



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

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

**Applicant:** Tamarack Resort Two

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

**Project Description:** On March 11, 2021, the Planning and Zoning Commission approved 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 from 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.

**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).

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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.

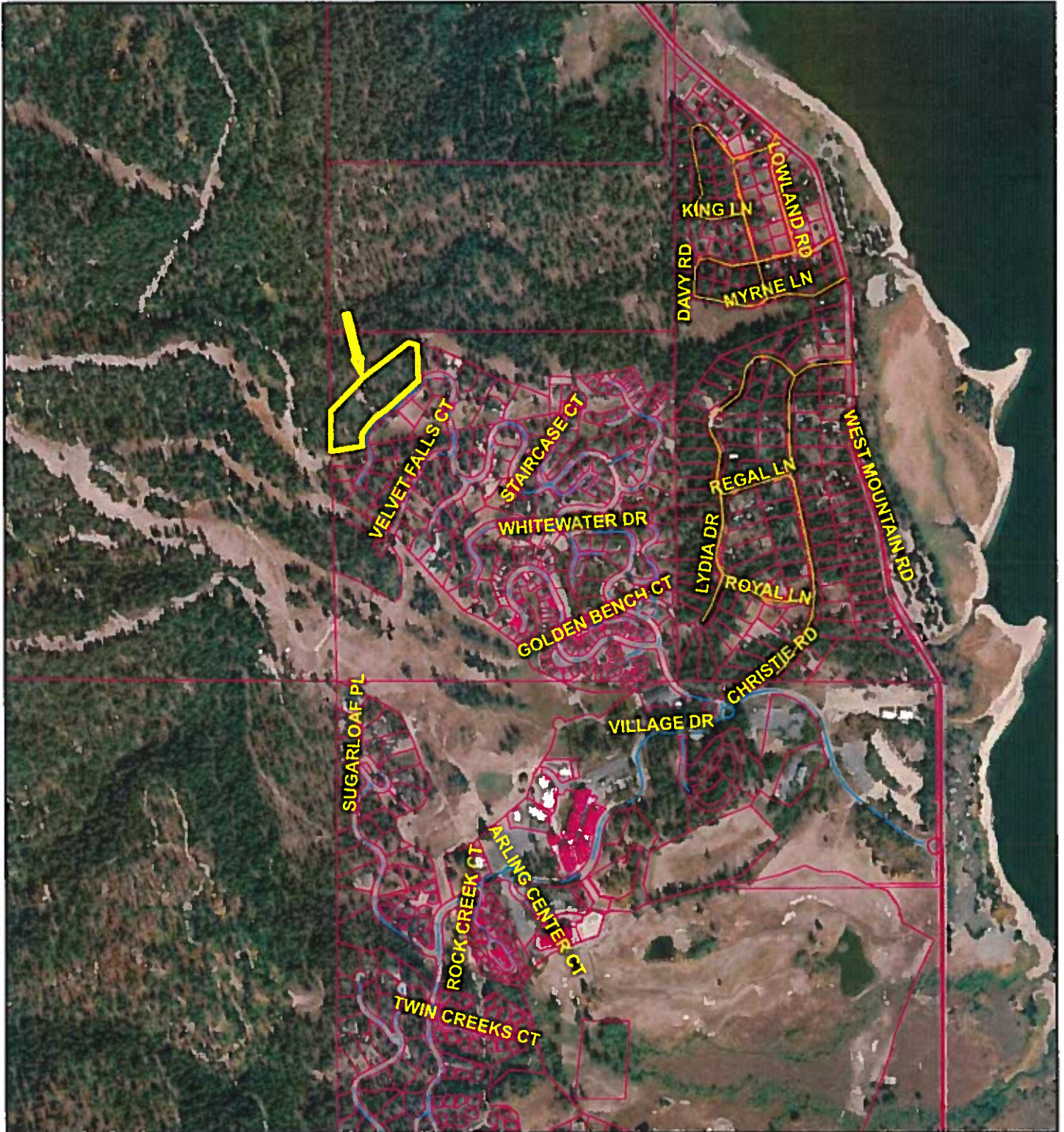
To comment telephonically or in-person, call 208-382-7102 prior to 5:00 p.m.  
April 23, 2021  
OR  
email [dmiller@co.valley.id.us](mailto:dmiller@co.valley.id.us) until testimony is opened.

**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)

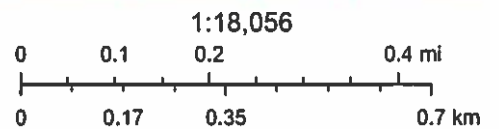


# C.U.P. 21-04 - Approximate Location



2/2/2021, 4:32:07 PM

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



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 SW1/4 OF SECTION 32  
T.16N., R.3E., B.M.  
VALLEY COUNTY, IDAHO  
2021



**BASIS OF BEARING**  
BEARINGS BASED ON THE PLAT OF TAMARACK RESORT PLANNED UNIT DEVELOPMENT PHASE 2.1, BOOK 87, PAGE 2, 2021.

LEWIS & CLARK ENGINEERS  
TAMARACK MOUNTAIN OPERATIONS, LLC

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	61.87'	75.00'	94.514°	M37°32'27"E	43.85'
C2	176.07'	75.00'	173°31'32"	M57°32'27"E	168.89'
C3	74.07'	75.00'	112°20'00"	M42°30'57"W	74.37'
C4	46.14'	75.00'	72°07'00"	M42°30'57"W	46.08'
C5	86.30'	125.00'	117°23'00"	M71°44'47"W	64.79'
C6	128.17'	125.00'	171°23'00"	M82°03'34"E	103.31'
C7	64.84'	125.00'	112°20'00"	M42°30'57"W	64.37'
C8	31.05'	125.00'	56°10'00"	M42°30'57"W	31.05'
C9	71.25'	125.00'	117°23'00"	M71°44'47"W	51.77'
C10	83.05'	125.00'	171°23'00"	M82°03'34"E	64.27'
C11	108.07'	125.00'	251°12'00"	M82°03'34"E	108.43'
C12	36.86'	125.00'	56°10'00"	M42°30'57"W	36.87'
C13	18.87'	125.00'	28°05'00"	M42°30'57"W	18.87'
C14	31.15'	125.00'	117°23'00"	M71°44'47"W	24.28'
C15	23.86'	125.00'	56°10'00"	M42°30'57"W	23.77'
C16	128.17'	125.00'	171°23'00"	M82°03'34"E	128.27'
C17	64.84'	125.00'	112°20'00"	M42°30'57"W	64.37'
C18	31.05'	125.00'	56°10'00"	M42°30'57"W	31.05'
C19	86.30'	125.00'	117°23'00"	M71°44'47"W	64.79'

LINE	LENGTH	BEARING
L1	75.00'	S00°00'00"E
L2	30.00'	M71°44'47"W
L3	5.00'	M71°44'47"W
L4	15.00'	M71°44'47"W
L5	4.00'	S00°00'00"E
L6	31.87'	M71°44'47"W
L7	31.87'	M71°44'47"W
L8	30.00'	M71°44'47"W
L9	8.00'	S00°00'00"E
L10	44.87'	S00°00'00"E
L11	11.00'	S00°00'00"E
L12	66.87'	S00°00'00"E
L13	64.87'	S00°00'00"E
L14	31.00'	S00°00'00"E
L15	70.00'	S00°00'00"E

**LEGEND**  
 - - - SUBDIVISION BOUNDARY  
 - - - LOT LINE  
 - - - EASEMENT LINE  
 ● SET 5/8" F. 24" REBAR WITH PLASTIC CAP L514217  
 ○ FOUND 3/8" REBAR

## NOTES

- THIS FINAL PLAT IS A REPLAT OF A PORTION OF BLOCK 6, T.16N., R.3E., B.M., VALLEY COUNTY, IDAHO, PHASE 2.1, RECORDED AS INSTRUMENT NO. 218158, IN BOOK 87, PAGE 27, PLAT RECORDS OF VALLEY COUNTY, IDAHO.
- ALL PROPERTIES SHOWN ON THIS PLAT ARE SUBJECT TO AND COVERED BY THE TAMARACK RESORT PLANNED UNIT DEVELOPMENT PHASE 2.1, AS DESCRIBED IN INSTRUMENT NO. 218158, AS MAY BE AMENDED OR SUPPLEMENTED.
- UTILITIES SHALL NOT BE INSTALLED AT THE TIME OF RECORDATION OF THIS PLAT. THE INSTALLATION OF UTILITIES BEING RECORDED WITH THE GENERAL DECLARATION AND SUPPLEMENTAL DECLARATION OF RECORDATION, VALLEY COUNTY, IDAHO.
- ALL PROPERTIES SHOWN ON THIS PLAT ARE SUBJECT TO THE TAMARACK RESORT PLANNED UNIT DEVELOPMENT PHASE 2.1, AS DESCRIBED IN INSTRUMENT NO. 218158, AS MAY BE AMENDED OR SUPPLEMENTED.
- ALL PROPERTIES SHOWN ON THIS PLAT ARE SUBJECT TO THE PROVISIONS OF CONDITIONAL USE PERMIT NO. 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 INTEREST IN THIS PLAT, IN WHOLE OR IN PART.
- ALL ROADS AND ROAD RIGHTS-OF-WAY; ALL UTILITY EASEMENTS; ALL ACCESS EASEMENTS; ALL COMMON AREAS; AND ALL COMMON AREAS ARE HEREBY DEDICATED FOR THE USE AND ENJOYMENT OF THE MEMBERS OF THE TAMARACK RESORT ASSOCIATION. THE DECLARANT SHALL BE SUBJECT TO THE RULES AND REGULATIONS OF THE TAMARACK RESORT ASSOCIATION. THE DECLARANT SHALL BE SUBJECT TO THE GENERAL DECLARATION AND THE SUPPLEMENTAL DECLARATION FOR CREST COURT SUBDIVISION.
- ALL LOTS SHOWN ON THIS PLAT MAY BE FURTHER DIVIDED OR COMBINED WITH ANOTHER LOT PURSUANT TO THE PROVISIONS OF CONDITIONAL USE PERMIT NO. 02-04 AND 02-05, AS ISSUED AND MODIFIED BY VALLEY COUNTY, IDAHO. THE SAME MAY BE SUPPLEMENTED OR AMENDED.
- ALL PROPERTIES SHOWN ON THIS PLAT ARE SUBJECT TO THE TAMARACK RESORT PLANNED UNIT DEVELOPMENT PHASE 2.1, AS DESCRIBED IN INSTRUMENT NO. 218158, AS MAY BE AMENDED OR SUPPLEMENTED. ADDITIONAL DECLARATIONS AND/OR SUB-ASSOCIATION DECLARATIONS SHALL BE SUBJECT TO THE GENERAL DECLARATION AND THE SUPPLEMENTAL DECLARATION FOR CREST COURT SUBDIVISION.
- ITEM FROM PARAGRAPHS 160503100 FROM EFFECTIVE DATE 1/1/2021 TO 1/1/2021. BASE FLOOD ELEVATION: 5400'. ALL LAND WITHIN A FLOODWAY OF FLOODPLAIN IS WITHIN FLOOD ZONE 9 AND TITLE 11 OF THE VALLEY COUNTY CODE.

14217  
 PRELIMINARY PLAT  
 VALLEY COUNTY, IDAHO

21 COYOTE TRAIL  
 CASCADE, ID 83611  
 PHONE: (208) 634-4896  
 WWW.DUNNINDUSTRIES.COM

