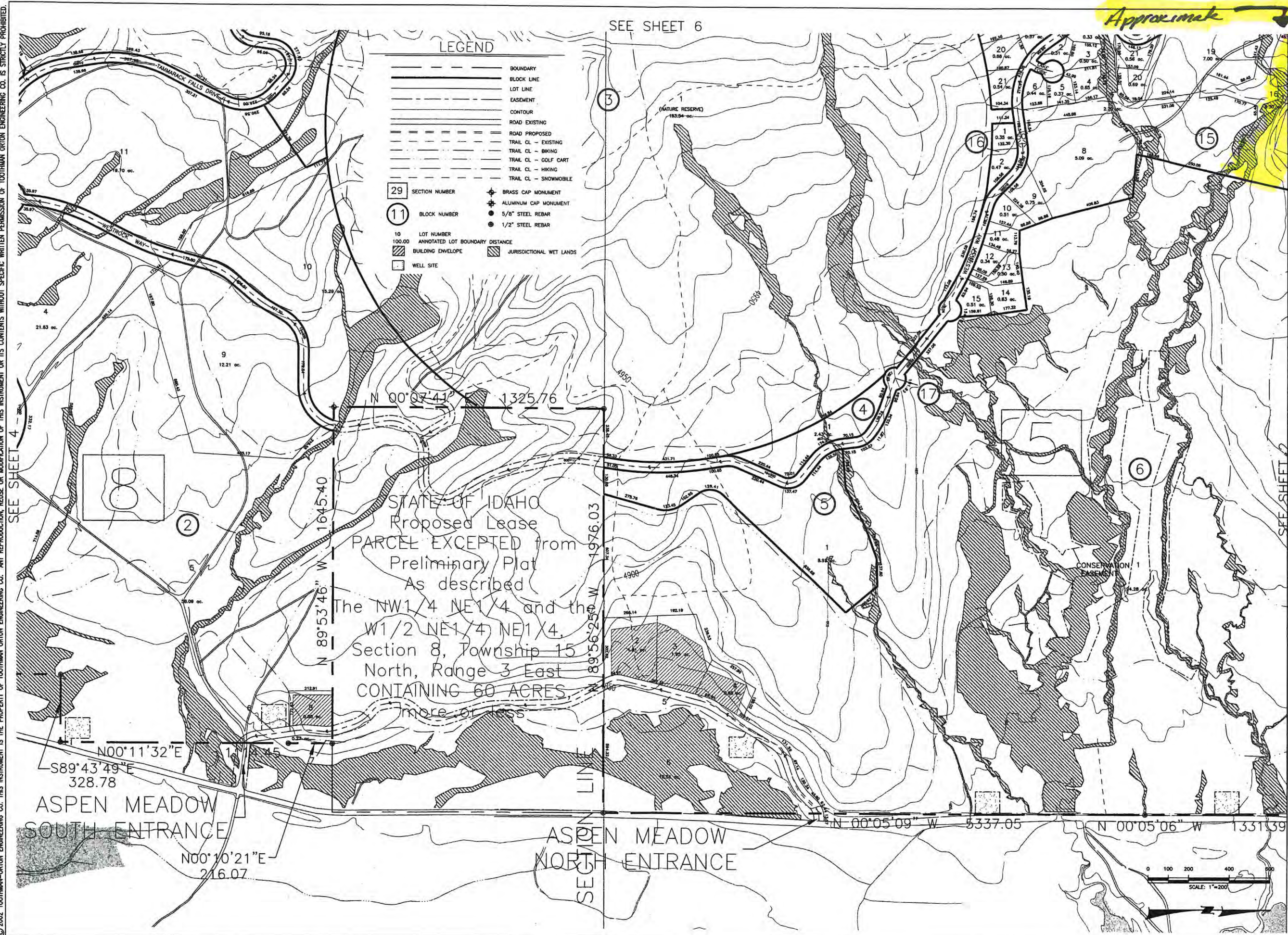
OFFICES IN:  
BOISE, IDAHO  
COEUR D'ALENE, IDAHO

**WESTROCK RESORT  
PRELIMINARY PLAT**

DATE: March 15, 2002  
PROJECT: 00094  
**SHEET 2 OF 7**



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Approximate



E-FILE NAME		DESIGNED	DRAWN	CHECKED	APPROVED
Project-1000		JTW	JTW	JTW	JTW
DATE					
REVISIONS		ITEM			
NO.					

**TOOTHMAN-ORTON ENGINEERING COMPANY**  
CONSULTING ENGINEERS, SURVEYORS AND PLANNERS  
9777 CHINDEN BOULEVARD  
BOISE, IDAHO 83714-2008  
COLEUR d'ALENE, IDAHO  
OFFICES IN:  
BOISE, IDAHO  
COLEUR d'ALENE, IDAHO

**WESTROCK  
PRELIMINARY PLAT**

DATE: March 15, 2002  
PROJECT: 00094  
**SHEET 3 OF 7**

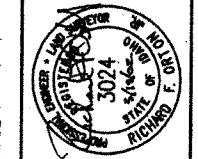


Topographic map of the Condola area, showing contour lines, roads, and various numbered regions. The map includes a scale bar (0 to 300 feet) and a north arrow. Key features include the Condola area, a large hatched area, and a road labeled 'SEE SHEET 16'. The map is divided into numbered regions (1-25) and includes a legend for 'Hiking Trail and Access Road'.

SEE SHEET 3

DATE:	March 15, 2002
PROJECT:	00094
SHEET 8 OF 60	

REVISIONS		E-FILE NAME	
NO.	ITEM	DATE	RH-CBP-AW
			DESIGNED
			MJB
			DRAWN
			MJB
			CHECKED
			RFO
			APPROVED
			RFO



PUD Flexibility  
- amendments

## SECTION I – Application Overview

### A. This Application

On August 1, 2002, WestRock's Planned Unit Development (PUD) Application was approved by Valley County. Subsequent to that approval, a Capital Contribution Agreement was consummated between Valley County and WestRock on September 10, 2001, see *Document F in Appendix A – Prior Valley County Approvals and Actions*. This Application document is referenced as a CUP package, because it contains three (3) applications: 1) a CUP/Preliminary Plat Application for all development components to be built or placed on the private lands, 2) a CUP Application for those components to be built or placed on the State of Idaho leased lands, and 3) a request to approve modifications to the currently approved PUD.

### B. General Project Concept

The project is broken into five phases of three years each plus a one-year predevelopment phase, totaling a sixteen-year build-out to completion. At build-out, the Resort will be a full-service all-seasons destination resort offering a wide variety of residential options and a range of recreational activities featuring skiing and golf. The timing and order of sequencing of phases and facilities may vary in response to market demand, however adherence to the amenity guarantees will still be required as described in the Sequencing Plan contained below.

### C. Ownership

The Resort, is owned by WestRock Associates LLC ("WRA"), who will be the master developer of the Resort complex. Given the diversity of real estate products and amenities, WestRock will sell segments of the Resort real estate for development by others. WestRock Associates will retain design and development control of all products through the attached Development Guide, Architectural Design Guidelines and the Declaration of Covenants, Conditions and Restrictions.

### D. Site / Infrastructure

The site consists of several distinct geographical areas—a flat meadow close to Lake Cascade; a shelf area above the meadow where the Village will be located; rolling foothill terrain well suited to residential development, mountain slopes offering a variety of skiing and hiking experiences; and the mountain top offering commanding views, and recreational opportunities for mountain biking, snow-mobiling and cross-country skiing as well as a restaurant. The land, excluding the ski areas and a small portion of the golf course is privately owned by WRA, while the remaining land will be leased. Total site infrastructure, including roads and utility systems (electricity, water, sanitary and storm sewer, and telecommunications), is to be supplied to the perimeter of each development site by WRA.

### E. Facilities

The resort facilities are summarized and located in *Appendix G - Facilities Program Summary*. Golf facilities will consist of an 18-hole course designed by Robert Trent Jones II, a par-3



teaching course, a Golf Academy and clubhouse. Ski related facilities are summarized in the Mountain Master Plan Summary, located in *Appendix F*. The Sequencing Plan, contained below, identifies the minimum Phase 1 facilities, which will be constructed to assure that a stand-alone resort, with sufficient critical mass, is established as part of Phase 1 of the development. WestRock reserves the right to modify the Facilities Plan, without further County approval, as follows: 1) the order of construction of facilities may be modified; 2) facilities within Multi-Use areas may be moved among lots within such Multi-Use areas; 3) total commercial, administrative and service square footage may be altered, and 4) the mix of dwelling units which comprise the total 2,043 units approved in the PUD (i.e. single family residence, townhome, villa, multi-family and hotel) may be altered; PROVIDED, that: a) the total number of units allowed by the WestRock CUP is not exceeded; and, b) the aforesaid land uses remain in their designated land use areas, as depicted in the Land Use Map, see *Figure 4* in *Section VIII*. All such modifications shall be promptly provided to County staff for use in reviewing Building Permit submittals and enforcing the terms and conditions of the CUP. Modifications to the Facilities Plan shall be submitted to the Planning and Zoning Administrator, whose review of the proposed modifications shall be to determine whether the proposed modifications are consistent with the locations of land use types and overall mix of land uses contained in the approved CUP. The Administrator shall advise the Developer within 15 days after submittal of any objections which the Administrator has to the proposed modifications, under the aforesaid criteria. If no such objections are voiced, then the modifications shall be deemed approved and shall become part of the CUP.

#### **F. Compliance with Valley County Approval Process**

Because this is an application for Conditional Use Permit for both the private and State lease lands, and for Preliminary Plat approval for the private lands, this Application package addresses Chapter III of the Land Use and Development Ordinance (LUDO), the Valley County Comprehensive Plan and Article II of the Subdivision Regulations.

In addition, because the Application package seeks approval of certain modifications to the PUD, the Application package addresses Appendix C of the LUDO, to establish that the proposed modifications should not alter the previously granted PUD and Concept approvals.

The Preliminary Plats for the private land contain the information required by the Valley County Subdivision Regulations. The parcels in Phase 2, 3, 4 and 5 will be further platted, preliminarily and finally, as the development moves into those Phases.

#### **G. Proposed Modifications to the approved PUD**

As design and layout of the PUD move into the more detailed CUP and platting stage, certain modifications to the PUD have been found to be necessary. These modifications do not materially change any component of the prior approvals, but they are, nonetheless, identified in the interest of full disclosure. Proposed modifications to the PUD include:

- Revisions to the Phasing Plan
- Adjusted dwelling units among residential use categories, without altering the total 2,043 units previously approved.

- Modest increase of the total commercial, administrative and service square footage within the areas of the resort in which those uses were previously approved.
- Increased the number of parking spaces from 3,392 to 5,068.
- Added a Cellular Communications Tower.
- Added a horse corral for horseback riding and sleigh ride purposes
- Recalculated open space at approximately 52% of the private and approximately 80% of the total resort property
- Adjusted Wildlife Habitat Conservation Plan to reflect reduced impact to Threatened and Endangered Species
- Added certain uses to the village, such as a non-denominational Chapel and the Nature Interpretive Center.
- Noted the potential for and reserved the right to construct a school on site.
- Identified eight potential small hotel sites outside of the village, a maximum of four (4) of which may be developed. If developed, these hotels will be architecturally compatible with the surrounding single- family residential neighborhoods and will reduce the total allowable dwellings units in the PUD, according to the equivalency formula contained in the LUDO.
- Revised/updated the Development Guide, Architectural Design Guidelines, and CC&R's.
- Moved a well site mistakenly shown on State of Idaho land.
- Reserved the addition of a small number of buildings and structures on State land.
- Updated the WestRock Development Guide to reflect the development of the Facilities Program, which also involves minor changes to the Land Use Map e.g. s small Multi-Use area has been added to Phase 5, to service the surrounding single family residential neighborhood.

#### **H. Requested Entitlements and Approvals**

- Issuance of a Conditional Use Permit for the private lands, which provides the following entitlements under the terms of the LUDO:
  - A CUP for the entire PUD, including the land uses and densities (i.e. total number of units and/or square footage of commercial (multi-use) facilities) for Phases 2, 3, 4, and 5;
  - Preliminary Plat approval for Phase 1. WestRock shall be entitled to Preliminary Plat approval of Phases 2, 3, 4, and 5 PROVIDED that those Plats substantially comply with the terms of the WestRock CUP and with the platting provisions of the Valley County Subdivision Regulations,
  - No further CUP's will be required for the WestRock PUD, provided that WestRock substantially complies with the terms and conditions of this CUP.
  - WestRock considers the CUP to include all components, terms, and conditions of the approved PUD, except to the extent modified in this Application package, as approved.
- Issuance of a Conditional Use Permit for the State of Idaho lands, contingent upon issuance by the State Land Board of a Lease or binding commitment to lease the State lands; and,
- Approval of the modifications to Concept and PUD Approval.



## Lower Sugarloaf

Cynda Herrick <cherrick@co.valley.id.us>

Tue 12/19/2023 12:40 PM

To: Chris Kirk <[REDACTED]>; Lori Hunter <lhunter@co.valley.id.us>

Cc: Martin Pico <[REDACTED]>; Scott Turlington <[REDACTED]>

Perfect...I will leave the Lower Sugarloaf plat on (it also only has 3 lots). I am removing CUP 23-50 so you can have a Neighborhood meeting.

Thanks, Cynda

Cynda Herrick, AICP, CFM  
Valley County  
Planning and Zoning Director  
Floodplain Coordinator  
PO Box 1350  
Cascade, ID 83611  
(208)382-7116

"Live simply, love generously, care deeply, speak kindly, and leave the rest...."

*Service **T**ransparent **A**ccountable **R**esponsive*

---

**From:** Chris Kirk <[REDACTED]>

**Sent:** Tuesday, December 19, 2023 12:33 PM

**To:** Cynda Herrick <cherrick@co.valley.id.us>

**Cc:** Martin Pico <[REDACTED]>; Scott Turlington <[REDACTED]>

**Subject:** Lower Sugarloaf

Hi Cynda

TH-8 is where the 3 Lower Sugarloaf lots are located.

Density has been reduced from 8 Townhomes units to 3 Custom Chalet lots.

See attached Facilities Phasing Plan map from the PUD & the description from the CUP Facilities Plan.

Let me know if you need anything more

**Phase 3**

**TH-8 Townhomes**

**TH-8  
TOWNHOMES**

**GENERAL CONCEPT**

- WRA will provide paved street and utilities per Resort standards to the boundary of parcel TH-8. The developer/home builder (may be WRA) will be responsible for the improvements and sale of the individual lots or homes. All construction will be in accordance with the Resort Design Guidelines and Covenants.
- Units are sold as furnished condominiums, ¼ fractional ownership
- Level of finishes to be more value oriented than the other condominiums in the Resort
- Units may be included in the Resort rental pool
- Construction programmed in year 1 of Phase 3

**FACILITIES**

- 8 townhomes consisting of 2- and 3-story living units as follows:
  - 4 3-bedroom units of 2,100 sf, plus 2 car garage
  - 4 4-bedroom units of 2,500 sf, plus 2 car garage
- Outdoor pool/spa for the complex

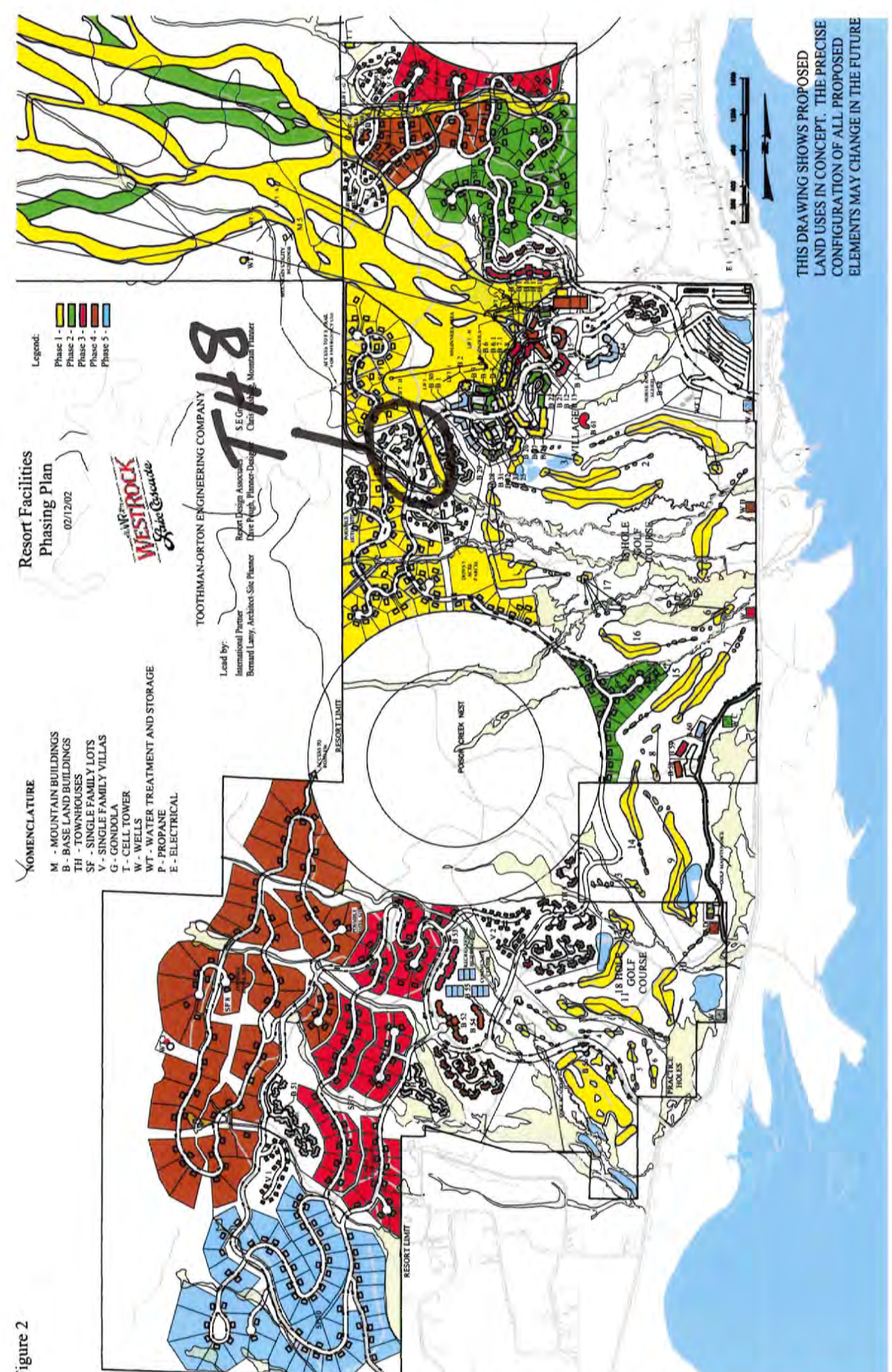
**BUILDING AREA**

- Townhome units 18,400 sf
- Garages 3,600
- Net common areas 500

**Total Gross Area 23,700 SF**



Figure 2



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



Valley County Transmittal  
Division of Community and Environmental Health

Return to:

- ☐ Cascade  
☐ Donnelly  
☐ McCall  
☐ McCall Impact  
☒ Valley County

Rezone # PUD Tamarack Resort 98-1

Conditional Use # CUP - 23-51

Preliminary / Final / Short Plat \_\_\_\_\_

Lower Sugarland Custom Chalets Tamarack PUD Phase 3.4

- ☐ 1. We have No Objections to this Proposal.
- ☐ 2. We recommend Denial of this Proposal.
- ☐ 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- ☐ 4. We will require more data concerning soil conditions on this Proposal before we can comment.
- ☐ 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:  
☐ high seasonal ground water ☐ waste flow characteristics  
☐ bedrock from original grade ☐ other \_\_\_\_\_
- ☐ 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- ☐ 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
- ☒ 8. After written approvals from appropriate entities are submitted, we can approve this proposal for:  
☒ central sewage ☐ community sewage system ☐ community water well  
☐ interim sewage ☒ central water  
☐ individual sewage ☒ individual water
- ☒ 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:  
☒ central sewage ☐ community sewage system ☐ community water  
☐ sewage dry lines ☒ central water
- ☐ 10. Run-off is not to create a mosquito breeding problem
- ☐ 11. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
- ☐ 12. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- ☐ 13. We will require plans be submitted for a plan review for any:  
☐ food establishment ☐ swimming pools or spas ☐ child care center  
☐ beverage establishment ☐ grocery store

☒ 14. Application, and Engineering Required by CDH.

Reviewed By: E. H. M.

Date: 12-11-23





## Donnelly Rural Fire Protection District

P.O. Box 1178 Donnelly, Idaho 83615

208-325-8619 Fax 208-325-5081

December 19, 2023

Valley County Planning & Zoning Commission

P.O. Box 1350

Cascade, Idaho 83611

RE: P.U.D. 98-1 Amendment and C.U.P. 23-51 Phase 3.4 Lower Sugarloaf Custom Chalets Preliminary Plat.

After review, the Donnelly Rural Fire Protection District will require the following.

- All roads shall be built to Valley County Road Department standards or **Section 503.2 IFC 2018**
- All fire apparatus access roads shall comply with **Section D103.4 IFC 2018**, All roads shall be inspected and approved by the DRFPD personnel prior to final plat
- In accordance with **Section D103.6 IFC 2018**, where required by the fire code official, NO PARKING – FIRE LANE signs shall be posted on both side sides of fire apparatus access roads.
- **Section 503.7 IFC 2018** Driveways shall be provided when any portion of an exterior wall of the first story of a building is located more than 150 feet from a fire apparatus access road. Driveways shall provide a minimum unobstructed width of 12 feet and a minimum unobstructed height of 13 feet 6 inches. Driveways in excess of 150 feet in length shall be provided with turnarounds. Driveways in excess of 200 feet in length and 20 feet in width may require turnouts in addition to turnarounds.
- In accordance with **Section 503.7.6 IFC 2018** the gradient for driveways cannot exceed 10 percent unless approved by the fire code official
- **Section 503.7.8 IFC 2018** Driveways shall be designed and maintained to support the imposed loads of local responding fire apparatus and shall be surfaced as to provide all weather driving capabilities
- **Section 503.7.5 IFC 2018** all buildings shall have a permanently posted address, that shall be placed at each driveway entrance and be visible from both directions of travel along the road. In all cases, the address shall be posted at the beginning of construction and maintained thereafter.
- In accordance with **Section 507.1 IFC 2018** an approved water supply capable of supplying the required fire flow for fire protection shall be provided to the premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction

- An engineered drawing of the water system with hydrant placement shall be submitted for review prior to construction. Water system shall be a looped system
- The DRFPD requires a minimum Fire flow of 1125 GPM with a duration of not less than two hours all fire hydrants shall be tested and approved by DFRPD prior to final plat
- Any residence utilized as a short term rental shall comply with Valley County Ordinance 19-09 Liquefied Petroleum Gas

Please call 208-325-8619 with any questions.

Jess Ellis



Fire Marshal  
Donnelly Fire Department



Parametrix No. 314-4875-011

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

Re: January 11, 2024, Planning and Zoning Commission Agenda Items

Dear Cynda:

The following comments are for the item listed in the on the January 11, 2024, Valley County (VC) Planning and Zoning Commission agenda you directed us to review:

**New Business:**

**2. *Tamarack Resort P.U.D. 98-1 Amendment and C.U.P 23-50 Phase 3.6 – Buttercup Custom Chalets – Preliminary Plat***

Detailed site grading and drainage plans and drainage design documentation for the site improvements are required for review and approval by Valley County. Additional stormwater resulting from site improvements will need to be retained on site. Appropriate temporary and permanent best management practices (BMPs) and erosion control measures are required to protect adjacent properties, waterways, and roadway ditches.

The preliminary site grading plans show cut and fill slopes extending beyond the proposed road right-of-way and easements. Applicant should address how the proposed slopes will be protected from individual lot development.

**3. *Tamarack Resort P.U.D. 98-1 Amendment and C.U.P 23-51 Phase 3.4 – Lower Sugarloaf Custom Chalets – Preliminary Plat***

Detailed site grading and drainage plans and drainage design documentation for the site improvements are required for review and approval by Valley County. Additional stormwater resulting from site improvements will need to be retained on site. Appropriate temporary and permanent best management practices (BMPs) and erosion control measures are required to protect adjacent properties, waterways, and roadway ditches.

The preliminary plans identify potential wetlands within the project site. Grading or disturbance of wetlands is subject to approval of the U.S. Corps of Engineers under the federal clean water act. A federal 404 permit may be required and will be part of the conditional use permit.

**4. *P.U.D. 23-02 MacGregor Townsite and C.U.P 23-52 Phase 1 – Preliminary Plat***

Detailed site grading and drainage plans and drainage design documentation for the site improvements are required for review and approval by Valley County. Additional stormwater resulting from site improvements will need to be retained on site. Appropriate temporary and permanent best management practices (BMPs) and erosion control measures are required



to protect adjacent properties, waterways, and roadway ditches for each phase of the site development.

The preliminary plans identify potential wetlands within the project site. Grading or disturbance of wetlands is subject to approval of the U.S. Corps of Engineers under the federal clean water act. A federal 404 permit may be required and will be part of the conditional use permit.

A Traffic Impact Study was prepared in accordance with the Idaho Transportation Department guidelines and determined that all intersections within the study area perform above the acceptable Level of Service D at full buildout of the development; therefore, no mitigation is required.

Please contact me if you have any questions.

Sincerely,

Parametrix



Paul Ashton, PE

cc: Project File







**North Lake Recreational Sewer and Water District**  
435 South Eld Ln., PO Box 729 Donnelly, ID 83615 (208) 325-8958

December 27th, 2023

Cynda Herrick, Valley County Planning and Zoning Director  
Valley County Planning and Zoning Department  
PO Box 1350  
Cascade, Idaho 83611

Re: PUD 98-1 Amendment, CUP 23-51 Phase 3.4 (Lower Sugarloaf Custom Chalets) Preliminary Plat  
January 11<sup>th</sup>, 2024  
Planning and Zoning Public Hearing

Director Herrick:

North Lake Recreational Sewer and Water District (NLRSD) has received Agency Notification and desire to provide the following written comments:

Annexation:

- 1) The subject development has been Annexed.

North Lake Recreational Sewer and Water District Central Sewer Services:

- 1) The subject property is within the Districts Service and Planning Area. No sewer capacity has been reserved for this open space parcel.

North Lake Recreational Sewer and Water District Water Services:

- 1) The subject property is within the Districts Service and Planning Area. No water capacity has been reserved for this open space parcel.



**North Lake Recreational Sewer and Water District**  
435 South Eld Ln., PO Box 729 Donnelly, ID 83615 (208) 325-8958

Sincerely,

Travis Pryor  
NLRSWD Manager of District Operations

Enclosures

cc: Board of Directors, North Lake Rec Sewer and Water District



**Rezoning Objection: Parcel RP0049200000C0 at Tamarack Resort**

**From:** Perzad Avari [REDACTED]

**Sent:** Tuesday, January 2, 2024 8:22 PM

**To:** Cynda Herrick <cherrick@co.valley.id.us>

**Cc:** Sanaya Avari [REDACTED]

**Subject:** Rezoning Objection: Parcel RP0049200000C0 at Tamarack Resort

To Valley County Planning & Zoning Commission,

As residents of the Tamarack Resort at 101 Twin Creeks, Donnelly adjacent to parcel RP0049200000C0 being submitted for rezoning, we would like to formally submit our objections to the commission and ask that the below points be considered in your decision making process:

1. Based on home sales in the last 3 yrs, the avg. property values range between \$700-\$900/sq ft in the resort, which is over 60% in price per sq ft compared to homes in the Donnelly area. Home owners have paid for this premium to avail of convenient access to the amenities that the resort provides, but also for the open space, unrestricted access to trails and low density of housing compared to other developments in Donnelly. The commission will also find that for the majority of the Tamarack residents, our homes serve as a retreat immersed in nature away from Boise. We believe that the approval of this parcel to be rezoned lowers the value of our homes and sets a precedent for unfettered development stealing the very reason these homes have been bought.
2. Tamarack Resorts residents incur higher property taxes for the prices of our homes and we believe that the decision to rezone this parcel not only adversely impacts home owners, but ultimately also affects the internal revenue generated by Valley County.
3. There is still plenty of land available in the resort that with the commission's support and planning can be designated for development without disturbing the value of the homes in situ.

We trust that the Zoning Commission will perform the necessary due diligence and the above points will be taken into account.

Sincerely,

Perzad and Sanaya Avari  
101 Twin Creeks,  
Donnelly, ID

**Zoning objections - Tamarack Resort, Poma Lift, Parcel RP0049200000C0**

**From:** Brian Story [REDACTED]

**Sent:** Tuesday, January 2, 2024 4:01 PM

**To:** Cynda Herrick <cherrick@co.valley.id.us>

**Cc:** Elana Story [REDACTED]

**Subject:** Zoning objections - Tamarack Resort, Poma Lift, Parcel RP0049200000C0

Dear Valley County Planning & Zoning Commission-

We're writing to strongly object to the proposed development along Discovery Drive in Tamarack Resort - Poma Lift Area, Parcel RP0049200000C0 in the NW 1/4 Section 5, T.15N, R.3E, Boise Meridian, Valley County, Idaho. This proposed development is located immediately adjacent to our property at 22 Rock Creek. While we understand the need for responsible development, we believe this project raises significant concerns that should be thoroughly addressed before any approvals are granted.

First, the proposed development poses a potential threat to the environmental integrity of our neighborhood. We are particularly concerned about natural corridors for local wildlife and disruption of natural habitat. We do not see any evidence that these issues have been adequately addressed in the current plans.

Second, the increase in traffic and noise levels resulting from the proposed development would significantly impact the serenity of our current home. In addition, no traffic studies have been provided in the proposal to comprehensively address the potential adverse effects on our community.

Furthermore, the proposed project may have an adverse impact on property values in the area, as any new residences will affect our views and privacy. A thorough analysis of the potential repercussions on the local real estate market and property assessments is crucial before any decisions are made.

In light of these concerns, we strongly urge the Planning and Zoning Commission to conduct a more in-depth examination of the proposed developments environmental impact, traffic implications, and potential effects on property values.

We appreciate the commission's commitment to thoughtful planning, and we trust that you will carefully consider the concerns raised by the community. I look forward to a fair and thorough evaluation of the proposed development's impact on our neighborhood.

Thank you for your attention to this matter.

Sincerely,

Brian and Elana Story  
22 Rock Creek  
Tamarack Resort  
Donnelly, Idaho



**Zoning objections - Tamarack Resort, Poma Lift, Parcel RP0049200000C0**

**From:** Elana Story [REDACTED]

**Sent:** Tuesday, January 2, 2024 7:12 PM

**To:** Cynda Herrick <cherrick@co.valley.id.us>

**Cc:** Brian Story [REDACTED]

**Subject:** Re: Zoning objections - Tamarack Resort, Poma Lift, Parcel RP0049200000C0

Dear Valley County Planning & Zoning Commission-

I wanted to further add to the objection outlined by my husband regarding the proposed development at Tamarack Resort.

After a long search, we made the decision to purchase our cottage at 22 Rock Creek less than a year ago after falling in love with the hiking trails and open space for our family. Indeed, Tamarack's master plan was reviewed at the time of our purchase and we were comforted that the land in question had been designated as open space, guaranteeing our privacy and our views. Now, this proposed development would negate these positive attributes. It is disheartening to us that Tamarack is trying to develop such an important section of open space at the Resort.

Thank you for your consideration. Maintaining open space is important to us for many reasons outlined by myself and my husband. I hope the commission recognizes the importance of this land and declines re-zoning this area.

-Elana Story

## **Opposition to Tamarack Resort PUD 98-1 Amendment and CUP 23-51 Phase 3.4 Lower Sugarloaf Custom Chlalets Prelim Plat**

**From:** Stinson [REDACTED]

**Sent:** Wednesday, January 3, 2024 3:10 PM

**To:** Cynda Herrick <cherrick@co.valley.id.us>

**Subject:** Opposition to Tamarack Resort PUD 98-1 Amendment and CUP 23-51 Phase 3.4 Lower Sugarloaf Custom Chlalets Prelim Plat

Cynda,

I am writing to object to the approval of the Tamarack Resort PUD 98-1 Amendment and CUP 23-51 Phase 3.4 Lower Sugarloaf Custom Chalets Preliminary Plat.

I am a full- time resident at 3 Rock Creek Ct, and my access and enjoyability would be affected by this proposed development.

In collaboration with my neighbors, and other residents, the should county take these insights incredibly seriously:

1. The current approved planned unit development has this 4.3 acre platted as open space. The original developers were very thoughtful and respectful within their planning and zoning guidelines that took into account the environment, the local habitat, wet lands, and drainage. I fear the new developers are willing to over look that in order to put profit ahead of these key facts.
2. The environmental impact on Tamarack Resort Two developing additional, much larger residential custom homes in this area could be detrimental. A thorough environmental impact study should be made to address the natural springs that run under the current Sugarloaf Custom Chalets that are some what managed by poorly designed and managed culverts that run under Discovery Drive and into the area of the proposed development. In fact, in the Fall of 2022, there was major water flow that mysteriously appeared on the corner of Sugarloaf and Discovery. Fearing a broken pipe, which is not uncommon in Tamarack Resort (the county is likely aware of the broken pipe on Tappan Falls Court last year that decimated a few homesites), we had NLWS assess the situation. The newly created stream in front on my house is caused by a new natural spring that arose. These springs are super prevalent in the current lower Sugarloaf custom chalet homesites.
3. The environmental impact study should also include the possible wetland area that looks to be directly aligned with the proposed development. Please consider the consequences of disrupting and or/removing the wetlands while developing new streets, utility implementation and lot improvements. The "Rock Creek" creek flows directly to the west of this development. Future flooding and flood planes need to be evaluated.
4. As mentioned earlier, the prior developers kept the master plan of Tamarack Resort intact with thoughtfulness and integrity of approved development areas. This



includes the strategic placement of property types within the resort. As such, there are 24 Rock Creek cottages to the east of the proposed development. These are the smallest SFH homes in Tamarack, at 1,250 SF. There are 20 3BR homes in the Twin Creek neighborhood, just to the west. Half of these SFH's are 1,818 SF. The developers wish to squeeze in 3 large custom homes at approximately 2800 SF each, plus driveways and utility easements. In their proposal, they mention the common space they would keep from the original plat that is simply to the south of the homes, which does not preserve the experience of "open space" that was originally designed and created. The Master Planned PUD of Tamarack Resort was originally approved by keeping open space/common space in mind to flow with the original environment, useability, and enjoyment of the resort. It would be a shame to go back on the values and integrity of what makes our Resort different from other ski resorts by simply wanting to cram in as much development solely based on financial reasons to enhance the developers pockets, not the guests and homeowners of the resort.

5. I purchased here in Tamarack due to the original vision and approvals of this resort. Squeezing in more high density residential homes will absolutely de-value the current real estate surrounding this proposed development. Views will be blocked by these proposed, large homes. Tree wills need to be cut down to allow for the development. The Rock Creek creek may also be impacted. Creekside living adds value to the Twin Creek homes sitting adjacent to the proposed development. An estimation of value has certainly been proven within the Rock Creek cottages when they are bordering common/open space, such as cottages 10-24 vs cottages 1-9. Up to \$100,000 in sale and list prices distinguish the two locations. Cottages bordering the common space last sold for \$1,350,000, whereas cottages across the street, not bordering the common space, last sold for \$1,250,000. The current Sugarloaf custom chalets face the same concerns on views and common space. 56, 58, 92 and 94 Sugarloaf will be greatly impacted. Fortunately, we may not have the drainage and wetland issues of the space proposed below us.

Cynda and the Valley County Planning and Zoning Commission, please consider joining several homeowners in objecting to this proposed development. Changing the original approved common and open space impacts not only the enjoyment and values of the current property owners and guests, but highly likely the environment in this precious, reserved open space area. From the moose to the deer, elk, foxes and the mix of small critters who also habitat in this area, we will oppose of their behalfs as well! Thank you for your consideration.

Sincerely,

Joseph Stinson McElhinney and Corey McElhinney

**Opposition to Tamarack Resort PUD 98-1 Amendment and CUP 23-51  
Phase 3.4 Lower Sugarloaf Custom Chlalets Prelim Plat**

**From:** Kathy L [REDACTED] >

**Sent:** Wednesday, January 3, 2024 3:08 PM

**To:** Cynda Herrick <cherrick@co.valley.id.us>; Kathy L [REDACTED]

**Subject:** Opposition to Tamarack Resort PUD 98-1 Amendment and CUP 23-51 Phase 3.4 Lower Sugarloaf Custom Chlalets Prelim Plat

Hi,

I am writing to object to the approval of the Tamarack Resort PUD 98-1 Amendment and CUP 23-51 Phase 3.4 Lower Sugarloaf Custom Chalets Preliminary Plat.

I own 12 Rock Creek Court, who's access and enjoyability would be affected by this proposed development.

Thank you for your consideration.

Sincerely,  
Kathy Lam.



**Opposition to Tamarack Resort PUD 98-1 Amendment and CUP 23-51 Phase  
3.4 Lower Sugarloaf Custom Chalets Prelim Plat**

**From:** Ellen Beauchamp [REDACTED]

**Sent:** Wednesday, January 3, 2024 3:24 PM

**To:** Cynda Herrick <cherrick@co.valley.id.us>

**Subject:** Opposition to Tamarack Resort PUD 98-1 Amendment and CUP 23-51 Phase 3.4 Lower  
Sugarloaf Custom Chalets Prelim Plat

Cynda,

I am writing to object to the approval of the Tamarack Resort PUD 98-1 Amendment and CUP 23-51 Phase 3.4 Lower Sugarloaf Custom Chalets Preliminary Plat.

Tamarack Homeowners are the heart of Tamarack. The original site planning was completed with rightful deliberation and intention to provide beautiful settings for every cottage, chalet, townhome and estate home.

Do not permit any alteration of this original plan to interfere with the beauty and sacredness of any, any, (I repeat) ANY DEVELOPMENT which disrupts the integrity, and the emotional and physical honoring of our homesteads.

Respectfully submitted,  
Dr Ellen Beauchamp  
11 Rock Creek Court  
Tamarack Resort

Ellen L Beauchamp, PhD  
Clinical Psychologist:  
WA: 2413 ID: 202216  
Certified CIMBS Therapist,  
Supervisor and Teacher  
915 118th Avenue; Suite 285  
Bellevue, WA 98005  
[REDACTED]

## **Opposition to Tamarack CUP23-51 Phase 3.4**

**From:** Berea Thompson [REDACTED]

**Sent:** Wednesday, January 3, 2024 3:28 PM

**To:** Cynda Herrick <cherrick@co.valley.id.us>

**Subject:** Opposition to Tamarack CUP23-51 Phase 3.4

Hi Cynda,

I am writing to object to the approval of the Tamarack Resort PUD 98-1 Amendment and CUP 23-51 Phase 3.4 Lower Sugarloaf Custom Chalets Preliminary Plat.

I have lived full time at Tamarack Resort for almost 10 years and have seen explosive growth and demolition of the land. I expect Tamarack Resort to grow, but I believe it has not been doing so responsibly.

In recent years, Tamarack Resort has bulldozed an increasing number of trees, animal habitats and waterways to create another cul-de-sac in the hopes to someday sell a one-of-a-kind lot to a homebuilder. Many of these dirt patches and roads to nowhere still sit empty years later without any further progress. They remind me of gold diggers, disturbing the land as they jump from plot to plot hoping to strike it rich.

I believe phase 3.4 is just another example of land with undiscovered potential value, while hundreds of similar lots sit empty, unsold, and undeveloped. Tamarack needs to complete the phases they have already started, use the land they have already plowed, and sell the lots they have already punched in. And if they can't do that, maybe the current demand doesn't warrant more growth.

I appreciate you taking this into consideration,

Berea Thompson



## **Opposition to Tamarack Resort PUD 98-1 Amendment and CUP 23-51 Phase 3.4 Lower Sugarloaf Custom Chalets Prelim Plat**

**From:** Charity Auger [REDACTED]

**Sent:** Wednesday, January 3, 2024 3:49 PM

**To:** Cynda Herrick <cherrick@co.valley.id.us>

**Subject:** Opposition to Tamarack Resort PUD 98-1 Amendment and CUP 23-51 Phase 3.4 Lower Sugarloaf Custom Chalets Prelim Plat

Hi Cynda,

My husband and I are writing to object to the approval of the Tamarack Resort PUD 98-1 Amendment and CUP 23-51 Phase 3.4 Lower Sugarloaf Custom Chalets Preliminary Plat.

We moved here part-time 5 years ago and made it our permanent home approximately 2 years ago. When we first came to this area, we instantly fell in love with it. We loved that so much of the environment was kept natural to allow the animals that called this area home first to continue to thrive. We loved finding an area where community and family were important. Preserving our mountain environment, with little light pollution and lack of overpopulation seemed to be something we all valued first and foremost.

We are full-time residents at 110 Twin Creek Ct which is on the corner of Twin Creek by the Poma Lift and a cross country trail that runs behind us. Our home is a Sawtooth Chalet that is approximately 1800 SF. This proposed development would be next to our property. It would completely change the environment of our property, which is one of the main reasons we selected this location as our home when we purchased it here at Tamarack.

Since learning of this proposal, we have been doing our due diligence to learn about the effects of this development in our area if it was allowed to move forward. Below are some of our biggest areas of concern.

- 1) The current approved planned unit development has this 4.3 acre platted as open space. The original developers were very thoughtful and respectful within their planning and zoning guidelines that took into account the environment, the local habitat, wetlands, and drainage. I feel like the new developers are being reckless in their decisions for the sole purpose of financial gain, without truly looking at the effects on the local environment.
- 2) The environmental impact study should also include the possible wetland area that looks to be directly aligned with the proposed development. Please consider the consequences of disrupting and/or removing the wetlands while developing new streets, utility implementation and lot improvements. The "Rock Creek" creek flows directly to the west of this development. Future flooding and flood planes need to be evaluated.

- 3) As mentioned earlier, the prior developers kept the master plan of Tamarack Resort intact with thoughtfulness and integrity of approved development areas. This includes the strategic placement of property types within the resort. As such, there are 24 Rock Creek cottages to the east of the proposed development. These are the smallest SFH homes in Tamarack, at 1,250 SF. There are 20 3BR homes in our Twin Creek neighborhood, just to the west. Half of these homes are similar to ours and are 1,818 SF. The new developers wish to squeeze in 3 large custom homes at approximately 2800 SF each, plus driveways and utility easements into this plat. In their proposal, they mention the common space they would keep from the original plat that is simply to the south of the homes, which does not preserve the experience of "open space" that was originally designed and created. This open space was the reason we purchased our home in the first place. Taking that away will completely change our experience living up here in the mountains and would likely have a negative impact on the property values of our smaller homes as it will change the original plan of common spaces, useability and enjoyment of the resort. The developers would be changing Tamarack into just any other ski resort instead of the little corner of heaven Valley County is, by cramming more homes into the development only for their financial gain.

Valley County Planning and Zoning Commission, please consider joining several homeowners in objecting to this proposed development. Changing the original approved common and open space impacts not only the enjoyment and values of the current property owners and guests, but highly likely the environment in this precious, reserved open space area. Please help us to preserve this area, so that the mountain that we all love, continues to be a space that animals and humans alike can continue to call home. Thank you for your consideration.

Sincerely,

**Charity and Brian Auger**  
110 Twin Creek Ct



**Charity Auger- Luxury Travel Advisor**

Email: [REDACTED]

Phone: [REDACTED]

Facebook: [REDACTED]

*Affiliated with OASIS Travel Network, a Signature Travel Network Agency*





**Opposition to Tamarack Resort PUD 98-1 Amendment and CUP 23-51 Phase 3.4 Lower Sugarloaf Custom Chalets Prelim Plat**

**From:** [REDACTED]

**Sent:** Wednesday, January 3, 2024 3:32 PM

**To:** Cynda Herrick <cherrick@co.valley.id.us>

**Subject:** Opposition to Tamarack Resort PUD 98-1 Amendment and CUP 23-51 Phase 3.4 Lower Sugarloaf Custom Chalets Prelim Plat

Hello Cynda,

We are writing to object to the approval of the Tamarack Resort PUD 98-1 Amendment and CUP 23-51 Phase 3.4 Lower Sugarloaf Custom Chalets Preliminary Plat.

We own one of the cottages on Rock Creek Court. We oppose the proposed development in the small open space identified to place new custom chalets. We believe the original protection of that land as open space is in the best interests of the current residents, and plans to develop that area will significantly impact current residents as well as water run off, Rock Creek and potentially Poison Creek. Furthermore, squeezing homes into that area will reduce the value of current housing, both in the Rock Creek Cottage area as well as the Chalets in the Twin Creeks area.

While we appreciate some of the improvements undertaken by the current developers since we purchased the cottage in 2020, their expansion of housing into a variety of locations is overdeveloping the resort and negatively impacting the natural environment of the resort. In their quest to build more housing, much of which is currently sitting vacant and unsold, they are destroying the original allure of the resort. Furthermore, a full environmental impact study should be undertaken before any further action is taken to develop the Lower Sugarloaf Custom Chalets identified in their proposal.

Please consider our objections to this proposal and reject it.

Thank you,  
Linda and Andy Medler

## Opposition to Tamarack Resort PUD 98-1 Amendment and CUP 23-51 Phase 3.4 Lower Sugarloaf Custom Chlalets Prelim Plat

**From:** Harmon Kong [REDACTED]  
**Sent:** Wednesday, January 3, 2024 4:02 PM  
**To:** Cynda Herrick <cherrick@co.valley.id.us>  
**Subject:** Opposition to Tamarack Resort PUD 98-1 Amendment and CUP 23-51 Phase 3.4 Lower Sugarloaf Custom Chlalets Prelim Plat

Dear Cynda,

While I am not an expert in development, I do believe more significant environmental impact study is needed to determine the risk of effecting the current residences in the impacted area as well and the wildlife that uses that space to gather. We have a running creek, natural springs, trees, and wildlife that have been preserved as open space since the original developer. Why develop now? Perhaps there are several significant factors as to the reasons the space was left undeveloped. I am new to this area but my attraction to my property was also that there is open space to privacy and to keep the natural look of having a place in the mountains. I do not see how these new developed homesites benefit the current residence, wildlife, the ecology, the creek, etc. While I love the benefits of living in a resort I also appreciate the balance of being in nature without the feel of an over developed area.

My property is directly across the proposed new lots and there is active creek and trees which provide a barrier for our viewing pleasure and privacy. This privacy and view of trees and wildlife is why we purchased this lot in December of 2020. My concern is that adding more home sites directly next to my lot will negatively impact our privacy and our property value.

We absolutely love the open space as it has served as a natural sanctuary for deer and other wildlife to gather. Building in this space will certainly take away that space.

I oppose the development of the new lots directly across from my property. I really do not want to lose the trees and have the creek drainage impacted that could cause environmental damage to my lot or my neighbors. At a minimum more environmental study needs to be considered before any development. I feel it is a unique area that requires careful consideration.

Respectfully,



Harmon Kong, CFP®, AIF®  
Founding Principal  
CA License #769725

Apriem Advisors • 19200 Von Karman Ave., Suite 1050, Irvine, CA, 92612 • toll-free [REDACTED] • fax [REDACTED] • phone [REDACTED]

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**Tamarack Proposed Additions****From:** Sarah Stice [REDACTED]**Sent:** Wednesday, January 3, 2024 4:11 PM**To:** Cynda Herrick <cherrick@co.valley.id.us>**Subject:** Tamarack Proposed Additions

Cynda,

Hello, my name is Sarah Stice. I am writing to object to the approval of the Tamarack Resort PUD 98-1 Amendment and CUP 23-51 Phase 3.4 Lower Sugarloaf Custom Chalets Preliminary Plat.

I am a half-time resident of Tamarack Resort at 90 Sugarloaf. We chose our location and paid its cost in very large part for our beautiful views of the open natural space out across this precise location of the proposed addition of custom homes. We do not agree with the lack of Integrity it would display to sell us on one plot plan and then change it to one of lesser value to us and all surrounding homeowners.

The addition of these lots would benefit the developers' pockets, but it would not benefit any existing owner. To the contrary, we would lose our views, proximity to open common space, and observance of the wildlife it attracts. Our enjoyment of using this space would cease. Our property values would decrease at the loss of these things as proven by their costing more than neighboring lots and homes that are not adjacent to that commons property.

I also object the development of this land for its environmental impact on the creatures that make that space their habitat. Preserving the commons land protects its wildlife, which I greatly value.

Lastly, preserving that land prevents increased hazard and damage to the structures the land affects. That area is a drainage wetland for the snowmelt, natural springs, and precipitation coming from up-mountain. The original developers were aware of this need and intended it as such. Each year our home is impacted by shifting and settling far beyond anywhere else we have ever lived due to the intense drainage coming at and around our property and on to commons drainage land. To do anything that could make these matters any worse would be detrimental to the existing homes there like ours, but also very likely for any new homes built there.

Please object to Tamarack's proposed development of this beautiful open common space and hold Tamarack Resort honest to the benefits, engineering, ideals, and beauty they offered their existing home owners with this natural space of land.

Sincerely,

Sarah Stice  
90 Sugarloaf



## **Opposition to Tamarack Resort PUD 98-1 Amendment and CUP 23-51 Phase 3.4 Lower Sugarloaf Custom Chalets Prelim Plat**

**From:** Julie Hutchinson [REDACTED]

**Sent:** Wednesday, January 3, 2024 4:15 PM

**To:** Cynda Herrick <cherrick@co.valley.id.us>

**Subject:** Opposition to Tamarack Resort PUD 98-1 Amendment and CUP 23-51 Phase 3.4 Lower Sugarloaf Custom Chalets Prelim Plat

Cynda,

I am writing to object to the approval of the Tamarack Resort PUD 98-1 Amendment and CUP 23-51 Phase 3.4 Lower Sugarloaf Custom Chalets Preliminary Plat.

I have owned property in the Resort since 2004 and have had a residence there since 2006.

As the Real Estate Controller at Tamarack from 2005-2009 I have had direct experience and understanding of the resort development. Please seriously review these insights :

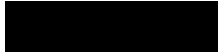
1. The current approved planned unit development has this 4.3 acre platted as open space. The original developers closely followed planning and zoning guidelines that took into account the environment, the local habitat, wetlands, and drainage. The new owner's coming from Florida are not familiar with this area and the need for open wetlands during the mud season.
2. A thorough environmental impact study should be made to address the natural springs that run under the current Sugarloaf Custom Chalets that are barely managed during a normal runoff year. Just this summer there was a natural spring that burst through a retaining wall on Golden Bench Ct, Most likely caused by the recent building of two large estate homes adjacent to the spring. I'm sure you are aware of the Tappan Falls collapse caused by runoff.
3. The environmental impact study should also include the possible wetland area that looks to be directly aligned with the proposed development. The Rock Creek flows directly to the west of this development which is natural runoff conduit for the mountain snow. Future flooding and possible newly created floodplain areas need to be evaluated.
- 4.
- 4.
4. As mentioned earlier, the prior developers kept the master plan of Tamarack Resort intact with thoughtfulness and integrity of approved development areas. This includes the strategic placement of property types within the resort. As such, there are 24 Rock Creek cottages to the east of the proposed development. These are the smallest single family homes in Tamarack, at 1,250 SF. There are 20 3BR homes in the Twin Creek neighborhood, just to the west. All of the single family homes in this immediate area are smaller than the units proposed and for good reason, due to density in the area. The developers wish to squeeze in 3 large custom homes at approximately 2800 SF each, plus driveways and utility easements which reduces the carefully thought out open space and drainage area to a size inadequate for that part of the resort. The Master Planned PUD of Tamarack Resort was originally approved

by keeping open/common space in mind to flow with the original environment, useability, enjoyment of the resort and a specific finite number of dwelling units. Because the new owner's cannot acquire all the original land owned by Tamarack, does give them a license to endanger the current residences within this development.

Cynda and the Valley County Planning and Zoning Commission, please consider the above concerns.

Sincerely,

Julie Hutchinson



**Tamarack Resort Two - Discovery Drive**

From: paul guard [REDACTED]  
Sent: Wednesday, January 3, 2024 4:19 PM  
To: Cynda Herrick <cherrick@co.valley.id.us>  
Cc: Joanna Guard [REDACTED]  
Subject: Tamarack Resort Two - Discovery Drive

Cynda Herrick  
Planning & Zoning Director  
Cascade, Idaho

Re: Opposition to Tamarack Resort PUD 98-1 Amendment and CUP 23-51 Phase 3.4 Lower Sugarloaf Custom Chalets

Dear Cynda

I cannot imagine what, aside from greed, motivates the Tamarack Resort management to be asking for a variance on this particular designated open space, in order to build three additional 2,800 sq/ft homes. This area was designated open space for good reason .. it is the only open area children have to snow play in a natural setting in the entire neighborhood. During the Summer months, it is a virtual wetland zone, attracting at least some wild critters.

This open space also makes up the view my family has from our front picture window. It is at least part of what sold my wife & I on purchasing our home at 92 Sugarloaf. I can't imagine clear-cutting the trees we presently view, and replacing them with even more homes. Four of our old-time Sugarloaf neighbors (and a fair number of the Rock Creek Cottages) would have their views similarly affected in a negative manner. (We've had another four new homes go up on our cul-de-sac in the past year, but these were on established home sites, which we fully understood would be developed.)

Aside from the added traffic that a growing community naturally experiences, this particular proposal WOULD create greater potential for auto accidents, due to three new rather steep driveways where there are presently none.

Tamarack Resort has sold quite a few homes & homesites over the past few years. There is no valid reason to allow converting our previously established open space for increasingly dense neighborhoods.

My wife & I would welcome you to visit our neighborhood (and our home in particular), to see for yourself how this proposed change would affect us and our immediate neighbors. It would change the entire character of our neighborhood.

Sincerely

Paul & Joanna Guard  
92 Sugarloaf Dr  
Tamarack

[REDACTED]



**Opposition to Tamarack PUD 98-1 Amendment and CUP 23-51 Phase 3.4  
Lower Sugarloaf Custom Chalets Prelim Plat**

**From:** Tracy Duncan <[REDACTED]>

**Sent:** Wednesday, January 3, 2024 4:25 PM

**To:** Cynda Herrick <cherrick@co.valley.id.us>

**Subject:** Opposition to Tamarack PUD 98-1 Amendment and CUP 23-51 Phase 3.4 Lower Sugarloaf Custom Chalets Prelim Plat

Hello Cynda,

We are writing to object to the approval of the Tamarack Resort PUD 98-1 Amendment and CUP 23-51 Phase 3.4 Lower Sugarloaf Custom Chalets Preliminary Plat.

We own one of the cottages on Rock Creek Court. We oppose the proposed development in the small open space identified to place new custom chalets. We believe the original protection of that land as open space is in the best interests of the current residents, and plans to develop that area will significantly impact current residents as well as water run off, Rock Creek and potentially Poison Creek. Furthermore, squeezing homes into that area will reduce the value of current housing, both in the Rock Creek Cottage area as well as the Chalets in the Twin Creeks area. We purchased our specific cottage because it was advertised as having a private, unobstructed view lot.

While we appreciate some of the improvements undertaken by the current developers since we purchased the cottage in 2023, their expansion of housing into a variety of locations is overdeveloping the resort and negatively impacting the natural environment of the resort. In their quest to build more housing, much of which is currently sitting vacant and unsold, they are destroying the original allure of the resort. Furthermore, a full environmental impact study should be undertaken before any further action is taken to develop the Lower Sugarloaf Custom Chalets identified in their proposal.

Please consider our objections to this proposal and reject it.

Thank you,

David and Tracy Duncan

## **Opposed**

**From:** Julie Switter [REDACTED]

**Sent:** Wednesday, January 3, 2024 4:39 PM

**To:** Cynda Herrick <cherrick@co.valley.id.us>

**Subject:** Opposed

Cynda,

I am writing to object to the approval of the Tamarack Resort PUD 98-1 Amendment and CUP 23-51 Phase 3.4 Lower Sugarloaf Custom Chalets Preliminary Plat.

I am a full- time resident at 75 Arling Center Court Unit 403 at Tamarack Resort.

1. The current approved planned unit development has this 4.3 acre platted as open space. The original developers were very thoughtful and respectful within their planning and zoning guidelines that took into account the environment, the local habitat, wet lands, and drainage.
2. The environmental impact on Tamarack Resort Two developing additional, much larger residential custom homes in this area could be detrimental. A thorough environmental impact study should be made to address the natural springs that run under the current Sugarloaf Custom Chalets that are some what managed by poorly designed and managed culverts that run under Discovery Drive and into the area of the proposed development. In fact, in the Fall of 2022, there was major water flow that mysteriously appeared on the corner of Sugarloaf and Discovery. Fearing a broken pipe, which is not uncommon in Tamarack Resort (the county is likely aware of the broken pipe on Tappan Falls Court last year that decimated a few homesites), we had NLWS assess the situation.
3. The environmental impact study should also include the possible wetland area that looks to be directly aligned with the proposed development. Please consider the consequences of disrupting and or/removing the wetlands while developing new streets, utility implementation and lot improvements. The "Rock Creek" creek flows directly to the west of this development. Future flooding and flood planes need to be evaluated.
4. As mentioned earlier, the prior developers kept the master plan of Tamarack Resort intact with thoughtfulness and integrity of approved development areas. This includes the strategic placement of property types within the resort. As such, there are 24 Rock Creek cottages to the east of the proposed development. These are the smallest SFH homes in Tamarack, at 1,250 SF. There are 20 3BR homes in the Twin Creek neighborhood, just to the west. Half of these SFH's are 1,818 SF. The developers wish to squeeze in 3 large custom homes at approximately 2800 SF each, plus driveways and utility easements. In their proposal, they mention the common space they would keep from the original plat that is simply to the south of the homes, which does not preserve the experience of "open space" that was originally designed and created. The Master Planned PUD of Tamarack Resort

was originally approved by keeping open space/common space in mind to flow with the original environment, useability, and enjoyment of the resort. It would be a shame to go back on the values and integrity of what makes our Resort different from other ski resorts by simply wanting to cram in as much development solely based on financial reasons to enhance the developers pockets, not the guests and homeowners of the resort.

5. . Squeezing in more high density residential homes will absolutely de-value the current real estate surrounding this proposed development. Views will be blocked by these proposed, large homes. Tree wills need to be cut down to allow for the development. The Rock Creek creek may also be impacted. Creekside living adds value to the Twin Creek homes sitting adjacent to the proposed development. An estimation of value has certainly been proven within the Rock Creek cottages when they are bordering common/open space, such as cottages 10-24 vs cottages 1-9. Up to \$100,000 in sale and list prices distinguish the two locations. Cottages bordering the common space last sold for \$1,350,000, whereas cottages across the street, not bordering the common space, last sold for \$1,250,000. The current Sugarloaf custom chalets face the same concerns on views and common space. 56, 58, 92 and 94 Sugarloaf will be greatly impacted.

Cynda and the Valley County Planning and Zoning Commission, please consider joining several homeowners in objecting to this proposed development. Changing the original approved common and open space impacts not only the enjoyment and values of the current property owners and guests, but highly likely the environment in this precious, reserved open space area.

Sincerely,

Julie Sutter



## **Opposition to Tamarack Resort PUD 98-1 Amendment and CUP 23-51 Phase 3.4 Lower Sugarloaf Custom Chalets Prelim Plat**

**From:** Idahobie [REDACTED]

**Sent:** Wednesday, January 3, 2024 4:42 PM

**To:** Cynda Herrick <cherrick@co.valley.id.us>

**Cc:** Trisha Sears [REDACTED]

**Subject:** Opposition to Tamarack Resort PUD 98-1 Amendment and CUP 23-51 Phase 3.4 Lower Sugarloaf Custom Chalets Prelim Plat

Hi Cynda,

I am writing to echo the comments of Trisha Sears. I am currently in the backcountry in Wyoming so I am unable to craft my own response.

I object to the approval of the Tamarack Resort PUD 98-1 Amendment and CUP 23-51 Phase 3.4 Lower Sugarloaf Custom Chalets Preliminary Plat.

I am a part-time resident at 36 Twin Creeks, which is on the corner of Discovery Drive and Twin Creeks. My wife and I have lived in a Sawtooth chalet, approximately 1800 SF. This proposed development would sit directly adjacent to my property.

As owners for 10 years, we understand the nuances of this area and hope the county take these insights provided by Ms. Sears incredibly seriously:

1. The current approved planned unit development has this 4.3 acre platted as open space. The original developers were very thoughtful and respectful within their planning and zoning guidelines that took into account the environment, the local habitat, wet lands, and drainage. I fear the new developers are willing to overlook that in order to put profit ahead of these key facts.
2. The environmental impact on Tamarack Resort Two developing additional, much larger residential custom homes in this area could be detrimental. A thorough environmental impact study should be made to address the natural springs that run under the current Sugarloaf Custom Chalets that are somewhat managed by poorly designed and managed culverts that run under Discovery Drive and into the area of the proposed development. In fact, in the Fall of 2022, there was major water flow that mysteriously appeared on the corner of Sugarloaf and Discovery. Fearing a broken pipe, which is not uncommon in Tamarack Resort (the county is likely aware of the broken pipe on Tappan Falls Court last year that decimated a few homesites), we had NLWS assess the situation. The newly created stream in front of my house is caused by a new natural spring that arose. These springs are super prevalent in the current lower Sugarloaf custom chalet homesites.
3. The environmental impact study should also include the possible wetland area that looks to be directly aligned with the proposed development. Please consider the consequences of disrupting and/or removing the wetlands while developing new streets, utility implementation and lot improvements. The "Rock Creek" creek flows directly to the west of this development. Future flooding and flood planes need to be evaluated.

4. As mentioned earlier, the prior developers kept the master plan of Tamarack Resort intact with thoughtfulness and integrity of approved development areas. This includes the strategic placement of property types within the resort. As such, there are 24 Rock Creek cottages to the east of the proposed development. These are the smallest SFH homes in Tamarack, at 1,250 SF. There are 20 3BR homes in the Twin Creek neighborhood, just to the west. Half of these SFH's are 1,818 SF. The developers wish to squeeze in 3 large custom homes at approximately 2800 SF each, plus driveways and utility easements. In their proposal, they mention the common space they would keep from the original plat that is simply to the south of the homes, which does not preserve the experience of "open space" that was originally designed and created. The Master Planned PUD of Tamarack Resort was originally approved by keeping open space/common space in mind to flow with the original environment, useability, and enjoyment of the resort. It would be a shame to go back on the values and integrity of what makes our Resort different from other ski resorts by simply wanting to cram in as much development solely based on financial reasons to enhance the developers pockets, not the guests and homeowners of the resort.
5. As the #1 Real Estate agent in Tamarack Resort over the past 17 years, one would think I would value more development and the opportunity to sell more real estate in the resort. However, it is more important for me and my team to keep aligned with the original vision and approvals of this resort. Squeezing in more high density residential homes will absolutely de-value the current real estate surrounding this proposed development. Views will be blocked by these proposed, large homes. Tree wills need to be cut down to allow for the development. The Rock Creek creek may also be impacted. Creekside living adds value to the Twin Creek homes sitting adjacent to the proposed development. An estimation of value has certainly been proven within the Rock Creek cottages when they are bordering common/open space, such as cottages 10-24 vs cottages 1-9. Up to \$100,000 in sale and list prices distinguish the two locations. Cottages bordering the common space last sold for \$1,350,000, whereas cottages across the street, not bordering the common space, last sold for \$1,250,000. The current Sugarloaf custom chalets face the same concerns on views and common space. 56, 58, 92 and 94 Sugarloaf will be greatly impacted. Fortunately, we may not have the drainage and wetland issues of the space proposed below us.

Cynda and the Valley County Planning and Zoning Commission, please consider joining several homeowners in objecting to this proposed development. Changing the original approved common and open space impacts not only the enjoyment and values of the current property owners and guests, but highly likely the environment in this precious, reserved open space area. From the moose to the deer, elk, foxes and the mix of small critters who also habitat in this area, we will oppose of their behalfs as well! Thank you for your consideration.

Sincerely,

**Gordon and Tami Pratt**  
36 Twin Creeks

**From:** Trisha Sears [REDACTED]  
**Sent:** Wednesday, January 3, 2024 2:30 PM  
**To:** [cherrick@co.valley.id.us](mailto:cherrick@co.valley.id.us) <[cherrick@co.valley.id.us](mailto:cherrick@co.valley.id.us)>  
**Subject:** Opposition to Tamarack Resort PUD 98-1 Amendment and CUP 23-51 Phase 3.4 Lower Sugarloaf Custom Chalets Prelim Plat

Cynda,

I am writing to object to the approval of the Tamarack Resort PUD 98-1 Amendment and CUP 23-51 Phase 3.4 Lower Sugarloaf Custom Chalets Preliminary Plat.

I am a full-time resident at 56 Sugarloaf, which is on the corner of Discovery Drive and Sugarloaf Place. I live in a similar custom chalet, approximately 2800 SF. This proposed development would sit directly across from my property. I also own 10 Rock Creek Court, whose access and enjoyability would be affected by this proposed development.

As a full-time homeowner at 56 Sugarloaf since June 2013, I have over 10 years of direct experience overlooking this proposed development and understanding nuances of this area. I would highly suggest the county to take these insights incredibly seriously:

1. The current approved planned unit development has this 4.3 acre platted as open space. The original developers were very thoughtful and respectful within their planning and zoning guidelines that took into account the environment, the local habitat, wet lands, and drainage. I fear the new developers are willing to overlook that in order to put profit ahead of these key facts.
2. The environmental impact on Tamarack Resort Two developing additional, much larger residential custom homes in this area could be detrimental. A thorough environmental impact study should be made to address the natural springs that run under the current Sugarloaf Custom Chalets that are somewhat managed by poorly designed and managed culverts that run under Discovery Drive and into the area of the proposed development. In fact, in the Fall of 2022, there was major water flow that mysteriously appeared on the corner of Sugarloaf and Discovery. Fearing a broken pipe, which is not uncommon in Tamarack Resort (the county is likely aware of the broken pipe on Tappan Falls Court last year that decimated a few homesites), we had NLWS assess the situation. The newly created stream in front of my house is caused by a new natural spring that arose. These springs are super prevalent in the current lower Sugarloaf custom chalet homesites.
3. The environmental impact study should also include the possible wetland area that looks to be directly aligned with the proposed development. Please consider the consequences of disrupting and/or removing the wetlands while developing new streets, utility implementation and lot improvements. The "Rock Creek" creek flows directly to the west of this development. Future flooding and flood planes need to be evaluated.
4. As mentioned earlier, the prior developers kept the master plan of Tamarack Resort intact with thoughtfulness and integrity of approved development areas. This includes the strategic placement of property types within the resort. As such, there



are 24 Rock Creek cottages to the east of the proposed development. These are the smallest SFH homes in Tamarack, at 1,250 SF. There are 20 3BR homes in the Twin Creek neighborhood, just to the west. Half of these SFH's are 1,818 SF. The developers wish to squeeze in 3 large custom homes at approximately 2800 SF each, plus driveways and utility easements. In their proposal, they mention the common space they would keep from the original plat that is simply to the south of the homes, which does not preserve the experience of "open space" that was originally designed and created. The Master Planned PUD of Tamarack Resort was originally approved by keeping open space/common space in mind to flow with the original environment, useability, and enjoyment of the resort. It would be a shame to go back on the values and integrity of what makes our Resort different from other ski resorts by simply wanting to cram in as much development solely based on financial reasons to enhance the developers pockets, not the guests and homeowners of the resort.

5. As the #1 Real Estate agent in Tamarack Resort over the past 17 years, one would think I would value more development and the opportunity to sell more real estate in the resort. However, it is more important for me and my team to keep aligned with the original vision and approvals of this resort. Squeezing in more high density residential homes will absolutely de-value the current real estate surrounding this proposed development. Views will be blocked by these proposed, large homes. Tree wills need to be cut down to allow for the development. The Rock Creek creek may also be impacted. Creekside living adds value to the Twin Creek homes sitting adjacent to the proposed development. An estimation of value has certainly been proven within the Rock Creek cottages when they are bordering common/open space, such as cottages 10-24 vs cottages 1-9. Up to \$100,000 in sale and list prices distinguish the two locations. Cottages bordering the common space last sold for \$1,350,000, whereas cottages across the street, not bordering the common space, last sold for \$1,250,000. The current Sugarloaf custom chalets face the same concerns on views and common space. 56, 58, 92 and 94 Sugarloaf will be greatly impacted. Fortunately, we may not have the drainage and wetland issues of the space proposed below us.

Cynda and the Valley County Planning and Zoning Commission, please consider joining several homeowners in objecting to this proposed development. Changing the original approved common and open space impacts not only the enjoyment and values of the current property owners and guests, but highly likely the environment in this precious, reserved open space area. From the moose to the deer, elk, foxes and the mix of small critters who also habitat in this area, we will oppose of their behalfs as well! Thank you for your consideration.

Sincerely,

**Trisha Sears**

56 Sugarloaf / 10 Rock Creek

*Resort Real Estate Specialist*

*Trisha Sears Real Estate / McCall Real Estate*

Associate Broker



**Opposition to Tamarack Resort PUD 98-1 Amendment and CUP 23-51 Phase 3.4 Lower Sugarloaf Custom Chalets Prelim Plat**

Cynda Herrick <cherrick@co.valley.id.us>

**From:** Jerri Fullmer [REDACTED]

**Sent:** Wednesday, January 3, 2024 4:57 PM

**To:** Cynda Herrick <cherrick@co.valley.id.us>

**Cc:** Mark T. Gerard [REDACTED]

**Subject:** Opposition to Tamarack Resort PUD 98-1 Amendment and CUP 23-51 Phase 3.4 Lower Sugarloaf Custom Chalets Prelim Plat

Hello Cynda,

We are writing in opposition to the proposed Tamarack Resort PUD 98-1 Amendment and CUP 23-51 Phase 3.4 Lower Sugarloaf Custom Chalet Preliminary Plat. We respectfully request that the Valley County Planning and Zoning Commission reject the proposed amendment, or at least continue the hearing until a full environmental impact study has been completed.

We purchased our home at 71 Twin Creeks Ct in March of 2019 and, at that time, this plat of land was set aside as common/open space. We believe this decision was made by the original developers for several reasons: to maintain the integrity of the mountain experience, including providing view access to certain homesites; to provide protection for the environment and local habitat; and to ensure that drainage of the wet lands is sufficient to prevent flooding with spring runoff. The original developers desire to set this land aside as open space should continue to receive strong consideration as the resort grows.

We oppose the development of new larger, custom chalets in this open space as it will encroach on current homeowners' use and enjoyment of this section of the resort. Additionally, placing three larger custom homes in this plat of land where homes, roads and utilities have already been established will have a potentially negative impact on the value of current housing, both in the adjacent Rock Creek Cottage area, as well as in our residential area of Twin Creeks.

Please give full consideration to ours and other homeowners' concerns and to the thoughtful and detailed planning performed by the original developers of Tamarack Resort when considering this proposed Tamarack Resort PUD 98-1 and CUP 23-51 Phase 3.4 amendment.

Thank you for your time and consideration.

Jerri & Mark Gerard

## **Opposition to Tamarack Resort PUD 98-1 Amendment and CUP 23-51 Phase 3.4 Lower Sugarloaf Custom Chalets Prelim Plat**

**From:** Mike Greene [REDACTED]

**Sent:** Wednesday, January 3, 2024 4:58 PM

**To:** Cynda Herrick <cherrick@co.valley.id.us>

**Subject:** Opposition to Tamarack Resort PUD 98-1 Amendment and CUP 23-51 Phase 3.4 Lower Sugarloaf Custom Chalets Prelim Plat

Hello Cynda,

I am writing to object to the approval of the Tamarack Resort PUD 98-1 Amendment and CUP 23-51 Phase 3.4 Lower Sugarloaf Custom Chalets Preliminary Plat.

I am a part time resident at 60 Twin Creeks, which is across the open space from the proposed development. We've owned in the development since 2020 and purchased because of the master planned community and recreational opportunities.

I oppose this development for the following reasons:

- The current approved development has the 4.3 acre site as open space. The resort was intentionally developed with thoughtful consideration in building sizes, set backs, open space and view corridors. This development ignores those intentions.
- Developing in an area designated for open space will have environmental impacts. Has an environmental impact study been completed? There is an adjacent creek and significant slope and potential runoff.

Thank you for your consideration.

**Mike Greene** CCIM, SIOR  
TOK | Partner, Brokerage Services



[REDACTED]  
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## **Opposition to Tamarack Resort PUD 98-1 Amendment and CUP 23-51 Phase 3.4 Lower Sugarloaf Custom Chalets Prelim Plat**

**From:** Derek Kemper <[REDACTED]>

**Sent:** Thursday, January 4, 2024 9:47 AM

**To:** Cynda Herrick <cherrick@co.valley.id.us>

**Subject:** Opposition to Tamarack Resort PUD 98-1 Amendment and CUP 23-51 Phase 3.4 Lower Sugarloaf Custom Chalets Prelim Plat

Dear Valley County Planning and Zoning Commission,

Please consider the following email in regard to the latest proposal set before you for Tamarack Resort (Tamarack Resort PUD 98-1 Amendment and CUP 23-51 Phase 3.4 Lower Sugarloaf Custom Chalets Prelim Plat).

My name is Derek Kemper, as a builder and the owner of Modest Homes (who recently built homes within Tamarack), I can appreciate the necessity of generating revenue. This proposal is a blatant expression of this necessity. I would go so far as to assert that revenue generation is its only objective. I currently live at 98 Sugarloaf Pl., across the street to the new proposed chalet lots at Tamarack Resort (Tamarack Resort PUD 98-1 Amendment and CUP 23-51 Phase 3.4 Lower Sugarloaf Custom Chalets Prelim Plat). In addition, I have a property on the market at 96 Sugarloaf Pl.

I would like to ask that you join us and other homeowners in the opposition of these new lots as it will dramatically effect this area that is currently designated as open space. We, like many other homeowners were drawn to Tamarack because of its thoughtful design and dedication to preserving open spaces. Initially, it was our intent to be part of Tamarack and stay within the turn-key design of the village condos; however, upon spending further time with our family in Tamarack, decided to build two homes here. Our choice of lot was heavily impacted by the design of the neighboring lots, proximity to open spaces, proximity to trail access, wildlife and lift locations. We currently enjoy watching all the wildlife in this area and the creek that runs through the bottom of the property.

If the proposed is to be approved the following will have a longterm negative impact on current and future homeowners as well as visitors to the area.

1. Loss of views into the current open spaces (most heavily for those in the Rock Creek properties).
2. Negative impact to the wildlife living in these spaces.
3. Loss of visibility for views and traffic.
4. Decrease to property values.
5. Proximity to the existing Poma Lift is far closer than the existing Sugar Loaf lot home setbacks. This will impact user experience, access and visibility to determine if the run is operating.

In addition, there is a safety concern which should be addressed as well. Tamarack has not provided for pedestrian traffic / walkways throughout the resort. The construction which is sure to take upwards of 2 years to complete will have a severe and major impact to existing homesites and also create a danger to anyone enjoying the outdoors for walking, running, biking etc. While discovery is a roadway, it is also the only access point into the Village where all resort amenities are being concentrated and focused. There is much pedestrian traffic along Discovery. One can expect the higher demand for access along Discovery into the village with the addition of Tamarack Resort's new "The Club" Homeowner Amenity.

Thank you for your consideration.

Derek Kemper  
Modest Homes