



Valley County Planning and Zoning

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



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STAFF REPORT: P.U.D. 98-1 Tamarack Resort
C.U.P. 21-36 Blue Mountain Amended - Preliminary Plat

HEARING DATE: December 9, 2021

TO: Planning and Zoning Commission

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

APPLICANT: Scott Turlington
311 Village Drive PMB 5026
Tamarack, ID 83615

REPRESENTATIVE: Christopher Kirk
Tamarack Two LLC
311 Village Drive, PMB 316
Tamarack, ID 83615

OWNER: Idaho Pacific Investments LLC
199 N Capitol BLVD STE 200
Boise ID 83702

ENGINEER: Justin Leraris
SPF Engineering
300 East Mallard DR, Suite 350
Boise, ID 83700

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

LOCATION: Tamarack Resort Planned Unit Development and part of the Blue Mountain Subdivision in Section 5, T.15N, R.3E, Boise Meridian, Valley County, Idaho.

SIZE: 13 acres

REQUEST: Amend a portion of Blue Mountain Subdivision within the Tamarack Resort P.U.D. boundary.

EXISTING LAND USE: Bare Land

Tamarack Resort Two (applicant) and Idaho Pacific Investments, LLC (owner) are requesting a conditional use permit to amend a portion of Blue Mountain Subdivision within the Tamarack Resort P.U.D. boundary. This would necessitate a hearing with both the Planning and Zoning Commission and Board of County Commissioners.

The plat includes eight single-family lots on approximately 13 acres within the southern portion

of the Osprey Meadows Golf Course on an unvacated Blue Mountain Subdivision Plat. This site was originally designated as part of the Golf Course area. Lots range in size from 1.04 acres to 1.85 acres. The site would be served by individual wells and septic systems until additional sewer and water infrastructure is constructed.

Lots will be accessed from West Mountain Road onto paved private roads through an existing easement across land managed by the US Department of Interior as well as a small section of land owned by Tamarack Resort Two. The construction of roads and utilities is expected during 2024. In the future, when the Heritage area is developed within the Tamarack PUD, the access will be changed to the internal road system.

The lots, setbacks, roadways, and rights-of-ways will be developed to the Tamarack Resort standards set forth in the Design Guidelines. Small portions of the golf fairways will be modified to accommodate the lots, roadways, and golfing considerations.

The owners would like to change the name of the proposed subdivision; a final choice has not been selected at this time.

Blue Mountain Subdivision was recorded at Book 7, Page 43, Instrument # 106226, on June 2, 1980. The original Blue Mountain Subdivision plat with the Idaho Pacific Investments LLC ownership overlay is attached. The proposed subdivision plat is within the IPI LLC total holdings of approximately 42 acres.

FINDINGS:

1. The application was submitted on October 25, 2021.
2. Legal notice was posted in the Star News on November 18, 2021, and November 24, 2021. Potentially affected agencies were notified on November 9, 2021. Neighbors within 300 feet of the property line were notified by fact sheet sent November 10, 2021. The site was posted on November 17, 2021. The notice and extension request were posted online at www.co.valley.id.us/public-hearing-information on November 9, 2021.

3. Agency comment received:

Jess Ellis, Donnelly Fire Department Fire Marshall, listed requirements. In addition, "NO PARKING – FIRE LANE" signs shall be posted on both sides of fire apparatus access roads for all subdivisions within Tamarack Resort. (Nov. 14, 2021; Dec. 2, 2021)

Central District Health requires an application, test holes, ground water monitoring, and an engineering report. (Nov. 15, 2021)

Idaho Department of Environmental Quality (DEQ) provided general comments on air quality, wastewater, drinking water, surface water, hazardous waste, and ground water contamination. (Nov. 19, 2021)

Kelly Copperi, Valley County Sheriff's Office, and Laurie Frederick, Valley County Cadastral Specialist, have no issues with three proposed subdivision names. (Nov. 3, 2021, and Nov. 4, 2021)

Jeff McFadden, Road Department Director, has no comments. (Dec. 1, 2021)

4. Neighbor comment received: none
5. Physical characteristics of the site: Rolling; Scattered Timber
6. The surrounding land use and zoning includes:
 - North: Tamarack Resort, State of Idaho land (ID Dept. of Environmental Quality)
 - South: Tamarack Resort PUD – unplatted area and golf course
 - East: U.S. Bureau of Reclamation, Tamarack Resort PUD golf course
 - West: State of Idaho DEQ and Tamarack Resort PUD – unplatted area and golf course
7. Valley County Code (Title 9): In Table 9-3-1, this proposal is categorized under:
 - 2. Residential Uses (h) Planned Unit Development
 - 2. Residential Uses (c) Subdivision for single-family residence
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:
 - Original WestRock CUP Components Grading, Drainage, Road, Utilities and Related Facilities drawings (attached)
 - Facilities Program Summary (original)
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:

- Valley County requires a 70-ft right-of-way width; however, this is a planned unit development, which previously had a reduction in width of right-of-way approved for the internal private roads; original PUD allowed 50-ft rights-of-way.
- The PUD also allows lots to have no frontage on a platted road (Valley County Code 9-5C-2C).

10-4-4: STREETS:

- A. Conformance With Adopted Standards And Policies: The classification, ownership, design and location of all streets shall conform to adopted standards and policies, and shall be considered in their relation to existing and planned streets, topographic conditions, to public convenience or safety, and in their appropriate relation to the projected traffic demand of the land to be served by such streets.
- F. Street Layout: Street layout shall provide for reasonable development of adjoining areas and the entire neighborhood, and shall provide for the following:
 6. Cul-de-sac streets, designed to be so permanently, shall not be longer than nine hundred feet (900') unless specifically approved by the commission and board and shall be provided with a turnaround with a right of way radius of at least sixty feet (60').

10-5-1: STREET AND UTILITY IMPROVEMENTS:

- C. Private Road Declaration: In the event that private roads, streets and ways are shown on a subdivision plat, the width of the right of way must meet specifications set forth in road and street specifications adopted by the board of county commissioners. A private road declaration shall be recorded and state that the county will have no responsibility for the installation or maintenance of the private roads, shall describe who is responsible for maintenance of the private roads, and describe the construction schedule for the private roads. Construction of private roads shall be the responsibility of the subdivider and shall be constructed to the minimum standards as set forth in the road and street specifications for private roads adopted by the county.

- D. Declaration Of Installation Of Utilities: A declaration of installation of utilities shall also be recorded. The declaration shall describe the utilities that will be placed by the subdivider, verify when the utilities will be installed and state that Valley County will have no responsibility for the installation or maintenance of utilities. If all utilities are not installed prior to recordation of the plat, a note shall be placed on the face of the plat that states: "Utilities have not been installed at the time of recordation of this plat".
-

SUMMARY:

No compatibility rating has been done. It was previously done as part of the overall Planned Unit Development.

STAFF COMMENTS:

1. The Commission should be aware that the original Planned Unit Development approved documents included a provision for flexibility in Section I – Application Overview. 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. (attached) 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.
2. Tamarack should give a brief accounting of total number of residential units, commercial floor area, and employee housing.

ATTACHMENTS:

- Conditions of Approval
- Applicant Narrative with Application
- Vicinity Map
- Assessors Plat – T.15N R.3E Section 8
- Assessors Plat – Blue Mountain Subdivision
- Preliminary Site Plan with Topography
- Approved PUD 98-01 Preliminary Plat Page 1
- Approved PUD 98-01 Preliminary Plat Page 3
- Approved PUD 98-01 Appendix B Components Drawings – Sheet 5
- Resort Facilities Phasing Plan, Feb. 12, 2002
- PUD Flexibility - Amendments
- Wildfire Prevention and Protection Plan
- Picture of Entrance Road from West Mountain Road – Nov. 17, 2021
- Responses

Conditions of Approval

1. The application, the staff report, and the provisions of the Land Use and Development Ordinance are all made a part of this permit as if written in full herein.
2. Any change in the nature or scope of land use activities shall require an additional Conditional Use Permit.

3. The final plat for shall be recorded by December 31, 2025, or this permit will be null and void.
4. The issuance of this permit and these conditions will not relieve the applicant from complying with applicable County, State, or Federal laws or regulations or be construed as permission to operate in violation of any statute or regulations. Violation of these laws, regulations or rules may be grounds for revocation of the Conditional Use Permit or grounds for suspension of the Conditional Use Permit.
5. Must comply with all requirements previously approved as P.U.D 98-01 Tamarack Resort and any subsequent amendments.
6. Must have an approved storm water management plan and site grading plan approved by the Valley County Engineer prior to any work being done on-site.
7. Prior to final plat, the applicant's engineer shall certify that the roads have been built to approved standards or be financially guaranteed.
8. Must bury conduit for fiber optics with utilities.
9. Applicant's engineer shall confirm all utilities were placed according to the approved plans.
10. A private road declaration is required to confirm that the road will be maintained by the Tamarack Municipal Association.
11. A letter of approval is required from Donnelly Fire District prior to recording the final plat.
12. Shall work with Southern Idaho Timber Protection Association along with the Donnelly Rural Fire Protection Association to implement the Wildfire Prevention and Protection Plan and amend as agreed.
13. CCR's should address, lighting, wildfire prevention, noxious weeds, and limit each lot to one wood burning device.
14. All lighting must comply with the Valley County Lighting Ordinance.
15. Shall place addressing numbers at each residence and at the driveway entrance if the house numbers are not visible from the road.
16. Must have approval from Central District Health.
17. The following note shall be placed in the notes on the face of the final plat:
 "The Valley County Board of Commissioners have the sole discretion to set the level of service for any public road; the level of service can be changed."
18. Recordation of the final plat will effectively vacate that portion of the Blue Mountain Subdivision as recorded at Book 9, Page 43 on June 2, 1980

END OF STAFF REPORT

October 25, 2021

Christopher Kirk
Planning Consultant for
Tamarack Resort Two, LLC (TRT)
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: Preliminary Plat for an amended Blue Mountain Subdivision within the Tamarack Resort PUD

Dear Planning and Zoning Commission, Ms. Herrick,

This letter serves as a cover for the Preliminary Plat application for the IPI / amended Blue Mountain Subdivision within the Tamarack Resort PUD.

This preliminary plat application proposes to develop 8 single family lots on 12.84 acres within the southern parcel of the Osprey Meadows Golf Course on an unvacated Blue Mountain Subdivision Plat within existing fairways 9, 10, 11, 12 and a corner of 13. This preliminary plat is with and will be severed from the 206.1 acre Osprey Meadows Golf Course parcel, otherwise indicated as Block 20

This plan is a result of cooperative efforts between Tamarack Resort Two, LLC (TRT) and Idaho Pacific Investments (IPI) to have TRT take ownership of fifteen (15) holes of the Osprey Meadows Golf Course from IPI and to provide IPI development opportunities by amending an unvacated Blue Mountain Subdivision plat within the golf course parcel boundaries through the development and sale of the eight (8) proposed lots.

TRT will lead the entitlement process to amend the existing plat as part of the Tamarack Resort PUD and CUP. The lots, setbacks, roadways and roadway right of ways will be developed to the Tamarack standards set forth in the Design Guidelines. TRT will be modifying small portions the golf fairways to accommodate the lots and roadways to address playability, aesthetic and safety considerations

IPI will be responsible for constructing the roadways, bridges (if any), and installing the required infrastructure. The infrastructure will include installing water and sewer lines suitable to tie into the future water and sewer services planned for future Tamarack development.

The subdivision will be subject to the Tamarack CC&R's, General Declarations, Supplemental Declarations and the established Tamarack Design Guideline Standards.

The eight (8) lots will meet the minimum of 1 acre requirement for individual wells and septic with most lots substantially larger. The intent is for the individual wells and septic systems be developed on the lots for the short term, with the long term intent to have each lot tie into the future Tamarack provided infrastructure when the southernmost portion (Heritage) of Tamarack develops. When that time arrives, Tamarack will be developing new wells and sewer infrastructure improvements to tie into the existing North Lake Water and Sewer District infrastructure and extending power and IT infrastructure from the Resort and existing utilities along West Mountain Road.

For the short term, the eight (8) lots will be accessed off of West Mountain Road through an existing easement across US Department of Interior land as well as a small section of land currently owned by TRT. As Tamarack develops the Heritage portion of the Resort, this subdivision will be accessed through the Resort along the roadway easement indicated on the NW corner of the plat. The West Mountain Road access will then be for controlled access only.

IPI will provide paved street and utilities per Resort standards to each lot and will be responsible for the improvements and sale of the eight (8) individual lots or homes. All construction will be in accordance with the Resort Design Guidelines and Covenants.

IPI intends to complete the construction of the roads and utilities during the summer of 2024 and commence building homes after final plat approvals.

Valley County Planning & Zoning Department

219 N. Main
PO Box 1350
Cascade, ID 83611
www.co.valley.id.us
Phone 208-382-7115
Fax 208-382-7119



C.U.P. & Preliminary Plat Application

BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT	
FILE # <u>CUP 21-36 PUD 98-1</u>	<input checked="" type="checkbox"/> Check # <u>7759</u> or <input type="checkbox"/> Cash
PREPARED BY _____	FEE \$ <u>400 (PPlat)</u>
	DEPOSIT <u>1000.00</u>
	<u>10/25/2021</u>
<input type="checkbox"/> ADMINISTRATIVE PLAT	
<input type="checkbox"/> SHORT PLAT	
<input checked="" type="checkbox"/> FULL PLAT	

When an application has been submitted, it will be reviewed in order to determine compliance with application requirements. A hearing date will be scheduled only after an application has been accepted as complete.

The following must be completed and submitted with the conditional use permit application:

- ❖ A preliminary plat containing all of the necessary requirements according to the Valley County Subdivision Regulations.
- ❖ A phasing plan and construction timeline.
- ❖ One 8½ x 11" – 300 scale drawing of the proposed subdivision showing only the street names and lots.
- ❖ A plot plan, drawn to scale, showing existing utilities, streets, easements, ditches, and buildings.
- ❖ A landscaping plan, drawn to scale, showing elements such as trees, shrubs, ground covers, and vines. Include a plant list, indicating the size, quantity, location, and name (both botanical and common) of all plant material to be used.
- ❖ A site grading plan clearly showing the existing site topography and detailing the best management practices for surface water management, siltation, sedimentation, and blowing of dirt and debris caused by grading, excavation, open cuts, side slopes, and other site preparation and development.
- ❖ A lighting plan.
- ❖ A Wildfire Mitigation Plan.
- ❖ Names and addresses of property owners within 300 feet of the property lines. Information can be obtained through the Assessor's Office. Only one list is required.

Ten (10) copies of the application and additional materials are required.

We recommend you review Title 9 and Title 10 of the Valley County Code online at
www.co.valley.id.us/planning-zoning or

at the Planning and Zoning Office, 219 North Main, Cascade, Idaho.
Subject to Idaho Statute 55-22 Underground Facilities Damage Prevention.

PROPOSED SUBDIVISION NAME Amended Blue Mountain Subdivision

APPLICANT Scott Turlington

Owner ☐

Option Holder ☐

Contract Holder ☐

PHONE

APPLICANT'S SIGNATURE

DATE

10/25/21

APPLICANT'S MAILING ADDRESS 311 Village Drive, Tamarack, Idaho 83615

OWNER Idaho Pacific Investments, LLC

PHONE – 208.384.8588

OWNER'S MAILING ADDRESS 199 N. Capital Blvd, Suite 200, Boise, ID 83702

Nature of Owner's Interest in this Development? Ownership Partner

AGENT/REPRESENTATIVE Christopher Kirk

FAX

PHONE

AGENT/REPRESENTATIVE ADDRESS 311 Village Dr, PMB 316, Tamarack, ID 83615

ENGINEER Justin Leraris, SPF Engineering

PHONE 208.283.4140

ENGINEER ADDRESS 300 East Mallard Drive, Suite 350, Boise, Idaho 83700

1. SIZE OF PROPERTY 12.84 acres

2. NUMBER OF ACREAGE OF ADJACENT LAND HELD BY THIS OWNER 1484

3. ANY RESTRICTIONS ON THIS PROPERTY?

Easements to US Dept of Interior – 70' wide easement, TWT – 30' long x 50' wide easement

Deed Restrictions None

Liens or encumbrances None

4. LEGAL DESCRIPTION In a north portion of Section 5. T.15N, R. 3E, B.M. Valley County, Idaho

5. TAX PARCEL NUMBER

Quarter North portion

Section Section 5

Township T.15N

Range R. 3E

6. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY ARE AS FOLLOWS:

None

7. ARE THERE ANY KNOWN HAZARDS ON OR NEAR THE PROPERTY (such as canals, hazardous material spills, soil or water contamination)? If so, describe and give location: None

8. ADJACENT PROPERTIES HAVE THE FOLLOWING BUILDING TYPES AND/OR USES:

North State of Idaho – 60 acre Tamarack leased land, golf course

South. Unplatted Tamarack Resort Two land, golf course

East. Undeveloped Bureau of Reclamation land, golf course

West Unplatted Tamarack Resort Two land, golf course

- 8a. TYPE OF TERRAIN: Mountainous ☐ Rolling ☐ Flat ☒ Timbered ☐
- 8b. DOES ANY PORTION OF THIS PARCEL HAVE SLOPES IN EXCESS OF 15%? No
- 8c. DESCRIBE ANY SIGNIFICANT NATURAL RESOURCES SUCH AS ROCK OUTCROPPING, MARSHES, WOODED AREAS: _____
- 9a. WATER COURSE: _____
- 9b. IS ANY PORTION OF THE PROPERTY LOCATED IN A FLOODWAY OR 100-YR FLOODPLAIN?
Information can be obtained from the P&Z Office. Include a map if yes. _____
- 9c. ARE THERE WETLANDS LOCATED ON ANY PORTION OF THE PROPERTY? Yes
- 9d. WILL ANY PART OF THE PROPERTY BE SUBJECT TO INUNDATION FROM STORMWATER OVERFLOW OR SPRING MELTING RUN-OFF? No
- 10a. NUMBER OF EXISTING ROADS: None _____ Width _____ Private or Public? _____
Are the existing road surfaces paved or graveled? _____
- 10b. NUMBER OF PROPOSED ROADS: Two _____ Proposed width: 20'
Will the proposed roads be publicly or privately maintained? Private
Proposed road construction: Gravel ☐ Paved ☒
- 11a. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:
None
- 11b. PROPOSED UTILITIES: Power, telephone, cable. Water and sewer lines will be installed for future connections
- Proposed utility easement width. 10' _____ Location Outside Edge of right of way
- 12a. SOLID WASTE DISPOSAL METHOD: Individual Septic ☒ Central Sewage Treatment Facility ☐
- 12b. POTABLE WATER SOURCE: Public ☐ Water Association ☐ Individual ☒
If individual, has a test well been drilled? No _____ Depth _____ Flow _____ Purity Verified? _____
Nearest adjacent well Tamarack Well 1 _____ Depth _____ Flow _____
13. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? Existing underground irrigation for golf course
Are you proposing any alterations, improvements, extensions or new construction? Yes
If yes, explain: Golf course may be slightly modified and will require irrigation modifications at the same time
14. DRAINAGE (Proposed method of on-site retention): Individual BMP's will be required during Design Review
Any special drains? No
(Please attach map)
Soil type (Information can be obtained from the Soil Conservation District): Archabal Loam
15. WILL STREETS AND OTHER REQUIRED IMPROVEMENTS BE CONSTRUCTED PRIOR TO THE RECORDING OF THE FINAL PLAT? Yes
If not, indicate the type of surety that will be put up to ensure the construction of the improvements within one (1) year from the date of filing the plat: _____

16. OUTLINE OF PROPOSED RESTRICTIVE COVENANTS:

Setbacks: Front. 20' _____ Sides. 15' _____ Rear. 15' _____
Mobile homes allowed? No
Minimum construction value NA 8.77 ? Lot only?
Completion of construction required letter = 12.84 Acres Total square footage 2800
Resubdivision permitted? _____ Days ☐ Months ☐ Years ☒
Other _____

17. LAND PROGRAM:

Acreage in subdivision 8.77 Number of lots in subdivision 8
Typical width and depth of lots _____ 250 - 300'
Typical lot area. 1.2 Minimum lot area 1.0 Maximum lot area 1.8
Lineal footage of streets 1050' Average street length/lot 250'
Percentage of area in streets _____ %
Percentage of area of development to be public (including easements) 0%
Maximum street gradient 4%
Indicate if subdivision is to be completely developed at one time; if not, describe stages One time

18. COMPLETE ATTACHED PLAN FOR IRRIGATION.

19. COMPLETE ATTACHED WEED CONTROL AGREEMENT.

20. COMPLETE ATTACHED IMPACT REPORT. It must address potential environmental, economic, and social impacts and how these impacts are to be minimized.



VALLEY COUNTY

WEED CONTROL AGREEMENT

The purpose of this agreement is to establish a cooperative relationship between Valley County and the undersigned Cooperator to protect the natural and economic values in the Upper Payette River watershed from damages related to the invasion and expansion of infestations of noxious weeds and invasive plants. This is a cooperative effort to prevent, eradicate, contain and control noxious weeds and invasive plants on public and private lands in this area. Factors related to the spread of weeds are not related to ownership nor controllable at agency boundaries. This agreement formalizes the cooperative strategy for management of these weeds addressed in Valley County's Integrated Weed Management Plan.

In this continuing effort to control Noxious Weeds, Valley County Weed Control will consult with the undersigned Cooperator and outline weed identification techniques, present optional control methods and recommend proper land management practices.

The undersigned Cooperator acknowledges that he/she is aware of any potential or real noxious weed problems on his/her private property and agrees to control said weeds in a timely manner using proper land management principles.

COOPERATOR

Scott Turlington

Tamarack Resort Two, LLC

By: _____

By: _____

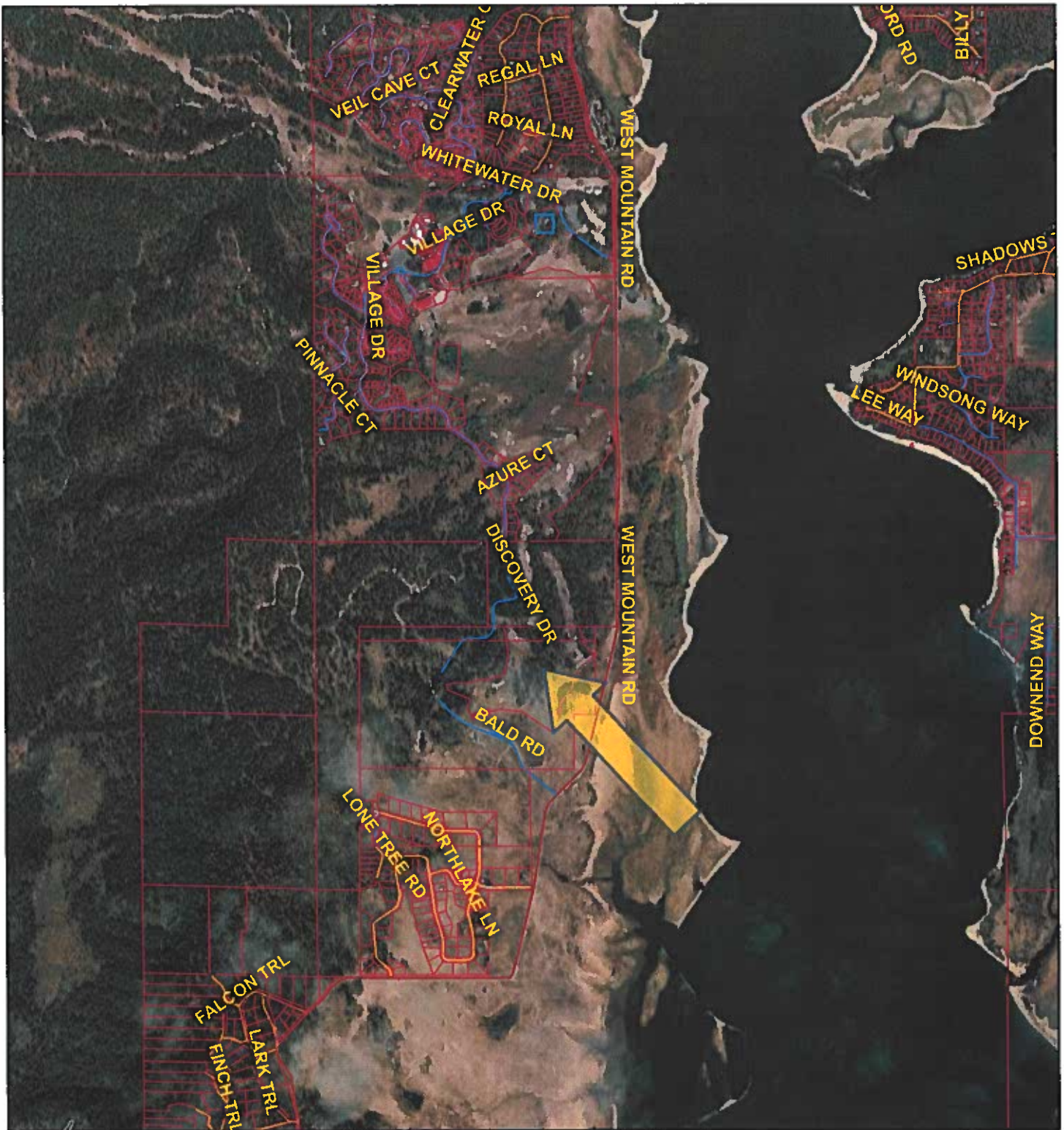
Valley County Weed Control

Date: _____

10/25/21

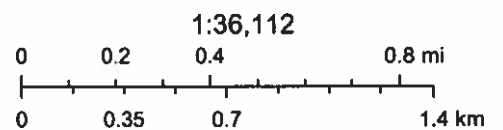
Date: _____

C.U.P. 21-36 Blue Mountain Amended



10/26/2021, 1:21:43 PM

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



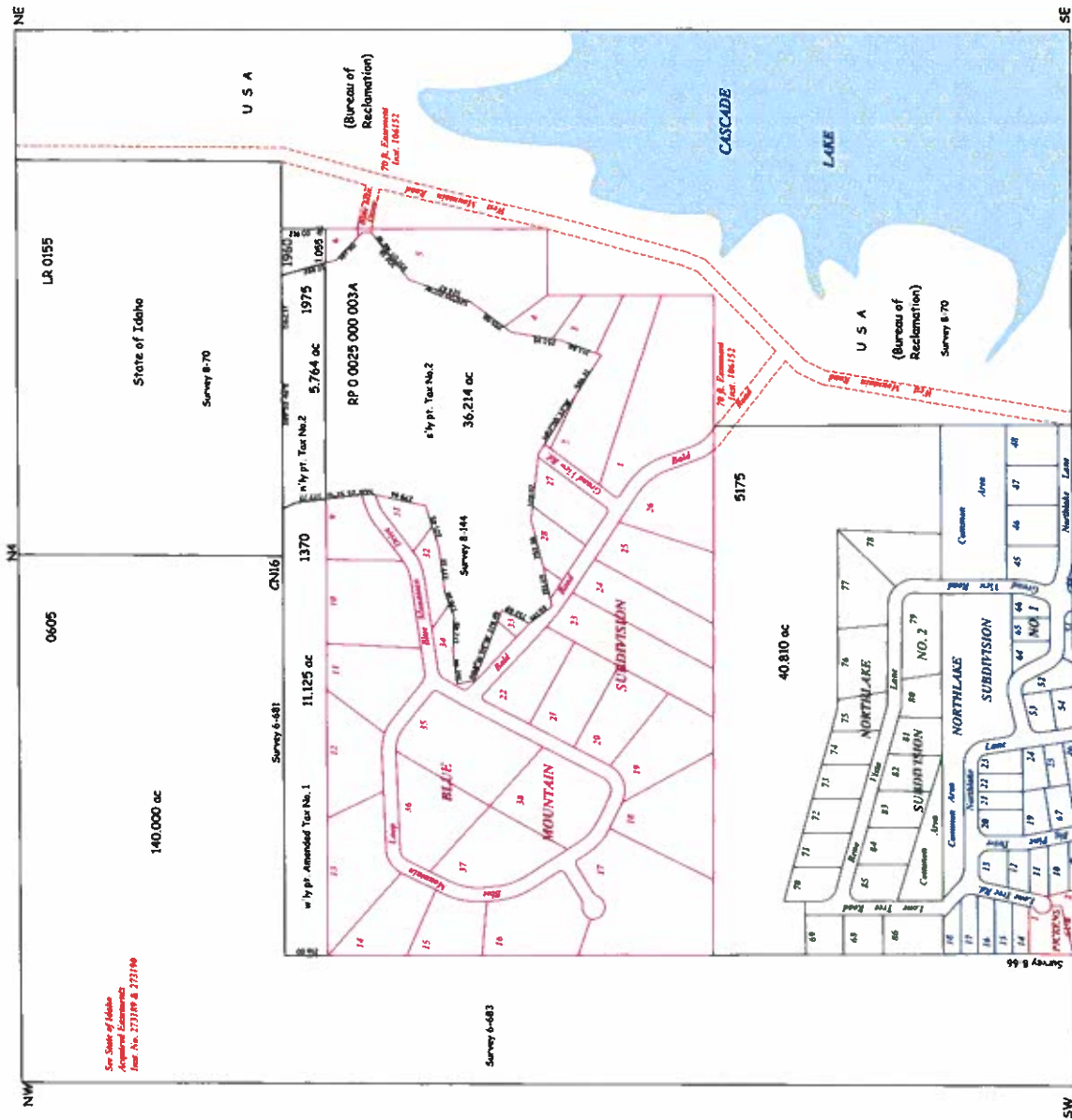
Maxar

PLAT TITLE

TWP. 15N R03E SEC. 08

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

Filename:	Valley County Base Map
Scale:	1" = 400 ft.
Date:	4/15/2021
Drawn by:	L. Frederick



Sanitary restrictions are forcing
many to live 50
ft. or more from water courses.

RP 00025

BR 7 Aug 43 Mt. 106226 6280
CC R's Mt. 106228

All Roads are Private
see and get it's a No. 11 Lake Sub. #2 40.425 20/16

BLUE MOUNTAIN SUBDIVISION

A SUBDIVISION IN SECTION 8, T.15N., R.3E.,
B.M., VALLEY COUNTY, IDAHO

SMITH & KANGAS ENGINEERS INC.

BOISE, IDAHO
DONNELLY, IDAHO

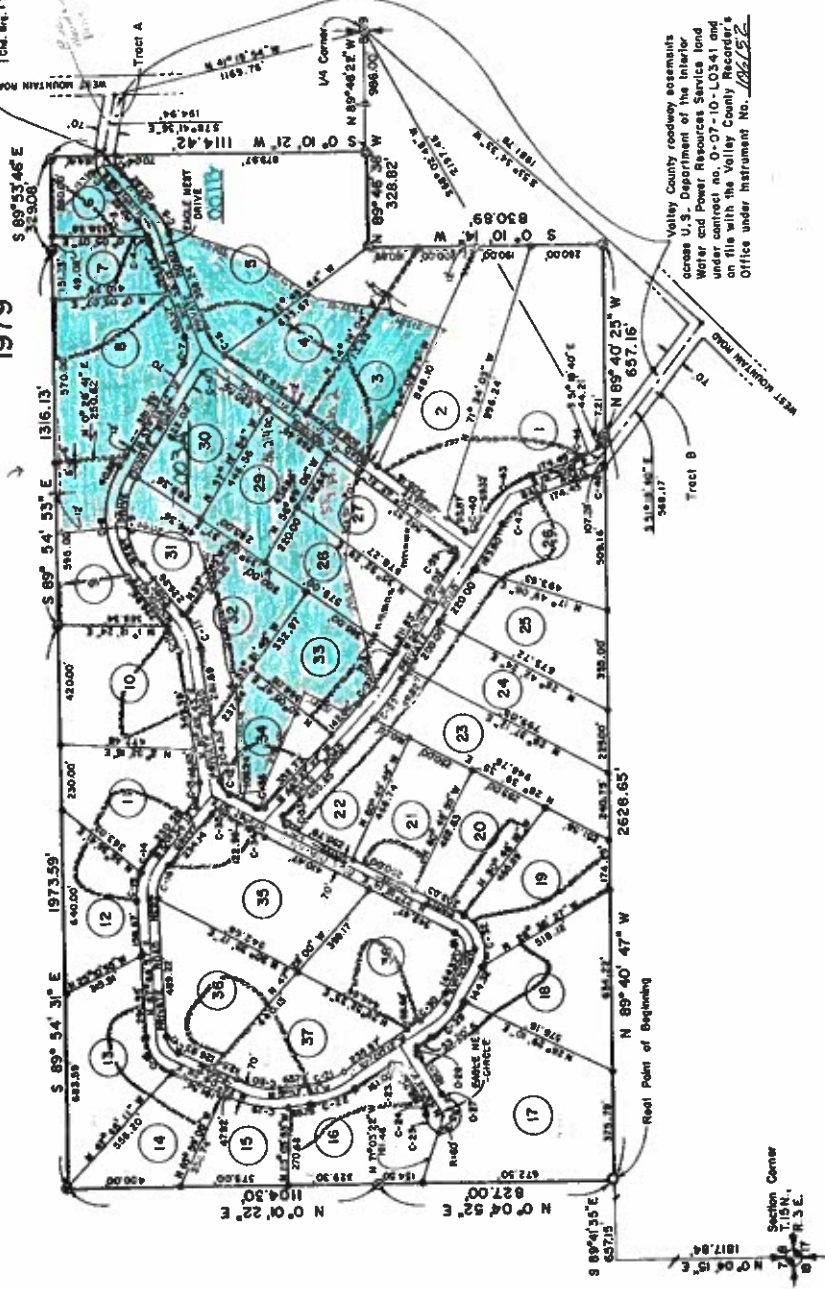
1976

All Papers (Ltr's Combined for 2005
per owner's Request 4-7-05
(See AP 0 0025 000 00 8)

RP 0005 UUO 003 A
(S'ly Pt. Tax No. 2)



Curve	Radius	Δ	Length	L. Chord	Ch. Brg.
1	87.82	43° 59' 00"	64.90	60.30	N 71° 03' 28" E
2	157.82	42° 26' 52"	116.92	114.26	N 70° 27' 23" E
3	200.00	16° 47' 38"	67.42	67.17	N 69° 37' 47" E
4	230.00	4° 34' 36"	18.37	18.37	N 68° 18' 54" E
5	300.00	2° 22' 14"	11.80	11.28	N 59° 55' 05" E
6	184.65	3° 53' 53"	15.19	11.31	N 59° 39' 17" E
7	109.21	3° 47' 06"	98.70	95.36	N 59° 30' 15" W
8	248.95	70° 21' 38"	413.78	389.27	N 87° 12' 28" E
9	356.98	70° 21' 38"	327.82	304.87	N 87° 12' 28" E
10	180.00	29° 46' 03"	96.82	93.71	N 86° 35' 42" E
11	260.00	29° 46' 03"	134.33	133.71	N 86° 35' 42" E
12	87.82	57° 02' 15"	61.24	59.16	N 86° 46' 37" E
13	176.36	3° 52' 05"	63.01	63.05	N 74° 22' 15" W
14	235.00	16° 10' 57"	78.68	78.31	N 60° 06' 41" W
15	235.00	22° 29' 54"	92.28	86.68	N 60° 00' 06" W
16	85.00	41° 00' 00"	100.03	117.40	N 71° 24' 38" W
17	160.00	81° 00' 00"	69.87	66.87	N 56° 54' 43" E
18	150.00	3° 00' 00"	44.32	43.80	N 56° 54' 43" E
19	385.00	32° 02' 25"	266.24	260.32	N 10° 03' 18" E
20	385.00	32° 02' 25"	176.15	173.86	N 10° 03' 18" E
21	340.00	28° 02' 24"	143.16	140.93	N 10° 56' 05" W
22	365.00	28° 02' 24"	174.19	173.47	N 10° 56' 05" W
23	200.00	90° 22' 35"	31.55	28.36	N 13° 11' 01" E
24	200.00	46° 34' 07"	42.88	39.82	N 61° 30' 24" E
25	600.00	66° 59' 49"	90.96	81.84	N 61° 30' 24" E
26	600.00	16° 08' 25"	189.57	187.77	N 74° 37' 26" W
27	200.00	46° 34' 07"	42.88	39.82	N 35° 03' 15" E
28	200.00	9° 37' 25"	33.28	28.19	N 76° 49' 00" W
29	340.00	31° 30' 33"	173.23	173.06	N 47° 45' 34" W
30	245.00	31° 30' 33"	134.74	133.04	N 47° 45' 34" W
31	68.44	89° 10' 56"	103.41	93.28	N 77° 53' 42" E
32	136.44	89° 10' 56"	126.37	191.57	N 77° 53' 42" E
33	200.00	10° 64' 15"	37.08	32.00	N 60° 25' 24" E
34	146.84	2° 52' 16"	61.91	61.91	N 60° 25' 24" E
35	200.00	90° 21' 42"	28.05	25.81	N 10° 23' 21" W
36	200.00	76° 17' 42"	26.62	24.70	N 19° 19' 56" W
37	915.00	9° 34' 02"	152.78	152.61	N 51° 14' 28" W
38	985.00	9° 34' 02"	164.48	164.28	N 51° 14' 28" W
39	200.00	87° 16' 10"	30.46	27.60	N 60° 20' 28" E
40	200.00	92° 43' 50"	32.37	28.95	N 59° 39' 34" W
41	29.91	94° 19' 03"	4.924	4.387	N 0° 27' 11" W
42	288.00	38° 10' 42"	167.35	164.54	N 37° 56' 08" W
43	336.00	38° 10' 42"	211.53	208.03	N 37° 56' 08" W
44	165.22	3° 27' 53"	90.75	89.60	N 35° 34' 44" W
45	335.22	2° 41' 52"	89.09	86.35	N 30° 41' 43" W



NOTES

1. No further subdivision of lots as shown will be permitted, except by order of County Planning Commission and Central District Health Department.
2. Lots shall not be refused in size without prior approval from the Health Authority.
3. No additional domestic water supplies shall be installed beyond the originally approved water system.
4. Reference is made to public health letter on file regarding additional restrictions.

LEGEND

- Brass Cup
2" \varnothing x 36" Galv. Iron Pipe 6" Below Grade
Found 5/8" Steel Pin
Set 3/8" Steel Pin
Set 1/2" Steel Pin
Curve Number
Let: Number

STATE OF IDAHO }
COUNTY OF ADA }

COUNTY OF Albermarle
Redding B. Baskin being first duly sworn, deposes and swears that he is a land surveyor, licensed to practice by the State of North Carolina; that he has compared the above copy with the original and that the same is a true and exact copy of said plat.

Rodrig L. Saldivar 9th

day of May 1880.

Mary C. Moore
Notary Public for Idaho

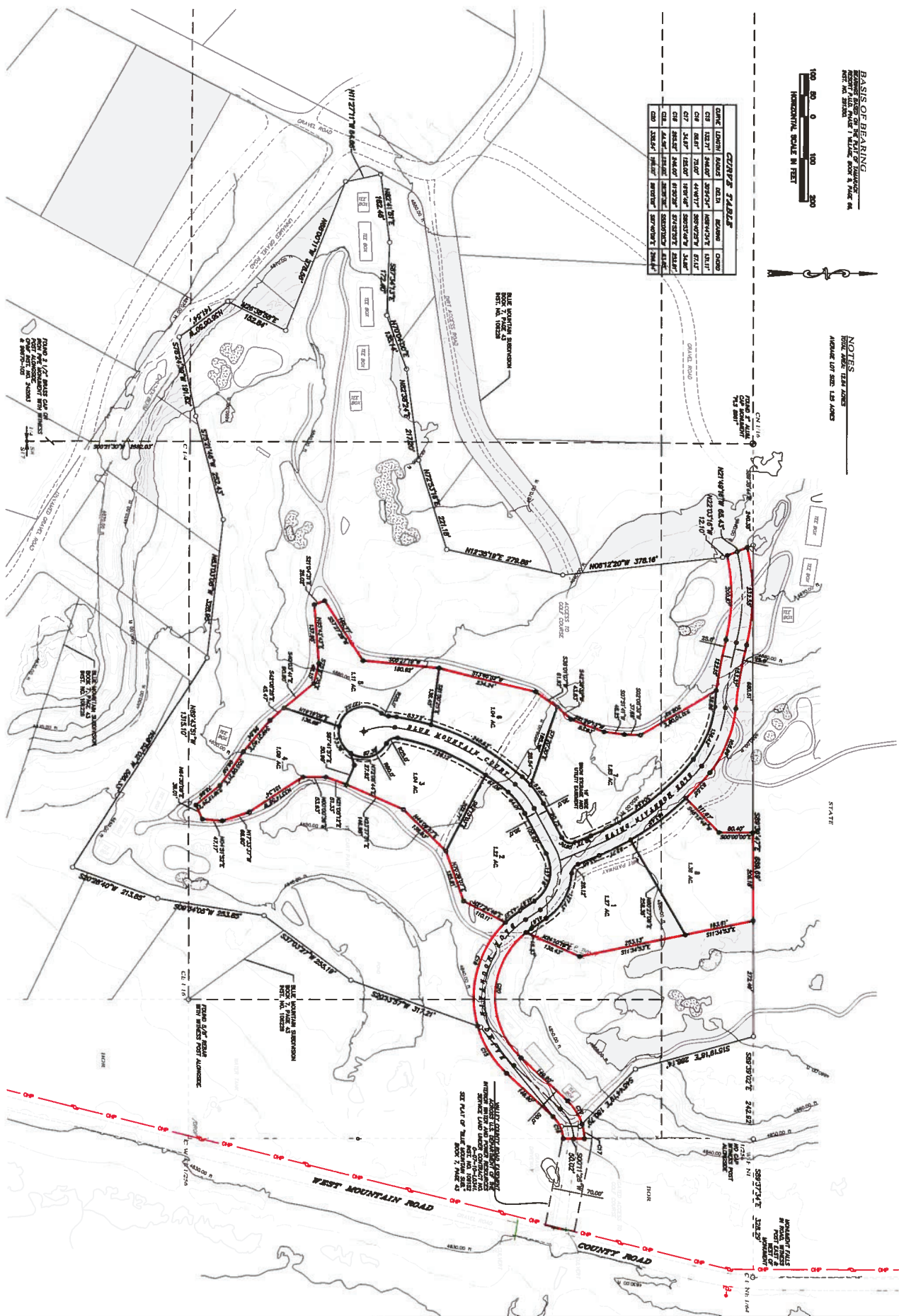
Residing at Gloucester, near Gloucester

BASIS OF BEARING
 BEARING BASED ON THE PLAN OF SURVEY
 BEARING 1 VALUE FROM A TRUE N
 BEARING 1 VALUE FROM A TRUE N



NOTES
 TOTAL TRAIL LENGTH
 APPROX 1.000 LBS. LONG

DATE	DESCRIPTION	DATE	DESCRIPTION
01/12/21	01/12/21	01/12/21	01/12/21
02/12/21	02/12/21	02/12/21	02/12/21
03/12/21	03/12/21	03/12/21	03/12/21
04/12/21	04/12/21	04/12/21	04/12/21
05/12/21	05/12/21	05/12/21	05/12/21
06/12/21	06/12/21	06/12/21	06/12/21
07/12/21	07/12/21	07/12/21	07/12/21
08/12/21	08/12/21	08/12/21	08/12/21
09/12/21	09/12/21	09/12/21	09/12/21
10/12/21	10/12/21	10/12/21	10/12/21
11/12/21	11/12/21	11/12/21	11/12/21
12/12/21	12/12/21	12/12/21	12/12/21



PRELIMINARY PLAT
AMENDED PLAT BLUE MOUNTAIN
SUBDIVISION
 IN A PORTION OF SECTION 5
 T16N., R35E., E.M.
 VALLEY COUNTY, IDAHO,
 2021



25 CRYOTE TRAIL
 CASCADE, ID 83411
 PHONE: (208) 624-6976
 WWW.DUNNLANDSURVEYS.COM

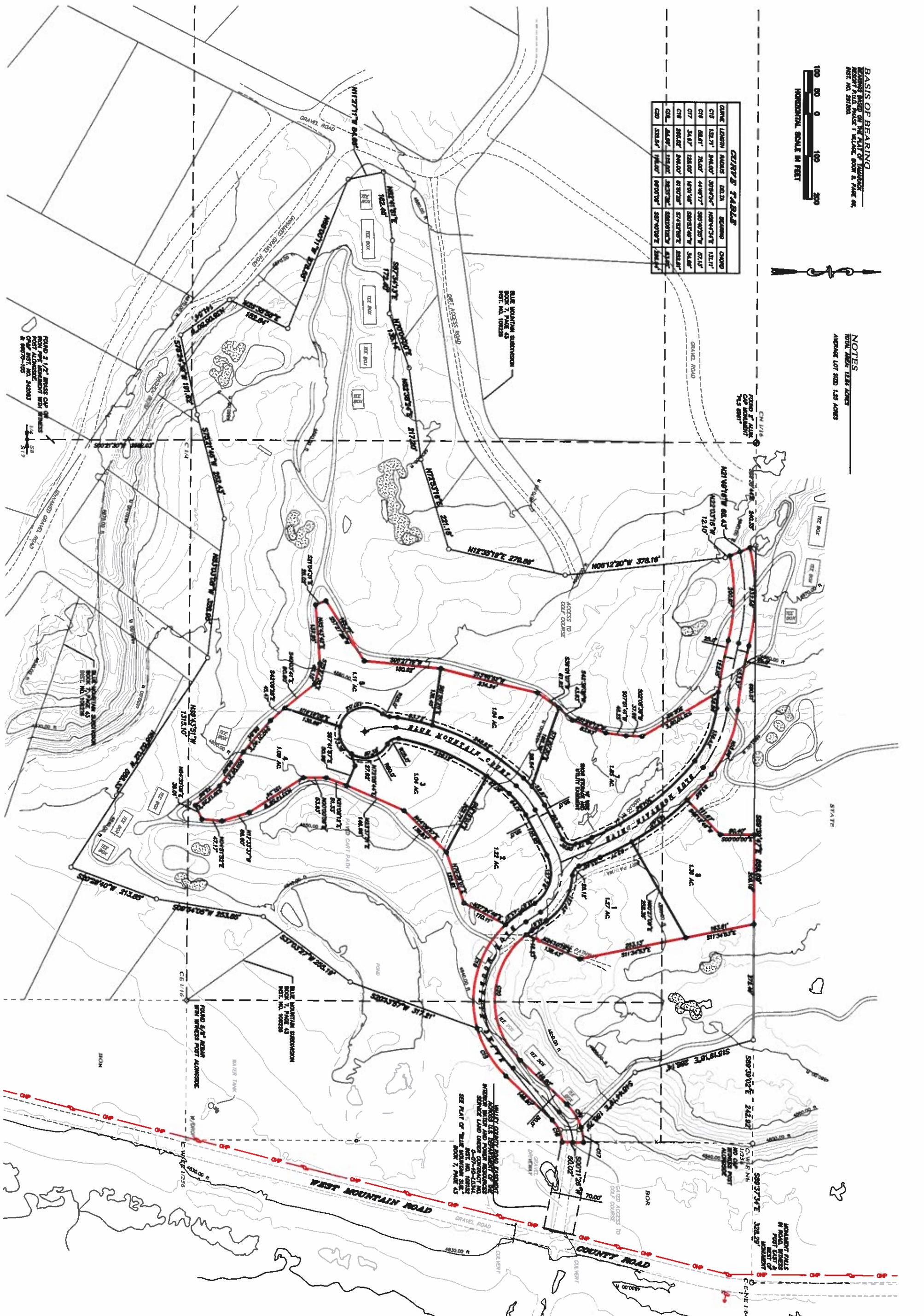
NO.	DESCRIPTION	DATE	REVISIONS
1	SHEET DATA		
2	P.M.: DTD		
3	DRAWN BY: DTD		
4	CHECKED BY: DTD		
5	DATE: 01/18/2021		
6	FILE NO:		
7	SHEET		

BASIS OF BEARING
BEARINGS BASED ON THE PLAT OF TULLAH
RESERVATION, PLAT 1, WELLS, BOOK 3, PAGE 64,
NOT. NO. 28100.



NOTES
TOTAL AREA: 12.34 ACRES
AVERAGE LOT SIZE: 1.35 ACRES

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	BEARING
C1	132.71	346.07	30°42'34"	N81°42'34"W
C2	68.87	70.07	44°01'17"	S80°42'34"W
C3	34.87	125.07	89°42'34"	S80°42'34"W
C4	288.07	346.07	81°02'34"	S71°02'34"W
C5	44.87	125.07	28°25'34"	S80°42'34"W
C6	334.87	346.07	80°42'34"	S80°42'34"W



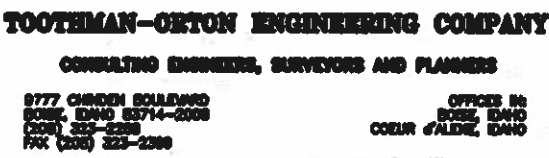
PRELIMINARY PLAT
AMENDED PLAT BLUE MOUNTAIN
SUBDIVISION
IN A PORTION OF SECTION 5
T.15N., R.2E., S.4E.
VALLEY COUNTY, IDAHO.
2021



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

NO.	DESCRIPTION	DATE

P.M.: DTD
DRAWN BY: DTD
CHECKED BY: DTD
DATE: 10/18/2021
FILE NO.:
SHEET

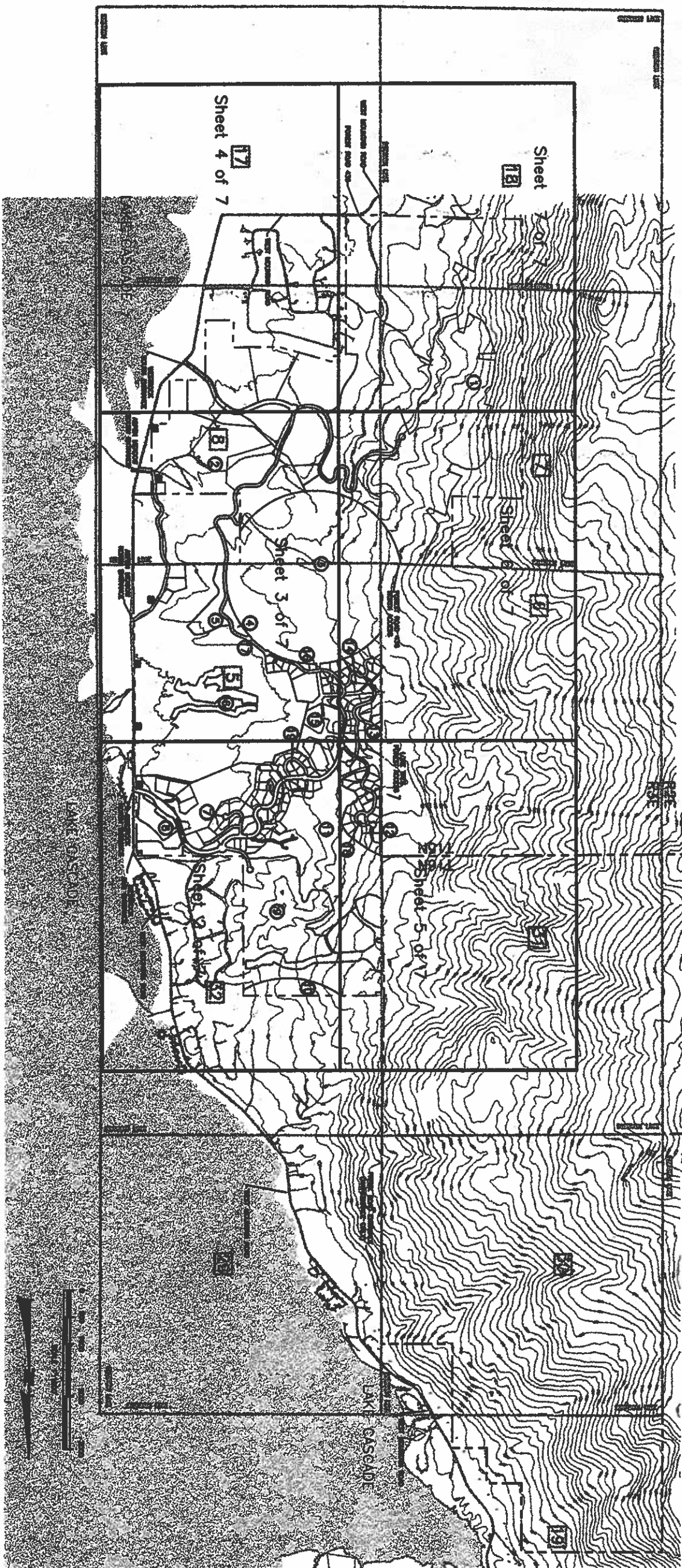


NO.		DATE	S-FILE NO.
			Reel-Paid
			Unrecovered
			PAID
			UNPAID
			CHECKED
			NOT
			APPROVED
			RECEIVED

- [illegible]

LEGEND

- [illegible]



WESTROCK PRELIMINARY PLAT INDEX

CONSULTING ENGINEERS, SURVEYORS AND PLANNERS

**9777 CHIDEN BOULEVARD
BOISE, IDAHO 83714-2000
(208) 323-2280
FAX (208) 323-2300**

OFFICE IN:
BOMB, IDHO
COEUR D'ALENE, IDHO

SEARCHED		SERIAL	INDEXED	FILED
NO.	DATE			
				C-FILE 1006
				Wash-Dial
				CHANGED
				CHANG JTB
				CHANG JTB
				CHANGED JTB
				APPROVED EFO
				RECORDED JTB





TOOTHMAN-ORTON ENGINEERING COMPANY

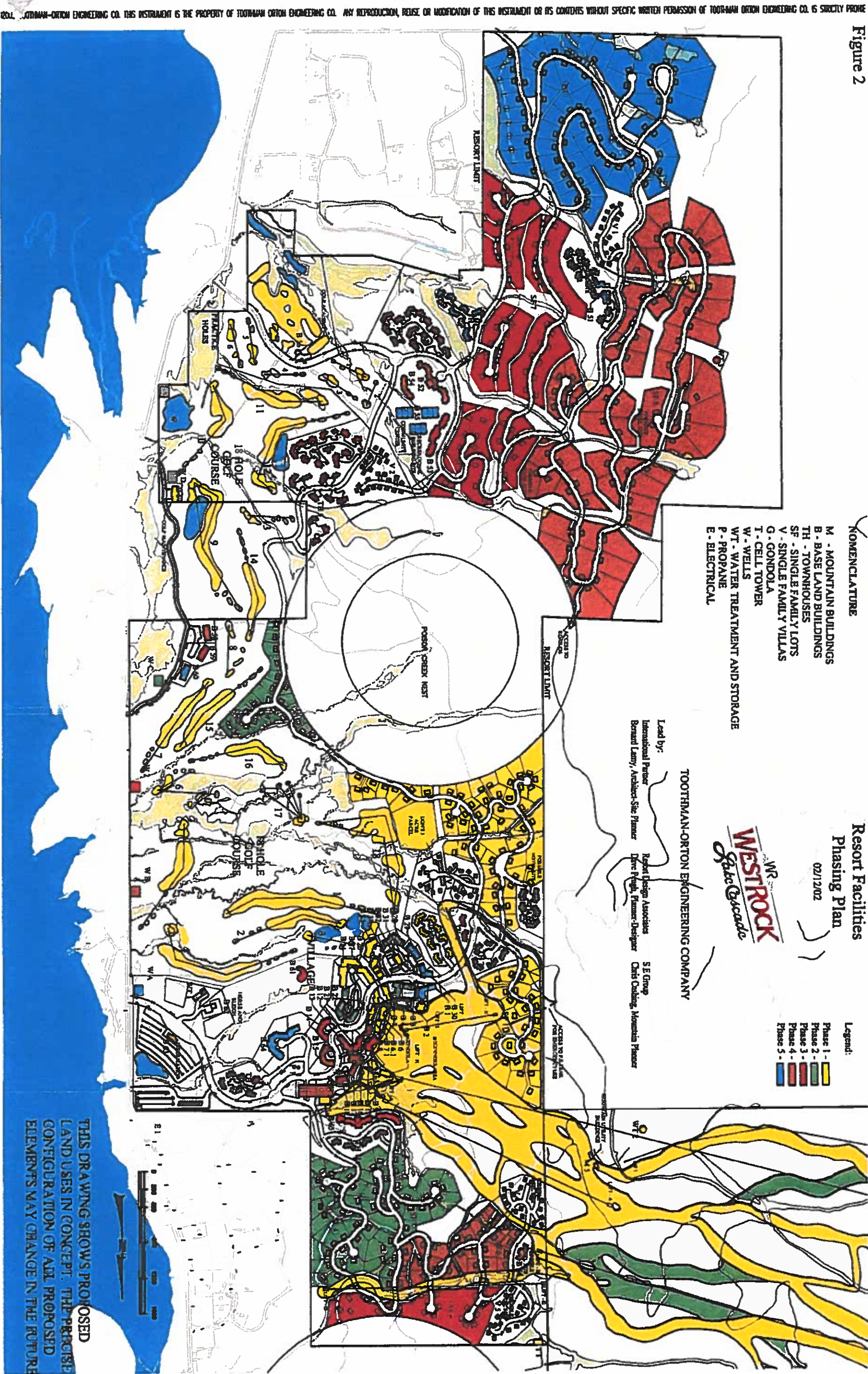
CONSULTING ENGINEERS, SURVEYORS AND PLANNERS

**9777 CHURCH BOLLARD
BOWE, ID 83714-2000
(208) 323-2200
FAX (208) 323-2300**

OFFICE OF
BOISE, IDAHO
COEUR D'ALENE, IDAHO

[illegible]

Figure 2



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.

Wildfire Prevention and Protection Plan

1. Purpose

To help protect life and property within and around WestRock boundaries from Wildfire, the following development standards and operation procedures have been established for the Resort. Special restrictions and development standards are intended to reduce the threat of life and property loss to wildfire and shall apply to all property contained in WestRock Resort.

2. Wildfire Protection and Defense - Planning and Operations Guide

2.1 Landscaping.

A shaded fuel break is mandated along the Resort boundary next to the Single Family Home Lots and Village area. The Property Owners Association (POA) or their designees shall be responsible for monitoring this buffer zone. In the Community Open Space (COS) on the ski area property, a shaded fuel break shall be required around structures used for commercial and resort maintenance purposes. The lessor of the state property or their designees shall be responsible to maintain this buffer zone. Any special site areas where a fuel break is not preferred may be excluded from buffer requirements. These excluded areas will be reviewed on a case by case basis, with SITPA consultation.

Shaded fuel breaks or other breaks along the WestRock Resort private property boundary or surrounding development buildings in areas on state land, being either 100 feet in width (but will not go beyond WestRock property boundary unless otherwise authorized), or otherwise provided by ski runs or other breaks surrounding building areas, will consist of:

- Removal of standing dead materials.
- Elimination of dead down materials.
- Removal of "ladder fuel" configurations in vegetation.
- Prune dead branches and cut branches up to 6-15 feet from the ground of trees in excess of 40 feet high.
- Creation of crown spacing of at least 10 feet between individual or clumps, tree thinning may have to occur to achieve appropriate spacing.
- Development of green belt where non-maintained grassy fuels that could become flammable are mowed and irrigated.
- Preservation of native vegetation when possible.

2.2 Construction and Development Factors.

In all land use areas, the following guidelines are required to be met:

- Provide good street signs, that show appropriate direction, name, and are easy to see in all seasons and light conditions.
- Mark properties on the structure with 4 inch or greater numbers/letters on a contrasting background. Properties that are not visible from a road access should also be marked at the point where they connect with that access.
- Provide subdivision signs within the development.
- Utilities will be located underground as much as reasonably possible.
- On-site roads will be built to WestRock Design Standards.
- Mountain access roads will have a minimum of 18-foot gravel roadbed.
- Wood shake roof materials will be prohibited, unless fire retardant treated cedar shingles are used.
- Non-flammable deck materials will be encouraged. Screening and enclosing under porches and decks will be encouraged.
- Any wood burning devices allowed at the resort will need to be properly screened to eliminate sparks from chimneys.
- During construction, waste and debris must be removed regularly and separated at the designated site.

2.3 Operation Factors.

The following are guidelines for operation of WestRock:

- After operation of the resort begins, specific times and a site for dumping of yard wastes will be provided to residents. One option for elimination of surface litter, is removal from WestRock by a cogeneration specialist.
- No public, visitor, or resident campfires are allowed at WestRock except for special noticed and supervised events.
- No debris burning will be allowed at the resort, except for the prescribed time/site and notification of mutual aid parties. Scheduled burns will take place with Resort personnel or local fire association personnel in attendance.
- The snowmaking system will be designed, where reasonable, to be used as a source for obtaining water from pipes that travel up/down the trails and ponds used for water storage during a wildfire event.
- An education plan will be developed for visitors and residents that identifies and encourages safe behavior at the resort and surrounding rural areas. Part of the information packet provided to homeowners and guests will include an evacuation plan for the resort, if a fire were to threaten the area.
- Ski trails and resort road development have been designed to act as fire breaks on the site.
- Annual maintenance of yard, roof, and gutter program to remove surface litter and needless or leaves from roof tops.

3.0 Mutual Aid Agreement

MEMORANDUM OF UNDERSTANDING

THIS MEMORANDUM is entered into this _____ day of _____, 2001, by and between WestRock Associates L.L.C., acting by and through its Managing Director on behalf of the WestRock Fire Department, hereinafter referred to as the "Department," and the Southern Idaho Timber Protective Association (SITPA), acting, by and through its Fire Warden, hereinafter referred to as "SITPA," and both parties being collectively hereinafter referred to as "Cooperators"; and

WHEREAS, SITE A is responsible for providing fire protection on forest lands within its duly established forest protective district, the boundaries of which are indicated on a map attached as "Exhibit A, which map is hereby accepted, approved and incorporated into this agreement by this reference; and

WHEREAS, the Department provides fire protection to structures in the vicinity of WestRock, the boundaries of which are indicated on a map attached as "Exhibit B," which maps hereby accepted, approved and incorporated into this agreement by reference; and

WHEREAS, the Department has partial responsibility for providing forest protection on forest lands within the boundaries which are indicated on a map attached hereto as "Exhibit B," which is hereby accepted, approved and incorporated into this agreement by reference; and

WHEREAS, on occasion, fire action and authority of the Cooperators may tend to overlap; and

WHEREAS, it is in the public interest for the Cooperators to coordinate operations in order to minimize losses of property and resources due to fire and to provide fire protection in the most cost effective manner possible;

NOW, THEREFORE, it is hereby mutually agreeable that the Cooperators will adopt the following policies:

1. Reporting of Fires. The Department will notify SITPA by the most expeditious means. SITPA, in turn, will notify the Department regarding fires within or near the Fire Department boundaries.

2. Jurisdiction on Fires. Suppression action on structural fires or other fires which pose no threat to timber or lands paying forest protection assessment, will be under the direction of the Department. SITPA may assist on this type of fire when it is feasible to do so, but will normally function under the direction of the person in charge of the Department suppression operation. The Department will immediately notify SITPA if forestlands are threatened by such fire.

If lands protected by SITPA become involved in an Department fire, SITPA will assume jurisdiction for suppression on the protected lands, and the Department will still be responsible for suppression at the initial fire source (example: structure, vehicle, agricultural land, etc.) SITPA will utilize Department resources, as available, until the fire

is out, or until the Incident Commander for SITPA releases the resources, or until the Department has other emergencies. SITPA will make every effort to release members of Department crews in order to avoid depleting the necessary personnel reserve of the Department. On any type of fire, the first agency to arrive at the fire will take charge until the responsible agency arrives.

3. Compensation for Personnel and Equipment. SITPA will not provide compensation to the Department for structure protection activities within the Jurisdictional boundaries of the Department.

SITPA will compensate the Department for equipment or labor employed by the Department on a fire when SITPA specifically requests the Department to go outside its Department boundaries to take action on a fire. In the event Department personnel and/or equipment is used inside the Jurisdictional boundaries of the Department at the specific request of SITPA, compensation may be provided to the Department at the current rate paid by SITPA when hiring personnel or equipment from any other source.

SITPA is authorized to pay for labor, rental of equipment and other fire services by the following procedures:

- a) Be hired by a permanent SITPA employee, or an Agent of SITPA.
- b) Complete an Emergency Firefighter Time Report, (including complete name, address, and social security number), an Employment Eligibility Verification, Form 1-9, Employees Withholding Allowance Certificate, W-4 and any other pertinent information necessary for timekeeping and recording procedures.
- c) Have equipment signed up on an Emergency Equipment Rental Agreement with a Request for Taxpayer Identification Number and Certification, W-9.
- d) Close out personnel and equipment timekeeping and recording documents and complete the demobilization process as required.

SITPA will attempt to refrain from hiring members of Department crews in order to avoid depleting the necessary manpower reserve of the Department. The Department must seek the cooperation of its personnel in this regard since SITPA cannot, by law, discriminate against anyone by refusing to hire because of affiliation with a group or organization.

4. Financial Liability. SITPA will not be responsible or liable in any way for labor costs, rental of equipment, or any other services unless specifically contracted for by a permanent employee or agent of SITPA. Conversely, no employee of the SITPA will in any way obligate or indebted the Department or its Board of Directors.

5. Burning Permits. It is the responsibility of the Department to ensure that burning permits are obtained for all open burning during the closed fire season. SITPA may elect to

allow the Department to issue permits for miscellaneous debris and/or grass burning by issuing a Deputy Fire Warden card to certain Department members. All permits for burning slash from tree harvesting, thinning, road rights-of-way, land clearing or stump removal will be issued by SITPA.

The Department will make available to SITPA any information concerning permits issued and will notify SITPA of any violations of the terms of the permit, applicable statutes and rules. SITPA will attempt to keep the Department informed regarding permits issued within the Department's boundaries by requiring the permittee to notify the Department prior to burning. Such requirement will be written on the permit by the issuing officer and copies of the permit will be made available to the Department upon request. SITPA will make every effort to cooperate with the Department by refusing to issue or renew permits when requested by the Department if subsequent investigation indicates such request is Justified.

6. Duration and Termination. This agreement shall remain in full force and effect unless canceled by either party of this agreement serving notice upon either party. Such notice of cancellation must be in writing and must be issued at least thirty (30) days prior to actual cancellation of the agreement.

7. Joint Training and Meetings. The Department shall encourage participation in Joint training sessions with SITPA. At least one annual meeting between the Department and SITPA is recommended to review and modify the Wildfire Prevention and Protection Plan.

The Cooperators have therefore executed this Memorandum of Understanding as of the last written date below:

Southern Idaho Timber Protective Association, Inc.

By: _____
Fire Warden

Date: _____

WestRock Fire Department

By: _____
Managing Director, WestRock Associates L.L.C.

Date: _____

4.0 Implementation

WestRock - POA will set up the WestRock Fire Prevention and Protection Department with a Fire Chief will be the overseer of this Wildfire Prevention and Protection Plan. The Fire Chief will be responsible for the implementation of the Plan and Coordination with SITPA.



11/17/2021

PUBLIC NOTICE

NOTICE OF A PUBLIC HEARING

THE BOARD OF SUPERVISORS OF THE COUNTY OF SAN JOSE, CALIFORNIA, HAS SET FOR A PUBLIC HEARING ON THE PROPOSED...

DATE: 11/17/2021

TIME: 10:00 AM

LOCATION: BOARD OF SUPERVISORS' CHAMBER, 100 MARKET STREET, 12TH FLOOR, SAN JOSE, CA 95113

AGENDA:

- 1. APPROVAL OF THE AGENDA
- 2. PUBLIC COMMENT PERIOD
- 3. PRESENTATION BY THE COUNTY OF SAN JOSE
- 4. PUBLIC COMMENT PERIOD
- 5. BOARD ACTION

FOR MORE INFORMATION, PLEASE CONTACT THE COUNTY OF SAN JOSE PLANNING AND COMMUNITY DEVELOPMENT DEPARTMENT AT (408) 299-2000.



Donnelly Rural Fire Protection District

P.O. Box 1178 Donnelly, Idaho 83615

208-325-8619 Fax 208-325-5081

November 14, 2021

Valley County Planning & Zoning Commission

P.O. Box 1350

Cascade, Idaho 83611

RE: C.U.P. 21-36 Tamarack Resort P.U.D. Blue Mountain Subdivision Amended-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**. Tamarack road standards will be acceptable
- 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 building permits being issued
- 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
- Approved water source shall inspected and approved prior to final plat

Please call 208-325-8619 with any questions.

Jess Ellis

Fire Marshal

Donnelly Fire Department



Donnelly Rural Fire Protection District

P.O. Box 1178 Donnelly, Idaho 83615

208-325-8619 Fax 208-325-5081

December 2, 2021

Valley County Planning & Zoning Commission

P.O. Box 1350

Cascade, Idaho 83611

RE: Tamarack Resort addendum

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.

This applies to fire apparatus turn around points for all subdivisions within Tamarack Resort.

Including

- Aspen Glade Subdivision
- Tamarack Crest Court
- Blue Mountain Subdivision
- Ponderosa Ridge Chalet Lots
- All areas within the resort complying with **Section D103.4 IFC 2018**

Please call 208-325-8619 with any questions.

Jess Ellis

Fire Marshal

Donnelly Fire Department



Valley County Transmittal
Division of Community and Environmental Health

Return to:

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

Rezone # _____

Conditional Use # _____

Preliminary / Final / Short Plat _____

PUD 98-1 Tamarack Resort

CUP 21-36 Blue Mountain Ave.

- ☐ 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, Test holes, ground water monitoring, and Engineering Report Required.

Reviewed By: _____

Date: 11/15/21



STATE OF IDAHO
DEPARTMENT OF
ENVIRONMENTAL QUALITY

1445 N Orchard Street, Boise, ID 83706
(208) 373-0550

Brad Little, Governor
Jess Byrne, Director

November 19, 2021

By e-mail: cherrick@co.valley.id.us

Valley County Planning & Zoning
219 N. Main Street
Cascade, ID 83611

Subject: Blue Mountain Subdivision (Tamarack Resort), CUP 21-36

Dear Ms. Herrick:

Thank you for the opportunity to respond to your request for comment. While DEQ does not review projects 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://www.deq.idaho.gov/public-information/assistance-and-resources/outreach-and-education/>.

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

- 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).
- All property owners, developers, and their contractor(s) 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 contractor(s) are responsible for ensuring no prohibited open burning occurs during construction.
- For questions, contact David Luft, Air Quality Manager, at (208) 373-0550.

2. 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 district health department.
- 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 ground water.
- 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) 373-0550.

3. 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.
- 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.

- DEQ recommends verifying if the current and/or proposed drinking water system is a regulated public drinking water system (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.
- 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 ground water 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) 373-0550.

4. SURFACE WATER

- Please contact DEQ to determine whether this project will require an Idaho Pollution Discharge Elimination System (IPDES) Permit. A Construction General Permit from DEQ may be required if this project will disturb one or more acres of land, or will disturb less than one acre of land but are part of a common plan of development or sale that will ultimately disturb one or more acres of land.
- For questions, contact James Craft, IPDES Compliance Supervisor, at (208) 373-0144.
- 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) 373-0550.

5. SOLID WASTE, HAZARDOUS WASTE AND GROUND WATER 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 58.01.02.851 and 852). Petroleum releases must be reported to DEQ in accordance with IDAPA 58.01.02.851.01 and 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.
- **Ground Water 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 Albert Crawshaw, Waste & Remediation Manager, at (208) 373-0550.

6. ADDITIONAL NOTES

- If an underground storage tank (UST) or an aboveground storage tank (AST) is identified at the site, the site should be evaluated to determine whether the UST is regulated by DEQ. EPA regulates ASTs. 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 conditions: wash water from cleaning vehicles, fertilizers and pesticides, animal facilities, composted waste, and ponds. Please contact DEQ for more information on any of these conditions.

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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,

A handwritten signature in black ink that reads "Aaron Scheff". The signature is written in a cursive, flowing style.

Aaron Scheff
Regional Administrator
DEQ-Boise Regional Office

EDMS#: 2021AEK255

Re: subdivision name request

Laurie Frederick <lfrederick@co.valley.id.us>

Thu 11/4/2021 11:27 AM

To:

- Lori Hunter <lhunter@co.valley.id.us>

I have found no issue with the three proposed names.

Laurie Frederick

Cadastral Specialist

Cartography Dept.

Valley County

lfrederick@co.valley.id.us

208-382-7127

Service

Transparent

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Responsive

Kelly Copperi

Wed 11/3/2021 2:08 PM

To: Lori Hunter

I don't really see an issue.

Sgt. Kelly Copperi

Valley County Sheriff's Office

Communications Supervisor

Office: 208-382-5160

Cell: 208-630-3566

From: Lori Hunter <lhunter@co.valley.id.us>

Sent: Wednesday, November 3, 2021 1:20 PM

To: Kelly Copperi <ktaylor@co.valley.id.us>; Laurie Frederick <lfrederick@co.valley.id.us>

Subject: subdivision name request

We currently have a plat application for Tamarack Resort - Blue Mountain Amended which is in the area of the existing and recorded Blue Mountain Plat. (south of the round-a-bout on West Mountain Road)

The owners would like a different name and have submitted the ones below. Your thoughts?

The Estates at Osprey Meadows

Osprey Meadows Estates

The Reserve at Osprey Meadows

When I search the subdivision name spreadsheet, I find:

Osprey Heights

Osprey Pointe (proposed - we've requested a different name so there is not a confusion with the 4H camp Osprey Point)

Tamarack Resort - Lodge at Osprey Meadows

From: Jeff Mcfadden <jmcfadden@co.valley.id.us>
Sent: Wednesday, December 1, 2021 11:14 AM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: Re: P&Z Matters :)

CUP 21-39

I have been on site at the proposed driveway and flagged an area that I would approve for the driveway approach onto Finn Church Lane. Mr. Carey has been approved for this access.

I have no comments on the other CUP's

From: Cynda Herrick <cherrick@co.valley.id.us>
Sent: Wednesday, December 1, 2021 8:44 AM
To: Jeff Mcfadden <jmcfadden@co.valley.id.us>
Cc: Sarah McFadden <SMcFadden@co.valley.id.us>; Mickee Ellis <mellis@co.valley.id.us>
Subject: P&Z Matters :)

Just a reminder that we have a bunch of new applications on the agenda for December 9. I have attached the agenda and I believe I sent you the RDA for Jug Mountain last week....

Staff Reports go out in tomorrow.

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