

## Valley County Planning and Zoning

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



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

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<b>STAFF REPORT:</b>	P.U.D. 98-1 Tamarack Resort C.U.P. 21-03 Phase 3.1 - Aspen Glade Subdivision Final Plat ( <i>fka</i> Aspen Ridge Subdivision)
<b>MEETING DATE:</b>	December 9, 2021
<b>TO:</b>	Planning and Zoning Commission
<b>STAFF:</b>	Cynda Herrick, AICP, CFM Planning and Zoning Director
<b>APPLICANT / OWNER:</b>	Tamarack Resort Two LLC 311 Village Drive PMB 5026 Tamarack, ID 83615
<b>REPRESENTATIVE:</b>	Christopher Kirk 9171 South Dixie Highway Pinecrest, FL 33156
<b>ENGINEER:</b>	Justin Leraris SPF Engineering 300 East Mallard DR, Suite 350 Boise, ID 83700
<b>SURVEYOR:</b>	Dunn Land Surveys 25 Coyote Trail Cascade, ID 83611
<b>LOCATION:</b>	Part of Tamarack Resort Planned Unit Development Phase 1 Village Block 19 located in the NE ¼ Section 5, T.15N, R.3E, Boise Meridian, Valley County, Idaho.
<b>SIZE:</b>	16.6 acres
<b>REQUEST:</b>	Amend Tamarack Resort P.U.D. Phase 1 Village Block 19
<b>EXISTING LAND USE:</b>	PUD 98-01 Tamarack Resort

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

The approval for a conditional use permit and preliminary plat was effective April 27, 2021. The preliminary plat approval was for an 18-lot single-family "Estate" lots, a new private road, a shared driveway, and open space lots. The plat contains approximately 16.6 acres.

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

The property is not within a designated floodplain nor are there designated wetlands.

Access will be from Aspen Glade Court, a new private road, onto Village Drive (private).

**Standards are allowed to be relaxed as part of the planned unit development:**

- o 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.
- o The PUD allows lots to have no frontage on a platted road (Valley County Code 9-5C-2C).

**FINDINGS:**

1. The final plat was submitted on November 8, 2021.
2. Legal notice was posted in the *Star News* on November 18, 2021, and November 24, 2021. The proposed final plat was posted on the Valley County website "Public Hearing Information" on November 9, 2021. **This is not a public hearing.**
3. Agency comment received:  
  
Jess Ellis, Donnelly Fire Department Fire Marshal, stated that Donnelly Rural Fire Protection District requirements for final plat have all been met. (Nov. 14, 2021)  
  
Laurie Frederick, Valley County Cadastral Specialist, noted discrepancies in the ownership which should be resolved prior to recording the final plat. (Nov. 29, 2021)
4. Neighbor comment received: None
5. On May 24, 2021, CV42-21-00166 Petition for Judicial Review was filed and the record was prepared. On October 14, 2021, an extension of stay and suspension of briefing scheduled was signed by Judge.

**STAFF QUESTIONS / COMMENTS / RECOMMENDATION:**

1. The Commission should place a condition of approval in their motion stating the final plat will not be taken to the Board of County Commissioners until the Judicial Review is dismissed or withdrawn.
2. The Certificate of Owners shall be the current ownership of Tamarack Resort LLC or the plat should be changed to Tamarack Real Estate Holdings, LLC.
3. 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.

4. The following are the conditions of approval and comments as to whether the applicant has complied with each condition.

**Approved 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 shall be recorded within two years, or this permit will be null and void. **Must be recorded by April 27, 2023**
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. Applicant's engineer shall confirm all utilities were placed according to the approved plans. Need: \_\_\_\_\_
8. Prior to recordation of the plat, the Developer's engineer shall certify that the road is constructed in accordance with the plans approved by the Valley County Engineer. Need: \_\_\_\_\_
9. A Private Road Declaration is required to confirm that the road will be maintained by the Tamarack Municipal Association. Need: \_\_\_\_\_
10. CCR's should address lighting and limit each lot to one wood burning device. Need: \_\_\_\_\_
11. All lighting must comply with the Valley County Lighting Ordinance. ✓
12. Shall place addressing numbers at each building and at the shared driveway entrance. ✓
13. 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.
14. If there is a legal easement through this property, it must be shown on the plat.

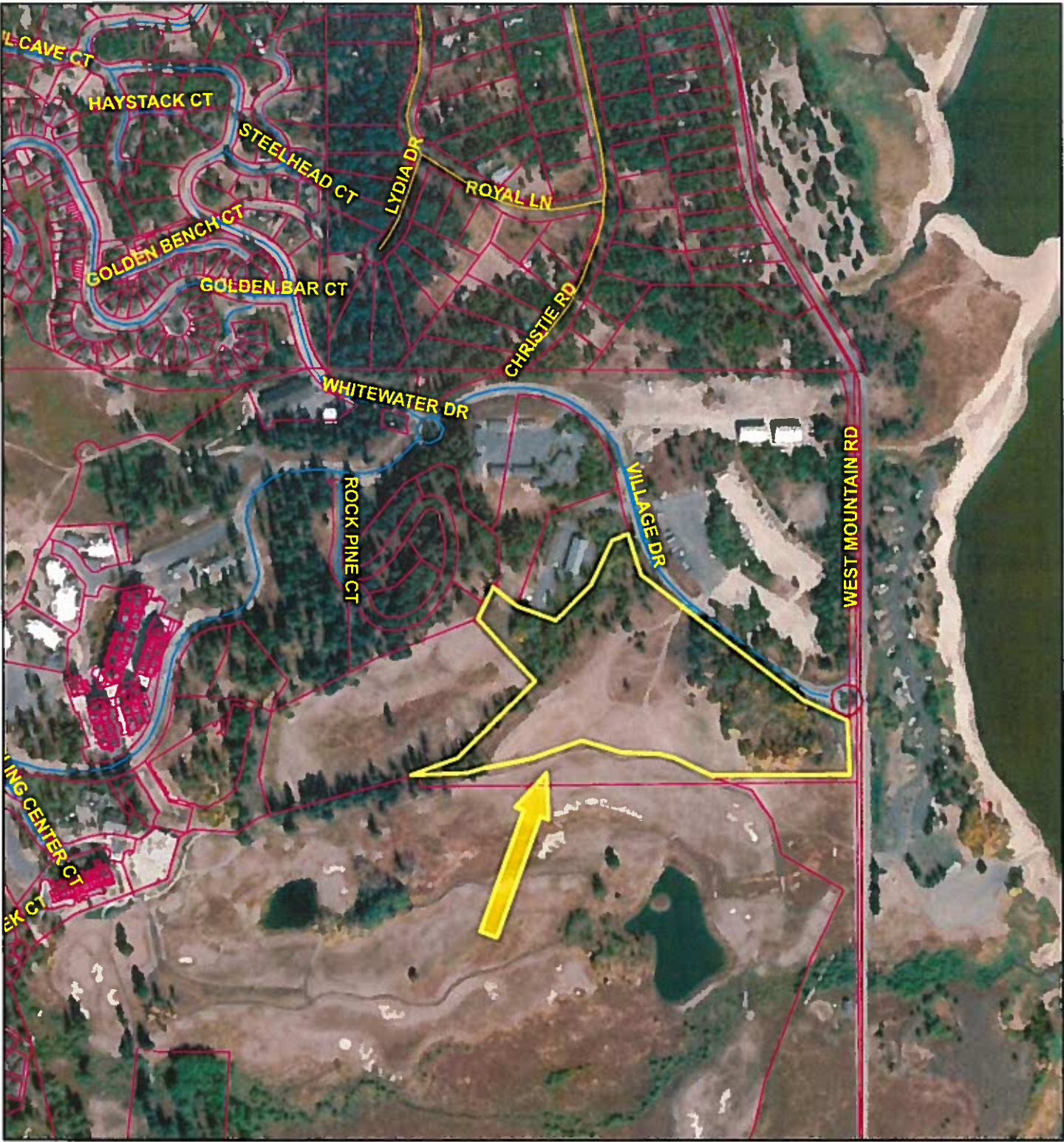
**End Conditions of Approval**

**ATTACHMENTS:**

- Vicinity Map
- Conditional Use Permit 21-03 – Instrument # 439745
- Proposed Final Plat
- Approved Preliminary Plat
- Submittal Letter from Applicant's Representative (Nov. 3, 2021)
- Responses

**END OF STAFF REPORT**

C.U.P. 21-03 Approximate Location

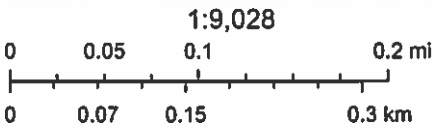


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 Parcel Boundaries Roads

All Road Labels

-  COLLECTOR
-  URBAN/RURAL
-  PRIVATE



USDA FSA, GeoEye, Maxar





Planning and Zoning Commission  
VALLEY COUNTY  
IDAHO

P.O. Box 1350/219 North Main Street/Cascade, Idaho 83611-1350

**Instrument # 439745**

Phone: 208.382.7115

VALLEY COUNTY, CASCADE, IDAHO

FAX: 208.382.7119

4-29-2021 03:07:02 PM No. of Pages: 3

Recorded for: P & Z

DOUGLAS A. MILLER

Fee: 0.00

Ex-Officio Recorder Deputy

Index to: COUNTY MISC

**CONDITIONAL USE PERMIT  
NO. 21-03**

**Tamarack Resort – Aspen Ridge**

**Issued to:**

Angel Mendez  
Tamarack Real Estate Holdings LLC  
8211 West Broward BLVD, Suite 230  
Plantation, FL 33324

Christopher Kirk - Representative  
Tamarack Resort Two LLC  
311 Village Drive, PMB 3161  
Tamarack, ID 83615

**Property Location:**

The site is 16 acres of Tamarack Resort Planned Unit Development Phase 1 Village, Block 19, located in the NE ¼ Section 5, T.15N, R.3E, Valley County, Idaho

On April 26, 2021, the Board of County Commissioners upheld the Valley County Planning and Zoning Commission's decision of March 11, 2021. The Commission's decision stands and you are hereby issued Conditional Use Permit No. 21-03 with Conditions for establishing a single family residential subdivision in Tamarack Resort Planned Unit Development as described in the application, staff reports, and minutes of the Planning and Zoning Commission and Board of County Commissioners.

The effective date of this permit is April 27, 2021.

Conditions of Approval:

Conditional Use Permit

Page 1

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 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. Applicant's engineer shall confirm all utilities were placed according to the approved plans.
8. Prior to recordation of the plat, the Developer's engineer shall certify that the road is constructed in accordance with the plans approved by the Valley County Engineer.
9. A Private Road Declaration is required to confirm that the road will be maintained by the Tamarack Municipal Association.
10. CCR's should address lighting and limit each lot to one wood burning device.
11. All lighting must comply with the Valley County Lighting Ordinance.
12. Shall place addressing numbers at each building and at the shared driveway entrance.
13. 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.
14. If there is a legal easement through this property, it must be shown on the plat.

END CONDITIONAL USE PERMIT

Date April 29, 2021

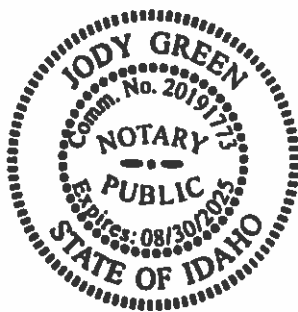
Approved by Cynda Herrick

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On this 29 day of April, 2021, before me, a notary public in and for said State, Cynda Herrick personally appeared, and is known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

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

[Signature]  
Notary Public  
Residing at: Valley County  
Commission Expires: 8/30/25

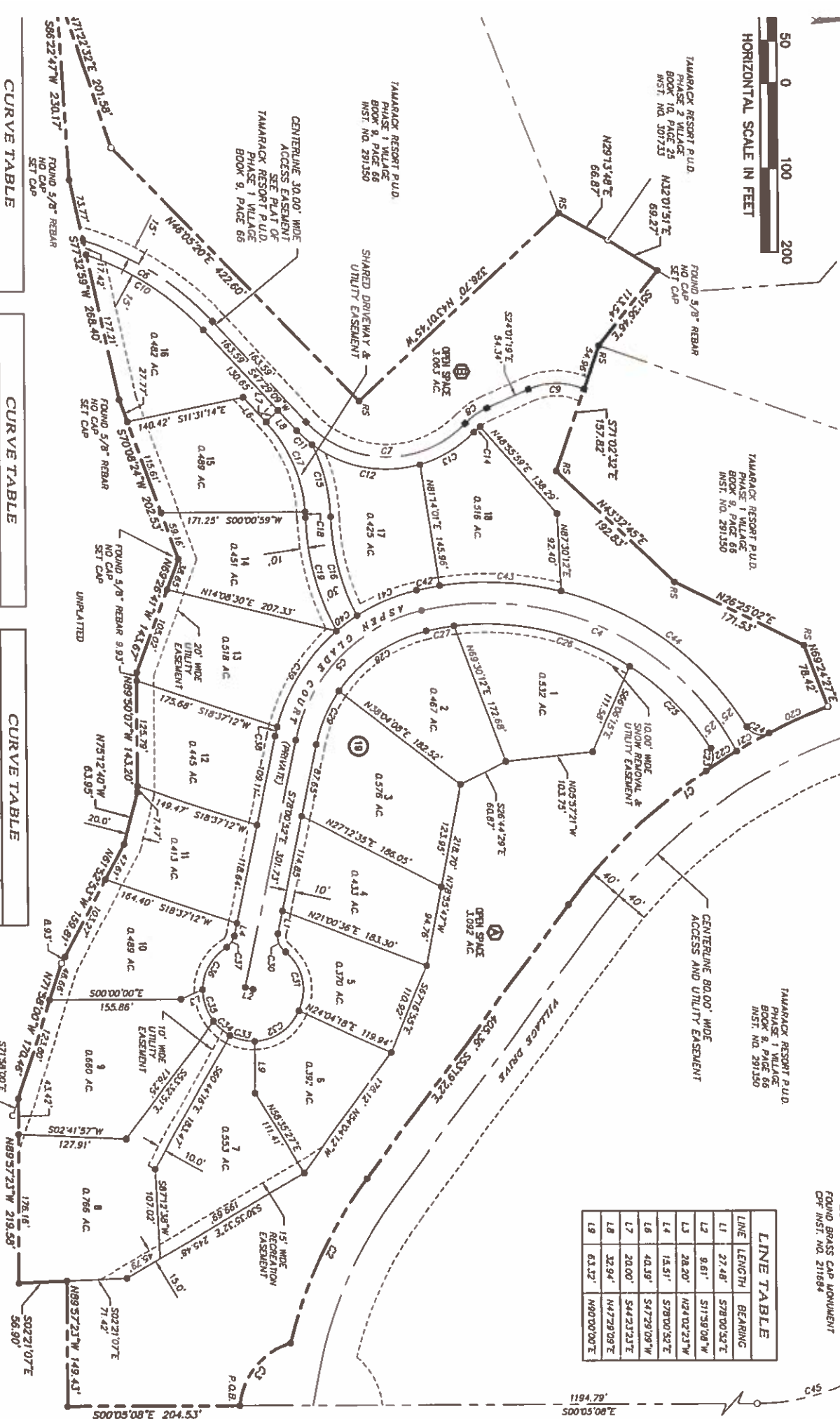




# TAMARACK RESORT PLANNED UNIT DEVELOPMENT PHASE 3.1

## A Replat of a Portion of Block 19 Tamarack Resort Planned Unit Development Phase 1 Village & a portion of the E1/2 of the E1/2 of Section 5, T.15N., R.3E., B.M. Valley County, Idaho

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



LINE TABLE		
LINE	LENGTH	BEARING
L1	27.48'	S78°00'35"E
L2	8.61'	S1°59'08"W
L3	28.20'	N4°02'21"W
L4	15.51'	S78°00'35"E
L6	40.39'	S47°29'09"W
L7	20.00'	S44°23'23"E
L8	32.94'	N47°29'09"E
L9	63.12'	N60°00'00"E

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C18	7.00'	175.00'	21°31'	S07°28'57"W	7.00'
C19	141.45'	300.00'	27°00'58"	N7°05'45"E	140.15'
C20	76.85'	680.00'	6°22'52"	S23°46'57"E	76.81'
C21	44.02'	680.00'	3°39'22"	S28°48'02"E	44.01'
C22	45.00'	680.00'	3°36'45"	S32°26'04"E	43.48'
C23	30.45'	20.00'	87°14'00"	N7°31'36"W	27.59'
C24	28.91'	20.00'	85°10'21"	N53°53'37"E	27.20'
C25	138.16'	313.00'	25°17'27"	S53°52'51"W	137.04'
C26	218.85'	313.00'	40°04'46"	S13°11'45"W	214.51'
C27	31.70'	313.00'	6°10'06"	S09°35'41"E	31.68'
C28	129.05'	175.00'	42°15'07"	S34°08'18"E	128.15'
C29	65.49'	175.00'	22°45'01"	S66°39'22"E	65.03'
C30	22.26'	18.94'	63°58'35"	N7°06'41"E	21.12'
C31	80.26'	60.00'	78°39'23"	S76°33'26"W	74.41'
C32	68.84'	60.00'	63°49'34"	N33°12'35"W	63.44'
C33	30.49'	60.00'	29°07'05"	N13°15'44"E	30.17'
C34	25.65'	60.00'	24°20'24"	N4°03'38"E	25.45'

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
1	394.17'	690.00'	12°43'51"	S56°57'28"E	308.83'
2	217.71'	540.00'	23°03'58"	S64°32'21"E	218.24'
3	101.61'	85.00'	68°10'22"	S50°29'53"E	95.68'
4	441.28'	338.00'	74°46'10"	S42°21'21"W	410.60'
5	226.90'	200.00'	65°00'00"	S45°30'48"E	214.93'
6	182.80'	350.00'	30°05'19"	S32°26'29"W	181.70'
7	211.52'	130.00'	93°13'34"	N00°32'19"E	168.93'
8	31.84'	84.00'	21°43'05"	S34°53'56"E	31.65'
9	68.20'	80.00'	48°50'31"	S00°23'51"W	66.15'
10	167.23'	335.00'	28°38'19"	S33°10'58"W	165.52'
11	24.39'	145.00'	9°38'22"	N42°38'54"E	24.37'
12	135.65'	145.00'	53°15'16"	N11°03'05"E	130.23'
13	75.92'	145.00'	29°53'56"	N30°14'31"W	75.05'
14	9.90'	68.00'	8°13'10"	S41°37'44"E	9.89'
15	89.86'	205.00'	23°06'57"	S76°03'44"W	88.14'
16	122.86'	270.00'	28°03'38"	N75°34'24"E	121.80'
17	116.64'	175.00'	38°50'35"	S66°34'25"W	116.38'

### LEGEND

- FOUND BRASS CAP MONUMENT
- SET 5/8" X 24" REBAR WITH PLASTIC CAP L514217
- FOUND 5/8" REBAR L58577
- CALCULATED POINT, NO MONUMENT SET OR FOUND
- FOUND 1/2" REBAR L58577, RESET 5/8" X 24" REBAR WITH PLASTIC CAP L514217
- OPEN SPACE PARCEL
- BLOCK NUMBER
- SUBDIVISION BOUNDARY
- LOT LINE
- EASEMENT LINE

### NOTES:

- This Final Plat is a re-plat of a portion of Tamarack Resort PUD Phase 1 Village. The re-plat of this Final Plat shall be deemed a vacation in the entirety of any prior plat to the extent of this Final Plat.
- All roads and road rights of way depicted on this Final Plat are private and will be owned and maintained by the Tamarack Municipal Association. A further plat shall be recorded showing the boundaries of the roads, which shall be recorded with this Final Plat with the Office of Recorder of Valley County, Idaho, as Instrument Number \_\_\_\_\_.
- Utilities will be completed as provided in the Declaration of Installation of Utilities, which is being recorded with the Valley County, Idaho Recorder as Instrument Number \_\_\_\_\_.
- All properties shown on this Plat are subject to and governed by the provisions of the following documents filed with the Valley County, Idaho Recorder: Second Amended and Restated General Declaration for Tamarack Resort (#308530) as amended by the Third Amendment and Fourth Amendment thereto (#327953 & #439775) (collectively, "General Declaration"); the Supplemental Declaration for Tamarack Resort Phase 3.1 ("Phase 3.1 Supplemental Declaration"); the Amended and Restated Articles of Incorporation and Articles of Amendment for the Tamarack Municipal Association (#279781 & #313166, collectively "Articles"); and, the Fourth Amended and Restated Bylaws and the 5th through 11th Amendments thereto for the Tamarack Municipal Association (#313106, #313167, #324700, #334393, #371770, #437068, #437695, #439774, collectively "Bylaws"); all as the same may be amended and supplemented.
- All properties shown on this Final Plat are subject to and governed by the Tamarack Resort Design and Development Guidelines, as may be amended or supplemented.
- All buildings and improvements must be constructed within the Building Envelopes specified in the Tamarack Resort Design and Development Guidelines, as the same may be amended and supplemented.
- All properties shown on this Final Plat are subject to and governed by the provisions of Conditional Use Permit No. 21-03, as issued and modified by Valley County, Idaho.
- The Declaration, Tamarack Resort Two, LLC, reserves the right, without limitation, to assign its rights to any and all easements which are depicted on this Final Plat, in whole or in part.
- All lots depicted on this Plat are subject to a permanent, perpetual and non-exclusive Drainage Easement, which is hereby reserved in Declaration, and granted to Tamarack Resort Two, LLC, for the purpose of constructing and maintaining drainage, sub-drainage and surface water management features, facilities and improvements, as further described in the Phase 3.1 Supplemental Declaration.
- All roads and road rights of way, and all Utility, Snow Removal, Access and Restoration Easements, and all Open Space Parcels, which are depicted on this Final Plat are dedicated for the use and enjoyment of the members and the Tamarack Municipal Association, together with their heirs, assigns and assigns, subject to the provisions of the Declaration and the Phase 3.1 Supplemental Declaration, as contained in the General Declaration and the Phase 3.1 Supplemental Declaration.
- The Declaration, Tamarack Resort Two, LLC, reserves the right, without limitation, to construct roads, driveways, pathways, sidewalks, and related improvements within any Driveway Easement or Access Easement which is depicted on this Final Plat, and to construct utilities within any Utility Easement, which is depicted on this Final Plat. The ownership, use, maintenance and repair, and rights regarding the Easements which are depicted on this Final Plat are further described in the General Declaration and Phase 3.1 Supplemental Declaration.
- Open Space Parcels which are depicted on this Final Plat shall be used, managed and maintained in accordance with the Final Declaration and the Phase 3.1 Supplemental Declaration. No buildings or structures may be constructed on the Open Space Parcels.
- There shall be no further subdivision of any lot depicted on this Final Plat, and there shall be no reduction in size of any lot on this Final Plat without prior approval from the Health Authority.
- No additional domestic water supplies shall be installed beyond the water system approved in the sanitary restriction release.
- Reference is made to public health order on file regarding additional restrictions.
- The land within this plat is not within an irrigation district as defined in Idaho Code 31-3805, and the requirements in I.C. 31-3805 are not applicable.
- FEMA Flood Panel(s): 16085C1255C  
Firm Effective Date(s): 2/1/2019  
Flood Zone(s): Zone X  
Base Flood Elevation(s): n/a  
Base Flood Zones are subject to change by FEMA & all land within a floodway or floodplain is regulated by title 9 and title 11 of the Valley County Code.

SHEET 1 OF 2

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



# TAMARACK RESORT PLANNED UNIT DEVELOPMENT PHASE 3.1

A Replat of a Portion of Block 19 Tamarack Resort Planned Unit Development Phase 1 Village & a portion of the E1/2 of the E1/2 of Section 5, T.15N., R.3E., B.M Valley County, Idaho

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

PARCEL OF LAND LOCATED IN A PORTION OF BLOCK 19 TAMARACK RESORT PLANNED UNIT DEVELOPMENT PHASE 1 VILLAGE, A PLAT RECORDED AS INSTRUMENT NO. 291350, IN BOOK 9, PAGE 1, PLAT RECORDS OF VALLEY COUNTY & THE E1/2 OF SECTION 5, T.15N., R.3E., B.M., VALLEY COUNTY, IDAHO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND BRASS CAP MONUMENT MARKING THE NORTH 1/4 CORNER OF SAID SECTION 5, CP&F INSTRUMENT NO. 211684, CORNER RECORDS OF SAID VALLEY COUNTY;

THENCE A BEARING OF S89°27'05"E, A DISTANCE OF 194.19 FEET, ON THE NORTH BOUNDARY OF SAID SECTION 5 AND THE BOUNDARY OF SAID BLOCK 19, TO A FOUND 5/8 INCH REBAR ON THE WEST RIGHT-OF-WAY BOUNDARY OF WEST MOUNTAIN ROAD;

THENCE ON SAID WEST RIGHT-OF-WAY BOUNDARY AND SAID BOUNDARY OF BLOCK 19, 124.80 FEET, ON THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 256.12 FEET, A DELTA ANGLE OF 27°42'08", AND A LONG CHORD WHICH BEARS S13°56'07"E, A DISTANCE OF 123.59 FEET, TO A FOUND 5/8 INCH REBAR;

THENCE A BEARING OF S00°05'08"E, A DISTANCE OF 1194.79 FEET, ON SAID BOUNDARY OF BLOCK 19, TO A SET 5/8 INCH REBAR, BEING THE TRUE POINT OF BEGINNING.

THENCE A BEARING OF S00°05'08"E, A DISTANCE OF 204.53 FEET, ON SAID BOUNDARY OF BLOCK 19, TO A SET 5/8 INCH REBAR;

THENCE A BEARING OF N89°57'23"W, A DISTANCE OF 149.43 FEET, ON SAID BOUNDARY OF BLOCK 19, TO A SET 5/8 INCH REBAR;

THENCE LEAVING SAID BOUNDARY OF BLOCK 19 A BEARING OF S02°21'07"E, A DISTANCE OF 56.90 FEET, TO A SET 5/8 INCH REBAR;

THENCE A BEARING OF N89°57'23"W, A DISTANCE OF 219.56 FEET, TO A SET 5/8 INCH REBAR ON SAID BOUNDARY OF BLOCK 19;

ENCE THE FOLLOWING BEARINGS AND DISTANCES ON SAID BOUNDARY OF BLOCK 19,

THENCE A BEARING OF N71°58'00"W, A DISTANCE OF 170.46 FEET, TO A SET 5/8 INCH REBAR;

THENCE BEARING OF N61°52'53"W, A DISTANCE OF 159.81 FEET, TO A SET 5/8 INCH REBAR;

THENCE A BEARING OF N75°12'40"W, A DISTANCE OF 63.95 FEET, TO A SET 5/8 INCH REBAR;

THENCE A BEARING OF N89°50'07"W, A DISTANCE OF 143.20 FEET, TO A SET 5/8 INCH REBAR;

THENCE A BEARING OF N69°26'41"W, A DISTANCE OF 143.67 FEET, TO A SET 5/8 INCH REBAR;

THENCE A BEARING OF S70°08'24"W, A DISTANCE OF 202.53 FEET, TO A SET 5/8 INCH REBAR;

THENCE A BEARING OF S77°32'59"W, A DISTANCE OF 266.40 FEET, TO A SET 5/8 INCH REBAR;

THENCE A BEARING OF S86°22'47"W, A DISTANCE OF 230.17 FEET, TO A FOUND 5/8 INCH REBAR;

THENCE A BEARING OF N71°22'32"E, A DISTANCE OF 201.59 FEET, TO A FOUND 5/8 INCH REBAR;

THENCE A BEARING OF N46°05'20"E, A DISTANCE OF 422.60 FEET, TO A SET 5/8 INCH REBAR;

THENCE A BEARING OF N43°01'45"W, A DISTANCE OF 326.70 FEET, TO A SET 5/8 INCH REBAR;

THENCE A BEARING OF N29°13'48"E, A DISTANCE OF 66.87 FEET, TO A FOUND 5/8 INCH REBAR;

THENCE A BEARING OF N32°01'51"E, A DISTANCE OF 69.27 FEET, TO A SET 5/8 INCH REBAR;

THENCE A BEARING OF S51°36'46"E, A DISTANCE OF 113.54 FEET, TO A SET 5/8 INCH REBAR;

THENCE A BEARING OF S71°02'32"E, A DISTANCE OF 157.82 FEET, TO A SET 5/8 INCH REBAR;

THENCE A BEARING OF N43°32'45"E, A DISTANCE OF 192.83 FEET, TO A SET 5/8 INCH REBAR;

THENCE A BEARING OF N26°25'02"E, A DISTANCE OF 171.53 FEET, TO A SET 5/8 INCH REBAR;

THENCE A BEARING OF N69°24'27"E, A DISTANCE OF 78.42 FEET, TO A FOUND 5/8 INCH REBAR;

THENCE LEAVING SAID BOUNDARY OF BLOCK 19, 394.17 FEET ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 680.00 FEET, A DELTA ANGLE OF 32°43'51" AND A LONG CHORD WHICH BEARS S36°57'26"E, A DISTANCE OF 388.83 FEET, TO A SET 5/8 INCH REBAR;

THENCE A BEARING OF S53°19'22"E, A DISTANCE OF 405.36 FEET, TO A SET 5/8 INCH REBAR; THENCE 217.17 FEET, ON THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 540.00 FEET, A DELTA ANGLE OF 23°05'59" AND A LONG CHORD WHICH BEARS S64°52'21"E, A DISTANCE OF 216.24 FEET, TO A SET 5/8 INCH REBAR;

THENCE 101.63 FEET, ON THE ARC OF A NON-TANGENT CURVE, TO THE LEFT, SAID CURVE HAVING A RADIUS OF 85.00 FEET, A DELTA ANGLE OF 68°30'22" AND A LONG CHORD WHICH BEARS S50°29'35"E, A DISTANCE OF 85.68 FEET, TO THE TRUE POINT OF BEGINNING.

D PARCEL OF LAND CONTAINS 16.618 ACRES, MORE OR LESS.

IT IS THE INTENTION OF THE UNDERSIGNED TO HEREBY INCLUDE THE ABOVE DESCRIBED PROPERTY IN THE PLAT OF TAMARACK RESORT PLANNED UNIT DEVELOPMENT PHASE 3.1, ALL ROADS AND ROAD RIGHTS OF WAY, AT ALL TIMES, SHALL REMAIN OPEN AND ACCESSIBLE TO THE PUBLIC, AND ALL OPEN SPACE PARCELS, WHICH ARE DEPICTED ON THIS FINAL PLAT ARE DEDICATED FOR THE USE AND ENJOYMENT OF THE MEMBERS OF THE TAMARACK MUNICIPAL ASSOCIATION, TOGETHER WITH THEIR GUESTS, INVITEES AND ASSIGNS, SUBJECT TO THE TERMS, CONDITIONS, AND RESERVED DECLARANT RIGHTS WHICH ARE CONTAINED IN THE GENERAL DECLARATION AND THE PHASE 3.1 SUPPLEMENTAL DECLARATION.

IN WITNESS WHEREOF, I HAVE HERUNTO SET MY HAND THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

MARTIN PICO, MANAGER  
TAMARACK RESORT TWO, LLC

## ACKNOWLEDGEMENT

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

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021, BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE OF \_\_\_\_\_, PERSONALLY APPEARED MARTIN PICO, KNOWN OR IDENTIFIED TO ME AS THE MANAGER OF TAMARACK RESORT PLANNED UNIT DEVELOPMENT PHASE 3.1, A LIMITED LIABILITY COMPANY WHOSE NAME IS SUBSCRIBED TO THIS INSTRUMENT ON BEHALF OF SAID LIMITED LIABILITY COMPANY AND ACKNOWLEDGED TO ME THAT SUCH LIMITED LIABILITY COMPANY EXECUTED THE SAME.

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

NOTARY PUBLIC OF IDAHO \_\_\_\_\_

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

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

## APPROVAL OF THE VALLEY COUNTY PLANNING AND ZONING COMMISSION

THE PLAT OF TAMARACK RESORT PLANNED UNIT DEVELOPMENT PHASE 3.1 IS HEREBY ACCEPTED AND

APPROVED THE \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

BY THE VALLEY COUNTY PLANNING AND ZONING COMMISSION.

CHAIRMAN \_\_\_\_\_

## APPROVAL OF THE BOARD OF VALLEY COUNTY COMMISSIONERS

THE PLAT OF TAMARACK RESORT PLANNED UNIT DEVELOPMENT PHASE 3.1 IS HEREBY

ACCEPTED AND APPROVED THE \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

BY THE VALLEY COUNTY COMMISSIONERS.

CHAIRMAN \_\_\_\_\_

## CERTIFICATE OF VALLEY COUNTY SURVEYOR

I, THE UNDERSIGNED COUNTY SURVEYOR FOR VALLEY COUNTY, DO HEREBY CERTIFY THAT THE PLAT OF TAMARACK RESORT PLANNED UNIT DEVELOPMENT PHASE 3.1 IS IN COMPLIANCE WITH TITLE 50, CHAPTER 13, IDAHO CODE, RELATING TO PLATS AND SURVEYS AND IS ALSO IN COMPLIANCE WITH THE VALLEY COUNTY SUBDIVISION REGULATIONS RELATING TO PLATS.

VALLEY COUNTY SURVEYOR \_\_\_\_\_ DATE \_\_\_\_\_

## CERTIFICATE OF SURVEYOR

I, DANIEL T. DUNN, PROFESSIONAL LAND SURVEYOR NO. 14217, LICENSED BY THE STATE OF IDAHO, DO HEREBY CERTIFY THAT THIS PLAT OF TAMARACK RESORT PLANNED UNIT DEVELOPMENT PHASE 3.1 AS DESCRIBED IN THE "CERTIFICATE OF OWNERS" WAS DRAWN FROM A SURVEY CONDUCTED BY ME AND ACCURATELY REPRESENTS THE POINTS PLATTED THEREON, AND IS IN CONFORMANCE WITH THE STATE OF IDAHO CODE RELATING TO PLATS AND SURVEYS.



## CERTIFICATE OF VALLEY COUNTY TREASURER

I, THE UNDERSIGNED COUNTY TREASURER IN AND FOR THE COUNTY OF VALLEY, STATE OF IDAHO, PER THE REQUIREMENTS OF IDAHO CODE 50-1306 DO HEREBY CERTIFY THAT ANY AND ALL CURRENT AND/OR DELINQUENT COUNTY PROPERTY TAX FOR THE PROPERTY INCLUDED IN THE PLAT OF TAMARACK RESORT PLANNED UNIT DEVELOPMENT PHASE 3.1 HAVE BEEN PAID IN FULL. THIS CERTIFICATION IS VALID FOR THE NEXT THIRTY DAYS ONLY.

VALLEY COUNTY TREASURER \_\_\_\_\_ DATE \_\_\_\_\_

## HEALTH CERTIFICATE

SANITARY RESTRICTIONS AS REQUIRED BY IDAHO CODE, TITLE 50, CHAPTER 13, HAVE BEEN SATISFIED ACCORDING TO THE HEALTH DEPARTMENT RULES WITH THE COUNTY RECORDER OR THE SANITARY RESTRICTIONS OF A PROPOSED SANITARY RESTRICTIONS MAY BE RE-IMPOSED IN ACCORDANCE WITH SECTION 50-1306 IDAHO CODE BY THE ISSUANCE OF A CERTIFICATE OF DISAPPROVAL.

DISTRICT HEALTH DEPARTMENT, EHS \_\_\_\_\_ DATE \_\_\_\_\_

INST. NO. \_\_\_\_\_





PRELIMINARY PLAT-ASPEN RIDGE SUBDIVISION

BASIS OF BEARING

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

A REPLAT OF A PORTION OF BLOCK 19  
TAMARACK RESORT PLANNED UNIT DEVELOPMENT PHASE 1 VILLAGE  
IN THE NE1/4 OF SECTION 5  
T.15N., R.3E., B.M.  
VALLEY COUNTY, IDAHO,  
2021

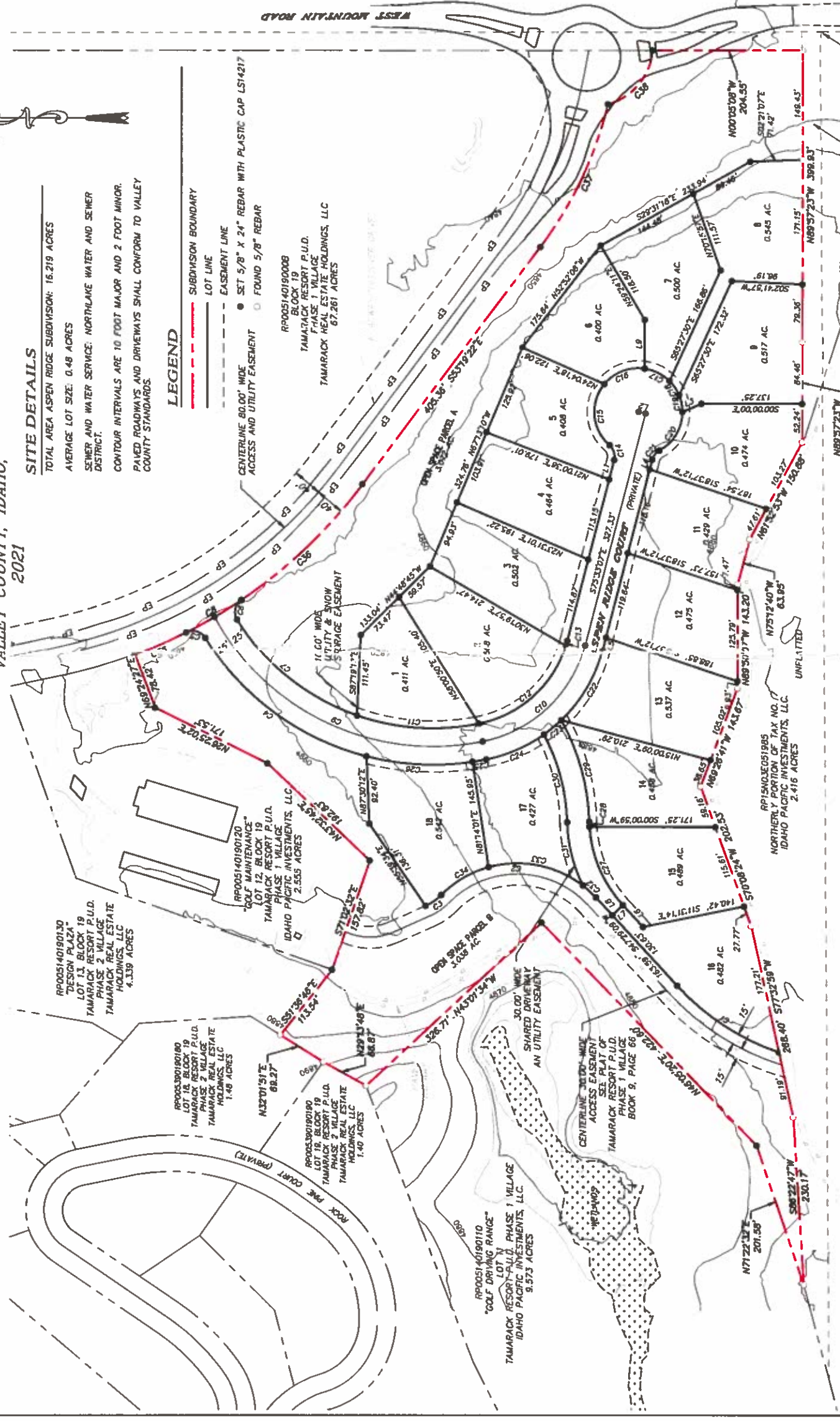
SITE DETAILS

TOTAL AREA ASPEN RIDGE SUBDIVISION: 16.219 ACRES  
AVERAGE LOT SIZE: 0.48 ACRES  
SEWER AND WATER SERVICE: NORTHLAKE WATER AND SEWER DISTRICT.  
CONTOUR INTERVALS ARE 10 FOOT MAJOR AND 2 FOOT MINOR.  
PAVED ROADWAYS AND DRIVEWAYS SHALL CONFORM TO VALLEY COUNTY STANDARDS.

LEGEND

- SUBDIVISION BOUNDARY
- LOT LINE
- EASEMENT LINE
- SET 5/8" X 24" REBAR WITH PLASTIC CAP L514217
- ACCESS AND UTILITY EASEMENT
- FOUND 5/8" REBAR

RP005140190008  
BLOCK 19  
TAMARACK RESORT P.L.D.  
PHASE 1 VILLAGE  
TAMARACK REAL ESTATE HOLDINGS, LLC  
67.261 ACRES



CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD
C1	182.27'	335.00'	207.30'
C2	235.83'	145.00'	93.534'
C3	28.15'	88.00'	21.4305'
C4	280.72'	383.00'	441.81'
C5	28.92'	20.00'	65.4218'
C6	30.45'	20.00'	87.1345'
C7	214.38'	311.00'	391.647'
C8	87.53'	690.00'	716.708'
C9	432.98'	338.00'	723.337'
C10	203.14'	182.00'	635.705'
C11	168.53'	313.00'	305.909'
C12	168.24'	157.00'	612.348'
C13	7.00'	157.00'	574.758'

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD
C14	22.25'	20.00'	63.4519'
C15	92.88'	60.00'	88.4173'
C16	61.68'	60.00'	58.53358'
C17	38.43'	60.00'	36.4158'
C18	23.67'	60.00'	22.3813'
C19	23.67'	60.00'	22.3813'
C20	64.09'	60.00'	61.1153'
C21	18.38'	20.00'	46.5617'
C22	114.10'	207.00'	31.3433'
C23	38.60'	207.00'	67.810'
C24	86.35'	207.00'	235.102'
C25	19.19'	383.00'	371.44'
C26	143.99'	383.00'	502.55337'

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD
C27	118.64'	175.00'	38.5033'
C28	7.00'	175.00'	58.54257'
C29	148.71'	300.00'	275.024'
C30	125.81'	270.00'	26.3922'
C31	88.87'	268.00'	25.7077'
C32	24.37'	145.00'	8.3743'
C33	135.63'	145.00'	53.5512'
C34	75.83'	145.00'	30.0019'
C35	690.00'	622.52'	52.74857'
C36	228.79'	690.00'	19.0453'
C37	217.71'	540.00'	23.0259'
C38	101.63'	65.00'	68.5010'

LINE TABLE	
LINE	BEARING
L1	27.96'
L2	8.62'
L3	28.20'
L4	13.74'
L5	17.34'
L6	40.39'
L7	20.01'
L8	32.98'
L9	68.67'

NOTES

- THIS FINAL PLAT IS A REPLAT OF A PORTION OF TAMARACK RESORT PLANNED UNIT DEVELOPMENT PHASE 1 VILLAGE RECORDED AS INSTRUMENT NO. 291350, IN BOOK 9, PAGE 66, PLAT RECORDS OF VALLEY COUNTY, IDAHO.
- ALL PROPERTIES SHOWN ON THE PLAT ARE SUBJECT TO AND GOVERNED BY THE TAMARACK RESORT DESIGN AND DEVELOPMENT GUIDELINES, AS MAY BE AMENDED OR SUPPLEMENTED.
- UTILITIES WILL NOT BE INSTALLED AT THE TIME OF RECORDED THIS PLAT. UTILITIES WILL BE COMPLETED AS PROVIDED IN THE DECLARATION OF THE FINAL PLAT AS INSTRUMENT NO. \_\_\_\_\_ IN THE OFFICE OF RECORDER, VALLEY COUNTY, IDAHO.
- ALL PROPERTIES SHOWN ON THIS PLAT ARE SUBJECT TO A PERMANENT, PERPETUAL AND NON-EXCLUSIVE EASEMENT, WHICH IS HEREBY RESERVED TO DECLARANT, AND GRANTED TO THE TAMARACK RESORT ASSOCIATION, INC. FOR THE PURPOSE OF ACCESS, ASSOCIATION AND MANAGEMENT OF SUB-DRAINAGE AND SURFACE WATER MANAGEMENT FEATURES, FACILITIES AND IMPROVEMENTS, AS FURTHER DESCRIBED IN THE SUPPLEMENTAL DECLARATION FOR ASPEN RIDGE SUBDIVISION.
- ALL PROPERTIES SHOWN ON THIS PLAT OF ASPEN RIDGE SUBDIVISION ARE SUBJECT TO AND GOVERNED BY THE PROVISIONS OF CONDITIONAL USE PERMIT NO. S-02-04 AND 02-05, AS ISSUED AND MODIFIED BY VALLEY COUNTY, IDAHO.
- THE DECLARANT, TAMARACK RESORT LLC, RESERVES THE RIGHT, WITHOUT LIMITATION, TO ASSIGN ITS RIGHTS TO ANY AND ALL EASEMENTS WHICH ARE DEPICTED ON THIS PLAT, IN WHOLE OR IN PART.
- ALL ROADS AND ROAD RIGHTS-OF-WAY, ALL UTILITY EASEMENTS, ALL ACCESS EASEMENTS, ALL COMMON AREAS WHICH ARE DEPICTED ON THIS PLAT, ARE DEDICATED FOR THE USE AND ENJOYMENT OF THE MEMBERS OF THE TAMARACK RESORT ASSOCIATION, TOGETHER WITH THEIR GUESTS, INVITEES, AND ASSIGNS, SUBJECT TO THE TERMS, CONDITIONS, AND RESERVED DECLARANT RIGHTS, WHICH ARE CONTAINED HEREIN. THE GENERAL DECLARATION AND THE SUPPLEMENTAL DECLARATION FOR ASPEN RIDGE SUBDIVISION.
- AN LOT SHOWN ON THIS PLAT MAY BE FURTHER DIVIDED OR COMBINED WITH ANOTHER LOT PURSUANT TO THE TERMS OF THE SUPPLEMENTAL DECLARATION FOR ASPEN RIDGE SUBDIVISION, AS THE SAME MAY BE SUPPLEMENTED OR AMENDED.
- ALL PROPERTIES SHOWN ON THIS PLAT ARE SUBJECT TO AND GOVERNED BY THE PROVISIONS OF THE GENERAL DECLARATION FOR TAMARACK RESORT, TOGETHER WITH ANY AMENDMENTS THERETO AND ADDITIONAL DECLARATIONS AND/OR SUB-ASSOCIATION ARTICLES OF INCORPORATION AND BYLAWS WHICH ARE RECORDED BY THE DECLARANT PURSUANT TO THE GENERAL DECLARATION AND THE SUPPLEMENTAL DECLARATION FOR ASPEN RIDGE SUBDIVISION.
- FEMA FIRM PANEL(S): 16085C1325C  
FIRM EFFECTIVE DATE(S): 2/1/2019  
FLOOD ZONE(S): ZONE X  
BASE FLOOD ELEVATION(S): NA  
FLOOD ZONES ARE SUBJECT TO CHANGE BY FEMA & ALL LAND WITHIN A FLOODWAY OR FLOODPLAIN IS REGULATED BY TITLE 9 AND TITLE 11 OF THE VALLEY COUNTY CODE.



UNPLATTED

RP15N0505010  
TAMARACK REAL ESTATE HOLDINGS, LLC  
36.376 ACRES

UNPLATTED

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



November 3, 2021

Christopher Kirk  
Planning Consultant for  
Tamarack Resort Two, LLC (TRH)  
9171 South Dixie Highway  
Pinecrest, Florida 33156

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

**Subject: Final Plat for Tamarack Resort Planned Unit Development, Phase 3.1 - CUP  
Permit No. 21-03 (Formerly Aspen Ridge Subdivision, now Aspen Glade Subdivision of  
Tamarack Resort)**

Dear Planning and Zoning Commission, Ms. Herrick,

This letter serves as a cover for the Planning and Zoning's review and approval of the Final Plat for the Tamarack Resort Planned Unit Development, Phase 3.1 addition at Tamarack Resort by the Valley County, Idaho Planning and Zoning Commission. The Preliminary Plat was presented to the P&Z Commission's attention on March 11, 2021 as the Aspen Ridge Subdivision, now called Aspen Glade, for Tamarack and was approved on that date.

The changes from the Preliminary Plat to the Final Plat are minor adjustments to, nomenclature, lot lines and the creation of a recreational and a utility easement. Map attached:

1. The road and internal subdivision name has changed from Aspen Ridge to Aspen Grove to eliminate a conflict with existing Valley County Road and subdivision names.
2. Lots 8 and 9 were expanded to the south to keep the building envelopes away from and to protect the aspen grove on the east ridge. The lot lines to the contiguous lots 7 and 10 were also adjusted slightly.
3. A 20' wide utility easement was created along the south boundary to accommodate existing snowmaking lines and golf course irrigation boxes that are currently installed in this area.
4. A 15' wide recreation easement was created on the east side of lots 6, 7 and 8 to accommodate a mountain biking and hiking trail along the downhill slope form these lots.

In addition and for the record:

1. All Special Conditions applied to the proposed use will be met.
2. All roads and utilities were constructed as per the engineer's plan.
3. The installation of all of the roads and utilities are complete.





## **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. 21-03 Tamarack Resort P.U.D. Phase 3.1 Aspen Glade Subdivision

After review, Tamarack Resort P.U.D. Phase 3.1 Aspen Glade Subdivision has met all Donnelly Rural Fire Department requirements for final plat.

Please call 208-325-8619 with any questions.

Jess Ellis

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

Fire Marshal

Donnelly Fire Department

## Valley County Assessor's Office

P.O. Box 1350 • 219 N. Main Street  
Cascade, Idaho 83611-1350  
Phone (208) 382-7126 • Fax (208) 382-7187

**JUNE FULLMER**  
Assessor  
jfullmer@co.valley.id.us



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

**SUE PROBST**  
Chief Deputy Assessor  
sprobst@co.valley.id.us

November 29, 2021

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

RE: Final Plat Review "Tamarack Resort PUD Phase 3.1"

Dear Cynda,

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

I have run a traverse of the subdivision boundary from the legal description provided on the Certificate of Owners. Enclosed you will find a copy. This 2022 proposed plat encompasses a parcel referenced on the Assessment Roll as portion of Block 19, Tamarack Resort PUD Phase 1 Village, and a portion of the E/2E/2 in Section 5 of Township 15 North, Range 3 East. The parcel number(s) and ownership are as follows:

RP00514019000B – Tamarack Real Estate Holdings, LLC  
RP15N03E050157 – Tamarack Real Estate Holdings, LLC  
RP15N03E052010 – Tamarack Real Estate Holdings, LLC

I have enclosed a copy of the GIS plat, T15N R3E Section 5, with this proposed replat highlighted. We have only 1 comment regarding this review: the current ownership of these parcels is as stated above, we have not seen them transfer to **Tamarack Resort Two, LLC** (name is referenced on Certificate of Owners page and twice within the notes on page 1). We recommend any issues be resolved prior to recording this proposed Subdivision. Please feel free to contact our office with any further questions or inquiries. Thank you for allowing us the opportunity to review this plat.

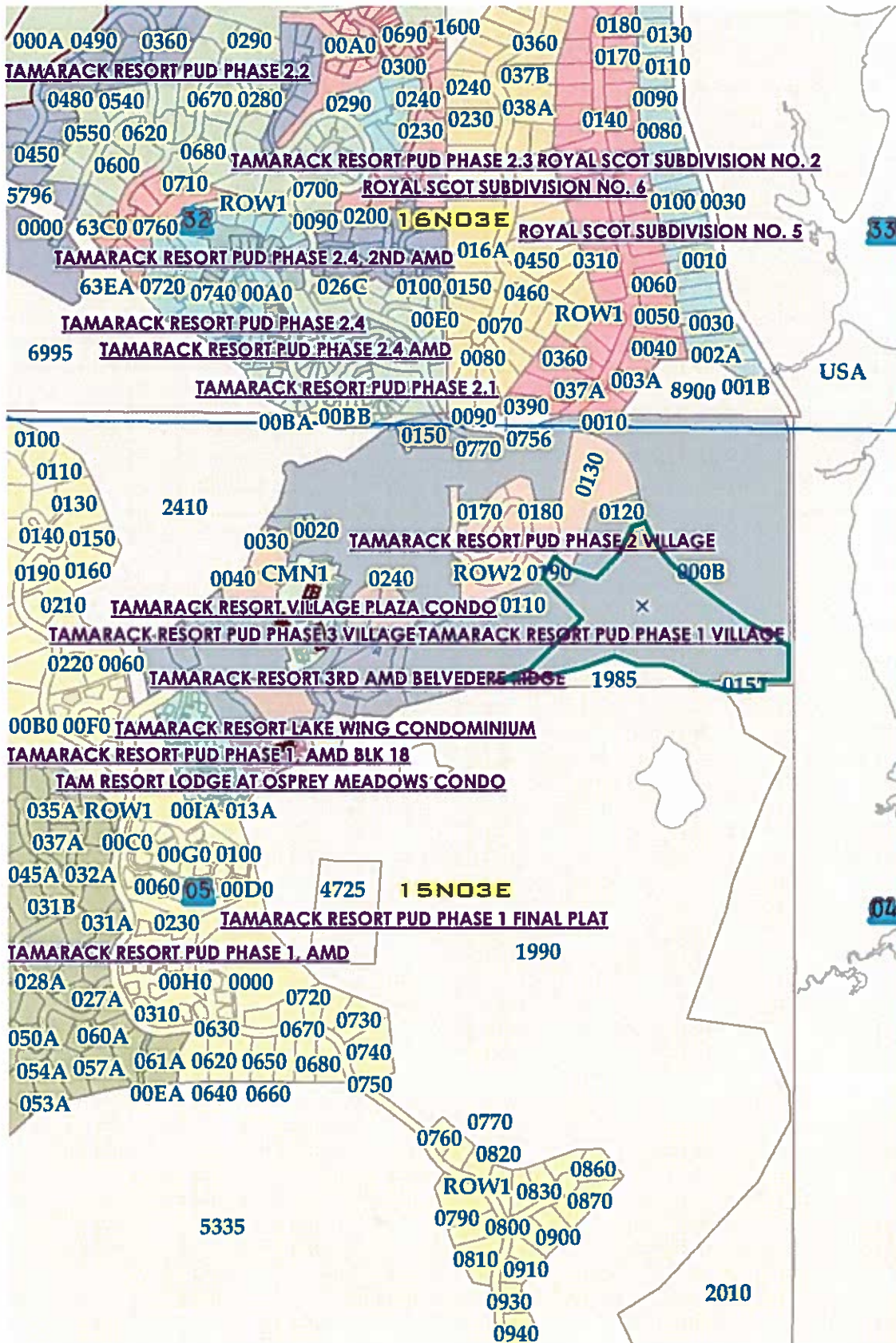
Sincerely,

Laurie Frederick  
Valley County Cadastral Specialist  
Cartography Department

Enclosure  
Cc: Chip Bowers, Valley Co. Surveyor; Dan Dunn, Dunn Land Surveys, Inc.



Proposed TAMARACK RESORT PUD PHASE 3.1  
RPO0514019000B, RP15N03E05O157, RP15N03E052010



**Legend**

- SketchLines
- Township
- PLSSSection
- Parcels

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

Date: 11/26/2021  
By: L.Frederick

J:\Assessor\Traverse PC\traverse 2013\15n\3e\5\_TRPVD\_Phase3-1.TRV  
T15N 3E SEC 5  
Tamarack Resort PVD 3.1

Tamarack Resort PVD Phase 3.1 boundary

725869.4465 SqFt 16.6178 Acres

Point	Type	Grid Bearing	Grid Dist	Radius	Arc Length	Delta	Northing	Easting
3							-1333.33	1972.65
4		S0°05'08"E	204.53				-1537.86	1972.95
5		N89°57'23"W	149.43				-1537.74	1823.52
6		S2°21'07"E	56.90				-1594.60	1825.86
7		N89°57'23"W	219.58				-1594.43	1606.28
8		N71°58'00"W	170.46				-1541.66	1444.19
9		N61°52'53"W	159.81				-1466.34	1303.24
10		N75°12'40"W	63.95				-1450.02	1241.41
11		N89°50'07"W	143.20				-1449.61	1098.21
12		N69°26'41"W	143.67				-1399.16	963.69
13		S70°08'24"W	202.53				-1467.97	773.21
14		S77°32'59"W	268.40				-1525.83	511.12
15		S86°22'47"W	230.17				-1540.36	281.41
16		N71°22'32"E	201.58				-1475.99	472.43
17		N46°05'20"E	422.60				-1182.90	776.88
18		N43°01'45"W	326.70				-944.08	553.95
19		N29°13'48"E	66.87				-885.72	586.60
20		N32°01'51"E	69.27				-827.00	623.34
21		S51°36'46"E	113.54				-897.50	712.34
22		S71°02'32"E	157.82				-948.77	861.60
23		N43°32'45"E	192.83				-809.01	994.44
24		N26°25'02"E	171.53				-655.39	1070.76
25	PC	N69°24'27"E	78.42				-627.81	1144.17
26	PT	S36°57'26"E	388.83	-690.00	394.17	32°43'50"	-938.51	1377.94
27	PC	S53°19'21"E	405.36				-1180.64	1703.04
28	PC	S64°52'21"E	216.24	-540.00	217.71	23°06'00"	-1272.46	1898.82
3'	PT	S50°29'53"E	95.68	-85.00	101.63	68°30'09"	-1333.32	1972.65

Friday, November 26, 2021 15:23:20