



Valley County Planning & Zoning Commission Invites You to Participate in a PUBLIC HEARING

C.U.P. 21-04 Tamarack Resort PUD Crest Court – Preliminary Plat

Applicant/Owner: Tamarack Resort Two

Location: 6.6 acres of Tamarack Resort Planned Unit Development Phase 2.1 Block 6 located in the SW ¼ Section 32, T.16N, R.3E, Boise Meridian, Valley County, ID.

Project Description: Tamarack Resort Two is requesting a conditional use permit to amend part of Tamarack Resort Planned Unit Development Phase 2.1 Block 6. The plat would include 6 single-family lots, a new private road, a shared driveway, and a recreational-easement lot.

The six new "Estate lots" would be in the Northwest corner of the Whitewater site. This site was originally designated as V-5 in Phase 3 and consisted of 18 Villa Lots of less than a ¼ acre each. The new proposed residential lots would range from 0.6 to 1.8 acres in size.

Two lots will be accessed directly off of Whitewater Drive, while the remaining four will be accessed from a new private road.

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

Attached are the agenda, additional information such as maps and proposed site plans, and a page that details the public hearing process.

Applications and the contents of the files can be reviewed at the Planning and Zoning office located in the Valley County Courthouse at 219 North Main Street in Cascade, Idaho.

**More information, including the application,
will be posted online at:**

www.co.valley.id.us/public-hearing-information

PUBLIC HEARING

March 11, 2021

6:00 p.m.

**Courthouse Building
2nd Floor
219 North Main Street
Cascade, Idaho**

Changing Covid-19 considerations may necessitate telephonic testimony and/or limited access. Please call for further information. Public Hearing Procedures will be posted at www.co.valley.id.us/public-hearing-information

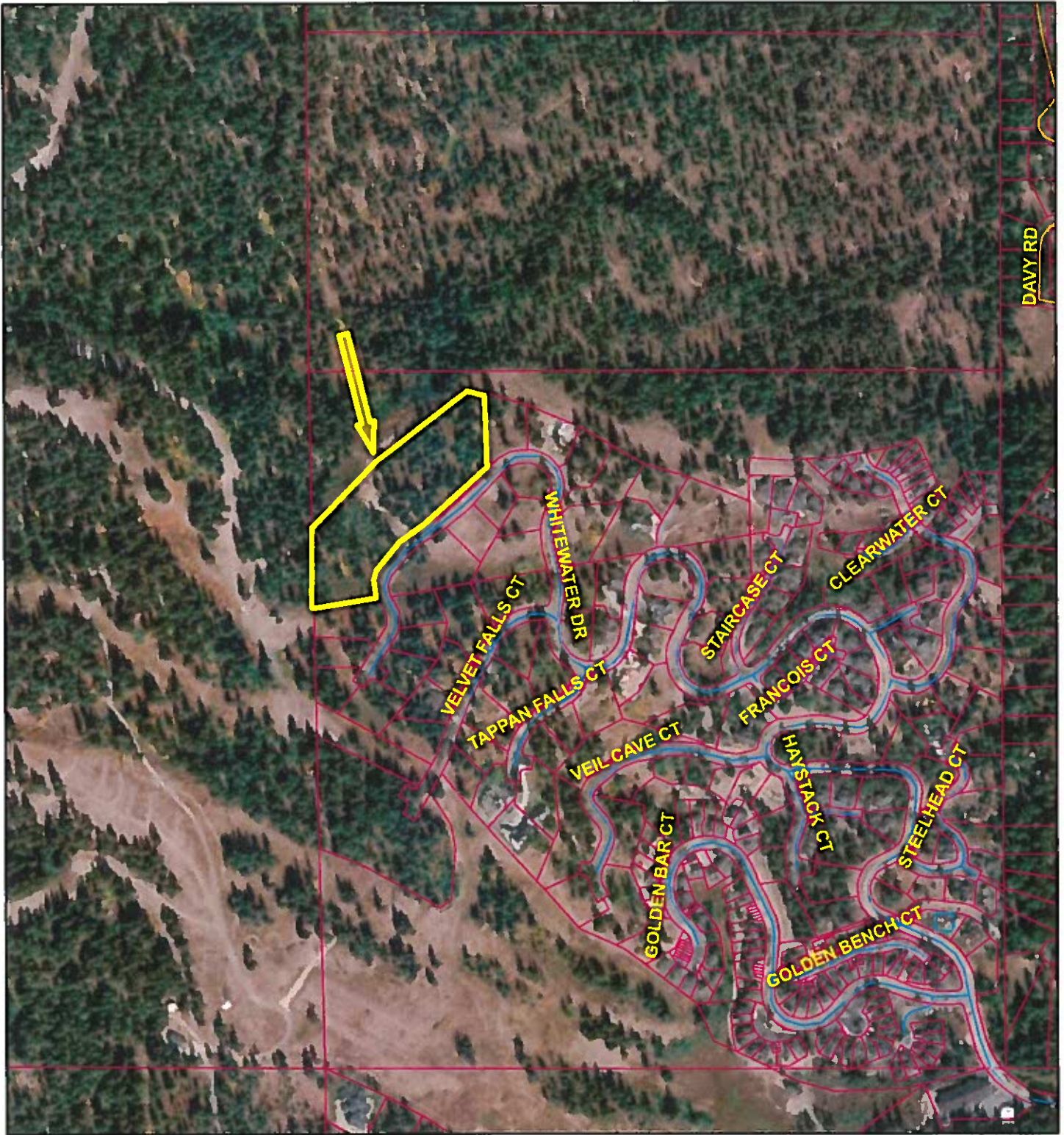
You are invited to participate in the public hearing and/or comment on the proposal. You may view the entire hearing by going to our website, www.co.valley.id.us, and click on "Watch Commissioner Meetings Live"

You may comment in person or by mail, fax, or email. If you want to testify telephonically or in person, please call. Written comments must be received at least seven days prior to the public hearing. If you do not submit a comment, we will assume you have no objections to the application.

Direct questions and written comments to:

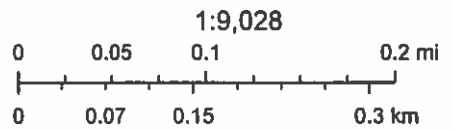
Cynda Herrick, AICP, CFM
Planning & Zoning Administrator
PO Box 1350
Cascade, ID 83611
208-382-7115 (phone)
208-382-7119 (fax)
cherrick@co.valley.id.us

C.U.P. 21-04 - Approximate Location



2/2/2021, 4:30:56 PM

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



USDA FSA, GeoEye, Maxar

PRELIMINARY PLAT - CREST COURT SUBDIVISION

A REPLAT OF A PORTION OF BLOCK 6
TAMARACK RESORT PLANNED UNIT DEVELOPMENT PHASE 2.1
IN THE SW 1/4 OF SECTION 32
T.16N., R.3E., B.M.
VALLEY COUNTY, IDAHO,
2021



BASIS OF BEARING
 BEARINGS BASED ON THE PLAT OF TAMARACK
 RESORT P.U.D. PHASE 2.1, BOOK 10, PAGE 2, INST.
 NO. 23-5581.

LEITCH/STANHOOD
 LAND SURVEYORS, LLC
 TAMARACK MOUNTAIN DEVELOPMENT, LLC

CURVE	LENGTH	RADIUS	CHORD	BEARING	CHORD
C1	41.81'	78.00'	41.81'	N01°19'21"E	41.81'
C2	178.83'	375.00'	178.83'	N02°59'24"E	178.83'
C3	74.90'	175.00'	74.90'	S54°23'40"W	74.90'
C4	48.12'	125.00'	48.12'	S47°02'37"W	48.12'
C5	138.36'	325.00'	138.36'	S07°26'14"W	138.36'
C6	102.12'	212.00'	102.12'	S03°03'54"E	102.12'
C7	64.84'	133.00'	64.84'	S38°18'07"W	64.84'
C8	31.80'	65.00'	31.80'	N02°10'47"W	31.80'
C9	31.80'	65.00'	31.80'	S87°49'13"E	31.80'
C10	40.80'	82.00'	40.80'	S31°10'07"W	40.80'
C11	40.80'	82.00'	40.80'	S31°10'07"W	40.80'
C12	33.38'	68.00'	33.38'	S38°29'13"W	33.38'
C13	18.87'	38.00'	18.87'	S41°19'00"W	18.87'
C14	28.11'	57.00'	28.11'	S09°25'25"E	28.11'
C15	28.11'	57.00'	28.11'	S09°25'25"E	28.11'
C16	28.11'	57.00'	28.11'	S09°25'25"E	28.11'
C17	128.11'	262.00'	128.11'	S03°03'54"E	128.11'
C18	128.11'	262.00'	128.11'	S03°03'54"E	128.11'
C19	28.11'	57.00'	28.11'	S03°03'54"E	28.11'
C20	28.11'	57.00'	28.11'	S03°03'54"E	28.11'

LINE	LENGTH	BEARING
L1	15.67'	S02°21'11"E
L2	30.00'	N07°24'17"W
L3	5.00'	N07°24'17"W
L4	15.67'	S02°21'11"E
L5	44.67'	S48°10'07"W
L6	36.52'	S09°10'07"W
L7	31.68'	N01°20'21"E
L8	36.52'	N01°20'21"E
L9	30.60'	S72°10'07"E
L10	6.00'	S74°10'07"E
L11	6.00'	S74°10'07"E
L12	44.30'	S09°10'07"W
L13	88.60'	S09°10'07"W
L14	44.30'	S09°10'07"W
L15	30.00'	S03°10'07"W
L16	10.00'	S17°00'07"W

LEGEND
 SUBDIVISION BOUNDARY
 LOT LINE
 EASEMENT LINE
 SET 3/8" ± 21" REBAR WITH PLASTIC CAP L51427?
 FOUND 3/8" REBAR

NOTES

- THE FINAL PLAT IS A RESULT OF A PORTION OF TAMARACK RESORT PLANNED UNIT DEVELOPMENT PHASE 2.1 RECORDED AS INSTRUMENT NO. 23-5581, IN BOOK 8, PAGE 67, PLAT RECORDS OF VALLEY COUNTY, IDAHO.
- ALL PROPERTIES SHOWN ON THIS PLAT ARE SUBJECT TO ANY UNRECORDED EASEMENTS, RIGHTS, OR INTERESTS THAT MAY BE AFFECTED BY THIS PLAT. ALL SUCH EASEMENTS, RIGHTS, OR INTERESTS SHALL BE RECORDED IN THE OFFICE OF RECORDS, VALLEY COUNTY, IDAHO.
- UTILITIES WILL NOT BE INSTALLED AT THE TIME OF COMPLETION OF THIS PLAT. UTILITIES WILL BE INSTALLED AT A LATER DATE. THE PLAT IS SUBJECT TO ANY UNRECORDED EASEMENTS, RIGHTS, OR INTERESTS THAT MAY BE AFFECTED BY THIS PLAT. ALL SUCH EASEMENTS, RIGHTS, OR INTERESTS SHALL BE RECORDED IN THE OFFICE OF RECORDS, VALLEY COUNTY, IDAHO.
- ALL PROPERTIES SHOWN ON THIS PLAT ARE SUBJECT TO A PERMANENT, POSITIVE, AND NON-EXCLUSIVE EASEMENT FOR THE USE AND ENJOYMENT OF THE COMMON AREAS WHICH ARE DEPICTED ON THIS PLAT. ALL SUCH EASEMENTS, RIGHTS, OR INTERESTS SHALL BE RECORDED IN THE OFFICE OF RECORDS, VALLEY COUNTY, IDAHO.
- ALL PROPERTIES SHOWN ON THIS PLAT ARE SUBJECT TO ANY UNRECORDED EASEMENTS, RIGHTS, OR INTERESTS THAT MAY BE AFFECTED BY THIS PLAT. ALL SUCH EASEMENTS, RIGHTS, OR INTERESTS SHALL BE RECORDED IN THE OFFICE OF RECORDS, VALLEY COUNTY, IDAHO.
- THE DECLARANT, TAMARACK RESORT P.U.D. PHASE 2.1, INTENDS TO HOLD AND ALL EASEMENTS WHICH ARE DEPICTED ON THIS PLAT, IN WHOLE OR IN PART.
- ALL RIGHTS AND ROAD RIGHTS OF ANY KIND, INCLUDING EASEMENTS, RIGHTS, OR INTERESTS, ALL COMMON AREAS WHICH ARE DEPICTED ON THIS PLAT, ARE DESIGNATED FOR THE USE AND ENJOYMENT OF THE COMMON AREAS WHICH ARE DEPICTED ON THIS PLAT, TOGETHER WITH THEIR GUESTS, SERVICE, AND ASSOCIATES, SUBJECT TO THE TERMS, CONDITIONS, AND COVENANTS SET FORTH IN THE SUPPLEMENTAL DECLARATION FOR CREST COURT SUBDIVISION.
- ALL LOTS SHOWN ON THIS PLAT MAY BE SUBJECT TO ANY UNRECORDED EASEMENTS, RIGHTS, OR INTERESTS THAT MAY BE AFFECTED BY THIS PLAT. ALL SUCH EASEMENTS, RIGHTS, OR INTERESTS SHALL BE RECORDED IN THE OFFICE OF RECORDS, VALLEY COUNTY, IDAHO.
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SHEET 1 OF 1
 25 COTTAGE TRAIL
 CASCADE, ID 83411
 PHONE: (208) 634-4496
 WWW.DUNNLANDSURVEYS.COM

