

# Valley County Planning & Zoning Department

219 N. Main  
PO Box 1350  
Cascade, ID 83611  
www.co.valley.id.us  
Phone 208-382-7115  
Fax 208-382-7119



## Conditional Use Permit Application

TO BE COMPLETED BY THE PLANNING AND ZONING DEPARTMENT		CHK #1242
FILE # <u>C.U.P. 20-29</u>	FEE \$ <u>300</u>	
ACCEPTED BY _____	DEPOSIT \$ _____	
CROSS REFERENCE FILE(S): _____	DATE <u>9-24-2020</u>	
PROPOSED USE: <u>Airstrip</u>		

When an application has been submitted, it will be reviewed in order to determine compliance with application requirements. A hearing date will be scheduled only after an application has been accepted as complete or if applicant requests the hearing in writing.

Applicant's Signature: \_\_\_\_\_  Date: Sep 22, 2020

The following must be completed and submitted with the conditional use permit application:

- ❖ A **detailed project description** disclosing the purpose, strategy, and time frame of construction. Include a phasing plan if appropriate.
- ❖ A **plot plan**, drawn to scale, showing the boundaries, dimensions, area of lot, existing and proposed utilities, streets, easements, parking, setbacks, and buildings.
- ❖ A **landscaping plan**, drawn to scale, showing elements such as trees, shrubs, ground covers, and vines. Include a plant list indicating the size, quantity, location and name (both botanical and common) of all plant material to be used.
- ❖ A **site grading plan** clearly showing the existing site topography and detailing the best management practices for surface water management, siltation, sedimentation, and blowing of dirt and debris caused by grading, excavation, open cuts, side slopes, and other site preparation and development.
- ❖ A **lighting plan**.
- ❖ **Names and addresses of property owners** within 300 feet of the property lines. Information can be obtained through the Assessor's Office. Only one copy of this list is required.
- ❖ **Ten (10) copies** of the application, project description, plot plan, landscaping plan, grading plan, and impact report are required.

We recommend you review the Valley County Codes online at [www.co.valley.id.us/planning-zoning](http://www.co.valley.id.us/planning-zoning) or at the Planning & Zoning Office at 219 North Main Street, Cascade, Idaho

Subject to Idaho Statute 55-22 Underground Facilities Damage Prevention.

APPLICANT Travis J. Kemp PHONE 208-473-0333

Owner  Purchaser  Lessee  Renter

APPLICANT'S MAILING ADDRESS 967 E. Parkcenter Blvd. #120, Boise, ID ZIP 83706

OWNER'S NAME Same

OWNER'S MAILING ADDRESS \_\_\_\_\_ ZIP \_\_\_\_\_

AGENT/REPRESENTATIVE Same FAX \_\_\_\_\_ PHONE \_\_\_\_\_

AGENT/REPRESENTATIVE ADDRESS \_\_\_\_\_ ZIP \_\_\_\_\_

CONTACT PERSON (if different from above) \_\_\_\_\_

CONTACT'S ADDRESS \_\_\_\_\_ ZIP \_\_\_\_\_ PHONE \_\_\_\_\_

ADDRESS OF SUBJECT PROPERTY 77 Gold Fork Road, Donnelly, ID

PROPERTY DESCRIPTION (either lot, block & subdivision name or attach a recorded deed with a metes and bounds description.)

See Attached Deed

TAX PARCEL NUMBER RP16N04E187203. This is the parcel number for now. A new one will be assigned once a split is performed.

Quarter \_\_\_\_\_ Section \_\_\_\_\_ Township \_\_\_\_\_ Range \_\_\_\_\_

1. PROPOSED USE: Residential  Civic or Community  Commercial  Industrial

2. SIZE OF PROPERTY 80 Acres  or Square Feet

3. EXISTING LAND USES AND STRUCTURES ON THE PROPERTY ARE AS FOLLOWS:

Agricultural use

The only structure is a 40ft x 40ft steel building for agricultural storage. It is located close to the northeast corner of the property.

4. ARE THERE ANY KNOWN HAZARDS ON OR NEAR THE PROPERTY (such as canals, hazardous material spills, soil or water contamination)? If so, describe and give location: The Roseberry Ditch passes through the property from a north to south direction splitting the property into 20 acres west and 60 acres east of ditch. The section of road to be widened does not cross the ditch.

5. ADJACENT PROPERTIES HAVE THE FOLLOWING BUILDING TYPES AND/OR USES:

North There is a private residence to the north and east of the property. Roseberry estates subdivision

South No structures. Pasture land

East There is a private residence to the east of the property. This is my residence.

West There are two private residences to the west and south of the property

6. MAXIMUM PROPOSED STRUCTURE HEIGHT: 3 wind socks are planned. Maximum of 20 feet height mounted to metal poles.

7a. NON-RESIDENTIAL STRUCTURES OR ADDITIONS (if applicable):

Number of Proposed Structures: \_\_\_\_\_ Number of Existing Structures: 1

Proposed Gross Square Feet

Existing Gross Square Feet

1<sup>st</sup> Floor \_\_\_\_\_

1<sup>st</sup> Floor 1600

2<sup>nd</sup> Floor \_\_\_\_\_

2<sup>nd</sup> Floor \_\_\_\_\_

Total \_\_\_\_\_

Total 1600

8a. TYPE OF RESIDENTIAL USE (If applicable): **Private Recreation Use**  
Single family residence  Mobile home for single family residence  Multiple residences on one parcel

8b. SQUARE FOOTAGE OF PROPOSED RESIDENTIAL STRUCTURES (If applicable): None

SQUARE FOOTAGE OF EXISTING RESIDENTIAL STRUCTURES: None

8c. DENSITY OF DWELLING UNITS PER ACRE: N/a

9. SITE DESIGN:

Percentage of site devoted to building coverage: \_\_\_\_\_

Percentage of site devoted to landscaping: \_\_\_\_\_

Percentage of site devoted to roads or driveways: 1

Percentage of site devoted to other uses: 99, describe: **Agricultural use**

Total: **100%**

10. PARKING (If applicable): **N/A** **Office Use Only**

a. Handicapped spaces proposed: \_\_\_\_\_ Handicapped spaces required: \_\_\_\_\_

b. Parking spaces proposed: \_\_\_\_\_ Parking spaces required: \_\_\_\_\_

c. Number of compact spaces proposed: \_\_\_\_\_ Number of compact spaces allowed: \_\_\_\_\_

d. Restricted parking spaces proposed: \_\_\_\_\_

e. Are you proposing off-site parking: \_\_\_\_\_

11. SETBACKS: <b>N/A</b>	<u>BUILDING</u>	<u>Office Use Only</u>	<u>PARKING</u>	<u>Office Use Only</u>
	Proposed	Required	Proposed	Required
Front	_____	_____	_____	_____
Rear	_____	_____	_____	_____
Side	_____	_____	_____	_____
Street Side	_____	_____	_____	_____

12a. NUMBER OF EXISTING ROADS: 1 Width: 15 feet Private or Public? private  
Are the existing road surfaces paved or graveled? gravel

12b. NUMBER OF PROPOSED ROADS: 1 - I wish to widen existing road Proposed width: 35 feet

Will the proposed roads be publicly or privately maintained? private

Proposed road construction: Gravel  Paved

13a. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:  
There is electric, a capped well, and septic on the property. These will not interfere with the proposed road widening nor are they part of this project.

13b. PROPOSED UTILITIES: None  
Proposed utility easement width \_\_\_\_\_ Location \_\_\_\_\_

14a. SEWAGE WASTE DISPOSAL METHOD: Septic  **N/A** Central Sewage Treatment Facility

14b. POTABLE WATER SOURCE: Public  **N/A** Water Association  Individual   
If individual, has a test well been drilled? \_\_\_\_\_ Depth \_\_\_\_\_ Flow \_\_\_\_\_ Purity Verified? \_\_\_\_\_  
Nearest adjacent well \_\_\_\_\_ Depth \_\_\_\_\_ Flow \_\_\_\_\_

15. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? There is a pivot on the west end of the property, it will be unchanged and will not interfere with road widening  
 Are you proposing any alterations, improvements, extensions or new construction? \_\_\_\_\_  
 If yes, Explain: I am planning on widening an existing road from 15 feet to 35 feet.  
 \_\_\_\_\_  
 \_\_\_\_\_
16. DRAINAGE (Proposed method of on-site retention): There are three existing culverts that will be extended  
 Any special drains? No (Please attach map)  
 Soil type (Information can be obtained from the Soil Conservation District): Archabal loam, 2 to 4 percent slopes
- 17a. IS ANY PORTION OF THE PROPERTY LOCATED IN A FLOODWAY OR 100-YR FLOODPLAIN?  
 (Information can be obtained from the Planning & Zoning Office) No
- 17b. DOES ANY PORTION OF THIS PARCEL HAVE SLOPES IN EXCESS OF 15%? No
- 17c. ARE THERE WETLANDS LOCATED ON ANY PORTION OF THE PROPERTY? No
18. IS THERE ANY SITE GRADING OR PREPARATION PROPOSED? No If yes, Explain:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
19. COMPLETE ATTACHED PLAN FOR IRRIGATION if you have water rights and are in an irrigation district.
20. COMPLETE ATTACHED WEED CONTROL AGREEMENT
21. COMPLETE ATTACHED IMPACT REPORT. It must address potential environmental, economic, and social impacts and how these impacts are to be minimized.

Not Applicable. The parcel has water rights, however this project is not altering the water rights or changing any irrigation plans.



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### APPLICATION FOR IRRIGATION PLAN APPROVAL

submitted with C.U.P. & Subdivision Applications

(Idaho Code 31-3805)

Applicant(s): \_\_\_\_\_

Mailing Address \_\_\_\_\_ City, State \_\_\_\_\_ Zip \_\_\_\_\_

Telephone Numbers: \_\_\_\_\_

Location of Subject Property: \_\_\_\_\_  
(Property Address or Two Nearest Cross Streets)

Assessor's Account Number(s): RP \_\_\_\_\_ Section \_\_\_\_\_ Township \_\_\_\_\_ Range \_\_\_\_\_

C.U.P Number: \_\_\_\_\_

This land:  Has water rights available to it  
 Is dry and has no water rights available to it. If dry, please sign this document and return to the Planning & Zoning Department as part of your application.

**Idaho Code 31-3805** states that when all or part of a subdivision is "located within the boundaries of an existing irrigation district or canal company, ditch association, or like irrigation water deliver entity ... no subdivision plat or amendment to a subdivision plat or any other plat or map recognized by the city or county for the division of land will be accepted, approved, and recorded unless:"

- A. The appropriate water rights and assessment of those water rights have been transferred from said lands or excluded from an irrigation entity by the owner; or
- B. The owner filing the subdivision plat or amendment to a subdivision plat or map has provided for the division of land of underground tile or conduit for lots of one acre or less or a suitable system for lots of more than one acre which will deliver water to those land owners within the subdivision who are also within the irrigation entity with the appropriate approvals:
  - 1. For proposed subdivisions located within an area of city impact, both city and county zoning authorities must approve such irrigation system in accordance with 50-the irrigation system.
  - 2. For proposed subdivisions outside of negotiated areas of city impact, the delivery system must be approved by the Planning and Zoning Commission and the Board of County Commissioners with the advice of the irrigation entity charged with the delivery of water to said lands.

To better understand your irrigation request, we need to ask you a few questions. A list of the map requirements follows the short questionnaire. Any missing information may result in the delay of your request before the Planning and Zoning Commission and ultimately the approval of your irrigation plan by the Board of County Commissioners as part of final plat approval.

1. Are you within an area of negotiated City Impact? \_\_\_\_\_ Yes \_\_\_\_\_ No

2. What is the name of the irrigation and drainage entities servicing the property?

Irrigation: \_\_\_\_\_

Drainage: \_\_\_\_\_

3. How many acres is the property being subdivided? \_\_\_\_\_

4. What percentage of this property has water? \_\_\_\_\_

5. How many inches of water are available to the property? \_\_\_\_\_

6. How is the land currently irrigated?  surface  sprinkler  irrigation well  
 above ground pipe  underground pipe

7. How is the land to be irrigated after it is subdivided?

surface  sprinkler  irrigation well  
 above ground pipe  underground pipe

8. Please describe how the head gate/pump connects to the canal and irrigated land and where ditches &/or pipes go.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

9. Is there an irrigation easement(s) on the property?  Yes  No

10. How do you plan to retain storm and excess water on each lot? \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

11. How do you plan to process this storm water and/or excess irrigation water prior to it entering the established drainage system? (i.e. oil, grease, contaminated aggregates) \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

## Irrigation Plan Map Requirements

The irrigation plan **must be on a scalable map** and show all of the irrigation system including all supply and drainage structures and easements. Please include the following information on your map:

- All canals, ditches, and laterals with their respective names.
- Head gate location and/or point of delivery of water to the property by the irrigation entity.
- Pipe location and sizes, if any
- Rise locations and types, if any.
- Easements of all private ditches that supply adjacent properties (i.e. supply ditches and drainage ways).
- Slope of the property in various locations.
- Direction of water flow (use short arrows on your map to indicate water flow direction → ).
- Direction of wastewater flow (use long arrows on your map to indicate waste water direction → ).
- Location of drainage ponds or swales, if any where wastewater will be retained on property
- Other information: \_\_\_\_\_

Also, provide the following documentation:

- Legal description of the property.
- Proof of ownership.
- A written response from the irrigation entity and/or proof of agency notification.
- Copy of any water users' association agreement currently in effect which shows water schedules and maintenance responsibilities.
- Copy of all new easements ready for recording (irrigation supply and drainage).
- If you are in a city area of impact, please include a copy of the approvals by the city planning and zoning commission and city council of your irrigation plan.

=====Applicant Acknowledgement=====

I, the undersigned, agree that prior to the Planning and Zoning Department accepting this application, I am responsible to have all the required information and site plans.

I further acknowledge that the irrigation system, as approved by the Planning and Zoning Commission and ultimately the Board of County Commissioners, must be bonded and/or installed prior to the recording of the plat or building permit.

Signed: \_\_\_\_\_  
Applicant / Property Owner

Date: \_\_\_\_/\_\_\_\_/\_\_\_\_  
(Application Submitted)



# VALLEY COUNTY

## WEED CONTROL AGREEMENT

The purpose of this agreement is to establish a cooperative relationship between Valley County and the undersigned Cooperator to protect the natural and economic values in the Upper Payette River watershed from damages related to the invasion and expansion of infestations of noxious weeds and invasive plants. This is a cooperative effort to prevent, eradicate, contain and control noxious weeds and invasive plants on public and private lands in this area. Factors related to the spread of weeds are not related to ownership nor controllable at agency boundaries. This agreement formalizes the cooperative strategy for management of these weeds addressed in Valley County's Integrated Weed Management Plan.

In this continuing effort to control Noxious Weeds, Valley County Weed Control will consult with the undersigned Cooperator and outline weed identification techniques, present optional control methods and recommend proper land management practices.

The undersigned Cooperator acknowledges that he/she is aware of any potential or real noxious weed problems on his/her private property and agrees to control said weeds in a timely manner using proper land management principles.

### COOPERATOR

Travis Jay Kemp

967 E. Parkcenter Road #120

Boise, ID 83706

By: \_\_\_\_\_

A handwritten signature in black ink, appearing to be "TK", written over a horizontal line.

Date: Sep 22, 2020

By: \_\_\_\_\_

Valley County Weed Control

Date: \_\_\_\_\_



# IMPACT REPORT (from Valley County Code 9-5-3-D)

You may add information to the blanks below or attach additional sheets.

- ❖ An impact report shall be required for all proposed Conditional Uses.
- ❖ The impact report shall address potential environmental, economic, and social impacts and how these impacts are to be minimized as follows:

1. Traffic volume, character, and patterns including adequacy of existing or proposed street width, surfacing, alignment, gradient, and traffic control features or devices, and maintenance. Contrast existing with the changes the proposal will bring during construction and after completion, build-out, or full occupancy of the proposed development. Include pedestrian, bicycle, auto, and truck traffic.

Ground vehicle traffic is negligible and will remain so. This is a private road that accesses agricultural land. The road is accessed rarely and will continue to be accessed rarely by ground based vehicles. I anticipate landing my private Cessna 206 on the road during the months of May, June, July, August, September, October, and November weather permitting. During these months, I anticipate no more than 4 takeoffs and landings in a given month. I do not intend to use the road in the winter for ground based vehicles or aircraft landings because it is not plowed in the winter time.

2. Provision for the mitigation of impacts on housing affordability.

I do not believe that this will impact housing affordability.

3. Noise and vibration levels that exist and compare to those that will be added during construction, normal activities, and special activities. Include indoor and outdoor, day and night variations.

During construction, there will be dump trucks and a road grader operating. The sound impact should be minimal from this equipment.

During takeoff, the Cessna 206 produces a maximum 84.5 decibels. Takeoff should take approximately 30 seconds from power up to lift off. Prior to this, the engine will run for about 5 to 10 minutes to warm up at a much lower decibel rating. I will only operate the aircraft during daylight hours. For reference, I have included a table of decibel ratings for other common noises and their permissible lengths of exposure.

Source	Intensity	Permissible exposure time
City Traffic, inside the car	85 dB	8 hours
Bulldozer	88 dB	4 hours
Jazz Concert	91 dB	2 hours
Power Mower	94 dB	1 hour
Nightclub	97 dB	30 minutes
Ambulance Siren, Inside driver window down	100 dB	15 minutes
Rock Concert, Leaf Blower	115 dB	30 seconds

4. Heat and glare that exist and that might be introduced from all possible sources such as autos in parking areas, outdoor lights, water or glass surfaces, buildings or outdoor activities.

No heat glare anticipated from this project.

5. Particulate emissions to the air including smoke, dust, chemicals, gasses, or fumes, etc., both existing and what may be added by the proposed uses.

Exhaust from the Cessna 206 will be present while the engine is running. It burns 100 octane aviation gas. The total fumes added to the environment should be negligible and will clear quickly after the engine stops or the aircraft leaves the area.

6. Water demand, discharge, supply source, and disposal method for potable uses, domestic uses, and fire protection. Identify existing surface water drainage, wet lands, flood prone areas and potential changes. Identify existing ground water and surface water quality and potential changes due to this proposal.

This project does not involve the use of any water. The current road, which I intend to widen has 3 culverts used to drain surface water in the pasture. I intend to lengthen these culverts to 40 feet total length. No additional water management will be required.

7. Fire, explosion, and other hazards existing and proposed. Identify how activities on neighboring property may affect the proposed use.

I do not plan to store fuel or any other hazardous material on the site. The only fuel onsite will be in the airplane. I will have a fire extinguisher in the airplane and on the outside of my existing agricultural building.

8. Removal of existing vegetation or effects thereon including disturbance of wet lands, general stability of soils, slopes, and embankments and the potential for sedimentation of disturbed soils.

No vegetation will be removed. Minimal soil disturbance should occur given that I plan to add gravel on top of the existing native soil and pasture grass.

9. Include practices that will be used to stabilize soils and restore or replace vegetation.

This should not be necessary given that the soil will not be disturbed significantly. There will be some pasture grass covered by the gravel. It will not be replaced.

10. Soil characteristics and potential problems in regard to slope stability, embankments, building foundation, utility and road construction. Include suitability for supporting proposed landscaping.

The land is essentially flat. The wider road will not affect any embankments, building foundations, or utilities.

11. Site grading or improvements including cuts and fills, drainage courses and impoundments, sound and sight buffers, landscaping, fencing, utilities, and open areas.

Gravel will be placed on existing/undisturbed soil/pasture grass to fill the south side of the existing road, extending it from 15 feet wide to 35 feet wide. Drainage courses will utilize existing drainage by extending the 3 culverts already in place under the existing road. There are no planned impoundments, sound or sight buffers, landscaping, fencing, utilities, or additional open areas.

12. Visibility from public roads, adjoining property, and buildings. Include what will be done to reduce visibility of all parts of the proposal but especially cuts and fills and buildings. Include the affect of shadows from new features on neighboring property.

No measures should be required to decrease the visibility of the fill being used to widen the road. The road will be at ground level and will not be any more visible than the existing road.

13. Reasons for selecting the particular location including topographic, geographic and similar features, historic, adjoining land ownership or use, access to public lands, recreation, utilities, streets, etc., in order to illustrate compatibility with and opportunities presented by existing land uses or character.

This is a long flat area with an existing road that is easily widened to accommodate the take off and landing of a small airplane. I own the land and have a cabin just up the hill from the proposed landing area. I would like to be able to land a small airplane on my land when I visit my property.

14. Approximation of increased revenue from change in property tax assessment, new jobs available to local residents, and increased local expenditures.

None anticipated.

15. Approximation of costs for additional public services, facilities, and other economic impacts.

None anticipated.

16. State how the proposed development will impact existing developments providing the same or similar products or services.

If I am able to land on my road, then I would not be using the airstrips in Cascade, Donnelly, or McCall for that particular landing. So theoretically, if they charge a landing fee, they will miss out on that fee. I do, however, plan on using the established airports in the area for alternates in case I need to divert. When this occurs, they will capture that income.

17. State what natural resources or materials are available at or near the site that will be used in a process to produce a product and the impacts resulting from the depletion of the resource. Describe the process in detail and describe the impacts of each part.

I will be using local gravel from just 1.5 miles down the road from an operational gravel pit. I will utilize dump trucks to deliver the gravel, and a farm tractor and a road grader to level the dirt. I do not believe that the use of this local gravel will have any significant impact to the local environment in the long term.

18. What will be the impacts of a project abandoned at partial completion?

None. I will have a non completed road widening project if I am unable to finish the project.

19. Number of residential dwelling units, other buildings and building sites, and square footage or gross non-residential floor space to be available.

There is an existing 40ft by 40ft agricultural storage building on the property now.

20. Stages of development in geographic terms and proposed construction time schedule.

I plan to complete the dirt work, including bringing dirt onto the site, leveling and compaction as soon as possible. Realistically it will be completed in the summer of 2021.

21. Anticipated range of sale, lease or rental prices for dwelling units, building or other site, or non-residential floor space in order to insure compatibility with adjacent land use and development.

None anticipated.

## Detailed Project Description

- **Purpose:** The purpose of the project is to widen an existing road/driveway with the intention to land a small aircraft.
  - The road/driveway is currently 15 feet wide and 2,300 feet long.
  - The plan is to widen the road to 35 feet without adding length.
- **Strategy:**
  - The road expansion will be constructed of sandy gravel road base from a nearby gravel pit.
  - The road expansion will be placed on top of existing undisturbed soil/pasture. No digging or soil disturbance is anticipated.
  - The existing road has 3 culverts that allow storm water to pass under. I plan to extend these culverts by 30 feet to the South.
  - I will employ local trucking companies to haul the dirt onto the site.
  - I will use my tractor and well as a road grader from a local contractor to level and compact the dirt.
- **Timeframe:**
  - The project will be complete in the summer of 2021.
  - No phasing is planned.

## Landscaping plan

No landscaping is planned

## Lighting plan

No lighting is planned

**WHEN RECORDED**

**RETURN TO:**

Jason Melville  
Hawley Troxell Ennis & Hawley, LLP  
P.O. Box 1617  
Boise, Idaho 83701-1617

**SEND TAX NOTICES TO:**

TK Leasing, LLC  
967 E. Parkcenter Boulevard  
PMB 120  
Boise, Idaho 83706

## ACCOMMODATION

### SPECIAL WARRANTY DEED

#### Lot Split

GRANTOR, **TK Leasing, LLC**, does hereby REMISE, RELEASE and forever TRANSFER, SPLIT-OUT, AND CONVEY unto GRANTEE **TK Leasing, LLC**, whose current address is 967 E. Parkcenter Boulevard, PMB 120, Boise, Idaho 83706, and to Grantee's successors and assigns, all of Grantor's right, title and interest in and to the real property situated in Valley County, Idaho, more particularly described as follows:

A parcel of land being the N1/2 of the SW1/4 of Section 18, T. 16N., R. 4E., B.M., Valley County, Idaho, more particularly described as follows:

Commencing at a brass cap marking the corner common to Sections 13 and 24, T. 16N., R. 3E., and Sections 18 and 19, T. 16N., R. 4E., B.M. Valley County, Idaho; thence, N. 00° 05' 47" W., 1,331.58 feet along the line common to said Sections 13 and 18 to the South 1/16 Corner, the REAL POINT OF BEGINNING:

Thence, continuing N. 00° 05' 47" W., 1,331.58 feet to a aluminum cap marking the 1/4 Corner common to said Sections 13 and 18; thence, N. 89° 41' 32" E., 2,573.98 feet to a 5/8 inch rebar marking the Center 1/4 Corner of said Section 18; thence, S. 00° 04' 16" W., 1,330.58 feet to a 5/8 inch rebar marking the Center South 1/16 Corner of said Section 18; thence, S. 89° 40' 10" W., 2,570.09 feet to the Point of Beginning.

Bearings based on record of Survey Inst. No. 207693.

The subject property consists or more than twenty (20) acres and has public road access to Gold Fork Road, Valley County, Idaho.

TOGETHER with all mineral, oil, natural gas, water and other rights running with the land, as well as all rights, tenements, hereditaments and appurtenances there unto belonging.

SUBJECT to all encumbrances, easements, reservations of oil, gas, and minerals, all present and subsequent years' taxes, levies and assessments, all rights reserved in federal patents and state deeds or in acts authorizing the issuance thereof, all building and zoning regulations and ordinances of any governmental unit, and all encroachments, overlaps, boundary line

SPECIAL WARRANTY DEED - 1





West Runway End  
44deg 43' 25" N  
116deg 01' 35" W  
4900 ft elevation

East Runway End  
44deg 43' 23" N  
116deg 01' 03" W  
4925 ft elevation

Runway/widened road  
Final width 35 ft  
Final length 2300 ft

Agricultural Building  
20 ft high  
40 ft x 40 ft Wide  
160 ft south from  
runway center line

Private home  
340 ft Northeast from  
east end of runway

Utilities  
Septic system  
Currently not  
in use  
Irrigation  
Pump  
Meter  
Cattipac  
Well

Lot Boundary

East Fork Roseberry Ditch

East Fork Roseberry Ditch

Chisum Cr

Hondo Ln

Rash Ln

Rash Ln

Rash Ln

Gold Fork Rd

Gold Fork Rd

McCinnock Cr

McCinnock Dr



## Storm Water/Run-off Management

There are low areas in the pasture where water flows for only 3 weeks out of the year during spring run-off. This water flows at a slow rate due to the low elevation gradient of less than 2% throughout the property. The direction of flow is depicted in this diagram. The existing culverts do a good job of managing the water around the existing road. The remainder of the year the pasture is either dry (no flowing water), or covered in snow.



## Site Grading Plan - Topo map

The total elevation loss from East to West is 25 feet over the entire 2300 foot length.

The road will be crowned to allow for drainage of water to the sides of the road.

The current culverts will be extended to the south by 30 feet to accommodate a 20 foot widening of the existing road. Final road width will be 35 feet.

There will be no silt, sedimentation, blowing dirt or debris because the gravel being used will be laid down wet and compacted before dust, silt or debris can form. No disturbance of the native soil will be required.

