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

## PUD 98-1 Tamarack Resort Planned Unit Development Amendment and SUB 26-013 Phase 4.1

**Applicant:** Tamarack Resort Two LLC

**Property Owner:** Tamarack Heritage LLC

**Location:** Portions of parcels RP15N03E055335, RP15N03E070005, RP00025000001E, RP15N03E080605, and RP15N03E08137 in Sections 5, 7, and 8, T.15N, R.3E, Boise Meridian, Valley County, Idaho

**Project Description:** Tamarack Resort Two LLC has put forward a two-part request:

1) A PUD amendment in order to develop the 174-acre area identified in the original PUD 98-01 as Eagle Nest Open Space, and to allow residential uses within this site.

2) SUB 26-013 Tamarack Resort Planned Unit Development Phase 4.1 - A conditional use permit and preliminary plat approval for a residential subdivision. The subdivision would be a total of 209.48-acres, with 94.35-acres of lots and 90.42-acres of open space. There would be 85 single family homes and 61 villas. The residences would be serviced by Northlake Recreational Sewer and Water District. The subdivision would be accessed via a proposed private road connecting to West Mountain Road, a public road, and Discovery Drive, a private road.

**This proposal would not expand the geographic boundary nor modify the maximum number of residences (2,043) approved for PUD 98-1.**

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This is an action item. The agenda, information such as maps and proposed site plans, and a flyer that details the public hearing process are attached.

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Applications and the contents of the files can be reviewed at the Planning and Zoning office located in the Valley County Courthouse Annex at 700 South Main Street in Cascade, Idaho.

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

**www.valleycountyid.gov/meetingdashboard**

## PUBLIC HEARING

## December 10, 2026

## 4:00 p.m.

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

You are invited to participate in the public hearing and/or comment on the proposal.

You may view the hearing by going to our website, www.co.valley.id.us, and click on "Watch Meetings Live".

The meeting is in-person.

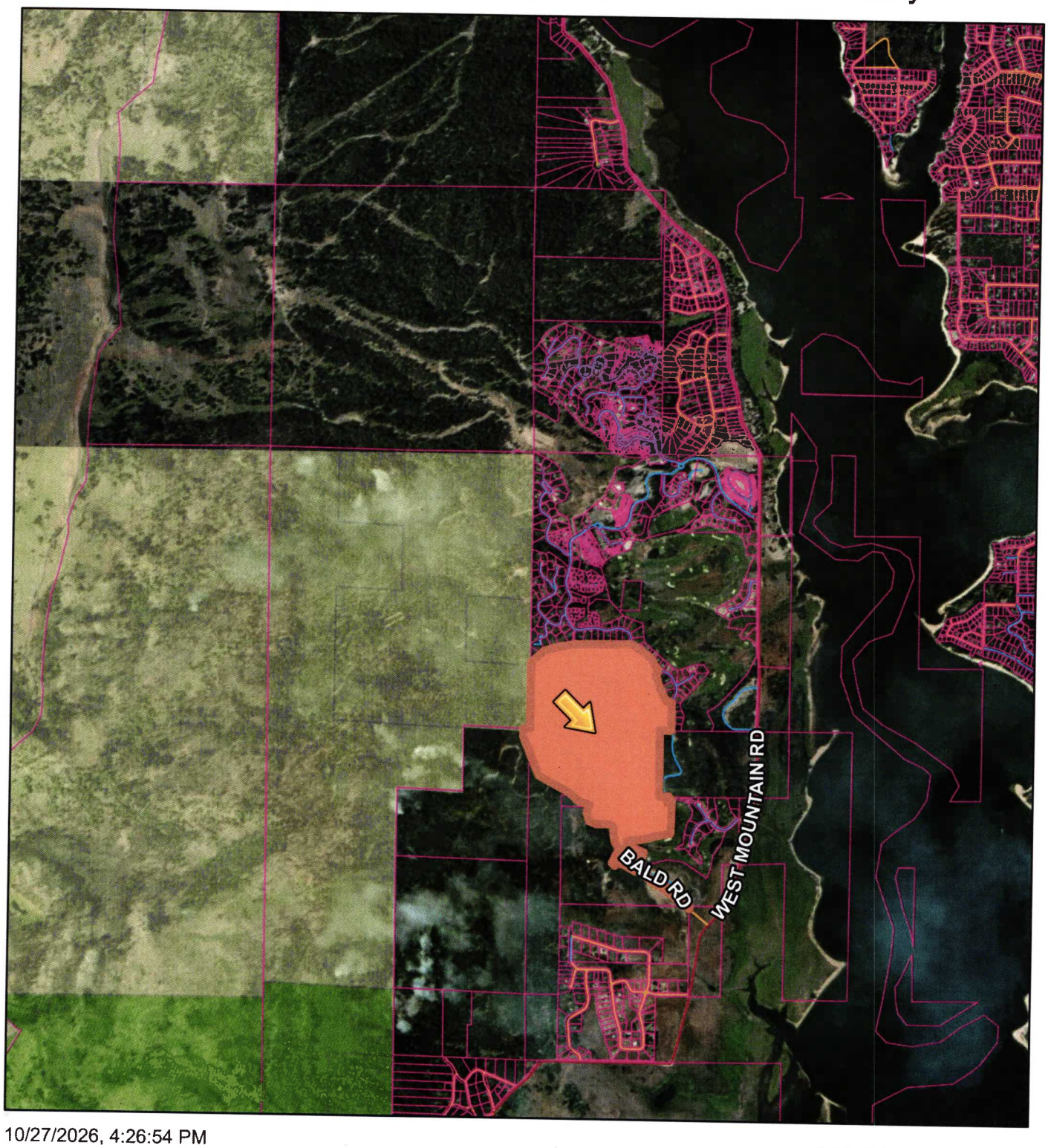
You may comment in person, by U.S. Postal Service mail, or by email. Written comments greater than one page must be received at least seven days prior to the public hearing. To be included in the staff report, comments must be received by 5:00 p.m., Wednesday, December 2, 2026.

If you do not submit a comment, we will assume you have no objections.

**Direct questions and written comments to:**

Cynda Herrick, AICP, CFM
Planning & Zoning Director
PO Box 1350
Cascade, ID 83611
208-382-7115
cherrick@valleycountyid.gov

# SUB 26-013 Location Map - Approximate Boundary




10/27/2026, 4:26:54 PM

1:46,748

0 0.28 0.55 1.1 mi

0 0.45 0.9 1.8 km

- Override 1
- Airstrips
- Municipal Boundaries
- City Impact Areas
- Parcel Boundaries

Roads
- MAJOR
- MINOR COLLECTOR
- COLLECTOR
- URBAN/RURAL
- USFS
- PRIVATE

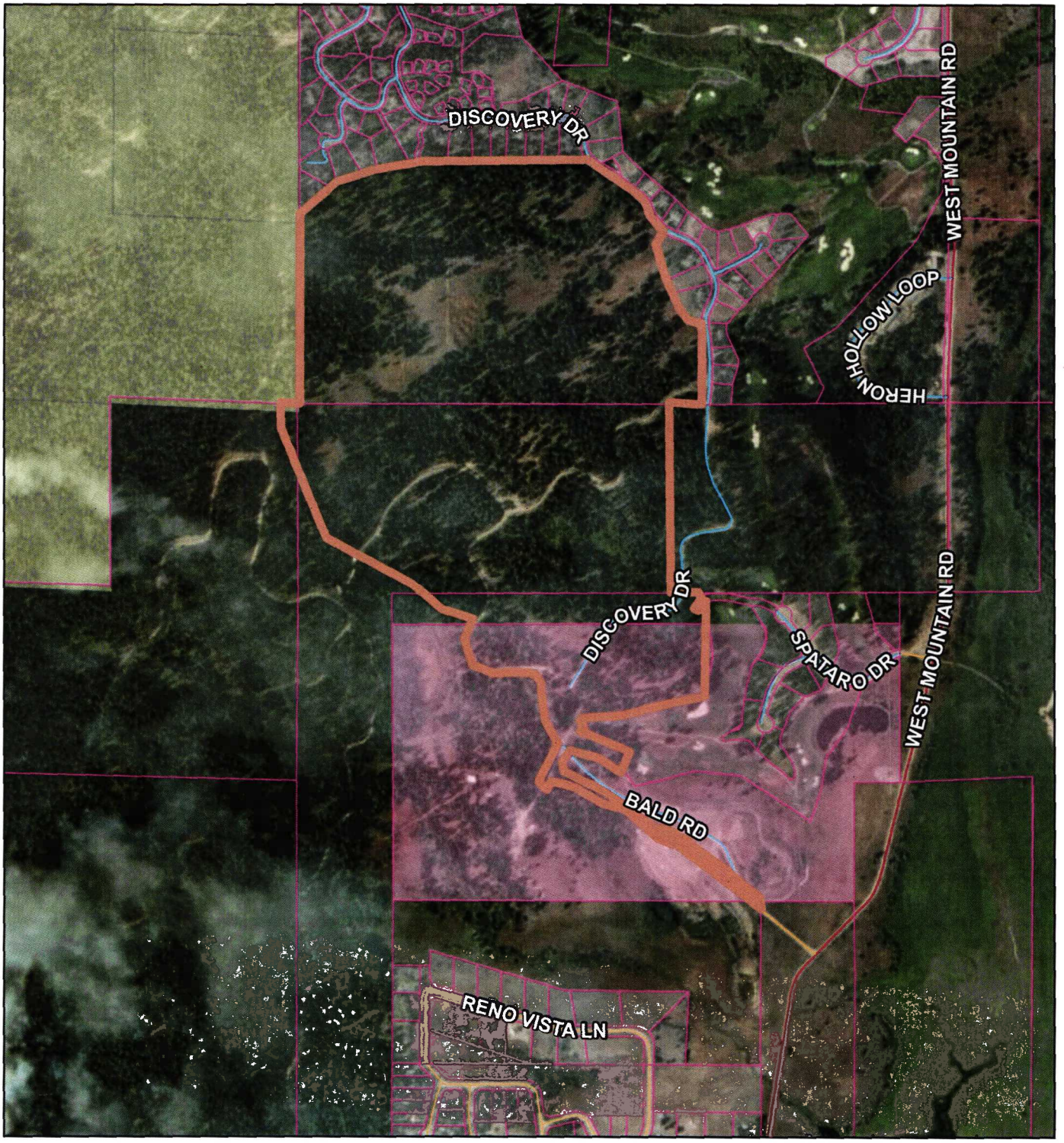
OTHER
- Other

USFS Surface Ownership
- Boise National Forest
- Payette National Forest
- Challis National Forest
- Salmon National Forest

Kutter, Valley County, Valley County GIS
support@co.valley.id.us
208-382-7106, null, Earthstar Geographics

Created by Valley County

# SUB 26-013 Aerial Map - Approximate Boundary




10/27/2026, 4:20:40 PM

1:16,829

0 0.1 0.2 0.4 mi

0 0.15 0.3 0.6 km

Airstrips
Municipal Boundaries
City Impact Areas
Parcel Boundaries

Roads
MAJOR
MINOR COLLECTOR
COLLECTOR
URBAN/RURAL
USFS
PRIVATE
OTHER

Other

USFS Surface Ownership
Boise National Forest
Payette National Forest
Challis National Forest
Salmon National Forest

Kutter, Valley County, Valley County GIS
support@co.valley.id.us
208-382-7106, null, Vantor

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## AREA

206.48 ACRES – SUBDIVISION BOUNDARY
90.42 ACRES – OPEN SPACE
24.70 ACRES – PRIVATE ROADS
94.35 ACRES – 85 RESIDENTIAL LOTS AND 67 VILLAS
BLOCK 4–21 VILLAS
BLOCK 7–25 VILLAS
BLOCK 8–10 VILLAS
BLOCK 9–6 VILLAS

## PARCEL NOS

RP15W03E055535
RP15N03E381370

## PROPOSED USE

RESIDENTIAL

## OWNERSHIP

TAMAROCK HERITAGE, LLC

## NOTES

1. 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 _____.
2. 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 (#348353) as amended by the Third Amendment and Fourth Amendment thereto (#377853 & #384775) (collectively "General Declaration"); the Supplemental Declaration for Tamarack Resort Phase 4.1 (#_____, Tamarack Resort Phase 4.1 Supplemental Declaration"); the Amended and Restated Articles of Incorporation and Articles of Amendment for the Tamarack Municipal Association (#271781 & #317186, collectively "Articles"); and the Fourth Amended and Restated Bylaws and the 5th through 11th Amendments thereto for the Tamarack Municipal Association (#317108, #324700, #334393, #377770, #413068, #417893, #419774, collectively "Bylaws"), as the same may be amended and supplemented.
3. 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.
4. 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.
5. All properties shown on this Final Plat are subject to and governed by the provisions of Conditional Use Permit No. _____, as issued and modified by Valley County, Idaho.
6. The Declarant, Tamarack Resort Estate Holdings, 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.
7. All lots depicted on this Plat are subject to a permanent, perpetual and non-exclusive Drainage Easement, which is hereby reserved in Declarant, and granted to Tamarack Municipal Association, for the purpose of constructing and maintaining drainage, sub-drainage and surface water management features, facilities and improvements, as further described in the Phase 4.1 Supplemental Declaration.
8. All roads and road rights of way, and all Utility, Snow Removal, Recreation Easements and open space 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 4.1 Supplemental Declaration.
9. The Declarant, Tamarack Real Estate Holdings, LLC, reserves the right, without limitation, to partition Lots 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 4.1 Supplemental Declaration.
10. 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.
11. No additional domestic water supplies shall be installed beyond the water system approved in the sanitary restriction release.
12. Reference is made to public health letter on file regarding additional restrictions.
13. 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.
14. 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.
15. The jurisdictional wetlands as identified in this plat are subject to regulation by the Army Corps of Engineers (ACOE). Any proposed change must be submitted and reviewed and approved by the ACOE prior to any work being done.
16. Surrounding land uses are subject to change.
17. FEMA Flood Panel(s): 16085C1325C & 16085C1310C
Map Effective Date(s): 2/1/2019
Flood Zone(s): Zone X
Base Flood Elevation(s): n/a
Flood Zones are subject to change by FEMA & as defined in a Boundary or Subdivision as regulated by Title 9 and Title 11 of the Valley County Code

## LEGEND

BOUNDARY LINE
EXISTING LOT LINE
EASEMENT LINE
CENTERLINE
LOT LINE

HORIZONTAL SCALE IN FEET
200 100 0 200 400

### Utility Warning

The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated, although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.

# PRELIMINARY PLAT
## TAMARACK RESORT
## PLANNED UNIT DEVELOPMENT
## PHASE–4.1
IN A PORTION OF SECTIONS 5 AND 8
T.15N., R.3E., B.M., VALLEY COUNTY, IDAHO

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

| NO. | REVISION | BY | DATE |
|---|---|---|---|
| | CONNECTION TO WEST MOUNTAIN ROAD | DTD | 10/23/26 |

| DRAWN BY: | CHECKED: | JOB NO. | SHEET NO. |
|---|---|---|---|
| DTD | CB | 3022 | 1 of 2 |
| DATE: 8/21/2026 | DATE: 8/21/2026 | | |

These drawings, or any portion thereof, shall not be used on any project or extensions of this project except by agreement in writing with Dunn Land Surveys, Inc.

### CURVE TABLE

| CURVE | LENGTH | RADIUS | DELTA | BEARING | CHORD |
|---|---|---|---|---|---|
| C1 | 94.16 | 50.00' | 107°9'20" | N68°13'33.78"W | 83.77' |
| C2 | 11.88' | 400.00' | 1°42'08" | S47°30'27.78"W | 11.88' |
| C3 | 31.03' | 20.28' | 87°38'47" | S13°38'58"E | 28.04' |
| C4 | 84.83' | 387.28' | 12°32'58" | S66°35'28"E | 84.69' |
| C5 | 160.83 | 468.28' | 19°66'23" | N65°02'33"W | 159.99 |
| C6 | 258.56' | 1262.83' | 10°34'49" | N43°40'19"W | 258.16 |
| C7 | 336.32' | 371.00' | 25°93'15" | S3°54'36"E | 366.57' |
| C8 | 856.18' | 1550.00' | 29°18'44" | N62°27'18"W | 853.83' |
| C9 | 826.44' | 1480.00' | 29°78'44" | N62°27'18"W | 823.73' |
| C10 | 400.00' | 641.00' | 35°45'15" | S3°54'32"E | 393.56' |
| C11 | 726.54' | 1232.83' | 16°38'48" | N43°18'18"W | 826.21' |
| C12 | 152.66' | 118.00' | 73°58'21" | N62°54'38"W | 121.82' |
| C13 | 113.10' | 69.00' | 93°53'36" | S66°36'36"E | 111.82' |
| C14 | 49.25' | 219.00' | 12°51'13" | N38°28'53"W | 49.09' |
| C15 | 31.80' | 20.00' | 91°08'27" | S76°53'31"W | 28.56' |
| C16 | 198.08' | 184.00' | 61°67'38" | N84°13'38"W | 188.87' |
| C17 | 197.11' | 335.00' | 33°43'18" | S20°36'37"E | 194.33' |
| C18 | 198.19' | 175.00' | 88°03'47" | N46°16'27"W | 191.30' |
| C19 | 512.28' | 210.00' | 139°47'48" | S2°34'48"E | 394.62' |
| C20 | 21.28' | 20.00' | 21°18'75" | S31°38'22"E | 19.83' |
| C21 | 144.98' | 775.00' | 10°43'39" | N66°39'11"W | 144.21' |
| C22 | 84.84' | 183.00' | 31°23'52" | N38°47'38"W | 83.88' |
| C23 | 207.36' | 343.00' | 34°38'12" | S37°18'26"E | 204.23' |
| C24 | 18.83' | 275.00' | 3°55'25" | S08°48'42"E | 18.83' |
| C26 | 431.71' | 1478.00' | 16°96'11" | N62°08'48"W | 430.17' |

### LINE TABLE

| LINE | BEARING | LENGTH |
|---|---|---|
| L1 | N67°12'42"E | 136.38' |
| L2 | N62°08'23"E | 101.81' |
| L3 | N0°00'00"W | 108.48' |
| L4 | S62°38'17"E | 116.81' |
| L5 | S36°46'38"E | 165.15' |
| L6 | N45°38'37"E | 39.54' |
| L7 | N71°41'11"W | 64.98' |
| L8 | N26°24'38"E | 152.84' |
| L9 | S47°17'48"E | 131.11' |
| L10 | S36°12'57"W | 200.49' |
| L11 | S46°11'17"W | 129.63' |
| L14 | S1°1'1"E | 102.41' |