

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

FILE # CLUP 22-03

ACCEPTED BY _____

CROSS REFERENCE FILE(S): _____

PROPOSED USE: Camp 370 - recreational business

☒ Check # 3117 or ☐ Cash

FEE \$ 300

DEPOSIT \$ _____

DATE 1-21-2022

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: [Signature] Date: 1-21-22

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 or at the Planning & Zoning Office at 219 North Main Street, Cascade, Idaho

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

APPLICANT **Montego Properties, LC** PHONE **[REDACTED]**

Owner ☒ Purchaser ☐ Lessee ☐ Renter ☐

APPLICANT'S MAILING ADDRESS : **3400 S. Montego Way, Nampa, ID** ZIP **83686**

OWNER'S NAME : **Montego Properties, LC**

OWNER'S MAILING ADDRESS **3400 S. Montego Way, Nampa, ID** ZIP **83686**

AGENT/REPRESENTATIVE **David Bills** FAX **[REDACTED]** PHONE **[REDACTED]**

AGENT/REPRESENTATIVE ADDRESS **3400 S. Montego Way, Nampa, ID** ZIP **83686**

CONTACT PERSON (if different from above) _____

CONTACT'S ADDRESS _____ ZIP _____ PHONE _____

ADDRESS OF SUBJECT PROPERTY: 730 Warm Lake Road, Cascade, ID

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

Attached Description & Survey

TAX PARCEL NUMBER **RP14N04E126605**

Quarter multiples Section **12/13** Township **14N** Range **4E**

1. PROPOSED USE: Residential ☒ Civic or Community ☐ Commercial ☐ **See Attached**

2. SIZE OF PROPERTY **182.75** Acres ☒ or Square Feet ☐

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

Residence, Equipment Storage Open Shed Building, Steel Containers, Solar Power System, Timber, Open Space

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: **NO**

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

North Timber, Open Space, Leased for cattle grazing

South Warm Lake Road, Timber, Open Space

East Timber, Open Space, Cattle grazing

West Timber, Open Space,

MAXIMUM PROPOSED STRUCTURE HEIGHT: AS-IS

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

Number of Proposed Structures: **TBD** Number of Existing Structures: **1**

Proposed Gross Square Feet

1st Floor _____

2nd Floor _____

Total _____

Existing Gross Square Feet

1st Floor **2400** _____

2nd Floor _____

Total _____

- 8a. TYPE OF RESIDENTIAL USE (If applicable):
Single family residence ☐ Mobile home for single family residence ☐ Multiple residences on one parcel **xx**
- 8b. SQUARE FOOTAGE OF PROPOSED RESIDENTIAL STRUCTURES (If applicable): TBD/5900
SQUARE FOOTAGE OF EXISTING RESIDENTIAL STRUCTURES: 3360 gross roof line
- 8c. DENSITY OF DWELLING UNITS PER ACRE: .02
9. SITE DESIGN:
Percentage of site devoted to building coverage: .001
Percentage of site devoted to landscaping: Timber 90
Percentage of site devoted to roads or driveways/trails 5
Percentage of site devoted to other uses: 5, describe: parking, camp areas
- Total: 100%**
10. PARKING (If applicable): 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: no
11. SETBACKS:
- | | <u>BUILDING</u>
Proposed | <u>Office Use Only</u>
Required | <u>PARKING</u>
Proposed | <u>Office Use Only</u>
Required |
|-------------|-----------------------------|------------------------------------|----------------------------|------------------------------------|
| Front | 800 _____ | _____ | _____ | _____ |
| Rear | _____ | _____ | _____ | _____ |
| Side | 400 _____ | _____ | _____ | _____ |
| Street Side | _____ | _____ | _____ | _____ |
- 12a. NUMBER OF EXISTING ROADS: per Site Plan Width: _____ Private or Public? Private
Are the existing road surfaces paved or graveled? _____
- 12b. NUMBER OF PROPOSED ROADS: _____ Proposed width: _____
Will the proposed roads be publicly or privately maintained? Private
Proposed road construction: Gravel /Sand/Vegetation ☐ Paved ☐
- 13a. EXISTING UTILITIES ON THE PROPERTY ARE AS FOLLOWS:
Idaho Power Transmission Line non accessible. Well, Septic, Solar, generator, propane tank
- 13b. PROPOSED UTILITIES: Possible power, solar, well, additional propane, waste tanks
Proposed utility easement width _____ Location _____
- 14a. SEWAGE WASTE DISPOSAL METHOD: Septic **xx** Central Sewage Treatment Facility ☐
- 14b. POTABLE WATER SOURCE: Public ☐ Water Association ☐ Individual **xx**
If individual, has a test well been drilled? Yes Depth 260' Flow 10gpm Purity Verified? Y
Nearest adjacent well 1000' Depth 90 ?? Flow ??

15. ARE THERE ANY EXISTING IRRIGATION SYSTEMS? No _____
Are you proposing any alterations, improvements, extensions or new construction? _____
If yes, Explain: _____

16. DRAINAGE (Proposed method of on-site retention): AS-IS
Any special drains? _____ (Please attach map)
Soil type (Information can be obtained from the Soil Conservation District): Granite/decomposed granite/ silts
- 17a. IS ANY PORTION OF THE PROPERTY LOCATED IN A FLOODWAY OR 100-YR FLOODPLAIN?
(Information can be obtained from the Planning & Zoning Office) _? _____
- 17b. DOES ANY PORTION OF THIS PARCEL HAVE SLOPES IN EXCESS OF 15%? _YES _____
- 17c. ARE THERE WETLANDS LOCATED ON ANY PORTION OF THE PROPERTY? _Late Spring melt/runoff _____
18. IS THERE ANY SITE GRADING OR PREPARATION PROPOSED? Yes _____ If yes, Explain:
Maintenance & upkeep of existing trails and roads, connect and improve as needed for access, tent and RV sites, parking areas, log/firewood staging, slash/cleanup

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.

Attachment to CUP Application

Montego Properties, LC
730 Warm Lake Road

Use Description

Purpose: Provide an informal organized setting to host individual and group camping, retreats, and forestry activities.

Continue to improve the property for access, and use. Improvements being designated sites/areas accommodating various size of groups at different locations on the property with some use being sole and separate and at other times, multiple users. (Please see Table 1). The initial use planned is out door with limited storage, canopy structures, tent platform structures, and RV dry camping(non hook up) sites. Future improvements may include a second residence, shop building and buildings to accommodate inside stay requirements, indoor meetings, etc.; provision for toilet facilities, temporary style temporary/portable to permanent facilities as warranted/needed in the future in accordance with DEQ/CDHD regs/permits.

Self-managed activities will be permissible on the property by groups/individuals in accordance with the Use Guidelines(Attached) include ATV riding, basketball, cross country skiing, dry camping, forestry activities of tree thinning/removal, tree pruning, firewood gathering, group games, hiking, meetings, mountain biking, music & seminars, mountain biking, outdoor training, pickle ball, snowmobiling, stargazing, target practice/shooting, and volleyball.

Required supervision activities: a zip line, if installed, formal shoot/competition, short term RV storage for folks returning multiple times.

The expansion of the use of the property and investment in improvements may evolve pending the impact of the Perpetua Resources (Midas Gold) opening of the mine and the build out and use of the nearby transfer facilities. The availability of power and impact of those upgrades is also unknown. Pending the outcome of the issues mentioned, the applicant may file in the future a modification to the CUP providing for or requesting for additional activities/improvements.

Outdoor Lighting Plan

The outdoor lighting plan is there is minimal outdoor lighting other than that lighting provided at building structures, or solar/battery lighting that is used near gathering areas. With the advent of power system or service, additional lighting may be installed in a manner that is down lighting limiting horizontal glare, light pollution or inhibit evening activity.

Forest Management/Fire Prevention

Forest management plan developed and put in place, December 2017. As a part of developing the plan, conversation/meetings took place with Lynn House, Forester, Colin Chambers, Forester, and Ken Stump, Fire Warden with SITPA, to gain insight on management of the property. The summary of the meetings and work by Mr. House produced the management plan provided to Valley County and approved by Valley County Assessor. Further, with assistance by Mr. House and Mr. Chambers, 2000 seedlings were purchased and planted by DF Development in 2018.

Conversation with Mr. Stump gave guidance to joining SITPA, thinning areas that were not logged in 2015 by Potlatch, and as possible to prune the branches on trees up to 9' above the ground. The pruning would assist the protection of the trees in the event of fire sweeping across the property.

In 2019, contracted with Jantz Logging to thin the lower approximate 30 acres. The forest in most of these acres was quite thick preventing growth, killing the majority of limbs and very difficult to walk through. The thinning was permitted by State of Idaho, Scott Severs and closed out with Mr. Severs as well. Additional information provided by Mr. Severs as to the various bugs and fungus observed on the property and the action suggested to help with such issues.

Each year beginning after the purchase of the property in September of 2017, cleanup has taken place of gathering and burning remnant slash piles from the 2015 Potlatch logging, the 2019 thinning slash, and selective thinning, removal of diseased trees and related slash.

During construction of the residence building and shed building, in 2020, consulted with Steve Hull, Fire Chief, Cascade Rural Fire Protection District on confirmation of proper install of propane service. Propane tank is buried and solar setup installed in 2019 on the property is located 200' from residence. Agreement with the District executed 2021, 2022.

Seeding and transplanting of plant life/trees has been used in several areas to assist in the rehab of slash/burn pile areas. Chipping of limbs has also been incorporated in putting organic back into the bare soil areas.

Guest Guidelines 730 Warm Lake Road

Designated Person must be identified and be responsible to oversee the following...

- Carry In, Carry Out. Dry Camping.
- Lock Gates after leaving property. If guests will be up the mountain on trails hiking, or leave property, then gates should be closed. Pending camping location and size of group, best that gates are closed at night.
- Prefer no pets, but if dogs are brought on property, waste cleanup is mandatory to prevent predators from being attracted to property and the usual mess. Maintain control, leash pets as necessary.
- No hard liquor; beer and wine in proper moderation. Preference: none.
- No hunting on property, base camping to hunt off property as approved by owner.
- No shooting unless approved and in designated range area with assigned range master. No Alcohol prior or during shooting. There is to be no incendiary/tracer ammunition nor exploding targets.
- No fireworks.
- No fires except in designated set campfire boulder surround. No campfire if ban is in place by fire district.
- No open burning, no burning trash in campfire. No burning tips of sticks and removing from fire.
- Do not cross lower west fence line. Guests are responsible to know boundaries and where they are at when on property and hiking. Upper north boundary and upper west boundary are adjacent to state land. East boundary and lower west/southern boundary is adjacent to private land.
- Wood gathering or removal with prior arrangements.
- During the dry season/times, caution should be exercised on vehicles traversing through grass areas, trail areas with vegetation.
- ATV, UTV recreational use is limited to upper roads and trails (non-gravel), transport use around gravel roads, camp areas, at minimal speeds (5 mph), minimizing dust and damage to roads.

Property Disclosure

Property is forest property. Ground is uneven, and mostly unimproved. Roads and trails are uneven. Animal holes may be visible, but some are hidden by grass and vegetation. Cell service is very limited, thus emergency contact or calls needing to be made should be done toward Cascade across from water filling pullout or old weigh station pull out. No power available, generators and equipment need spark/flame protection. No running water, water needs to be brought in or arrangements made. Property is not set up for special needs campers. Large groups may require portable restrooms.

Acknowledgement:

Responsible Person

Date

Organization

730 WLR
Overnight Camping Area Usage Frequency
Typical two nights

Area Notation	Camp Area	Per Area Occupancy Maximum	Jan - Apr	May	June	July	Aug	Sept	Oct	Nov - Dec.
A	Lower Meadow	30			1	1		1	1	
B	Upper Meadow	12						1	2	
C	Rendezvous	180				1	2	1		
D	Elk Knoll	30					1			
E	Trail Ridge (apart of Rendezvous)									
F	The Landing	20					1			
G	Picnic Point	12				1	1	1		

Notes:

Area usage does not mean maximum use each time. Groups above 30 would use the Rendezvous area, but that does not equate to 180 occupants each time the area is used.

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.

Warm Lake Road handles traffic that is sporadic pending season and events being held at the various served destinations. The proposed use will add traffic yet as that traffic will also be sporadic in timing, volume and time of year thus having minimal impact.

2. Provision for the mitigation of impacts on housing affordability. N/A
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.

Noise level will be intermittent based on activity, duration and number of participants. Shooting range areas, similar to the Valley County Gun Club approximately 1 mile west, will be of similar noise, intense for short periods and then varied durations of no activity. Activities at group level will be intermittent and as the group schedules and involve voices and music pending the style or activity. Activity of maintenance and work on the property is typical for forestry property and not typically at any higher decibel than the existing traffic noise on Warm Lake Road, with most activity having some shielding due to trees and mountain terrain. The continued existing impact experienced by this property and the neighbors is the air traffic overhead from the planes flying to various backcountry airstrips.

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.

Minimal impact. Vehicle parking is at tree areas near camping sites or in designated parking areas located near WLR.

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.

Minimal now and in the future.

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.

There may be a need at some point for additional wells and or storage tanks in accordance with and subject to IDWR rules and codes. Projected use is by way of existing facility and smaller water tanks, along with carry in pending group size and duration. Currently several drainages exist with one to three running full season pending snow pack/weather patterns. There is water rights for two of the drainages held by Little Land and Livestock and thus flow across the property and not used or diverted. Other intermittent drainages flow to Big Creek and there is a varied number of water rights and uses associated with Big Creek. Fire protection from domestic well, and existing agreements with SITPA and Cascade Fire District.

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

Camp fires are limited to built-in place spots, seasonal slash pile burning in accordance with SITPA rules. Exploding targets, incendiary devices, or fireworks are prohibited. Fuel for equipment is stored in standard fuel containers. No anticipated different impact from the neighboring properties than currently exists.

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.

Vegetation, tree thinning, and planting will be ongoing activities in accordance with the forest management plan and typical clean up or maintenance of the property.

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

Erosion/stability measures are used as work or improvements take place. Replant/transfer of existing vegetation has been the best practice, setting aside top layer and vegetation for reuse. Work in accordance with FMP and general best management practices.

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 areas that require attention is slopes with minimal vegetation from pre-ownership or current work. The vulnerable areas are those disturbed below vegetation exposing the decomposed granite sand. Replant/transfer of existing vegetation has been the best practice, setting aside top layer and vegetation for reuse. Road areas with steep slopes receive rock dams to check the drainage/runoff on the gutter sides and or use of swales to direct drainage. Some roads receive a topping of road mix and chips to minimize erosion and instability.

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

See # 10 above. Fencing is emplaced along most of the boundary to keep cattle out. Current utilities are installed and self-provided.

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.

Minimal site visibility of the property from Warm Lake Road. Most of the boundary is forested and provides a buffer of site visibility. Mountainous terrain additionally buffers or separates visibility. No improvements are planned that would create shadowing or encroachment upon neighboring properties.

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.

a) minimal neighboring properties, b) forest and mountainous terrain, c) adjacent to public lands/county maintained right of way, d) forest management plan keeps the property in a rural, rustic, and recreational use.

Existing power transmission line crosses the lower portion of property. The Perpetua Resources (Midas Gold) mine and nearby future transfer station will substantially change the transmission line and likely provide a service transmission line back to neighboring properties. This has both impact and possibly future benefit (yet to be determined) as to additional available power supply to the property. The Perpetua Resources project mine and transfer station may have substantial impact on this property and the proposed uses. Adjustments in use may be required or eliminated pending the impact.

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

Minimal cost impact to the County, with some economic impact from the additional visitor travel to the area.

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

Minimal. Property was already under forest management plan by Potlatch. There will be added use of vehicle trips on Warm Lake Road.

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

None. Existing camps are set up for more of a commercial style of use and for the past several years are usually booked for the season. There is a need for outdoor camping that accommodates groups and those who desire the quieter/non –“ party” atmosphere.

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.

Natural resources are the trees and soil. The forest management plan calls for planting, thinning, and eventual harvesting. In 2015, Potlatch harvested areas of the property. In 2019, the lower 30 acres was thinned for fire management and to help the growth of the existing future harvestable trees. Soil use remains on site for fill and building of trails and roads, parking, and camp site improvements.

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

None.

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

TBD as the need and appropriateness is determined. Currently, small (less than 200 sq. ft.) structures for canopies, platform tents, restroom facilities (if portables not used). Possibly future (to be determined), one to two additional residence or retreat houses, meeting structure, one to five yurt type structures, additional steel containers for storage.

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

Noted on Site Map. Timeframes 1-5 years pending the issues previously referenced in this Statement.

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.

User fees for groups to be determined.

New and expanding business may qualify for a property tax exemption for up to 5 years by meeting the qualifications In accordance with Idaho Code§ 63-602NN

Protocols for qualifying property exemption in Valley County, Idaho

Application must be received prior to the start of construction (ex. Building Permits, excavation)
Term of exemption, not to exceed 5 years, will be up to the discretion of the Valley County Board of Commissioners

- ❖ Retail sales business do not qualify
- ❖ Multi use may qualify excluding retail sale area
- ❖ Housing
 - Multi-family housing must have 5 units or more per structure.
 - ♦ For local housing only (workforce)
 - Multi-Family housing: units may qualify if more than one structure is built totaling 5 or more units.
 - ♦ **Vacation/short term rentals not allowed**
 - ♦ **Units cannot be individually sold (Example: Condominiums)**

Remodel and/or additions to existing Businesses

- ❖ Only the area of remodel/addition may qualify for exemption
- ❖ Retail sales additions/remodel will not qualify

Application must be filed with the Valley County Assessor's office before construction begins.

For further information regarding the 63-602NN application process and instructions please visit the Valley County Assessor's office. (208-382-7126)

730 WARM LAKE ROAD
Legal Description

 Fodrea Land Group

Surveyors. Engineers. Planners

P.O. Box 188, 105 N. Main, Cascade, Idaho 83611

Phone (208) 382-4902 Fax (208) 382-3410

www.fodrealandgroup.com

Parcel A,

182.75 Acres

Located in the S1/2 of the SW1/4 of Section 12

And a Portion of the W1/2 of Section 13,

T. 14 N., R. 4 E., B.M.,

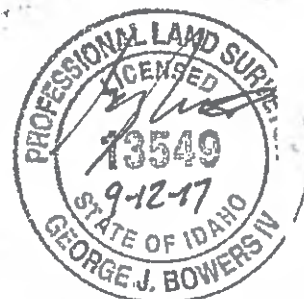
Valley County, Idaho

A parcel of land located in the S1/2 of the SW1/4 of Section 12, and in a portion of the W1/2 of Section 13, T. 14 N., R. 4 E., B.M., Valley County, Idaho being more particularly described as follows:

Commencing at the Northwest Corner of said Section 13, a found brass cap monument, C.P.F. Inst. No. 230134, corner records of said Valley County, Idaho, said corner being the TRUE POINT OF BEGINNING.

Thence a bearing of N 00°48'41" E, a distance of 1320.78 feet, on the west boundary of Section 12, to the S 1/16 corner common to Section 11 and said Section 12, a found brass cap monument, C.P.F. Inst. No. 337050, corner records of said Valley County; Thence a bearing of N 89°51'41" E, a distance of 1310.83 feet, on the north boundary of the SW1/4SW1/4 of said Section 12, to the SW 1/16 corner of said Section 12, a found aluminum pipe monument, C.P.F. Inst. No. 337054, corner records of said Valley County; Thence a bearing of N 89°51'54" E, a distance of 1311.57 feet, on the north boundary of the SE1/4SW1/4 of said Section 12, to the C-S 1/16 corner, a found brass cap monument, C.P.F. Inst. No. 337049, corner records of said Valley County; Thence a bearing of S 00°23'37" W, a distance of 1321.16 feet, on the east boundary of said SE1/4SW1/4, to the South 1/4 corner of said Section 12, a found brass cap monument, C.P.F. Inst. No. 242229, corner records of said Valley County; Thence a bearing of S 00°04'41" W, a distance of 1320.89 feet, on the east boundary of NE1/4NW1/4 of Section 13, to the C-N 1/16 corner of said Section 13, a found aluminum pipe monument, C.P.F. Inst. No. 337053, corner records of said Valley County; Thence a bearing of S 00°04'24" W, a distance of 1030.36 feet, on the east boundary of the SE1/4NW1/4 of said Section 13, to a found aluminum pipe monument on the northwesterly right-of-way boundary of Warm Lake Highway, C.P.F. Inst. No. 339050, corner records of said Valley County; Thence on a non-tangent curve to the left, on said northwesterly right-of-way boundary, said curve having a length of 329.94 feet, a radius of 5804.58 feet and a chord which bears S 28°13'22" W, a distance of 329.90 feet to a found 5/8 inch rebar; Thence on a curve to the left, on said northwesterly right-of-way boundary, said curve having a length of 102.29 feet, a radius of 5804.58 feet and a chord which bears S 26°08'36" W, a distance of 102.29 feet to found remains of a highway right-of-way monument; Thence departing from said right-of-way boundary, a bearing of N 59°49'17" W, a distance of 1283.91 feet to a set 5/8 inch rebar on the west boundary of said SE1/4NW1/4 of said Section 13; Thence a bearing of N 00°03'10" W, a distance of 765.67 feet, on said west boundary of the SE1/4NW1/4, to a point being the NW 1/16 corner of said Section 13; Thence a bearing of N 00°03'10" W, a distance of 330.00 feet, on the east boundary of the NW1/4NW1/4 of said Section 13, to a set 5/8 inch rebar; Thence a bearing of S 89°55'21" W, a distance of 1313.69 feet to a set 5/8 inch rebar on the west boundary of said Section 13; Thence a bearing of N 00°11'14" W, a distance of 988.66 feet, on said west boundary of Section 13, to the POINT OF BEGINNING.

Said described parcel of land contains 182.75 acres, more-or-less, together with and subject to rights-of-way and easements of record and/or use.

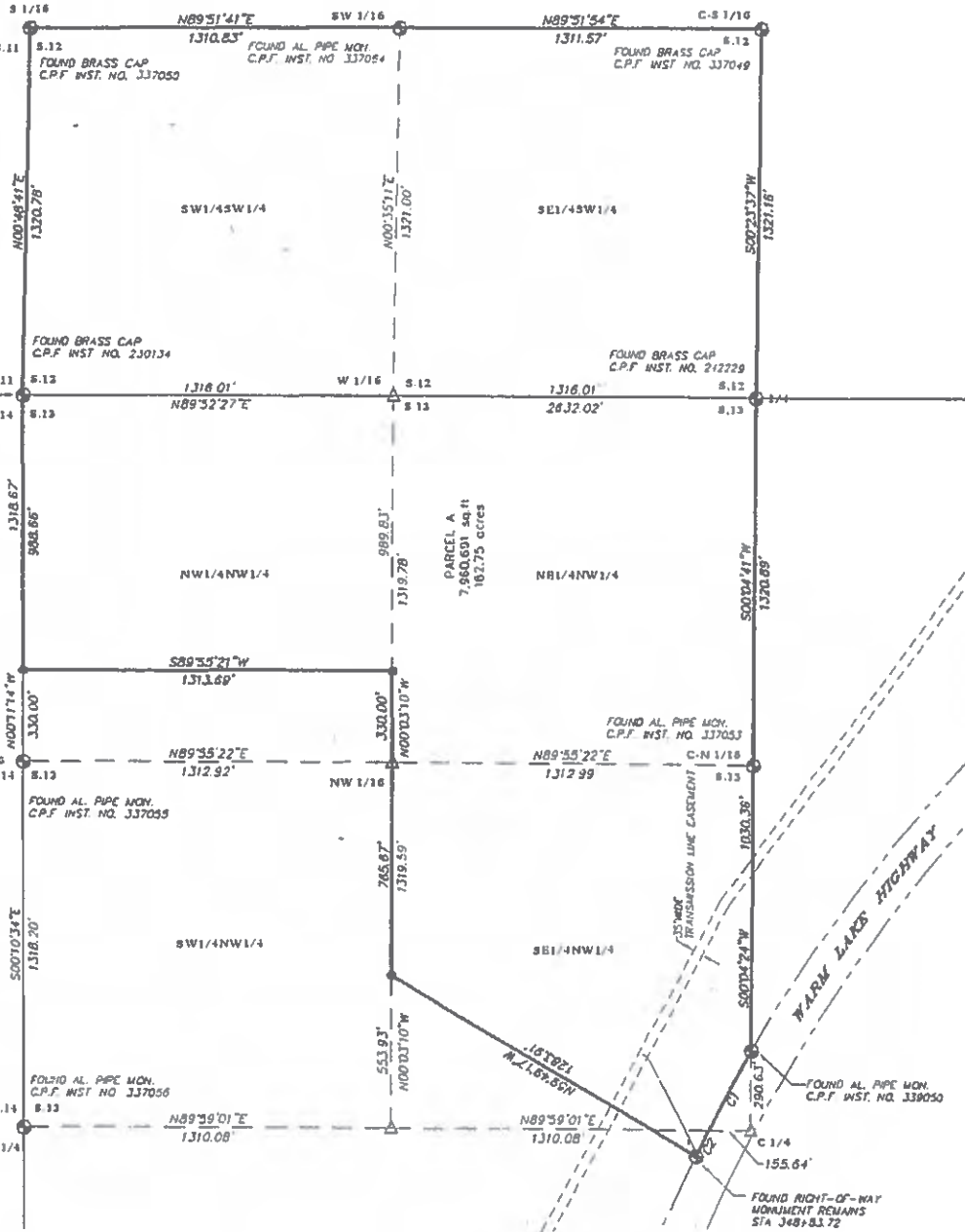


Instrument # 409040

VALLEY COUNTY, CASCADE, IDAHO
9-28-2017 12:54:33 PM No. of Pages: 1
Recorded for: FODREA LAND GROUP, INC.
DOUGLAS A. MILLER, Fee: \$100
Ex-Officio Recorder, Deputy
Index to: RECORD OF SURVEY

RECORD OF SURVEY for DF DEVELOPMENT, LLC

A Parcel of Land Located In
The S1/2 of the SW 1/4 of Section 12
And The W1/2 of Section 13
T. 14 N., R. 4 E., B. 1N.,
Valley County, Idaho
2017



Legend

- Set 5/8 inch Rebar
- Found Monument as Noted
- Found 5/8" Rebar
- Calculated Position, No Monument Set or Found
- Exterior Boundary Line (Parcel A)
- Right-of-way Line
- Section Subdivisional Line
- Easement

Notes

HORIZONTAL DATUM BASED ON IDAHO STATE PLANE, IDAHO WEST ZONE
NAD 83 COORDINATES PROJECTED TO GROUND BY APPLYING A SCALE
FACTOR OF 1.00031076472 TO GRID VALUES. DISTANCES ARE GROUND
DISTANCES AND ARE IN U.S. SURVEY FEET.

Survey References

1. RECORD OF SURVEY BOOK 6, PAGE 548
2. RECORD OF SURVEY BOOK 8, PAGE 671
3. RECORD OF SURVEY BOOK 11, PAGE 4
4. RECORD OF SURVEY BOOK 11, PAGE 5
5. RECORD OF SURVEY BOOK 11, PAGE 47

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD
C1	329.84	5804.58	329.90
C2	102.29	5804.58	102.29

CERTIFICATE OF SURVEYOR

I, George J. Bowers IV, do hereby certify that I am a registered Professional Land Surveyor, licensed by the State of Idaho, and that this map has been prepared from an actual survey made on the ground by me or under my direct supervision, and that this map is an accurate representation of said survey, and is in conformity with the current laws of the State of Idaho pertaining to plats and surveys, including Title 35, Chapter 16, Corner Perpetuation and Eject.



Fodrea Land Group, Inc.
Surveyors, Engineers, Planners.

103 N. MAIN STREET, P.O. BOX 188 CASCADE, IDAHO 83011 OFFICE 208.382.3310
WWW.FODREALANDGROUP.COM

730 Warm Lake Road

Neighboring Property Owners within 300'.

William L. Brecheisen
1475 NW Bluegrass Circle
Mountain Home, ID 83647

Parcel # RP14N04E133516

Little Enterprises et al
210 W. Main St./PO Box 936
Emmett, ID 83617-2938

Parcel # RP14N04E135255
Parcel # RP14N04E130005
Parcel # RP14N04E130020
Parcel # RP14N04E129005

State of Idaho
Dept. of Lands
Payette Lakes Supervisory Area
555 Deinhard Lane
McCall, ID 83638

Neighboring Property Owners (within ear distance) but beyond 300'.

Susan Leeper
P.O. 936
Cascade, ID 83611

Parcel # RP14N04E134905

Julia J. Munro
1475 NW Bluegrass Circle
Mountain Home, ID 83647

Parcel # RP14N04E134875



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

Montego Properties, LC

3400 S. Montego Way Property at 730 Warm Lake Road

Nampa, ID 83686

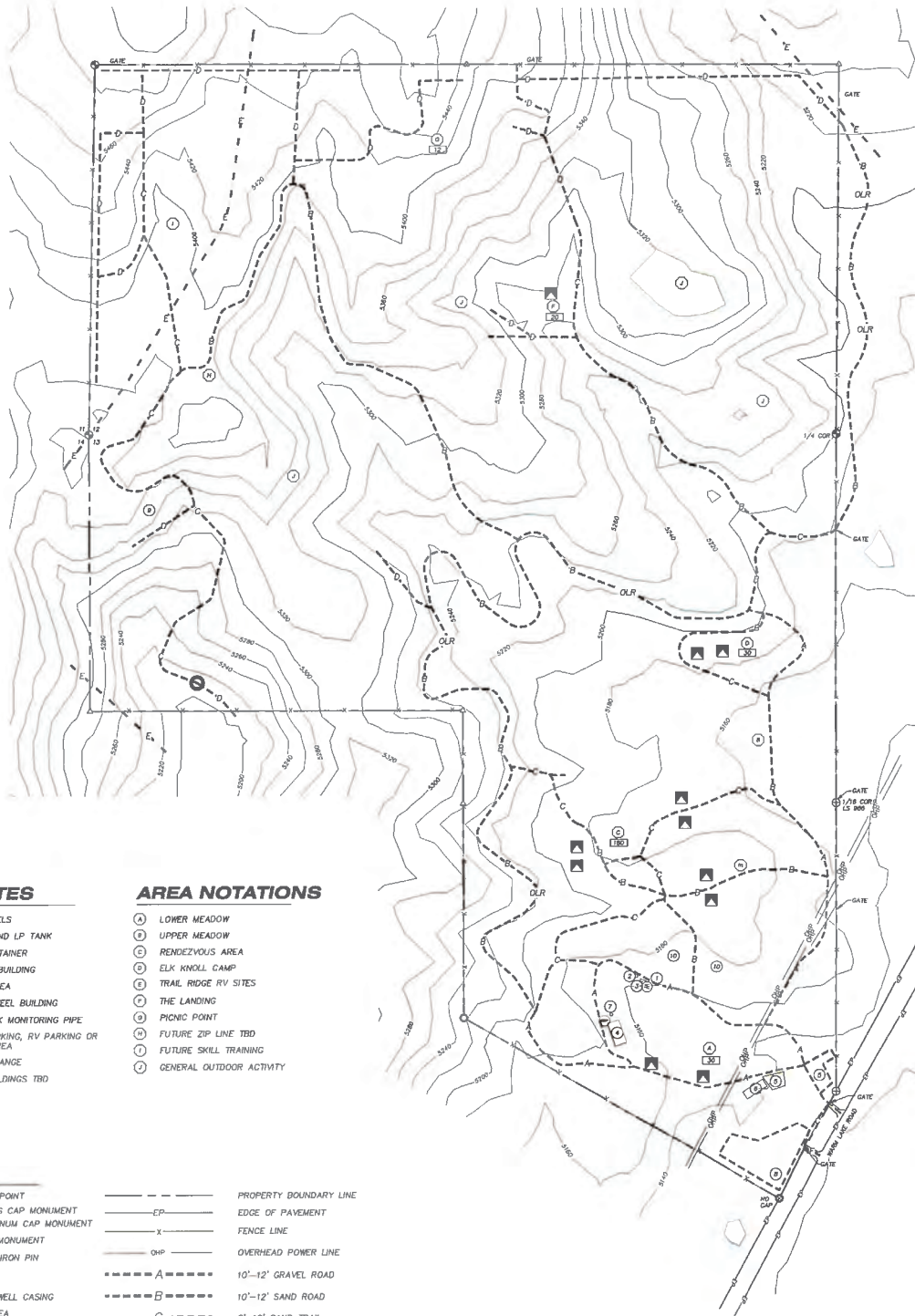
By: 

By: _____
Valley County Weed Control

Date: 1/21/22

Date: _____

**SITE MAP
FOR
730 WARM LAKE ROAD**
A PART OF THE NW 1/4, SECTION 13, T. 14 N., R. 4 E., B.M.,
VALLEY COUNTY, IDAHO
2022



KEYNOTES

- ① SOLAR PANELS
- ② UNDERGROUND LP TANK
- ③ POWER CONTAINER
- ④ RESIDENCY BUILDING
- ⑤ PARKING AREA
- ⑥ COVERED STEEL BUILDING
- ⑦ SEPTIC TANK MONITORING PIPE
- ⑧ FUTURE PARKING, RV PARKING OR STORAGE AREA
- ⑨ SHOOTING RANGE
- ⑩ FUTURE BUILDINGS TBD

AREA NOTATIONS

- A LOWER MEADOW
- B UPPER MEADOW
- C RENDEZVOUS AREA
- D ELK KNOLL CAMP
- E TRAIL RIDGE RV SITES
- F THE LANDING
- G PICNIC POINT
- H FUTURE ZIP LINE TBD
- I FUTURE SKILL TRAINING
- J GENERAL OUTDOOR ACTIVITY

LEGEND

- | | | |
|-------------------------------|---------|------------------------|
| △ CALCULATED POINT | — CP — | PROPERTY BOUNDARY LINE |
| ⊕ FOUND BRASS CAP MONUMENT | — X — | EDGE OF PAVEMENT |
| ⊕ FOUND ALUMINUM CAP MONUMENT | — OHP — | FENCE LINE |
| ⊕ FOUND R/W MONUMENT | — A — | OVERHEAD POWER LINE |
| ⊕ FOUND 5/8" IRON PIN | — B — | 10'-12" GRAVEL ROAD |
| ⊕ SEPTIC TANK | — C — | 10'-12" SAND ROAD |
| ⊕ EXISTING 6" WELL CASING | — D — | 8'-10' SAND TRAIL |
| ⊕ CAMPSITE AREA | — E — | 6" TRAIL |
| | — F — | SEASONAL CREEK |
| | — G — | PAVED APPROACH |
| | — H — | TURN AROUND |
| | — I — | CONTOUR LINE |
| | — J — | OLD LOGGING ROAD |

DRAWING TITLE:
730 WARM LAKE ROAD

SITE MAP

JOHN NO. JY0120
DWG. NO. LARGE SCALE
SCALE: 1"=100'
VERT. N.T.S.
Rev

CLIENT:
MONTIGO PROPERTIES, LLC
3400 S MONTIGO WAY
NAMPA, ID 83688

(208) 465-1600

Mason & Associates
Professional Engineers,
Land Surveyors
& Planners
5242 S. 2nd, Nampa, ID 83686
(208) 464-0018 Fax (208) 464-4100

DESIGNED BY: DB 9/21
DRAWN BY: JH 9/21
CHECKED BY:
APPROVED BY:

NO	BY	DATE	DESCRIPTION
1	DB	9/21	DESIGN
2	JH	9/21	DRAWING
3			
4			
5			
6			
7			
8			
9			
10			

24"x36" 200 SCALE
11"x17" 400 SCALE

22-03 Camp 730 CUP

Montego Properties, LC
730 Warm Lake Road

1a. Toilets will be installed initially via portable units transitioning to in ground vaults per DEQ standards as administered by CDH.

1b. Power is and will be supplied by solar and propane generator to the necessary facilities and smaller gas generators as the need requires. Long term line power is subject to Idaho Power and Perpetual Resources upgrading the low voltage substation near the property.

2. Issue: Renting. Both. When it makes sense, the option of rent/fee will be utilized. One fee reduction option is user groups assist on a volunteer basis to accomplish improvements, clean up of forest, etc. Long term, a non-profit entity may be established to manage the property with a master lease with owner and the non-profit would charge users to pay for management and to maintain facilities of the property. Montego Properties, LC was formed under the business act of Idaho in 2001 and currently in good standing with the State of Idaho, owned and operated by David and Carrie Bills.

3. There is water(well) on site and during use, water is stored near campfire ring(s) along with shovel(s). The current well is set up to supply another residence building. Additional use buildings beyond another residence/retreat building will require another well subject to IDWR approval/permitting. In so far as slash piles, that burning is during the designated seasonal timeframe.

4. Toilets, portable units will be determined based on need and size of group. Future facilities as provided by the guidelines and experience from those in the portable unit rental/service business or CDH.

5. No, not at one time. If a group of 180 were to be scheduled, all other areas would not be scheduled. There could be a time in August or other months as shown on the chart when guests/friends could be in different areas at the same time or overlap on the days.

6. The use is managed by David and Carrie Bills, Member Managers of Montego properties, LC or designee if one is selected in the future.

7. As described in the application, some groups would use music during their service/meeting times. The decibel level is less than shooting decibel, road traffic noise. Further, the duration of music is likely less than 30 minutes at a time. Hosting weddings has not been a consideration or contemplated use.

8. Non guests people/public at large cannot travel across this property to the State of Idaho land. The property is posted and travel onto the property is by invitation. The

state land that is adjacent to the west has public roads and is accessible from the Eagle Nest to Gold Fork Road.

9. Shooting set ups are set directional to remain on Property and into the hillside beyond the target. Trap shooting set to shoot across a grove of trees, and nonuse area.

10. RV parking is planned as short term use 1-3 evenings. Different areas planned for RV parking. The use is not long term; however, we have put in the application of allowing some units could be stored for a return visit or left set in place if not in conflict with any scheduled use. This is not an "RV park" and not an open stay to the public, nor bookings/reservations to the public.

11. In so far as buildings, as provided in the application, there is contemplated another residence building that may also be used for retreats for a defined number based on building size, building code, and allowable septic system.

One additional activity left off the original is a disc (Frisbee) golf course will be set up on the property.

*Self-managed activities will be permissible on the property by groups/individuals in accordance with the Use Guidelines(Attached) include ATV riding, basketball, cross country skiing, **disc golf**, dry camping, forestry activities of tree thinning/removal, tree pruning, firewood gathering, group games, hiking, meetings, mountain biking, music & seminars, mountain biking, outdoor training, pickle ball, snowmobiling, stargazing, target practice/shooting, and volleyball.*