

## 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. 21-37 Ponderosa Ridge Chalet Lots - 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:** Tamarack Two LLC  
9171 South Dixie Highway  
Pinecrest, FL 33156

**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 Block 19 Phase 1  
Village and Phase 2 Village in the N ½ Section 5, T.15N, R.3E,  
Boise Meridian, Valley County, Idaho

**SIZE:** 8.8 acres

**REQUEST:** Amend Portions of Previously Platted Tamarack Resort P.U.D.

**EXISTING LAND USE:** Bare Land

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Tamarack Resort Two is requesting a conditional use permit to amend a part of Block 19 Phase 1 Village and Phase 2 Village within the Tamarack Resort P.U.D. boundary. A concept of this development phase was brought to the PZ Commission in the 3-Year Plan Update, 2019.

The plat would include 15 "Chalet Lots" on approximately 8.8 acres. The lots will range from 0.22 to 0.45 acres, with an average size of 0.29 acres. Open space, utility, and recreational easement areas are included on the plat.

The lots will be accessed off a private road and onto Village Drive. This road is currently a paved private road named Rock Pine Court (unsigned) and a multi-purpose trail located to the west of the Whitewater roundabout. The trail will be partially relocated to the west to maintain year-round recreational access.

This site is designated as B-64 on the resort facilities plan and was included in Phase 5. It was originally designated for Condominiums.

The site is served by Northlake Recreational Water and Sewer District and Tamarack Municipal Water System

The lots, setbacks, roadways, and rights-of-ways will be developed to the Tamarack Resort standards set forth in the Design Guidelines.

The construction of roads and utilities is expected during 2022.

### **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](http://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 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)

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

4. Neighbor comment received: none
5. Physical characteristics of the site: Rolling; Timbered
6. The surrounding land use and zoning includes:
  - North: Tamarack Resort PUD
  - South: Tamarack Resort PUD – Osprey Meadows Golf Course Driving Range
  - East: Tamarack Resort PUD – Osprey Meadows Golf Course Maintenance Building and Employee Housing Modulares
  - West: Tamarack Resort PUD – Undeveloped Portion of Block 19

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 pertinent to this location (attached)
  - Facilities Program Summary (original) – pages relating to B-64
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 and 3-Year Plan Update (2019)
- Vicinity Map
- Aerial Map
- Preliminary Site Plan with Topography
- Portion of *Design and Development Guidelines, Tamarack Resort*, March 9, 2006
- Approved PUD 98-01 Preliminary Plat Page 1
- Approved PUD 98-01 Preliminary Plat Page 2
- Approved PUD 98-01 Appendix B Components Drawings – Sheets 3 and 8
- Approved PUD 98-01 Facilities Program Summary – B-64 Information
- Resort Facilities Phasing Plan Map, Feb. 12, 2002
- PUD Flexibility - Amendments
- Wildfire Prevention and Protection Plan
- Pictures of Entrance Road from Village Drive – 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 within two years or this permit will be null and void.
4. The issuance of this permit and these conditions will not relieve the applicant from complying with applicable County, State, or Federal laws or regulations or be construed as permission to operate in violation of any statute or regulations. Violation of these laws,

regulations or rules may be grounds for revocation of the Conditional Use Permit or grounds for suspension of the Conditional Use Permit.

5. Must comply with all requirements previously approved as P.U.D 98-01 Tamarack Resort and any subsequent amendments.
6. Must have an approved storm water management plan and site grading plan approved by the Valley County Engineer prior to any work being done on-site.
7. Prior to final plat, the applicant's engineer shall certify that the roads have been built to approved standards or be financially guaranteed.
8. 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. 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."

#### **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 Ponderosa Ridge Chalet Lots for the Tamarack Resort PUD**

Dear Planning and Zoning Commission, Ms. Herrick,

This letter serves as a cover for the Preliminary Plat application for Ponderosa Ridge addition to the Tamarack Resort PUD. A concept of this phase of development was brought to the P&Z Commission's attention in late 2109 when Tamarack Resort provided a 3 year plan update reflecting Tamarack Resort Two, LLC (TRT) intentions for Tamarack Resort..

See attached applications and the cover letter from the 3 year Tamarack Resort PUD update.

TRT intends to develop 15 Chalet Lots on a 8.77 acre site that was originally designated in the CUP B-64 Condominiums /Luxury Condominiums in Phase 5 of the CUP. B-64 was somewhat of a density adjustment placeholder in the CUP, in that no units were programed for this building. The intention during the CUP process was to adjust the build out densities towards the end of the resort property with this building site in the Phase 5 time frame

The 15 Ponderosa Ridge Chalet Lots will be accessed off of Village Drive along what is currently an un-named paved access road and multi-purpose trail to the west of the Whitewater roundabout. The road will be named Ponderosa Ridge Road and will continue to provide access to the snowmaking / golf irrigation Well 6 and North Lake's potable Well 7, and other utilities. The unnamed road also serves as an all season recreational trail. Where the existing trail interfaces with the improved Ponderosa Ridge Road, a new relocated trail will be constructed to the west to maintain year around recreational access. In addition, access to the well sites will be improved because the road will be plowed for winter access.

The Chalet homesites are designed to be tucked within a grove of mature Ponderosa Pine, Douglas Fir and White Fir with mountain views for the northern lots and lake and driving range /

filtered golf course views for the more southerly facing lots. Per the Tamarack Resort Design Guidelines the lots must be a minimum of .125 acres; however, these lots will average .29 acres. They will be buffered with surrounding open space and integrated with the existing hiking and biking trail network.

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

TRT intends to complete the construction of the roads and utilities during the summer of 2022 and commence building homes after final plat.

# 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>C.U.P. 21-37</u>	<input checked="" type="checkbox"/> Check # <u>7760</u> or <input type="checkbox"/> Cash
APPROVED BY <u>CH</u>	FEE \$ <u>600 + 200</u>
	DEPOSIT <u>1000.00</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](http://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

Pondarcusa Ridge

APPLICANT Scott Turlington

Owner ☐

Option Holder ☐

Contract Holder ☐

PHONE

APPLICANT'S SIGNATURE -

DATE 10.25.21

APPLICANT'S MAILING ADDRESS

311 Village Dr PMB 5026, Tamarack ID 83615

OWNER Tamarack Resort Two

PHONE

OWNER'S MAILING ADDRESS 9171 South Dixie Highway, Pinecrest, FL 33156

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 8.77 acres

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

3. ANY RESTRICTIONS ON THIS PROPERTY?

Easements to None

Deed Restrictions None

Liens or encumbrances None

4. LEGAL DESCRIPTION

5. TAX PARCEL NUMBER

Quarter

Section

Township

Range

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 - Tamarack Resort Village Drive & Ski Maintenance Building

South - Osprey Meadows Golf Course Driving Rang

East - Osprey Meadows Golf Course Maintenance Building

West - Tamarack Resort - undeveloped portion of Block 19

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- 8a. TYPE OF TERRAIN: Mountainous ☐ Rolling ☒ Flat ☐ Timbered ☒
- 8b. DOES ANY PORTION OF THIS PARCEL HAVE SLOPES IN EXCESS OF 15%? Yes
- 8c. DESCRIBE ANY SIGNIFICANT NATURAL RESOURCES SUCH AS ROCK OUTCROPPING, MARSHES, WOODED AREAS: Heavily timbered
- 9a. WATER COURSE: None
- 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. No
- 9c. ARE THERE WETLANDS LOCATED ON ANY PORTION OF THE PROPERTY? No
- 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: 1 \_\_\_\_\_ Width 18' \_\_\_\_\_ Private or Public? private  
Are the existing road surfaces paved or graveled? paved
- 10b. NUMBER OF PROPOSED ROADS: 1 \_\_\_\_\_ 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:  
Water, power, sewer, cable, propane line
- 11b. PROPOSED UTILITIES: Water, power, sewer, cable, propane line
- Proposed utility easement width - 10' Location Outside edge of roadway \_\_\_\_\_
- 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? \_\_\_\_\_ Depth \_\_\_\_\_ Flow \_\_\_\_\_ Purity Verified? \_\_\_\_\_  
Nearest adjacent well \_\_\_\_\_ Depth \_\_\_\_\_ Flow \_\_\_\_\_
13. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? Adjacent to Osprey Meadows Golf Course  
Are you proposing any alterations, improvements, extensions or new construction? No  
If yes, explain: \_\_\_\_\_
14. DRAINAGE (Proposed method of on-site retention): BMP ponds to north and south sides of subdivision  
Any special drains? \_\_\_\_\_ (Please attach map)  
Soil type (Information can be obtained from the Soil Conservation District): Nissula 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 Minimum square footage \_\_\_\_\_ 1200 sq ft  
Completion of construction required within 2 Days ☐ Months ☐ Years ☒  
Resubdivision permitted? No  
Other \_\_\_\_\_

17. LAND PROGRAM:

Acreage in subdivision 8.77 Number of lots in subdivision 15  
Typical width and depth of lots 70' x 150'  
Typical lot area. .29 acres Minimum lot area .125 acres Maximum lot area .45 acres  
Lineal footage of streets 1050 Average street length/lot 70'  
Percentage of area in streets 14.5 %  
Percentage of area of development to be public (including easements) 0 %  
Maximum street gradient 6 %  
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 Fubly  
Tennant Creek

By: Scott Fubly

By: \_\_\_\_\_  
Valley County Weed Control

Date: 10.25.21

Date: \_\_\_\_\_

October 7, 2019

Christopher Kirk  
Planning Consultant for  
Tamarack Resort Holdings  
8211 West Broward Blvd., Suite 230  
Plantation, FL 33324

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: Three Year Planning Horizon Summary - Tamarack Resort PUD 98-1 and Conditional Use Permits 02-04 and 02-05 Update**

Dear Planning and Zoning Commission, Ms. Herrick,

This letter constitutes a written update for the permits referenced above and a Three Year Planning Horizon Summary provided to you by the new owners and developers, Tamarack Resort Holdings, LLC (TRH). Included is a description and exhibits of the planned improvements at Tamarack for the next three years that are consistent with the approved PUD 98-1 and Conditional Use Permits 02-04 and 02-05. In addition, we have supplemented the description with a PUD/CUP Three Year Update Summary and of Progress to Date

Also attached are appendixes that indicate the history of the project, starting with the 2002 PUD approval.

This update has been created in conjunction with Angel Mendez, Vice President for TRH, along with Jon Reveal, President of TRH.

This report refers to the "Land Development Phasing Plan" included as Exhibit 1 as well as the Tamarack Resort PUD 98-1 and Conditional Use Permits 02-04 and 02-05 December 6, 2018 in the Appendixes.

Sincerely,

Christopher Kirk

cc: Kyle Mowitz, Managing Director, Imperium Blue LLC  
Angel Mendez, Chief Operating Officer, Imperium Blue LLC  
Jon Reveal, President, Tamarack Resort Holdings  
Louise Francesconi, President, Tamarack Municipal Association, Inc.  
Brad Larsen, General Manager, Tamarack Resort  
Levi Johnson, Community Manager, Tamarack Municipal Association, Inc.

**Exhibit 1 - Land Development Phasing Plan**

**Exhibit 2 - Tamarack Village Phasing Plan Map**

**Exhibit 3 - Aspen Ridge, Ponderosa Ridge, and Design Plaza Site Plans**

**Exhibit 4 - Crest Court Site Plans**

**Appendix 1 2002 CUP 02-04 and 02-05**

**Appendix 2 2011 Extension request**

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**Exhibit 3 - Tamarack Village Phasing Plan Map**

**Exhibit 4 – Aspen Ridge, Ponderosa Ridge, and Design Plaza Site Plans**

**Exhibit 5 – Crest Court Site Plans**

**Appendix 1 - 2002 CUP 02-04 and 02-05**

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**Appendix 4 - 2016 Extension request**

**Appendix 5 - 12-8-16 P&Z Minutes**

**Appendix 6 - 2018 Annual Report**



## **Section 1**

### **Tamarack Resort: Construction Update and Three Year Planning Summary - 2020 through 2022**

The following is an update of what is currently being constructed at Tamarack and a descriptive summary of the what Tamarack intends to construct over the next three years. To assist the Planning and Zoning Commission in tracking how Tamarack is following the original approved and amended plan we have included **Exhibit 1 - Land Development Phasing Plan Map** and a condensed **Section 2 - PUD/CUP Three Year Update and Summary of Progress to Date** at the end of this section. It is intended as a broader outline of how the progress to date and the three year plan follows the original PUD.

#### **1. Village and Village Plaza**

The construction of the six Village Plaza building ceased in early 2008. Over the intervening years successful efforts were undertaken by a variety of parties to protect the buildings from damage and deterioration. Now, with TRH taking control and investing into the resort, the completion of the construction of the previously dormant Village Plaza is well under way.

When construction ceased, the buildings that were the furthest along were the Buildings 3.1 - Monte Verde , 4.0 - Roseberry and 7.0 – San Miguel. while the remainder of the six buildings; 6.0 – Calvi 1, 6.1 - Calvi 2 and 7.1 - Megeve were essentially shells.

See **Exhibit 2** for a map that indicates the names and the locations of the buildings within Village Plaza.

Prior to commencing any construction improvements, the TRH spent considerable time and effort on analyzing the best phasing framework as well as the future planning goals and objectives for the resort. They analyzed the current market conditions and product demands, reviewed construction codes that may have changed, analyzed current real estate and ski industry trends, considered with fresh eyes how the Village interfaced with the snowfront and resort operations and carefully budgeted the improvements before starting the process of construction. This has resulted in the modernizing and the updating of the layout, furnishings and finishes of the residential condominium units and improving and updating the building exterior color pallet and material selections. Additionally, the entry sequence into the Village has been revisited and reconfigured, the commercial spaces have been re-programing to meet current market demands, landscaping has been introduced into the center of the village to make it a more welcoming place and resort amenities have been added, most visibly captured by the addition of a 45 foot climbing wall at the village entrance to greet visitors and a skier access bridge allowing immediate access to the snowfront from the Village plaza.

Currently the exteriors of Buildings 3.1, 4.0 and 7.0, as well as the Octagon exterior on building 6.0 and the south wall of building 7.1 are in the process of being completed as of this writing.

The goal is to have the thirty one (31) residential units in Building 4.0 and the two (2) units in Building 3.1 available for sale in December of this year, with the twenty three (23) residential units in Building 7.0 following March of 2020.

On the commercial side, in Building 7.0 a coffee shop and market will be open to start the 2019 ski season with a restaurant open in March of 2020 and wine bar by ski season of 2020. Building 3.1 will be the home for ticket sales, ski school and sports activities for the first year. During the summer of 2020 the plaza level of Building 4.0 will be completed by December of 2020 with the addition of a series of dining spaces creating a high food court to help service peak skier days.

Phase 2 of the village will actually commence while Phase 1 is being completed, with available trades moving over from Phase 1. The goal is to have the activities within the current sports dome move into completed spaces in building 7.1. This will to accommodate the apparel and sports shop, ski rentals, ski school, ski ticketing, bike repairs.

The timeframe for Village completion is summarized in Table 1

## **2. Lake Wing**

Additional studies are being undertaken on the best development program for the Lake Wing. However, those improvements are not anticipated to be completed within the next three years. Notwithstanding, within the three year time frame Tamarack intends to improve the site's aesthetics by filling, landscaping and restoring the area around the existing exposed slab and garage area. Tamarack also intends to put the site to beneficial use by opening up the upper parking garage for regular use, installing a railing around the perimeter of the upper deck slab so people can safely use the site, developing a pleasing pathway and stair access to the slab deck from the Lodge at Osprey Meadows and to turn the exiting slab into a useable plaza which can be used for outdoor function, meeting and activities. The views from the deck are spectacular.

### **Anticipated Completion of the Above Improvements – November 2022**

## **3. Snow Front**

The Sprung Structure domes and modular units currently known as the Seven Devils Pub, Canoe Grill, Ski Shop, Ski Patrol building and the Operations Mod will remain through the 2019 – 2020 ski season allowing for completion of the necessary spaces in the Village and elsewhere to accommodate these activities. During the summer of 2020 the necessary restaurants, bar and commercial space will be completed within the Village which will allow for the majority of these buildings to be removed. Two domes will not be removed. One is the Wildhorse Children's Dome, as this dome is in good shape, is out of the way and, is serviceable for some years to come. The other is the Operations Dome. This dome is used by our ski patrol and ski operations and will remain until a new Administration, Ski Patrol, and first Aid Building is constructed in the future.

After the removal of the domes and other improvements the snowfront will be completely regraded to allow ski-in / ski-out access to the Village.

### **Completion Date: December 2020 through 2022**

## **4. "The Village" - Remainder of Block 19.**

Tamarack is revising overall concept for the future development of Block 19. While the planning of the Village buildout is still a work in progress it is anticipated that the development intensity and density will be scaled back to some degree from the original plans. As TRH moves forward they will be keeping Planning and Zoning apprised of any updates.

The following buildings and sites are intended to be developed over the next 3 years within Block 19:

**A. Administration, Ski Patrol, and First Aid**

The 12,000 sq. ft. building will be constructed at the site of the Building Designation B-17, which was originally designated as the Condominium Residence Club. The intent of this building is to accommodate the current administrative and resort operations support uses in the Operations Modular, the Operations Dome, and the First Aid Building that are currently located at the northeast side of the dome snowfront. The location will allow administration to be conveniently located next to existing parking and will allow convenient ski access to the base lift for the ski patrol and first aid activities.

**Completion Date: Anticipated December 2022**

**B. Aspen Ridge Lots**

TRH intends to develop 18 Estate Lots on this site that was originally designated in the CUP as WT-1 Water Treatment in the Pre-development Phase, B-61 a Rope Challenge Course in Phase 2 and B-62 Horse Corrals and in Phase 3. The WT-1 water treatment facilities are no longer needed as they were developed further west from this site within the golf course boundaries. The rope challenge course use is no longer needed as Tamarack developed a mountain zip line accessible from the lift network in 2005 and the current thinking is that horse corrals and horses in general are not compatible with the current hiking, and mountain biking activities at the resort.

The intended 18 Aspen Estate Lots will be accessed off of Village Drive through the trees to the east of the golf maintenance building. This allows the meadow to the south to remain open, creating a positive first impression as one enters the resort. The lots would be a minimum of .35 acres, would be buffered with open space and integrated with the existing hiking and biking trail network.

**General Concept** - TRH will provide paved street and utilities per Resort standards to the boundary of the parcel. TRH will be responsible for the improvements and sale of the individual lots or homes. All construction will be in accordance with the Resort Design Guidelines and Covenants.

**Facilities** - 18 lots programmed for construction in years 2021/2022 of Phase 3

**Anticipated Completion** – November 2022

**C. B - 64 Ponderosa Ridge**

The intent is to develop 11 Estate Lots that would be accessed off of an existing unplatted road off of Village Drive.

The site is designated as B-64 on the resort facilities plan and was included in Phase 5. The CUP is silent to the development intensity of B-64, it was originally designated as Condominiums / Luxury Condominiums (tbd). Internally, Tamarack programmed the site to be built as 70 Luxury Ponderosa Ridge Residences.

**General Concept** - TRH will provide paved street and utilities per Resort standards to the boundary of the parcel. TRH will be responsible for the improvements and sale of the individual lots or homes. All construction will be in accordance with the Resort Design Guidelines and Covenants.

**Facilities** - 11 lots programmed for development

**Anticipated Completion** – November 2022

#### **D. TH – 10 Design Plaza - 22 Townhome / Duplex**

TRH intends to develop Design Plaza after the construction in the Village is completed into 22 Townhome / Duplex Units

- TRH will provide paved street and utilities per Resort standards to the boundary of parcel TH-10. The developer/home builder (may be TRH) will be responsible for the improvements and sale of the individual lots or homes. All construction will be in accordance with the Resort Design Guidelines and Covenants.
- Units are sold as furnished or unfurnished condominiums or townhomes, whole ownership
- Level of finishes may be more value oriented than the other condominiums in the Resort
- Units may be included in the Resort rental pool

**Facilities** - 22 townhomes consisting of 2- and 3-story living units as follows:

12 3-bedroom units of 2,100 sf, plus 2 car garage

10 4-bedroom units of 2,500 sf, plus 2 car garage

**Anticipated Completion** – November 2022

See **Exhibit 3** for intended lot layout plans.

## **5. Additional Phase 2 – Whitewater**

### **A. Crest Court**

This was designated as V-5 as Phase 3 on the CUP and consisted of 18 Villa Lots of less than a ¼ acre each.

TRH intends to develop instead 6 Estate Lots that would be greater than .35 acre each

**Anticipated Completion – November 2022**

See **Exhibit 4** for intended lot layout plans

## **6. Employee Housing - 2020/2022**

Tamarack is committed to supply adequate housing for its employees and its workforce. Currently four (4) of the Design Plaza modular have been converted to workforce housing for the construction workers at the village. What used to be construction offices now provide 32 individual units, with each unit providing 8 bedrooms, a full kitchen, a common living room, a washer and a dryer, and 3 full sized bathrooms. At a cost in excess of \$400,000.00. The buildings will be used for workforce housing until the Village is completed, at which time the units will once again be repurposed.

Tamarack has also entered into rental agreements for 5 – 3 bedroom Townhomes, 3 in the Meadows, 1 at Tamarack and 1 on Dawn Drive for a total of 13 operational employees.

### **Summary of Existing Current Employees / Workforce Provisions – 42 Employees**

Excluding the workforce housing units there are a total of 413 dwelling units that have been entitled at Tamarack to date. These units include condominiums, chalet, cottages, townhomes and single family lots. The PUD calls for Tamarack to provide 10% of its dwelling units as employee housing. At the present time there are 413 dwelling units that have been developed at Tamarack so there should be 41 units in place.

At the end of the 3 year horizon with the completion of the 129 units in the Village, the planned addition of the 18 Aspen Ridge Estate Lots, 11 Ponderosa Ridge Estate Lots, 22 Design Plaza Townhomes, 12 Buttercup Custom Chalet Lots, and the 6 Crest Court Lots, there will be a total of 611 dwelling units provided. This will require a total of 61 Employee housing units.

Tamarack intends to develop the CUP Building designation sites B- 58, B-59, and B-60 along West Mountain Road into a mix of employee housing types ranging from apartments to dormitory style housing but will not be able to complete these improvements within this three year time frame.

Instead to meet the immediate demands for employee housing, Tamarack is in preliminary conversations with the Mountain View RV Park on Roseberry Road in Donnelly to occupy 4 cabins and the remodel one existing building to provide for a total of 15 bedrooms in 5 cabins that are nearing completion on the site. These buildings should be complete and available for use by early 2020.

In addition, Tamarack is in preliminary conversations with Mountain View RV Park to occupy an additional 10 units during the spring of 2020 that will provide approximately an additional 25 beds, with a possible commitment to commit to occupying future cabins as they are developed in the future.



## **6. Golf Course.**

TRH is pursuing various options to acquire the 15 holes of the golf course that West Mountain Golf lost to RSPT in foreclosure and that RSPT sold to Idaho Pacific Investments in early 2018. TRH will know more during this year and will keep the Planning Department advised when appropriate. TRH joins TMA in opposing any conversion from open space to space for dwelling units on the property currently surveyed as the golf course. We have every intention to keep the golf course/open space as approved in the PUD.

## **7. Ski Facilities**

The Wildwood Lift was re-installed in early September of this year and will be fully operational for the 2019 – 2020 ski season. Between now and 2022, TRH will finish the Mid-Mountain Lodge, upgrade the Showtime and Serenity ski runs and extend the snowmaking coverage. Brush clearing and snag falling on and along the existing runs will continue during the summer months.

The Discovery lift will be extended onto the snow front to allow for easier access. A beginner lift will be installed near the bottom of the Discovery lift to the junction of the Showtime and Encore ski runs.

With approval from the USFS and a Special Use Permit, back country cat skiing will be provided on the west side of West Mountain.

Preliminary trail work will begin for the trails served by a future lift in the area of below the Overlook Rock down to the lower traverse of Waltz.

TRH also intends to expand the half-pipe located above the Village and construct a tubing park close to the Village by 2022.

## **8. The Heritage Parcel.**

The Heritage Parcel, which is the southerly portion of the site and consists of development Phases 3, 4 and 5, was transferred to the State Department of Environmental Quality. TRH has kept an option to re-acquire the land and intends to do so at some future date.

When that option is exercised, TRH will provide the Planning and Zoning Commission and Staff with updated development timelines dictated by market conditions

## **9. Marina at Poison Creek**

Although not even mentioned in the original PUD or CUP, we feel it's important for the Planning And zoning Commission to be aware of what the current plans for Tamarack's future development of a Marina and associated facilities at the Poison Creek Boat Ramp and Camp on Lake Cascade. In August of this year Tamarack responded to an RFP to develop marina facilities on Lake Cascade by the Idaho Department of Parks and Recreation. As a result, Tamarack was awarded the ability to negotiate a lease of the facilities.

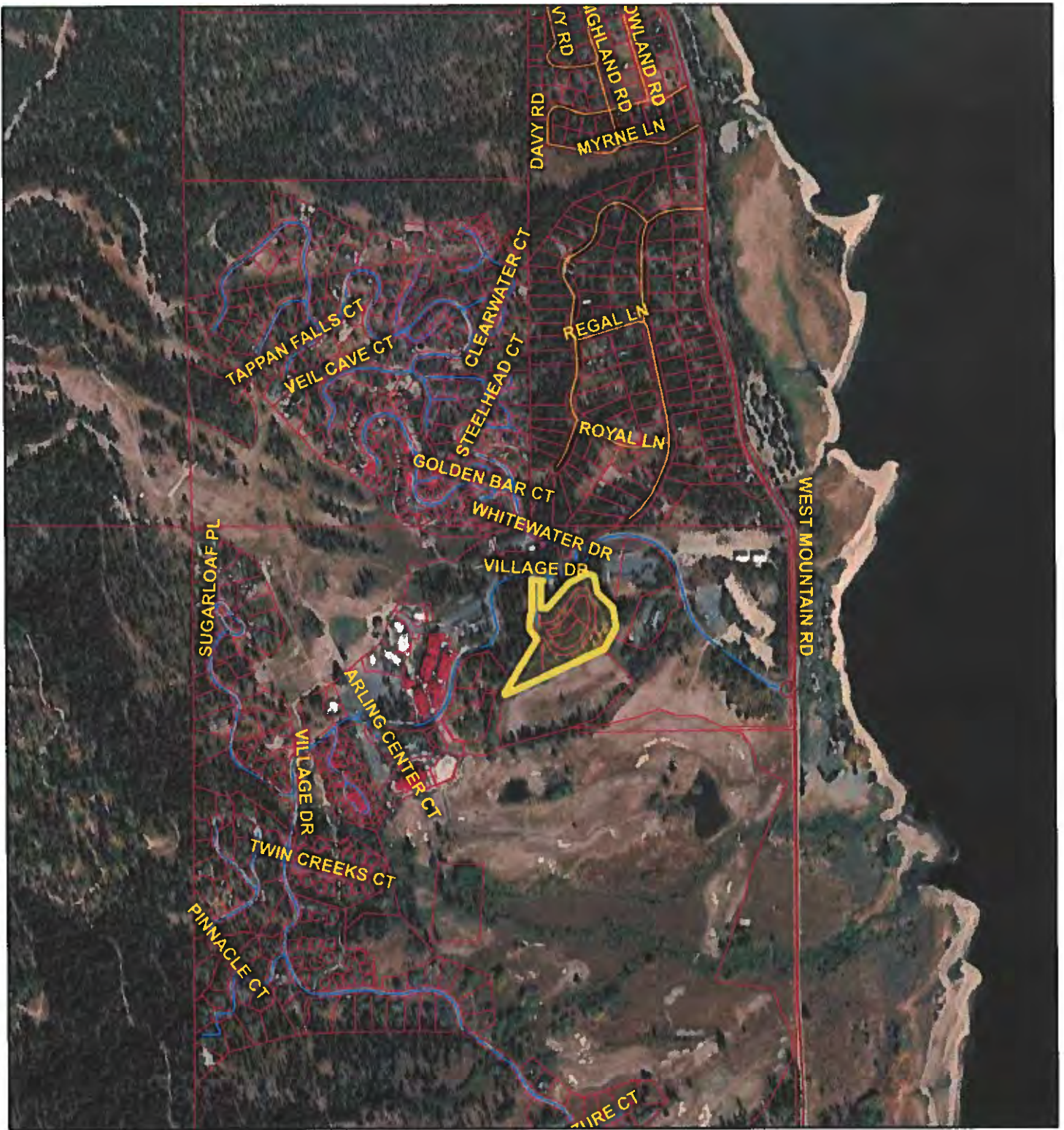
The amenities and facilities proposed by Tamarack at Poison Creek meet the following minimum services required as outlined by IDPR in the RFP.

Those include:

- Long-term and short-term slip rentals for boaters
- Structure(s) (temporary and/or permanent) suitable for the business needs of Tamarack's proposed operations
- Retail merchandise, gear and accessories, including IDPR and IDFG license
- On-site fuel sales to serve boaters and other recreationalists
- Marine pump out facilities for boaters
- Adequate parking to accommodate anticipated and additional park uses

When the lease is approved by Parks and Recreation and as the plans for the facilities are refined, Tamarack will keep the P&Z Commission updated and apprised of the final development intentions.

# C.U.P. 21-37 Vicinity



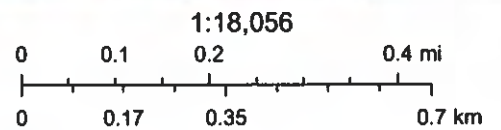
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Parcel Boundaries URBAN/RURAL

All Road Labels PRIVATE

Roads

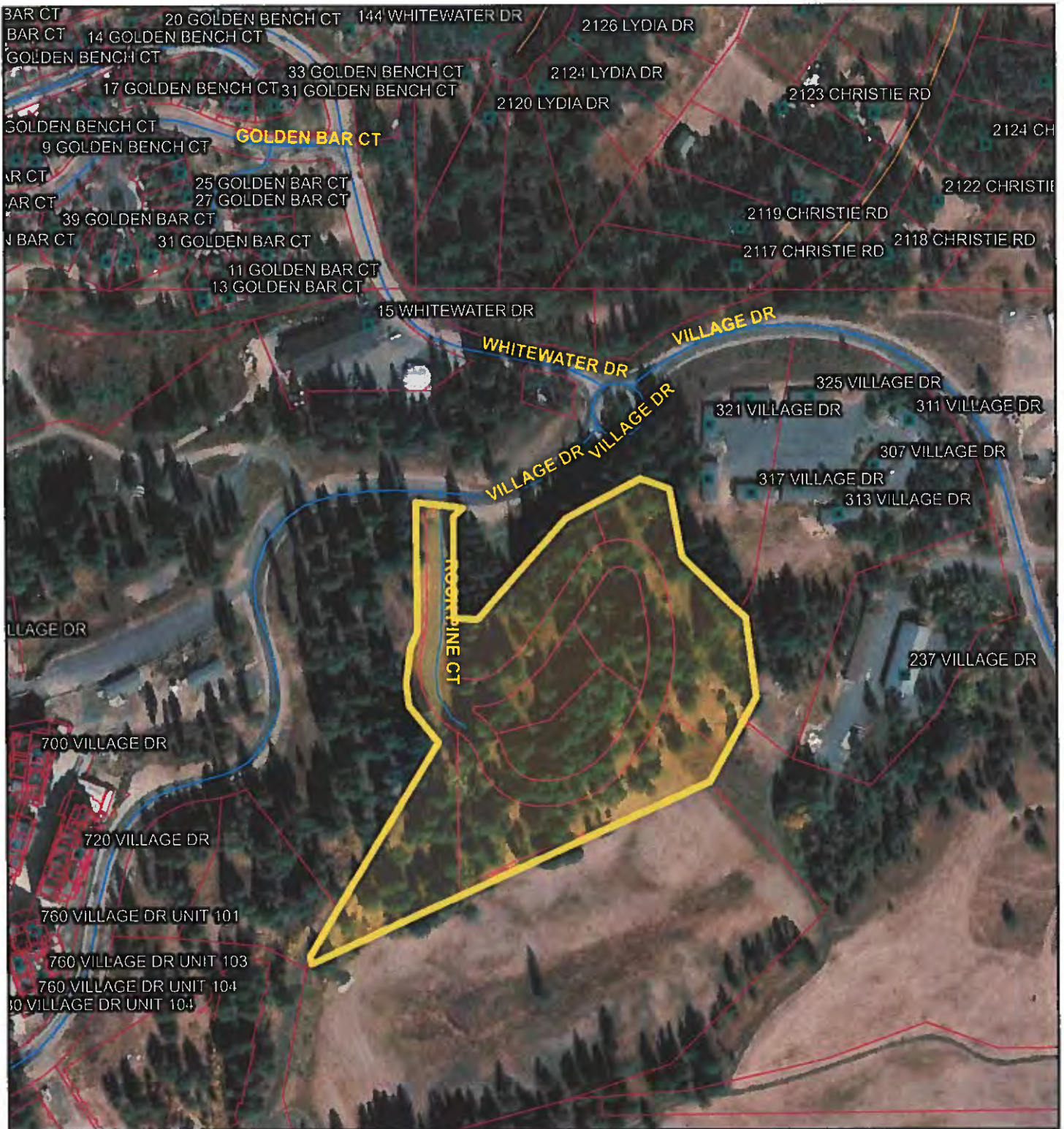
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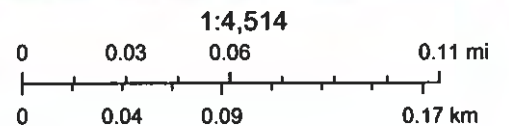


# C.U.P. 21-37 Approximate Boundary



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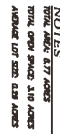
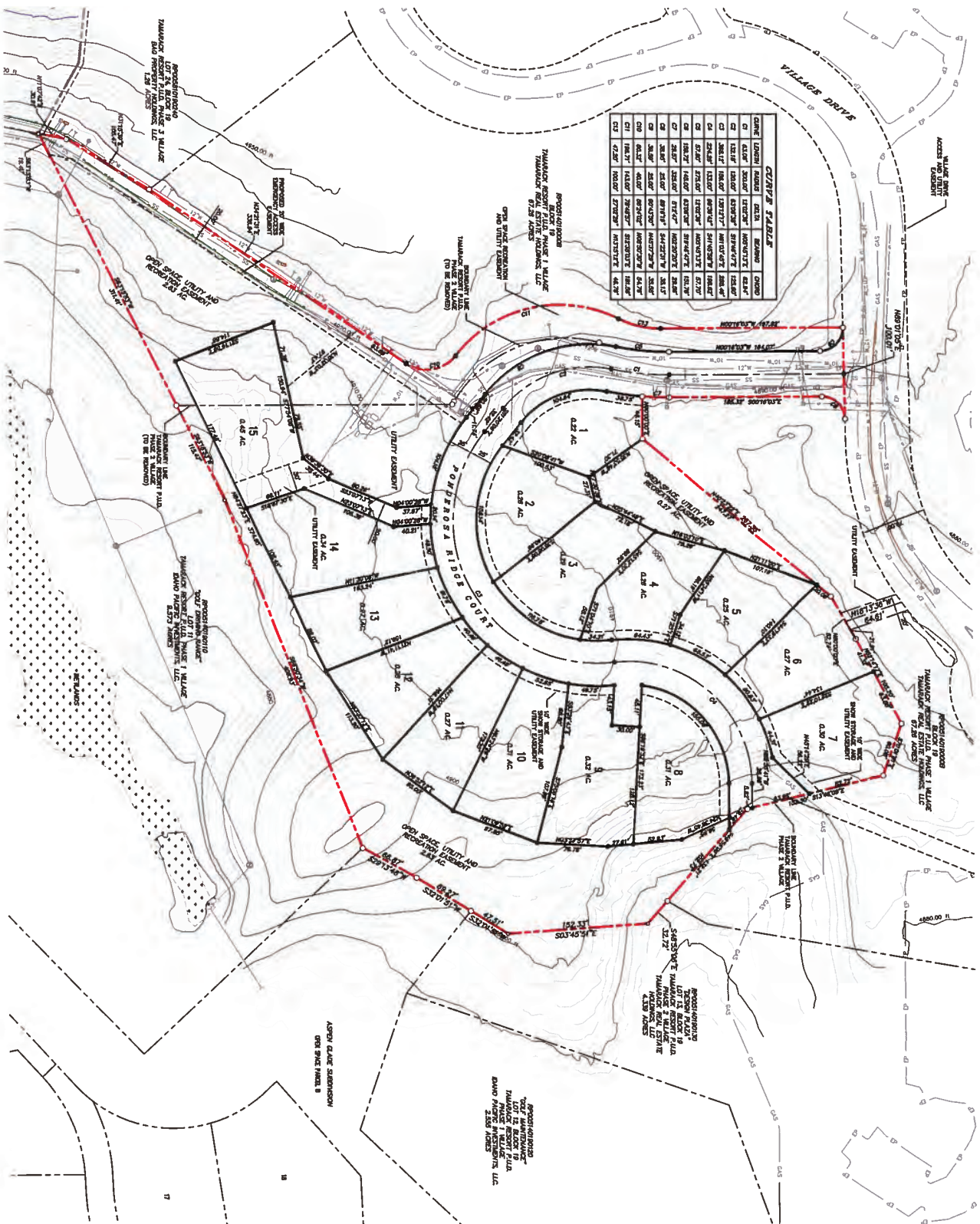
- Parcel Boundaries
- Roads
- Addresses
- URBAN/RURAL
- PRIVATE
- All Road Labels



Maxar



A horizontal scale bar with markings at 0, 25, 50, 75, and 100 feet. The scale is labeled "HORIZONTAL SCALE IN FEET" below it.

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A REPLAT OF A PORTION OF BLOCK 19  
TAMARACK RESORT P.U.D. PHASE 1 VILLAGE  
& TAMARACK RESORT P.U.D. PHASE 2 VILLAGE  
IN THE N<sup>1</sup>/<sub>2</sub> OF SECTION 6  
T.16N., R.3E., B.M.  
VALLEY COUNTY, IDAHO,  
2021



**dunn**  
LAND SURVEYS, INC.

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

DATE	DESCRIPTION	NO.
		SHEET DATA
	P.A.: STD	
	DRAWN BY: LTD	
	CHECKED BY: LTD	
	DATE: 10/18/2027	
	FILE NO:	
	SHEET:	1 of 1

# **Design and Development Guidelines**

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*Tamarack Resort*



March 9, 2006

**Buildings:**

Building Height: 32' from natural grade to a point midway between ridge and eave line.

Building Area: The maximum habitable square footage shall not exceed 2,800 square feet as measured from the outside walls.

Garages are not counted as habitable square footage. Basements that meet habitable requirements with regard to height and egress, even though represented as unfinished space shall be counted as habitable.

**Special Conditions:**

- 1) Each Chalet shall have at least a one car garage and not more than a two car garage.
- 2) Common and Exclusive Open Spaces may include Open Space areas as shown on the Land Use Map and other open space areas.
- 3) Common and Exclusive Open Spaces may contain all improvements and uses permitted in the Open Space pursuant to the Declaration and any Supplemental Declaration, provided, however, that no maintenance facility or building, and no paved street, drive or parking area shall be credited toward the CUP's open space requirement.
- 4) Landscape Plans for Common and Exclusive Open Spaces shall be approved by the DRC.
- 5) To the extent possible, preservation of existing natural vegetation within the project area shall be strongly encouraged.

## 2.2(a)(1)(ii) Custom Chalet Lots

**Lot Characteristics:****Dimensions:**

Minimum Lot Size 0.125 Acres

**Setbacks\*:**

Front: zero to Building Envelope

Side: zero to Building Envelope

Rear: zero to Building Envelope

\*The setbacks vary with regard to location within the Custom Chalet Lot area to ensure that vegetation, views, drainages, and massing issues are respected.

**Buildings:**

Building Height: 32' from natural finished grade to a point midway between ridge and eave line.

**Building Area:**

The maximum habitable square footage shall not exceed 2,800 square feet and the minimum habitable square footage shall not be less than 1,800 square feet as measured from the outside walls.

Garages are not counted as habitable square footage. Basements that meet habitable requirements with regard to height and egress, even though represented as unfinished space shall be counted as habitable.

**Special Conditions:**

- 1) Each Chalet shall have at least a one car garage and not more than a two car garage.
- 2) Common and Exclusive Open Spaces may include Open Space areas as shown on the Land Use Map and other open space areas.
- 3) Common and Exclusive Open Spaces may contain all improvements and uses permitted in the Open Space pursuant to the Declaration and any Supplemental Declaration, provided, however, that no maintenance facility or building, and no paved street, drive or parking area shall be credited toward the CUP's open space requirement.
- 4) Landscape Plans and Grading Plans for Common and Exclusive Open Spaces shall be designed and developed by Tamarack
- 5) Final Landscaping and grading outside the building envelope will be the responsibility of and implemented by Tamarack LLC in order to maintain design and drainage continuity between the site and the building improvements .
- 6) To the extent possible, preservation of existing natural vegetation within the project area shall be strongly encouraged.

**2.2(a)(1)( iii) Villa Lots****Lot Characteristics:****Dimensions:**

Minimum Lot Size: 0.20 Acres

**Setbacks\*:**

Front:	zero to Building Envelope
Side:	zero to Building Envelope
Rear:	zero to Building Envelope

\*The setbacks of Building Envelope in relation to Lot line boundary varies to ensure that vegetation, views, drainages, and massing issues are respected.

**Buildings:**

Building Height:	32' from natural finished grade to a point midway between ridge and eave line.
Building Area:	The maximum habitable square footage shall not exceed 4,000 square feet and the minimum habitable square footage shall not be less than 2,400 square feet as measured from the outside walls.

Garages are not counted as habitable square footage. Basements that meet habitable requirements with regard to height and egress, even though represented as unfinished space shall be counted as habitable.

**Special Conditions:**

- 1) Each Villa shall have at least a one car garage and not more than a two car garage.
- 2) Common and Exclusive Open Spaces may include Open Space areas as shown on the Land Use Map and other open space areas.





**TOOTHMAN-OSTON ENGINEERING COMPANY**

#### CONSULTING ENGINEERS, SURVEYORS AND PLANNERS

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SOME, EDWARD  
OCEAN ST. ALBANY, EDWARD

[illegible]

## LEGEND

- [illegible]





1. WESTBROOK RESERVES THE RIGHT TO CONSTRUCT UNDERGROUND ACCESS AND PASSAGE FACILITIES IN EXISTENTS UNDERLYING ANY OF THE VILLAGE(PALT-152) LOTS.
2. WESTBROCK RESERVES THE RIGHT TO CONSTRUCT OWNERS ACCESS AND UTILITY FACILITIES AT ANY LOCATION WITH IN THE VILLAGE (PALT-152) AREA.

## LEGEND

[illegible]

**TOOTHMAN-ORTON ENGINEERING COMPANY**  
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<b>PROBATION</b>			<b>S-PER PAGE</b>
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# WESTROCK RESORT PRELIMINARY PLAT





**TOOTHMAN-ORTON ENGINEERING COMPANY**

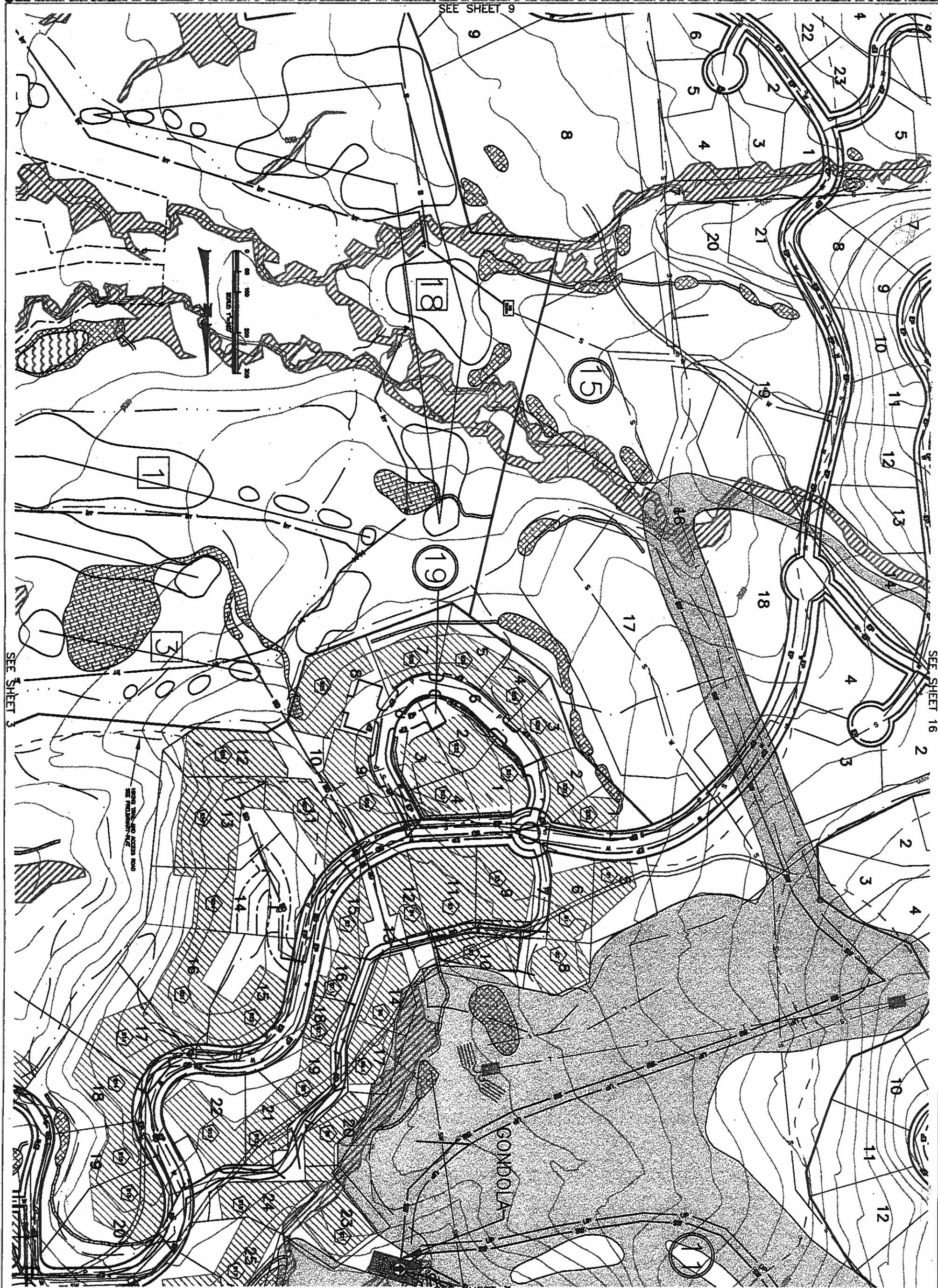
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COEUR D'ALENE, IDAHO

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		<b>APPROVED</b>





**WESTROCK CUP COMPONENTS  
DRAINAGE, ROAD, UTILITIES  
AND RELATED FACILITIES**

**TOOTHMAN-ORTON ENGINEERING COMPANY**  
CONSULTING ENGINEERS, SURVEYORS AND PLANNERS

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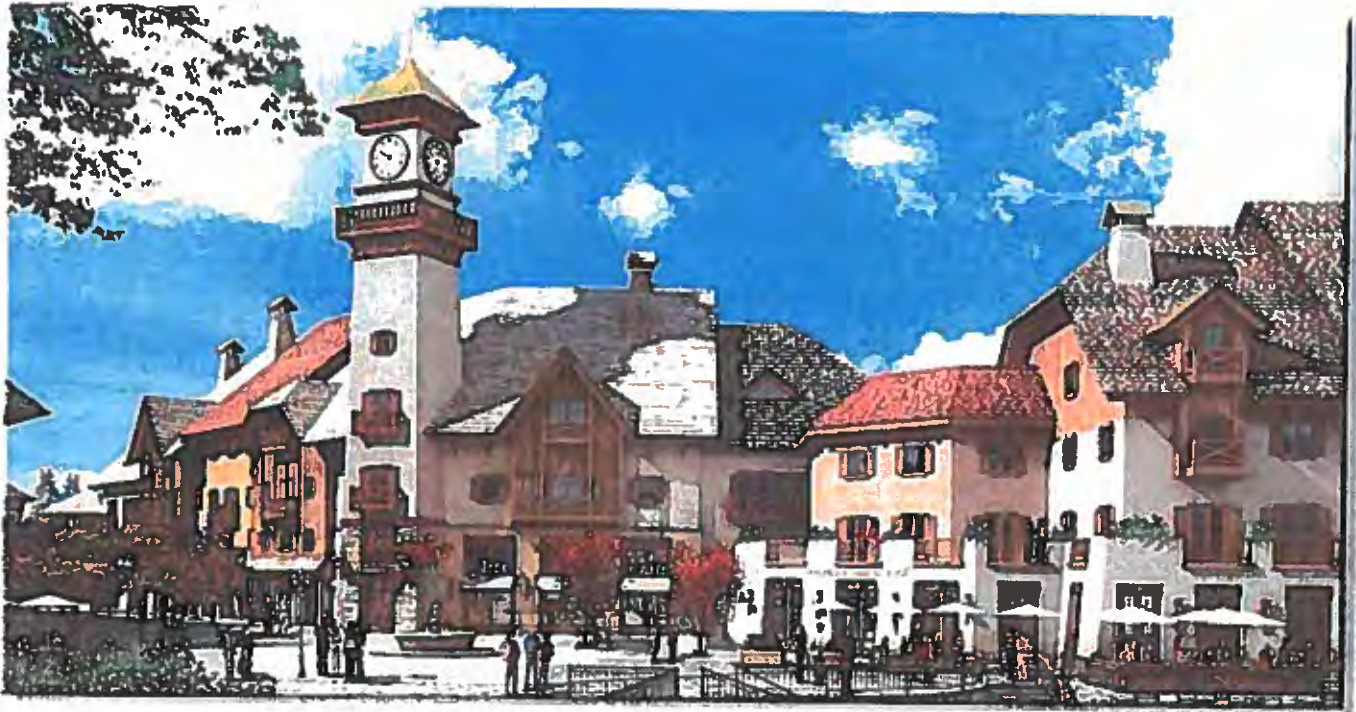
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ROME, IDHO  
COEUR d'ALEX, IDHO

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		<b>INDEXED</b>
		<b>SERIALIZED</b>
		<b>FILED</b>
		<b>APPROVED</b>
		<b>SPECIAL AGENT IN CHARGE</b>

# **WestRock Resort**

Valley County, Idaho

## **Facilities Program Summary**



**Presented by:**  
**WestRock Associates, L.L.C.**



**March, 2002**



**WestRock  
Lake Cascade  
Facilities Program**

**Facilities Program Summary -Phases P through 5 (Continued)**

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**5. PARKING SUMMARY**

**Last 3 pages**

**Phase 5**

**B-64 Condominiums / Luxury Condominiums**

**B-64  
CONDOMINIUMS / LUXURY CONDOMINIUMS**

**GENERAL CONCEPT**

- For purposes of this Program, there are no units programmed for this building. It is intended to use this Building to accommodate future adjustments in densities within other buildings as the Resort develops

**FACILITIES**

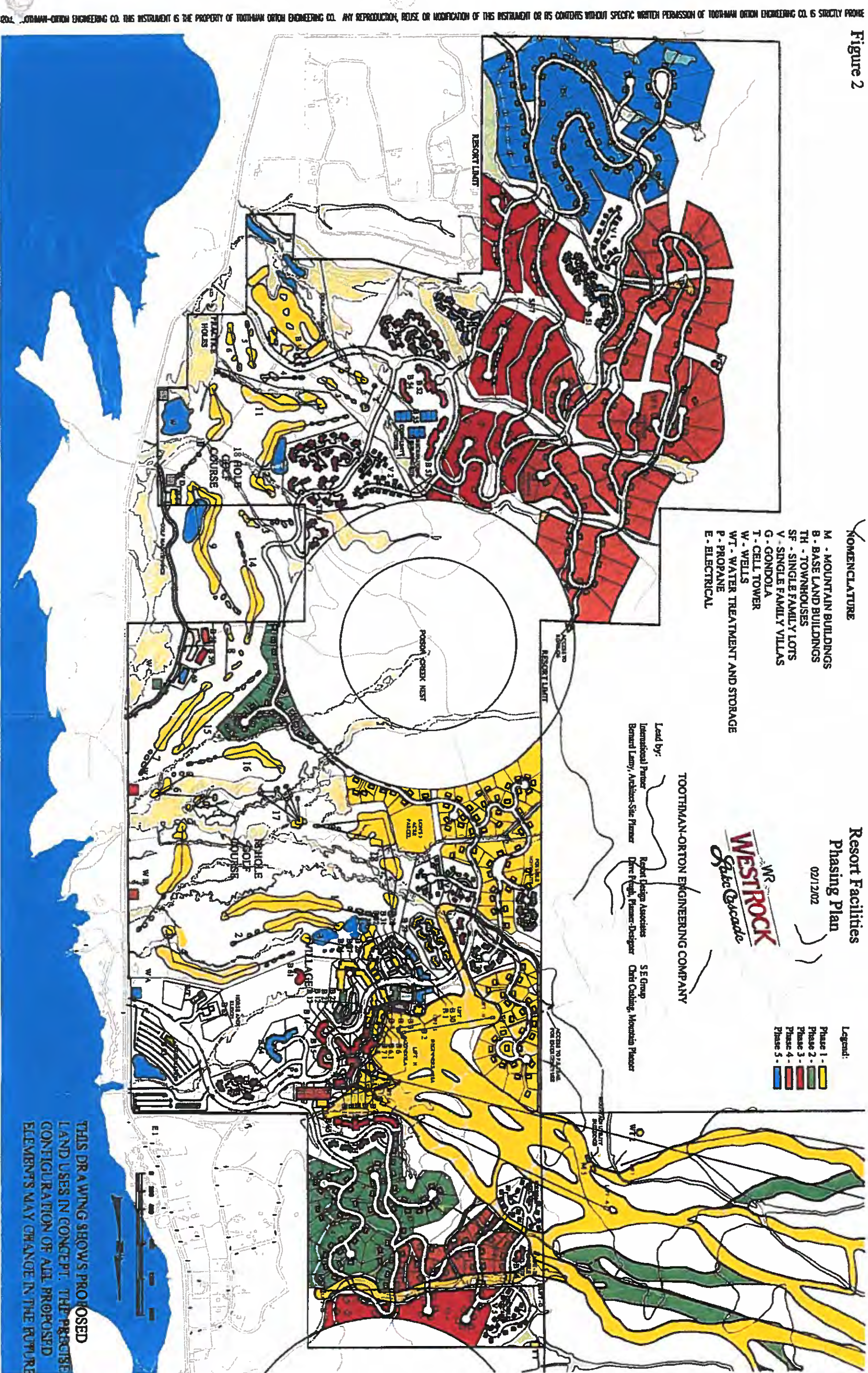
- To be determined

**BUILDING AREA**

**Total Gross Area      To be determined**



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.





## 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. 21-37 Tamarack Resort P.U.D. - Ponderosa Ridge Chalet Lots- 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 are acceptable
- All fire apparatus access roads shall comply with **Section D103.4 IFC 2018**, **Table 103.4** requires a 96 foot diameter cul-de-sac
- 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
- An engineered drawing of the water system with hydrant placement shall be submitted for review prior to construction. Water system shall be a looped system
- The DRFPD requires a minimum Fire flow of 1125 GPM with a duration of not less than two hours
- All fire hydrants shall be tested and approved by DFRPD prior to building permits being issued.

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 # PUD 98-1 Tamarack Resort  
Conditional Use # CUP 21-37 Ponderosa Ridge  
Preliminary / Final / Short Plat Chalet Lots

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

Reviewed By: [Signature]

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](mailto:cherrick@co.valley.id.us)

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

Subject: Ponderosa Ridge Chalet Lots (Tamarack Resort), CUP 21-37

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.

Response to Request for Comment  
November 19, 2021  
Page 5

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#: 2021AEK256

**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...."

**S**ervice **T**ransparent **A**ccountable **R**esponsive