

Valley County Planning and Zoning

PO Box 1350 • 700 South Main Street
Cascade, ID 83611-1350



Phone: 208-382-7115
Email: cherrick@valleycountyid.gov

STAFF REPORT: Tamarack Resort P.U.D. 98-1 - SUB 25-003 Phase 3.7 Buttercup - Final Plat

MEETING DATE: March 12, 2026

TO: Planning and Zoning Commission

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

APPLICANT: Scott Turlington, 311 Village DR PMB 3161, Tamarack ID 83615

PROPERTY OWNER: Tamarack Resort Two and Tamarack Real Estate Holdings LLC
c/o Martin Pico, 9171 South Dixie Highway
Pinecrest, FL 33156

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

SURVEYOR: Dan Dunn, Dunn Land Surveys
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 4.3-acre portion of parcel RP00515006000B in Phase 2.1, Block 6 within the Tamarack Resort P.U.D. boundary. The site is in the NESW Section 32, T.16N, R, Boise Meridian, Valley County, Idaho

SIZE: 4.3 Acres

REQUEST: Final Plat Approval of 10 Lots, Open Space, and Recreational Easements

EXISTING LAND USE: Tamarack Resort PUD Phase 2.3 Open Space (B)

Tamarack Resort Two LLC 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.

Original approval was for 10-lot single-family residential lots, an open space lot, and recreational easements; this did not change for the final plat. Proposed changes are:

- Lot line adjustments for Lots 1, 2, and 3, increasing the minimum lot to 0.20 acres. This allows lots to be Villa lots instead of Custom Chalets, with an increase in maximum habitable area from 2800-sqft to 4000-sqft buildings.
- Recreational easement to the north was changed to an open space easement and expanded to better accommodate a mountain bike trail.

Clearwater Court (private) would be extended to access these lots. The lots would also be accessible from the Buttercup Ski Run.

The site is served by North Lake Recreational Water and Sewer District (North Lake). The existing wells and water infrastructure were constructed by Tamarack Resort and have transferred to North Lake. A new well will also be constructed and transferred to North Lake.

FINDINGS:

1. Approval of the conditional use permit and preliminary plat were effective June 24, 2025.
2. The final plat application was submitted on January 25, 2026.
3. Legal notice was posted in the *Star News* on February 19, 2026, and February 26, 2026. This is not a public hearing.
4. Agency comment received regarding final plat:

Kathy Riffie, Valley County Cadastral Specialist Technician II, listed minor items in the plat that should be reviewed prior to recording the final plat. (February 3, 2026)

Paul Ashton, Parametrix and Valley County Engineer, stated site grading and drainage plans and drainage design documentation are required for review and approval by the Valley County Engineer. Stormwater must be retained on site. Improvements to offsite drainage may be required. BMPs are required. The applicant should address how the proposed slopes will be protected. (February 23, 2026)

Idaho Department of Environmental Quality (DEQ) provided general comments on air quality, wastewater, drinking water, surface water, solid waste, hazardous waste, water quality, ground water contamination, and best management practices. (February 23, 2026)

Annette Derrick, Valley County Building Official, stated this subdivision would not have a large impact to the building department. (March 4, 2026)

STAFF COMMENTS / QUESTIONS:

1. This site is within the Donnelly Fire District and Water District 65. It is not within an irrigation district or a herd district.
2. **The Plat states that sanitary restrictions are in place. The plat cannot be recorded until this is modified.**
3. Financial guarantees are requested to fund all the infrastructure improvements. This requires approval from the Board of County Commissioners.
4. Please add a longer line for writing recorded instrument numbers in Plat Notes 1, 2, and 3.
5. Declaration of Private Roads and Declaration of Installation of Utilities have not yet been submitted.

6. See below comments in bold and highlighted in yellow:

Approved Conditions of Approval Instrument # 2025-002934 and Staff Comments:

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. **Must be recorded by June 24, 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 issuance of building permits. **Needed.**
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. **Needed.**
8. CCR's should address lighting, wildfire prevention, noxious weeds, prohibiting yews in landscaping, and limit each lot to one wood burning device. **Applicant should confirm this has been done.**
9. Shall place addressing numbers at each unit. ✓
10. All easements shall be shown on the final plat. **Applicant should confirm this has been done.**
11. All wetlands shall be delineated on the final plat or shown as a "no build area". **No wetlands are shown on the final plat; the original application states that there are no wetlands on site.**
12. Shall have Valley County Engineer approval for the site grading / stormwater management plan prior to disturbance of soils. **Needed.**
13. The Board of County Commissioners shall determine if an amendment is needed to the Capital Contribution Agreement.
14. Plat Note 10 shall be modified to read: "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 the Final Plat without prior approval from the Health Authority and Valley County Planning and Zoning. **See Plat Note 11.**
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." **Plat Note 19**
 - "Only one wood burning device is allowed on each lot." **Plat Note 18**
 - "Surrounding land uses are subject to change." **Plat Note 17**

ATTACHMENTS:

- Conditional Use Permit – C.U.P. 25-003
- Vicinity Map
- Aerial Map
- Assessor Plats – T16N 3E Section 32
- Approved Preliminary Plat
- Proposed Final Plat
- Relevant PZ Commission Meeting Minutes – June 12, 2025
- Responses
- Applicant's Submittal Letter and Final Plat Received January 25, 2026

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 # 2025-002934
Valley County, Cascade, Idaho
06-24-2025 08:38:07 AM Fees: \$0.00 Pages: 2
Douglas Miller Recorded for: VALLEY COUNTY P&Z
Ex-Office, Recorder, Deputy

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

CONDITIONAL USE PERMIT SUB 25-003 Tamarack Resort PUD 98-1, Phase 3.7 Buttercup

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 a 4.3-acre portion of parcel RP00515006000B in the
NESW Section 32, T.16N, R.3E, Boise Meridian, Valley County,
Idaho.

There have been no appeals of the Valley County Planning and Zoning Commission's decision of June 12, 2025. The Commission's decision stands, and you are hereby issued Conditional Use Permit No. (SUB 25-003) with Conditions for establishing a single family residential subdivision within the boundaries of Tamarack Resort as described in the application, staff report, and minutes.

The effective date of this permit is June 24, 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 issuance of building permits.
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. The Board of County Commissioners shall determine if an amendment is needed to the Capital Contribution Agreement.
14. Plat Note 10 shall be modified to read: "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 the Final Plat without prior approval from the Health Authority and Valley County Planning and Zoning.
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."

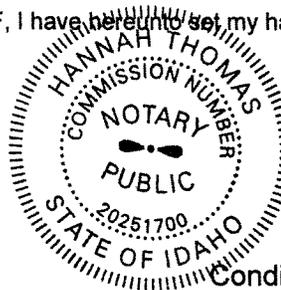
END CONDITIONAL USE PERMIT

Date June 24, 2025

Approved by [Signature]

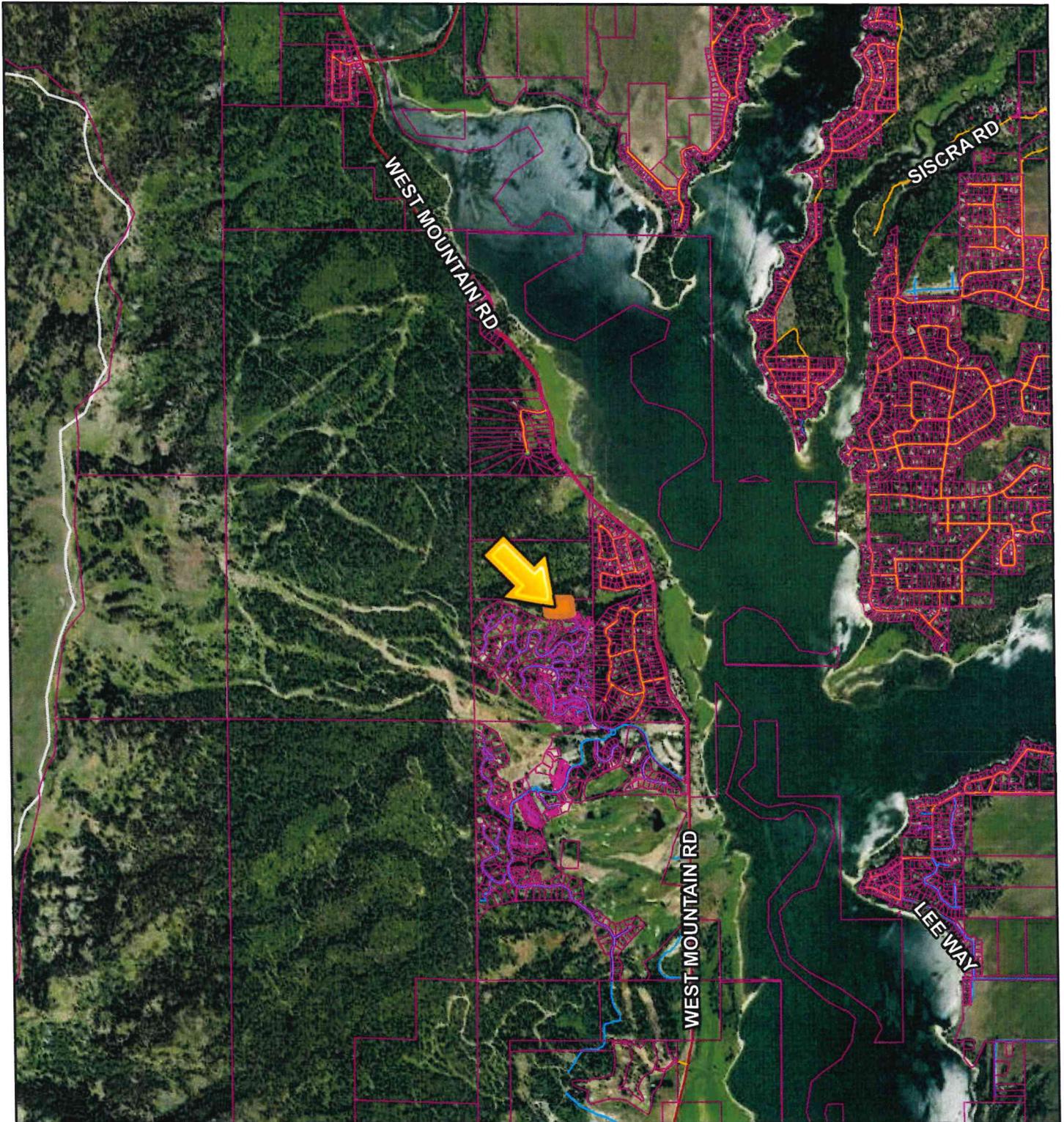
On this 24 day of June, 2025, before me, a notary public in and for said State, Cynda Herrick personally appeared, and is known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

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



[Signature]
 Notary Public
 Residing at:
 Commission Expires: 4/28/31

SUB 25-003 Vicinity Map



1/30/2025, 9:30:46 AM

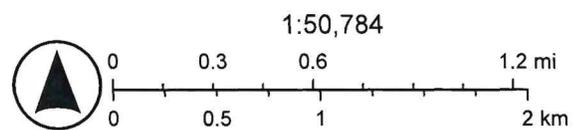
 Parcel Boundaries

Roads

 COLLECTOR

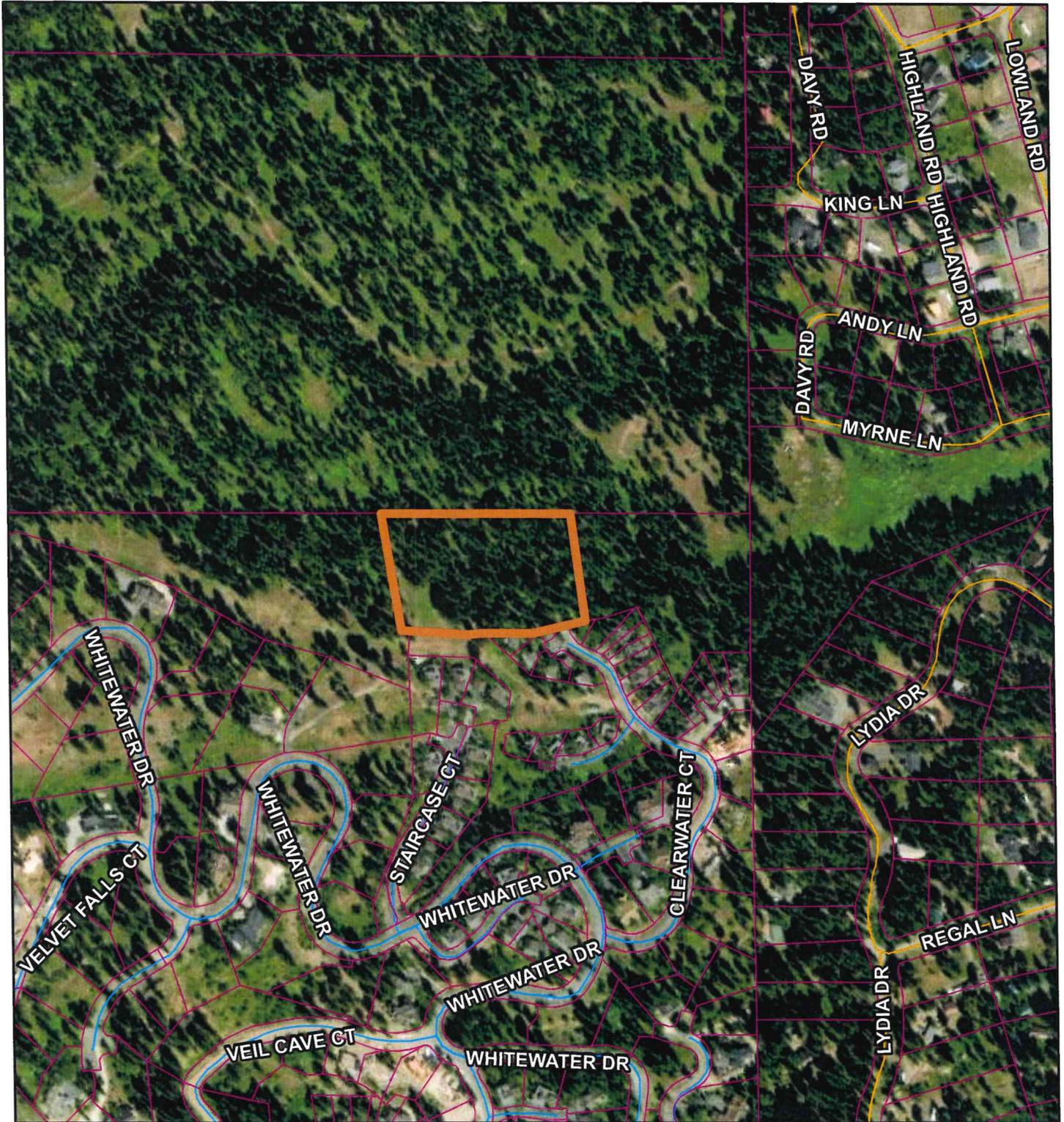
 URBAN/RURAL

 PRIVATE



Maxar

SUB 25-003 Aerial Map - Approximate Boundary



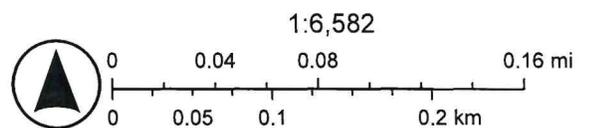
1/30/2025, 9:22:59 AM

 Parcel Boundaries

Roads

 URBAN/RURAL

 PRIVATE



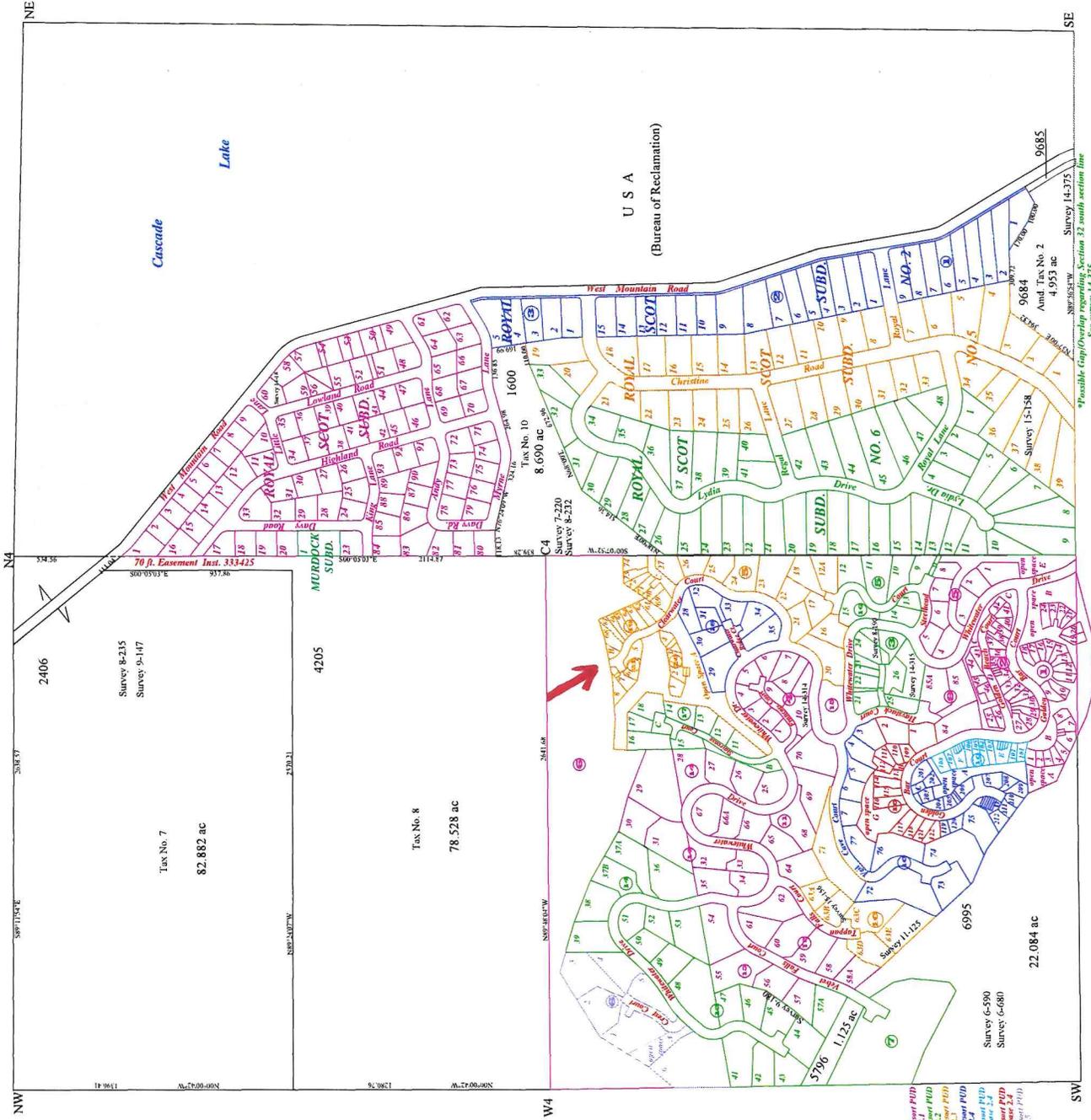
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PLAT TITLE

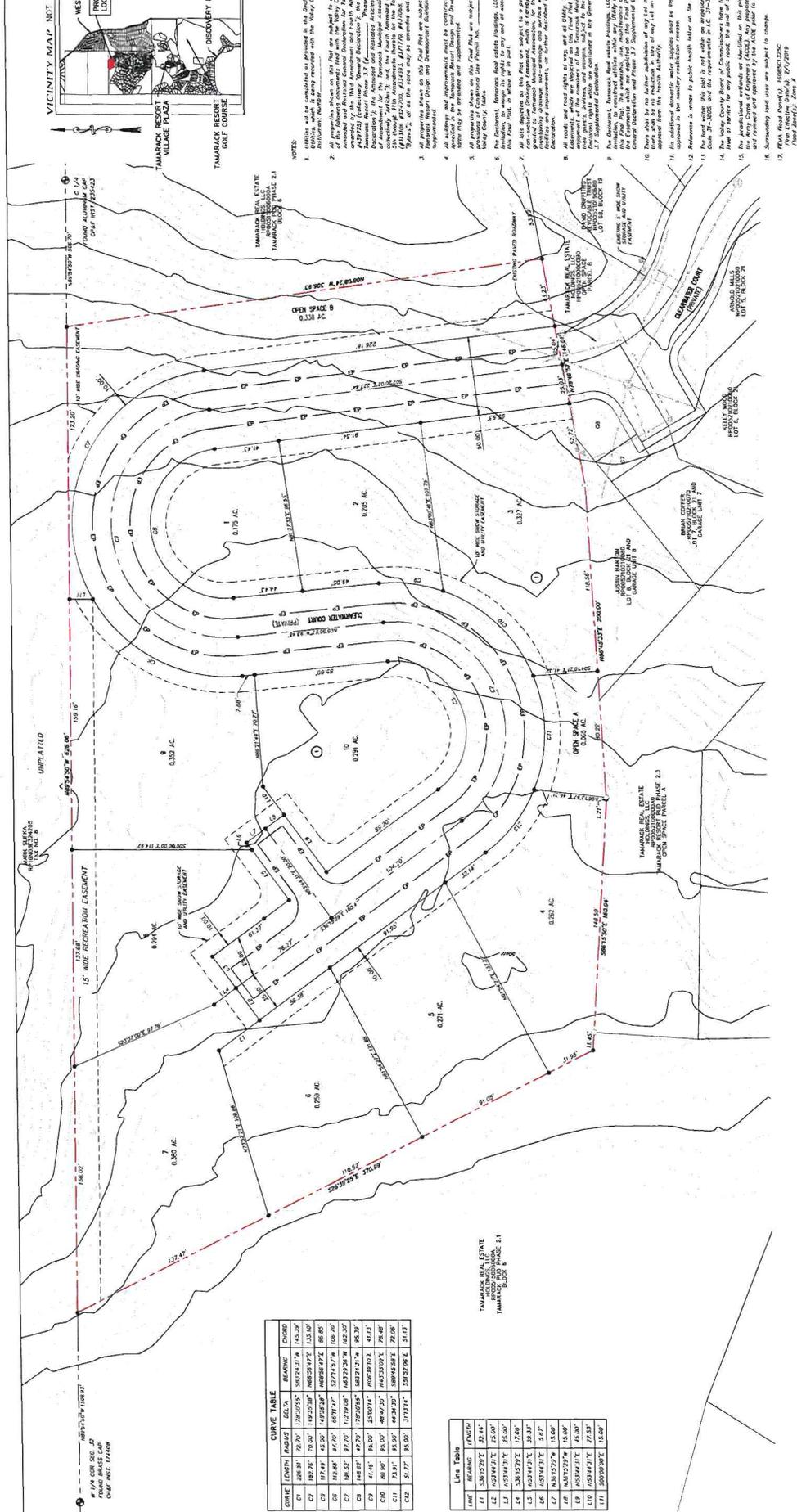
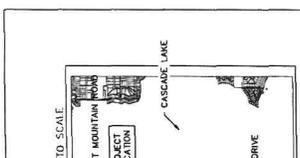
T W P . 1 6 N R O 3 E S E C . 3 2

VALLEY COUNTY
 Cartography Dept.
 Assessor's Office
 Cascade, ID 83611

Filename:
 Valley County Base Map
 Scale: ~~1"=4000 ft.~~
 Date: 12/8/2025
 Drawn by: L.Frederick



This Drawing is to be Used for Reference Purposes ONLY. The County is NOT Responsible for any Inaccuracies Contained Herein.



PRELIMINARY PLAT

**TAMARACK RESORT PLANNED UNIT DEVELOPMENT
"BUTTERCUP CUSTOM CHALET'S"**
A PORTION OF TAMARACK RESORT P.U.D. PHASE 2.1, BLOCK 6
IN THE NE1/4 OF THE SW1/4 OF SECTION 32
T.16N., R.3E., B.M., VALLEY COUNTY, IDAHO

- LEGEND**
- BOUNDARY LINE
 - EXISTING LOT LINE
 - EXISTING LOT LINE
 - FACILITY LINE
 - EDGE OF PAVEMENT
 - UNDERGROUND POWER LINE
 - SEWER LINE
 - WATER MAIN
 - COMMUNICATION LINE
 - SLEEP MANHOLE
 - TRANSFORMER
 - JUNCTION BOX
 - PROPOSED PROPERTY CORNER
 - FOUND 5/8" IRON REBAR



BASIS OF BEARING
PLAT PHASE 2.1, BLOCK 6, PAGE 2, WEST, WA 24435

PARCEL NO.
PROPOSED

AREA
4.289 ACRES-TOTAL
2.816 ACRES-10 RESIDENTIAL LOTS
9.446 ACRES-2 OPEN SPACE PARCELS
1.077 ACRES-PRIVATE ROAD

OWNER/SHIP
TAMARACK RESORT P.U.D. PHASE 2.1, BLOCK 6
MAYNOR INC.

PROPOSED USE
RESIDENTIAL

- NOTES:**
1. Utilities will be furnished as provided in the description of investment of this plat and in accordance with the Valley County Code, Title 16, Chapter 16-10, and the Valley County Code, Title 16, Chapter 16-11, and the Valley County Code, Title 16, Chapter 16-12.
 2. All preparation shown on this plat are subject to and governed by the provisions of the Valley County Code, Title 16, Chapter 16-10, and the Valley County Code, Title 16, Chapter 16-11, and the Valley County Code, Title 16, Chapter 16-12.
 3. The plat is subject to the provisions of the Valley County Code, Title 16, Chapter 16-10, and the Valley County Code, Title 16, Chapter 16-11, and the Valley County Code, Title 16, Chapter 16-12.
 4. The plat is subject to the provisions of the Valley County Code, Title 16, Chapter 16-10, and the Valley County Code, Title 16, Chapter 16-11, and the Valley County Code, Title 16, Chapter 16-12.
 5. The plat is subject to the provisions of the Valley County Code, Title 16, Chapter 16-10, and the Valley County Code, Title 16, Chapter 16-11, and the Valley County Code, Title 16, Chapter 16-12.
 6. The plat is subject to the provisions of the Valley County Code, Title 16, Chapter 16-10, and the Valley County Code, Title 16, Chapter 16-11, and the Valley County Code, Title 16, Chapter 16-12.
 7. The plat is subject to the provisions of the Valley County Code, Title 16, Chapter 16-10, and the Valley County Code, Title 16, Chapter 16-11, and the Valley County Code, Title 16, Chapter 16-12.
 8. All roads and road rights of way, and all utility lines, shown on this plat, shall be subject to the provisions of the Valley County Code, Title 16, Chapter 16-10, and the Valley County Code, Title 16, Chapter 16-11, and the Valley County Code, Title 16, Chapter 16-12.
 9. The plat is subject to the provisions of the Valley County Code, Title 16, Chapter 16-10, and the Valley County Code, Title 16, Chapter 16-11, and the Valley County Code, Title 16, Chapter 16-12.
 10. There shall be the further subdivision of any lot, required on this plat, and any other subdivision of any lot, required on this plat, shall be subject to the provisions of the Valley County Code, Title 16, Chapter 16-10, and the Valley County Code, Title 16, Chapter 16-11, and the Valley County Code, Title 16, Chapter 16-12.
 11. All additional domestic water supplies shall be installed beyond the water system approved in the Valley County Code, Title 16, Chapter 16-10, and the Valley County Code, Title 16, Chapter 16-11, and the Valley County Code, Title 16, Chapter 16-12.
 12. Provisions in order to public health water on the property additional restrictions.
 13. The plat is subject to the provisions of the Valley County Code, Title 16, Chapter 16-10, and the Valley County Code, Title 16, Chapter 16-11, and the Valley County Code, Title 16, Chapter 16-12.
 14. The Valley County Board of Commissioners hereby give their approval to set the plat of this project as shown on this plat, and the plat is subject to the provisions of the Valley County Code, Title 16, Chapter 16-10, and the Valley County Code, Title 16, Chapter 16-11, and the Valley County Code, Title 16, Chapter 16-12.
 15. The plat is subject to the provisions of the Valley County Code, Title 16, Chapter 16-10, and the Valley County Code, Title 16, Chapter 16-11, and the Valley County Code, Title 16, Chapter 16-12.
 16. Community members are invited to provide comments to the project.
 17. The plat is subject to the provisions of the Valley County Code, Title 16, Chapter 16-10, and the Valley County Code, Title 16, Chapter 16-11, and the Valley County Code, Title 16, Chapter 16-12.
 18. The plat is subject to the provisions of the Valley County Code, Title 16, Chapter 16-10, and the Valley County Code, Title 16, Chapter 16-11, and the Valley County Code, Title 16, Chapter 16-12.



DATE	13 MARCH 2023	DATE		CHECKED BY	SRD	DATE		JOB NO.		SHEET NO.	1 of 1
DRAWN BY	DD	PHASE	3.1, BLOCK 3.7	BY	DD	DATE	1/26/23	LOC			

UTILITY WARNING

Utility Warning: This plat shows the location of all utility lines and structures. The user is responsible for determining the location and depth of all utility lines and structures. The user is also responsible for obtaining all necessary permits and approvals from the appropriate authorities. The user is further warned that the user is not to be held liable for any damage or injury resulting from the use of this plat. The user is also warned that the user is not to be held liable for any damage or injury resulting from the use of this plat.

These drawings, or any portion thereof, shall not be used in any project or extension of this project except by agreement in writing with Dunn Land Survey, Inc.

Dunn Land Survey, Inc. 1250 West 12th Street, Boise, Idaho 83725

Valley County Planning and Zoning Commission

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



Phone: 208-382-7115
Email: cherrick@co.valley.id.us

Ken Roberts, Chairman
Carrie Potter, Vice-Chair

Brad Mabe, Commissioner
Ben Oyarzo, Commissioner
Heidi Schneider, Commissioner

MINUTES

Valley County Planning and Zoning Commission

June 12, 2025

Valley County Court House - Cascade, Idaho

PUBLIC HEARING - 6:00 p.m.

A. OPEN: Meeting called to order at 6:00 p.m. by Chairman Roberts. A quorum exists.

PZ Director – Cynda Herrick:	Present
PZ Commissioner – Brad Mabe	Present
PZ Commissioner – Ben Oyarzo:	Present
PZ Commissioner – Carrie Potter:	Present
PZ Commissioner – Ken Roberts:	Present
PZ Commissioner – Heidi Schneider:	Present
PZ Planner II – Lori Hunter:	Present

B. MINUTES: Commissioner Schneider moved to approve the minutes of May 8, 2025, and May 15, 2025. Commissioner Potter seconded the motion. Motion passed unanimously.

C. NEW BUSINESS:

- 1. Tamarack Resort P.U.D. 98-1 Amendment and SUB 25-003 Phase 3.7 Buttercup - Preliminary Plat:** Tamarack Resort Two is requesting an amendment to the approved planned unit development to allow residential lots in an area that was originally part of an eagle nest buffer zone. The nest is no longer in place. A subdivision plat is proposed for this site with 10 chalet lots, recreational easements, and an open space lot. Clearwater Court (private) would be extended to access these lots. The site is served by North Lake Recreational Water and Sewer District and Tamarack Municipal Water. The site is a 4.3-acre portion of parcel RP00515006000B in the NESW Section 32, T.16N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.

Chairman Roberts introduced the item, opened the public hearing, and asked if there was any exparte contact or conflict of interest; there was none. Director Herrick presented the staff report and displayed the site and GIS map on the projector screen.

The applicant has requested an amendment to the approved planned unit development to allow residential lots in an area that was originally part of an eagle nest buffer zone. The Commission should determine if this amendment is necessary; Director Herrick does not believe an amendment is necessary. Platting the northern eagle nest site was not a condition of approval. The area was platted as open space. Recording this plat will amend the open space and automatically vacate the previous plat. Director Herrick responded to questions from the Commissioners. A traffic study based on full buildout and an excessive number of skier visits was previously prepared by Pat Dobie.

Chairman Roberts asked for the applicant's presentation.

Scott Turlington, 311 Village Drive, Tamarack Resort, represented the applicant. The traffic study was prepared in 1998 and updated in 2000. It was based on 2043 residential units and estimated daily skier visits of 6000 -7000 per day on the state leased land. These numbers are much higher than the actual daily skier visits; Mr. Turlington is not sure why these numbers were used in the calculations. The traffic study was used to develop the existing capital contribution agreement. Additional traffic would not result from Tamarack Resort. Chairman Roberts recommend that Mr. Turlington share with the traffic study with Idaho

Mr. Turlington also stated the parcel to the north is privately owned. Issues and concerns were noted during the required neighborhood meeting. Either trees or other methods will be used to limit the views from existing lots to the proposed lots across the ski run. They will continue to work with the nearby lot owners.

Chris Kirk, Lead Planner for Tamarack Resort, responded to questions from the Commissioners. The existing hammerhead to the south of this proposed subdivision is platted and serves as access for four residences; therefore, it will remain. The terrain to the north and south of the proposed lots is quite steep. There is no other reasonable access point. They do not plan to further develop the remaining platted open space in this area.

Chairman Roberts asked for proponents. There were none.
Chairman Roberts asked for undecided. There were none.
Chairman Roberts asked for opponents. There were none.

Chairman Roberts closed the public hearing. The Commission deliberated and had no concerns. There was discussion as to whether a recommendation to the board to amend the P.U.D. was necessary. Commissioners concurred that it is not a change to the P.U.D. but an amendment to the subdivision. The site is within the boundaries of the existing P.U.D. and within the limits of total dwelling units allowed.

Commissioner Schneider moved to approve a modification to Tamarack Resort P.U.D. 98-1 and SUB 25-003 Phase 3.7 Buttercup conditional use permit and preliminary plat with the stated conditions. Commissioner Mabe seconded the motion. Motion carried unanimously.

There is a 10-day appeal period to the Board of County Commissioners in accordance with Valley County Code 9-5H-12.

6:27 p.m.

2. C.U.P. 25-008 Idaho Power Clear Creek Substation: Idaho Power Company is requesting a conditional use permit for an electrical substation. The proposal includes transformers, breakers, a 20-ft x 40-ft control building, a 50-ft tall "dead-end" transmission line pole, and a 7-ft tall fence with two gates. Access would be from Clear Creek Road. The 5-acre site is part of RP12N04E046605, located in the SESW Section 4, T.12N, R.4E, Boise Meridian, Valley County, Idaho. Action Item.

Chairman Roberts introduced the item, opened the public hearing, and asked if there was any exparte contact or conflict of interest; there was none. Director Herrick presented the staff report, displayed the site and GIS map on the projector screen, and summarized the following exhibits:

- **Exhibit 1** – John Johnson, 43 and 53 Coyote Trail, supports the proposal but would prefer that the site be located elsewhere on the 40-acre parcel. (June 11, 2025)
- **Exhibit 2** – Letha Blick stated the substation would block the view from nearby residences, devalue surrounding properties, and impact wildlife. The substation

Valley County Assessor's Office

P.O. Box 1350 • 700 S. Main Street
Cascade, Idaho 83611-1350
Phone (208) 382-7126 • Fax (208) 382-7187



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

SUE LEOPER
Assessor
sleeper@valleycountyid.gov

DEEDEE GOSSI
Chief Deputy Assessor
kgossi@valleycountyid.gov

February 3, 2026

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

RE: Final Plat Review "Tamarack Resort P.U.D. Phase 3.7-Buttercup Villas"

Dear Cynda,

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

I have run a traverse of the subdivision boundary from the legal description provided on the Certificate of Owners. Enclosed you will find a copy. This **2027** proposed plat is a portion of a parcel referenced on the Assessment Roll as TAMARACK RESORT P.U.D. PHASE 2.1 PT. BLOCK 6. The parcel number(s) and ownership are as follows:

RP00515006000B – Tamarack Real Estate Holdings LLC

I have enclosed a copy of the GIS plat with this proposed plat highlighted.

Dan, please review the following items:

- I get different acreages when rounding to 3 decimals for Lots 1 & 8. I have attached my traverses for your reference. However, yours may be more accurate with your data.
- The closure sheets provided seem to be different than the plat face in several instances. I only looked at Lots 1 & 2 (while researching the above noted rounding) and they don't appear to match up. I did not compare the other lots, etc.
- Note 6 should reference conditional use permit for **SUB 25-003**
- There are a couple minor grammatical/spelling concerns in the paragraph preceding the owner signature area in the Certificate of Owner.

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

Sincerely,

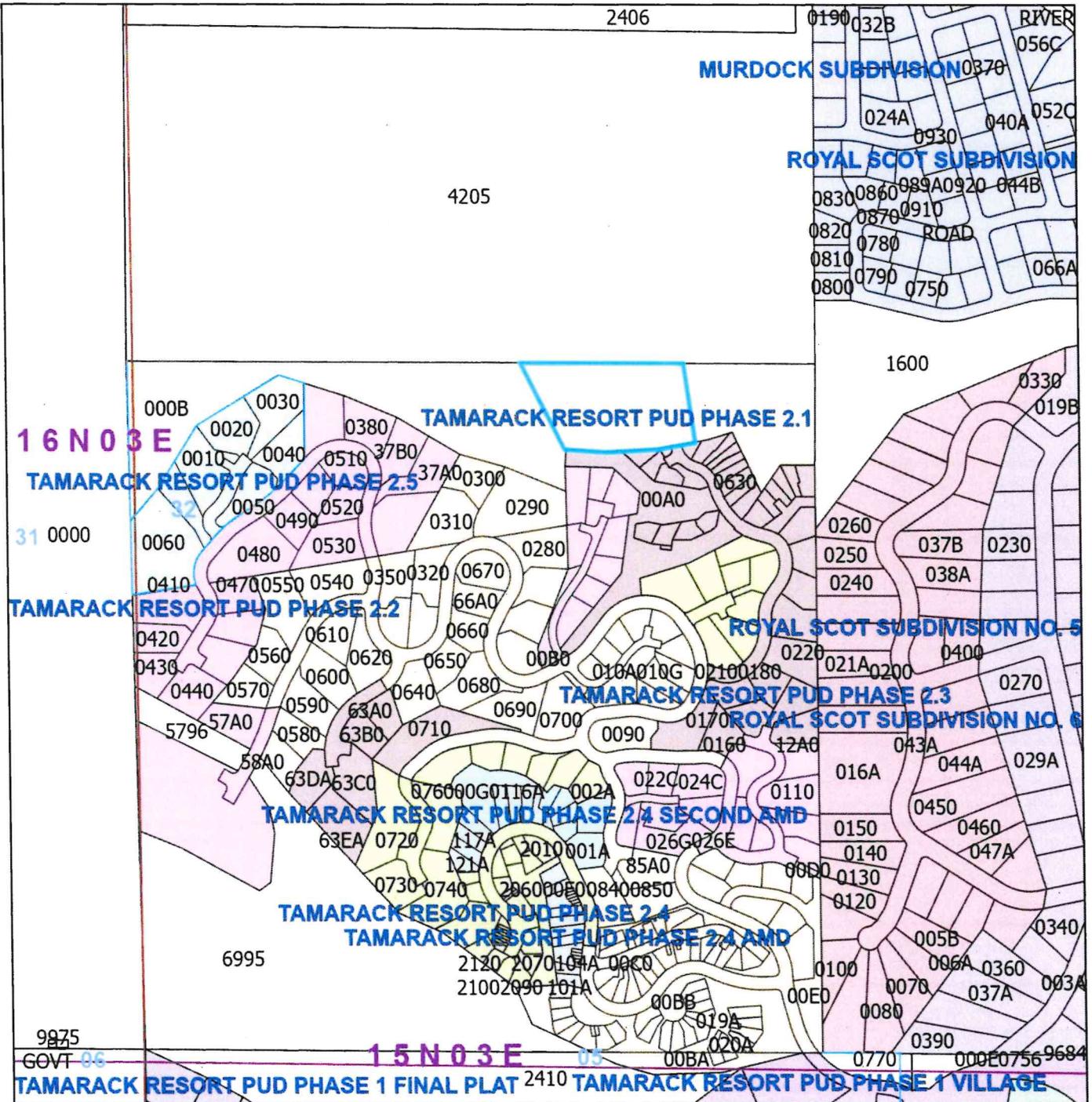
Kathy Riffie
Cadastral Specialist Technician II
Valley County Cartography Department

Enclosure

Cc: Dan Dunn, Dunn Land Surveys, Inc; Ralph Miller, Acting Valley County Surveyor

Proposed Tamarack Resort P.U.D. Phase 3.7 - Buttercup Villas

Portion of RP00515006000B



Legend

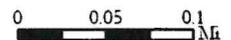
- Township
- Section
- Parcels



Date: 2/2/2026
By: kriffie

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

Coordinate System: NAD 1983 StatePlane Idaho West FIPS 1103 Feet



Parametrix No. 314-4875-001

Kerstin Dettrich
Valley County Road and Bridge Director
520 South Front Street
P.O. Box 672
Cascade, ID 83611

Re: March 12, 2026, Planning and Zoning Commission Agenda Items

Dear Kerstin:

We have reviewed the items listed in the March 12, 2026, Valley County (VC) Planning and Zoning Commission agenda and have the following:

Old Business:

1. SUB 25-003 Tamarack Resort Phase 3.7 Buttercup Villas - Final Plat

Detailed site grading and drainage plans and drainage design documentation signed by a licensed PE for the site improvements are required for review and approval by the Valley County engineer. Additional stormwater resulting from site improvements will need to be retained on site and addressed in the design and calculations. Improvements to offsite drainage features may be required. 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 included with this request show cut and fill slopes extending beyond the proposed road right-of-way and easements. The Applicant should address how the proposed slopes will be protected from individual lot development. The typical section and vertical grades detailed in the preliminary plans appear to meet the Tamarack design criteria but will be verified in the Valley County review.

New Business:

1. C.U.P. 25-035 Albright Camping Sites

Detailed site grading and drainage plans are not required for this application; however, the Applicant is required to retain all stormwater resulting from site improvements and ground disturbing activities on site and will protect adjacent properties, waterways, and roadway ditches from soil erosion and sedimentation using appropriate best management practices (BMPs).

2. SUB 26-001 Bitton Subdivision - Preliminary and Final Plat

Detailed site grading and drainage plans are not required for this application; however, the Applicant is required to retain all stormwater resulting from site improvements and ground disturbing activities on site and will protect adjacent properties, waterways, and roadway ditches from soil erosion and sedimentation using appropriate best management practices (BMPs).

3. C.U.P. 26-001 Murph's RV Park Extension - Amendment of C.U.P. 88-2 and 12-1

Detailed site grading and drainage plans are not required for this application; however, the Applicant is required to retain all stormwater resulting from site improvements and ground



disturbing activities on site and will protect adjacent properties, waterways, and roadway ditches from soil erosion and sedimentation using appropriate best management practices (BMPs).

4. C.U.P. 26-002 Harris Cove Lodge

No changes to the site topography so detailed site grading and drainage plans are not required for this application.

5. SUB 26-002 Newton Subdivision – Preliminary Plat

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

Pearson Lane is a public road and requires 70 ft of dedicated right-of-way (35 ft each side of centerline). This development will need to dedicate right-of-way along Pearson Lane to accommodate a 35-ft right-of-way from existing centerline. The preliminary plat needs to be clear that Pearson Lane is dedicated right-of-way and not an easement.

Traffic volumes from this development were described to have minimal impact on the existing Pearson Lane, but a Development Agreement may still be required for this project.

Wetlands were identified on the site but don't appear to be impacted by the road improvements; however, the Applicant is responsible for delineating any wetlands encountered within the road improvement and will need to coordinate with all applicable agencies and receive all required approvals/permits prior to County approval of the final site grading and drainage plans.

Please contact me if you have any questions.

Sincerely,

Parametrix



Paul Ashton, PE





February 23, 2026

Cynda Herrick, Planning & Zoning Director
Valley County Planning & Zoning
700 S. Main Street, Cascade, ID 83611
cherrick@valleycountyid.gov

Subject: Valley County SUB 25-003_ CUP 25-035-Mailed Letter Response

Dear Cynda Herrick:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review every project on a project-specific basis, we attempt to provide the best review of the information provided. DEQ encourages agencies to review and utilize the Idaho Environmental Guide to assist in addressing project-specific conditions that may apply. This guide can be found at: <https://www2.deq.idaho.gov/admin/LEIA/api/document/download/15083>.

The following information does not cover every aspect of this project; however, we have the following general comments to use as appropriate:

1. AIR QUALITY C1, D2, D5

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), and trade waste burning (58.01.01.600-617).
- For new development projects, all property owners, developers, and their contractors must ensure that reasonable controls to prevent fugitive dust from becoming airborne are utilized during all phases of construction activities per IDAPA 58.01.01.651.
- DEQ recommends the city/county require the development and submittal of a dust prevention and control plan for all construction projects prior to final plat approval. Dust prevention and control plans incorporate appropriate best management practices to control fugitive dust that may be generated at sites.
- Citizen complaints received by DEQ regarding fugitive dust from development and construction activities approved by cities or counties will be referred to the city/county to address under their ordinances.
- Per IDAPA 58.01.01.600-617, the open burning of any construction waste is prohibited. The property owner, developer, and their contractors are responsible for ensuring no prohibited open burning occurs during construction.
- For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

2. AIR QUALITY D1, D3, D4

- Please review IDAPA 58.01.01 for all rules on Air Quality, especially those regarding fugitive dust (58.01.01.651), trade waste burning (58.01.01.600-617), and odor control plans (58.01.01.776).

For questions, contact David Luft, Air Quality Manager, at (208) 373-0201.

- IDAPA 58.01.01.201 requires an owner or operator of a facility to obtain an air quality permit to construct prior to the commencement of construction or modification of any facility that will be a source of air pollution in quantities above established levels. DEQ asks that cities and counties require a proposed facility to contact DEQ for an applicability determination on their proposal to ensure they remain in compliance with the rules.
- For questions, contact the DEQ Air Quality Permitting Hotline at 1-877-573-7648.

3. WASTEWATER AND RECYCLED WATER

- DEQ recommends verifying that there is adequate sewer to serve this project prior to approval. Please contact the sewer provider for a capacity statement, declining balance report, and willingness to serve this project.
- IDAPA 58.01.16 and IDAPA 58.01.17 are the sections of Idaho rules regarding wastewater and recycled water. Please review these rules to determine whether this or future projects will require DEQ approval. IDAPA 58.01.03 is the section of Idaho rules regarding subsurface disposal of wastewater. Please review this rule to determine whether this or future projects will require permitting by the local public health district.
- All projects for construction or modification of wastewater systems require preconstruction approval. Recycled water projects and subsurface disposal projects require separate permits as well.
- DEQ recommends that projects be served by existing approved wastewater collection systems or a centralized community wastewater system whenever possible. Please contact DEQ to discuss potential for development of a community treatment system along with best management practices for communities to protect groundwater.
- DEQ recommends that cities and counties develop and use a comprehensive land use management plan, which includes the impacts of present and future wastewater management in this area. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.
- For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0459.

4. DRINKING WATER

- DEQ recommends verifying that there is adequate water to serve this project prior to approval. Please contact the water provider for a capacity statement, declining balance report, and willingness to serve this project.
- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system. A drinking water system is a Public Water System (PWS) if it has at least 15 service connections or regularly serves an average of 25 or more people per day for at least 60 days per year (refer to the DEQ website at: <https://www.deq.idaho.gov/water-quality/drinking-water/>). For non-regulated systems, DEQ recommends annual testing for total coliform bacteria, nitrate, and nitrite.
- IDAPA 58.01.08 is the section of Idaho rules regarding public drinking water systems. Please review these rules to determine whether this or future projects will require DEQ approval.
- All projects for construction or modification of public drinking water systems require preconstruction approval.
- If any private wells will be included in this project, we recommend that they be tested for total coliform bacteria, nitrate, and nitrite prior to use and retested annually thereafter.

- DEQ recommends using an existing drinking water system whenever possible or construction of a new community drinking water system. Please contact DEQ to discuss this project and to explore options to both best serve the future residents of this development and provide for protection of groundwater resources.
- DEQ recommends cities and counties develop and use a comprehensive land use management plan which addresses the present and future needs of this area for adequate, safe, and sustainable drinking water. Please schedule a meeting with DEQ for further discussion and recommendations for plan development and implementation.
- For questions, contact Valerie Greear, Water Quality Engineering Manager at (208) 373-0459.

5. SURFACE WATER

- A Construction General Permit from DEQ may be required for projects that meet the eligibility criteria and have an allowable discharge of storm water or authorized non-storm water associated with construction activities. For questions, contact Emily Montague, IPDES Compliance Supervisor, at (208) 813-0872.
- Please contact DEQ to determine whether this project will require an Idaho Pollutant Discharge Elimination System (IPDES) Permit. A Multi-Sector General Permit from DEQ may be required for facilities that have an allowable discharge of storm water or authorized non-storm water associated with the primary industrial activity and co-located industrial activity.
- For questions, contact Emily Montague, IPDES Compliance Supervisor, at (208) 373-0433.
- If this project is near a source of surface water, DEQ requests that projects incorporate construction best management practices (BMPs) to assist in the protection of Idaho's water resources. Additionally, please contact DEQ to identify BMP alternatives and to determine whether this project is in an area with Total Maximum Daily Load stormwater permit conditions.
- The Idaho Stream Channel Protection Act requires a permit for most stream channel alterations. Please contact the Idaho Department of Water Resources (IDWR), Western Regional Office, at 2735 Airport Way, Boise, or call (208) 334-2190 for more information. Information is also available on the IDWR website at: <https://idwr.idaho.gov/streams/stream-channel-alteration-permits.html>
- The Federal Clean Water Act requires a permit for filling or dredging in waters of the United States. Please contact the US Army Corps of Engineers, Boise Field Office, at 10095 Emerald Street, Boise, or call 208-345-2155 for more information regarding permits.
- For questions, contact Lance Holloway, Surface Water Manager, at (208) 373-0564.

6. SOLID WASTE, HAZARDOUS WASTE AND GROUNDWATER CONTAMINATION

- **Solid Waste.** No trash or other solid waste shall be buried, burned, or otherwise disposed of at the project site. These disposal methods are regulated by various state regulations including Idaho's Solid Waste Management Regulations and Standards (IDAPA 58.01.06), Rules and Regulations for Hazardous Waste (IDAPA 58.01.05), and Rules and Regulations for the Prevention of Air Pollution (IDAPA 58.01.01). Inert and other approved materials are also defined in the Solid Waste Management Regulations and Standards.
- **Hazardous Waste.** The types and number of requirements that must be complied with under the federal Resource Conservation and Recovery Act (RCRA) and the Idaho Rules and Standards for Hazardous Waste (IDAPA 58.01.05) are based on the quantity and type of waste generated. Every business in Idaho is required to track the volume of waste generated, determine whether each type of waste is hazardous, and ensure that all wastes are properly disposed of according to federal, state, and local requirements.

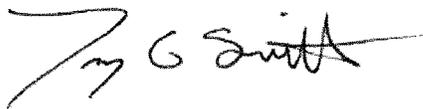
- **Water Quality Standards.** Site activities must comply with the Idaho Water Quality Standards (IDAPA 58.01.02) regarding hazardous and deleterious-materials storage, disposal, or accumulation adjacent to or in the immediate vicinity of state waters (IDAPA 58.01.02.800); and the cleanup and reporting of oil-filled electrical equipment (IDAPA 58.01.02.849); hazardous materials (IDAPA 58.01.02.850); and used-oil and petroleum releases (IDAPA 58.01.24.060 and 58.01.24.061). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.24.060.01 and 58.01.24.061.04. Hazardous material releases to state waters, or to land such that there is likelihood that it will enter state waters, must be reported to DEQ in accordance with IDAPA 58.01.02.850.
- **Groundwater Contamination.** DEQ requests that this project comply with Idaho's Ground Water Quality Rules (IDAPA 58.01.11), which states that "No person shall cause or allow the release, spilling, leaking, emission, discharge, escape, leaching, or disposal of a contaminant into the environment in a manner that causes a ground water quality standard to be exceeded, injures a beneficial use of ground water, or is not in accordance with a permit, consent order or applicable best management practice, best available method or best practical method."
- For questions, contact Matthew Pabich, Waste & Remediation Manager, at (208) 373-0510.

7. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, additional regulations may apply. If an UST is present, the site should be evaluated to determine whether the UST is regulated by DEQ. If an AST is identified, EPA may have additional requirements. Both UST and AST sites should be assessed to determine whether there is potential soil and ground water contamination. Please call DEQ at (208) 373-0550, or visit the DEQ website <https://www.deq.idaho.gov/waste-management-and-remediation/storage-tanks/leaking-underground-storage-tanks-in-idaho/> for assistance. If applicable to this project, DEQ recommends that BMPs be implemented for any of the following land uses: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, ponds and outdoor gun ranges. Please contact DEQ for more information on any of these conditions.

We look forward to working with you in a proactive manner to address potential environmental impacts that may be within our regulatory authority. If you have any questions, please contact me, or any of our technical staff at (208) 373-0550.

Sincerely,



Troy Smith
Regional Administrator

Valley County Building Department

700 Main st
P.O. Box 1350
Cascade, Idaho 83611



Phone: (208) 382-7114
Fax: (208) 382-7119
www.co.valley.id.us

March 4, 2026

Re:Sub 25-003
Tamarack Resort Phase 3.7

To whom this may concern,

I am writing this letter in regards to the above referenced subdivision . There will not be a large impact to the building department.

Respectfully,

Annette Derrick
Valley County Building Official