



## Valley County Board of County Commissioners Invites You to Participate in a PUBLIC HEARING

### Appeal of C.U.P. 21-03 Tamarack Resort PUD – Aspen Ridge – Preliminary Plat

**Applicant:** Tamarack Resort Two

**Location:** 16 acres of Tamarack Resort PUD Phase 1  
Village Block 19 located in the NE ¼ Section 5,  
T.15N, R.3E, Boise Meridian, Valley County, ID

**Project Description:** On March 11, 2021, the Planning and Zoning Commission approved a conditional use permit to amend part of Tamarack Resort PUD Phase 1 Village Block 19. The plat would include 18 single-family "Estate" lots, a new private road, a shared driveway, and open space.

The site was originally designated WT-1 Water Treatment in Pre-development Phase, B-61 Rope Challenge Course in Phase 2, and B-62 Horse Corrals in Phase 3. The WT-1 water treatment facilities are now located west of this site within the golf course boundaries. Rope challenge course and horse corrals plans are withdrawn. The lots would be accessed from Village Drive through the trees to the east of the golf maintenance building. The Estate lots would be a minimum of 0.40 acres, be buffered with open space, and integrated with the existing hiking and biking trail network. The site is served by Northlake Recreational Water and Sewer District and Tamarack Municipal Water System.

**Appellant:** Idaho Pacific Investments LLC (IPI)

**Reasons for Appeal:**

- Tamarack Resort Two should not be allowed to rely on the IPI property being open space to meet the 50% requirement of LUDO 9-9-7(l).
- The Commission should not have approved the C.U.P. because it conflicts with an existing easement of IPI and the easement was not included on the CUP application or preliminary plat as required by Valley County Code.

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Previous written and emailed comments will be included in the record and sent to the Board of County Commissioners.

A vicinity map and site plan are attached.

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

[www.co.valley.id.us/public-hearing-information](http://www.co.valley.id.us/public-hearing-information)

## PUBLIC HEARING

**April 26, 2021**

**2:00 p.m.**

**Courthouse Building**

**2<sup>nd</sup> Floor**

**219 North Main Street**

**Cascade, ID**

Social distancing will be required, requiring telephonic testimony and/or limited access. Please call for further information.

**Written comments must be received by mail, fax, or email no later than 5:00 p.m., April 19, 2021.**

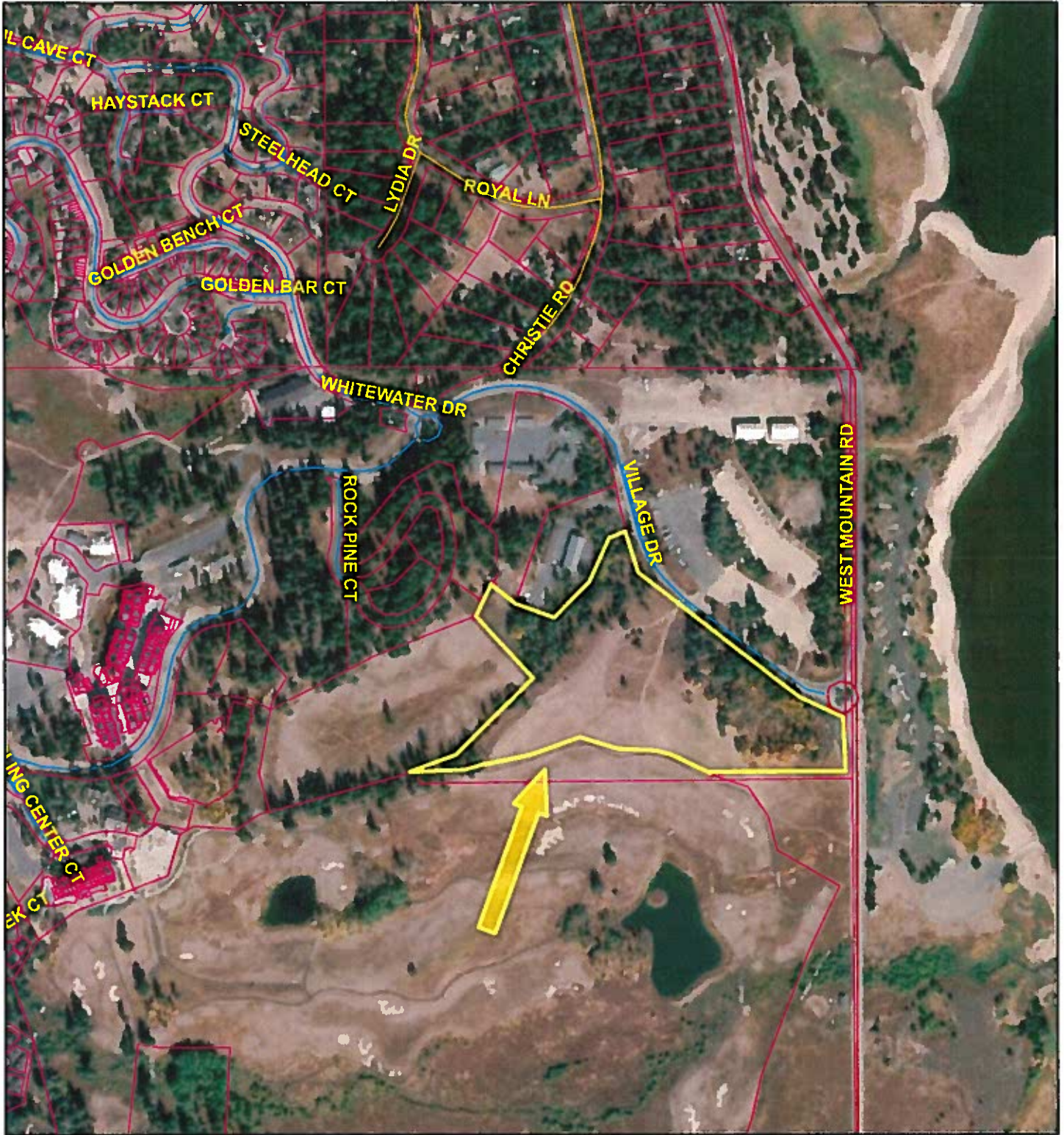
To listen to the hearing, please go to [www.co.valley.id.us](http://www.co.valley.id.us) and click on link labeled "Watch Commissioner Meetings Live" Instructions will be provided.

To comment telephonically or in-person, call 208-382-7102 prior to 5:00 p.m. April 23, 2021  
OR  
email [dmiller@co.valley.id.us](mailto:dmiller@co.valley.id.us) until testimony is opened.

**Direct questions and written comments to:**

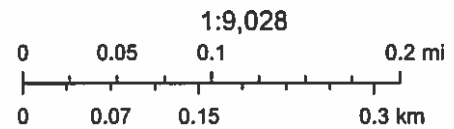
Cynda Herrick, AICP, CFM  
Planning & Zoning Administrator  
PO Box 1350  
Cascade, ID 83611  
208-382-7115 (phone)  
208-382-7119 (fax)  
[cherrick@co.valley.id.us](mailto:cherrick@co.valley.id.us)

# C.U.P. 21-03 Approximate Location



2/2/2021, 3:24:10 PM

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

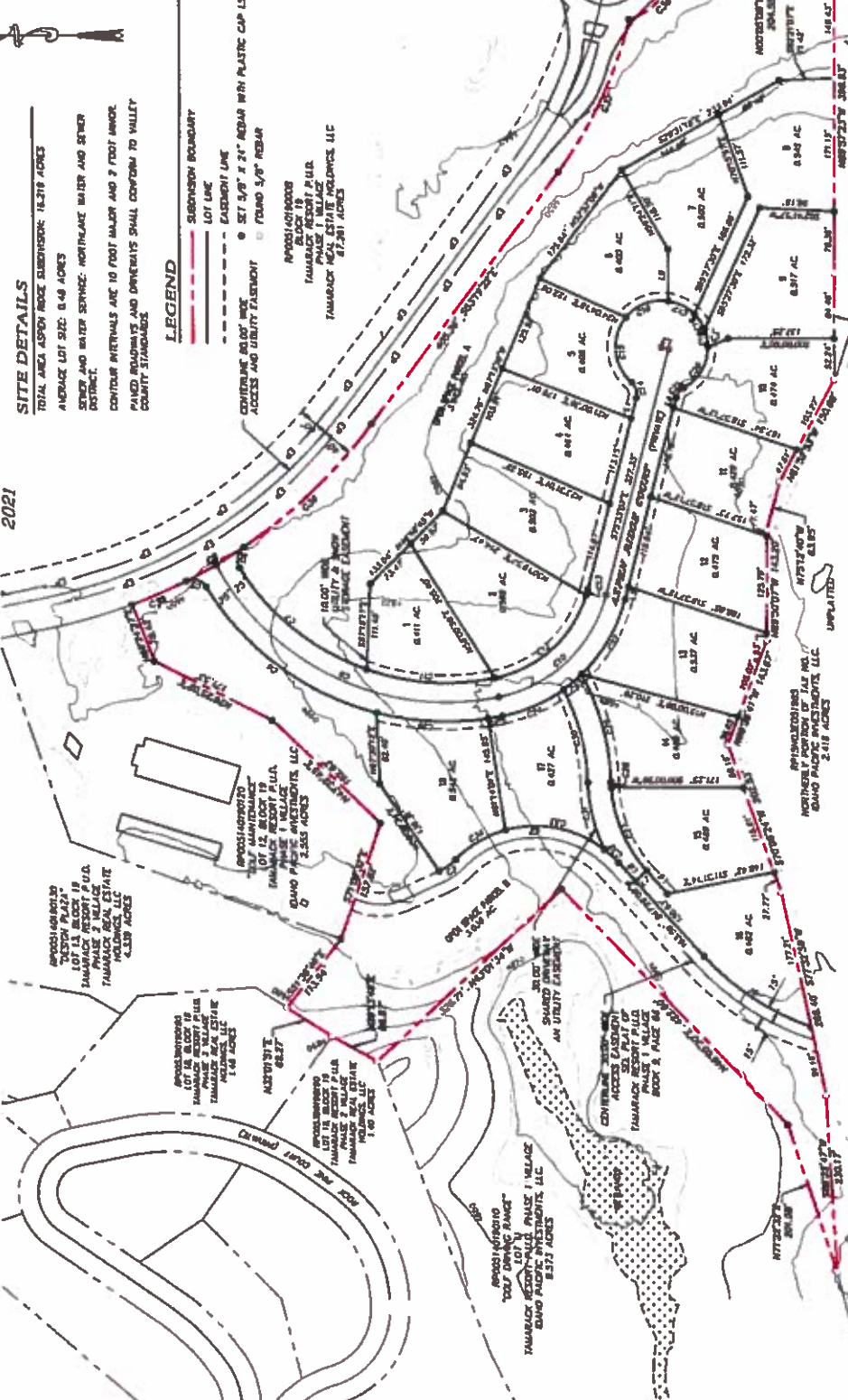


USDA FSA, GeoEye, Maxar

# PRELIMINARY PLAT-ASPEN RIDGE SUBDIVISION

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

**BASIS OF BEARING**  
 BEARINGS BASED ON THE PLAT OF TAMARACK  
 RESORT PHASE 1 VILLAGE, BOOK 8, PAGE 88,  
 PLAT NO. 291358



### NOTES

- THIS PLAT IS A REPLAT OF A PORTION OF PHASE 1 VILLAGE RECORDED AS INSTRUMENT NO. 291358 IN BOOK 8, PAGE 88, PLAT RECORDS OF VALLEY COUNTY, IDAHO.
- ALL PROPERTIES SHOWN ON THIS PLAT ARE SUBJECT TO AND COVERED BY THE TAMARACK RESORT PHASE 1 VILLAGE, BOOK 8, PAGE 88, PLAT RECORDS AS MAY BE AMENDED OR SUPPLEMENTED.
- UTILITIES SHALL BE INSTALLED ON THE PLAT AS SHOWN AND COMPLETED BY THE DECLARANT. THE INSTALLATION OF UTILITIES BEING RECORDED WITH THE DECLARATION OF THIS PLAT. UTILITIES SHALL BE INSTALLED AT THE OPTION OF THE DECLARANT, VALLEY COUNTY, IDAHO.
- ALL PROPERTIES SHOWN ON THIS PLAT ARE SUBJECT TO A PERMANENT EASEMENT AND NON-EXCLUSIVE EASEMENT WHICH IS HEREBY REFERRED TO AS THE TAMARACK RESORT PHASE 1 VILLAGE PERMANENT EASEMENT AND NON-EXCLUSIVE EASEMENT. THE PERMANENT EASEMENT AND NON-EXCLUSIVE EASEMENT SHALL BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH THE SUPPLEMENTAL DECLARATION FOR ASPEN RIDGE SUBDIVISION.
- ALL PROPERTIES SHOWN ON THIS PLAT OF ASPEN RIDGE SUBDIVISION ARE SUBJECT TO AND COVERED BY THE PROVISIONS OF CONDITIONAL USE PERMIT NO. 20-01-01 AND 02-01, AS ISSUED AND MODIFIED BY VALLEY COUNTY, IDAHO.
- THE DECLARANT, TAMARACK RESORT LLC, RESERVES THE RIGHT TO WITHHOLD UNIMPROVED LOTS SHOWN HEREON FROM THIS PLAT IN WHOLE OR IN PART.
- ALL ROADS AND ROAD RIGHTS-OF-WAY, ALL UTILITY RIGHTS-OF-WAY AND ALL EASEMENTS AND NON-EXCLUSIVE EASEMENTS WHICH ARE LOCATED ON THIS PLAT ARE DEDICATED FOR THE USE AND ENJOYMENT OF THE RESIDENTS OF THE TAMARACK RESORT ASSOCIATION, INC. THE DECLARANT SHALL BE RESPONSIBLE FOR THE ASSOCIATION TO THE TERMS, CONDITIONS, AND AGREEMENTS WHICH ARE CONTAINED IN THE SUPPLEMENTAL DECLARATION FOR ASPEN RIDGE SUBDIVISION.
- AN LOT SHOWN ON THIS PLAT MAY BE FURTHER DIVIDED OR COMBINED WITH ADJACENT LOTS FOR THE PURPOSES 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 COVERED BY THE TAMARACK RESORT PHASE 1 VILLAGE, BOOK 8, PAGE 88, PLAT RECORDS AS MAY BE AMENDED OR SUPPLEMENTED.
- THE PLAT SHALL BE RECORDED AS INSTRUMENT NO. 291359 IN BOOK 8, PAGE 89, PLAT RECORDS OF VALLEY COUNTY, IDAHO.



**SITE DETAILS**  
 TOTAL AREA ASPEN RIDGE SUBDIVISION: 16,219 ACRES  
 AVERAGE LOT SIZE: 0.48 ACRES  
 SEWER AND WATER SERVICE: WASTEWATER TREATMENT PLANT AND OTHER DISTRICT.  
 CONTIGUOUS AREAS ARE 10 FOOT WIDE AND 2 FOOT WIDE.  
 PAVED ROADS AND DRIVEWAYS SHALL CONFORM TO VALLEY COUNTY STANDARDS.

**LEGEND**  
 - - - - - SUBDIVISION BOUNDARY  
 - - - - - LOT LINE  
 - - - - - EASEMENT LINE  
 - - - - - UTILITY LINE  
 - - - - - 5/8" X 2 1/2" REBAR WITH PLASTIC CAP (L51917)  
 - - - - - COVERING 600' WIDE  
 - - - - - ACCESS AND UTILITY EASEMENT  
 - - - - - 1/4" REBAR  
 - - - - - 1/4" REBAR  
 - - - - - APPROXIMATE  
 - - - - - TAMARACK RESORT P.L.L.C.  
 - - - - - TAMARACK REAL ESTATE HOLDINGS, LLC  
 - - - - - 12,281 ACRES

APPROXIMATE TO  
 TOWN PLATS  
 LOT 11, BLOCK 19, U.S.A.  
 TAMARACK RESORT PHASE 1 VILLAGE  
 TAMARACK REAL ESTATE HOLDINGS, LLC  
 4,539 ACRES

APPROXIMATE TO  
 TOWN PLATS  
 LOT 12, BLOCK 19, U.S.A.  
 TAMARACK RESORT PHASE 1 VILLAGE  
 TAMARACK REAL ESTATE HOLDINGS, LLC  
 3,565 ACRES

APPROXIMATE TO  
 TOWN PLATS  
 LOT 13, BLOCK 19, U.S.A.  
 TAMARACK RESORT PHASE 1 VILLAGE  
 TAMARACK REAL ESTATE HOLDINGS, LLC  
 1,140 ACRES

APPROXIMATE TO  
 TOWN PLATS  
 LOT 14, BLOCK 19, U.S.A.  
 TAMARACK RESORT PHASE 1 VILLAGE  
 TAMARACK REAL ESTATE HOLDINGS, LLC  
 1,140 ACRES

APPROXIMATE TO  
 TOWN PLATS  
 LOT 15, BLOCK 19, U.S.A.  
 TAMARACK RESORT PHASE 1 VILLAGE  
 TAMARACK REAL ESTATE HOLDINGS, LLC  
 1,140 ACRES

APPROXIMATE TO  
 TOWN PLATS  
 LOT 16, BLOCK 19, U.S.A.  
 TAMARACK RESORT PHASE 1 VILLAGE  
 TAMARACK REAL ESTATE HOLDINGS, LLC  
 1,140 ACRES

APPROXIMATE TO  
 TOWN PLATS  
 LOT 17, BLOCK 19, U.S.A.  
 TAMARACK RESORT PHASE 1 VILLAGE  
 TAMARACK REAL ESTATE HOLDINGS, LLC  
 1,140 ACRES

APPROXIMATE TO  
 TOWN PLATS  
 LOT 18, BLOCK 19, U.S.A.  
 TAMARACK RESORT PHASE 1 VILLAGE  
 TAMARACK REAL ESTATE HOLDINGS, LLC  
 1,140 ACRES

APPROXIMATE TO  
 TOWN PLATS  
 LOT 19, BLOCK 19, U.S.A.  
 TAMARACK RESORT PHASE 1 VILLAGE  
 TAMARACK REAL ESTATE HOLDINGS, LLC  
 1,140 ACRES

APPROXIMATE TO  
 TOWN PLATS  
 LOT 20, BLOCK 19, U.S.A.  
 TAMARACK RESORT PHASE 1 VILLAGE  
 TAMARACK REAL ESTATE HOLDINGS, LLC  
 1,140 ACRES

APPROXIMATE TO  
 TOWN PLATS  
 LOT 21, BLOCK 19, U.S.A.  
 TAMARACK RESORT PHASE 1 VILLAGE  
 TAMARACK REAL ESTATE HOLDINGS, LLC  
 1,140 ACRES

APPROXIMATE TO  
 TOWN PLATS  
 LOT 22, BLOCK 19, U.S.A.  
 TAMARACK RESORT PHASE 1 VILLAGE  
 TAMARACK REAL ESTATE HOLDINGS, LLC  
 1,140 ACRES

APPROXIMATE TO  
 TOWN PLATS  
 LOT 23, BLOCK 19, U.S.A.  
 TAMARACK RESORT PHASE 1 VILLAGE  
 TAMARACK REAL ESTATE HOLDINGS, LLC  
 1,140 ACRES

APPROXIMATE TO  
 TOWN PLATS  
 LOT 24, BLOCK 19, U.S.A.  
 TAMARACK RESORT PHASE 1 VILLAGE  
 TAMARACK REAL ESTATE HOLDINGS, LLC  
 1,140 ACRES

APPROXIMATE TO  
 TOWN PLATS  
 LOT 25, BLOCK 19, U.S.A.  
 TAMARACK RESORT PHASE 1 VILLAGE  
 TAMARACK REAL ESTATE HOLDINGS, LLC  
 1,140 ACRES

APPROXIMATE TO  
 TOWN PLATS  
 LOT 26, BLOCK 19, U.S.A.  
 TAMARACK RESORT PHASE 1 VILLAGE  
 TAMARACK REAL ESTATE HOLDINGS, LLC  
 1,140 ACRES

APPROXIMATE TO  
 TOWN PLATS  
 LOT 27, BLOCK 19, U.S.A.  
 TAMARACK RESORT PHASE 1 VILLAGE  
 TAMARACK REAL ESTATE HOLDINGS, LLC  
 1,140 ACRES

APPROXIMATE TO  
 TOWN PLATS  
 LOT 28, BLOCK 19, U.S.A.  
 TAMARACK RESORT PHASE 1 VILLAGE  
 TAMARACK REAL ESTATE HOLDINGS, LLC  
 1,140 ACRES

APPROXIMATE TO  
 TOWN PLATS  
 LOT 29, BLOCK 19, U.S.A.  
 TAMARACK RESORT PHASE 1 VILLAGE  
 TAMARACK REAL ESTATE HOLDINGS, LLC  
 1,140 ACRES

APPROXIMATE TO  
 TOWN PLATS  
 LOT 30, BLOCK 19, U.S.A.  
 TAMARACK RESORT PHASE 1 VILLAGE  
 TAMARACK REAL ESTATE HOLDINGS, LLC  
 1,140 ACRES

APPROXIMATE TO  
 TOWN PLATS  
 LOT 31, BLOCK 19, U.S.A.  
 TAMARACK RESORT PHASE 1 VILLAGE  
 TAMARACK REAL ESTATE HOLDINGS, LLC  
 1,140 ACRES

APPROXIMATE TO  
 TOWN PLATS  
 LOT 32, BLOCK 19, U.S.A.  
 TAMARACK RESORT PHASE 1 VILLAGE  
 TAMARACK REAL ESTATE HOLDINGS, LLC  
 1,140 ACRES

APPROXIMATE TO  
 TOWN PLATS  
 LOT 33, BLOCK 19, U.S.A.  
 TAMARACK RESORT PHASE 1 VILLAGE  
 TAMARACK REAL ESTATE HOLDINGS, LLC  
 1,140 ACRES

APPROXIMATE TO  
 TOWN PLATS  
 LOT 34, BLOCK 19, U.S.A.  
 TAMARACK RESORT PHASE 1 VILLAGE  
 TAMARACK REAL ESTATE HOLDINGS, LLC  
 1,140 ACRES

APPROXIMATE TO  
 TOWN PLATS  
 LOT 35, BLOCK 19, U.S.A.  
 TAMARACK RESORT PHASE 1 VILLAGE  
 TAMARACK REAL ESTATE HOLDINGS, LLC  
 1,140 ACRES

**LINE TABLE**

LINE NO.	BEARING	LENGTH
L1	272.00'	272.00'
L2	0.00'	0.00'
L3	262.00'	262.00'
L4	133.00'	133.00'
L5	11.50'	11.50'
L6	42.00'	42.00'
L7	249.00'	249.00'
L8	328.00'	328.00'
L9	61.00'	61.00'

**CURVE TABLE**

CURVE NO.	BEARING	CHORD	CHORD BEARING	ARC LENGTH	ANGLE	DELTA	PIE	CHORD
C1	116.64'	175.00'	272.00'	272.00'	116.33'	116.33'	116.33'	116.33'
C2	7.00'	175.00'	272.00'	272.00'	7.00'	7.00'	7.00'	7.00'
C3	143.17'	215.00'	272.00'	272.00'	143.17'	143.17'	143.17'	143.17'
C4	123.15'	215.00'	272.00'	272.00'	123.15'	123.15'	123.15'	123.15'
C5	88.17'	215.00'	272.00'	272.00'	88.17'	88.17'	88.17'	88.17'
C6	24.37'	140.00'	175.00'	175.00'	24.37'	24.37'	24.37'	24.37'
C7	133.15'	140.00'	175.00'	175.00'	133.15'	133.15'	133.15'	133.15'
C8	73.15'	140.00'	175.00'	175.00'	73.15'	73.15'	73.15'	73.15'
C9	73.15'	140.00'	175.00'	175.00'	73.15'	73.15'	73.15'	73.15'
C10	259.79'	682.00'	1050.00'	1050.00'	259.79'	259.79'	259.79'	259.79'
C11	217.71'	540.00'	875.00'	875.00'	217.71'	217.71'	217.71'	217.71'
C12	164.81'	430.00'	700.00'	700.00'	164.81'	164.81'	164.81'	164.81'

**CURVE TABLE**

CURVE NO.	BEARING	CHORD	CHORD BEARING	ARC LENGTH	ANGLE	DELTA	PIE	CHORD
C13	81.00'	120.00'	150.00'	150.00'	81.00'	81.00'	81.00'	81.00'
C14	81.00'	120.00'	150.00'	150.00'	81.00'	81.00'	81.00'	81.00'
C15	81.00'	120.00'	150.00'	150.00'	81.00'	81.00'	81.00'	81.00'
C16	81.00'	120.00'	150.00'	150.00'	81.00'	81.00'	81.00'	81.00'
C17	81.00'	120.00'	150.00'	150.00'	81.00'	81.00'	81.00'	81.00'
C18	81.00'	120.00'	150.00'	150.00'	81.00'	81.00'	81.00'	81.00'
C19	81.00'	120.00'	150.00'	150.00'	81.00'	81.00'	81.00'	81.00'
C20	81.00'	120.00'	150.00'	150.00'	81.00'	81.00'	81.00'	81.00'
C21	81.00'	120.00'	150.00'	150.00'	81.00'	81.00'	81.00'	81.00'
C22	81.00'	120.00'	150.00'	150.00'	81.00'	81.00'	81.00'	81.00'
C23	81.00'	120.00'	150.00'	150.00'	81.00'	81.00'	81.00'	81.00'
C24	81.00'	120.00'	150.00'	150.00'	81.00'	81.00'	81.00'	81.00'
C25	81.00'	120.00'	150.00'	150.00'	81.00'	81.00'	81.00'	81.00'
C26	81.00'	120.00'	150.00'	150.00'	81.00'	81.00'	81.00'	81.00'
C27	81.00'	120.00'	150.00'	150.00'	81.00'	81.00'	81.00'	81.00'
C28	81.00'	120.00'	150.00'	150.00'	81.00'	81.00'	81.00'	81.00'
C29	81.00'	120.00'	150.00'	150.00'	81.00'	81.00'	81.00'	81.00'
C30	81.00'	120.00'	150.00'	150.00'	81.00'	81.00'	81.00'	81.00'
C31	81.00'	120.00'	150.00'	150.00'	81.00'	81.00'	81.00'	81.00'
C32	81.00'	120.00'	150.00'	150.00'	81.00'	81.00'	81.00'	81.00'
C33	81.00'	120.00'	150.00'	150.00'	81.00'	81.00'	81.00'	81.00'
C34	81.00'	120.00'	150.00'	150.00'	81.00'	81.00'	81.00'	81.00'
C35	81.00'	120.00'	150.00'	150.00'	81.00'	81.00'	81.00'	81.00'
C36	81.00'	120.00'	150.00'	150.00'	81.00'	81.00'	81.00'	81.00'
C37	81.00'	120.00'	150.00'	150.00'	81.00'	81.00'	81.00'	81.00'
C38	81.00'	120.00'	150.00'	150.00'	81.00'	81.00'	81.00'	81.00'
C39	81.00'	120.00'	150.00'	150.00'	81.00'	81.00'	81.00'	81.00'
C40	81.00'	120.00'	150.00'	150.00'	81.00'	81.00'	81.00'	81.00'
C41	81.00'	120.00'	150.00'	150.00'	81.00'	81.00'	81.00'	81.00'
C42	81.00'	120.00'	150.00'	150.00'	81.00'	81.00'	81.00'	81.00'
C43	81.00'	120.00'	150.00'	150.00'	81.00'	81.00'	81.00'	81.00'
C44	81.00'	120.00'	150.00'	150.00'	81.00'	81.00'	81.00'	81.00'
C45	81.00'	120.00'	150.00'	150.00'	81.00'	81.00'	81.00'	81.00'
C46	81.00'	120.00'	150.00'	150.00'	81.00'	81.00'	81.00'	81.00'
C47	81.00'	120.00'	150.00'	150.00'	81.00'	81.00'	81.00'	81.00'
C48	81.00'	120.00'	150.00'	150.00'	81.00'	81.00'	81.00'	81.00'
C49	81.00'	120.00'	150.00'	150.00'	81.00'	81.00'	81.00'	81.00'
C50	81.00'	120.00'	150.00'	150.00'	81.00'	81.00'	81.00'	81.00'

**CURVE TABLE**

CURVE NO.	BEARING	CHORD	CHORD BEARING	ARC LENGTH	ANGLE	DELTA	PIE	CHORD
C51	81.00'	120.00'	150.00'	150.00'	81.00'	81.00'	81.00'	81.00'
C52	81.00'	120.00'	150.00'	150.00'	81.00'	81.00'	81.00'	81.00'
C53	81.00'	120.00'	150.00'	150.00'	81.00'	81.00'	81.00'	81.00'
C54	81.00'	120.00'	150.00'	150.00'	81.00'	81.00'	81.00'	81.00'
C55	81.00'	120.00'	150.00'	150.00'	81.00'	81.00'	81.00'	81.00'
C56	81.00'	120.00'	150.00'	150.00'	81.00'	81.00'	81.00'	81.00'
C57	81.00'	120.00'	150.00'	150.00'	81.00'	81.00'	81.00'	81.00'
C58	81.00'	120.00'	150.00'	150.00'	81.00'	81.00'	81.00'	81.00'
C59	81.00'	120.00'	150.00'	150.00'	81.00'	81.00'	81.00'	81.00'
C60	81.00'	120.00'	150.00'	150.00'	81.00'	81.00'	81.00'	81.00'
C61	81.00'	120.00'	150.00'	150.00'	81.00'	81.00'	81.00'	81.00'
C62	81.00'	120.00'	150.00'	150.00'	81.00'	81.00'	81.00'	81.00'
C63	81.00'	120.00'	150.00'	150.00'	81.00'	81.00'	81.00'	81.00'
C64	81.00'	120.00'	150.00'	150.00'	81.00'	81.00'	81.00'	81.00'
C65	81.00'	120.00'	150.00'	150.00'	81.00'	81.00'	81.00'	81.00'
C66	81.00'	120.00'	150.00'	150.00'	81.00'	81.00'	81.00'	81.00'
C67	81.00'	120.00'	150.00'	150.00'	81.00'	81.00'	81.00'	81.00'
C68	81.00'	120.00'	150.00'	150.00'	81.00'	81.00'	81.00'	81.00'
C69	81.00'	120.00'	150.00'	150.00'	81.00'	81.00'	81.00'	81.00'
C70	81.00'	120.00'	150.00'	150.00'	81.00'	81.00'	81.00'	81.00'
C71	81.00'	120.00'	150.00'	150.00'	81.00'	81.00'	81.00'	81.00'
C72	81.00'	120.00'	150.00'	150.00'	81.00'	81.00'	81.00'	81.00'
C73	81.00'	120.00'	150.00'	150.00'	81.00'	81.00'	81.00'	81.00'
C74	81.00'	120.00'	150.00'	150.00'	81.00'	81.00'	81.00'	81.00'
C75	81.00'	120.00'	150.00'	150.00'	81.00'	81.00'	81.00'	81.00'
C76	81.00'	120.00'	150.00'	1				