

## Valley County Planning and Zoning

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



Phone: 208-382-7115  
Fax: 208-382-7119  
Email: [cherrick@co.valley.id.us](mailto:cherrick@co.valley.id.us)

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**STAFF REPORT:** SUB 25-004 Tamarack Resort P.U.D. 98-1 Phase 3.6  
Aspen Townhomes – Final Plat

**MEETING DATE:** May 8, 2025

**TO:** Planning and Zoning Commission

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

**APPLICANT /  
PROPERTY OWNER:** Tamarack Resort Two and Tamarack Real Estate Holdings LLC  
c/o Scott Turlington, 311 Village DR PMB 3026, Tamarack ID 83615

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

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

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

**LOCATION:** The site is a portion of Tamarack Resort Block 19 Phase 1 Village located  
in the NE ¼ Section 5, T.16N, R.3E, Boise Meridian, Valley County, Idaho

**SIZE:** Approximately 11 Acres

**REQUEST:** 60 Townhomes and Open Space

**EXISTING LAND USE:** Aspen Parking Lot

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Tamarack Resort Two is requesting final plat approval. The commission will review the final plat to determine conformance with the preliminary plat, approved densities, and conditional use permit.

The Planning and Zoning Commission approved the preliminary plat for Phase 3.6 Aspen Townhomes on March 13, 2025. The Board of County Commissioners made a final decision for approval on April 28, 2025. Approval was for 60 two-story townhomes and open space lots on approximately 11 acres. The townhome development will be accessed from Village Drive, a private road within Tamarack Resort; individual building sites will be accessed from a new internal private road named Dockside DR. The site is served by North Lake Recreational Sewer and Water District and Tamarack Municipal Water.

Minor changes have been made to the preliminary plat, as follows:

- A secondary entrance was added to meet fire code requirements.
- The arrangement of the townhouses was modified.
- Adjustments were made to lot lines to accommodate a slightly wider townhome footprint.

- The road right-of-way was increased from 30-ft to 40-ft.
- Open Space A and D have been clearly defined as Exclusive Common Open Space.

The applicant is requesting financial guarantees to fund the infrastructure improvements. The Board of County Commissioners must approve this request prior to approving the final plat for recording.

#### **FINDINGS:**

1. The preliminary plat was approved by the Commission on March 13, 2025.
2. On April 28, 2025, the Board of County Commissioners approved an amendment to the approved planned unit development (PUD) for the following:
  - allow residential lots in an area that was identified as a parking lot in the original PUD by approving a 60-townhome subdivision plat, and
  - add a five-acre parcel adjacent to the northeast corner of the current boundary for a parking area named "Trillium Parking Lot".
3. The final plat application was submitted on April 2, 2024.
4. Legal notice was posted in the *Star News* on May 23, 2024, and May 30, 2024. This is an action item, not a public hearing.
5. Agency comment received since conditional use permit was approved:
 

Jess Ellis, Donnelly Fire Marshal, stated:

  - all roads shall be inspected and approved prior to building permits being issued; and
  - all fire hydrants shall be tested and approved prior to building permits being issued. (April 16, 2025)

Ralph Miller, Acting Valley County Surveyor, noted minor discrepancies to correct prior to recording the final plat. (April 29, 2025)

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

- If financial guarantees are used to obtain approval of a final plat by the Board of County Commissioners the following will be required:
  - Financial guarantee for all improvements at 120%
  - Applicant's engineer will provide cost estimates that will be confirmed by the Valley County Engineer
  - Will need to specify form of guarantee
- How will you convey to purchaser's that the improvements are not completed?

## Approved Conditions of Approval – Instrument # 2025-002038

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.  
**The final plat shall be recorded by April 29, 2027.**
5. Must comply with all requirements previously approved as P.U.D 98-01 Tamarack Resort and any subsequent amendments. . ✓
6. A letter of approval is required from Donnelly Fire District prior to recording the final plat.  
**The applicant is requesting to financially guarantee the infrastructure requirements.**
7. 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. **The applicant is requesting to financially guarantee the infrastructure requirements.**
8. CCR's should address lighting, wildfire prevention, noxious weeds, prohibiting yews in landscaping, and limit each lot to one wood burning device.
9. Shall place addressing numbers at each unit.
10. All easements shall be shown on the final plat
11. All wetlands shall be delineated on the final plat or shown as a "no build area" . ✓ **See Note 16.**
12. Shall have Valley County Engineer approval for the site grading / stormwater management plan prior to disturbance of soils. **Staff does not have a response from the Valley County Engineer.**
13. Parcel RP15N03E050027 shall be deeded to Valley County for West Mountain Road right-of-way prior to recording the final plat.
14. Board of County Commissioners shall determine if an amendment is needed to the Amended Capital Contribution Agreement.
15. 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." **Plat Note 15**
  - "All lighting must comply with the Valley County Lighting Ordinance." **Missing**
  - "Only one wood burning device is allowed on each lot." **Missing**
  - "Surrounding land uses are subject to change." **Plat Note 17**
16. Shall record documents that incorporate the remainder of RP16N03E328900 into the Planned Unit Development boundary and places it under the governance of Tamarack.

Staff Report

SUB 25-004 Phase 3.6 Aspen Townhomes and Parking Lot Relocation

Page 3 of 4

**ATTACHMENTS:**

- Condition Use Permit for SUB 25-002 Recorded as Instrument # 2025-002038
- Vicinity Map
- Aerial Map
- Approved Preliminary Plat
- Responses
- Applicant's Final Plat Submittal Dated April 2, 2025.

**END OF STAFF REPORT**

# Valley County Planning and Zoning

PO Box 1350 • 219 North Main Street  
Cascade, ID 83611-1350  
Phone: 208-382-7115  
Email: cherrick@co.valley.id.us



Instrument # 2025-002038  
Valley County, Cascade, Idaho  
04-29-2025 09:57:13 AM Fees: \$0.00 Pages: 2  
Douglas Miller Recorded for: VALLEY COUNTY P&Z  
Ex-Officio Recorder Deputy

A handwritten signature in black ink, appearing to be "DM".

## CONDITIONAL USE PERMIT SUB 25-004 Tamarack Resort PUD 98-1, Phase 3.6 Aspen Townhomes and Trillium Parking Lot

**Issued to:** Tamarack Resort Two and Tamarack Real Estate Holdings LLC  
c/o Scott Turlington  
311 Village DR PMB 3026  
Tamarack ID 83615

**Property Location:** The site is approximately 18 acres, and is a portion of Tamarack Resort Block 19, Phase 1 Village located in the NE ¼ Section 5, T. 16N, R. 3E and Parcel RP16N03E329684 in the SE ¼ Section 32, T. 16N, R. 3E, Boise Meridian, Valley County, Idaho.

The Board of County Commissioners held a public hearing and approved the application on April 21, 2025. The final decision was made on April 28, 2025. You are hereby issued a conditional use permit for SUB 25-004 with Conditions for establishing 60 townhomes and establishing the Trillium Parking Lot as described in the application, staff report, and minutes.

The effective date of this permit is April 29, 2025.

### 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. A letter of approval is required from Donnelly Fire District prior to recording the final plat.
7. 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.
8. CCR's should address lighting, wildfire prevention, noxious weeds, prohibiting yews in landscaping, and limit each lot to one wood burning device.
9. Shall place addressing numbers at each unit.
10. All easements shall be shown on the final plat.
11. All wetlands shall be delineated on the final plat or shown as a "no build area".
12. Shall have Valley County Engineer approval for the site grading / stormwater management plan prior to disturbance of soils.
13. Parcel RP15N03E050027 shall be deeded to Valley County for West Mountain Road right-of-way prior to recording the final plat.
14. Board of County Commissioners shall determine if an amendment is needed to the Amended Capital Contribution Agreement.
15. 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."
  - "All lighting must comply with the Valley County Lighting Ordinance."
  - "Only one wood burning device is allowed on each lot."
  - "Surrounding land uses are subject to change."
16. Shall record documents that incorporate the remainder of RP16N03E328900 into the Planned Unit Development boundary and places it under the governance of Tamarack.

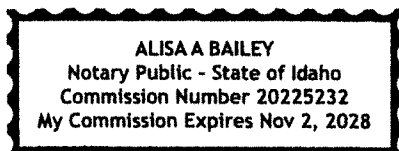
END CONDITIONAL USE PERMIT

Date April 28, 2025

Approved by [Signature]

On this 28 day of April, 2025<sup>\*\*\*</sup>, before me, a notary public in and for said State, Cynda Herrick personally appeared, and is known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

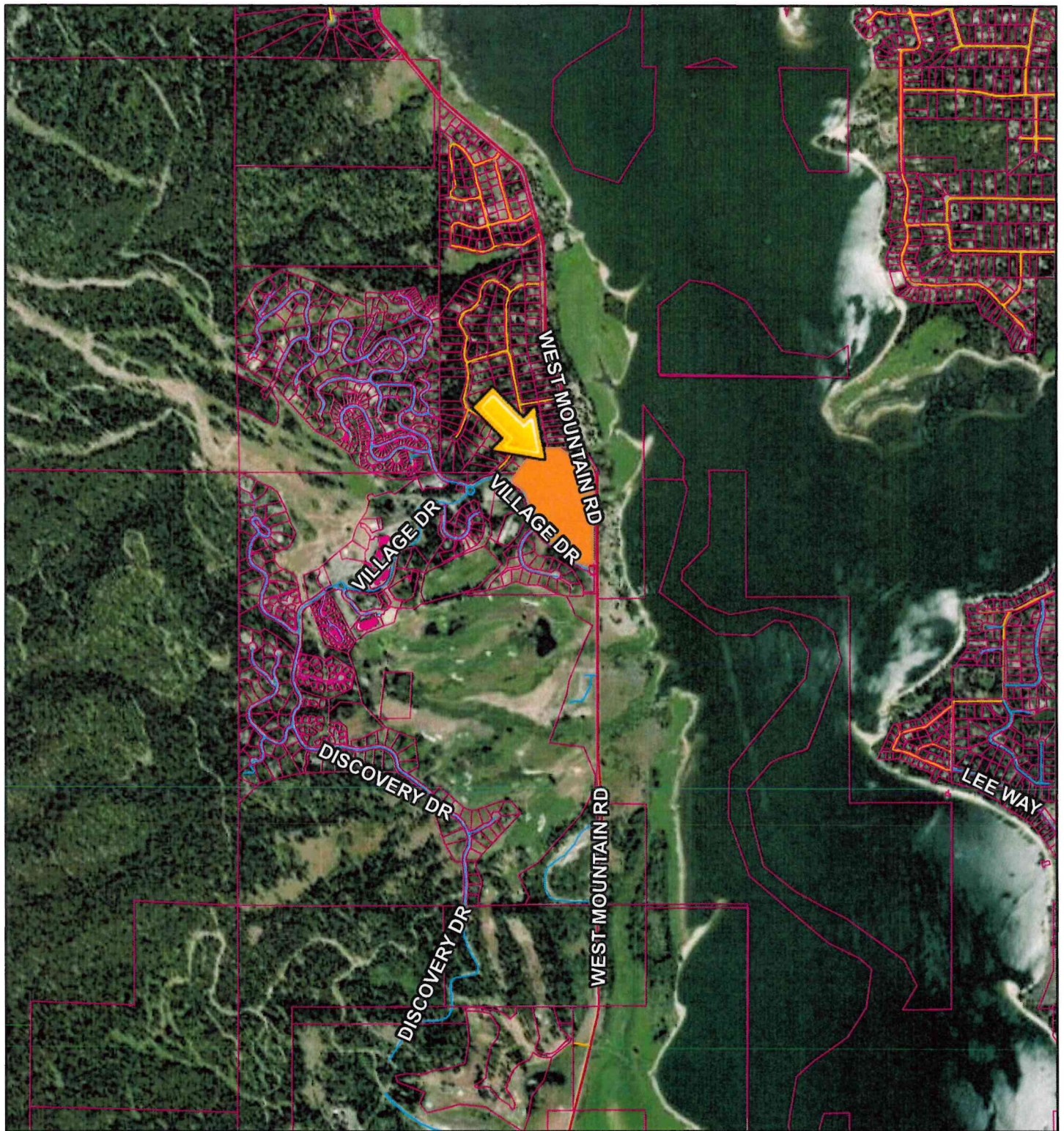
IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year in this certificate above written.



[Signature: Alisa Bailey]  
Notary Public  
Residing at: Valley Co.  
Commission Expires: 11.2.28



# SUB 25-004 Vicinity Map - Townhomes and Trillium Parking Area



1/30/2025, 10:14:23 AM

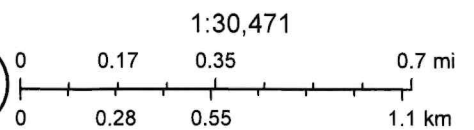
Parcel Boundaries

Roads

COLLECTOR

URBAN/RURAL

PRIVATE



Maxar

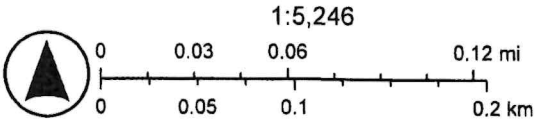


# SUB 25-004 Aerial Map - Townhomes and Trillium Parking Area



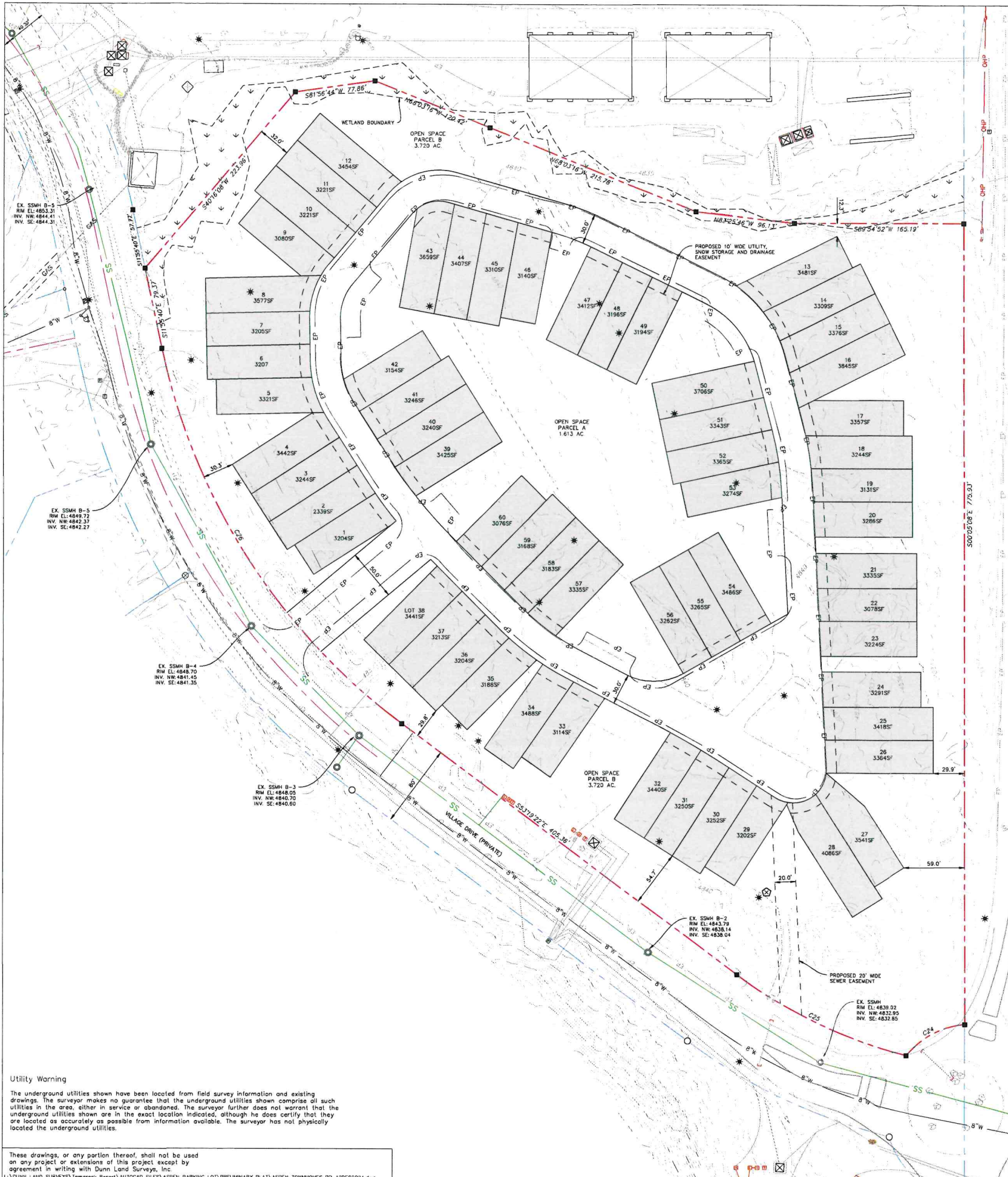
1/30/2025, 10:29:53 AM

- Parcel Boundaries
- Roads
  - COLLECTOR
  - URBAN/RURAL
  - PRIVATE

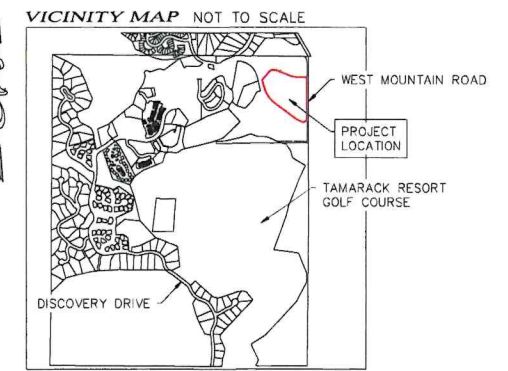


Maxar

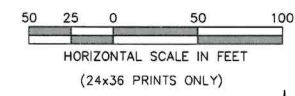




- NOTES
1. Utilities will be completed as provided in the Declaration of Installation of Utilities, which is being recorded with the Valley County, Idaho Recorder as Instrument Number \_\_\_\_\_.
  2. All properties shown on this Plat are subject to and governed by the provisions of the following documents filed with the Valley County, Idaho Recorder: Second Amended and Restated General Declaration for Tamarack Resort (#308530) as amended by the Third Amendment and Fourth Amendment thereto (#327953 & #439775) (collectively "General Declaration"); the Supplemental Declaration for Tamarack Resort Phase 3.6 (\_\_\_\_\_) "Phase 3.6 Supplemental Declaration"; the Amended and Restated Articles of Incorporation and Articles of Amendment for the Tamarack Municipal Association (#279781 & #313166, collectively "Articles"); and, the Fourth Amended and Restated Bylaws and the 5th through 11th Amendments thereto for the Tamarack Municipal Association (#313106, #324700, #314363, #371770, #437066, #437865, #439774, collectively "Bylaws"); all as the same may be amended and supplemented.
  3. All properties shown on this Final Plat are subject to and governed by the Tamarack Resort Design and Development Guidelines, as may be amended or supplemented.
  4. All buildings and improvements must be constructed within the Building Envelopes specified in the Tamarack Resort Design and Development Guidelines, as the same may be amended and supplemented.
  5. All properties shown on this Final Plat are subject to and governed by the provisions of Conditional Use Permit No. \_\_\_\_\_ as issued and modified by Valley County, Idaho.
  6. The Declarant, Tamarack Real Estate Holdings, LLC, reserves the right, without limitation, to assign its rights to any and all easements which are depicted on this Final Plat, in whole or in part.
  7. All lots depicted on this Plat are subject to a permanent, perpetual and non-exclusive Drainage Easement, which is hereby reserved in Declarant, and granted to Tamarack Municipal Association, for the purpose of constructing and maintaining drainage, sub-drainage and surface water management features, facilities and improvements, as further described in the Phase 3.6 Supplemental Declaration.
  8. All roads and road rights of way, and all Utility, Snow Removal, and Recreation Easements, which are depicted on this Final Plat are dedicated for the use and enjoyment of the members of the Tamarack Municipal Association, together with their guests, invitees, and assigns, subject to the terms, conditions and reserved Declarant rights which are contained in the General Declaration and the Phase 3.6 Supplemental Declaration.
  9. The Declarant, Tamarack Real Estate Holdings, LLC, reserves the right, without limitation, to construct utilities within any Utility Easement which is depicted on this Final Plat. The ownership, use, maintenance and repair, and rights regarding the Easements which are depicted on this Final Plat are further described in the General Declaration and Phase 3.6 Supplemental Declaration.
  10. There shall be no further subdivision of any Lot depicted on this Final Plat, and there shall be no reduction in size of any Lot on this Final Plat without prior approval from the Health Authority.
  11. No additional domestic water supplies shall be installed beyond the water system approved in the sanitary restriction release.
  12. Reference is made to public health letter on file regarding additional restrictions.
  13. The land within this plat is not within an irrigation district as defined in Idaho Code §1-3805, and the requirements in I.C. §1-3805 are not applicable.
  14. 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.
  15. Surrounding land uses are subject to change.
  16. FEMA Flood Panel(s): 16085C1325C  
Firm Effective Date(s): 2/1/2019  
Flood Zone(s): Zone X  
Base Flood Elevation(s): n/a  
Flood Zones are subject to change by FEMA & all land within a floodway or floodplain is regulated by title 9 and title 11 of the Valley County Code.



- LEGEND
- PROPOSED BOUNDARY LINE
  - PROPOSED LOT LINE
  - EXISTING LOT LINE
  - EASEMENT LINE
  - EDGE OF PAVEMENT
  - EDGE OF DIRT TRAVEL WAY
  - UNDERGROUND POWER LINE
  - SEWER LINE
  - GAS LINE
  - 8" WATER LINE
  - 12" WATER LINE
  - IRRIGATION LINE
  - COMMUNICATION LINE
  - SEWER MANHOLE
  - WATER VALVE
  - WATER METER
  - FIRE HYDRANT
  - LIGHT POLE
  - TRANSFORMER
  - FOUND 5/8" REBAR
  - CALCULATED POINT



PARCEL NO.	OWNERSHIP
PORTION OF RP005140190000 (500 VILLAGE DRIVE)	TAMARACK REAL ESTATE HOLDINGS, LLC MARTIN PICO
AREA	PROPOSED USE
11.296 ACRES-PROPOSED SUBDIVISION BOUNDARY	RESIDENTIAL
4.578 ACRES-60 PROPOSED RESIDENTIAL LOTS	
1.532 ACRES-PROPOSED PRIVATE ROAD	
3.270 ACRES-PROPOSED OPEN SPACE	

BASIS OF BEARING  
BEARINGS BASED ON THE PLAT OF TAMARACK P.U.D. PHASE 1 VILLAGE, BOOK 9, PAGE 66, INST. NO. 291350.

**PRELIMINARY PLAT**  
**TAMARACK RESORT PLANNED UNIT DEVELOPMENT**  
**PHASE 3.6 "ASPEN TOWNHOMES"**

A PORTION OF BLOCK 19, TAMARACK RESORT P.U.D. PHASE 1 VILLAGE  
IN THE NE 1/4 OF SECTION 5  
T.15N., R.3E., B.M., VALLEY COUNTY, IDAHO

Utility Warning  
The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

These drawings, or any portion thereof, shall not be used on any project or extensions of this project except by agreement in writing with Dunn Land Surveys, Inc.  
L:\DUNN LAND SURVEYS\Tamarack Resort\AUTOCAD FILES\ASPEN PARKING LOT\PRELIMINARY PLAT\ASPEN TOWNHOMES PP\_12DEC2024.dwg



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

5				
4				
3				
2				
1				
NO.	REVISION	BY	DATE	
DRAWN BY:	DTD	CHECKED:	CB	JOB NO.
DATE:	17 DEC 2024	DATE:	17 DEC 2024	3220
				SHEET NO.
				1 of 1



**Donnelly Rural Fire Protection District**

P.O. Box 1178 Donnelly, Idaho 83615

208-325-8619 Fax 208-325-5081

April 16, 2025

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

RE: SUB 25-004 Tamarack Resort P.U.D. 98-1 Phase 3.6 Aspen Town Homes – Final Plat

After review, the Donnelly Rural Fire Protection District approves final plat with the following requirements.

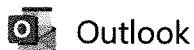
- All roads shall be inspected and approved prior to building permits being issued
- All fire hydrants shall be tested and approved prior to building permits being issued

Please call 208-325-8619 with any questions.

Jess Ellis

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

Fire Marshal  
Donnelly Fire Department



Outlook

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## Tamarack Resort PUD Phase 3.6 - Aspen Townhomes

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From Ralph Miller <[rmsecesh@citlink.net](mailto:rmsecesh@citlink.net)>

Date Tue 4/29/2025 3:08 PM

To Dan Dunn <[dan@dunnlandsurveys.com](mailto:dan@dunnlandsurveys.com)>

Cc Cynda Herrick <[cherrick@co.valley.id.us](mailto:cherrick@co.valley.id.us)>; Lori Hunter <[lhunter@co.valley.id.us](mailto:lhunter@co.valley.id.us)>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Dan,

I have reviewed the Plat of the above mentioned subdivision, and have found only a few things to correct.

On Sheet 1 and the Certificate of Owners, there are two minor discrepancies with the closure sheets (in Lines 6 and 16 of the Legal Description). I believe the error lies in the closure sheets, since the legal and Sheet 1 match, but it would be good to investigate.

On Sheet 2, I would label that part of Open Space Parcel A shown on that sheet.

On Sheet 3, Lot 5 on the plat shows an acreage of .070 Ac., and the closure sheet calls out for .077Ac.

Otherwise, everything looks good,

Thanks,

Ralph

**Ralph Miller, L.S.**

Secesh Engineering, Inc.

335 Deinhard Lane, Suite 1

P.O. Box 70

McCall, Idaho 83638

208.315.0456

[rmsecesh@citlink.net](mailto:rmsecesh@citlink.net)





April 2, 2025

Christopher Kirk  
Planning Consultant for  
Tamarack Resort Two, LLC (TR2)  
9171 South Dixie Highway  
Pinecrest, FL 33156-2907

Valley County Planning and Zoning Commission  
Cynda Herrick, AICP, CFM, Planning & Zoning Administrator of Valley County  
219 North Main Street  
P.O. Box 1350  
Cascade, Idaho 83611

**Subject: Final Plat for Tamarack Resort PUD, Phase 3.6, Aspen Townhomes**

Dear Planning and Zoning Commission, Ms. Herrick,

This letter serves as a cover for a request for the P&Z to approve a Final Plat for Tamarack Resort PUD, Phase 3.6, Aspen Townhomes.

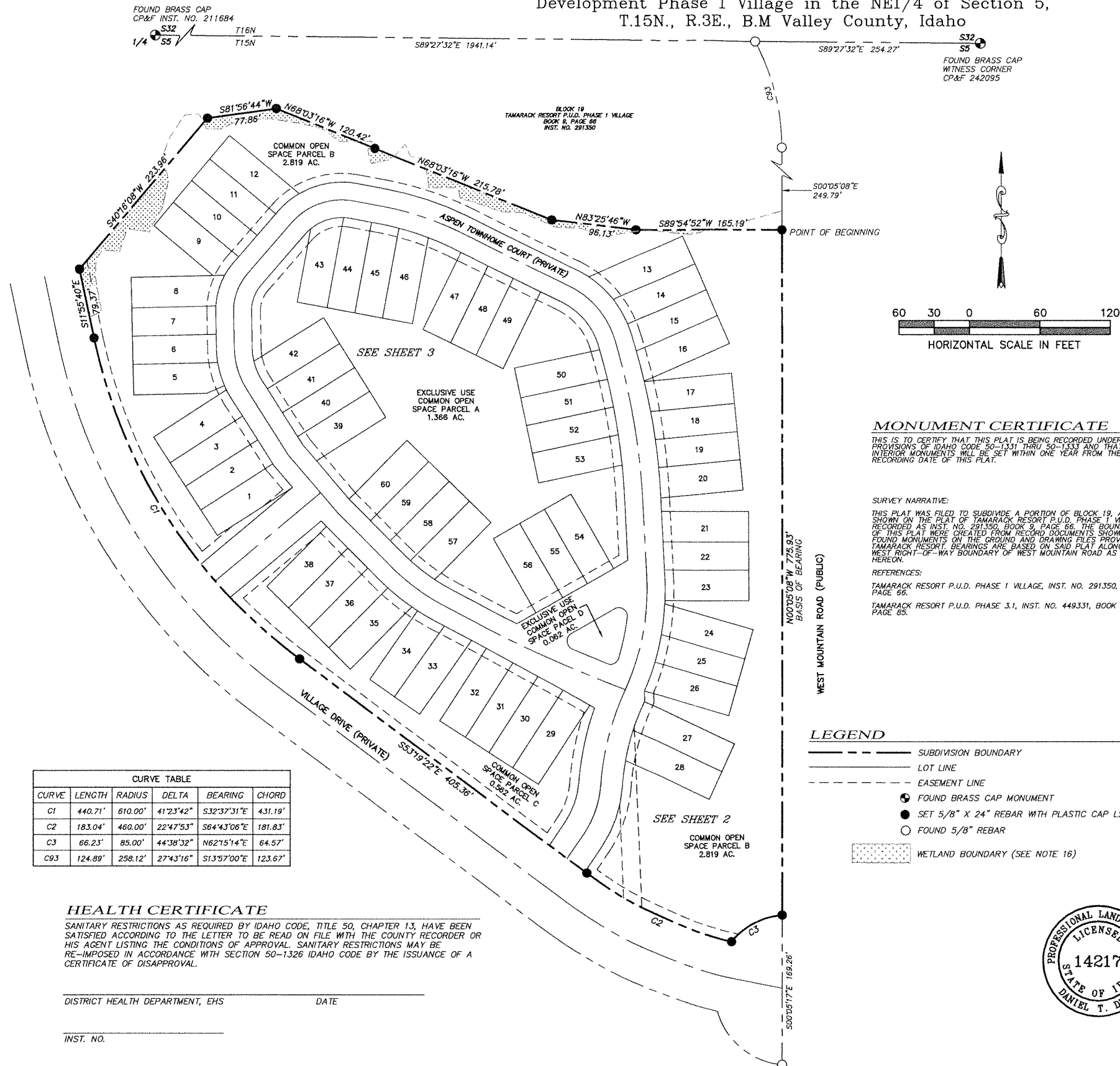
Dear Planning and Zoning commission, Ms. Herrick,

This letter serves as a cover for the Valley County Planning and Zoning Commission review and approval of the Final Plat for the Tamarack Resort Planned Unit Development, **Tamarack Resort PUD, Phase 3.6, Aspen Townhomes**. The Preliminary Plat was presented to the P&Z Commission's attention on March 13, 2025 and was approved.

1. There have been minor changes to the linework between the Preliminary and Final Plats as follows. A.) A secondary entrance has been created to meet the fire code requirements and eliminate the need to sprinkle all of the units in coordination with Donnelly Fire. B.) Minor adjustment were made to all lot lines to accommodate a slightly wider Townhome footprint. C) the road right of way has been increased to 40' from the 30' on the preliminary plat, D) Open Space A has been more clearly defined as Exclusive Common Open Space
2. The engineering plans are complete, and all roads and utilities will be constructed as per the engineer's plan.
3. Financial guarantees will be in place to fund all the infrastructure improvements to secure approval of the Board of County Commissioners
4. All Special Conditions applied to the proposed use will be met.

# TAMARACK RESORT PLANNED UNIT DEVELOPMENT PHASE 3.6-ASPEN TOWNHOMES

A Replat of a Portion of Block 19 Tamarack Resort Planned Unit  
Development Phase 1 Village in the NE1/4 of Section 5,  
T.15N., R.3E., B.M. Valley County, Idaho



## NOTES:

- All roads and road rights of way depicted on this Final Plat are private and will be owned and maintained by the Tamarack Municipal Association, as is further provided in the Private Road Declaration, which is being recorded concurrently with this Final Plat with the Office of Recorder of Valley County, Idaho, as Instrument Number \_\_\_\_\_.
- Utilities will be completed as provided in the Declaration of Installation of Utilities, which is being recorded with the Valley County, Idaho Recorder as Instrument Number \_\_\_\_\_.
- All properties shown on this Plat are subject to and governed by the provisions of the following documents filed with the Valley County, Idaho Recorder: Second Amended and Restated General Declaration for Tamarack Resort (#308530) as amended by the Third Amendment and Fourth Amendment thereto (#327953 & #439775) (collectively "General Declaration"); the Supplemental Declaration for Tamarack Resort Phase 3.6 (# \_\_\_\_\_) "Phase 3.6 Supplemental Declaration"; the Amended and Restated Articles of Incorporation and Articles of Amendment for the Tamarack Municipal Association (#279781 & #313166, collectively "Articles"); and, the Fourth Amended and Restated Bylaws and the 5th through 11th Amendments thereto for the Tamarack Municipal Association (#313106, #324700, #334393, #371770, #437068, #437695, #439774, collectively "Bylaws"); all as the same may be amended and supplemented.
- All properties shown on this Final Plat are subject to and governed by the Tamarack Resort Design and Development Guidelines, as may be amended or supplemented.
- All buildings and improvements must be constructed within the Building Envelopes specified in the Tamarack Resort Design and Development Guidelines, as the same may be amended and supplemented.
- All properties shown on this Final Plat are subject to and governed by the provisions of Conditional Use Permit No. 25-004, as issued and modified by Valley County, Idaho.
- The Declarant, Tamarack Real Estate Holdings, LLC and Tamarack Resort Two, LLC reserves the right, without limitation, to assign its rights to any and all easements which are depicted on this Final Plat, in whole or in part.
- All lots depicted on this Plat are subject to a permanent, perpetual and non-exclusive Drainage Easement, which is hereby reserved in Declarant, and granted to Tamarack Municipal Association, for the purpose of constructing and maintaining drainage, sub-drainage and surface water management features, facilities and improvements, as further described in the Phase 3.6 Supplemental Declaration.
- All roads and road rights of way, and all Utility and Snow Removal which are depicted on this Final Plat are dedicated for the use and enjoyment of the members of the Tamarack Municipal Association, together with their guests, invitees, and assigns, subject to the terms, conditions and reserved Declarant rights which are contained in the General Declaration and the Phase 3.6 Supplemental Declaration.
- The Declarant, Tamarack Real Estate Holdings, LLC, and Tamarack Resort Two, LLC reserve the right, without limitation, to construct utilities within any Utility Easement which is depicted on this Final Plat. The ownership, use, maintenance and repair, and rights regarding the Easements which are depicted on this Final Plat are further described in the General Declaration and Phase 3.6 Supplemental Declaration.
- There shall be no further subdivision of any Lot depicted on this Final Plat, and there shall be no reduction in size of any Lot on this Final Plat without prior approval from the Health Authority.
- No additional domestic water supplies shall be installed beyond the water system approved in the sanitary restriction release.
- Reference is made to public health letter on file regarding additional restrictions.
- The land within this plat is not within an irrigation district as defined in Idaho Code 31-3805, and the requirements in I.C. 31-3805 are not applicable.
- The Valley County Board of Commissioners have the sole discretion to set the level of service for any public road; the level of service can be changed.
- The jurisdictional wetlands as identified on this plat are subject to regulation by the Army Corps of Engineers (ACOE). Any proposed change must be submitted and reviewed and approved by the ACOE prior to any work being done.
- Surrounding land uses are subject to change.
- FEMA Flood Panel(s): 16085C1325C  
Firm Effective Date(s): 2/1/2019  
Flood Zone(s): Zone X  
Base Flood Elevation(s): n/a  
Flood Zones are subject to change by FEMA  
& all land within a floodway or floodplain is regulated by title 9 and title 11 of the Valley County Code.

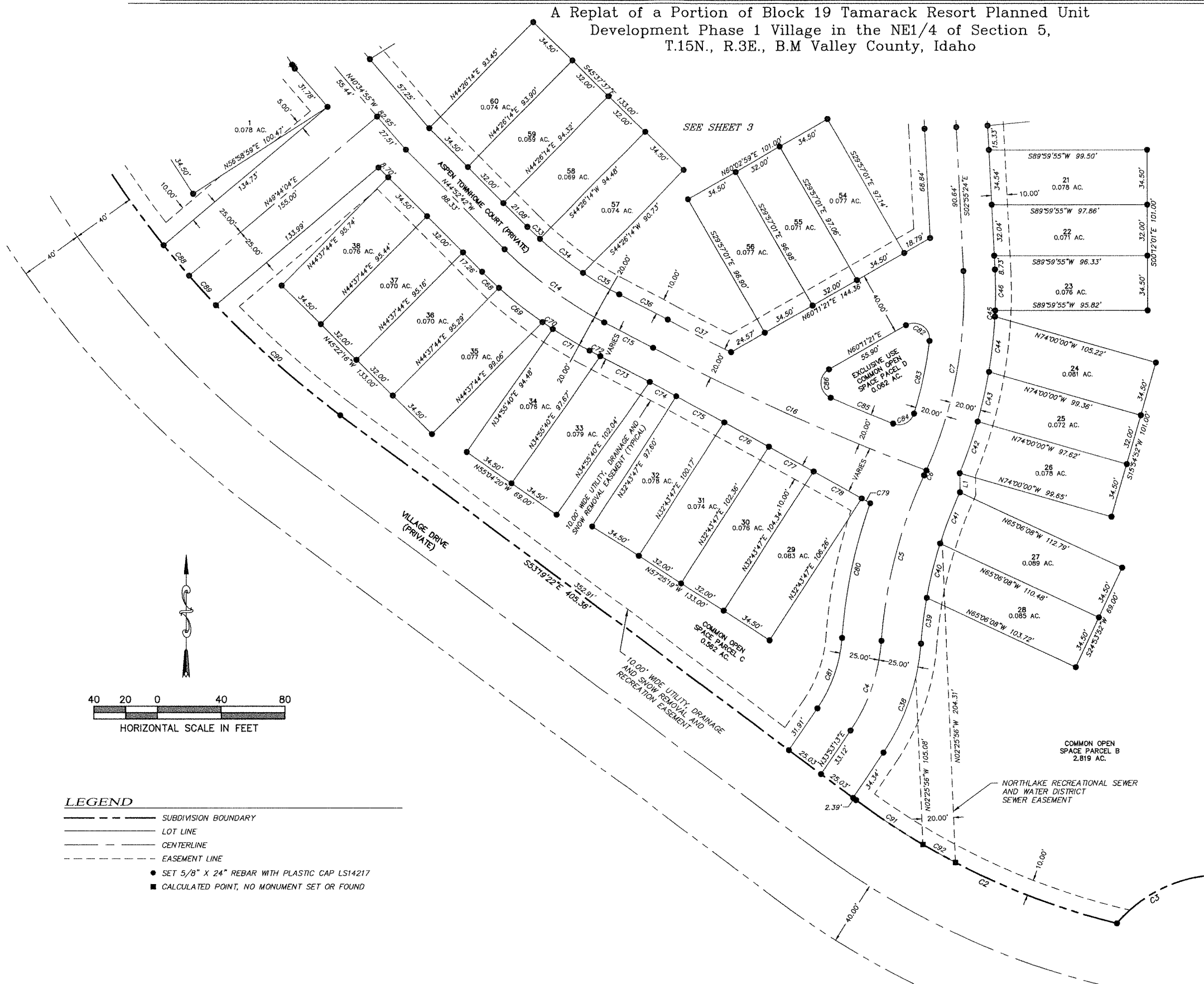
SHEET 1 OF 5

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



*TAMARACK RESORT PLANNED UNIT DEVELOPMENT  
PHASE 3.6-ASPEN TOWNHOMES*

A Replat of a Portion of Block 19 Tamarack Resort Planned Unit  
Development Phase 1 Village in the NE1/4 of Section 5,  
T.15N., R.3E., B.M Valley County, Idaho



NOTE  
SEE SHEET 4 FOR CURVE INFORMATION

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°49'38"E	12.03'



*SHEET 2 OF 5*

25 COYOTE TRAIL  
CASCADE, ID 83611

PHONE: (208) 634-6896  
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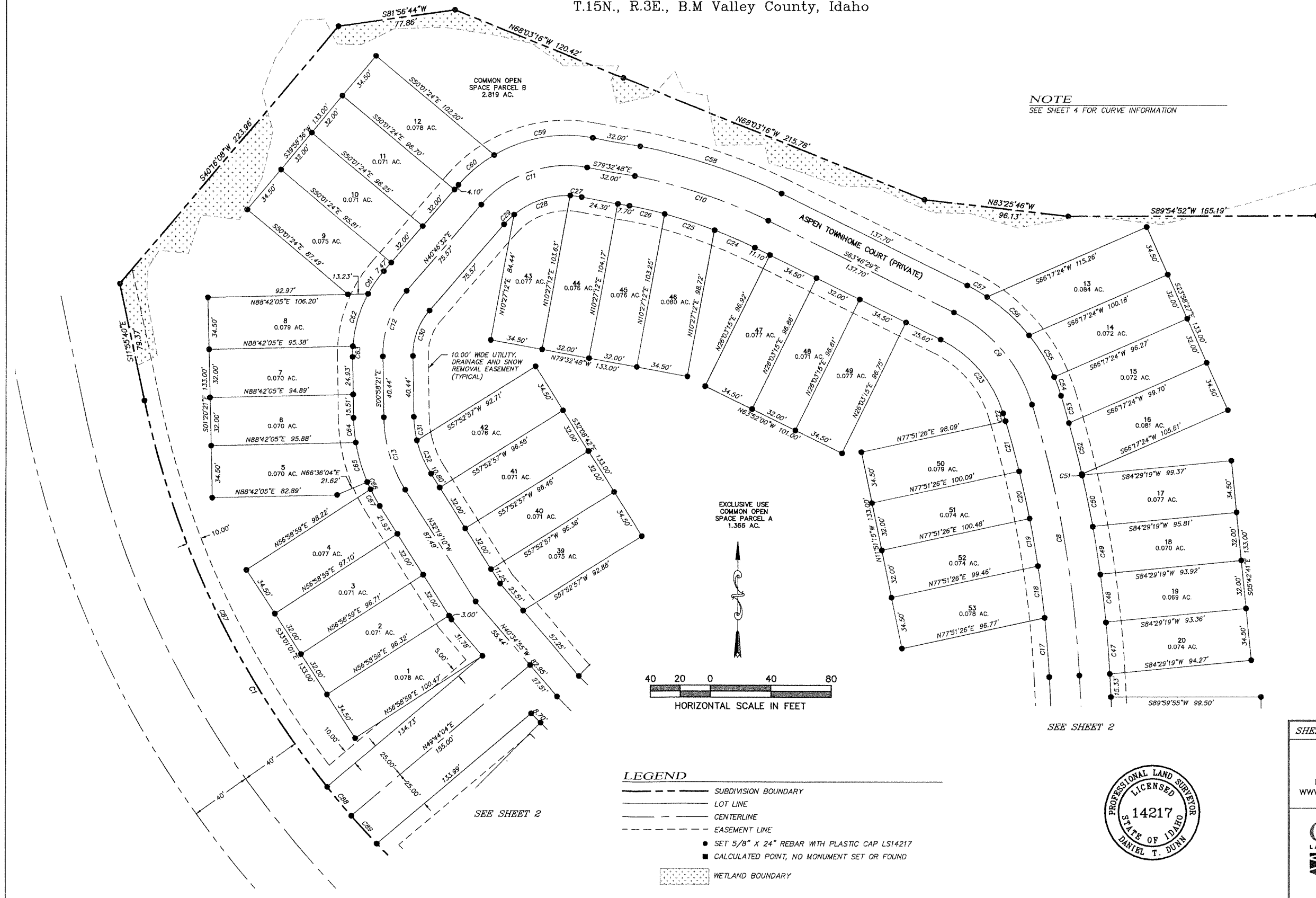


**dunn**  
LAND SURVEYS, INC.



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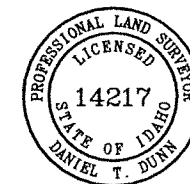


SEE SHEET 2

SHEET 3 OF 5

25 COYOTE TRAIL  
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# TAMARACK RESORT PLANNED UNIT DEVELOPMENT PHASE 3.6-ASPEN TOWNHOMES

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Development Phase 1 Village in the NE1/4 of Section 5,  
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CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	440.71'	610.00'	41°23'42"	S32°37'31"E	431.19'
C2	183.04'	460.00'	22°47'53"	S64°43'06"E	181.83'
C3	66.23'	85.00'	44°38'32"	N62°15'14"E	64.57'
C4	60.34'	116.00'	29°48'06"	N18°59'10"E	59.66'
C5	108.10'	300.00'	20°38'42"	S14°24'28"W	107.51'
C6	3.40'	274.00'	0°42'39"	N24°22'30"E	3.40'
C7	128.85'	274.00'	26°56'35"	N10°32'54"E	127.66'
C8	182.86'	746.00'	14°02'40"	N09°56'44"W	182.40'
C9	82.51'	101.00'	46°48'25"	N40°22'16"W	80.24'
C10	93.59'	340.00'	15°46'19"	N71°39'38"W	93.30'
C11	78.12'	75.00'	59°40'40"	S70°36'52"W	74.63'
C12	47.36'	65.00'	41°44'53"	S19°54'06"W	46.32'
C13	50.88'	93.00'	31°20'50"	S16°38'45"E	50.25'
C14	78.12'	253.00'	17°41'28"	S53°43'25"E	77.81'
C15	34.40'	5192.00'	0°22'46"	N62°22'46"W	34.40'
C16	189.07'	1465.00'	7°23'40"	S65°53'13"E	188.94'
C17	39.36'	726.00'	3°06'23"	N04°28'35"W	39.36'
C18	34.62'	726.00'	2°43'57"	N07°23'45"W	34.62'
C19	32.02'	726.00'	2°31'39"	N10°01'32"W	32.02'
C20	32.00'	726.00'	2°31'33"	N12°33'08"W	32.00'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C21	34.55'	726.00'	2°43'37"	N15°10'42"W	34.55'
C22	5.40'	726.00'	0°25'33"	N16°45'17"W	5.40'
C23	66.17'	81.00'	46°48'25"	N40°22'16"W	64.35'
C24	28.95'	320.00'	5°11'00"	N66°21'58"W	28.94'
C25	34.81'	320.00'	6°13'59"	N72°04'28"W	34.80'
C26	24.33'	320.00'	4°21'20"	N77°22'08"W	24.32'
C27	7.73'	55.00'	8°02'57"	N83°34'16"W	7.72'
C28	40.38'	55.00'	4°03'45"	S71°22'22"W	39.48'
C29	9.18'	55.00'	9°33'58"	S45°33'31"W	9.17'
C30	32.79'	45.00'	41°44'53"	S19°54'06"W	32.07'
C31	15.82'	73.00'	12°24'51"	S07°10'46"E	15.79'
C32	24.12'	73.00'	18°55'58"	S22°51'11"E	24.01'
C33	10.92'	233.00'	2°41'09"	S46°13'16"E	10.92'
C34	34.74'	233.00'	8°32'34"	S51°50'08"E	34.71'
C35	26.28'	233.00'	6°27'45"	S59°20'17"E	26.27'
C36	34.53'	5212.00'	0°22'46"	N62°22'46"W	34.53'
C37	45.03'	1445.00'	1°47'07"	S63°04'56"E	45.02'
C38	73.34'	141.00'	29°48'06"	N18°59'10"E	72.52'
C39	29.05'	275.00'	6°03'08"	S07°06'41"W	29.03'
C40	35.18'	275.00'	7°19'48"	S13°48'09"W	35.16'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C41	34.60'	275.00'	7°12'32"	S21°04'19"W	34.58'
C42	34.58'	294.00'	6°44'19"	N19°17'45"E	34.56'
C43	32.07'	294.00'	6°14'57"	N12°48'07"E	32.05'
C44	35.02'	294.00'	6°49'33"	N06°15'53"E	35.00'
C45	3.84'	294.00'	0°44'54"	N02°28'40"E	3.84'
C46	25.79'	294.00'	5°01'36"	N00°24'35"W	25.79'
C47	34.51'	766.00'	2°34'53"	N04°12'50"W	34.51'
C48	32.01'	766.00'	2°23'39"	N06°42'06"W	32.01'
C49	32.07'	766.00'	2°23'54"	N09°05'53"W	32.06'
C50	34.70'	766.00'	2°35'43"	N11°35'42"W	34.70'
C51	0.60'	766.00'	0°02'43"	N12°54'55"W	0.60'
C52	34.98'	766.00'	2°36'59"	N14°14'46"W	34.98'
C53	18.90'	766.00'	1°24'48"	N16°15'40"W	18.90'
C54	13.30'	121.00'	6°17'47"	N20°06'57"W	13.29'
C55	32.35'	121.00'	15°19'09"	N30°55'25"W	32.26'
C56	37.87'	121.00'	17°56'00"	N47°32'59"W	37.72'
C57	15.33'	121.00'	7°15'29"	N60°08'44"W	15.32'
C58	99.10'	360.00'	15°46'19"	N71°39'38"W	98.79'
C59	67.93'	95.00'	40°58'00"	S79°58'12"W	66.49'
C60	31.02'	95.00'	18°42'40"	S50°07'52"W	30.89'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C61	18.42'	85.00'	12°25'04"	S34°34'00"W	18.39'
C62	36.43'	85.00'	24°33'19"	S16°04'49"W	36.15'
C63	7.08'	85.00'	4°46'30"	S01°24'55"W	7.08'
C64	16.54'	113.00'	8°23'18"	S05°09'59"E	16.53'
C65	27.36'	113.00'	13°52'28"	S16°17'52"E	27.30'
C66	5.31'	113.00'	2°41'36"	S24°34'55"E	5.31'
C67	12.60'	113.00'	6°23'27"	S29°07'26"E	12.60'
C68	14.74'	273.00'	3°05'40"	S46°25'32"E	14.74'
C69	34.73'	273.00'	7°17'20"	S51°37'01"E	34.71'
C70	7.82'	273.00'	1°38'32"	S56°04'57"E	7.82'
C71	27.00'	273.00'	5°39'56"	S59°44'11"E	26.98'
C72	7.67'	5172.00'	0°05'06"	N62°31'36"W	7.67'
C73	34.78'	5172.00'	0°23'07"	N62°17'30"W	34.78'
C74	19.16'	5172.00'	0°12'44"	N61°59'34"W	19.16'
C75	34.60'	5172.00'	0°23'00"	N61°41'42"W	34.60'
C76	32.08'	5172.00'	0°21'19"	N61°19'33"W	32.08'
C77	32.07'	5172.00'	0°21'19"	N60°58'13"W	32.07'
C78	34.56'	5172.00'	0°22'58"	N60°36'05"W	34.56'
C79	6.20'	5172.00'	0°04'07"	N60°22'32"W	6.20'
C80	86.80'	325.00'	15°18'11"	S11°44'13"W	86.55'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C81	47.33'	91.00'	29°48'06"	N18°59'10"E	46.80'
C82	22.09'	10.00'	126°35'00"	N56°31'10"W	17.87'
C83	46.85'	254.00'	10°34'09"	N12°03'25"E	46.79'
C84	16.45'	10.00'	94°15'53"	N64°28'26"E	14.66'
C85	42.62'	1445.00'	1°41'24"	S67°32'56"E	42.62'
C86	22.15'	10.00'	126°53'34"	S03°15'27"E	17.89'
C87	286.06'	610.00'	26°52'08"	S25°21'44"E	283.45'
C88	25.00'	610.00'	2°20'54"	S39°58'15"E	25.00'
C89	25.02'	610.00'	2°21'00"	S42°19'12"E	25.02'
C90	104.63'	610.00'	9°49'40"	S48°24'32"E	104.50'
C91	50.52'	460.00'	6°17'33"	S56°27'56"E	50.49'
C92	23.42'	460.00'	2°55'03"	S61°04'14"E	23.42'



# TAMARACK RESORT PLANNED UNIT DEVELOPMENT PHASE 3.6-ASPEN TOWNHOMES

A Replat of a Portion of Block 19 Tamarack Resort Planned Unit  
Development Phase 1 Village in the NE1/4 of Section 5,  
T.15N., R.3E., B.M Valley County, Idaho

## CERTIFICATE OF OWNER

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

1. A PARCEL OF LAND BEING A PORTION OF BLOCK 19, TAMARACK RESORT PLANNED UNIT DEVELOPMENT PHASE 1 VILLAGE, AS SHOWN ON THAT PARTICULAR PLAT RECORDED AS INST. NO. 291350, BOOK 9, PAGE 66, PLAT RECORDS OF VALLEY COUNTY, LOCATED IN A PORTION OF THE NE1/4 OF SECTION 5, T.15N., R.3E., B.M., VALLEY COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
2. COMMENCING AT A FOUND BRASS CAP MONUMENT MARKING THE N1/4 CORNER OF SAID SECTION 5, CP&F INST. NO. 211684, CORNER RECORDS OF SAID VALLEY COUNTY;
3. THENCE A BEARING OF S 89°27'32" E, A DISTANCE OF 1941.14 FEET, ON THE NORTH BOUNDARY OF SAID SECTION 5, TO A FOUND 5/8-INCH REBAR;
4. THENCE LEAVING SAID NORTH BOUNDARY 124.89 FEET ON THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 258.12 A DELTA ANGLE OF 27°43'16" AND A LONG CHORD WHICH BEARS S 13°57'00" E, A DISTANCE OF 123.67 FEET, TO A FOUND 5/8-INCH REBAR;
5. THENCE A BEARING OF S 00°05'08" E, A DISTANCE OF 249.79 FEET, TO A SET 5/8-INCH REBAR BEING THE TRUE POINT OF BEGINNING.
6. THENCE A BEARING OF S 89°54'52" W, A DISTANCE OF 165.19 FEET, TO A SET 5/8-INCH REBAR;
7. THENCE A BEARING OF N 83°25'46" W, A DISTANCE OF 96.13 FEET, TO A SET 5/8-INCH REBAR;
8. THENCE A BEARING OF N 68°03'16" W, A DISTANCE OF 215.78 FEET, TO A SET 5/8-INCH REBAR;
9. THENCE A BEARING OF N 68°03'16" W, A DISTANCE OF 120.42 FEET, TO A SET 5/8-INCH REBAR;
10. THENCE A BEARING OF S 81°56'44" W, A DISTANCE OF 77.86 FEET, TO A SET 5/8-INCH REBAR;
11. THENCE A BEARING OF S 40°16'08" W, A DISTANCE OF 223.96 FEET, TO A SET 5/8-INCH REBAR;
12. THENCE A BEARING OF S 11°55'40" E, A DISTANCE OF 79.37 FEET, TO A SET 5/8-INCH REBAR;
13. THENCE 440.71 FEET ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 610.00 FEET, A DELTA ANGLE OF 41°23'42" AND A LONG CHORD WHICH BEARS S 32°37'31" E, A DISTANCE OF 431.19 FEET, TO A SET 5/8-INCH REBAR;
14. THENCE A BEARING OF S 53°19'22" E, A DISTANCE OF 405.36 FEET, TO A SET 5/8-INCH REBAR;
15. THENCE 183.04 FEET, ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 460.00 FEET, A DELTA ANGLE OF 22°47'53" AND A LONG CHORD WHICH BEARS S 64°43'06" E, A DISTANCE OF 181.83 FEET, TO A SET 5/8-INCH REBAR;
16. THENCE 66.23 FEET ON THE ARC OF A NON-TANGENT CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 85.00 FEET, A DELTA ANGLE OF 44°38'32" AND A LONG CHORD WHICH BEARS N 62°15'14" E, A DISTANCE OF 64.57 FEET, TO A SET 5/8-INCH REBAR;
17. THENCE A BEARING OF N 00°05'08" W, A DISTANCE OF 775.93 FEET, TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINS 11.296 ACRES, MORE OR LESS.

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE THE ABOVE DESCRIBED PROPERTY IN THE PLAT OF TAMARACK RESORT PLANNED UNIT DEVELOPMENT PHASE 3.6-ASPEN TOWNHOMES. ALL ROADS AND ROAD RIGHTS OF WAY AND ALL UTILITY, SNOW REMOVAL, DRAINAGE AND RECREATION EASEMENTS WHICH ARE DEPICTED ON THIS FINAL PLAT ARE DEDICATED FOR THE USE AND ENJOYMENT OF THE MEMBERS OF THE TAMARACK MUNICIPAL ASSOCIATION, TOGETHER WITH THEIR GUESTS, INVITEES AND ASSIGNS, SUBJECT TO THE TERMS, CONDITIONS, AND RESERVED DECLARANT RIGHTS WHICH ARE CONTAINED IN THE GENERAL DECLARATION AND THE PHASE 3.6 SUPPLEMENTAL DECLARATION.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

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

## ACKNOWLEDGEMENT

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025, BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE OF IDAHO PERSONALLY APPEARED SCOTT TURLINGTON KNOWN OR IDENTIFIED TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE WITHIN INSTRUMENT AS THE ATTORNEY IN FACT FOR:

MARTIN PICO, MANAGER, TAMARACK REAL ESTATE HOLDINGS, LLC

AND ACKNOWLEDGED TO ME THAT HE SUBSCRIBED THE ABOVE NAMES AS PRINCIPLE, AND HIS OWN NAME AS ATTORNEY IN FACT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC OF IDAHO

RESIDING AT \_\_\_\_\_

COMMISSION EXPIRES: \_\_\_\_\_

## APPROVAL OF THE VALLEY COUNTY PLANNING AND ZONING COMMISSION

THE PLAT OF TAMARACK RESORT PLANNED UNIT DEVELOPMENT PHASE 3.6-ASPEN TOWNHOMES IS HEREBY ACCEPTED AND

APPROVED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025,

BY THE VALLEY COUNTY PLANNING AND ZONING COMMISSION.

CHAIRMAN

## APPROVAL OF THE BOARD OF VALLEY COUNTY COMMISSIONERS

THE PLAT OF TAMARACK RESORT PLANNED UNIT DEVELOPMENT PHASE 3.6-ASPEN TOWNHOMES IS HEREBY

ACCEPTED AND APPROVED THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025,

BY THE VALLEY COUNTY COMMISSIONERS.

CHAIRMAN

## CERTIFICATE OF VALLEY COUNTY SURVEYOR

I, THE UNDERSIGNED COUNTY SURVEYOR FOR VALLEY COUNTY, DO HEREBY CERTIFY THAT THE PLAT OF TAMARACK RESORT PLANNED UNIT DEVELOPMENT PHASE 3.6-ASPEN TOWNHOMES IS IN COMPLIANCE WITH TITLE 50, CHAPTER 13, IDAHO CODE, RELATING TO PLATS AND SURVEYS AND IS ALSO IN COMPLIANCE WITH THE VALLEY COUNTY SUBDIVISION REGULATIONS RELATING TO PLATS.

VALLEY COUNTY SURVEYOR

DATE

## CERTIFICATE OF SURVEYOR

I, DANIEL T. DUNN, PROFESSIONAL LAND SURVEYOR NO. 14217, LICENSED BY THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT OF TAMARACK RESORT PLANNED UNIT DEVELOPMENT PHASE 3.6-ASPEN TOWNHOMES AS DESCRIBED IN THE "CERTIFICATE OF OWNERS", WAS DRAWN FROM A SURVEY CONDUCTED BY ME AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMANCE WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.



## CERTIFICATE OF VALLEY COUNTY TREASURER

I, THE UNDERSIGNED COUNTY TREASURER IN AND FOR THE COUNTY OF VALLEY, STATE OF IDAHO, PER THE REQUIREMENTS OF IDAHO CODE 50-1308 DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAX FOR THE PROPERTY INCLUDED IN THE PLAT OF TAMARACK RESORT PLANNED UNIT DEVELOPMENT PHASE 3.6-ASPEN TOWNHOMES HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY DAYS ONLY.

VALLEY COUNTY TREASURER

DATE

SHEET 5 OF 5

25 COYOTE TRAIL  
CASCADE, ID 83611

PHONE: (208) 634-6896  
WWW.DUNNLANDSURVEYS.COM

