

Valley County Planning and Zoning

PO Box 1350 • 219 North Main Street
Cascade, ID 83611-1350



Phone: 208-382-7115
Fax: 208-382-7119
Email: cherrick@co.valley.id.us

STAFF REPORT:	C.U.P. 22-16 Camp Modern Review
HEARING DATE:	January 11, 2024
TO:	Planning and Zoning Commission
STAFF:	Cynda Herrick, AICP, CFM Planning and Zoning Director
APPLICANT:	McKenzie Hansen and Trevor Russi 11337 W Poppy ST, Boise, ID 83713
OWNER:	Christian and Karen Klein 1402 W Lago Bello DR, Eagle ID 83616
LOCATION:	12815 and 12817 Highway 55 RP16N03E269260 and RP16N03E269290 SESE Sec. 26, T.16N R.3E, Boise Meridian, Valley County, Idaho
SIZE:	3-Acres
REQUEST:	Annual Review
EXISTING LAND USE:	Camping Facility

The conditional use permit for C.U.P. 22-16 Camp Modern was effective June 22, 2022. Condition of Approval #23 required a review to assess impacts and compliance with the approved conditional use permit. During this review on January 12, 2023, the Planning and Zoning Commission accepted the review and added a condition of a compliance review in January 2024.

The Planning and Zoning Commission will assess impacts and compliance with the approved conditional use permit.

McKenzie Hansen and Trevor Russi received approval of a conditional use permit for a camping facility. Phase 1 includes six tent glamping sites with a shared bath house available for rent. Phase 2 would update the tents to A-frame structures. The A-frame structures would have a collective maximum of 6,288 square feet. A caretaker suite would also be constructed in Phase 3. A five-year phasing plan was approved.

Porta-potty facilities would be used until the restroom facility is constructed. An individual well and septic system would be used in Phase 2. The bath house would be wired for electric power. Solar lighting would be used for the guest units and along pathways. There is space for on-site activities such as a volleyball court, yoga/event platform, and horse-shoe games. The project includes six individual, contained, camp fire pits and approximately eight gravel parking spaces.

The approved site plan was received June 2, 2022.

FINDINGS:

1. The effective date of Conditional Use Permit 22-16 was June 22, 2022, Instrument # 408560. An amended Conditional Use Permit 22-16, Instrument #454540, was recorded on December 7, 2022, to correct the property location (attached).
2. Legal notice was posted in the *Star News* on December 21, 2023, and December 28, 2023. The property owner and applicant were notified by letter on December 8, 2023. Potentially affected agencies were notified on December 11, 2023. Property owners within 300 feet of the property line as well as all additional people who previously commented were notified by fact sheet sent December 11, 2023. The notice was posted online at www.co.valley.id.us on December 11, 2023. The site was posted on December 15, 2023.

3. Agency comment received:

Central District Health stated that a septic permit for a bathhouse serving six people was issued July 19, 2023. This system has not been installed or inspected. (Dec. 11, 2023) Permit is attached.

Jess Ellis, Donnelly Fire Marshal, stated the Donnelly Fire District has no comments or concerns at this time. (Dec. 19, 2023)

4. Public comment received: None

STAFF COMMENTS AND QUESTIONS:

1. Staff is aware of the following complaints during 2023:
 - Have piled refuse on the neighboring property.
 - Are walking on the BOR property that has an easement issued as LR16N03E268405.
 - Have cut down the fence between this property and the neighboring property.

[Staff recommends they clean up the piles of refuse and refence the property boundaries with a woven wire “sheep” fence to prevent dogs from enter the site in order to blend into the area.]
2. The posted sign appears to be in the State Highway 55 right-of-way. Property boundary should be verified. **Sign must be on private property.** The ITD right-of-way is 150' at this location.
3. Have Conditions of Approval been accomplished? The applicant should respond to the conditions of approval.
 - COA # 5 - Must contact U.S. Army Corps of Engineers regarding wetland designation. *The applicant submitted a wetland delineation on August 14, 2023 (attached).*
 - COA # 6 - Must comply with requirements of the Donnelly Fire District. A letter of approval is required. *The most recent response states the District has no comments or concerns on this matter at this time (Dec. 19, 2023, attached).*
 - COA # 7 and 19 - Does all lighting meet Valley County Code? *On January 12, 2023, the applicant stated the string lights were removed.*
 - COA # 8 - Shall obtain a building permit for the structures, including decks for the tents

and any detached solar panels greater than 8-sqft in accumulated area. *Were the decks removed in 2023?*

- COA # 11 and 12 - Bear-proof trash containers should be required. Food should be stored in a manner that does not attract wildlife. *Are bear-resistant trash containers still in use?*
- COA # 13 - Shall obtain approval of a public water system if required by Idaho Department of Environmental Quality. *On January 12, 2023, the applicant stated the property owner was working with Idaho DEQ.*
- COA # 14 - All noxious weeds on the property must be controlled. *Did this occur in 2023? Is there a plan for annual control?*
- COA # 15 - Shall obtain a sign permit prior to installation of a sign. *Completed in 2023.*
- COA # 16 - Shall mark property lines so guests do not enter other private lands. *There is fencing on the north border and stakes on the west and south sides. In addition, there taping, paint, and signs indicating the property perimeter.*
- COA # 17 - Must obtain an access permit for commercial use from the Idaho Transportation Department. *ITD permit 3-22-347 is attached.*
- COA # 18 - Guests must restrain animals. *Have there been any issues?*
- COA # 20 - Shall give neighbors a phone number to contact someone 24 hours per day if there are issues. *Do the neighbors have a current contact number? How quick can someone respond to the site if there are issues?*
- COA # 21- Shall recognize "no burn" declarations. *Information is provided to guests according to the applicant in January 2023.*
- COA # 22 - No shooting of firearms on-site. *Have there been any issues?*
- COA # 24 - Should relocate port-a-potties away from north property line. *The porta-potty was relocated in June 2022 to a site 150 yards away from the north property line.*
- COA # 25 - Driveway should be clearly marked or signed. *The driveway is much more visible now; however, address numbers should be posted at the entrance.*

ATTACHMENTS:

- Amended Conditional Use Permit 22-16 #454540
- Vicinity Map
- Aerial View
- Assessor's Plat T.16N R.3E Section 26
- Pictures Taken December 15, 2023
- Revised Site Plan Received June 2, 2022
- PZ Meeting Minutes – January 12, 2023
- Responses
- Emails Between Applicant and Staff, August 3, 2023
- CDH Permit Approved July 19, 2023
- Wetland Delineation Received August 14, 2023
- ITD permit 3-22-347

END OF STAFF REPORT

Valley County Planning and Zoning

PO Box 1350 • 219 North Main Street
Cascade, ID 83611-1350
Phone: 208-382-7115
Email: cherrick@co.valley.id.us



Instrument # 454540
VALLEY COUNTY, CASCADE, IDAHO
12-7-2022 09:35:32 AM No. of Pages: 2
Recorded for : VALLEY COUNTY
DOUGLAS A. MILLER Fee: 0.00
Ex-Officio Recorder Deputy *NA*
Index to: COUNTY MISC

CONDITIONAL USE PERMIT N O. 22-16 Camp Modern

Amends Instrument # 451014

Issued to:

Christian and Karen Klein (Owner)
5089 Canary LN
Nampa ID 83687

McKenzie Hansen and Trevor Russi (Applicant)
3709 Cleveland BLVD
Caldwell id 83605

Property Location:

The site is three acres that is addressed at 12815 Highway 55 and 12817 Highway 55 and identified as parcels RP16N03E269260 and RP16N03E269290 in the SESE Sec. 26, T.16N R.3E, Boise Meridian, Valley County, Idaho.

There have been no appeals of the Valley County Planning and Zoning Commission's decision of June 9, 2022. The Commission's decision stands, and you are hereby issued Conditional Use Permit No. 22-16 with Conditions for establishing a glamping site as described in the application, staff report, and minutes.

The effective date of this permit is June 22, 2022.

Conditions of Approval:

1. The application, the staff report, and the provisions of the Land Use and Development Ordinance are all made a part of this permit as if written in full herein.
2. Any change in the nature or scope of land use activities shall require an additional Conditional Use Permit.
3. The use shall be established according to the phasing plan, or a permit extension will be required.
4. The issuance of this permit and these conditions will not relieve the applicant from complying with applicable County, State, or Federal laws or regulations or be construed as permission to operate in violation of any statute or regulations. Violation of these laws, regulations or rules may be grounds for revocation of the Conditional Use Permit or grounds for suspension of the Conditional Use Permit.

5. Must contact U.S. Army Corps of Engineers regarding wetland designation.
6. Must comply with requirements of the Donnelly Fire District. A letter of approval is required.
7. All lights shall be fully shielded so that there is not upward or horizontal projection of lights. This includes the pathway lighting.
8. Shall obtain a building permit for the structures, including decks for the tents and any detached solar panels greater than 8-sqft in accumulated area.
9. The minimum building setbacks shall be one hundred feet (100') from Highway 55, fifty feet (50') rear property lines and thirty feet (30') from side property lines.
10. Quiet hours are 10:00 p.m. to 7:00 a.m.
11. Bear-proof trash containers should be required.
12. Food should be stored in a manner that does not attract wildlife.
13. Shall obtain approval of a public water system if required by Idaho Department of Environmental Quality.
14. All noxious weeds on the property must be controlled.
15. Shall obtain a sign permit prior to installation of a sign.
16. Shall mark property lines so guests do not enter other private lands.
17. Must obtain an access permit for a commercial use from the Idaho Transportation Department.
18. Guests must restrain animals.
19. Must remove string lights.
20. Shall give neighbors a phone number to contact someone 24 hours per day if there are issues.
21. Shall recognize "no burn" declarations.
22. No shooting of firearms on-site.
23. Annual review required in January to assess impacts.
24. Should relocate port-a-potties away from north property line.
25. Driveway should be clearly marked or signed.

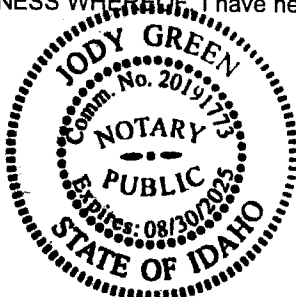
END CONDITIONAL USE PERMIT

Date December 7, 2022

Approved by Cynda Herrick

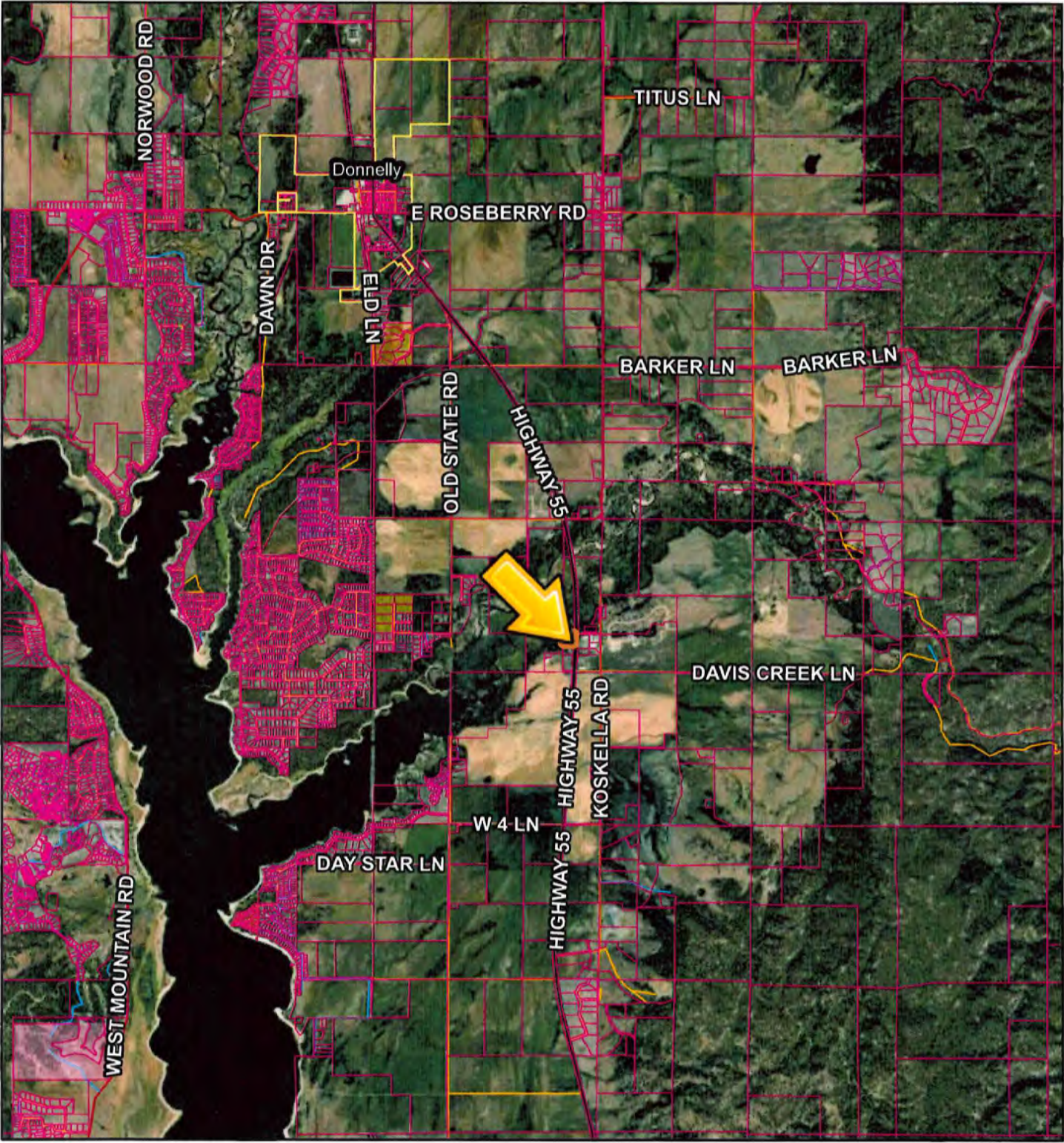
On this 1 day of December, 2022^{***}, before me, a notary public in and for said State, Cynda Herrick personally appeared, and is known to me to be the person whose name is subscribed to the within instrument, and acknowledged to me that he executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and seal the day and year in this certificate above written.



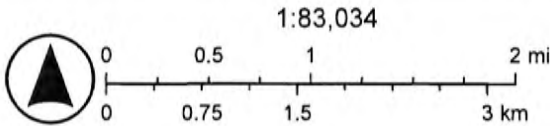
Cynda Herrick
 Notary Public
 Residing at: Valley Center
 Commission Expires: 8/30/25

C.U.P. 22-16 Vicinity Map



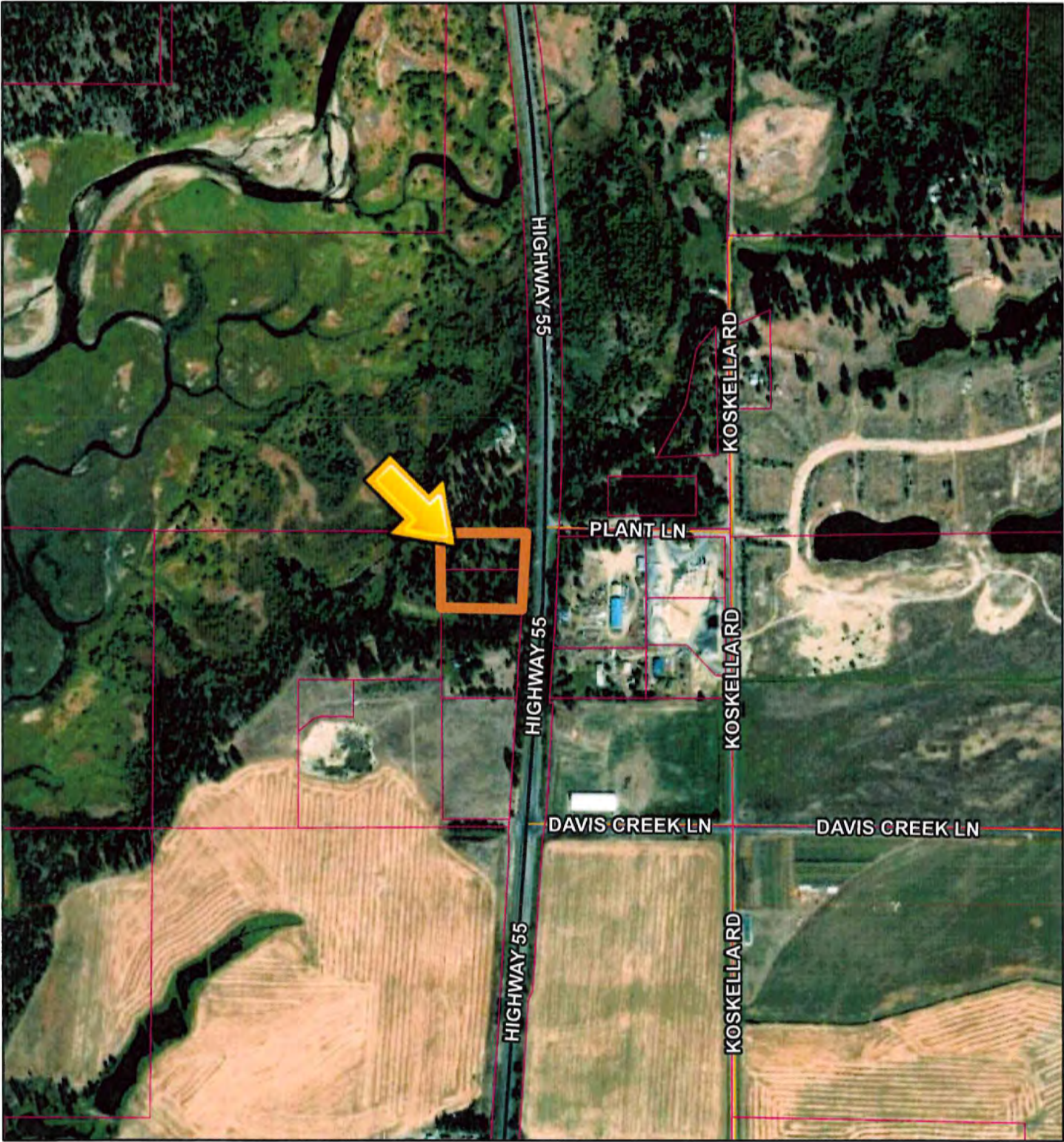
11/24/2023, 10:58:25 AM

- Municipalities
- Parcel Boundaries
- Roads
 - MAJOR
 - MINOR COLLECTOR
 - COLLECTOR
 - URBAN/RURAL
 - PRIVATE
 - Other



Earthstar Geographics

C.U.P. 22-16 Aerial Map



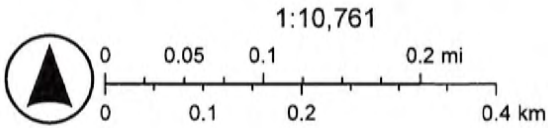
11/24/2023, 10:48:25 AM

 Parcel Boundaries

Roads

 MAJOR

 URBAN/RURAL



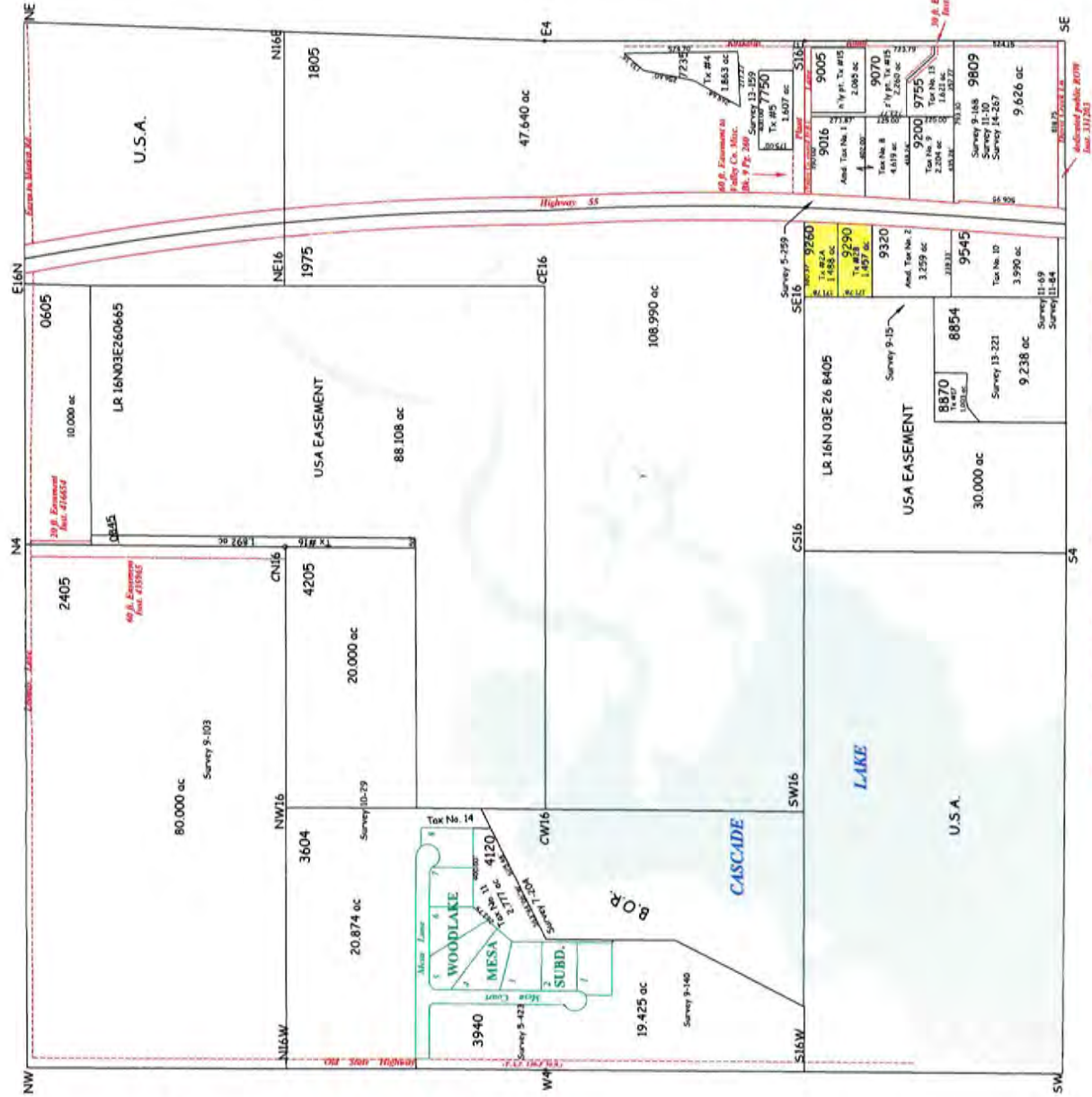
Maxar

PLAT TITLE

T W P . 1 6 N R O 3 E S E C . 2 6

VALLEY COUNTY
Cartography Dept.
Assessor's Office
Cascade, ID 83611

Filename:
Valley County Base Map
Scale: 1" = 400 ft.
Date: 06/20/2023
Drawn by: L. Frederick



This Surveying is to be used for Reference Purpose ONLY. The County is NOT Responsible for Any Information Contained Herein.

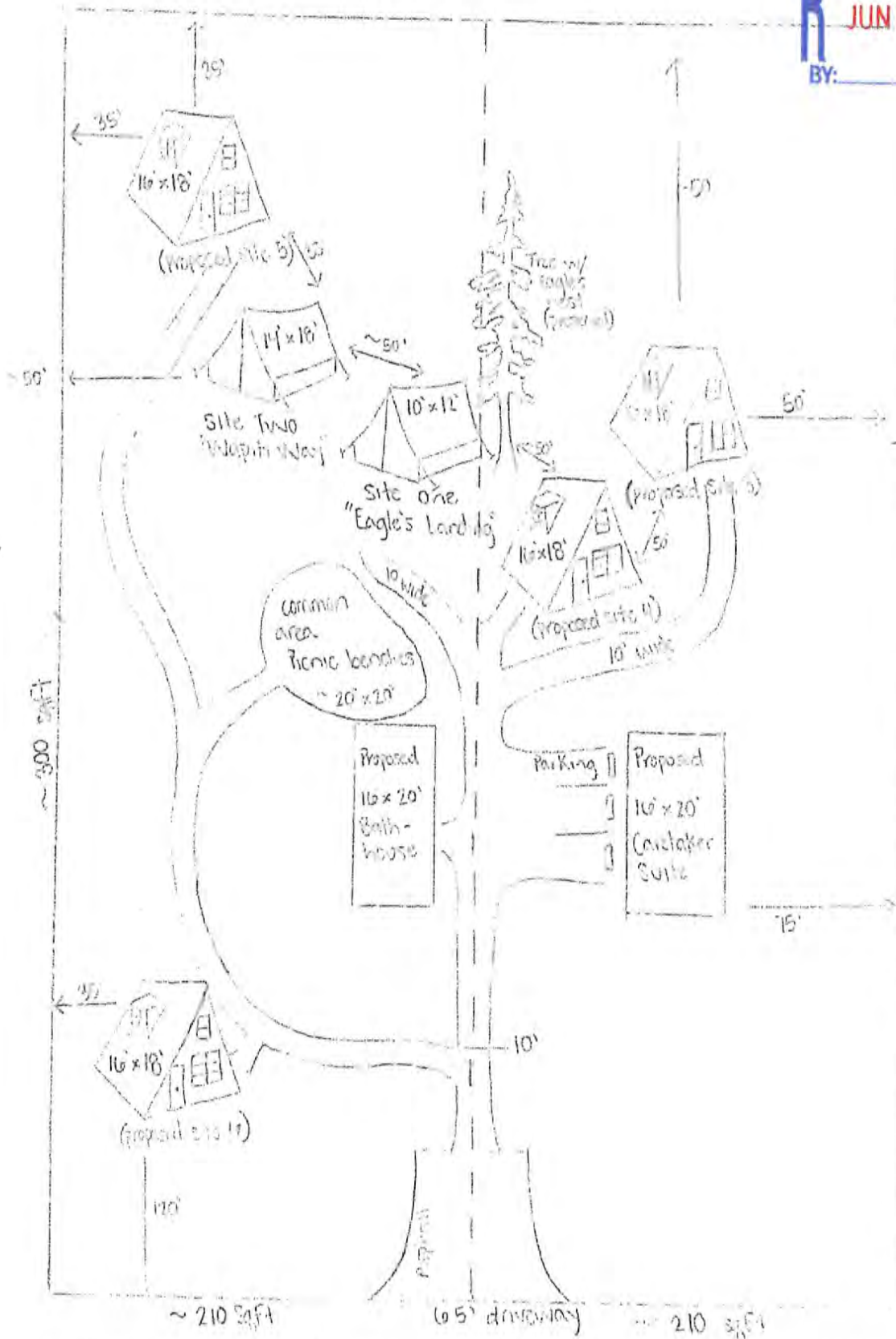








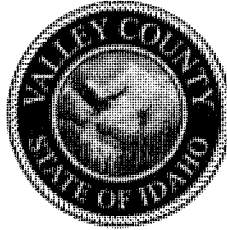
RECEIVED
 JUN 01 2022
 BY: _____



L 12016 Highway 95 (1.457 acre) | 12017 Highway 95 (1.502 acre) |

Valley County Planning and Zoning Commission

PO Box 1350 • 219 North Main Street
Cascade, ID 83611-1350



Phone: 208-382-7115
Email: cherrick@co.valley.id.us

, Chairman
Ken Roberts, Vice-Chair

Katlin Caldwell, Commissioner
Sasha Childs, Commissioner
Scott Freeman, Commissioner

MINUTES

Valley County Planning and Zoning Commission
January 12, 2023
Valley County Court House - Cascade, Idaho
PUBLIC HEARING - 6:00 p.m.

A. OPEN: Meeting called to order at 6:00 p.m. by Acting Chairman Roberts. A quorum exists.

PZ Director – Cynda Herrick:	Present
PZ Commissioner – Katlin Caldwell	Present
PZ Commissioner – Sasha Childs:	Present
PZ Commissioner – Scott Freeman:	Present
PZ Commissioner – Ken Roberts:	Present
PZ Commissioner – Gary Swain:	Present
PZ Assistant Planner – Lori Hunter:	Present

Acting Chairman Roberts welcomed Gary Swain, the newest member of the Commission.

B. MINUTES: Commissioner Freeman moved to approve the minutes of December 8, 2022, with corrections: replace Chairman Thompson with Vice Chairman Roberts on page 4 and change the meeting adjourned time to 10:25 p.m. Commissioner Childs seconded the motion. Motion passed unanimously. [The video of the meeting was reviewed, and Staff determined that the meeting ended at 9:25 p.m.]

C. OLD BUSINESS:

1. C.U.P. 21-20 Gold Fork River Estates – Final Plat: Gold Fork LLC is requesting final plat approval. The commission will review the final plat to determine conformance with the preliminary plat, approved densities, and conditional use permit. This plat is a six-lot single-family subdivision plus an open space lot along the Gold Fork River. Lots would be accessed from a new private road onto Davis Creek Lane (public) and from Gold Fork Road (public). The 46-acre site is parcels RP16N04E295625, RP16N04E296770, and part of RP16N04E296006 in the SW ¼ Section 29, T.16N, R.4E, Boise Meridian, Valley County, Idaho. **Not a public hearing.** Action Item

Acting Chairman Roberts introduced the item and asked if there was any exparte contact or conflict of interest. Acting Chairman Roberts submitted a comment letter as the President of the Gold Fork Irrigation Company. He does not see this as a conflict of interest, and he has zero financial interest in this application. Acting Chairman Roberts will pass the gavel to Commissioner Caldwell to run the public hearing; Commissioner Roberts will still vote as a commission member.

Commissioner Roberts moved to recommend approval of the final plat for C.U.P. 21-20 Gold Fork River Estates with the stated conditions of approval in addition to the following:

- Eliminate requirement of Base Flood Elevations (BFE) on the face of the plat, and
- Change the language regarding paving of the roads to "prior to November 2024 or upon the sale of the second lot",

and authorize the Chairman to sign.

Commissioner Freeman seconded. Motion carried unanimously.

There is a 10-day appeal period to the Board of County Commissioners in accordance with Valley Code 9-5H-12.

Commissioner Roberts returned to the role of Acting Chairman.

6:25 p.m.

2. **C.U.P. 22-16 Camp Modern – Annual Review:** The Planning and Zoning Commission will access impacts and compliance with the approved conditional use permit. The 3-acre site is addressed at 12815 Highway 55, parcels RP16N03E269260 and RP16N03E269290, and located in the SESE Sec. 26, T.16N R.3E, Boise Meridian, Valley County, Idaho. Action Item

Acting Chairman Roberts introduced the item and asked if there was any exparte contact or conflict of interest. Acting Chairman Roberts recused himself as he is a neighboring property owner.

Director Herrick presented the staff report and displayed the plat on the projector screen and summarized the following exhibits:

- **Exhibit 1** – Jess Ellis, Donnelly Fire Marshal, responded with requirements for both Phase 1 and Phase 2. (Jan. 9, 2023)
- **Exhibit 2** – Applicant submitted a packet of information including Donnelly Fire letter, fire pit design, bear-proof trash can use, information sheet for guests, sign permit, Idaho Transportation Department (ITD) permit, septic application, and building drawings. (Jan. 12, 2023)

Acting Chairman Caldwell asked for the applicant's presentation.

McKenzie Hansen, Boise, referred to **Exhibit 2** and answered questions listed in the staff report. They are working with the US Army Corps of Engineers and will have more knowledge of wetlands this upcoming spring, prior to construction. The fire pits surrounded with gravel were in compliance with Donnelly Fire Department; however, Jess Ellis was unsure about the stoves and tent materials. The string lights have been removed. Annette, the Valley County Building Department Official, stated that building permits were not required for the decks if the tents were removed as the decks are under 36" in height, less than 200-sqft, and no one will be residing on them during the winter. The decks will be removed in spring 2023. Bear-proof trash cans are in use as shown on the invoice in **Exhibit 2**. The information given to guests has been revised to include fire safety, no burn season details, food storage, and trash collection. The property owner is working with Idaho Department of Water Resources regarding a well. Noxious weeds were sprayed in 2022 and also will be sprayed in 2023. A sign has not yet been installed; a sign permit has been submitted to Planning and Zoning Staff and ITD. The property lines have been clearly marked. She is not aware of any issues with the neighbors. They have a permit from ITD for the driveway approach; construction to occur in spring 2023. Neighbors were given contact information; no complaints were made. The porta-potty was relocated in June 2022 to a site 150 yards away from the north property line; previously it was 75 yards from the boundary. Ground water monitoring is being conducted for septic approval. The packet contains general

structural notes for the A-Frames. Power line has been brought up to code by an electrician; they have approval to connect to the bathhouse in Phase 2.

Commissioner Childs moved to accept the review of C.U.P. 22-16 Camp Modern with the condition of a compliance review in January 2024. Commissioner Freeman seconded. Motion carried unanimously.

There is a 10-day appeal period to the Board of County Commissioners in accordance with Valley Code 9-5H-12.

6:35 p.m.

Acting Chairman Roberts returned to the Commission.

D. NEW BUSINESS:

- 1. C.U.P. 22-49 Morel Glamping Site:** Abel Morel is requesting approval of a conditional use permit rental of a recreational vehicle site and a shed for sleeping quarters. No utilities are available at the site. Access is from Price Loop (a public road) onto Skunk Creek Road (a public road). The 2.7-acre site, addressed at 70 Price Loop, is Hidden Trails Estates Subdivision Lot 41 located in the W ½ Section 16, T.12N, R.4E, Boise Meridian, Valley County, Idaho. Action Item. **WITHDRAWN BY APPLICANT**

The applicant has withdrawn their application.

Commissioner Caldwell moved to accept withdrawal of the application for C.U.P. 22-49 Morel Glamping Site. Commissioner Childs seconded. Motion approved unanimously.

- 2. C.U.P. 22-50 Elk Haven Acres Subdivision – Preliminary and Final Plat:** Chad and Sarah Chastain are requesting a conditional use permit for a 2-lot single-family subdivision on 20 acres. Individual wells and individual septic systems are proposed. Access would be from Elk Haven Lane (private) onto State Highway 55. The site is parcel RP17N03E144865, located in NESW Section 14, T.17N, R.3E, Boise Meridian, Valley County, Idaho. Action Item.

Acting Chairman Roberts introduced the item and opened the public hearing. Acting Chairman Roberts asked if there was any *ex parte* contact or conflict of interest. There was none.

Acting Chairman Roberts asked for the Staff Report. Director Herrick presented the staff report and displayed the site and GIS map on the projector screen.

Director Herrick recommends that COA # 12 be removed. Building permits are not allowed for sites within the designated floodplain. Horizontal drawings must show that construction, including duct work, is outside the designated floodplain and two feet above the base flood elevation.

Director Herrick recommends that COA # 16 be removed as no public Valley County roads lead to this site. The private road accesses State Highway 55.

Director Herrick clarified staff comments regarding the existing private road. The road is built to fire code per Jess Ellis Donnelly Fire Marshal. When Elk Haven Subdivision was platted in 1998, a private road was constructed. This 20-acre site was left outside of the subdivision boundaries but was included in the road access easement [Instrument 237222].



Valley County Transmittal
Division of Community and Environmental Health

Return to:

- ☐ Cascade
☐ Donnelly
☐ McCall
☐ McCall Impact
☒ Valley County

Rezone # _____

Conditional Use # CUP 22-16

Preliminary / Final / Short Plat _____

Camp Modern
12815 Highway 55

- ☐ 1. We have No Objections to this Proposal.
- ☐ 2. We recommend Denial of this Proposal.
- ☐ 3. Specific knowledge as to the exact type of use must be provided before we can comment on this Proposal.
- ☐ 4. We will require more data concerning soil conditions on this Proposal before we can comment.
- ☐ 5. Before we can comment concerning individual sewage disposal, we will require more data concerning the depth of:
☐ high seasonal ground water ☐ waste flow characteristics
☐ bedrock from original grade ☐ other _____
- ☐ 6. This office may require a study to assess the impact of nutrients and pathogens to receiving ground waters and surface waters.
- ☐ 7. This project shall be reviewed by the Idaho Department of Water Resources concerning well construction and water availability.
- ☐ 8. After written approvals from appropriate entities are submitted, we can approve this proposal for:
☐ central sewage ☐ community sewage system ☐ community water well
☐ interim sewage ☐ central water
☐ individual sewage ☐ individual water
- ☐ 9. The following plan(s) must be submitted to and approved by the Idaho Department of Environmental Quality:
☐ central sewage ☐ community sewage system ☐ community water
☐ sewage dry lines ☐ central water
- ☐ 10. Run-off is not to create a mosquito breeding problem
- ☐ 11. This Department would recommend deferral until high seasonal ground water can be determined if other considerations indicate approval.
- ☐ 12. If restroom facilities are to be installed, then a sewage system MUST be installed to meet Idaho State Sewage Regulations.
- ☐ 13. We will require plans be submitted for a plan review for any:
☐ food establishment ☐ swimming pools or spas ☐ child care center
☐ beverage establishment ☐ grocery store

- ☒ 14. A septic permit for a bathhouse serving (6) six people was issued 7/19/23. This system has not been installed or inspected.

Reviewed By: [Signature]

Date: 12-11-23



Donnelly Rural Fire Protection District

P.O. Box 1178 Donnelly, Idaho 83615

208-325-8619 Fax 208-325-5081

December 19, 2023

Valley County Planning & Zoning Commission

P.O. Box 1350

Cascade, Idaho 83611

RE: C.U.P. 22-16 Camp Modern Annual Review

After review, the Donnelly Rural Fire Protection District has no comments or concerns on this matter at this time.

Please call 208-325-8619 with any questions.

Jess Ellis

Fire Marshal

Donnelly Fire Department

Re: CUP 22-16 Camp Modern

Kenzie Hansen [REDACTED]
Thu 8/3/2023 12:43 PM

To: Cynda Herrick <cherrick@co.valley.id.us>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Cynda,

Can you elaborate on what exactly you are looking for with marking the property lines? We have fencing on the north border of the property, markings on the west and south side of the property with stakes. We also have taping and paint that indicate the property lines with signs that indicate the perimeters. Is there anything else that you are looking for exactly?

On Thu, Aug 3, 2023 at 10:50 AM Cynda Herrick <cherrick@co.valley.id.us> wrote:
What about marking the property lines...?

Cynda Herrick, AICP, CFM
Valley County
Planning and Zoning Director
Floodplain Coordinator
PO Box 1350
Cascade, ID 83611
(208)382-7116

"Live simply, love generously, care deeply, speak kindly, and leave the rest...."

*S*ervice *T*ransparent *A*ccountable *R*esponsive

From: Kenzie Hansen [REDACTED]
Sent: Thursday, August 3, 2023 11:46 AM
To: Cynda Herrick <cherrick@co.valley.id.us>
Subject: Re: CUP 22-16 Camp Modern

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Cynda,

Thank you for reaching out. I hope you are doing well!

We have the property lines flagged. We do not currently have well functioning, as we are working to get the septic installed first. Our projected date for septic installation is this Fall- yay! The drive is near completion, and we are just needing to get it paved. It currently has the culvert pipe in and

built up to required grading. I can send over the approved ITD permit. The environmental engineer is coming out on August 10th to complete the wetland delineation before we break ground on the build (and after receiving the building permit). I've also attached the septic permit and ground water monitoring was completed from February 2023-May 2023. It's been a busy season, but we are chipping away at it and its coming along!

Respectfully,
McKenzie Hansen

On Thu, Aug 3, 2023 at 10:24 AM Cynda Herrick <cherrick@co.valley.id.us> wrote:

Please send me an email and let me know how you have complied with each condition of approval...so I can approve the building permit.

ie Did you mark your property lines? Do you have a public water system? ITD permit...?

Thanks,, Cynda 😊

Cynda Herrick, AICP, CFM
Valley County
Planning and Zoning Director
Floodplain Coordinator
PO Box 1350
Cascade, ID 83611
(208)382-7116

"Live simply, love generously, care deeply, speak kindly, and leave the rest...."

Service **T**ransparent **A**ccountable **R**esponsive

Permit - Subsurface Sewage Disposal



Public Health

Idaho Public Health Districts

Central District Health
707 N. Armstrong Place
Boise, ID 83704
(208) 327-7499

File # 167122



Owner's Name: Christian Guy Klein
Property Address: 12815 Highway 55
Donnelly, ID 83615

Phone # [REDACTED]

Legal Description: 1/4 1/4 Section: 26 Township: 16N Range: 03E
Subdivision: 0 No Subdivision Lot: Block:

Installation Type	Type of System (check all that apply)				Water Supply
<input checked="" type="checkbox"/> New System <input type="checkbox"/> Expansion <input type="checkbox"/> Repair <input type="checkbox"/> Tank Only	<input type="checkbox"/> Absorption Bed <input type="checkbox"/> Capping Fill <input type="checkbox"/> Central System <input type="checkbox"/> Composting Toilet <input type="checkbox"/> Drip Distribution	<input type="checkbox"/> Gravelless Drainfield <input type="checkbox"/> Gray Water Sump <input type="checkbox"/> Gray Water System <input type="checkbox"/> Holding Tank <input type="checkbox"/> Incinerator Toilet <input type="checkbox"/> Individual Lagoon <input type="checkbox"/> Intermittent SF <input type="checkbox"/> Intrench SF <input type="checkbox"/> LSAS <input type="checkbox"/> Pit Privy	<input type="checkbox"/> Pressurized DF <input type="checkbox"/> Recirculating GF <input type="checkbox"/> RV Dump Station <input type="checkbox"/> Sand Mound <input type="checkbox"/> Seepage Pit <input type="checkbox"/> Steep Slope Drainfield <input type="checkbox"/> Two Cell Lagoon <input type="checkbox"/> Vault Privy <input checked="" type="checkbox"/> Other (see below)	<input type="checkbox"/> Presby	<input type="checkbox"/> Shared Well <input checked="" type="checkbox"/> Well <input type="checkbox"/> Spring
<input type="checkbox"/> Basic System <input checked="" type="checkbox"/> Complex System	<input type="checkbox"/> ETPS <input type="checkbox"/> Experimental <input type="checkbox"/> Extra Drainrock <input type="checkbox"/> Evapotranspiration <input type="checkbox"/> Gravel Drainfield				

Condition of Approval :

Orient system East - West near test hole #1. Access silt loam soils at 12 inches below original grade and install.

Dimensions: 2 (6' x 35') with 3 Presby pipes per trench. Max depth of system below ground: 12 inches. Excavation depth: 12 inches.

Alternative design is required to be installed. Drainfield square footage required for alternative system reduction is 417 square feet. The system must be installed per Manufacturers Specifications.

Distribution box recommended. Minimum 100 feet separation from drainfield and future replacement area and 50 feet separation from septic tank to all wells is required.

If unable to gravity flow, a minimum 500 gallon pump chamber will be required. If a pump chamber is required then a State Electrical Inspector must inspect all electrical work and system must be installed by a Complex Licensed Installer.

Due to ground water depth, maximum depth of tank lid is 6 inches. Permit written for a bathhouse serving 6 people.

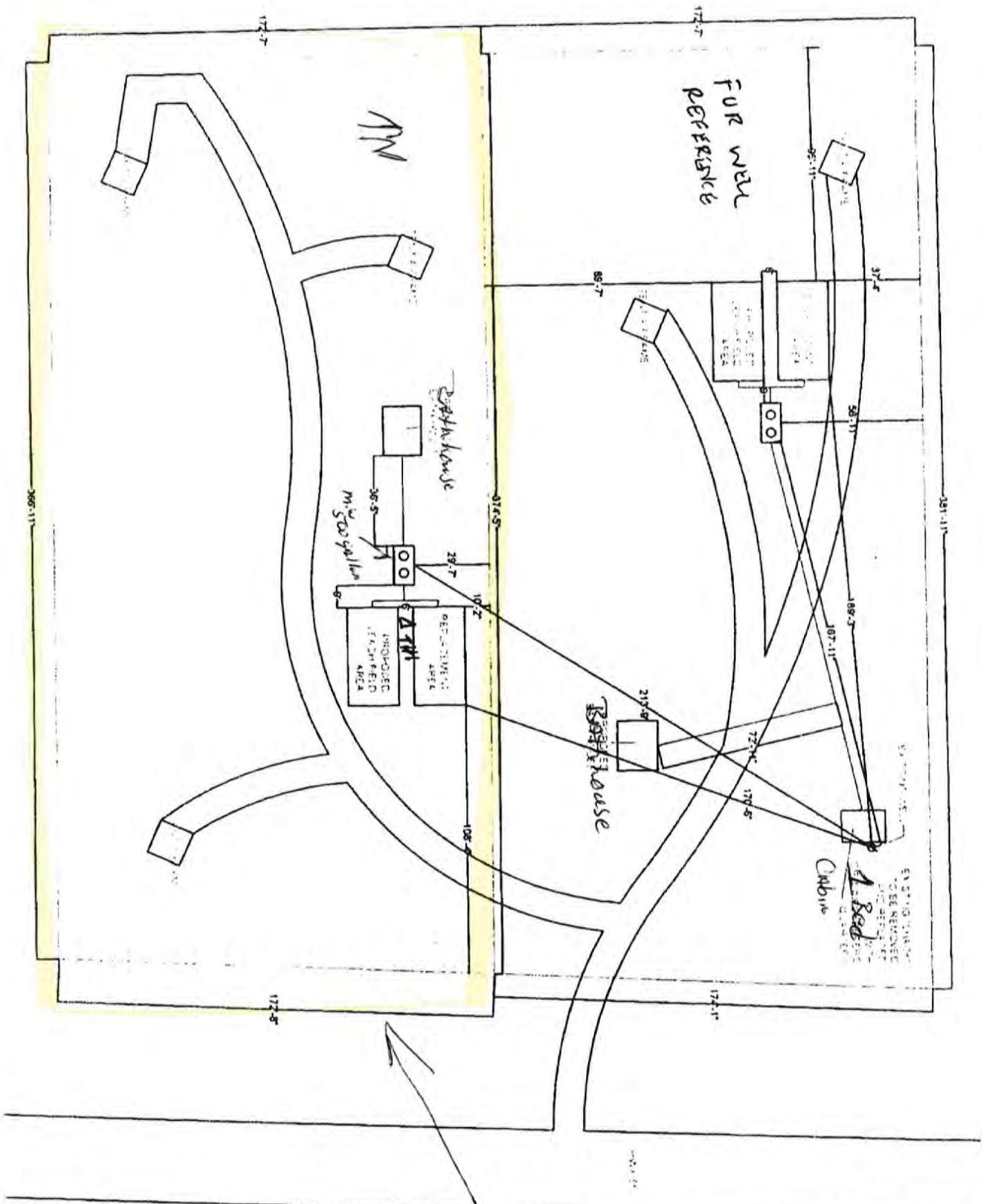
Bedrooms :	0	Bedrooms
Non Residential :	250	Gallons Per Day
Soil Type (USDA) :	B-2	
The minimum septic tank capacity is :	500	Gallons
The minimum effective drainfield absorption area is :	556	Square Feet
The drainfield can be no closer to permanent/intermittent surface water than:	200	Feet

Note : Final approval of this permit requires inspection of the uncovered system.

This permit expires if the system is not constructed as approved within one year from the date issued. Once the system is constructed and approved by the Health District, all requirements of the approved plans and specifications, permit and permit application (including operations, maintenance, monitoring, and reporting) are applicable indefinitely and convey through transfer of property ownership unless the system is abandoned, removed, replaced or the permit is renewed. A permit may be renewed if the permit application is received on or before the expiration date of the previous permit. Prior to a transfer of property, the transferor must inform the transferee of all applicable requirements of the permit and application. Failure to satisfy the permit or application requirements may result in enforcement action.

063
REHS Signature / REHS #

7/19/23 7/18/25
Approval Date : Expiration Date :



167122

Camp Modern Wetland Delineation

From: Personal [REDACTED]

Sent: Monday, August 14, 2023 3:44 PM

To: Cynda Herrick <cherrick@co.valley.id.us>

Subject: Camp Modern Wetland Delineation

Hello Cynda,

I just wanted to reach out and provide you with the wetland delineation that we had completed. We do not currently have any of our structures on the wetland and do not plan to build on it. Thank you for your help, please let me know if you are in need of anything in addition.

Respectfully,

McKenzie Hansen

12817 HIGHWAY 55

Wetland Delineation Report

August 2023

Prepared for:

McKensie Hansen
1307 8th St
La Grande, OR 97850

Prepared by:

Lanspery and Associates, LLC
Katherine Lanspery
PO Box 35
Riggins, Idaho

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Figure 1 Vicinity Map

Figure 2 Wetland Delineation Boundary and Sample Plot Locations

Tables

Table 1 Species Observed Within the Sample Area

1.0 INTRODUCTION

Lanspery and Associates, LLC was contracted by Ms. Hansen to provide a wetland delineations and report submission to the U.S. Army Corps of Engineers (USACE). The project site is located at 12815 and 12817 Highway 55, Donnelly, Idaho and is approximately three-acres (Valley County Parcels RP16N03E269260 and RP16N03E269290). The wetland delineation and report will be used for complying with federal and state regulations, per the Clean Water Act (CWA) of 1972 and the regulatory requirements of the USACE. The purpose of this delineation is to determine the areas of wetlands where development should be avoided, minimized, and permitted. If this area cannot be avoided, impacts may need to be permitted.

2.0 DESCRIPTION OF AREA

The National Wetland Inventory (NWI) Map is presented in Appendix A and shows a forested/shrub wetland on the parcels. A dirt road is present on the parcels, as well as two yurt type structures.

3.0 METHOD

Wetlands within the project area were identified using the methods outlined within the U.S. Army Corps of Engineers Wetland Delineation Manual (USACE 1987) and the Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region (Version 2.0) (USACE 2010 Supplement). This protocol involves collecting vegetation, soils, and hydrology data at sample plots along the wetland boundary. For a sample plot to be a wetland there must be indicators for all three parameters discussed below.

3.1 Vegetation

At each sampling location, hydrophytic vegetation was evaluated to identify dominant plant species within a thirty-foot radius for the tree stratum, fifteen-foot radius for the sapling/shrub stratum, and a one-meter square for the herb stratum. Dominant plant species at each sampling station were determined and the indicator status of the plants identified at the site were determined using the 2020 USACE *National Wetland Plant List for Western Mountains, Valleys, and Coast*. There are three methods to determine hydrophytic vegetation indicators. The rapid field test is an indicator is all dominant species are Obligate Wetland Plants (OBL) or Facultative Wetland Plants (FACW). If the plants observed are not all OBL and FACW then the dominance test is used. The dominance test requires more than fifty (50%) percent of the dominant species had wetland indicator status of OBL, FACW, and Facultative Plants (FAC). If the dominance test fails but soil and hydrology indicators are present, the Prevalence Index is used.

3.2 Soils

Soil pits were dug at each sample plot to a depth of sixteen inches to eighteen inches (unless a limiting layer is present) to determine the presence/absence of hydric soil or wetland hydrology indicators. Data collected at each sample plot includes soil color (value, matrix and chroma), the presence or absence of iron reduction, texture, saturation, and other indicators of inundation. Soil colors were determined using the Munsell Soil Color Chart (Munsell 2009). The USDA, Natural

Resources Conservation Service (NRCS) Web Soil Mapper was also used to determine the type of soils present on the parcel.

3.3 Hydrology

At each sample plot, indicators of wetland hydrology were observed. Some examples of these indicators include surface indicators of standing water, presence of a high-water table, saturated soils, presence of reduced iron, oxidized rhizospheres along living roots, and the topographic and geomorphic position in the landscape of the sample plot.

3.4 Wetland Boundaries

Wetland boundaries were determined based on the data collected at each sample plot, as well as topography. The wetland boundaries were marked in the field with flagging, mapped with a GPS unit, and transferred to GIS for mapping purposes.

4.0 DESCRIPTION OF WETLAND AND RESULTS

A site visit was conducted on August 10, 2023. A forested/shrub wetland was present on the eastern portion of the parcels and was slightly confined by slope. The site's hydrology is greatly influenced by spring run-off and snowmelt. However, there is a deep road ditch that runs parallel to Highway 55 that is clogged with cattails and is forcing water onto the low-lying areas of eastern wetlands.

The total area of wetlands is approximately 0.76-acres. The wetland delineation boundaries and sample plots are shown in Figure 2. Vegetation, soils, and hydrology data were collected along two transects and four sample plots. Site photographs are included in Appendix B. Data sheets are included in Appendix C of this report.

4.1 Vegetation Results

The project area is a perennial forested/shrub drainage that is dominated by trees and shrubs. Dominate overstory species include *Salix bebbian* (Bebbs willow) and *Pinus contorta* (Lodgepole pine). Dominant forbs include *Thermopsis montana* (Yellow pea/false lupine) and *Solidago canadensis* (Goldenrod). Dominant graminoids include *Bromus Inermis* (smooth brome) and *Phalaris arundinacea* (Reed canary grass). *Cirsium arvense* (Canadian thistle) is present within the disturbed areas of the parcels and along the wetland boundary. Table 1 lists some of the species observed within the study area.

Table 1: Species Observed Within the Study Area

GRAMANOIDS		
<i>Agrostis spp</i>	Bentgrass	FAC
<i>Alopecurus pratensis</i>	Meadow fox tail	FACW
<i>Bromus Inermis</i>	Smooth brome	FACU
<i>Carex spp.</i>	Sedge	OBL/FACW
<i>Carex utriculata</i>	Beaked sedge	OBL
<i>Phleum pratense</i>	Timothy	FAC
<i>Pseudoroegneria spicata</i>	Blue bunch wheatgrass	FACU
FORBS		
<i>Achillea millifolium</i>	Yarrow	FACU
<i>Anaphalis margaritacea</i>	Pearly everlasting	FACU
<i>Athyrium filix-femina</i>	Ladyfern	FAC
<i>Centaurea stoebe</i>	Spotted knapweed	FACU
<i>Chamaenerion angustifolium</i>	Fireweed	FACU
<i>Cicuta douglasii</i>	Western water hemlock	OBL
<i>Cirsium arvense</i>	Canadian thistle	FAC
<i>Equisetum fluviatile</i>	Water horsetail	OBL
<i>Frageria virginiana</i>	Strawberry	FACU
<i>Geranium pusillum</i>	Small geranium	FACW
<i>Heracleum (maximum) lanatum</i>	Cow parsnip	FAC
<i>Maianthemum racemosum</i>	False Solomon's seal	FAC
<i>Rudbeckia occidentalis</i>	Western cone flower	FAC
<i>Rumex crispus</i>	Curly dock	FAC
<i>Solidago canadensis</i>	Goldenrod	FACU
<i>Solidago canadensis</i>	Goldenrod	FACU
<i>Thermopsis montana</i>	Yellow pea/False lupine	FAC
<i>Tragopogon dubius</i>	Salsify	UPL
<i>Veratrum californicum</i>	Skunk cabbage	FACW
SHRUBS/TREES		
<i>Amelanchier alnifolia</i>	Serviceberry	FACU
<i>Crataegus douglasii</i>	Black hawthorne	FAC
<i>Pinus contorta</i>	Lodgepole pine	FAC
<i>Populus tremuloides</i>	Aspen	FACU
<i>Prunus virginiana</i>	Chokecherry	FACU
<i>Salix bebbiana</i>	Bebbs willow	FACW
<i>Spirea betulifolia</i>	Birchleaf spirea	FACU

4.2 Soils Results

The USDA Natural Resources Conservation Service Web Soil Mapper shows two soil types within the parcel, Duston sandy loam and Roseberry coarse sandy loam. The wetland areas delineated were with the Roseberry coarse sandy loam and showed iron reduction within the soil profile. The only hydric soil indicator observed was redox dark surface (F6).

4.3 Hydrology Results

The hydrology of the project area is highly influenced by spring run-off and snowmelt as well as large road ditch that runs parallel to the parcel along Highway 55. Wetland hydrology indicators observed included oxidized rhizospheres along living roots (C3) and the presence of reduced iron (C4). No standing water or saturated soil was present during the site visit.

5.0 CONCLUSION

We are requesting that the USACE make a preliminary jurisdictional determination (PJD) on wetlands shown in Figure 2. If there are plans for any potential impacts to the wetland/stream area shown in Figure 2 (including discharge of dredge or fill material into jurisdictional waters), permits will be obtained from the USACE and Idaho Department of Water Resources. The identification and delineation of wetlands documented by this report must be confirmed by the USACE and the State of Idaho as well as attaining the proper permits prior to any proposed activity in wetlands. In addition, permitted projects will require a Water Quality Certification from the Idaho Department of Environmental Quality. This certification establishes the best management practices for soil erosion and sediment controls to protect water quality. PJD and permit approval time greatly varies depending on the agency and complexity of the project.

6.0 REFERENCES

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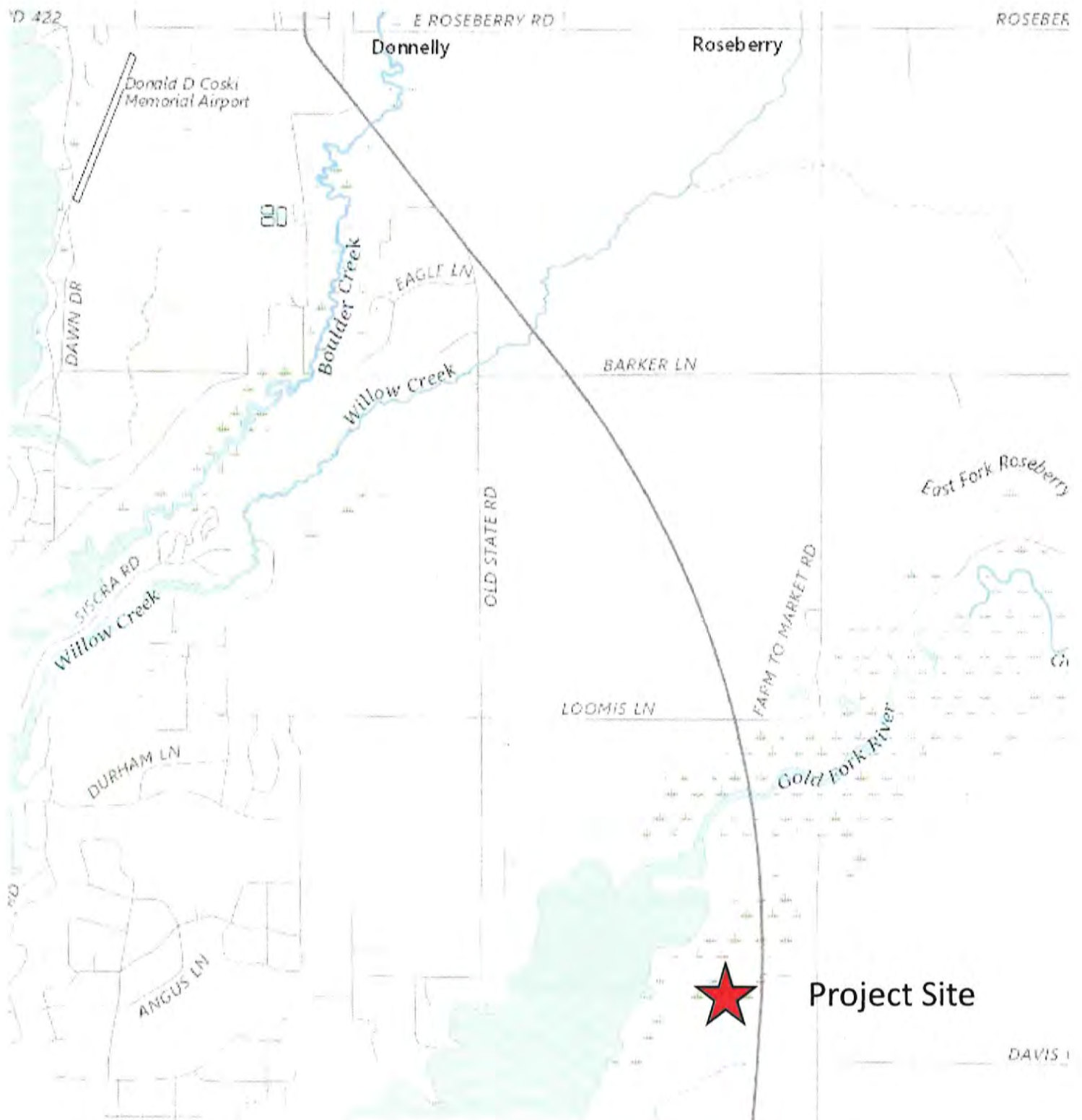


Figure 1. Vicinity Map
12815 & 12817 Highway 55, Donnelly, Idaho



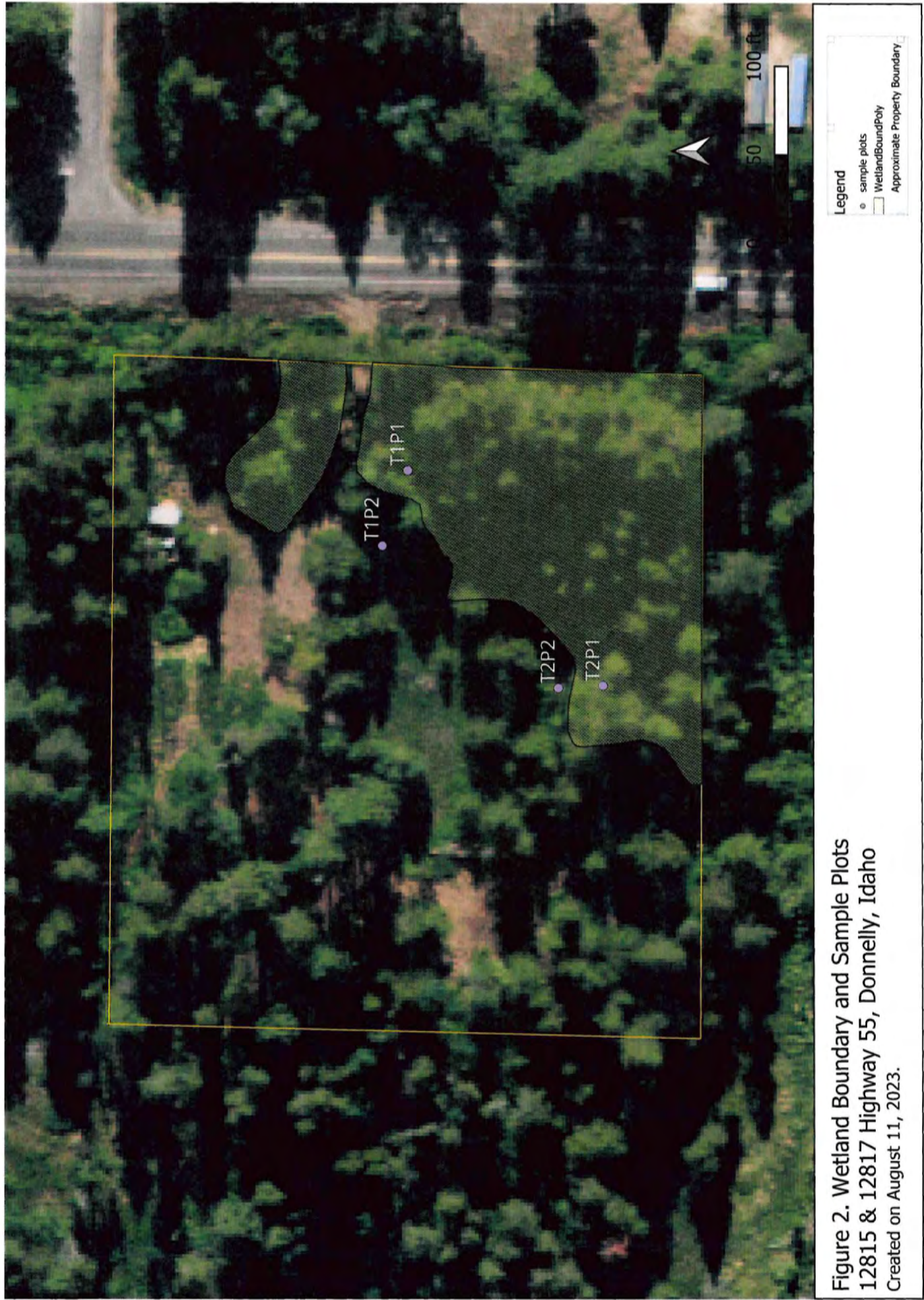


Figure 2. Wetland Boundary and Sample Plots
12815 & 12817 Highway 55, Donnelly, Idaho
Created on August 11, 2023.

APPENDICES

Appendix A National Wetland Inventory Map

Appendix B Site Photographs

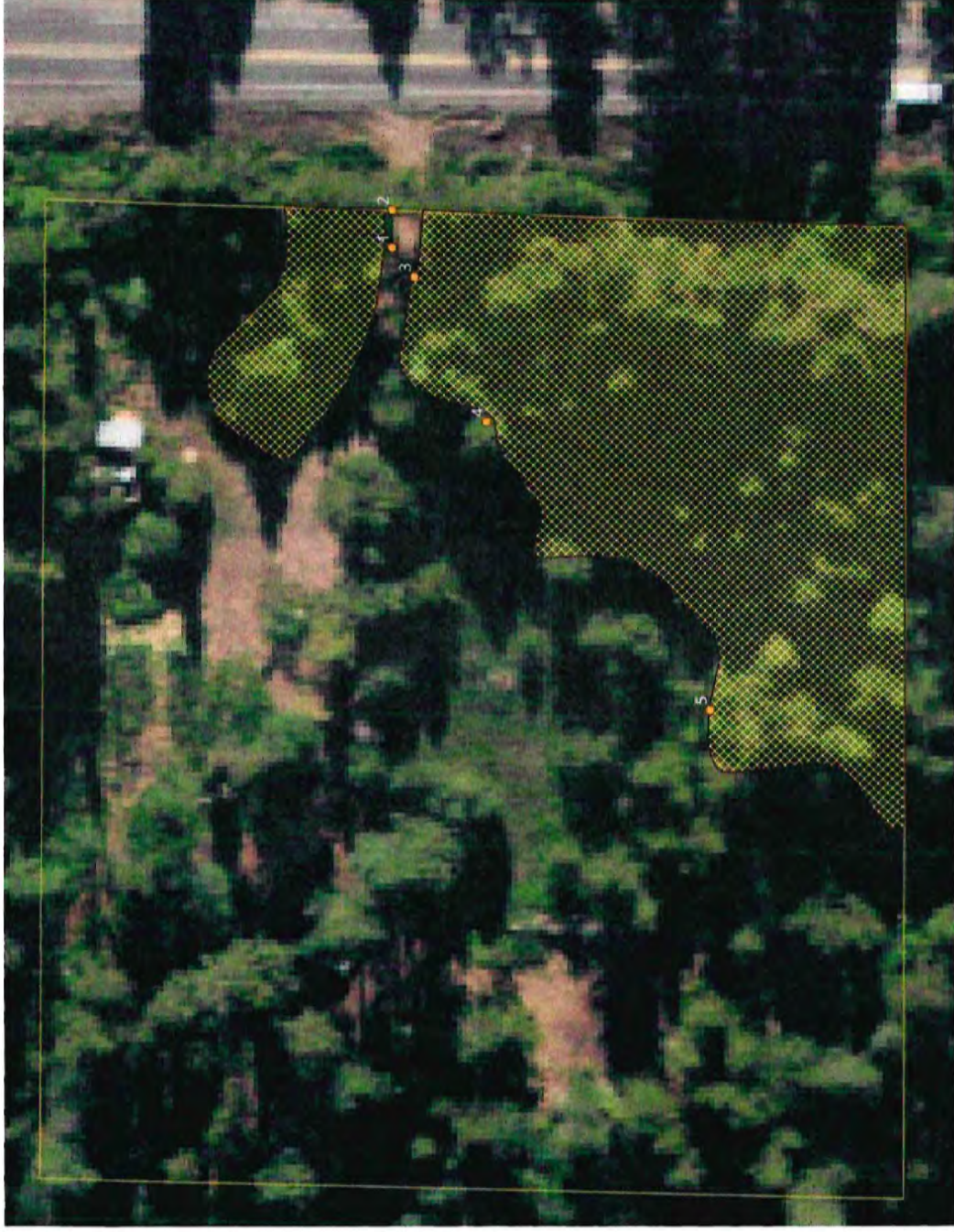
Appendix C Wetland Data Determination Sheets

Appendix A National Wetland Inventory Map



Appendix B Site Photographs

SITE PHOTOGRAPHS



Photograph Locations

Appendix B: Site Photographs



Photo 1: Looking north into drainage.



Photo 2. Looking north into the clogged Highway 55 road ditch.

Appendix B: Site Photographs



Photo 3. Looking southwest.



Photo 4. Looking south into drainage.



Photo 5. Looking south into drainage.

Appendix C Wetland Data Determination Sheets

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: 12815 & 12817 HWY 55 City/County: Donnelly/Valley Sampling Date: 08/10/23
 Applicant/Owner: McKensie Hansen State: ID Sampling Point: T1P1
 Investigator(s): K. Lanspery Section, Township, Range: S26.T16N.R3E
 Landform (hillslope, terrace, etc.): Terrace Local relief (concave, convex, none): none Slope (%): 0
 Subregion (LRR): E Lat: On map Long: On map Datum: -
 Soil Map Unit Name: Roseberry Coarse Sandy Loam NWI classification: PSSCh
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present? Yes <u>X</u> No <u> </u>	Hydric Soil Present? Yes <u>X</u> No <u> </u>	Wetland Hydrology Present? Yes <u>X</u> No <u> </u>	Is the Sampled Area within a Wetland? Yes <u>X</u> No <u> </u>

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: <u>30 ft</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>2</u> (A) Total Number of Dominant Species Across All Strata: <u>3</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>66</u> (A/B)
1. <u>Pinus contorta</u> / Lodgepole pine	<u>40</u>	<u>Y</u>	<u>FAC</u>	
2. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
3. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
4. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
<u>40</u> = Total Cover				
Sapling/Shrub Stratum (Plot size: <u>5m</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Prevalence Index worksheet: Total % Cover of: <u> </u> Multiply by: OBL species <u> </u> x 1 = <u> </u> FACW species <u> </u> x 2 = <u> </u> FAC species <u> </u> x 3 = <u> </u> FACU species <u> </u> x 4 = <u> </u> UPL species <u> </u> x 5 = <u> </u> Column Totals: <u> </u> (A) <u> </u> (B) Prevalence Index = B/A = <u> </u>
1. <u>Salix bebbiana</u> / Bebb's willow	<u>10</u>	<u>N</u>	<u>FACW</u>	
2. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
3. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
4. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
5. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
<u>10</u> = Total Cover				
Herb Stratum (Plot size: <u>1m</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Hydrophytic Vegetation Indicators: <u> </u> 1 - Rapid Test for Hydrophytic Vegetation <u>X</u> 2 - Dominance Test is >50% <u> </u> 3 - Prevalence Index is ≤3.0 ¹ <u> </u> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <u> </u> 5 - Wetland Non-Vascular Plants ¹ <u> </u> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
1. <u>Solidago canadensis</u> / Goldenrod	<u>20</u>	<u>N</u>	<u>FACU</u>	
2. <u>Thermopsis montana</u> / Yellow pea/false	<u>40</u>	<u>Y</u>	<u>FAC</u>	
3. <u>Chamaenerion angustifolium</u> / Fireweed	<u>30</u>	<u>Y</u>	<u>FACU</u>	
4. <u>Bromus Inermis</u> / smooth brome	<u>10</u>	<u>N</u>	<u>FACU</u>	
5. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
6. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
7. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
8. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
9. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
10. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
11. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
<u>100</u> = Total Cover				
Woody Vine Stratum (Plot size: <u> </u>)	Absolute % Cover	Dominant Species?	Indicator Status	Hydrophytic Vegetation Present? Yes <u>X</u> No <u> </u>
1. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
2. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
<u> </u> = Total Cover				
% Bare Ground in Herb Stratum <u> </u>				

SOIL

Sampling Point: T1P1

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)							
Depth (Inches)	Matrix		Redox Features			Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹		
0-4"	10YR 3/2	100				Loam	
4-13	10YR 3/2	80	5YR 4/6	20	C	M	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.) <input type="checkbox"/> Histosol (A1) <input type="checkbox"/> Histic Epipedon (A2) <input type="checkbox"/> Black Histic (A3) <input type="checkbox"/> Hydrogen Sulfide (A4) <input type="checkbox"/> Depleted Below Dark Surface (A11) <input type="checkbox"/> Thick Dark Surface (A12) <input type="checkbox"/> Sandy Mucky Mineral (S1) <input type="checkbox"/> Sandy Gleyed Matrix (S4)		Indicators for Problematic Hydric Soils³: <input type="checkbox"/> 2 cm Muck (A10) <input type="checkbox"/> Red Parent Material (TF2) <input type="checkbox"/> Very Shallow Dark Surface (TF12) <input type="checkbox"/> Other (Explain in Remarks)	
<input type="checkbox"/> Sandy Redox (S5) <input type="checkbox"/> Stripped Matrix (S6) <input type="checkbox"/> Loamy Mucky Mineral (F1) (except MLRA 1) <input type="checkbox"/> Loamy Gleyed Matrix (F2) <input type="checkbox"/> Depleted Matrix (F3) <input checked="" type="checkbox"/> Redox Dark Surface (F6) <input type="checkbox"/> Depleted Dark Surface (F7) <input type="checkbox"/> Redox Depressions (F8)		³ Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic	

Restrictive Layer (if present): Type: _____ Depth (Inches): _____	Hydric Soil Present? Yes <input checked="" type="checkbox"/> No _____
--	---

Remarks: _____

HYDROLOGY

Wetland Hydrology Indicators: Primary Indicators (minimum of one required; check all that apply)		Secondary Indicators (2 or more required)
<input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Saturation (A3) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B) <input type="checkbox"/> Salt Crust (B11) <input type="checkbox"/> Aquatic Invertebrates (B13) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3) <input checked="" type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Stunted or Stressed Plants (D1) (LRR A) <input type="checkbox"/> Other (Explain in Remarks)	<input type="checkbox"/> Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input type="checkbox"/> FAC-Neutral Test (D5) <input type="checkbox"/> Raised Ant Mounds (D6) (LRR A) <input type="checkbox"/> Frost-Heave Hummocks (D7)

Field Observations: Surface Water Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Water Table Present? Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____ Saturation Present? (includes capillary fringe) Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Depth (inches): _____	Wetland Hydrology Present? Yes <input checked="" type="checkbox"/> No _____
--	---

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: _____

Remarks: _____

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: 12815 & 12817 HWY 55 City/County: Donnelly/Valley Sampling Date: 08/10/23
 Applicant/Owner: McKensie Hansen State: ID Sampling Point: T1P2
 Investigator(s): K. Lanspery Section, Township, Range: S26.T16N.R3E
 Landform (hillslope, terrace, etc.): Terrace Local relief (concave, convex, none): none Slope (%): 0
 Subregion (LRR): E Lat: On map Long: On map Datum: -
 Soil Map Unit Name: Roseberry Coarse Sandy Loam NWI classification: PSSCh
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes <u> </u> No <u>X</u>	Is the Sampled Area within a Wetland? Yes <u> </u> No <u>X</u>
Hydric Soil Present?	Yes <u> </u> No <u>X</u>	
Wetland Hydrology Present?	Yes <u> </u> No <u>X</u>	

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: <u>30 ft</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>1</u> (A) Total Number of Dominant Species Across All Strata: <u>3</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>33</u> (A/B)
1. <u>Pinus contorta</u> / Lodgepole pine	<u>30</u>	<u>Y</u>	<u>FAC</u>	
2. <u>Pinus ponderosa</u> / Ponderosa pine	<u>10</u>	<u>N</u>	<u>FACU</u>	
3. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
4. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
			<u>40</u> = Total Cover	Prevalence Index worksheet: Total % Cover of: <u> </u> Multiply by: <u> </u> OBL species <u> </u> x 1 = <u> </u> FACW species <u> </u> x 2 = <u> </u> FAC species <u> </u> x 3 = <u> </u> FACU species <u> </u> x 4 = <u> </u> UPL species <u> </u> x 5 = <u> </u> Column Totals: <u> </u> (A) <u> </u> (B) Prevalence Index = B/A = <u> </u>
Sapling/Shrub Stratum (Plot size: <u>5m</u>) 1. <u> </u> 2. <u> </u> 3. <u> </u> 4. <u> </u> 5. <u> </u> <u>10</u> = Total Cover				
Herb Stratum (Plot size: <u>1m</u>) 1. <u>Solidago canadensis</u> / Goldenrod <u>30</u> <u>Y</u> <u>FACU</u> 2. <u>Thermopsis montana</u> / Yellow pea/false <u>20</u> <u>N</u> <u>FAC</u> 3. <u>Bromus Inermis</u> / smooth brome <u>30</u> <u>Y</u> <u>FACU</u> 4. <u>Phalaris arundinacea</u> / Reed canary grass <u>20</u> <u>N</u> <u>FAC</u> 5. <u> </u> 6. <u> </u> 7. <u> </u> 8. <u> </u> 9. <u> </u> 10. <u> </u> 11. <u> </u> <u>100</u> = Total Cover				Hydrophytic Vegetation Indicators: <u> </u> 1 - Rapid Test for Hydrophytic Vegetation <u> </u> 2 - Dominance Test is >50% <u> </u> 3 - Prevalence Index is ≤3.0 ¹ <u> </u> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <u> </u> 5 - Wetland Non-Vascular Plants ¹ <u> </u> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
Woody Vine Stratum (Plot size: <u> </u>) 1. <u> </u> 2. <u> </u> <u> </u> = Total Cover % Bare Ground in Herb Stratum <u> </u>				
Hydrophytic Vegetation Present? Yes <u> </u> No <u>X</u>				

SOIL

Sampling Point: T1P2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)							
Depth (inches)	Matrix		Redox Features			Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹		
0-6"	10YR 4/4	100				Loam	
6-13	10YR 4/3	100					
13-15	10YR 4/3	90	5YR 4/6	10	C	M	

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)	Indicators for Problematic Hydric Soils ³ :
<input type="checkbox"/> Histosol (A1) <input type="checkbox"/> Histic Epipedon (A2) <input type="checkbox"/> Black Histic (A3) <input type="checkbox"/> Hydrogen Sulfide (A4) <input type="checkbox"/> Depleted Below Dark Surface (A11) <input type="checkbox"/> Thick Dark Surface (A12) <input type="checkbox"/> Sandy Mucky Mineral (S1) <input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Sandy Redox (S5) <input type="checkbox"/> Stripped Matrix (S6) <input type="checkbox"/> Loamy Mucky Mineral (F1) (except MLRA 1) <input type="checkbox"/> Loamy Gleyed Matrix (F2) <input type="checkbox"/> Depleted Matrix (F3) <input type="checkbox"/> Redox Dark Surface (F6) <input type="checkbox"/> Depleted Dark Surface (F7) <input type="checkbox"/> Redox Depressions (F8)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if present): Type: _____ Depth (inches): _____	Hydric Soil Present? Yes _____ No <u>X</u>
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Remarks:

HYDROLOGY

Wetland Hydrology Indicators:		Secondary Indicators (2 or more required)
Primary Indicators (minimum of one required; check all that apply)		
<input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Saturation (A3) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B) <input type="checkbox"/> Salt Crust (B11) <input type="checkbox"/> Aquatic Invertebrates (B13) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Stunted or Stressed Plants (D1) (LRR A) <input type="checkbox"/> Other (Explain in Remarks)	
		<input type="checkbox"/> Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9) <input type="checkbox"/> Geomorphic Position (D2) <input type="checkbox"/> Shallow Aquitard (D3) <input type="checkbox"/> FAC-Neutral Test (D5) <input type="checkbox"/> Raised Ant Mounds (D6) (LRR A) <input type="checkbox"/> Frost-Heave Hummocks (D7)

Field Observations: Surface Water Present? Yes _____ No <u>X</u> Depth (inches): _____ Water Table Present? Yes _____ No <u>X</u> Depth (inches): _____ Saturation Present? (includes capillary fringe) Yes _____ No <u>X</u> Depth (inches): _____	Wetland Hydrology Present? Yes _____ No <u>X</u>
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Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: 12815 & 12817 HWY 55 City/County: Donnelly/Valley Sampling Date: 08/10/23
 Applicant/Owner: McKensie Hansen State: ID Sampling Point: T2P1
 Investigator(s): K. Lanspery Section, Township, Range: S26.T16N.R3E
 Landform (hillslope, terrace, etc.): Terrace Local relief (concave, convex, none): none Slope (%): 0
 Subregion (LRR): E Lat: On map Long: On map Datum: -
 Soil Map Unit Name: Roseberry Coarse Sandy Loam NWI classification: PSSCh
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes <u>X</u>	No <u> </u>	Is the Sampled Area within a Wetland?	Yes <u>X</u>	No <u> </u>
Hydric Soil Present?	Yes <u>X</u>	No <u> </u>			
Wetland Hydrology Present?	Yes <u>X</u>	No <u> </u>			

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: <u>30 ft</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>4</u> (A) Total Number of Dominant Species Across All Strata: <u>4</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>100</u> (A/B)
1. <u>Pinus contorta</u> / Lodgepole pine	40	Y	FAC	
2. <u> </u>				Prevalence Index worksheet: Total % Cover of: <u> </u> Multiply by: <u> </u> OBL species <u> </u> x 1 = <u> </u> FACW species <u> </u> x 2 = <u> </u> FAC species <u> </u> x 3 = <u> </u> FACU species <u> </u> x 4 = <u> </u> UPL species <u> </u> x 5 = <u> </u> Column Totals: <u> </u> (A) <u> </u> (B) Prevalence Index = B/A = <u> </u>
3. <u> </u>				
4. <u> </u>				Hydrophytic Vegetation Indicators: <u>X</u> 1 - Rapid Test for Hydrophytic Vegetation <u>X</u> 2 - Dominance Test is >50% <u> </u> 3 - Prevalence Index is ≤3.0 ¹ <u> </u> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <u> </u> 5 - Wetland Non-Vascular Plants ¹ <u> </u> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
	40 = Total Cover			
Sapling/Shrub Stratum (Plot size: <u>5m</u>)				Hydrophytic Vegetation Present? Yes <u>X</u> No <u> </u>
1. <u>Salix bebbiana</u> /Bebbs willow	30	Y	FACW	
2. <u> </u>				Hydrophytic Vegetation Present? Yes <u>X</u> No <u> </u>
3. <u> </u>				
4. <u> </u>				Hydrophytic Vegetation Present? Yes <u>X</u> No <u> </u>
5. <u> </u>	30 = Total Cover			
Herb Stratum (Plot size: <u>1m</u>)				Hydrophytic Vegetation Present? Yes <u>X</u> No <u> </u>
1. <u>Chamaenerion angustifolium</u> /Fireweed	20	N	FACU	
2. <u>Thermopsis montana</u> / Yellow pea/false	30	Y	FAC	Hydrophytic Vegetation Present? Yes <u>X</u> No <u> </u>
3. <u>Bromus Inermis</u> /smooth brome	10	N	FACU	
4. <u>Phalaris arundinacea</u> /Reed canary grass	40	Y	FAC	Hydrophytic Vegetation Present? Yes <u>X</u> No <u> </u>
5. <u> </u>				
6. <u> </u>				Hydrophytic Vegetation Present? Yes <u>X</u> No <u> </u>
7. <u> </u>				
8. <u> </u>				Hydrophytic Vegetation Present? Yes <u>X</u> No <u> </u>
9. <u> </u>				
10. <u> </u>				Hydrophytic Vegetation Present? Yes <u>X</u> No <u> </u>
11. <u> </u>	100 = Total Cover			
Woody Vine Stratum (Plot size: <u> </u>)				Hydrophytic Vegetation Present? Yes <u>X</u> No <u> </u>
1. <u> </u>				
2. <u> </u>				Hydrophytic Vegetation Present? Yes <u>X</u> No <u> </u>
% Bare Ground in Herb Stratum <u> </u>				Hydrophytic Vegetation Present? Yes <u>X</u> No <u> </u>

SOIL

Sampling Point: T2P2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)

Depth (inches)	Matrix		Redox Features				Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹	Loc ²		
0-5"	10YR 4/2	90	10YR 4/6	10	RM	M	Loam	
5-14	10YR 4/2	70	10YR 4/6	20	RM	M		
			5YR 4/6	10	C	M		
14-17	10YR 4/1	60	10YR 4/6	30	RM	M		
			5YR 4/6	10	C	M		

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains.²Location: PL=Pore Lining, M=Matrix.**Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)****Indicators for Problematic Hydric Soils³:**

<input type="checkbox"/> Histosol (A1)	<input type="checkbox"/> Sandy Redox (S5)	<input type="checkbox"/> 2 cm Muck (A10)
<input type="checkbox"/> Histic Epipedon (A2)	<input type="checkbox"/> Stripped Matrix (S6)	<input type="checkbox"/> Red Parent Material (TF2)
<input type="checkbox"/> Black Histic (A3)	<input type="checkbox"/> Loamy Mucky Mineral (F1) (except MLRA 1)	<input type="checkbox"/> Very Shallow Dark Surface (TF12)
<input type="checkbox"/> Hydrogen Sulfide (A4)	<input type="checkbox"/> Loamy Gleyed Matrix (F2)	<input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> Depleted Below Dark Surface (A11)	<input type="checkbox"/> Depleted Matrix (F3)	
<input type="checkbox"/> Thick Dark Surface (A12)	<input checked="" type="checkbox"/> Redox Dark Surface (F6)	³ Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic
<input type="checkbox"/> Sandy Mucky Mineral (S1)	<input type="checkbox"/> Depleted Dark Surface (F7)	
<input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Redox Depressions (F8)	

Restrictive Layer (if present):

Type: _____

Depth (inches): _____

Hydric Soil Present? Yes ☒ No ☐

Remarks:

HYDROLOGY**Wetland Hydrology Indicators:**

Primary Indicators (minimum of one required; check all that apply)

<input type="checkbox"/> Surface Water (A1)	<input type="checkbox"/> Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B)
<input type="checkbox"/> High Water Table (A2)	<input type="checkbox"/> Salt Crust (B11)
<input type="checkbox"/> Saturation (A3)	<input type="checkbox"/> Aquatic Invertebrates (B13)
<input type="checkbox"/> Water Marks (B1)	<input type="checkbox"/> Hydrogen Sulfide Odor (C1)
	<input type="checkbox"/> Oxidized Rhizospheres along
<input type="checkbox"/> Sediment Deposits (B2)	<input checked="" type="checkbox"/> Living Roots (C3)
<input type="checkbox"/> Drift Deposits (B3)	<input checked="" type="checkbox"/> Presence of Reduced Iron (C4)
	<input type="checkbox"/> Recent Iron Reduction in Tilled
<input type="checkbox"/> Algal Mat or Crust (B4)	<input type="checkbox"/> Soils (C6)
	<input type="checkbox"/> Stunted or Stressed Plants (D1)
<input type="checkbox"/> Iron Deposits (B5)	<input type="checkbox"/> (LRR A)
<input type="checkbox"/> Surface Soil Cracks (B6)	<input type="checkbox"/> Other (Explain in Remarks)
<input type="checkbox"/> Inundation Visible on Aerial Imagery (B7)	
<input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	

Secondary Indicators (2 or more required)

<input type="checkbox"/> Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B)
<input type="checkbox"/> Drainage Patterns (B10)
<input type="checkbox"/> Dry-Season Water Table (C2)
<input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
<input type="checkbox"/> Geomorphic Position (D2)
<input type="checkbox"/> Shallow Aquitard (D3)
<input type="checkbox"/> FAC-Neutral Test (D5)
<input type="checkbox"/> Raised Ant Mounds (D6) (LRR A)
<input type="checkbox"/> Frost-Heave Hummocks (D7)

Field Observations:

Surface Water Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches): _____
Water Table Present?	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches): _____
Saturation Present?		
(includes capillary fringe)	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Depth (inches): _____

Wetland Hydrology Present? Yes ☒ No ☐

Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available:

Remarks:

WETLAND DETERMINATION DATA FORM – Western Mountains, Valleys, and Coast Region

Project/Site: 12815 & 12817 HWY 55 City/County: Donnelly/Valley Sampling Date: 08/10/23
 Applicant/Owner: McKensie Hansen State: ID Sampling Point: T2P2
 Investigator(s): K. Lanspery Section, Township, Range: S26.T16N.R3E
 Landform (hillslope, terrace, etc.): Terrace Local relief (concave, convex, none): none Slope (%): 0
 Subregion (LRR): E Lat: On map Long: On map Datum: -
 Soil Map Unit Name: Roseberry Coarse Sandy Loam NWI classification: PSSCh
 Are climatic / hydrologic conditions on the site typical for this time of year? Yes X No (If no, explain in Remarks.)
 Are Vegetation , Soil , or Hydrology significantly disturbed? Are "Normal Circumstances" present? Yes X No
 Are Vegetation , Soil , or Hydrology naturally problematic? (If needed, explain any answers in Remarks.)

SUMMARY OF FINDINGS – Attach site map showing sampling point locations, transects, important features, etc.

Hydrophytic Vegetation Present?	Yes <u> </u> No <u>X</u>	Is the Sampled Area within a Wetland? Yes <u> </u> No <u>X</u>
Hydric Soil Present?	Yes <u> </u> No <u>X</u>	
Wetland Hydrology Present?	Yes <u> </u> No <u>X</u>	

VEGETATION – Use scientific names of plants.

Tree Stratum (Plot size: <u>30 ft</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Dominance Test worksheet: Number of Dominant Species That Are OBL, FACW, or FAC: <u>0</u> (A) Total Number of Dominant Species Across All Strata: <u>2</u> (B) Percent of Dominant Species That Are OBL, FACW, or FAC: <u>0</u> (A/B)
1. <u>Pinus contorta</u> / Lodgepole pine	<u>20</u>	<u>N</u>	<u>FAC</u>	
2. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
3. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
4. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
<u>20</u> = Total Cover				Prevalence Index worksheet: Total % Cover of: <u> </u> Multiply by: OBL species <u> </u> x 1 = <u> </u> FACW species <u> </u> x 2 = <u> </u> FAC species <u> </u> x 3 = <u> </u> FACU species <u> </u> x 4 = <u> </u> UPL species <u> </u> x 5 = <u> </u> Column Totals: <u> </u> (A) <u> </u> (B) Prevalence Index = B/A = <u> </u>
Sapling/Shrub Stratum (Plot size: <u>5m</u>)	Absolute % Cover	Dominant Species?	Indicator Status	
1. <u>Salix bebbiana</u> / Bebb's willow	<u>10</u>	<u>N</u>	<u>FACW</u>	
2. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
3. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
4. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
5. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
<u>10</u> = Total Cover				
Herb Stratum (Plot size: <u>1m</u>)	Absolute % Cover	Dominant Species?	Indicator Status	Hydrophytic Vegetation Indicators: <u> </u> 1 - Rapid Test for Hydrophytic Vegetation <u> </u> 2 - Dominance Test is >50% <u> </u> 3 - Prevalence Index is ≤3.0 ¹ <u> </u> 4 - Morphological Adaptations ¹ (Provide supporting data in Remarks or on a separate sheet) <u> </u> 5 - Wetland Non-Vascular Plants ¹ <u> </u> Problematic Hydrophytic Vegetation ¹ (Explain) ¹ Indicators of hydric soil and wetland hydrology must be present, unless disturbed or problematic.
1. <u>Chamaenerion angustifolium</u> / Fireweed	<u>10</u>	<u>N</u>	<u>FACU</u>	
2. <u>Thermopsis montana</u> / Yellow pea/false	<u>10</u>	<u>N</u>	<u>FAC</u>	
3. <u>Bromus Inermis</u> / smooth brome	<u>30</u>	<u>Y</u>	<u>FACU</u>	
4. <u>Phalaris arundinacea</u> / Reed canary grass	<u>20</u>	<u>N</u>	<u>FAC</u>	
5. <u>Thalietrum occidentale</u> / Meadow rue	<u>30</u>	<u>Y</u>	<u>FACU</u>	
6. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
7. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
8. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
9. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
10. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
11. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
<u>100</u> = Total Cover				
Woody Vine Stratum (Plot size: <u> </u>)	Absolute % Cover	Dominant Species?	Indicator Status	Hydrophytic Vegetation Present? Yes <u> </u> No <u>X</u>
1. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
2. <u> </u>	<u> </u>	<u> </u>	<u> </u>	
<u> </u> = Total Cover				
% Bare Ground in Herb Stratum <u> </u>				

SOIL

Sampling Point: T2P2

Profile Description: (Describe to the depth needed to document the indicator or confirm the absence of indicators.)								
Depth (inches)	Matrix		Redox Features			Loc ²	Texture	Remarks
	Color (moist)	%	Color (moist)	%	Type ¹			
0-7"	10YR 3/4	100					Loam	
7-15	10YR 3/3	95	10YR 4/6	5	RM	M		

¹Type: C=Concentration, D=Depletion, RM=Reduced Matrix, CS=Covered or Coated Sand Grains. ²Location: PL=Pore Lining, M=Matrix.

Hydric Soil Indicators: (Applicable to all LRRs, unless otherwise noted.)	Indicators for Problematic Hydric Soils ³ :
<input type="checkbox"/> Histosol (A1) <input type="checkbox"/> Histic Epipedon (A2) <input type="checkbox"/> Black Histic (A3) <input type="checkbox"/> Hydrogen Sulfide (A4) <input type="checkbox"/> Depleted Below Dark Surface (A11) <input type="checkbox"/> Thick Dark Surface (A12) <input type="checkbox"/> Sandy Mucky Mineral (S1) <input type="checkbox"/> Sandy Gleyed Matrix (S4)	<input type="checkbox"/> Sandy Redox (S5) <input type="checkbox"/> Stripped Matrix (S6) <input type="checkbox"/> Loamy Mucky Mineral (F1) (except MLRA 1) <input type="checkbox"/> Loamy Gleyed Matrix (F2) <input type="checkbox"/> Depleted Matrix (F3) <input type="checkbox"/> Redox Dark Surface (F6) <input type="checkbox"/> Depleted Dark Surface (F7) <input type="checkbox"/> Redox Depressions (F8)

³Indicators of hydrophytic vegetation and wetland hydrology must be present, unless disturbed or problematic

Restrictive Layer (if present): Type: _____ Depth (inches): _____	Hydric Soil Present? Yes _____ No <u>X</u>
--	---

Remarks: _____

HYDROLOGY

Wetland Hydrology Indicators:		Secondary Indicators (2 or more required)
Primary Indicators (minimum of one required; check all that apply)		<input type="checkbox"/> Water-Stained Leaves (B9) (MLRA 1, 2, 4A, and 4B) <input type="checkbox"/> Drainage Patterns (B10) <input type="checkbox"/> Dry-Season Water Table (C2) <input type="checkbox"/> Saturation Visible on Aerial Imagery (C9)
<input type="checkbox"/> Surface Water (A1) <input type="checkbox"/> High Water Table (A2) <input type="checkbox"/> Saturation (A3) <input type="checkbox"/> Water Marks (B1) <input type="checkbox"/> Sediment Deposits (B2) <input type="checkbox"/> Drift Deposits (B3) <input type="checkbox"/> Algal Mat or Crust (B4) <input type="checkbox"/> Iron Deposits (B5) <input type="checkbox"/> Surface Soil Cracks (B6) <input type="checkbox"/> Inundation Visible on Aerial Imagery (B7) <input type="checkbox"/> Sparsely Vegetated Concave Surface (B8)	<input type="checkbox"/> Water-Stained Leaves (B9) (except MLRA 1, 2, 4A, and 4B) <input type="checkbox"/> Salt Crust (B11) <input type="checkbox"/> Aquatic Invertebrates (B13) <input type="checkbox"/> Hydrogen Sulfide Odor (C1) <input type="checkbox"/> Oxidized Rhizospheres along Living Roots (C3) <input type="checkbox"/> Presence of Reduced Iron (C4) <input type="checkbox"/> Recent Iron Reduction in Tilled Soils (C6) <input type="checkbox"/> Stunted or Stressed Plants (D1) (LRR A) <input type="checkbox"/> Other (Explain in Remarks)	

Field Observations: Surface Water Present? Yes _____ No <u>X</u> Depth (inches): _____ Water Table Present? Yes _____ No <u>X</u> Depth (inches): _____ Saturation Present? Yes _____ No <u>X</u> Depth (inches): _____ (includes capillary fringe)	Wetland Hydrology Present? Yes _____ No <u>X</u>
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Describe Recorded Data (stream gauge, monitoring well, aerial photos, previous inspections), if available: _____

Remarks: _____



District 3 Right-of-Way Encroachment Permit Cover & Inspection Form

KAREN KLEIN
1402 W LAGO BELLO DR.
EAGLE, ID 83616

PERMIT # 3-22-347
ROUTE SH-55
MILE POINTS 128.154
EXPIRATION 05/05/2023

ITD CONTACT:

Joni Parks cell 208-781-3108 or joni.parks@itd.idaho.gov

Work Description: New Commercial Approach Left side Station 690+35

Email Permit number and route start date request a minimum 5 business days in advance to the above ITD contact. Email correspondence shall reference the permit number in the subject line. Keep email of approved start date onsite with permit. If needed, request to meet on-site to review the project and permit requirements.

- Submit material certification prior to placement.
- Submit Mix designs for asphalt/concrete, if applicable, 14 days in advance to ITD for review and approval.
- It is expected that the traffic control will be set up per the approved traffic control plan to ensure both public and workers safety. In the event an inspection is done and the traffic control setup does not meet the approved traffic control plan, the permit holder will be asked to fix the discrepancies. If the permit holder fixes the traffic control, this will be considered a warning. If another inspection happens and the traffic control setup does not meet the approved traffic control plan again, the permit will be pulled until a meeting can be held with all parties to fix the discrepancies. Possible discussion points at the meeting would be what steps the permit holder will do to ensure the discrepancies will not happen again, and possibly what, if any, funds will need to be added to the permit to cover additional permit inspection costs. If required, the inspection costs could be as much as \$400 per week.

Prior to completion:

- Prepare all required documentation, including As-Built submittals.
- Send a notification email to the ITD Foreman that work is complete and schedule to meet on-site for inspection, all documentation must be available for inspection, list permit number on each sheet

ITD Use Only:

- ☐ Yes ☐ No Was Traffic Control Set up and Removed per plan
☐ Yes ☐ No Did you receive contact information for emergencies

As ITD's representative; I accept that the work was completed.

ITD Authorized Representative Signature	Date
X	



District 3 General Provisions

Work time restrictions & Temporary Traffic Control (TTC):

No Weekends - no lane restrictions will be allowed from 12pm (noon) Friday until 12pm (noon) Monday – Subject to Holiday work restrictions.

- ☐ Yes - District 3 has accepted a TTC plan with the issuance of this permit.
- ☒ No - TTC plan has not been accepted and must be submitted for acceptance prior working in ITD right-of-way
- ☐ NA – TCP not required for this permit. Permitting existing/non-conforming approach

Positive separation shall be used within the clear zone when trench depth is more than 2 feet deep.

Traffic Control must be erected and maintained to meet: Manual on Uniform Traffic Control Devices (*M.U.T.C.D*) and *Work Zone Safety and Mobility* program, both as adopted by the State of Idaho. TTC plan must be on-site and available for inspection during traffic control set up and removal. Hours may be modified by ITD Foreman or his assigns.

Notice of Responsibility:

- Issuance of permit shall serve as a temporary permit to construct and does not constitute approval or acceptance.
- Permittee shall be responsible to contact ITD as shown in permit packet.
- Final acceptance for approaches and public streets shall be by signed inspection with supporting documentation.
- Final acceptance for all other encroachments shall be determined after work has been completed as acceptable by ITD.
- All permit work is subject to required documentation and/or inspection.
- Permit is not exclusive and shall not prohibit the State from using any of its highways, streets, or public places or affect its right to full supervision and control over all or any part of them.
- ITD may revoke, amend, amplify, or terminate permit or any of the conditions herein enumerated if the permittee or its contractors fails to comply with any or all of its provisions, requirements, or regulations as herein set forth or through willful or unreasonable neglect, fails to heed or comply with notices given, or if the approach, structure, or subject herein granted is not installed or operated and maintained in conformity herewith.

511 Traveler Information

email ITDD3-511ReportNotification@itd.idaho.gov , (cc) the ITD contact on the front page and itdd3permits@itd.idaho.gov
Include in subject line ITD permit #, inform of: dates of work, start time, end time, route affected, mile points, direction of travel for lane closure, type of traffic control, additional comments.

Safety & Work Zone Practices

All operations shall comply with ITD - *Work Zone Safety and Mobility* program as adopted by the State of Idaho, (**OSHA**) regulations as enacted by *The United States Department of Labor Occupational Safety and Health Administration*, and *MUTCD*. All workers within the highway right-of-way who may be exposed either to traffic or to construction equipment within the work area shall wear high-visibility reflectorized safety apparel that is intended to provide conspicuity during both daytime and nighttime usage, and meets the Performance Class 2 or 3 requirements of the *ANSI/ISEA 107–2004 publication* and *MUTCD* (6E.02).

Damages

The Permittee shall be responsible for damages caused during permit activity and guarantee workmanship for 2 years after completion. **Damages must be reported to the area Foreman immediately.** Repairs shall be made by the permittee as directed by the ITD authorized representative at no cost to the Department. If the permittee fails to make the necessary repairs, the Department will make the repairs and bill the permittee. No new permits shall be issued to the permittee until such claims have been settled.

Expeditious

Prior to beginning construction within State right-of-way, sufficient labor, material and equipment shall be at the job site to expediently complete the project. Completion shall not be delayed by work planned or otherwise scheduled to be completed outside of the State right-of-way and should be planned and coordinated independently. All ITD permitted work shall be completed and available for final inspection within 30 days from commencement. Work that cannot be completed within 30 days, or expediently as determined by ITD, shall have a critical path timeline prepared by the permittee for ITD review and acceptance prior to commencement.

Addendums

Any addendum "change order, alteration or modification" to this permit or any of its terms or conditions, must be authorized and signed by an ITD authorized representative. Addendum shall be on-site and available for inspection (with original permit) during construction activities. Addendum will be filed on record along with permit at ITD District 3 Traffic Section.



Excavation & Paving Provision

Applies to work under ITD encroachment permit that includes any operation in which earth, rock, or other material in the ground is moved or otherwise displaced by any means including, but not limited to: location and installation of utilities, site preparation, approach / roadway construction, grading, trenching, boring, landscaping, and restoration.

Specification - All work within ITD right-of-way shall be in accordance with: **Idaho 2018 Standard Specifications for Highway Construction**, supplemental, latest editions, excepting the details listed within.

Construction – Shall be in accordance with: *accepted stamped engineered drawings or drawings referencing ITD standard drawings* to the specification listed above. Contact ITD for any conflict in plans, all work shall meet the satisfaction of the ITD, District Three Engineer. All costs associated with permit are at the expense of the permit holder. ITD will not pay or reimburse costs associated with work completed under encroachment permit.

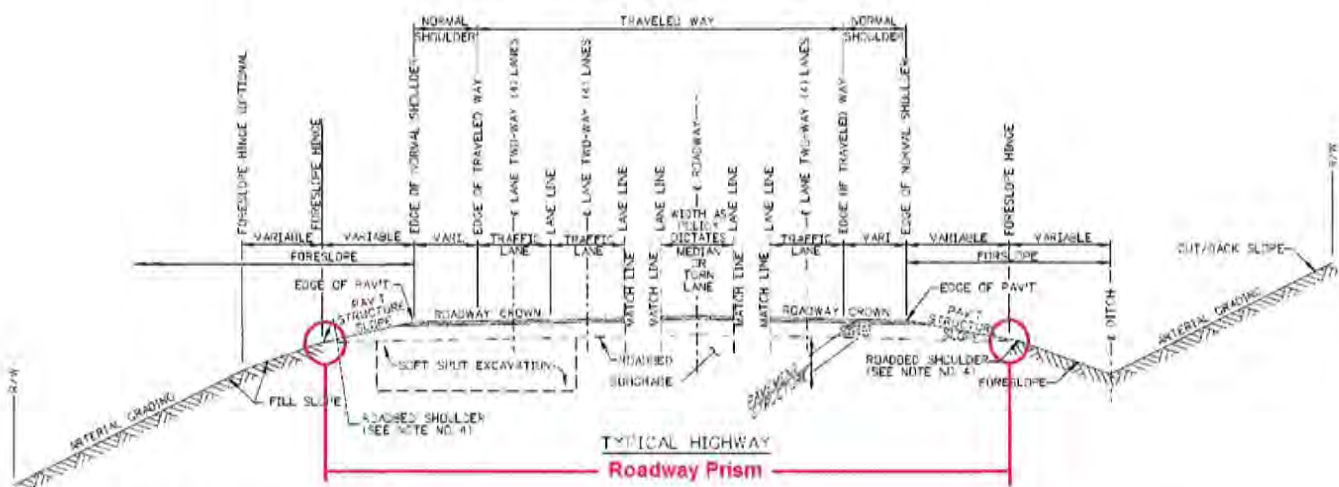
811 Underground Facility Damage Prevention - Call 8-1-1 Digline the one-number notification system. Digline notification must be made a minimum of 2 business days prior to excavation per *Idaho Code 55 Chapter 22*.

Digline will not notify ITD to mark facilities! There may be ITD owned underground facilities present within the permit work area. **For electrical locates, contact Jeff Crider at (208) 803-2756 or email jeff.crider@itd.idaho.gov** (5 business days prior to commencing work). All other ITD facilities contact the area Foreman. Excavators shall not excavate until all known facilities have been marked.

Utilities

Utilities shall be installed to meet the *Guide for Utility Management* as adopted by ITD. Minimum depth of cover below the roadway surface and within roadway prism shall be at least 4 feet, except for Interstate highways the minimum depth shall be 5 feet. Everywhere else depth of cover shall be at least 3 feet, except for pipe siphons that shall be installed in accordance with ITD Standards. ITD may approve location for underground facilities with less than minimum depth of cover provided the top of the facility does not project above the highway subgrade. Underground utilities shall be installed to preclude any necessity for disturbing the highway to perform maintenance or expansion operations. New utilities shall be designed and placed as close to edge of right-of-way as possible. All Utilities shall bundle with other Utilities whenever possible. Utility abandonment is prohibited without prior authorization by ITD Engineer; conduits greater than 1" diameter shall be filled with a controlled density fill per ITD standard.

Roadway Prism defined as: The engineered/structural portion of the highway, which includes the pavement structure plus the area between the roadbed shoulders or back of curb, extending downward and outward at the slope of 1.5H: 1.0V to the intercept of natural ground, removal limit, or slope of embankment keying benches. Included elements are the roadway pavement structure, embankment fill, foundations for embankment, and soft spot excavation/backfill. Embankment fill outside of the 1.5H: 1.0V slope is not considered part of the roadway prism. (See standard drawing *ITD Roadway Nomenclature Location & Examples* as attached)



As-Built drawings

Subject to all ITD encroachment permits - shall apply when work consists of the exposure, installation, or modification of pipe, conduit, cable, or other utility conveyance. Overhead utilities are excluded from this requirement except for new pole or structure placement. Compaction effort is also included with this submittal where 3rd party reporting is not required.



- Document precise location any utility placed or encountered within work area. Reference utility location from the highway centerline or edge of right-of-way, dimension horizontal, vertical and/or depth. Include utility type, size, and quantity.
- Submittals should be as "plan and profile" format, other methods may be accepted with prior authorization. Submittals may be in the form of: (GIS) geo-referenced spatial data bore logs, drawn/sketched by knowledgeable personnel, or prepared as-constructed drawings by a licensed Engineer.
- Compaction effort and method: list type of equipment used, number of passes, estimated percentage of compaction.

Certification and Materials

Materials - shall be documented and submitted for approval a minimum of 14 business days prior to the planned placement on form ITD 0862.

- All materials shall be sourced from an ITD Qualified Vendor. Lists of qualified vendors available upon request.
- Weight tickets shall be provided with each load of material identifying the material type and to certify the material properties.
- Acceptance shall be in accordance with *ITD Quality Assurance (QA) Manual*.
- ITD will accept materials for use based on the manufacturer's certification in accordance to *section 700*.

Mix designs - shall be submitted for approval a minimum of 14 business days prior to the planned placement.

Testing & Compaction - when required from the guidelines listed in this provision testing and compaction reports shall be performed by a 3rd party qualified commercial material inspection laboratory, using WAQTC qualified personnel. Certification must be submitted prior to ITD Final Acceptance.

- In-Place density and moisture content of soil and soil aggregate by nuclear methods shall be required for traveled way paving. Documented on form *ITD 0850*
- Small quantities will be accepted by certification per the *QA Manual section 270.04 Acceptance of Small Quantities*
- Excavation and Embankment shall meet the testing requirements of *section 205 – Classes of Compaction and Density Requirements*.
- Granular Subbase shall meet the requirements of *section 301 – Granular Subbase*.
- Traveled way paving, intersection paving, and paving at intersection radiuses, cores are required in accordance with Standard Specification *405.03L* for in-place density acceptance. A minimum of one core shall be required for small quantity paving in these locations.
- Small quantity pavement and soil / aggregate that do not require testing by cores for in-place density or in-place density by nuclear methods include small patches, utility repairs, residential / field approach, and pavement placed outside the traveled way. The ITD Engineer may elect to require samples and tests for small quantities at any time.
- All testing shall be documented with field or test reports and submitted to the permit coordinator. ITD retains the right to perform confirmation testing.

Excavation - Inside Roadway Prism

DESCRIPTION: This work shall consist of excavating along or within the engineered/structural portion of the highway (see *Roadway Prism*) backfilling and compaction of the excavated area, restoring the paved surface; and then restoring other disturbed areas to their original condition.

Materials – see *Certification and Materials, Lean Concrete Backfill, Earthwork and Bases, Surface Courses and Pavement*

CONSTRUCTION REQUIREMENTS:

Backfill - Lean Concrete Backfill (see *lean concrete backfill*) shall be required unless prior acceptance has been authorized and documented by ITD.

Lean Concrete shall be placed so as to avoid segregation of the mixture. The material shall be allowed to set for a minimum of 2 hours before the permanent Hot Mix Asphalt surfacing is placed. **No compaction, vibration or finishing is required for lean concrete.**

Excavation - Outside Roadway Prism

DESCRIPTION: This work shall consist of excavating outside the engineered/structural portion of the highway (see *Roadway Prism*) backfilling and compaction of the excavated area; then restoring other disturbed areas to their original condition.

MATERIALS – see *Certification and Materials* and ITD Standard Drawings as attached

CONSTRUCTION REQUIREMENTS:

Compaction – The use of sufficient compaction effort and equipment shall be documented on As-built drawing submittal. Compaction shall be sufficient to avoid settlement for a period of 2 years.

Backfill – typically native soil however shall conform to the more restrictive of: accepted engineered stamped plans, ITD Roadway Plan Sheet, or as directed by the ITD. Note: Super Elevated or curved embankments may have special requirements of the ITD Engineer. Excavation in areas that include inside and outside the roadway prism shall conform to the specification at each respective location.



Bell-Holes & Pot-Holes

Description: - This work shall consist of excavating for the locating of utilities;

Restoration shall conform to the detail specifications of *Excavation Inside / Outside Roadway Prism*. The Permittee shall be responsible for any defect in the restoration at the pot-hole location for a period of two years. The maximum allowable settlement shall be ¼ inch as measured with a 10 foot straight edge.

Pot-Holes are defined as twelve inches by twelve inches (12"X12") and smaller.

Bell-Holes are defined as a hole larger than twelve inches by twelve inches (12"X12"), but less than five feet by six feet (5'X6').

Lean Concrete Backfill

Lean Concrete Backfill shall conform to these approximate materials proportions for 1 cubic yard:

Portland cement: 94 lbs.

Coarse Aggregate for Concrete-Size 1: 2,600 lbs., per subsection 703.02:

Fine Aggregate for concrete: 800 lbs. per subsection 703.02

Water: 30-46 gallons. Water content given is a maximum and may be reduced. Care shall be taken to assure that excess water is not present in the mixing drum prior to charging the mixer with materials. Thorough mixing will be required prior to discharge.

Earthwork and Bases *sections 200-300*

Materials & Testing— see *Certification and Materials*

Minimum depth 0.5' (6") – ¾-inch Untreated Aggregate type "A" or "B"

Minimum depth 1.45' (17 13/32") – Granular Sub base

Geotextile (filter fabric) shall be placed between the subgrade and the subbase in accordance to section 718.07 the geotextile shall be Type III

Construction notes:

Excavate soft spot material and repair soft spots so the subgrade meets compaction and density for Class A compaction as specified in 205.03F

Surface Courses and Pavement *section 405*

Materials & Testing - see *Certification and Materials*

Minimum depth .45'- **Superpave Hot Mix Asphalt SP3** ½ -inch nominal maximum aggregate, using PG 64-34 Binder or better include 0.5% anti-strip additive in accordance to *subsection 405*

Construction notes:

1. Pavement density cores shall be required for all traveled way paving. Core samples shall be tested in accordance to 405.03L (*includes traffic lanes and shoulders*) *excludes: approaches where traffic lanes are not included and pavement placed outside the traveled way*. Additional locations for samples may be required at the discretion of the ITD Engineer.
2. Removal of existing pavement within wheel path shall require a full lane-width repave ⇕ (12'min.) to a length sufficient to achieve surface smoothness conforming to *Section 405 – Superpave Hot Mix Asphalt*.
3. Repave of excavated trench shall be a minimum 15' in both directions (15') ⇔ (15') of the traveled way measured from the trench wall, and shall extend beyond the wheel path at intersections and turn lanes.
4. Surface smoothness will be checked with a 10' straight edge to verify it conforms to *Section 405 – Superpave Hot Mix Asphalt*. The contractor shall be required to repair any areas to meet the required surface smoothness.
5. Existing plant mix shall be saw-cut to neat lines; no wheel or jackhammer cutting shall be permitted. The sawed joints shall be perpendicular and longitudinal to centerline of the roadway with exception to "curb return" radii may be cut to neat 45 degree angles.
6. The longitudinal joints shall be located close to a lane line, after final striping, and shall not be located in the wheel path areas of the lane(s).
7. Prior to the placement of Hot Mix Asphalt, any temporary base or plant mix shall be removed, replaced with new material, and compacted to achieve the specified depths.
8. Treat the entire cut face of existing plant mix with a tack coat in accordance to section 401 and 405.03I
9. Superpave Hot Mix Asphalt shall be placed in accordance with *Section 405*.
10. Joining new asphalt to existing pavement (pave-back) should be keyed to avoid a vertical split or separation in pavement.
11. Temporary cold-mix asphalt surfacing may be used in conjunction with the lean concrete backfill to accommodate traffic within the first two (2) hours of backfill placement, prior to completing the permanent repair.
12. At the Contractors option, the trench may be temporarily filled with lean concrete backfill to the level of the adjacent pavement to accommodate traffic until permanent patching can be accomplished. The lean concrete backfill shall be removed to the level of the bottom of the base course prior to placing the permanent base and Superpave Hot Mix Asphalt.
13. Superpave Hot Mix Asphalt patching shall be completed within 24 hours after completing base course compaction. Traffic shall not be allowed on the permanent backfill or base prior to paving.



14. The permanent repair shall be completed within 48 hours, unless other arrangements have been made with ITD, District Three - Operations Manager.

Additional Notes:

1. **Bedding Material** – Bedding material shall consist of $\frac{3}{4}$ " Untreated Aggregate for Base, Type "A". It shall be placed as shown in the attached typical section or in layers at a maximum lift thickness of 6 inches and in accordance with ASTM D2321.
2. **Geotextile (Filter Fabric)** – Geotextile shall be accepted in accordance to section 718. If geotextile (filter fabric) is encountered while excavating, work shall cease, the ITD area maintenance Foreman shall be notified. The geotextile shall be required to be repaired. The repair shall consist of cutting out and replacing all the damaged material. The new geotextile material shall overlap the existing material a minimum of two (2) feet and be properly attached to the existing material.
3. **Markers** are required at each Right of Way line for all crossings, and at 500' intervals for utilities buried along the shoulder. Closer spacing will be used in urban areas. Plastic ribbon is required in addition to the markers and should be installed at least one foot above the utility being marked. Plastic ribbon is not required on crossing where the utility is jacked under the roadway
4. **Structure Excavation** – Excavation shall meet the requirements of Section 210 – Structure Excavation and Compacting Backfill. Material shall be removed from the trench as shown in the attached typical section.
5. **Trenches / Splice Pits** shall not be left open or exposed overnight without proper traffic control and safety devices in place.
6. **Monuments** - *Idaho Statute 54-1234* If any person shall willfully deface, injure or remove any signal, monument, building or other object set as a permanent boundary survey marker by a registered, professional land surveyor, he shall forfeit a sum not exceeding five hundred dollars (\$500) for each offense, and shall be liable for damages sustained by the affected parties in consequence of such defacing, injury or removal, to be recovered in a civil action in any court of competent jurisdiction. *Idaho Statute 18-7021* Every person, not the owner thereof, who willfully mars, disfigures breaks or otherwise injures, or molests, removes or destroys, any work of art, monument, landmark, historic structure, shade tree, shrub, ornamental plant, or useful or ornamental improvement, is guilty of a misdemeanor.
7. **Landscaping** - The permit holder shall return to original condition and re-seed all areas disturbed. Berms and/or fences will not be permitted. Only flowers, grasses and shrubs with a mature height not to exceed three (3) feet or trimmed with no sight obstructions between three (3) feet to five (5) feet in areas with a posted speed limit of 35 M.P.H or less, and three (3) feet to seven (7) feet in areas with a posted speed limit above 35 M.P.H. will be allowed within the sight triangle at corners and the safety clear zone of the State Highway. Landscaping shall be short enough or trimmed so it doesn't interfere with State Highway signs. No rocks over four (4) inches maximum size. Sprinkler heads shall be no closer than five (5) feet from the pavement edge and adjusted to not cause water to cover any part of the highway surface. *IDAPA Rule 39.03.42* , # 13. Drainage, B. Landscaping irrigation systems shall not disturb, obstruct, or add to the normal drainage patterns of the State highway right-of-way. No new ditches shall be constructed without prior approval. Landscaping, farming, and irrigation systems shall not interfere with utility installations, removals, or operations.

References and Standards Publications

Idaho 2018 Specification for Highway Construction

ITD 2018 Quality Assurance Manual

Idaho Guide for Utility Management

ITD manuals

Digline

OSHA

<https://apps.itd.idaho.gov/apps/manuals/SpecBook/SpecBook18.pdf>

https://apps.itd.idaho.gov/apps/manuals/QAM/QA_Searchable_2018.pdf

http://apps.itd.idaho.gov/apps/manuals/UtilityMgmt/gum_cover.pdf

<http://apps.itd.idaho.gov/apps/manuals/manualsonline.html>

<http://www.digline.com/>

<https://www.osha.gov/>

PERMIT SUMMARY SHEET FOR: 3-22-347

General Information

Permit Type: A - Approach	Fee: \$100.00
Route: SH-55	Receipt #: 223256127
Segment Code: 001990	Roadway Type: Regional
Beg MP: 128.154	Foreman Area: 380 - Banks
End MP: 128.154	Applicant: Karen Klein
Side of Road: Left	Project #: 953(2)
Location: SH-55 175' South of Plant Rd Donnelly	Key #:

Events

Initials	Event/Milestone	Date	Remark
JN	Logged-In Date	5/4/22	
JB	Permit Signed Date	5/4/22	
JN	Permit Expiration Date	5/5/23	
JN	Emailed Date	5/5/22	
	Completion Date		
	Void Date		
	Denied Date		

Remarks

New Commercial approach for six Camp Sites @ MP 128.15 Once permitted, should the use of the parcel change causing any increase in trip generation, or the parcel be split, property owner will need to re-apply at that time.



Instructions For Completing ITD 2109, Right-of-Way Encroachment Application And Permit - Approaches or Public Streets Idaho Transportation Department

Note: An incomplete application will delay processing.

You may be able to expedite the application process and reduce site designing and engineering costs by requesting a pre-application conference with the Idaho Transportation Department (ITD). Contact your local ITD District Office and ask to speak with the Permits Coordinator to schedule a meeting.

District 1	District 2	District 3	District 4	District 5	District 6
600 W. Prairie Ave. Coeur d'Alene, Idaho 83815-8764 (208) 772-1200	P.O. Box 837 Lewiston, Idaho 83501-0837 (208) 799-4300	8150 Chinden Blvd. Boise, Idaho 83714-8028 (208) 334-8300	216 S. Date St. Shoshone, Idaho 83352-0820 (208) 886-7800	5151 S. 5th Ave. Pocatello, Idaho 83205-4700 (208) 239-3300	206 N. Yellowstone Ave. Rigby, Idaho 83442-0097 (208) 745-7781
Counties served: Benewah, Bonner, Boundary, Kootenai, Shoshone	Counties served: Clearwater, Idaho, Latah, Lewis, Nez Perce	Counties served: Ada, Adams, Boise, Canyon, Elmore, Gem, Owyhee, Payette, Valley, Washington	Counties served: Blaine, Camas, Cassia, Custer, Gooding, Jerome, Lincoln, Minidoka, Twin Falls	Counties served: Bannock, Bear Lake, Bingham, Caribou, Franklin, Oneida, Power	Counties served: Bonneville, Butte, Clark, Custer, Fremont, Jefferson, Lemhi, Madison, Teton

1. Use one form for each requested approach. The form initially serves as an **application** for a connection between an adjacent property and a state highway. If approved, the completed form becomes a **permit** for the state highway connection.
2. Please print (in ink), type, or complete the application in Microsoft Word and print the form.
3. Read and understand these instructions and all of the General Requirements on the form. These requirements apply to all approach permits and if you are granted a permit; you must adhere to each of them. Additional permit-specific provisions may be a part of any approved permit, and you will be given the opportunity to review them prior to accepting your permit.
4. Complete each item in the shaded area under "Applicant Information" and "Request Details."
5. Include the following with your application:
 - a. Non-refundable application fee (ranges from \$50-\$100 - please confirm the applicable amount with ITD).
 - b. A copy of the latest deed of record which identifies the property owner and provides the legal description of the property abutting the State Highway Right-of-Way where the proposed access is being requested. If ownership of the property changes during the permit process, a new form must be submitted with the new ownership documentation.
 - c. Photographs of the proposed driveway location, including one looking each direction along the highway from the proposed location. Digital photographs are acceptable.
 - d. Plans or drawings as follows:
 - i. For agricultural, single-family, or joint-use approaches, include an 8 1/2" x 11" or 11" x 17" drawing showing the location of the proposed access on your property which is shown in relation to property lines, highway, existing and proposed buildings. A second drawing or map should be included that shows the location of your property in relation to other roads and landmarks. Show all dimensions, mark which direction is north and if possible, draw to scale. Include copies of any easements or agreements with adjacent property owners.
 - ii. For commercial, multi-family, subdivision, or public street approaches, include a site/plot plan, grading and drainage plans. Show the parcel layout, proposed lots, dimensions, north arrow, building locations and sizes, parking, internal drive aisles, street layouts, etc. A second drawing or map should be included that shows the location of your property in relation to other roads and landmarks. Show all dimensions, drawn to scale. Include copies of any easements or agreements with adjacent property owners.
 - e. Unless the requirement is waived by the District Engineer, a Traffic Impact Study shall also be required when a new or expanded development seeks direct access to a state highway, and at full build out will generate one hundred (100) or more new trips during the peak hour, the new volume of trips will equal or exceed one thousand (1000) vehicles per day, or the new vehicle volume will result from development that equals or exceeds the threshold values in Table 2. The Traffic Impact Study is created by a licensed engineer in the State of Idaho at their cost.

Table 2	
LAND USE TYPE	THRESHOLD VALUE
Residential	100 Dwelling Units
Retail	35,000 square feet
Office	50,000 square feet
Industrial	70,000 square feet
Lodging	100 rooms
School (K-12)	All (Sections 67-6508 & 67-6519, Idaho Code)

6. Transportation Impact Study (TIS). Details regarding the required contents of a TIS are available from the District Permits Coordinator or District Traffic Engineer after your application is received:
 - a. ITD will review the application for completeness. The application will then be discussed internally with staff. Your request may be approved, approved with conditions, or denied. If there are any unusual conditions that need to be met, ITD will contact you in advance.
 - b. Once the application is approved and signed by ITD, the application becomes your **permit** to begin work. ITD will send your approved permit by email and the original by USPS.
 - i. All work under the permit shall be completed within one year from the date that the Department issues the permit to begin work. Applicant may request, in writing, one, 6 month extension prior to expiration of the permit. For large developments the ITD District Engineer may, at their discretion, extend the expiration date.
 - ii. If permittee does not agree with all conditions in the approved permit they may send a written notice to ITD to cancel the permit or negotiate new terms.
 - iii. All permitted work shall be completed and available for final inspection within thirty (30) days after construction begins, unless otherwise stated in the special provisions of the permit.
 - iv. After construction is completed you must notify the ITD Maintenance Foreman for final inspection of the permitted work. The contact information for the foreman will be included in your permit package.
 - v. Permit will be considered **temporary** until final approval by the ITD.
 - vi. Failure to complete all work in accordance with the requirements of the permit and receive final approval within the allotted time will render the permit null and void.
 - vii. Only Changes in deeded access will be recorded with the County following the final approval by ITD. You will receive a copy of the recorded document which should be retained for future reference.
 - c. If your application is denied, you will be notified by certified mail. The reason(s) for the denial and the process for appealing the denial will be outlined in the letter you receive.
7. If your application is approved, your signature indicates you understand the following:
 - a. Approaches shall be for the bona fide purpose of securing access and not for parking, conducting business, or servicing vehicles on the Highway Right-of-Way. A list of all prohibited uses of ITD Right-of-Way is available in I.D.A.P.A. 39.03.42.
 - b. Any permit or privilege granted under an ITD 2109 shall not be deemed or held to be an exclusive one and shall not prohibit the state from using any of its highways, streets, or public places or affect its right to full supervision and control over all or any part of them. ITD reserves the right to add, remove, modify, repair, or relocate any encroachment(s) or appurtenance(s) within the Highway Right-of-Way which currently exists or has been authorized by this permit, to accomplish the relocation, reconstruction, widening, or maintenance of the highway and/or to improve safety or mobility on or adjacent to the highway system.
 - c. Any traffic control features or devices in the State Highway Right-of-Way, such as islands, median openings, traffic signals, illumination, and other traffic control devices required as a condition of a permit, are not an integral part of the approach authorized by the permit and as such shall become property of the State upon final inspection and approval by ITD. ITD reserves the right to change these features and devices in the future in order to promote safety and/or mobility within the State Highway Right-of-Way. Expenditure of monies for purchase or installation of said features or devices shall not create an ownership interest in the features or devices.



Your Safety • Your Mobility
Your Economic Opportunity

Right-of-Way Encroachment Application And Permit Approaches Or Public Streets

For ITD Use

ITD Permit Application Number 3-22-347

Project Number From ITD Highway Plan 953(2)		Date Application Received 4/26/22	In City Limits No
Route SH-55	Segment 001990	C/L Milepost 128.154	C/L Station 690+35
Traffic Impact Study Required <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Appraisal Required <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Access Purchased <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Distance From Nearest Approach (Both sides, both directions of roadway) Same: Rt 305' Lt: 475' Across: Rt: 1,178' Lt: 175'			
Site Distance Right >800 Left >800		Reason if Restricted to Right Or Left N/A	Culvert Needed <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
			If Yes, Enter Minimum Size Dia 18" Length

Applicant Information (Please Print or Type)

Applicant(s) Name (Printed) Karen Klein		Mailing Address or P.O. Box 1402 W Lago Bello Dr.	City Eagle	State ID 83616
E-Mail Address (If available) [REDACTED]		Daytime Phone Number [REDACTED]	Alternate Phone Number [REDACTED]	
Property Owner's Name (Printed) Christian and Karen Klein		Property Address and TAX ID Number 12815 STHWY 55 RP16N03E269290	City (If in city limits) Donnelly	County Valley
Nearest Public Street/Road STHWY 55 and Plant Ln	Current Property Use Vacant	Current Zoning Multi-Use	Proposed Property Use Commercial	Proposed Zoning Multi-Use
How is Access Currently Gained? Unpermitted gravel encroachment		Property Owner Owns Adjacent Properties <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If Yes, Describe 12815 ST HWY 55 RP16N03E269290 & 12817 ST HWY 55 RP16N03E269260		

Request Details

Is this a new approach? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	Is this a temporary approach <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	If this is a proposed modification to an existing approach, check all that apply <input checked="" type="checkbox"/> Location <input checked="" type="checkbox"/> Width <input checked="" type="checkbox"/> Use <input type="checkbox"/> Remove <input checked="" type="checkbox"/> Consolidate Multiple		
Desired Approach Width (Without flares at property line) 25'	Type of Approach Requested <input type="checkbox"/> Agricultural <input type="checkbox"/> SF Residential <input type="checkbox"/> Joint Use <input type="checkbox"/> MF Residential <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Public Street <input type="checkbox"/> Other			
Additional information you would like ITD to be aware of - Attach additional sheets if necessary. Proposed property use: commercial camp site, maximum of 6 commercial housing units (each under 300 sqft). Current access is gained via an old priveway drive.				

Contacts	Construction Contractor Granite Excavation	Phone Number [REDACTED]	E-Mail Address
	Traffic Control Contractor	Phone Number	E-Mail Address
	Traffic Control Plan Submitted <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	Projected Start Date May 2022	Project Duration Appx. 2 days

List any conditions of approval

Once permitted, should the use of the parcel change I.E. (Adding more sites) causing any increase in trip generation, or the parcel be split, property owner will need to re-apply for access at that time.

List reason(s) for denial recommendation

Acceptance and Approval to Work

ITD Permit Application Number

By signing this permit, the permittee or his authorized representative certify that they have been made aware of and agree with all requirements of the permit, including any and all restrictions and further agree to indemnify, save harmless, and defend regardless of outcome ITD from the expenses of and against all suits or claims, including costs, expenses, and attorney fees that may be incurred by reason of any act or omission, neglect, or misconduct of the permittee or its contractor in the design, construction, and maintenance of the work, which is the subject of this permit.

Property Owner/Authorized Representative's Signature X <i>[Signature]</i>	Company Name (If applicable) LAVITA BELLA LLC	Phone Number [REDACTED]	Date 4/25/2022
--	--	----------------------------	-------------------

Subject to all terms, conditions, and provisions of this permit or attachments, permission is hereby granted to begin work within the State Highway Right-of-Way.

Idaho Transportation Department Authorized Representative's Signature X <i>[Signature]</i>	Title District Engineer	Date 5/04/2022
---	----------------------------	-------------------

1. The original permit or a copy must be kept on the job site whenever work is taking place.
2. No work shall commence until the permittee is given notice to proceed by an authorized representative of ITD. The permittee shall notify ITD five (5) working days prior to commencing the permitted work if work does not commence immediately upon notice by ITD.
3. During the progress of all work, traffic control devices shall be erected and maintained as necessary or as directed. All traffic control devices shall conform to the most current edition of the *Manual on Uniform Traffic Control Devices for Streets and Highways*, as adopted by the State. Equipment or materials left within the Highway Right-of-Way when work is not taking place shall be delineated and protected with appropriate approved traffic control devices.
4. All work within the State Highway Right-of-Way shall comply with the requirements of the ITD Workzone Safety and Mobility Policy. Copies available from ITD upon request.
5. All work herein permitted shall conform to current government and industry standards, including Americans with Disabilities Act, and shall be performed and completed to the satisfaction of ITD. The expense of any required supervision of work performed under this permit shall be borne by the permittee.
6. Work done under this permit shall be constructed in a manner that shall not cause water to flow onto the roadway or shoulder, and shall not interfere with the existing drainage on the State Highway System or any adjacent drainage system.
7. All utilities shall be installed under culverts.
8. The permittee shall furnish all material, labor, and equipment involved in the construction of the approach and its appurtenances. This shall include furnishing drainage pipe, curb, gutter, concrete sidewalk, etc., where required.
9. ITD may inspect the materials and workmanship during construction and upon completion to determine that all terms and conditions of the permit are met. Inspectors are authorized to enforce the conditions of the permit during construction and to halt any activities within state Right-of-Way that do not comply with the provisions of the permit, that conflict with concurrent highway construction or maintenance work, and/or that endanger highway property, natural or cultural resources protected by law, or the health and safety of workers or the public.
10. ITD shall be reimbursed by the permittee for any additional inspection required to insure compliance with the conditions of this permit. Inspection fees will be based upon inspection time including travel from the ITD facility and charged at rates commensurate with industry standards.
11. Upon completion of the permitted work, any disturbance of the highway, Right-of-Way, and/or traffic control devices shall be restored to the satisfaction of ITD including the removal of all rubbish and debris and may include seeding, planting and grading.
12. Any encroachment that is found to be in non-compliance with the terms of the approved permit may be required to be modified, relocated, or removed at the sole expense of the permittee upon written notification by the District Engineer or his authorized representative.
13. The permittee shall maintain at its sole expense the encroachment for which this permit is granted.
14. Changes in the use as defined in I.D.A.P.A. 39.03.42, of the permitted access not consistent with the terms and conditions listed on the permit may be considered a violation of the permit. Any modification, relocation, or removal of an encroachment or subject granted by this permit shall require a new permit prior to commencement of such work.
15. ITD may revoke, amend, amplify, or terminate this permit or any of the conditions herein enumerated if the permittee fails to comply with any or all of its provisions, requirements, or regulations as herein set forth or through willful or unreasonable neglect, fails to heed or comply with notices given, or if the approach, structure, or subject herein granted is not installed or operated and maintained in conformity herewith.

Appendix A Monthly/Hourly Volume During Peak Season

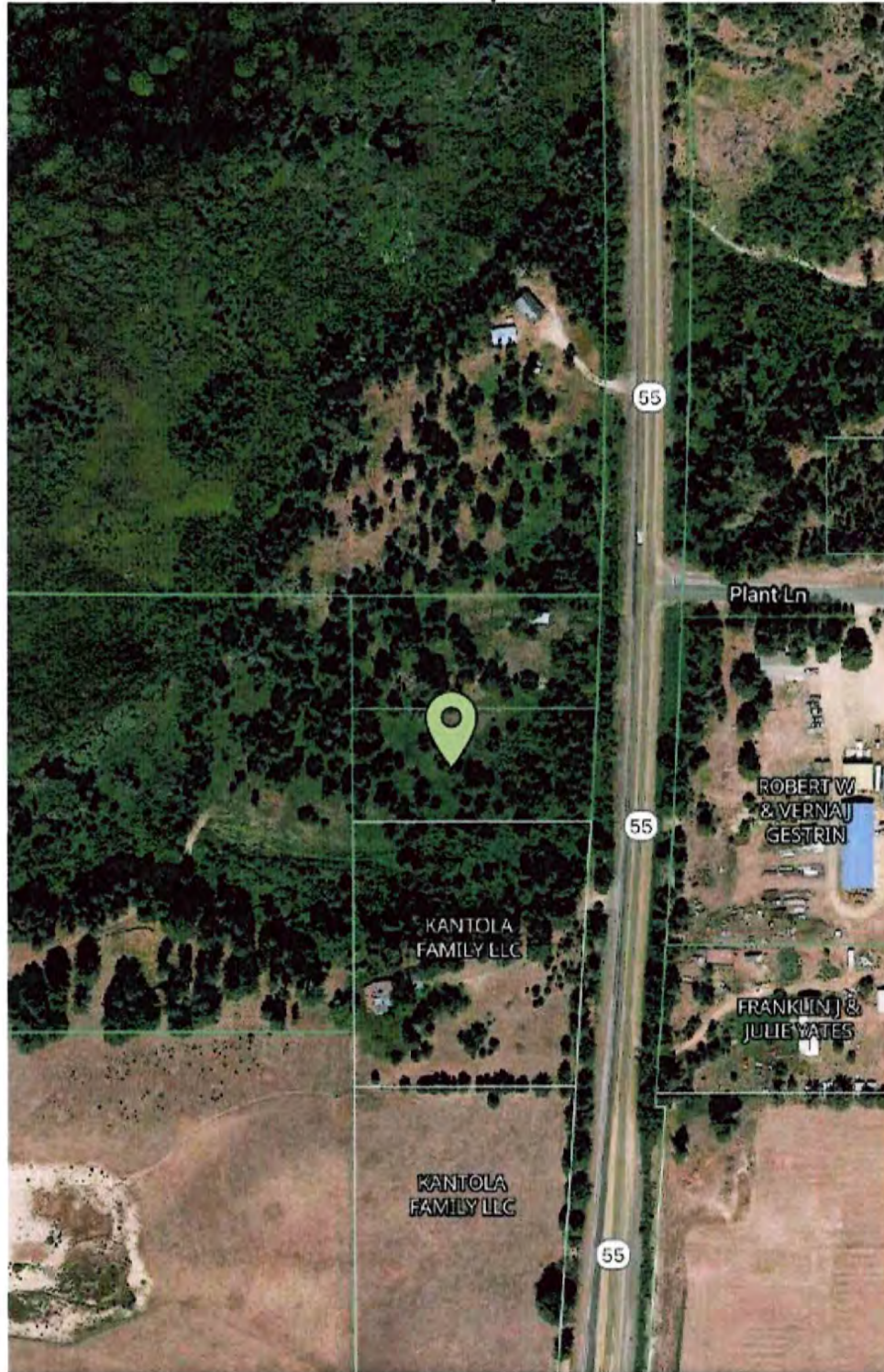
Idaho Transportation Department Road, Monthly Hourly Volume for July 2021

Site names: 00043
County: Valley
Funct Class: R Principal Arterial - Other
Location: SH-55 3.6 MI. S of Roseberry Rd.

Seasonal Factor Grp: 8
Daily Factor Grp: 6
Axle Factor Grp: 8
Growth Factor Grp: 2

	00:00	01:00	02:00	03:00	04:00	05:00	06:00	07:00	08:00	09:00	10:00	11:00	12:00	13:00	14:00	15:00	16:00	17:00	18:00	19:00	20:00	21:00	22:00	23:00	Total
01	34	16	11	11	35	72	196	305	357	466	546	602	585	637	632	704	683	610	526	440	382	262	158	88	8,358
02	79	25	17	17	23	66	166	295	385	547	679	760	726	743	766	822	814	781	806	485	455	340	217	110	9,924
03	77	52	19	10	23	53	88	222	336	576	709	828	895	796	659	634	529	528	416	334	363	281	187	201	8,615
04	65	26	18	22	10	33	62	147	232	407	517	649	655	634	601	601	491	440	346	272	277	192	125	286	7,110
05	65	38	18	23	33	79	164	366	542	812	1,064	1,086	963	772	702	738	635	654	554	458	296	186	107	48	10,396
06	24	18	14	21	38	106	261	391	497	534	615	714	687	590	600	607	525	489	357	268	198	147	68	36	7,806
07	23	7	8	9	23	73	210	304	408	464	515	551	573	554	539	602	570	494	327	259	210	142	70	41	6,976
08	18	7	16	22	25	62	200	300	390	444	534	571	610	613	651	670	662	621	487	384	264	197	109	44	7,881
09	25	16	10	21	33	61	179	288	367	421	557	693	686	661	742	694	744	446	504	604	441	271	165	73	8,704
10	42	22	9	9	19	43	106	226	337	487	663	639	764	630	686	622	569	483	420	341	227	197	132	46	7,711
11	40	14	11	6	15	38	73	189	338	513	687	854	841	791	758	694	716	589	516	373	257	186	98	53	8,662
12	21	12	7	24	26	108	215	355	396	531	534	625	509	531	585	563	545	462	352	240	171	125	64	26	7,007
13	29	10	10	13	28	70	211	295	386	409	493	443	456	451	534	543	498	428	336	215	186	132	59	29	6,264
14	13	13	9	19	33	74	177	298	404	433	508	480	482	509	542	541	532	496	367	262	211	134	64	38	6,639
15	19	5	9	19	34	70	193	294	351	386	521	557	576	487	682	663	628	623	436	358	296	177	100	35	7,519
16	36	14	8	18	30	75	176	267	408	478	620	758	720	674	765	722	833	813	635	491	381	222	163	59	9,367
17	40	18	14	11	16	30	99	192	369	522	639	738	731	671	635	669	573	510	388	298	258	183	130	76	7,820
18	30	17	12	7	16	37	66	185	296	560	717	841	848	886	744	724	767	698	495	375	284	156	95	43	6,890
19	13	10	13	18	28	100	249	379	458	484	553	637	566	579	571	646	587	514	416	197	183	95	65	31	7,372
20	12	9	6	12	27	72	190	314	372	422	484	485	529	483	504	502	521	476	335	196	183	118	62	33	6,327
21	14	12	7	10	26	72	204	305	448	420	478	499	522	577	497	624	581	560	378	293	217	154	74	40	7,013
22	20	11	11	15	28	72	178	284	391	453	540	552	573	613	562	659	623	411	350	398	522	201	115	72	7,662
23	28	14	9	18	38	71	170	290	422	524	624	701	760	773	780	814	860	766	617	527	397	249	139	64	9,655
24	32	9	12	18	10	35	99	201	266	512	678	757	759	710	698	644	552	551	408	333	300	184	134	65	8,067
25	39	20	15	17	22	22	75	191	334	536	788	930	906	838	879	764	706	591	475	370	260	142	95	61	9,076
26	17	16	7	16	63	117	196	337	380	504	602	606	596	591	586	599	546	494	362	255	186	124	63	25	7,268
27	22	13	12	10	33	85	178	310	378	418	485	537	499	467	524	567	507	485	330	295	190	140	72	28	6,573
28	15	10	14	14	24	66	177	296	363	470	562	525	553	566	522	602	554	489	413	260	223	149	81	45	6,994
29	26	13	10	19	31	71	168	285	401	439	551	584	594	570	598	641	555	617	457	333	244	191	102	56	7,556
30	25	17	18	16	28	71	158	273	419	515	648	685	693	747	695	851	761	691	511	436	343	255	116	88	9,141
31	23	17	8	16	9	30	105	215	337	463	650	708	704	716	686	621	567	462	394	289	217	165	94	44	7,540

**Appendix B
Site Map**

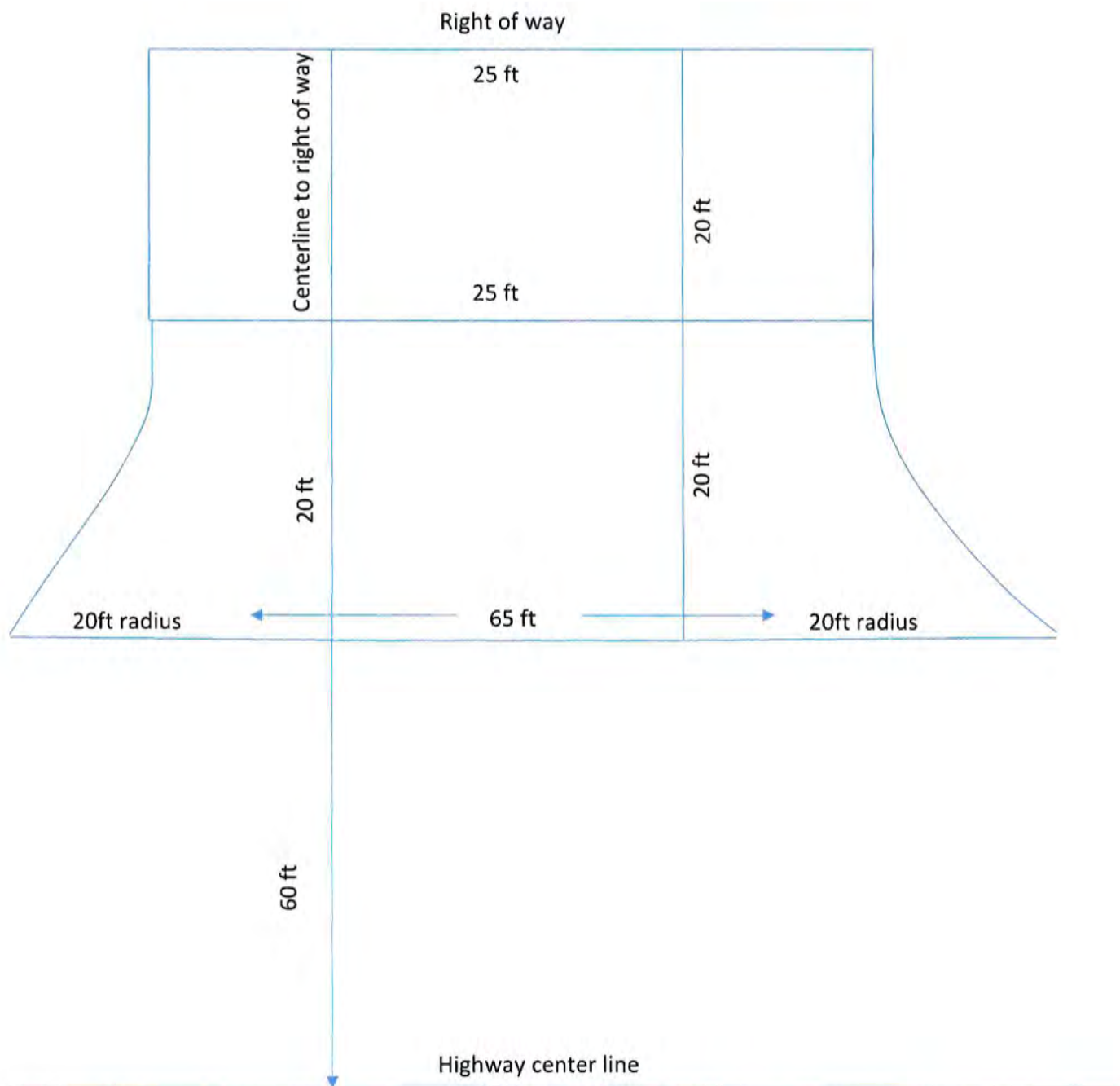


Proposed Site Utilization



Pink pins indicate dwellings and yellow indicates bathhouse and common area.





After recording please return to:

Alliance Title & Escrow
380 E Parkcenter Blvd Ste 100
Boise ID 83706

Order No. 545187

DEED OF TRUST

THIS DEED OF TRUST, Made this March 19, 2021 BETWEEN **Christian Klein and Karen Klein, husband and wife** herein called **GRANTOR**, whose address is: 5089 Canary Lane, Nampa, ID 836875089 Canary Lane Nampa, ID 83687 AND **Alliance Title & Escrow, LLC**, herein called **TRUSTEE**, AND Todd G Miller and Victoria S Miller, herein called **BENEFICIARY**, whose address is 64 Arabian Way, Nampa, ID 83687.

WITNESSETH: That Grantor does hereby irrevocably GRANT, BARGAIN, SELL AND CONVEY TO TRUSTEE IN TRUST WITH POWER OF SALE, that property in the county of Valley, State of Idaho, described as follows and containing not more than eighty acres:

Parcel I

A tract of land lying in the Southeast Quarter Southeast Quarter of Section 26, Township 16 North, Range 3 East, Boise Meridian, Valley County Idaho, more particularly described as follows:

Beginning at the Southwest Quarter corner of the Southeast Quarter Southeast Quarter of said Section 26;

thence North 1152.36 feet to the True Point of Beginning;

thence North 171.78 feet to the Northwest corner of said Southeast Quarter Southeast Quarter;

thence North 380.37 feet along the North boundary of said Southeast Quarter Southeast Quarter to the West right of way of Idaho State Highway 55;

thence Southerly along said right of way 171.78 feet more or less;

thence West parallel to the North boundary of said Southeast Quarter Southeast Quarter to the True Point of Beginning.

AKA Tax Unit No. 2A.

Parcel II

A tract of land lying in the Southeast Quarter Southeast Quarter of said Section 26, Township 16 North, Range 3 East, Boise Meridian, Valley County, Idaho, more particularly described as follows:

Beginning at the Southwest corner of said Southeast Quarter Southeast Quarter of said Section 26;

Thence North 980.53 feet to the True Point of Beginning;

Thence North 171.78 feet to the point;

Thence East parallel to the North boundary of said Southeast Quarter Southeast Quarter to the West right of way of Idaho State Highway 55;

Thence Southerly along said right of way approximately 171.78 feet more or less;

Thence West parallel to the North boundary of said Southeast Quarter Southeast Quarter to the True Point of Beginning.

AKA Tax Unit No. 2B.

TOGETHER WITH the rents, issues and profits thereof, SUBJECT, HOWEVER, to the right, power and authority hereinafter given to and conferred upon Beneficiary to collect and apply such rents, issues and profits.

For the purpose of securing payment of the indebtedness evidenced by a promissory note, of even date herewith, executed by Grantor in the sum of \$254,950.00, with final payment due: March 19, 2036 and to secure payment of all such further sums as may hereafter be loaned or advanced by the Beneficiary herein to the Grantor herein, or any or either of them, while record owner of present interest, for any purpose, and of any notes, drafts or other instruments representing such further loans, advances or expenditures together with interest on all such sums at the rate therein provided.

Provided, however, that the making of such further loans, advances or expenditures shall be optional with the Beneficiary, and provided further, that it is the express intention of the parties to this Deed of Trust that it shall stand as continuing security until paid for all such advances together with interest thereon.

A. To protect the security of this Deed of Trust, Grantor agrees:

1. To keep said property in good condition and repair, not to remove or demolish any building thereon, to complete or restore promptly and in good and workmanlike manner any building which may be constructed, damaged or destroyed thereon and to pay when due all claims for labor performed and materials furnished therefore; to comply with all laws affecting said property or requiring any alterations or improvements to be made thereon; not to commit or permit waste thereof; not to commit, suffer or permit any act upon said property in violation of law; to cultivate, irrigate, fertilize, fumigate, prune and do all other acts which from the character or use of said property may be reasonably necessary, the specific enumerations herein not excluding the general.

2. To provide, maintain and deliver to Beneficiary fire insurance satisfactory to and with loss payable to Beneficiary. The amount collected under any fire or other insurance policy may be applied by beneficiary upon any indebtedness secured hereby and in such order as Beneficiary may determine, or at option of Beneficiary the entire amount so collected or any part thereof may be released to Grantor. Such application or release shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

3. To appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; and to pay all costs and expenses, including cost of evidence of title and attorney's fees in a reasonable sum, in any such action or proceeding in which Beneficiary or Trustee may appear.

4. To pay, at least ten days before delinquency all taxes and assessments affecting said property, when due, all encumbrances, charges and liens, with interest, on said property or any part thereof, which appear to be prior or superior hereto; all costs, fees and expenses of this Trust. In Addition to the payments due in accordance with the terms of the note hereby secured the Grantor shall at the option, and on demand of the Beneficiary, pay each month 1/12 of the estimated annual taxes assessments, insurance premiums, maintenance and other charges upon the property, nevertheless in trust for Grantor's use and benefit and for the payment by Beneficiary of any such items when due. Grantor's failure so to pay shall constitute a default under this trust.

5. To pay immediately and without demand all sums expended by Beneficiary or Trustee pursuant to the provisions hereof, with interest from date of expenditure at the rate of interest specified in the above described promissory note.

6. Should Grantor fail to make any payment or to do any act as herein provided, then Beneficiary or Trustee, but without obligation so to do and without notice to or demand upon Grantor and without releasing Grantor from any obligations hereof, may; make or do the same in such manner and to such extent as either may deem necessary to protect the security hereof, Beneficiary or Trustee being authorized to enter upon said property for such purposes; appear in and defend any action or proceeding purporting to affect the security hereof or the rights or powers of Beneficiary or Trustee; pay, purchase, contest or compromise any encumbrance, charge or lien which in the judgment of either appears to be prior or superior hereto; and, in exercising any such powers, or in enforcing this Deed of Trust by judicial foreclosure, pay necessary expenses, employ counsel and pay his reasonable fees.

B. It is mutually agreed that:

1. Any award of damages in connection with any condemnation for public use of or injury to said property or any part thereof is hereby assigned and shall be paid to Beneficiary who may apply or release such moneys received by him in the same manner and with the same effect as above provided for disposition of proceeds of fire or other insurance.

2. By accepting payment of any sum secured hereby after its due date, Beneficiary does not waive his right either to require prompt payment when due of all other sums so secured or to declare default for failure so to pay.

3. At any time or from time to time, without liability therefore and without notice, upon written request of Beneficiary and presentation of this Deed and said note for endorsement, and without affecting the personal liability of any person for payment of the indebtedness secured hereby, Trustee may: Reconvey all or any part of said property; consent to the making of any map or plat thereof; join in granting any easement thereon; or join in any extension agreement or any agreement subordinating the lien or charge hereof.

4. Upon written request of Beneficiary stating that all sums secured hereby have been paid, and upon surrender of this Deed and said note to Trustee for cancellation and retention upon payment of its fees, Trustee shall reconvey without warranty, the property then held hereunder. The Grantee in such reconveyance may be described as 'the person or persons legally entitled thereto'.

5. As additional security, Grantor hereby gives to and confers upon Beneficiary the right, power and authority, during the continuance of these Trusts, to collect rents, issues and profits of said property, reserving unto Grantor the right, prior to any default by Grantor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, to collect and retain such rents, issues and profits as they become due and payable. Upon any such default, Beneficiary may at any time without notice, either in person, by agent, or by a receiver to be appointed by a court, and without regard to the adequacy of any security for the indebtedness hereby secured, enter upon and take possession of said property or any part thereof, in his own name sue for or otherwise collect such rents, issues and profits, including those past due and unpaid, and apply the same, less costs and

expenses of operation and collection, including reasonable attorney's fees, upon and indebtedness secured hereby, and in such order as Beneficiary may determine. The entering upon and taking possession of said property, the collection of such rents, issues and profits and the application thereof as aforesaid, shall not cure or waive any default or notice of default hereunder of invalidate any act done pursuant to such notice.

6. Upon default by Grantor in payment of any indebtedness secured hereby or in performance of any agreement hereunder, all sums secured hereby shall immediately become due and payable at the option of the Beneficiary. In the event of default, Beneficiary shall execute or cause the Trustee to execute a written notice of such default and of his election to cause to be sold the herein described property to satisfy the obligations hereof, and shall cause such notice to be recorded in the office of the recorder of each county wherein said real property or some part thereof is situated. Notice of sale having been given as then required by law, and not less than the time then required by law having elapsed, Trustee, without demand on Grantor, shall sell said property at the time and place fixed by it in said notice of sale, either as a whole or in separate parcels and in such order as it may determine, at public auction to the highest bidder for cash in lawful money of the United States, payable at time of sale. Trustee shall deliver to the purchaser its Deed conveying the property so sold, but without any covenant or warranty express or implied. The recitals in such deed of any matters or facts shall be conclusive proof of the truthfulness thereof. Any person, including Grantor, Trustee, or Beneficiary, may purchase at such sale.

After deducting all costs, fees and expenses of Trustee and of this Trust, including cost of evidence of title and reasonable counsel fees in connection with sale, Trustee shall apply the proceeds of sale to payment of: all sums expended under the terms hereof, not then repaid, with accrued interest at the rate specified in the above described promissory note; all other sums then secured hereby; and the remainder, if any, to the person or persons legally entitled thereto.

7. This Deed applies to, inures to the benefit of, and binds all parties hereto, their heirs, legatees, devisees, administrators, executors, successors and assigns. The term Beneficiary shall mean the holder and owner of the note secured hereby; or, if the note has been pledged, the pledgee thereof. In this Deed, whenever the context so requires, the masculine gender includes the feminine and/or neuter, and the singular number includes the plural.

8. Trustee is not obligated to notify any party hereto of pending sale under any other Deed of Trust or of any action or proceeding in which Grantor, Beneficiary or Trustee shall be a party unless brought by Trustee.

9. In the event of dissolution or resignation of the Trustee, the Beneficiary may substitute a trustee or trustees to execute the trust hereby created, and when any such substitution has been filed for record in the office of the Recorder of the county in which the property herein described is situated, it shall be conclusive evidence of the appointment of such trustee or trustees, and such new trustee or trustees shall succeed to all of the powers and duties of the trustee or trustees named herein.

Request is hereby made that a copy of any Notice of Default and a copy of any Notice of Sale hereunder be mailed to the Grantor at his address hereinbefore set forth.

If all or any part of the property described herein, or an interest therein is sold, transferred or contracted to be sold or transferred in the future by agreement without the beneficiary's prior written consent, excluding a transfer by devise, descent or operation of law upon the death of a grantor, beneficiary may, at beneficiary's sole option, declare all sums secured by this Deed of Trust to be immediately due and payable. If the Beneficiary shall waive the option to accelerate as provided by accepting in writing an assumption agreement of the successor in interest, Beneficiary shall then release Grantor under this Deed of Trust and Note.

Christian Klein

Christian Klein

Karen Jean Klein

Karen Klein

State of Virginia } ss
County of Chesapeake City

On this 16th day of March, 2021, before me, the undersigned, a Notary Public in and for said state, personally appeared Christian Klein and ~~Karen Klein~~ known or identified to me to be the person(s) whose name(s) is/are subscribed to the within instrument.
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the day and year in this certificate first above written.

Joyce Sutton
Notary Public for the State of Virginia
Residing at: Chesapeake, Virginia
Commission Expires: 08/31/2021



JOYCE SUTTON

NOTARY PUBLIC, STATE OF VIRGINIA
7549752
COMMISSION EXPIRES
AUGUST 31, 2021

Electronic Notary Public

Notarized online using audio-video communication

Agreement between Adjoining Owners Creating Easement for Common Driveway

This agreement made on the 25th day of April 2022, between Christian and Karen Klein of 12815 State Highway 55, Donnelly, ID 83615, and Christian and Karen Klein of 12817 State Highway 55, Donnelly, ID 83615.

Christian and Karen Klein recite and declare as follows:

- A. The parties have an interest in adjoining real estate situated in the City of Donnelly, County of Valley, State of Idaho, and described, respectively, as follows:

Property 1:
PARCEL NO
RP16N03E269260

OWNER(S)
KLEIN CHRISTIAN
KLEIN KAREN

SITUS
12817 HIGHWAY 55
DONNELLY, ID 83615

LEGAL DESCRIPTIONS
TAX NO. 2-A IN SE4 SE4 S26
T16N R3E

1.488 Acres

LAND USE/CLASS
DESCRIPTION
512 Res Rural Tract Vacant

NEIGHBORHOOD: Donnelly
area

Property 2:
PARCEL NO
RP16N03E269290

OWNER(S)
KLEIN CHRISTIAN
KLEIN KAREN

SITUS
12815 HIGHWAY 55
DONNELLY, ID 83615

LEGAL DESCRIPTIONS
TAX NO. 2-B IN SE4 SE4 S26 T16N R3E
1.457 Acres

LAND USE/CLASS DESCRIPTION
512 Res Rural Tract Vacant

NEIGHBORHOOD
Donnelly area

- B. **The Parties** desire to create a common driveway between the above-described adjoining lots owned by them for the benefit of each of them.

In consideration of the above recitals and the terms and covenants of this agreement, **the parties agree** as follows:

1. **An easement** for a common driveway in favor of Parcel number RP16N03E269290 and by **Christian and Karen Klein**, is created over the strip of land 65 feet in width along the

east boundary line of Parcel number RP16N03E269260 and an easement for a common driveway is created in favor of lot RP16N03E269260, owned by Christian and Karen Klein over the strip of land 65 feet in width along the east boundary of RP16N03E269290 for the purpose of creating a common driveway 65 feet in width for the benefit of both of the above-described lots.

2. The easement created by this agreement is superior and paramount to the rights of either of the parties to this agreement in the respective servient estates so created, and the parties further agree that it is a covenant that shall run with the land.

WITNESS our signatures as of the 27th day of April, 2022

By: [Signature]

By: [Signature]

Print: Karen J Klein

Print: Christian B. Klein

Signed and acknowledged in the presence of:

Witness

Print or Type Name of Witness

STATE of Idaho

County _____

Personally appeared before me, a Notary Public in and for said State,

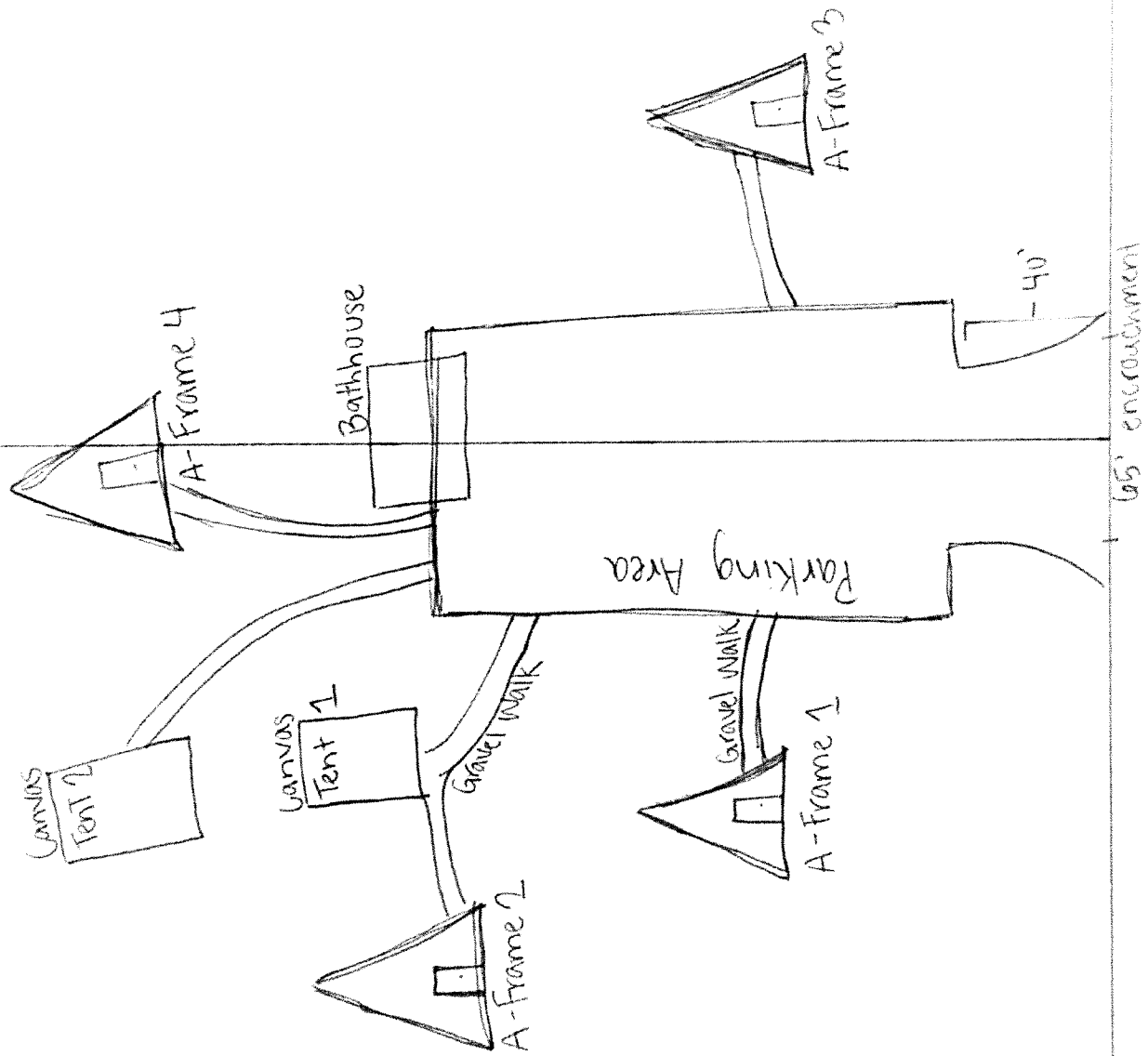
_____, and _____, who acknowledged the signing of the foregoing instrument to be the voluntary act and deed of each of them for the uses and purposes herein set forth.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my notarial seal this _____ day of _____, 20_____.

Notary Public

Commission expiration date: _____

Parcel # RPI6N03E269260



Parcel # RPI6N03E269290

State Highway 55

(See down to State)

ALL-PURPOSE ACKNOWLEDGMENT

State/Commonwealth of FLORIDA

☐ City ☒ County of Palm Beach)

On 03/16/2021 before me, Scott B. Smith
Date Notary Name

personally appeared Karen Jean Klein
Name(s) of Signer(s)

☐ personally known to me -- OR --

☐ proved to me on the basis of the oath of _____ -- OR --
Name of Credible Witness

☒ proved to me on the basis of satisfactory evidence: driver license
Type of ID Presented

to be the individual(s) whose name(s) is (are) subscribed to the within instrument, and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and by proper authority, and that by his/her/their signature(s) on the instrument, the individual(s), or the person(s) or entity upon behalf of which the individual(s) acted, executed the instrument for the purposes and consideration therein stated.



WITNESS my hand and official seal.

Notary Public Signature: Scott B. Smith

Notary Name: Scott B. Smith

Notary Commission Number: GG 974168

Notary Commission Expires: 03/30/2024

Notarized online using audio-video communication

DESCRIPTION OF ATTACHED DOCUMENT

Title or Type of Document: Deed of Trust

Document Date: 03/16/2021 Number of Pages (w/ certificate): 4

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: Karen Jean Klein

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____

☐ Corporate Officer Title: _____

☐ Partner – ☐ Limited ☐ General

☒ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian of Conservator

☐ Other: _____

Signer Is Representing: self

☐ Corporate Officer Title: _____☐ Partner – ☐ Limited ☐ General

☐ Individual ☐ Attorney in Fact

☐ Trustee ☐ Guardian of Conservator☐ Other: _____

Signer Is Representing: _____